

Ann Arbor Housing Commission (...aahc)
CONSOLIDATED BUDGET TO ACTUAL REPORT
 Period = July 2013 - April 2014

	COCC As of: 04/2014	COCC Budget As of: 04/2014	DEVELOPMENT As of: 04/2014	DEVELOPMENT Budget As of: 04/2014	WEST As of: 04/2014	WEST Budget As of: 04/2014	EAST As of: 04/2014	EAST Budget As of: 04/2014	SECTION 8 As of: 04/2014	SECTION 8 Budget As of: 04/2014	S8NC As of: 04/2014	S8NC Budget As of: 04/2014	GARDEN As of: 04/2014	GARDEN Budget As of: 04/2014	TOTAL As of: 04/2014	TOTAL Budget As of: 04/2014
TENANT INCOME																
Rental Income																
Tenant Rent	0.00	0	0.00	0	\$313,634.50	\$333,333	\$371,121.00	\$358,333	0.00	0	0.00	0	\$940.00	\$1,250	\$685,695.50	\$692,916
Dwelling Rent-Negative	0.00	0	0.00	0	(\$10,790.00)	(\$10,833)	(\$7,455.00)	(\$8,333)	0.00	0	0.00	0	0.00	0	(\$18,245.00)	(\$19,166)
FSS Escrows	0.00	0	0.00	0	0.00	0	(\$12.00)	0	0.00	0	0.00	0	0.00	0	(\$12.00)	0
Total Rental Income	0.00	0	0.00	0	\$302,844.50	\$322,500	\$363,654.00	\$350,000	0.00	0	0.00	0	\$940.00	\$1,250	\$667,438.50	\$673,750
Other Tenant Income																
Laundry and Vending	0.00	0	0.00	0	\$3,673.50	\$2,500	\$1,311.34	\$1,833	0.00	0	0.00	0	0.00	0	\$4,984.84	\$4,333
Damages	0.00	0	0.00	0	\$106.60	\$916	\$183.00	\$666	0.00	0	0.00	0	0.00	0	\$289.60	\$1,583
Late Charges	0.00	0	0.00	0	\$4,130.00	\$2,083	\$3,860.00	\$2,333	0.00	0	0.00	0	0.00	0	\$7,990.00	\$4,416
Legal Fees - Tenant	0.00	0	0.00	0	\$2,768.00	\$1,166	\$1,483.00	\$1,250	0.00	0	0.00	0	0.00	0	\$4,251.00	\$2,416
NSF Charges	0.00	0	0.00	0	0.00	\$41	\$35.00	\$41	0.00	0	0.00	0	0.00	0	\$35.00	\$83
Tenant Owed Utilities	0.00	0	0.00	0	\$7,115.21	\$7,500	\$204.18	\$1,666	0.00	0	0.00	0	0.00	0	\$7,319.39	\$9,166
Misc.Tenant Income	0.00	0	0.00	0	\$368.14	\$833	\$250.00	\$833	0.00	0	0.00	0	0.00	0	\$618.14	\$1,666
Total Other Tenant Income	0.00	0	0.00	0	\$18,161.45	\$15,041	\$7,326.52	\$8,625	0.00	0	0.00	0	0.00	0	\$25,487.97	\$23,666
NET TENANT INCOME	0.00	0	0.00	0	\$321,005.95	\$337,541	\$370,980.52	\$358,625	0.00	0	0.00	0	\$940.00	\$1,250	\$692,926.47	\$697,416
GRANT INCOME																
HUD PHA Operating Grants/Subsidy	0.00	0	0.00	0	\$456,114.00	\$430,000	\$425,331.50	\$430,000	0.00	0	0.00	0	0.00	0	\$881,445.50	\$860,000
Family Self-Sufficiency Grant	\$1,741.45	0	0.00	0	\$29,386.50	\$28,750	\$29,162.90	\$28,750	\$2,725.66	0	0.00	0	0.00	0	\$63,016.51	\$57,500
RAD PBV Rent	0.00	0	0.00	0	0.00	\$13,648	0.00	\$25,016	0.00	0	0.00	0	0.00	0	0.00	\$38,664
Section 8 HAP Earned	0.00	0	0.00	0	0.00	0	0.00	0	\$7,400,373.00	\$7,297,510	\$739,332.00	\$1,208,333	0.00	0	\$8,139,705.00	\$8,505,843
Section 8 Admin. Fee Income	0.00	0	0.00	0	0.00	0	0.00	0	\$720,776.00	\$687,166	\$40,930.80	\$60,000	0.00	0	\$761,706.80	\$747,166
Section 8 FSS Grant Income	0.00	0	0.00	0	0.00	0	0.00	0	\$28,750.00	\$28,750	0.00	0	0.00	0	\$28,750.00	\$28,750
Section 8 Port-In Admin Fees	0.00	0	0.00	0	0.00	0	0.00	0	\$236.81	0	0.00	0	0.00	0	\$236.81	0
Section 8 VASH Program Income	0.00	0	0.00	0	0.00	0	0.00	0	\$13,525.00	0	0.00	0	0.00	0	\$13,525.00	0
Other Government Grants	\$1,469.50	0	0.00	0	\$787.25	0	\$18,094.75	\$80,000	\$510.50	0	0.00	0	0.00	0	\$20,862.00	\$80,000
City CD Grant Revenue	\$475.00	0	0.00	0	0.00	0	\$91.58	0	0.00	0	0.00	0	0.00	0	\$566.58	0
City General Fund Revenue	\$9,209.36	0	0.00	0	\$145,734.92	\$136,666	\$102,890.49	\$81,666	\$125,908.23	\$100,000	0.00	0	0.00	0	\$383,743.00	\$318,333
City Customer Service Grant	0.00	0	0.00	0	\$250.00	0	\$250.00	0	0.00	0	0.00	0	0.00	0	\$500.00	0
City Energy Grant	0.00	0	\$125,726.17	0	0.00	0	\$20,000.00	0	0.00	0	0.00	0	0.00	0	\$145,726.17	0
TOTAL GRANT INCOME	\$12,895.31	0	\$125,726.17	0	\$632,272.67	\$609,064	\$595,821.22	\$645,432	\$8,292,805.20	\$8,113,426	\$780,262.80	\$1,268,333	0.00	0	\$10,439,783.37	\$10,636,257
OTHER INCOME																
Investment Income - Unrestricted	\$9,841.00	\$12,500	0.00	0	\$242.79	\$833	\$255.23	\$833	\$324.93	\$583	\$229.19	\$479	\$214.56	\$500	\$11,107.70	\$15,729
Investment Income - Restricted	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$1,083	0.00	0	0.00	0	0.00	\$1,083
Management Fee Income	\$298,157.00	\$257,008	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$298,157.00	\$257,008
Fraud Recovery-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	\$8,105.12	\$3,083	0.00	0	0.00	0	\$8,105.12	\$3,083
Fraud Recovery-HAP	0.00	0	0.00	0	0.00	0	0.00	0	\$8,105.13	\$3,083	0.00	0	0.00	0	\$8,105.13	\$3,083
Miscellaneous Other Income	0.00	\$625	0.00	0	\$34.00	0	\$16.38	\$3,333	\$20.51	0	0.00	0	0.00	0	\$70.89	\$3,958
Other Income-Earned Discounts	\$218.71	\$208	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$218.71	\$208
TOTAL OTHER INCOME	\$308,216.71	\$270,341	0.00	0	\$276.79	\$833	\$271.61	\$4,166	\$16,555.69	\$7,833	\$229.19	\$479	\$214.56	\$500	\$325,764.55	\$284,153
TOTAL INCOME	\$321,112.02	\$270,341	\$125,726.17	0	\$953,555.41	\$947,439	\$967,073.35	\$1,008,224	\$8,309,360.89	\$8,121,259	\$780,491.99	\$1,268,812	\$1,154.56	\$1,750	\$11,458,474.39	\$11,617,828
EXPENSES																

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ADMINISTRATIVE																
Administrative Salaries																
Administrative Salaries	\$173,583.50	\$167,552	0.00	0	\$138,198.69	\$138,144	\$142,757.25	\$143,390	\$254,422.96	\$260,393	0.00	0	0.00	\$416	\$708,962.40	\$709,895
Admin-Overtime Pay	0.00	0	0.00	0	\$9,325.62	\$5,288	\$6,156.60	\$5,500	\$27,593.20	\$12,692	0.00	0	0.00	0	\$43,075.42	\$23,480
Compensated Absences	0.00	0	0.00	0	0.00	0	0.00	\$416	0.00	0	0.00	0	0.00	0	0.00	\$416
Employee Benefit Contribution-Admin	\$117,003.69	\$118,959	0.00	0	\$102,271.89	\$125,576	\$112,206.73	\$115,928	\$240,417.88	\$254,760	0.00	0	0.00	\$250	\$571,900.19	\$615,473
Employee Benefit Contribution-Admin-FSS	0.00	0	0.00	0	0.00	0	0.00	0	\$1,056.15	0	0.00	0	0.00	0	\$1,056.15	0
Employee Benefit-Education	0.00	0	0.00	0	0.00	0	0.00	0	\$2,500.00	0	0.00	0	0.00	0	\$2,500.00	0
Administrative Salaries-FSS	0.00	0	0.00	0	0.00	0	0.00	0	\$1,415.81	0	0.00	0	0.00	0	\$1,415.81	0
Temporary Help	\$8,087.18	\$3,333	0.00	0	\$4,365.68	\$3,333	\$4,365.73	\$3,333	\$15,647.69	\$16,666	0.00	0	0.00	0	\$32,466.28	\$26,666
Admin Salaries charged to CFP	(\$24,198.72)	(\$8,333)	0.00	0	(\$7,487.61)	(\$12,500)	(\$7,487.55)	(\$12,500)	0.00	0	0.00	0	0.00	0	(\$39,173.88)	(\$33,333)
Admin Benefits charged to CFP	(\$15,473.87)	(\$4,166)	0.00	0	(\$4,451.48)	(\$6,666)	(\$4,451.48)	(\$6,333)	0.00	0	0.00	0	0.00	0	(\$24,376.83)	(\$17,166)
Inter dept Billings	(\$1,324.96)	(\$828)	0.00	0	(\$1,515.00)	(\$1,515)	(\$1,022.99)	0	(\$2,471.96)	0	0.00	0	0.00	0	(\$6,334.91)	(\$2,343)
Inter dept Charges	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$496.86	0	\$2,343.10	0	\$2,839.96	0
Retiree Insurance Benefits	\$19,285.00	\$12,856	0.00	0	\$3,214.20	\$6,107	\$3,214.20	\$6,107	\$19,285.00	\$20,570	0.00	0	0.00	0	\$44,998.40	\$45,642
Total Administrative Salaries	\$276,961.82	\$289,372	0.00	0	\$243,921.99	\$257,767	\$255,738.49	\$255,842	\$559,866.73	\$565,082	\$496.86	0	\$2,343.10	\$666	\$1,339,328.99	\$1,368,731
Legal Expense																
Criminal Background Checks	\$182.90	0	0.00	0	\$138.91	\$116	\$143.92	\$116	\$564.17	\$208	0.00	0	0.00	0	\$1,029.90	\$441
Tenant Screening	0.00	0	0.00	0	\$65.00	\$333	\$65.00	\$333	0.00	\$41	0.00	0	0.00	0	\$130.00	\$708
General Legal Expense	\$1,431.25	0	\$12,090.60	\$16,666	\$17,915.60	\$11,666	\$3,651.39	\$7,500	\$2,059.14	\$6,666	0.00	0	0.00	0	\$37,147.98	\$42,500
Total Legal Expense	\$1,614.15	0	\$12,090.60	\$16,666	\$18,119.51	\$12,116	\$3,860.31	\$7,950	\$2,623.31	\$6,916	0.00	0	0.00	0	\$38,307.88	\$43,650
Other Admin Expenses																
Staff Training	\$16,734.61	\$1,666	0.00	0	\$2,435.36	\$833	\$3,515.27	\$833	\$4,199.41	\$4,166	0.00	0	0.00	0	\$26,884.65	\$7,500
Travel	\$1,034.30	\$416	0.00	0	\$459.96	0	\$1,277.58	0	0.00	\$104	0.00	0	0.00	0	\$2,771.84	\$520
Auditing Fees	\$860.00	\$850	0.00	0	\$4,300.00	\$4,500	\$4,300.00	\$4,500	\$5,160.00	\$5,100	\$860.00	\$1,050	0.00	0	\$15,480.00	\$16,000
Port Out Admin Fee Paid	0.00	0	0.00	0	0.00	0	0.00	0	\$15,021.72	\$13,333	0.00	0	0.00	0	\$15,021.72	\$13,333
Management Fee	0.00	0	0.00	0	\$80,484.00	\$77,062	\$80,665.00	\$79,279	\$128,354.00	\$83,333	\$8,184.00	\$16,666	\$470.00	\$466	\$298,157.00	\$256,808
Mgt Fee-outside	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,727.00	\$4,583	0.00	0	\$2,727.00	\$4,583
Office Rent	0.00	0	0.00	0	0.00	0	0.00	0	\$4,071.00	\$3,750	0.00	0	0.00	0	\$4,071.00	\$3,750
Office Security Expense	0.00	0	0.00	0	\$94.54	\$166	\$409.41	\$416	\$140.85	\$250	0.00	0	0.00	0	\$644.80	\$833
Office Janitorial Expense	\$1,779.05	\$2,000	0.00	0	\$2,547.35	\$541	\$2,197.80	0	\$3,385.04	\$1,833	0.00	0	0.00	0	\$9,909.24	\$4,375
Consultants	\$2,000.00	0	\$280,387.61	\$20,833	0.00	\$416	0.00	\$416	\$400.00	0	0.00	0	0.00	0	\$282,787.61	\$21,666
Consultants-FSS	0.00	0	0.00	0	0.00	0	0.00	0	\$9,000.00	\$28,750	0.00	0	0.00	0	\$9,000.00	\$28,750
Inspections	0.00	0	0.00	0	0.00	\$1,666	0.00	\$1,666	\$71,658.00	\$69,166	0.00	\$1,666	0.00	0	\$71,658.00	\$74,166
Total Other Admin Expenses	\$22,407.96	\$4,933	\$280,387.61	\$20,833	\$90,321.21	\$85,187	\$92,365.06	\$87,112	\$241,390.02	\$209,787	\$11,771.00	\$23,966	\$470.00	\$466	\$739,112.86	\$432,287
Miscellaneous Admin Expenses																
Membership and Fees	\$4,202.43	\$3,333	0.00	0	\$436.25	\$333	\$255.20	\$187	\$1,074.87	\$1,333	0.00	0	0.00	0	\$5,968.75	\$5,187
Publications	\$349.00	\$416	0.00	0	0.00	0	0.00	0	0.00	\$416	0.00	0	0.00	0	\$349.00	\$833
Advertising	\$350.00	\$166	0.00	0	\$3.59	\$83	\$3.59	\$83	0.00	0	0.00	0	0.00	0	\$357.18	\$333
Office Supplies	\$646.84	\$750	\$256.11	0	\$1,146.45	\$1,250	\$1,045.63	\$1,500	\$2,175.18	\$4,166	0.00	0	0.00	0	\$5,270.21	\$7,666
Telephone	\$1,961.58	\$1,083	0.00	0	\$4,518.66	\$6,250	\$4,765.36	\$5,000	\$5,514.51	\$4,166	0.00	0	0.00	0	\$16,760.11	\$16,500
Postage	\$433.00	\$83	\$39.90	0	\$3,813.21	\$5,000	\$4,211.87	\$5,000	\$10,915.96	\$15,833	0.00	0	0.00	0	\$19,413.94	\$25,916
Software License Fees	\$41,475.92	\$33,333	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$41,475.92	\$33,333
Copiers	\$722.91	\$833	0.00	0	\$564.17	\$1,000	\$333.46	\$333	\$2,516.19	\$3,333	0.00	0	0.00	0	\$4,136.73	\$5,499
Printer Supplies	\$179.95	\$100	0.00	0	0.00	\$416	0.00	\$416	0.00	\$83	0.00	0	0.00	0	\$179.95	\$1,016
Software	0.00	\$500	0.00	0	0.00	0	0.00	0	\$1,400.00	0	0.00	0	0.00	0	\$1,400.00	\$500

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Printing Expenses	0.00	\$83	\$969.56	0	\$77.08	0	\$77.07	\$416	\$1,138.85	\$3,333	0.00	0	0.00	0	\$2,262.56	\$3,833
Cell Phones/Pagers	\$1,630.00	\$1,583	0.00	0	\$3,305.70	\$4,166	\$4,359.12	\$4,000	\$1,138.01	\$1,416	0.00	0	0.00	0	\$10,432.83	\$11,166
Small Office Equipment	0.00	0	0.00	0	0.00	\$41	0.00	\$41	0.00	\$166	0.00	0	0.00	0	0.00	\$250
Late Fees/Lost Discounts	\$61.64	\$83	0.00	0	(\$1.90)	0	(\$2.79)	0	\$340.00	0	0.00	0	0.00	0	\$396.95	\$83
Bank Fees	0.00	0	0.00	0	\$810.52	\$583	\$810.52	\$583	\$5,703.60	\$3,333	0.00	0	0.00	0	\$7,324.64	\$4,499
Other Misc Admin Expenses	\$1,539.60	\$3,750	0.00	0	\$798.55	\$166	\$165.84	\$166	\$1,088.25	\$1,666	0.00	0	0.00	0	\$3,592.24	\$5,750
Total Miscellaneous Admin Expenses	\$53,552.87	\$46,099	\$1,265.57	0	\$15,472.28	\$19,291	\$16,024.87	\$17,729	\$33,005.42	\$39,250	0.00	0	0.00	0	\$119,321.01	\$122,370
TOTAL ADMINISTRATIVE EXPENSES	\$354,536.80	\$340,405	\$293,743.78	\$37,500	\$367,834.99	\$374,363	\$367,988.73	\$368,634	\$836,885.48	\$821,036	\$12,267.86	\$23,966	\$2,813.10	\$1,133	\$2,236,070.74	\$1,967,039
TENANT SERVICES																
Resident Council	0.00	0	0.00	0	0.00	\$2,750	0.00	\$2,416	0.00	0	0.00	0	0.00	0	0.00	\$5,166
Other Tenant Svcs.	0.00	0	0.00	0	\$52.60	0	\$243.09	\$416	0.00	0	0.00	0	0.00	0	\$295.69	\$416
Tenant Services Support	\$5,833.00	\$8,333	0.00	0	\$39,253.80	\$22,500	\$48,135.25	\$22,500	0.00	0	0.00	0	0.00	0	\$93,222.05	\$53,333
Tenant Support Services-FSS	0.00	0	0.00	0	\$30.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$30.00	0
Resident Participation Funds	0.00	0	0.00	0	0.00	\$833	\$501.06	\$416	0.00	0	0.00	0	0.00	0	\$501.06	\$1,250
Tenant Relocation	0.00	0	\$190.00	0	\$476.62	0	\$678.82	0	0.00	0	0.00	0	0.00	0	\$1,345.44	0
Sr Nutrition Program Expenses	0.00	0	0.00	0	0.00	0	\$825.71	0	0.00	0	0.00	0	0.00	0	\$825.71	0
TOTAL TENANT SERVICES EXPENSES	\$5,833.00	\$8,333	\$190.00	0	\$39,813.02	\$26,083	\$50,383.93	\$25,750	0.00	0	0.00	0	0.00	0	\$96,219.95	\$60,166
Water	0.00	0	0.00	0	\$74,872.56	\$68,333	\$62,998.29	\$60,000	0.00	0	0.00	0	0.00	0	\$137,870.85	\$128,333
Electricity	0.00	0	0.00	0	\$74,229.02	\$77,500	\$42,291.92	\$45,000	0.00	0	0.00	0	0.00	0	\$116,520.94	\$122,500
Electricity-Vacant Units	0.00	0	0.00	0	\$667.35	\$416	\$1,311.48	\$416	0.00	0	0.00	0	0.00	0	\$1,978.83	\$833
Electricity-Tenant Owed	0.00	0	0.00	0	\$106.16	\$166	\$92.35	\$666	0.00	0	0.00	0	0.00	0	\$198.51	\$833
Gas	0.00	0	0.00	0	\$51,528.68	\$40,000	\$30,233.84	\$22,500	0.00	0	0.00	0	0.00	0	\$81,762.52	\$62,500
Gas-Vacant Units	0.00	0	0.00	0	\$1,212.31	\$500	\$2,431.84	\$416	0.00	0	0.00	0	0.00	0	\$3,644.15	\$916
Gas-Tenant Owed	0.00	0	0.00	0	\$308.98	\$166	\$109.96	0	0.00	0	0.00	0	0.00	0	\$418.94	\$166
Comcast Internet	0.00	0	0.00	0	0.00	0	\$437.80	0	0.00	0	0.00	0	0.00	0	\$437.80	0
Utilities billed to HCV Program	0.00	0	0.00	0	(\$4,071.00)	(\$3,750)	0.00	0	0.00	0	0.00	0	0.00	0	(\$4,071.00)	(\$3,750)
TOTAL UTILITY EXPENSES	0.00	0	0.00	0	\$198,854.06	\$183,333	\$139,907.48	\$129,000	0.00	0	0.00	0	0.00	0	\$338,761.54	\$312,333
General Maint Expense																
Maintenance Salaries	0.00	0	0.00	0	\$66,253.36	\$63,480	\$69,253.82	\$65,698	0.00	0	0.00	0	0.00	\$333	\$135,507.18	\$129,511
Maintenance Overtime Pay	0.00	0	0.00	0	\$8,633.20	\$14,384	\$8,306.08	\$21,154	0.00	0	0.00	0	0.00	0	\$16,939.28	\$35,538
Maintenance - Temporary Labor	0.00	0	0.00	0	\$2,572.15	\$5,000	\$2,572.16	\$4,166	0.00	0	0.00	0	0.00	0	\$5,144.31	\$9,166
Employee Benefit Contribution-Maint.	0.00	0	0.00	0	\$60,332.31	\$58,734	\$73,034.45	\$69,936	0.00	0	0.00	0	0.00	\$250	\$133,366.76	\$128,920
Inter-dept billings	0.00	0	0.00	0	0.00	0	(\$1,356.98)	0	0.00	0	0.00	0	0.00	0	(\$1,356.98)	0
Retiree Insurance Benefits	0.00	0	0.00	0	\$6,428.30	\$6,107	\$6,428.30	\$12,214	0.00	0	\$12,856.60	0	0.00	0	\$12,856.60	\$18,321
Maintenance Uniforms	0.00	0	0.00	0	\$1,017.85	\$833	\$1,017.85	\$1,000	0.00	0	0.00	0	0.00	0	\$2,035.70	\$1,833
Safety Supplies	0.00	0	0.00	0	\$1,066.97	\$416	\$499.08	\$250	\$179.09	\$41	0.00	0	0.00	0	\$1,745.14	\$708
Vehicle Gas, Oil, Grease	0.00	0	0.00	0	\$47.57	\$2,500	\$11.49	\$2,500	0.00	0	0.00	0	0.00	0	\$59.06	\$5,000
Total General Maint Expense	0.00	0	0.00	0	\$146,351.71	\$151,455	\$159,766.25	\$176,918	\$179.09	\$41	0.00	0	0.00	\$583	\$306,297.05	\$328,999
Materials																
Grounds Supplies	0.00	0	0.00	0	\$308.99	\$750	\$773.47	\$750	0.00	0	0.00	0	0.00	0	\$1,082.46	\$1,500
Appliance Parts Supplies	0.00	0	0.00	0	\$2,765.85	\$2,500	\$2,520.08	\$5,000	0.00	0	0.00	0	0.00	0	\$5,285.93	\$7,500
Window Treatment Supplies	0.00	0	0.00	0	\$308.38	\$666	\$478.43	\$166	\$52.47	0	0.00	0	0.00	0	\$839.28	\$833
Electrical Supplies	0.00	0	0.00	0	\$4,669.25	\$4,583	\$4,177.53	\$4,166	0.00	0	0.00	0	0.00	0	\$8,846.78	\$8,750
Exterminating Supplies	0.00	0	0.00	0	\$179.43	\$83	0.00	\$83	0.00	0	0.00	0	0.00	0	\$179.43	\$166
Janitorial/Cleaning Supplies	0.00	0	0.00	0	\$2,340.12	\$1,500	\$1,164.59	\$1,125	\$476.98	\$416	0.00	0	0.00	0	\$3,981.69	\$3,041
Plumbing Supplies	0.00	0	0.00	0	\$6,323.62	\$5,000	\$4,780.68	\$5,833	0.00	0	0.00	0	0.00	0	\$11,104.30	\$10,833

Ann Arbor Housing Commission (...aahc)

CONSOLIDATED BUDGET TO ACTUAL REPORT

Period = July 2013 - April 2014

	COCC As of: 04/2014	COCC Budget As of: 04/2014	DEVELOPMENT As of: 04/2014	DEVELOPMENT Budget As of: 04/2014	WEST As of: 04/2014	WEST Budget As of: 04/2014	EAST As of: 04/2014	EAST Budget As of: 04/2014	SECTION 8 As of: 04/2014	SECTION 8 Budget As of: 04/2014	S8NC As of: 04/2014	S8NC Budget As of: 04/2014	GARDEN As of: 04/2014	GARDEN Budget As of: 04/2014	TOTAL As of: 04/2014	TOTAL Budget As of: 04/2014
Tools and Equipment	0.00	0	0.00	0	\$2,210.64	\$1,250	\$1,995.25	\$1,250	0.00	0	0.00	0	0.00	0	\$4,205.89	\$2,500
Paint Supplies	0.00	0	0.00	0	\$468.78	\$1,666	\$164.01	\$833	0.00	0	0.00	0	0.00	0	\$632.79	\$2,500
Hardware Supplies	0.00	0	0.00	0	\$3,105.42	\$1,000	\$2,682.82	\$4,583	0.00	0	0.00	0	0.00	0	\$5,788.24	\$5,583
HVAC Supplies	0.00	0	0.00	0	\$2,217.12	\$5,833	\$1,823.86	\$2,083	0.00	0	0.00	0	0.00	0	\$4,040.98	\$7,916
Vehicle Supplies	0.00	0	0.00	0	\$34.15	\$833	\$41.35	\$166	0.00	0	0.00	0	0.00	0	\$75.50	\$1,000
Locks & Keys	0.00	0	0.00	0	\$2,279.61	\$166	\$1,670.73	\$2,083	0.00	\$41	0.00	0	0.00	0	\$3,950.34	\$2,291
Cabinet Supplies	0.00	0	0.00	0	0.00	\$416	0.00	\$416	0.00	0	0.00	0	0.00	0	0.00	\$833
Flooring Supplies	0.00	0	0.00	0	0.00	\$1,250	\$7.58	0	0.00	0	0.00	0	0.00	0	\$7.58	\$1,250
Unit Turn Supplies	0.00	0	0.00	0	\$3,410.00	\$8,333	\$803.28	\$7,500	0.00	0	0.00	0	0.00	0	\$4,213.28	\$15,833
Miscellaneous Supplies	0.00	0	0.00	0	0.00	\$416	0.00	\$416	0.00	0	0.00	0	0.00	0	0.00	\$833
Total Materials	0.00	0	0.00	0	\$30,621.36	\$36,250	\$23,083.66	\$36,458	\$529.45	\$458	0.00	0	0.00	0	\$54,234.47	\$73,166
Contract Costs																
Fire Extinguisher Contract Costs	0.00	0	0.00	0	\$336.80	\$583	0.00	\$833	0.00	0	0.00	0	0.00	0	\$336.80	\$1,416
Building Repairs Contract Costs	0.00	0	0.00	0	0.00	\$16,666	\$1,773.45	\$23,333	0.00	0	0.00	0	0.00	\$83	\$1,773.45	\$40,083
Building Repairs-CDBG Grant	0.00	0	0.00	0	0.00	0	\$28,915.10	\$80,000	0.00	0	0.00	0	0.00	0	\$28,915.10	\$80,000
Carpet Cleaning Contract Costs	0.00	0	0.00	0	\$1,224.00	\$833	\$45.00	\$166	0.00	0	0.00	0	0.00	0	\$1,269.00	\$1,000
Decorating/Painting Contract Costs	0.00	0	0.00	0	\$1,720.00	\$416	\$1,850.00	\$1,416	0.00	0	0.00	0	0.00	0	\$3,570.00	\$1,833
Electrical Contract Costs	0.00	0	0.00	0	\$860.00	\$8,333	\$5,598.95	\$2,083	0.00	0	0.00	0	0.00	0	\$6,458.95	\$10,416
Pest Control Contract Costs	0.00	0	0.00	0	\$25,009.00	\$2,083	\$9,587.00	\$5,833	0.00	0	0.00	0	0.00	0	\$34,596.00	\$7,916
Pest Control-budgeted	0.00	0	0.00	0	\$1,363.30	\$1,833	\$1,497.00	\$1,333	0.00	0	0.00	0	0.00	0	\$2,860.30	\$3,166
Floor Covering Contract Costs	0.00	0	0.00	0	\$2,240.30	0	\$545.28	\$833	0.00	0	0.00	0	0.00	0	\$2,785.58	\$833
Grounds Contract Costs	0.00	0	0.00	0	0.00	\$8,333	\$2,597.00	\$4,166	0.00	0	0.00	0	0.00	0	\$2,597.00	\$12,500
Janitorial/Cleaning Contract Costs	0.00	0	0.00	0	\$3,026.00	\$3,916	\$3,811.00	\$6,250	0.00	0	0.00	0	0.00	0	\$6,837.00	\$10,166
Janitorial-Monthly Contract	0.00	0	0.00	0	\$8,255.08	\$5,000	\$12,382.60	\$7,500	0.00	0	0.00	0	0.00	0	\$20,637.68	\$12,500
Plumbing Contract Costs	0.00	0	0.00	0	\$3,667.55	\$1,250	\$2,807.00	\$2,500	0.00	0	0.00	0	0.00	0	\$6,474.55	\$3,750
Windows-Contract Costs	0.00	0	0.00	0	\$1,602.33	\$833	\$166.14	\$1,666	0.00	0	0.00	0	0.00	0	\$1,768.47	\$2,500
HVAC Contract Costs	0.00	0	0.00	0	\$1,645.20	\$3,333	\$40,353.34	\$6,666	0.00	0	0.00	0	0.00	0	\$41,998.54	\$10,000
Vehicle Maintenance Contract Costs	0.00	0	0.00	0	\$4,079.51	\$1,666	\$2,635.30	\$1,666	0.00	0	0.00	0	0.00	0	\$6,714.81	\$3,333
Elevator Inspection Fees	0.00	0	0.00	0	0.00	\$833	\$530.00	\$833	0.00	0	0.00	0	0.00	0	\$530.00	\$1,666
Boiler Inspection Fees	0.00	0	0.00	0	\$750.00	\$666	\$60.00	\$416	0.00	0	0.00	0	0.00	0	\$810.00	\$1,083
Fire Sprinkler Inspection Fees	0.00	0	0.00	0	\$1,100.00	\$833	0.00	\$833	0.00	0	0.00	0	0.00	0	\$1,100.00	\$1,666
Fire Alarm Inspection Fees	0.00	0	0.00	0	0.00	\$833	0.00	\$833	0.00	0	0.00	0	0.00	0	0.00	\$1,666
Elevator Monitoring Contract Costs	0.00	0	0.00	0	\$9,968.21	\$8,250	\$10,050.57	\$9,000	0.00	0	0.00	0	0.00	0	\$20,018.78	\$17,250
Alarm Monitoring Contract Costs	0.00	0	0.00	0	\$1,269.44	\$1,250	\$910.75	\$416	\$40.26	0	0.00	0	0.00	0	\$2,220.45	\$1,666
Sprinkler Monitoring Contract Costs	0.00	0	0.00	0	\$815.48	\$1,333	\$420.00	\$416	0.00	0	0.00	0	0.00	0	\$1,235.48	\$1,750
Trash Disposal Contract Costs	0.00	0	0.00	0	\$4,868.00	\$2,833	\$1,782.00	\$1,500	0.00	0	0.00	0	0.00	0	\$6,650.00	\$4,333
Sewer Backups Emergency	0.00	0	0.00	0	\$5,475.77	\$5,833	\$8,497.76	\$8,333	0.00	0	0.00	0	0.00	0	\$13,973.53	\$14,166
Equipment Repair Contract Costs	0.00	0	0.00	0	\$1,747.45	\$2,500	\$2,318.17	\$4,166	0.00	0	0.00	0	0.00	0	\$4,065.62	\$6,666
Vehicle Towing Contact Costs	0.00	0	0.00	0	\$110.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$110.00	0
Unit Turn Contract Costs	0.00	0	0.00	0	\$9,893.72	\$29,166	\$8,325.01	\$30,833	0.00	0	0.00	0	0.00	0	\$18,218.73	\$60,000
Lawn Care Contract	0.00	0	0.00	0	\$9,909.99	\$10,000	\$10,930.01	\$10,000	0.00	0	0.00	0	0.00	0	\$20,840.00	\$20,000
Snow Plow Contract	0.00	0	0.00	0	\$32,180.00	\$30,000	\$25,630.00	\$30,000	0.00	0	0.00	0	0.00	0	\$57,810.00	\$60,000
Asbestos Removal-Contract Costs	0.00	0	0.00	0	\$9,557.42	0	\$4,675.00	0	0.00	0	0.00	0	0.00	0	\$14,232.42	0
Tenant Stipends	0.00	0	0.00	0	\$8,368.15	\$8,333	\$8,524.90	\$8,333	0.00	0	0.00	0	0.00	0	\$16,893.05	\$16,666
Total Contract Costs	0.00	0	0.00	0	\$151,042.70	\$157,749	\$197,218.33	\$252,166	\$40.26	0	0.00	0	0.00	\$83	\$348,301.29	\$409,999
TOTAL MAINTENANCE EXPENSES	0.00	0	0.00	0	\$328,015.77	\$345,455	\$380,068.24	\$465,543	\$748.80	\$500	0.00	0	0.00	\$666	\$708,832.81	\$812,165

Ann Arbor Housing Commission (...ahc)
CONSOLIDATED BUDGET TO ACTUAL REPORT
 Period = July 2013 - April 2014

	COCC As of: 04/2014	COCC Budget As of: 04/2014	DEVELOPMENT As of: 04/2014	DEVELOPMENT Budget As of: 04/2014	WEST As of: 04/2014	WEST Budget As of: 04/2014	EAST As of: 04/2014	EAST Budget As of: 04/2014	SECTION 8 As of: 04/2014	SECTION 8 Budget As of: 04/2014	S8NC As of: 04/2014	S8NC Budget As of: 04/2014	GARDEN As of: 04/2014	GARDEN Budget As of: 04/2014	TOTAL As of: 04/2014	TOTAL Budget As of: 04/2014
GENERAL EXPENSES																
Property Insurance	0.00	0	0.00	0	\$17,290.00	\$17,500	\$17,520.00	\$17,500	0.00	0	0.00	0	\$95.00	\$97	\$34,905.00	\$35,097
Casualty Loss	0.00	0	0.00	0	\$247.50	0	\$79,711.23	0	0.00	0	0.00	0	0.00	0	\$79,958.73	0
Liability Insurance	\$475.00	\$25	0.00	0	\$11,182.00	\$9,166	\$11,065.00	\$9,166	\$7,991.00	\$6,000	0.00	0	0.00	0	\$30,713.00	\$24,358
Workers Comp Insurance	\$484.65	\$458	0.00	0	\$1,636.31	\$1,666	\$1,684.26	\$1,666	\$789.67	\$858	0.00	0	0.00	0	\$4,594.89	\$4,650
Insurance Proceeds-Credit	0.00	0	0.00	0	0.00	0	(\$32,916.35)	0	0.00	0	0.00	0	0.00	0	(\$32,916.35)	0
Bad Debt-Tenant Rents	0.00	0	0.00	0	\$900.17	\$1,666	\$180.00	\$4,166	0.00	0	0.00	0	0.00	0	\$1,080.17	\$5,833
Bad Debt Recovery	0.00	0	0.00	0	(\$50.00)	0	0.00	0	0.00	0	0.00	0	0.00	0	(\$50.00)	0
Security/Law Enforcement	0.00	0	0.00	0	\$8,352.00	0	\$2,784.00	0	0.00	0	0.00	0	0.00	0	\$11,136.00	0
Port-In HAP Expense	0.00	0	0.00	0	0.00	0	0.00	0	(\$7,029.00)	0	0.00	0	0.00	0	(\$7,029.00)	0
TOTAL GENERAL EXPENSES	\$959.65	\$483	0.00	0	\$39,557.98	\$30,000	\$80,028.14	\$32,500	\$1,751.67	\$6,858	0.00	0	\$95.00	\$97	\$122,392.44	\$69,939
HOUSING ASSISTANCE PAYMENTS																
Housing Assistance Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$7,072,623.71	\$7,297,510	\$739,332.00	\$1,208,333	0.00	0	\$7,811,955.71	\$8,505,843
Tenant Utility Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$106,307.00	0	0.00	0	0.00	0	\$106,307.00	0
Portable Out HAP Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$239,739.00	0	0.00	0	0.00	0	\$239,739.00	0
FSS Escrow Payments	0.00	0	0.00	0	0.00	0	\$1,064.00	0	\$36,787.85	0	0.00	0	0.00	0	\$37,851.85	0
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0	0.00	0	0.00	0	\$1,064.00	0	\$7,455,457.56	\$7,297,510	\$739,332.00	\$1,208,333	0.00	0	\$8,195,853.56	\$8,505,843
NON-OPERATING ITEMS																
Operating Transfers-IN	0.00	0	0.00	0	(\$36,577.50)	0	(\$51,577.50)	0	0.00	0	0.00	0	0.00	0	(\$88,155.00)	0
Gain/Loss on Sale of Fixed Assets	0.00	0	0.00	0	(\$3,575.00)	0	0.00	0	0.00	0	0.00	0	0.00	0	(\$3,575.00)	0
TOTAL NON-OPERATING ITEMS	0.00	0	0.00	0	(\$40,152.50)	0	(\$51,577.50)	0	0.00	0	0.00	0	0.00	0	(\$91,730.00)	0
TOTAL EXPENSES	\$361,329.45	\$349,222	\$293,933.78	\$37,500	\$933,923.32	\$959,235	\$967,863.02	\$1,021,428	\$8,294,843.51	\$8,125,905	\$751,599.86	\$1,232,300	\$2,908.10	\$1,897	\$11,606,401.04	\$11,727,488
NET INCOME	(\$40,217.43)	(\$78,880)	(\$168,207.61)	(\$37,500)	\$19,632.09	(\$11,795)	(\$789.67)	(\$13,203)	\$14,517.37	(\$4,645)	\$28,892.13	\$36,512	(\$1,753.54)	(\$147)	(\$147,926.65)	(\$109,660)
NET INCOME-ADMIN	(40,217.43)	(78,880)	(168,207.61)	(37,500)	19,632.09	(11,795)	(789.67)	(13,203)	23,664.77	(4,645)	28,892.13	36,512	(1,753.54)	(147)	(138,779.26)	(109,658)
NET INCOME-FSS PROGRAM	0.00	0	0.00	0	0.00	-	0.00	0	\$17,278.04	0	0.00	0	\$0.00	0	17,278.04	
NET INCOME-HAP	0.00	0	0.00	0	0.00	0	0.00	0	(26,425.43)	0	0.00	0	0.00	0	(26,425.43)	
BEGINNING UNRESTRICTED EQUITY	546,876.33		(61,672.33)		204,518.00		181,396.00		222,885.00		384,908.00		225,433.00		1,704,344.00	
ADD CURRENT YEAR INCOME(LOSS)	(40,217.43)		(168,207.61)		19,632.09		(789.67)		23,664.77		28,892.13		(1,753.54)		(138,779.26)	
PURCHASE OF FIXED ASSETS					(1,250.00)		(6,370.00)								(7,620.00)	
PROJECTED YEAR-END UNRESTRICTED EQUITY	506,658.90		(229,879.94)		224,160.09		174,236.33		246,549.77		413,800.13		223,679.46		1,559,194.74	
4 months operating reserve					338,250.00		330,282.00		329,600.00							
BEGINNING NRA-HAP EQUITY											395,016.00					
HUD Took back NRA based on December 2013 balance											(195,880.00)					
ADD CURRENT YEAR INCOME(LOSS)											(26,425.43)					
PROJECTED YEAR-END NRA-HAP EQUITY											172,710.57					
BEGINNING FSS EQUITY											0.00					
ADD CURRENT YEAR INCOME(LOSS)											17,278.04					
PROJECTED YEAR-END FSS EQUITY											17,278.04					