

CONSOLIDATED BUDGET TO ACTUAL REPORT

FEBRUARY 2016 REPORT

3/12/2016 9:27 AM

	COC	COC	DEVELOPMENT	DEVELOPMENT	WEST	WEST	EAST	EAST	SECTION 8	SECTION 8	COC	COC	GARDEN	GARDEN	TOTAL	TOTAL
	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	02/2016	02/2016	02/2016	02/2016	02/2016	02/2016	02/2016	02/2016	02/2016	02/2016	02/2016	02/2016	02/2016	02/2016	02/2016	02/2016
TENANT INCOME																
Rental Income																
Tenant Rent	0.00	0	0.00	0	\$4,546.04	\$2,821	\$71,599.00	\$86,301	0.00	0	0.00	0	\$5,816.00	0	\$81,961.04	\$89,122
Dwelling Rent-Negative	0.00	0	0.00	0	(\$488.00)	0	(\$1,401.00)	(\$1,974)	0.00	0	0.00	0	0.00	0	(\$1,889.00)	(\$1,974)
Total Rental Income	0.00	0	0.00	0	\$4,058.04	\$2,821	\$70,198.00	\$84,327	0.00	0	0.00	0	\$5,816.00	0	\$80,072.04	\$87,148
Other Tenant Income																
Damages	0.00	0	0.00	0	\$322.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$322.00	0
Late Charges	0.00	0	0.00	0	\$340.00	\$17	\$910.00	\$426	0.00	0	0.00	0	0.00	0	\$1,250.00	\$444
Legal Fees - Tenant	0.00	0	0.00	0	\$147.00	0	\$321.00	0	0.00	0	0.00	0	0.00	0	\$468.00	0
Tenant Owed Utilities	0.00	0	0.00	0	0.00	0	\$121.69	\$334	0.00	0	0.00	0	0.00	0	\$121.69	\$334
Misc.Tenant Income	0.00	0	0.00	0	0.00	0	0.00	(\$77)	0.00	0	0.00	0	0.00	0	0.00	(\$77)
Total Other Tenant Income	0.00	0	0.00	0	\$809.00	\$17	\$1,352.69	\$683	0.00	0	0.00	0	0.00	0	\$2,161.69	\$701
NET TENANT INCOME	0.00	0	0.00	0	\$4,867.04	\$2,839	\$71,550.69	\$85,010	0.00	0	0.00	0	\$5,816.00	0	\$82,233.73	\$87,849
GRANT INCOME																
HUD Operating/HAP-SRA/TRA/NewPlatt/S8HCV	0.00	0	0.00	0	\$107,726.00	\$6,040	\$97,483.00	\$104,953	0.00	0	0.00	0	0.00	0	\$205,209.00	\$110,993
Family Self-Sufficiency Grant	\$91,424.68	\$68,424	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$91,424.68	\$68,424
Section 8 HAP Earned	0.00	0	0.00	0	0.00	0	0.00	0	\$6,480,323.00	\$6,859,438	\$571,630.61	0	0.00	0	\$7,051,953.61	\$6,859,438
MI0420 PSH Individual-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$84,857.00	0	0.00	0	\$84,857.00	0
MI0422 RRH Tier 1-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$323,644.95	0	0.00	0	\$323,644.95	0
MI0423 PSH Family-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$50,829.00	0	0.00	0	\$50,829.00	0
MI0424 RRH Tier 2-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$48,850.27	0	0.00	0	\$48,850.27	0
MI0451 PSH Bonus HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$18,807.51	0	0.00	0	\$18,807.51	0
S8 Admin Fee-SRA/TRA/S8HCV	0.00	0	0.00	0	0.00	0	0.00	0	\$778,393.00	\$829,333	\$35,999.42	0	0.00	0	\$814,392.42	\$829,333
MI0420 PSH Individual-Admin	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$23,363.17	0	0.00	0	\$23,363.17	0
MI0422 RRH Tier 1-Admin	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$71,902.92	0	0.00	0	\$71,902.92	0
MI0423 PSH Family-Admin	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$5,607.90	0	0.00	0	\$5,607.90	0
MI0424 RRH Tier 2-Admin	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$3,495.09	0	0.00	0	\$3,495.09	0
MI0451 PSH Bonus-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$6,586.67	0	0.00	0	\$6,586.67	0
COC-Admin Fee-AAHC portion	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$80,228.87	0	0.00	0	\$80,228.87	0
MI0420 PSH Individual-Supportive Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$376,468.54	0	0.00	0	\$376,468.54	0
MI0422 RRH Tier 1-supportive services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$402,927.26	0	0.00	0	\$402,927.26	0
MI0423 PSH Family-Supportive Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$69,291.06	0	0.00	0	\$69,291.06	0
MI0424 RRH Tier 2-Supportive Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$40,591.52	0	0.00	0	\$40,591.52	0
MI0451 PSH Bonus-Supp Svces	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$57,474.08	0	0.00	0	\$57,474.08	0
Section 8 VASH Program Income	0.00	0	0.00	0	0.00	0	0.00	0	\$115,174.00	\$50,000	0.00	0	0.00	0	\$115,174.00	\$50,000
MI0420 PSH Individual-HMIS	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$24,193.99	0	0.00	0	\$24,193.99	0
MI0422 RRH Tier 1-HMIS	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$31,201.37	0	0.00	0	\$31,201.37	0
MI0423 PSH Family-HMIS	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$6,550.50	0	0.00	0	\$6,550.50	0
RAD PBV HAP	0.00	0	0.00	0	0.00	0	0.00	0	\$557,978.00	\$384,000	0.00	0	0.00	0	\$557,978.00	\$384,000
Other Government Grants	\$2,250.00	\$4,800	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,250.00	\$4,800
City CD Grant Revenue	0.00	\$40,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$40,000
City General Fund Revenue	\$110,664.00	\$44,666	0.00	0	\$75,000.00	0	0.00	\$67,391	\$41,000.00	\$133,333	0.00	0	0.00	0	\$226,664.00	\$245,391
DDA Revenue	0.00	0	0.00	0	0.00	0	\$200,000.00	0	0.00	0	0.00	0	0.00	0	\$200,000.00	0
TOTAL GRANT INCOME	\$204,338.68	\$157,890	0.00	0	\$182,726.00	\$6,040	\$297,483.00	\$172,344	\$7,972,868.00	\$8,256,105	\$2,334,501.70	0	0.00	0	\$10,991,917.38	\$8,592,380
Investment Income - Unrestricted	\$4,909.62	\$3,500	0.00	0	0.00	0	\$0.87	0	\$9.25	\$16	0.00	0	\$50.96	0	\$4,970.70	\$3,516
Investment Income - Restricted	0.00	0	0.00	0	0.00	0	0.00	0	\$3.23	0	0.00	0	0.00	0	\$3.23	0

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	COCC As of: 02/2016	COCC Budget As of: 02/2016	DEVELOPMENT As of: 02/2016	DEVELOPMENT Budget As of: 02/2016	WEST As of: 02/2016	WEST Budget As of: 02/2016	EAST As of: 02/2016	EAST Budget As of: 02/2016	SECTION 8 As of: 02/2016	SECTION 8 Budget As of: 02/2016	COC As of: 02/2016	COC Budget As of: 02/2016	GARDEN As of: 02/2016	GARDEN Budget As of: 02/2016	TOTAL As of: 02/2016	TOTAL Budget As of: 02/2016
Management Fee Income	\$178,266.60	\$209,349	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$178,266.60	\$209,349
Management Fee-from Tax Credit Entity	\$79,969.69	\$61,539	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$79,969.69	\$61,539
Fraud Recovery-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	\$2,954.50	\$1,666	0.00	0	0.00	0	\$2,954.50	\$1,666
Fraud Recovery-HAP	0.00	0	0.00	0	0.00	0	0.00	0	\$2,954.50	\$1,666	0.00	0	0.00	0	\$2,954.50	\$1,666
Miscellaneous Other Income	\$1,419.46	0	\$264,494.23	0	0.00	0	0.00	0	\$91.50	0	\$91,243.13	0	\$1,200.00	0	\$358,448.32	0
Other Income-Earned Discounts	\$43.83	0	0.00	0	\$17.44	0	0.00	0	0.00	0	0.00	0	0.00	0	\$61.27	0
TOTAL INCOME	\$468,947.88	\$432,279	\$264,494.23	0	\$187,610.48	\$8,879	\$369,034.56	\$257,355	\$7,978,880.98	\$8,259,455	\$2,425,744.83	0	\$7,066.96	0	\$11,701,779.92	\$8,957,969
EXPENSES																
ADMINISTRATIVE																
Administrative Salaries																
Administrative Salaries	\$60,323.88	\$61,899	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$60,323.88	\$61,899
Compensated Absences	0.00	\$2,000	0.00	0	0.00	0	0.00	0	0.00	\$1,961	0.00	0	0.00	0	0.00	\$3,961
Employee Benefit Contribution-Admin	\$29,868.20	\$30,828	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$29,868.20	\$30,828
Employee Benefit-Education	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$3,269	0.00	0	0.00	0	0.00	\$3,269
Temporary Help	\$2,549.39	\$2,666	0.00	0	0.00	\$249	\$123.03	\$4,130	\$11,533.09	\$13,076	0.00	0	0.00	0	\$14,205.51	\$20,123
Contract Employees-Admin	\$78,239.90	\$44,092	0.00	0	0.00	0	0.00	\$1,642	\$574,145.69	\$591,379	0.00	0	0.00	0	\$652,385.59	\$637,114
Contract Employees-Admin-OT	0.00	0	0.00	0	0.00	0	0.00	0	\$16,826.18	\$16,346	0.00	0	0.00	0	\$16,826.18	\$16,346
Contract Employees-FSS	\$89,892.39	\$96,821	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$89,892.39	\$96,821
Contract Employees-FSS-OT	\$126.57	\$653	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$126.57	\$653
Contract-Property Management	\$1,808.16	0	0.00	0	\$10,793.54	\$11,689	\$16,863.96	\$29,235	0.00	0	0.00	0	0.00	0	\$29,465.66	\$40,925
Contract Property Management-OT	0.00	0	0.00	0	\$235.40	\$103	\$6,140.52	\$888	0.00	0	0.00	0	0.00	0	\$6,375.92	\$991
Retiree Insurance Benefits	\$32,090.00	\$29,423	0.00	0	0.00	0	0.00	0	\$19,254.00	\$14,617	0.00	0	0.00	0	\$51,344.00	\$44,040
Total Administrative Salaries	\$294,898.49	\$268,385	0.00	0	\$11,028.94	\$12,042	\$23,127.51	\$35,897	\$621,758.96	\$640,650	0.00	0	0.00	0	\$950,813.90	\$956,975
Legal Expense																
Criminal Background Checks	\$134.50	0	0.00	0	0.00	\$1	0.00	\$18	\$2,330.00	\$1,592	0.00	0	0.00	0	\$2,464.50	\$1,612
Tenant Screening	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$66	0.00	0	0.00	0	0.00	\$66
General Legal Expense	0.00	\$2,000	\$75.00	0	\$716.00	\$28	\$1,071.00	\$282	\$4,627.89	\$5,233	0.00	0	0.00	0	\$6,489.89	\$7,545
Hearing Officer Expense	0.00	0	0.00	0	0.00	0	0.00	0	\$2,975.00	\$6,666	0.00	0	0.00	0	\$2,975.00	\$6,666
Total Legal Expense	\$134.50	\$2,000	\$75.00	0	\$716.00	\$30	\$1,071.00	\$301	\$9,932.89	\$13,559	0.00	0	0.00	0	\$11,929.39	\$15,890
Other Admin Expenses																
Staff Training	\$2,313.01	\$5,333	0.00	0	\$228.82	\$20	\$376.09	\$483	\$5,350.62	\$2,181	0.00	0	0.00	0	\$8,268.54	\$8,018
Staff Training-FSS	\$199.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$199.00	0
Commissioner Training	0.00	\$1,333	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$1,333
Travel	\$1,346.97	\$1,000	\$13.25	0	\$451.88	\$6	\$413.93	\$478	0.00	\$66	0.00	0	0.00	0	\$2,226.03	\$1,552
Auditing Fees	\$1,601.00	\$600	0.00	0	\$5,220.00	\$151	\$5,220.00	\$2,569	\$5,220.00	\$3,480	0.00	0	0.00	0	\$17,261.00	\$6,800
Port Out Admin Fee Paid	0.00	0	0.00	0	0.00	0	0.00	0	\$9,124.20	\$12,466	0.00	0	0.00	0	\$9,124.20	\$12,466
Management Fee	\$8,146.50	\$9,230	0.00	0	\$2,235.00	\$916	\$19,977.00	\$24,836	\$155,678.60	\$165,866	0.00	0	\$376.00	0	\$186,413.10	\$200,850
Mgt Fee-outside	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$3,066	0.00	0	0.00	0	0.00	\$3,066
MI0420 PSH Individual-Avalon-HMIS	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$24,235.99	0	0.00	0	\$24,235.99	0
MI0422 RRH Tier 1-IHN/SOS-HMIS	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$31,201.37	0	0.00	0	\$31,201.37	0
MI0423 PSH Family-Avalon-HMIS	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$6,550.50	0	0.00	0	\$6,550.50	0
Office Rent	0.00	0	0.00	0	0.00	0	0.00	0	\$1,708.00	\$2,186	0.00	0	0.00	0	\$1,708.00	\$2,186
Office Security Expense	0.00	0	0.00	0	0.00	\$0	0.00	0	0.00	\$39	0.00	0	0.00	0	0.00	\$39
Office Janitorial Expense	\$1,214.20	\$200	0.00	0	\$67.34	\$22	0.00	\$101	\$3,653.10	\$2,310	0.00	0	0.00	0	\$4,934.64	\$2,634
Consultants	\$13,407.37	\$1,333	\$44,292.70	0	\$4,320.00	\$1	\$1,080.00	0	\$4,100.00	\$663	\$6,825.00	0	0.00	0	\$74,025.07	\$1,998

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Inspections	0.00	0	0.00	0	0.00	\$62	0.00	0	\$40,240.00	\$66,666	0.00	0	0.00	0	\$40,240.00	\$66,728
Total Other Admin Expenses	\$28,228.05	\$19,030	\$44,305.95	0	\$12,523.04	\$1,182	\$27,067.02	\$28,469	\$225,074.52	\$258,993	\$68,812.86	0	\$376.00	0	\$406,387.44	\$307,676
Miscellaneous Admin Expenses																
Membership and Fees	\$5,188.75	\$3,466	0.00	0	0.00	0	0.00	0	0.00	\$1,066	0.00	0	0.00	0	\$5,188.75	\$4,533
Publications	\$349.00	\$333	0.00	0	0.00	0	0.00	\$0	\$603.75	\$466	0.00	0	0.00	0	\$952.75	\$800
Advertising	\$70.64	\$133	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$70.64	\$133
Office Supplies	\$794.71	\$600	\$777.71	0	\$407.72	\$70	\$124.00	\$867	\$3,007.42	\$3,666	0.00	0	0.00	0	\$5,111.56	\$5,204
Telephone	\$2,070.38	\$2,133	0.00	0	\$202.93	\$35	\$2,007.55	\$2,423	\$6,453.43	\$5,866	0.00	0	0.00	0	\$10,734.29	\$10,458
Postage	\$1,676.05	\$133	0.00	0	\$222.83	\$48	\$348.50	\$858	\$8,051.89	\$10,666	0.00	0	0.00	0	\$10,299.27	\$11,707
Software License Fees	\$34,494.28	\$41,333	\$653.00	0	\$319.71	0	0.00	0	0.00	0	0.00	0	0.00	0	\$35,466.99	\$41,333
Copiers	\$445.54	\$600	0.00	0	\$52.90	\$12	\$61.67	\$110	\$1,544.68	\$2,666	0.00	0	0.00	0	\$2,104.79	\$3,389
Printer Supplies	0.00	\$200	0.00	0	0.00	0	0.00	0	0.00	\$66	0.00	0	0.00	0	0.00	\$266
Software	0.00	0	0.00	0	0.00	0	0.00	\$18	0.00	\$666	0.00	0	0.00	0	0.00	\$685
Printing Expenses	\$842.86	\$66	0.00	0	\$8.44	\$3	\$160.36	\$78	\$881.45	\$1,333	0.00	0	0.00	0	\$1,893.11	\$1,482
Cell Phones/Pagers	0.00	0	0.00	0	0.00	\$15	0.00	\$264	0.00	0	0.00	0	0.00	0	0.00	\$279
Small Office Equipment	\$39.99	0	0.00	0	0.00	0	0.00	0	0.00	\$133	0.00	0	0.00	0	\$39.99	\$133
Late Fees/Lost Discounts	0.00	0	0.00	0	0.00	0	0.00	0	\$50.00	0	0.00	0	0.00	0	\$50.00	0
Bank Fees	\$1,213.71	\$666	\$480.92	0	0.00	\$2	0.00	\$36	\$4,247.18	\$4,000	0.00	0	0.00	0	\$5,941.81	\$4,705
Other Misc Admin Expenses	\$997.45	\$3,000	\$95.57	0	\$417.32	\$3	\$175.28	\$54	\$380.52	\$1,333	\$2,400.00	0	0.00	0	\$4,466.14	\$4,391
Total Miscellaneous Admin Expenses	\$48,183.36	\$52,666	\$2,007.20	0	\$1,631.85	\$191	\$2,877.36	\$4,713	\$25,220.32	\$31,933	\$2,400.00	0	0.00	0	\$82,320.09	\$89,505
TOTAL ADMINISTRATIVE EXPENSES	\$371,444.40	\$342,082	\$46,388.15	0	\$25,899.83	\$13,446	\$54,142.89	\$69,381	\$881,986.69	\$945,137	\$71,212.86	0	\$376.00	0	\$1,451,450.82	\$1,370,047
TENANT SERVICES																
Other Tenant Svcs.	0.00	\$466	0.00	0	0.00	\$1	0.00	\$27	0.00	0	0.00	0	0.00	0	0.00	\$495
Tenant Services Support	\$69,604.33	\$80,000	\$88,769.95	0	\$1,003.66	0	\$138.00	0	0.00	0	0.00	0	0.00	0	\$159,515.94	\$80,000
Tenant Services Contract Costs	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,775.40	0	0.00	0	\$1,775.40	0
Application Fees	0.00	0	\$364.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$364.00	0
Other Set-Up Fees	0.00	0	\$934.85	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$934.85	0
Moving Company Expenses	\$98.00	0	\$40,757.22	0	\$2,511.00	0	\$98.00	0	0.00	0	0.00	0	0.00	0	\$43,464.22	0
Packers Stipends	0.00	0	\$1,017.00	0	0.00	0	\$462.00	0	0.00	0	0.00	0	0.00	0	\$1,479.00	0
Dislocation Fee	0.00	0	\$200.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$200.00	0
Sr Nutrition Program Expenses	\$4,474.35	\$4,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,474.35	\$4,000
MI0420 PSH Individual-Avalon-Supportive Servi	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$377,218.54	0	0.00	0	\$377,218.54	0
MI0422 RRH Tier 1-IHN/SOS-Supportive Servic	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$406,702.26	0	0.00	0	\$406,702.26	0
MI0423 PSH Family-Avalon-Supportive Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$69,791.06	0	0.00	0	\$69,791.06	0
MI0424 RRH Tier 2-SOS-Supportive Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$40,616.52	0	0.00	0	\$40,616.52	0
MI0451 PSH Bonus-Supp Svces	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$57,474.08	0	0.00	0	\$57,474.08	0
TOTAL TENANT SERVICES EXPENSES	\$74,176.68	\$84,466	\$132,043.02	0	\$3,514.66	\$1	\$698.00	\$27	0.00	0	\$953,577.86	0	0.00	0	\$1,164,010.22	\$84,495
Water	\$38.76	0	0.00	0	\$12,847.19	\$1,274	\$9,486.25	\$9,344	0.00	0	0.00	0	\$503.17	0	\$22,875.37	\$10,618
Electricity	\$26.35	0	0.00	0	\$3,664.36	\$146	\$3,330.60	\$4,396	0.00	0	0.00	0	0.00	0	\$7,021.31	\$4,542
Electricity-Vacant Units	\$16.18	0	0.00	0	\$696.74	0	\$2,461.36	\$1,713	0.00	0	0.00	0	0.00	0	\$3,174.28	\$1,713
Electricity-Tenant Owed	0.00	0	0.00	0	0.00	0	\$80.94	\$4	0.00	0	0.00	0	0.00	0	\$80.94	\$4
Gas	0.00	0	0.00	0	\$14.70	0	\$460.20	\$1,172	0.00	0	0.00	0	0.00	0	\$474.90	\$1,172
Gas-Vacant Units	\$10.83	0	0.00	0	\$952.29	0	\$1,718.46	\$3,052	0.00	0	0.00	0	(\$46.26)	0	\$2,635.32	\$3,052
Gas-Tenant Owed	0.00	0	0.00	0	0.00	0	\$130.54	\$342	0.00	0	0.00	0	0.00	0	\$130.54	\$342
TOTAL UTILITY EXPENSES	\$92.12	0	0.00	0	\$18,175.28	\$1,420	\$17,668.35	\$20,027	0.00	0	0.00	0	\$456.91	0	\$36,392.66	\$21,447
General Maint Expense																
Maintenance - Temporary Labor	0.00	0	0.00	0	0.00	0	0.00	\$326	0.00	0	0.00	0	0.00	0	0.00	\$326

CONSOLIDATED BUDGET TO ACTUAL REPORT

FEBRUARY 2016 REPORT

3/12/2016 9:27 AM

	COCC As of: 02/2016	COCC Budget As of: 02/2016	DEVELOPMENT As of: 02/2016	DEVELOPMENT Budget As of: 02/2016	WEST As of: 02/2016	WEST Budget As of: 02/2016	EAST As of: 02/2016	EAST Budget As of: 02/2016	SECTION 8 As of: 02/2016	SECTION 8 Budget As of: 02/2016	COC As of: 02/2016	COC Budget As of: 02/2016	GARDEN As of: 02/2016	GARDEN Budget As of: 02/2016	TOTAL As of: 02/2016	TOTAL Budget As of: 02/2016
Inter-dept billings	0.00	0	0.00	0	0.00	(\$5)	0.00	(\$87)	0.00	0	0.00	0	0.00	0	0.00	(\$93)
Contract Employees Maintenance	0.00	0	0.00	0	\$21,493.46	\$2,221	\$30,679.50	\$53,094	0.00	0	0.00	0	\$2,340.46	0	\$54,513.42	\$55,315
Contract Employees-Maint-OT	0.00	0	0.00	0	\$803.85	\$56	\$1,033.84	\$2,993	0.00	0	0.00	0	0.00	0	\$1,837.69	\$3,050
Maintenance Uniforms	0.00	0	0.00	0	\$180.99	\$10	\$389.80	\$182	0.00	0	0.00	0	0.00	0	\$570.79	\$193
Safety Supplies	0.00	0	0.00	0	\$112.41	\$31	\$242.08	\$564	0.00	\$233	0.00	0	0.00	0	\$354.49	\$829
Vehicle Gas, Oil, Grease	0.00	0	0.00	0	\$256.26	\$2	\$551.95	0	0.00	0	0.00	0	0.00	0	\$808.21	\$2
Maintenance Facility Rent	0.00	0	0.00	0	\$646.13	\$135	\$1,140.01	\$1,016	0.00	0	0.00	0	0.00	0	\$1,786.14	\$1,152
Total General Maint Expense	0.00	0	0.00	0	\$23,493.10	\$2,453	\$34,037.18	\$58,089	0.00	\$233	0.00	0	\$2,340.46	0	\$59,870.74	\$60,776
Materials																
Grounds Supplies	0.00	0	0.00	0	0.00	\$8	0.00	\$124	0.00	0	0.00	0	0.00	0	0.00	\$132
Appliance Parts Supplies	0.00	0	0.00	0	\$1,192.35	\$55	\$53.68	\$1,583	0.00	0	0.00	0	0.00	0	\$1,246.03	\$1,638
Window Treatment Supplies	0.00	0	0.00	0	(\$94.27)	\$43	\$98.67	\$781	\$44.70	0	0.00	0	0.00	0	\$49.10	\$824
Electrical Supplies	\$4.83	0	\$63,237.44	0	\$1,510.94	\$66	\$128.41	\$1,163	0.00	0	0.00	0	\$107.24	0	\$64,988.86	\$1,229
Exterminating Supplies	0.00	0	0.00	0	\$30.92	\$1	\$66.61	\$25	0.00	0	0.00	0	0.00	0	\$97.53	\$27
Janitorial/Cleaning Supplies	0.00	0	0.00	0	\$372.95	\$35	\$395.18	\$600	\$1,605.99	\$466	0.00	0	0.00	0	\$2,374.12	\$1,102
Plumbing Supplies	0.00	0	0.00	0	\$800.92	\$57	\$650.34	\$1,103	0.00	0	0.00	0	0.00	0	\$1,451.26	\$1,160
Tools and Equipment	0.00	0	0.00	0	\$236.88	\$25	\$340.67	\$363	0.00	0	0.00	0	0.00	0	\$577.55	\$389
Paint Supplies	0.00	0	0.00	0	\$1,280.89	\$18	\$679.95	\$1,195	0.00	0	0.00	0	0.00	0	\$1,960.84	\$1,213
Hardware Supplies	\$10.59	0	0.00	0	(\$3,158.12)	\$74	\$1,060.74	\$1,572	0.00	0	0.00	0	0.00	0	(\$2,086.79)	\$1,646
HVAC Supplies	0.00	0	0.00	0	(\$722.71)	\$31	\$303.24	\$549	0.00	0	0.00	0	0.00	0	(\$419.47)	\$580
Vehicle Supplies	0.00	0	0.00	0	\$26.28	\$30	\$56.59	\$509	0.00	0	0.00	0	0.00	0	\$82.87	\$539
Locks & Keys	0.00	0	0.00	0	\$332.06	\$28	\$157.38	\$633	0.00	0	0.00	0	0.00	0	\$489.44	\$661
Cabinet Supplies	0.00	0	0.00	0	\$1,907.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,907.00	0
Flooring Supplies	0.00	0	0.00	0	0.00	\$5	0.00	\$93	0.00	0	0.00	0	0.00	0	0.00	\$99
Unit Turn Supplies	0.00	0	0.00	0	\$274.19	\$8	0.00	\$516	0.00	0	0.00	0	0.00	0	\$274.19	\$524
Miscellaneous Supplies	0.00	0	0.00	0	0.00	0	0.00	\$0	0.00	0	0.00	0	0.00	0	0.00	\$0
Total Materials	\$15.42	0	\$63,237.44	0	\$3,990.28	\$489	\$3,991.46	\$10,814	\$1,650.69	\$466	0.00	0	\$107.24	0	\$72,992.53	\$11,770
Contract Costs																
Fire Extinguisher Contract Costs	0.00	0	0.00	0	0.00	0	\$124.35	0	0.00	0	0.00	0	0.00	0	\$124.35	0
Appliance Contract Costs	0.00	0	0.00	0	\$1,265.91	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,265.91	0
Building Repairs Contract Costs	0.00	0	\$1,499.86	0	\$1,355.00	\$724	0.00	\$93,586	0.00	0	0.00	0	\$2,175.00	0	\$5,029.86	\$94,310
Building Repair-setup Industrial Maintenance Fa	0.00	0	0.00	0	0.00	\$425	0.00	\$3,280	0.00	0	0.00	0	0.00	0	0.00	\$3,706
Carpet Cleaning Contract Costs	\$50.00	0	0.00	0	0.00	0	0.00	0	\$200.00	0	0.00	0	0.00	0	\$250.00	0
Decorating/Painting Contract Costs	0.00	0	0.00	0	\$455.00	0	\$1,110.00	0	0.00	0	0.00	0	0.00	0	\$1,565.00	0
Electrical Contract Costs	0.00	0	\$47,004.00	0	(\$997.50)	0	0.00	\$1,792	0.00	0	0.00	0	\$502.50	0	\$46,509.00	\$1,792
Pest Control Contract Costs	0.00	0	0.00	0	\$464.29	0	0.00	\$711	0.00	0	0.00	0	0.00	0	\$464.29	\$711
Pest Control-budgeted	0.00	0	0.00	0	\$1,771.00	\$2,254	\$1,365.00	\$5,220	0.00	0	0.00	0	0.00	0	\$3,136.00	\$7,475
Floor Covering Contract Costs	0.00	0	0.00	0	\$7,551.67	0	\$2,584.14	0	0.00	0	0.00	0	0.00	0	\$10,135.81	0
Grounds Contract Costs	0.00	0	0.00	0	\$3,109.95	0	\$2,363.63	0	0.00	0	0.00	0	\$3,100.00	0	\$8,573.58	0
Janitorial/Cleaning Contract Costs	\$50.00	\$66	0.00	0	\$867.00	\$18	0.00	\$1,263	0.00	\$166	0.00	0	0.00	0	\$917.00	\$1,514
Janitorial-Monthly Contract	\$268.52	0	0.00	0	0.00	0	\$6,175.51	\$5,829	0.00	0	0.00	0	0.00	0	\$6,444.03	\$5,829
Plumbing Contract Costs	0.00	0	0.00	0	\$2,652.61	0	\$2,355.23	\$1,067	0.00	0	0.00	0	0.00	0	\$5,007.84	\$1,067
Windows-Contract Costs	0.00	0	0.00	0	0.00	0	0.00	\$70	0.00	0	0.00	0	0.00	0	0.00	\$70
HVAC Contract Costs	0.00	0	0.00	0	\$13,755.00	\$67	\$400.24	\$1,941	0.00	0	0.00	0	\$6,111.50	0	\$20,266.74	\$2,008
Vehicle Maintenance Contract Costs	0.00	0	0.00	0	\$138.47	\$13	\$288.96	\$266	0.00	0	0.00	0	0.00	0	\$427.43	\$279
Equipment Rental Contract Costs	0.00	0	0.00	0	0.00	\$3	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$3
Alarm Monitoring Contract Costs	0.00	0	0.00	0	\$29.24	\$1	0.00	0	\$176.16	\$150	0.00	0	0.00	0	\$205.40	\$151
Trash Disposal Contract Costs	0.00	0	\$200.00	0	\$1,958.27	0	\$1,470.60	0	0.00	0	0.00	0	0.00	0	\$3,628.87	0

CONSOLIDATED BUDGET TO ACTUAL REPORT

FEBRUARY 2016 REPORT

3/12/2016 9:27 AM

	COCC As of: 02/2016	COCC Budget As of: 02/2016	DEVELOPMENT As of: 02/2016	DEVELOPMENT Budget As of: 02/2016	WEST As of: 02/2016	WEST Budget As of: 02/2016	EAST As of: 02/2016	EAST Budget As of: 02/2016	SECTION 8 As of: 02/2016	SECTION 8 Budget As of: 02/2016	COC As of: 02/2016	COC Budget As of: 02/2016	GARDEN As of: 02/2016	GARDEN Budget As of: 02/2016	TOTAL As of: 02/2016	TOTAL Budget As of: 02/2016
Sewer Backups Emergency	0.00	0	0.00	0	\$445.24	0	\$351.00	\$1,823	0.00	0	0.00	0	0.00	0	\$796.24	\$1,823
Equipment Repair Contract Costs	0.00	0	0.00	0	0.00	\$16	\$79.02	\$287	0.00	0	0.00	0	0.00	0	\$79.02	\$304
Vehicle Towing Contact Costs	0.00	0	0.00	0	0.00	\$2	0.00	\$39	0.00	0	0.00	0	0.00	0	0.00	\$41
Unit Turn Contract Costs	0.00	0	\$8,298.00	0	\$1,182.00	0	\$2,078.00	\$10,096	0.00	0	0.00	0	0.00	0	\$11,558.00	\$10,096
Lawn Care Contract	0.00	0	0.00	0	\$2,425.00	\$1,149	\$3,295.00	\$5,281	0.00	0	0.00	0	\$300.00	0	\$6,020.00	\$6,431
Snow Plow Contract	0.00	0	0.00	0	\$5,524.00	\$1,248	\$10,752.00	\$12,045	0.00	0	0.00	0	\$648.00	0	\$16,924.00	\$13,294
Asbestos Removal-Contract Costs	0.00	0	0.00	0	0.00	\$0	0.00	\$292	0.00	0	0.00	0	\$850.00	0	\$850.00	\$292
Section 3 Contractor Expense	0.00	0	\$168.00	0	0.00	0	\$24.00	0	0.00	0	0.00	0	0.00	0	\$192.00	0
Tenant Stipends	0.00	0	\$1,687.00	0	\$2,334.00	0	\$1,200.00	\$1,200	0.00	0	0.00	0	0.00	0	\$5,221.00	\$1,200
Total Contract Costs	\$368.52	\$66	\$58,856.86	0	\$46,286.15	\$5,926	\$36,016.68	\$146,097	\$376.16	\$316	0.00	0	\$13,687.00	0	\$155,591.37	\$152,406
TOTAL MAINTENANCE EXPENSES	\$383.94	\$66	\$122,094.30	0	\$73,769.53	\$8,869	\$74,045.32	\$215,001	\$2,026.85	\$1,016	0.00	0	\$16,134.70	0	\$288,454.64	\$224,954
GENERAL EXPENSES																
Property Insurance	0.00	0	0.00	0	\$5,844.87	\$310	\$6,985.32	\$5,036	0.00	0	0.00	0	\$210.01	0	\$13,040.20	\$5,347
Casualty Loss	0.00	0	0.00	0	\$91,310.05	0	\$340,859.20	0	0.00	0	0.00	0	0.00	0	\$432,169.25	0
Liability Insurance	0.00	\$316	0.00	0	\$1,240.26	\$149	\$2,146.33	\$2,559	\$6,128.63	\$5,333	0.00	0	\$32.22	0	\$9,547.44	\$8,359
Workers Comp Insurance	0.00	\$169	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$169
Insurance Proceeds-Credit	0.00	0	0.00	0	(\$32,434.86)	0	(\$340,859.20)	0	0.00	0	0.00	0	0.00	0	(\$373,294.06)	0
Misc. Taxes/Liscenses/Insurance	\$475.00	0	\$3,269.94	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$3,744.94	0
Security/Law Enforcement	0.00	0	0.00	0	\$2,280.35	0	\$3,789.77	\$4,040	0.00	0	0.00	0	0.00	0	\$6,070.12	\$4,040
TOTAL GENERAL EXPENSES	\$475.00	\$486	\$3,269.94	0	\$68,240.67	\$460	\$12,921.42	\$11,636	\$6,128.63	\$5,333	0.00	0	\$242.23	0	\$91,277.89	\$17,915
HOUSING ASSISTANCE PAYMENTS																
HAP Payments-SRA/TRA/Newplatt/S8 HCV	0.00	0	0.00	0	\$97,454.00	0	\$9,600.00	0	\$7,191,739.60	\$7,295,105	\$93,197.13	0	0.00	0	\$7,391,990.73	\$7,295,105
MI0420 PSH Individual-Avalon-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$76,464.00	0	0.00	0	\$76,464.00	0
MI0422 RRH Tier 1-IHN/SOS-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$328,576.45	0	0.00	0	\$328,576.45	0
MI0423 PSH Family-Avalon-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$44,196.00	0	0.00	0	\$44,196.00	0
MI0424 RRH Tier 2-SOS-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$50,619.77	0	0.00	0	\$50,619.77	0
MI0451 PSH Bonus-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$18,507.51	0	0.00	0	\$18,507.51	0
Tenant Utility Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$135,945.00	0	\$4,411.00	0	0.00	0	\$140,356.00	0
Portable Out HAP Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$117,673.31	0	0.00	0	0.00	0	\$117,673.31	0
FSS Escrow Payments	0.00	0	0.00	0	\$13,277.99	0	\$301.00	\$114	\$77,980.02	0	0.00	0	0.00	0	\$91,559.01	\$114
FSS Escrows-Forfeited	0.00	0	0.00	0	0.00	0	(\$132.00)	0	(\$2,516.24)	0	0.00	0	0.00	0	(\$2,648.24)	0
Security Deposit Assistance	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,392.00	0	0.00	0	\$1,392.00	0
VASH HAP Expense	0.00	0	0.00	0	0.00	0	0.00	0	\$372.00	0	0.00	0	0.00	0	\$372.00	0
MI0420 PSH Individual-Avalon-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$23,363.99	0	0.00	0	\$23,363.99	0
MI0422 RRH Tier 1-IHN/SOS-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$67,411.61	0	0.00	0	\$67,411.61	0
MI0423 PSH Family-Avalon-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$5,636.45	0	0.00	0	\$5,636.45	0
MI0424 RRH Tier 2-SOS-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$3,495.09	0	0.00	0	\$3,495.09	0
MI0451 PSH Bonus Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$6,586.67	0	0.00	0	\$6,586.67	0
SPC HAP-Sponsor Based	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$380,563.28	0	0.00	0	\$380,563.28	0
SPC HAP-Tenant Based	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$191,728.68	0	0.00	0	\$191,728.68	0
SPC Admin Fee-Sponsor Based	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$23,843.04	0	0.00	0	\$23,843.04	0
SPC Admin Fee-Tenant Based	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$12,156.38	0	0.00	0	\$12,156.38	0
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0	0.00	0	\$110,731.99	0	\$9,769.00	\$114	\$7,521,193.69	\$7,295,105	\$1,332,149.05	0	0.00	0	\$8,973,843.73	\$7,295,220
NON-OPERATING ITEMS																
Construction in Progress-RAD	0.00	0	0.00	0	0.00	0	\$200,000.00	0	0.00	0	0.00	0	0.00	0	\$200,000.00	0

CONSOLIDATED BUDGET TO ACTUAL REPORT

FEBRUARY 2016 REPORT

3/12/2016 9:27 AM

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TOTAL NON-OPERATING ITEMS	0.00	0	0.00	0	0.00	0	\$200,000.00	0	0.00	0	0.00	0	0.00	0	\$200,000.00	0
TOTAL EXPENSES	\$446,572.14	\$427,101	\$303,795.41	0	\$300,331.96	\$24,198	\$369,244.98	\$316,189	\$8,411,335.86	\$8,246,592	\$2,356,939.77	0	\$17,209.84	0	\$12,205,429.96	\$9,014,081
NET INCOME	\$22,375.74	\$5,177	(\$39,301.18)	0	(\$112,721.48)	(\$15,318)	(\$210.41)	(\$58,834)	(\$432,454.87)	\$12,862	\$68,805.06	0	(\$10,142.88)	0	(\$503,650.03)	(\$56,112)
NET INCOME-ADMIN FEE	\$22,375.74		(\$39,301.18)		(\$112,721.48)		(\$210.41)		(\$67,693.92)		\$68,805.06		(\$10,142.88)		(\$138,889.07)	
NET INCOME-HAP	\$0.00		\$0.00		\$0.00		\$0.00		(\$364,760.96)		\$0.00		\$0.00		(\$364,760.96)	
<i>BEGINNING UNRESTRICTED EQUITY</i>	237,264.00		0.00		20,980.00		0.00		75,938.00		50,529.26		198,957.65		583,668.91	
<i>ADD CURRENT YEAR INCOME(LOSS)</i>	22,375.74		(39,301.18)		(112,721.48)		(210.41)		(67,693.92)		68,805.06		(10,142.88)		(138,889.07)	
<i>PURCHASE OF FIXED ASSETS</i>															0.00	
PROJECTED YEAR-END UNRESTRICTED EQUITY	259,639.74		(39,301.18)		(91,741.48)		(210.41)		8,244.08		119,334.32		188,814.77		444,779.84	
<i>4 months operating reserve</i>					338,250.00		330,282.00		329,600.00							
<i>BEGINNING NRA-HAP EQUITY</i>									156,515.00							
<i>ADD CURRENT YEAR INCOME(LOSS)</i>									(364,760.96)							
PROJECTED YEAR-END NRA-HAP EQUITY									(208,245.96)							