

Consolidated Budget to Actual Report

December 2015 Report

	COCB As of: 12/2015	COCB Budget As of: 12/2015	Development As of: 12/2015	Development Budget As of: 12/2015	WEST As of: 12/2015	WEST Budget As of: 12/2015	EAST As of: 12/2015	EAST Budget As of: 12/2015	SECTION 8 As of: 12/2015	SECTION 8 Budget As of: 12/2015	Maple Tower As of: 12/2015	Maple Tower Budget As of: 12/2015	River Run As of: 12/2015	River Run Budget As of: 12/2015	TOTAL As of: 12/2015	TOTAL Budget As of: 12/2015
<b>TENANT INCOME</b>																
Rental Income																
Tenant Rent	0.00	0	0.00	0	\$4,541.04	\$2,116	\$55,497.00	\$64,726	0.00	0	\$201,946.00	\$297,637	\$199,306.00	\$354,839	\$461,290.04	\$719,318
Tenant Rent-VASH	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$15,894	0.00	0	0.00	\$15,894
Dwelling Rent-Negative	0.00	0	0.00	0	(\$426.00)	0	(\$1,067.00)	(\$1,480)	0.00	0	\$71.00	0	0.00	0	(\$1,422.00)	(\$1,480)
RAD PBV Housing Assistance Payment(HAP)	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$516,779.00	\$552,755	\$273,634.00	\$433,693	\$790,413.00	\$986,448
PBV-VASH HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$143,046	0.00	0	0.00	\$143,046
Less: Vacancies	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	(\$71,277)	0.00	(\$55,197)	0.00	(\$126,474)
Less: Concessions	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	(\$603.00)	0	(\$230.00)	0	(\$833.00)	0
<b>Total Rental Income</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$4,115.04</b>	<b>\$2,116</b>	<b>\$54,430.00</b>	<b>\$63,245</b>	<b>0.00</b>	<b>0</b>	<b>\$718,193.00</b>	<b>\$938,055</b>	<b>\$472,710.00</b>	<b>\$733,335</b>	<b>\$1,249,448.04</b>	<b>\$1,736,751</b>
<b>Other Tenant Income</b>																
Laundry and Vending	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,330.00	0	\$1,132.13	0	\$5,462.13	0
Damages	0.00	0	0.00	0	\$75.00	0	0.00	0	0.00	0	0.00	0	\$150.00	0	\$225.00	0
Late Charges	0.00	0	0.00	0	\$340.00	\$13	\$630.00	\$319	0.00	0	\$700.00	0	\$900.00	0	\$2,570.00	\$333
Legal Fees - Tenant	0.00	0	0.00	0	\$147.00	0	\$147.00	0	0.00	0	\$200.00	0	0.00	0	\$494.00	0
NSF Charges	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$15.00	0	0.00	0	\$15.00	0
Tenant Owed Utilities	0.00	0	0.00	0	0.00	0	(\$30.34)	\$250	0.00	0	\$100.80	\$8,904	\$1,847.75	0	\$1,918.21	\$9,154
Misc. Tenant Income	0.00	0	0.00	0	0.00	0	0.00	(\$58)	0.00	0	\$350.00	\$3,000	0.00	\$2,000	\$350.00	\$4,941
<b>Total Other Tenant Income</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$562.00</b>	<b>\$13</b>	<b>\$746.66</b>	<b>\$512</b>	<b>0.00</b>	<b>0</b>	<b>\$5,695.80</b>	<b>\$11,904</b>	<b>\$4,029.88</b>	<b>\$2,000</b>	<b>\$11,034.34</b>	<b>\$14,429</b>
<b>NET TENANT INCOME</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$4,677.04</b>	<b>\$2,129</b>	<b>\$55,176.66</b>	<b>\$63,757</b>	<b>0.00</b>	<b>0</b>	<b>\$723,888.80</b>	<b>\$949,959</b>	<b>\$476,739.88</b>	<b>\$735,335</b>	<b>\$1,260,482.38</b>	<b>\$1,751,181</b>
<b>GRANT INCOME</b>																
HUD Operating/HAP-SRA/TRA/NewPlatt/SBHCV	0.00	0	0.00	0	\$107,726.00	\$4,530	\$97,483.00	\$78,714	0.00	0	0.00	0	0.00	0	\$205,209.00	\$83,245
Family Self-Sufficiency Grant	\$51,318.48	\$51,318	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$51,318.48	\$51,318
RAD PBV Vacancy Payments	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$128,248.00	0	\$179,860.00	0	\$308,108.00	0
PBV Vacancy Payments	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$3,494.00	0	\$1,496.00	0	\$4,990.00	0
Section 8 HAP Earned	0.00	0	0.00	0	0.00	0	0.00	0	\$4,821,723.00	\$5,144,578	0.00	0.00	0.00	\$4,821,723.00	\$5,144,578	
SB Admin Fee-SRA/TRA/SBHCV	0.00	0	0.00	0	0.00	0	0.00	0	\$602,791.00	\$622,000	0.00	0.00	0.00	\$602,791.00	\$622,000	
Section 8 VASH Program Income	0.00	0	0.00	0	0.00	0	0.00	0	\$103,649.00	\$37,500	0.00	0.00	0.00	\$103,649.00	\$37,500	
RAD PBV HAP	0.00	0	0.00	0	0.00	0	0.00	0	\$446,426.00	\$288,000	0.00	0.00	0.00	\$446,426.00	\$288,000	
Other Government Grants	\$2,250.00	\$3,600	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0.00	0.00	\$2,250.00	\$3,600	
City CD Grant Revenue	0.00	\$30,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0.00	0.00	0.00	\$30,000	
City General Fund Revenue	\$53,998.00	\$33,499	0.00	0	\$75,000.00	0	0.00	\$50,543	\$41,000.00	\$100,000	0.00	0.00	0.00	\$169,998.00	\$184,043	
DDA Revenue	0.00	0	0.00	0	0.00	0	\$200,000.00	0	0.00	0	0.00	0.00	0.00	\$200,000.00	0	
<b>TOTAL GRANT INCOME</b>	<b>\$107,566.48</b>	<b>\$118,417</b>	<b>0.00</b>	<b>0</b>	<b>\$182,726.00</b>	<b>\$4,530</b>	<b>\$297,483.00</b>	<b>\$129,258</b>	<b>\$6,015,589.00</b>	<b>\$6,192,079</b>	<b>\$131,742.00</b>	<b>0</b>	<b>\$181,356.00</b>	<b>0</b>	<b>\$6,916,462.48</b>	<b>\$6,444,285</b>
Investment Income - Unrestricted	\$4,906.57	\$2,625	0.00	0	0.00	0	\$0.61	0	\$3.41	\$12	0.00	0.00	0.00	0	\$4,910.59	\$2,637
Investment Income - Restricted	0.00	0	0.00	0	0.00	0	0.00	0	\$3.23	0	0.00	0.00	0.00	0	\$3.23	0
Management Fee Income	\$139,551.20	\$157,012	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0.00	0.00	0	\$139,551.20	\$157,012
Management Fee-from Tax Credit Entity	\$48,017.49	\$46,154	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0.00	0.00	0	\$48,017.49	\$46,154
Fraud Recovery-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	\$2,448.50	\$1,249	0.00	0.00	0.00	0	\$2,448.50	\$1,249
Fraud Recovery-HAP	0.00	0	0.00	0	0.00	0	0.00	0	\$2,448.50	\$1,249	0.00	0.00	0.00	0	\$2,448.50	\$1,249
Miscellaneous Other Income	\$1,414.23	0	\$264,494.23	0	0.00	0	0.00	0	\$91.50	0	0.00	0.00	0.00	0	\$265,999.96	0
Other Income-Earned Discounts	\$43.83	0	0.00	0	0.00	0	0.00	0	0.00	0	\$64.20	0.00	0.00	0	\$108.03	0
<b>TOTAL INCOME</b>	<b>\$301,499.80</b>	<b>\$324,209</b>	<b>\$264,494.23</b>	<b>0</b>	<b>\$187,403.04</b>	<b>\$6,659</b>	<b>\$352,660.27</b>	<b>\$193,016</b>	<b>\$6,020,584.14</b>	<b>\$6,194,591</b>	<b>\$855,695.00</b>	<b>\$949,959</b>	<b>\$658,095.88</b>	<b>\$735,335</b>	<b>\$8,640,432.36</b>	<b>\$8,403,770</b>
<b>EXPENSES</b>																
<b>ADMINISTRATIVE</b>																
Administrative Salaries																
Administrative Salaries	\$45,961.07	\$47,335	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$45,961.07	\$47,335
Compensated Absences	0.00	\$1,500	0.00	0	0.00	0	0.00	0	0.00	\$1,500	\$4,553.62	0	\$4,401.83	0	\$8,955.45	\$3,000
Employee Benefit Contribution-Admin	\$22,268.75	\$23,574	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0.00	0.00	0	\$22,268.75	\$23,574
Employee Benefit-Education	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$2,499	0.00	0	0.00	0	0.00	\$2,499
Temporary Help	\$2,549.39	\$1,999	0.00	0	0.00	\$186	\$123.03	\$3,158	\$11,533.09	\$9,999	\$14,158.23	0	\$1,861.31	0	\$30,225.05	\$15,345
Contract Employees-Admin	\$59,023.67	\$33,717	0.00	0	0.00	0	0.00	\$1,256	\$434,364.23	\$452,231	0.00	\$149,680	0.00	\$134,360	\$493,387.90	\$771,245
Contract Employees-Admin-OT	0.00	0	0.00	0	0.00	0	0.00	0	\$15,306.85	\$12,499	0.00	0.00	0.00	0	\$15,306.85	\$12,499
Contract Employees-FSS	\$68,277.72	\$74,040	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0.00	0.00	0	\$68,277.72	\$74,040
Contract Employees-FSS-OT	\$126.57	\$500	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0.00	0.00	0	\$126.57	\$500
Contract-Property Management	\$1,520.31	0	0.00	0	\$9,821.31	\$8,767	\$10,404.25	\$22,356	0.00	0	\$150,251.85	0	\$117,373.41	0	\$289,371.13	\$31,124
Contract Property Management-OT	0.00	0	0.00	0	\$191.76	\$77	\$5,818.58	\$679	0.00	0	\$24,585.18	0	\$12,389.43	0	\$42,984.95	\$757
Retiree Insurance Benefits	\$24,067.50	\$22,499	0.00	0	0.00	0	0.00	0	\$14,440.50	\$11,178	0.00	0.00	0.00	0	\$38,508.00	\$33,678
<b>Total Administrative Salaries</b>	<b>\$223,794.98</b>	<b>\$205,166</b>	<b>0.00</b>	<b>0</b>	<b>\$10,013.07</b>	<b>\$9,032</b>	<b>\$16,345.86</b>	<b>\$27,450</b>	<b>\$475,644.67</b>	<b>\$489,909</b>	<b>\$193,548.88</b>	<b>\$149,680</b>	<b>\$136,025.98</b>	<b>\$134,360</b>	<b>\$1,055,373.44</b>	<b>\$1,015,599</b>

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	COCB As of: 12/2015	COCB Budget As of: 12/2015	Development As of: 12/2015	Development Budget As of: 12/2015	WEST As of: 12/2015	WEST Budget As of: 12/2015	EAST As of: 12/2015	EAST Budget As of: 12/2015	SECTION 8 As of: 12/2015	SECTION 8 Budget As of: 12/2015	Maple Tower As of: 12/2015	Maple Tower Budget As of: 12/2015	River Run As of: 12/2015	River Run Budget As of: 12/2015	TOTAL As of: 12/2015	TOTAL Budget As of: 12/2015
<b>Legal Expense</b>																
Criminal Background Checks	\$33.50	0	0.00	0	0.00	\$0	0.00	\$13	\$1,730.00	\$1,194	\$55.50	0	0.00	0	\$1,819.00	\$1,209
Tenant Screening	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$49	0.00	0	0.00	0	0.00	\$49
General Legal Expense	0.00	\$1,500	\$75.00	0	\$672.25	\$21	\$828.25	\$212	\$4,514.14	\$3,925	\$779.50	\$12,000	\$6,212.97	\$7,000	\$13,082.11	\$24,658
Hearing Officer Expense	0.00	0	0.00	0	0.00	0	0.00	0	\$2,493.75	\$4,999	\$481.25	0	\$350.00	0	\$3,325.00	\$4,999
<b>Total Legal Expense</b>	<b>\$33.50</b>	<b>\$1,500</b>	<b>\$75.00</b>	<b>0</b>	<b>\$672.25</b>	<b>\$22</b>	<b>\$828.25</b>	<b>\$225</b>	<b>\$8,737.89</b>	<b>\$10,169</b>	<b>\$1,316.25</b>	<b>\$12,000</b>	<b>\$6,562.97</b>	<b>\$7,000</b>	<b>\$18,226.11</b>	<b>\$30,917</b>
<b>Other Admin Expenses</b>																
Staff Training	\$2,048.14	\$4,000	0.00	0	\$199.00	\$15	\$313.02	\$362	\$1,691.12	\$1,636	\$1,139.00	0	\$1,353.14	0	\$6,743.42	\$6,014
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	\$1,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$1,000
Travel	\$1,135.69	\$750	\$13.25	0	\$434.39	\$5	\$376.93	\$358	0.00	\$49	\$508.10	0	\$644.38	0	\$3,112.74	\$1,164
Accounting Fees	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$8,360	0.00	\$7,600	0.00	\$15,960
Auditing Fees	\$1,300.00	\$450	0.00	0	\$5,220.00	\$113	\$5,220.00	\$1,926	\$5,220.00	\$2,610	\$2,300.00	0	\$2,300.00	0	\$21,560.00	\$5,100
Port Out Admin Fee Paid	0.00	0	0.00	0	0.00	0	0.00	0	\$7,893.40	\$9,349	0.00	0	0.00	0	\$7,893.40	\$9,349
Management Fee	\$7,202.63	\$6,922	0.00	0	\$2,142.00	\$687	\$16,569.00	\$18,627	\$120,558.20	\$124,399	\$51,341.70	\$56,998	\$39,485.75	\$44,120	\$237,299.28	\$251,755
Mgt Fee-outside	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$2,299	0.00	0	0.00	0	\$5,000	\$7,299
Office Rent	0.00	0	0.00	0	0.00	0	0.00	0	\$1,046.00	\$1,639	0.00	0	0.00	0	\$1,046.00	\$1,639
Office Security Expense	0.00	0	0.00	0	0.00	\$0	0.00	0	0.00	\$29	0.00	0	0.00	0	0.00	\$29
Office Janitorial Expense	\$736.95	\$150	0.00	0	\$67.34	\$16	0.00	\$76	\$2,543.85	\$1,732	\$629.00	0	0.00	0	\$3,977.14	\$1,975
Consultants	\$13,407.37	\$1,000	\$42,542.70	0	0.00	\$1	0.00	0	\$3,600.00	\$497	\$34,076.27	\$3,430	\$22,221.29	\$3,200	\$115,847.63	\$8,128
Inspections	0.00	0	0.00	0	0.00	\$46	0.00	0	\$36,465.00	\$49,999	0.00	0	\$270.00	0	\$36,735.00	\$50,046
<b>Total Other Admin Expenses</b>	<b>\$26,029.78</b>	<b>\$14,273</b>	<b>\$42,555.95</b>	<b>0</b>	<b>\$8,062.73</b>	<b>\$886</b>	<b>\$22,478.95</b>	<b>\$21,352</b>	<b>\$179,017.57</b>	<b>\$194,245</b>	<b>\$89,994.07</b>	<b>\$68,788</b>	<b>\$66,274.56</b>	<b>\$59,920</b>	<b>\$434,413.61</b>	<b>\$359,465</b>
<b>Miscellaneous Admin Expenses</b>																
Membership and Fees	\$2,675.00	\$2,599	0.00	0	0.00	0	0.00	0	0.00	\$799	0.00	0	0.00	0	\$2,675.00	\$3,399
Publications	\$349.00	\$250	0.00	0	0.00	0	0.00	\$0	\$170.75	\$349	0.00	0	0.00	0	\$519.75	\$600
Advertising	0.00	\$100	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$100	0.00	\$100	0.00	\$300
Office Supplies	\$527.89	\$450	\$27.71	0	\$369.23	\$52	\$109.41	\$650	\$2,709.81	\$2,749	\$1,551.68	\$8,000	\$457.98	\$8,000	\$5,753.71	\$19,903
Telephone	\$1,520.57	\$1,600	0.00	0	\$166.14	\$26	\$1,494.55	\$1,817	\$4,941.74	\$4,399	\$5,431.06	0	\$4,263.12	0	\$17,817.18	\$7,844
Postage	\$392.78	\$100	0.00	0	\$222.83	\$36	\$348.50	\$644	\$6,161.01	\$7,999	\$2,218.43	0	\$2,066.37	0	\$11,409.92	\$8,780
Software License Fees	\$26,861.22	\$31,000	\$653.00	0	\$159.83	0	0.00	0	0.00	0	\$3,824.55	0	\$806.33	0	\$32,304.93	\$31,000
Copiers	\$193.16	\$450	0.00	0	\$37.89	\$9	\$27.92	\$82	\$1,295.15	\$1,999	0.00	0	\$262.86	0	\$2,187.98	\$2,542
Printer Supplies	0.00	\$150	0.00	0	0.00	0	0.00	0	0.00	\$49	0.00	0	0.00	0	0.00	\$199
Software	0.00	0	0.00	0	0.00	0	0.00	\$14	0.00	\$499	\$980.23	0	\$71.32	0	\$1,051.55	\$514
Printing Expenses	\$842.86	\$49	0.00	0	\$8.44	\$2	\$160.36	\$59	\$734.70	\$1,000	\$123.00	0	\$63.50	0	\$1,932.86	\$1,111
Cell Phones/Pagers	0.00	0	0.00	0	0.00	\$11	0.00	\$198	0.00	0	0.00	0	0.00	0	0.00	\$209
Small Office Equipment	\$39.99	0	0.00	0	0.00	0	0.00	0	0.00	\$100	0.00	0	0.00	0	\$39.99	\$100
Late Fees/Lost Discounts	0.00	0	0.00	0	0.00	0	0.00	0	\$50.00	0	\$8.04	0	0.00	0	\$58.04	0
Bank Fees	(\$31.00)	\$499	0.00	0	0.00	\$1	0.00	\$27	0.00	\$3,000	\$103.47	0	\$110.83	0	\$183.30	\$3,529
Other Misc Admin Expenses	\$126.51	\$2,250	0.00	0	\$3.32	\$2	\$6.28	\$40	\$295.96	\$1,000	\$135.82	0	\$130.33	0	\$698.22	\$3,293
<b>Total Miscellaneous Admin Expenses</b>	<b>\$33,497.98</b>	<b>\$39,500</b>	<b>\$680.71</b>	<b>0</b>	<b>\$967.68</b>	<b>\$143</b>	<b>\$2,147.02</b>	<b>\$3,535</b>	<b>\$16,359.12</b>	<b>\$23,949</b>	<b>\$14,747.28</b>	<b>\$8,100</b>	<b>\$8,232.64</b>	<b>\$8,100</b>	<b>\$76,632.43</b>	<b>\$83,328</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$283,356.24</b>	<b>\$260,440</b>	<b>\$43,311.66</b>	<b>0</b>	<b>\$19,715.73</b>	<b>\$10,084</b>	<b>\$41,800.08</b>	<b>\$52,564</b>	<b>\$679,759.25</b>	<b>\$718,274</b>	<b>\$299,606.48</b>	<b>\$238,568</b>	<b>\$217,096.15</b>	<b>\$209,380</b>	<b>\$1,584,645.59</b>	<b>\$1,489,311</b>
<b>TENANT SERVICES</b>																
Resident Council	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$30.00	\$3,375	0.00	\$2,900	\$30.00	\$6,275
Other Tenant Svcs.	0.00	\$349	0.00	0	0.00	\$1	0.00	\$20	0.00	0	\$819.31	0	\$546.21	0	\$1,365.52	\$371
Tenant Services Support	\$39,961.25	\$60,000	\$71,895.88	0	\$1,003.66	0	\$138.00	0	0.00	0	\$1,005.88	0	\$227.24	0	\$114,231.91	\$60,000
Resident Participation Funds	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$68.12	0	0.00	0	\$68.12	0
Tenant Services Contract Costs	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$509.01	0	\$3,512.63	0	\$4,021.64	0
Application Fees	0.00	0	\$324.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$324.00	0
Other Set-Up Fees	0.00	0	\$502.90	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$502.90	0
Moving Company Expenses	\$98.00	0	\$35,180.94	0	\$1,850.00	0	\$98.00	0	0.00	0	\$196.00	0	0.00	0	\$37,422.94	0
Packers Stipends	0.00	0	\$801.00	0	0.00	0	\$462.00	0	0.00	0	\$1,514.00	0	\$2,069.00	0	\$4,846.00	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	\$2,939.15	\$3,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,939.15	\$3,000
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>\$42,998.40</b>	<b>\$63,349</b>	<b>\$108,904.72</b>	<b>0</b>	<b>\$2,853.66</b>	<b>\$1</b>	<b>\$698.00</b>	<b>\$20</b>	<b>0.00</b>	<b>0</b>	<b>\$4,142.32</b>	<b>\$3,375</b>	<b>\$6,355.08</b>	<b>\$2,900</b>	<b>\$165,952.18</b>	<b>\$69,646</b>
<b>UTILITY EXPENSES</b>																
Water	\$38.76	0	0.00	0	\$12,632.76	\$955	\$6,636.57	\$7,008	0.00	0	\$30,096.40	\$55,000	\$25,158.03	\$55,000	\$74,562.52	\$117,964
Electricity	\$26.35	0	0.00	0	\$3,217.08	\$109	\$2,398.54	\$3,297	0.00	0	\$62,455.89	\$79,000	\$30,140.20	\$45,000	\$98,238.06	\$127,406
Electricity-Vacant Units	\$16.18	0	0.00	0	\$469.21	0	\$1,795.23	\$1,285	0.00	0	\$2,353.34	0	\$7,985.06	0	\$12,619.02	\$1,285
Electricity-Tenant Owed	0.00	0	0.00	0	0.00	0	0.00	\$3	0.00	0	\$70.68	0	\$1,504.38	0	\$1,575.06	\$3
Gas	0.00	0	0.00	0	\$14.70	0	\$365.03	\$879	0.00	0	\$27,570.28	\$50,000	\$15,980.67	\$31,000	\$43,930.68	\$81,879
Gas-Vacant Units	\$10.83	0	0.00	0	\$521.74	0	\$653.60	\$2,289	0.00	0	\$4,655.01	0	\$9,261.02	0	\$15,102.20	\$2,289
Gas-Tenant Owed	0.00	0	0.00	0	0.00	0	\$59.45	\$256	0.00	0	\$55.61	0	\$338.87	0	\$453.93	\$256
Utilities billed to HCV Program	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	(\$2,883.00)	0	0.00	0	(\$2,883.00)	0
<b>TOTAL UTILITY EXPENSES</b>	<b>\$92.12</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$16,855.49</b>	<b>\$1,065</b>	<b>\$11,908.42</b>	<b>\$15,020</b>	<b>0.00</b>	<b>0</b>	<b>\$124,374.21</b>	<b>\$184,000</b>	<b>\$90,368.23</b>	<b>\$131,000</b>	<b>\$243,598.47</b>	<b>\$331,085</b>

Consolidated Budget to Actual Report

December 2015 Report

	COCB As of: 12/2015	COCB Budget As of: 12/2015	Development As of: 12/2015	Development Budget As of: 12/2015	WEST As of: 12/2015	WEST Budget As of: 12/2015	EAST As of: 12/2015	EAST Budget As of: 12/2015	SECTION 8 As of: 12/2015	SECTION 8 Budget As of: 12/2015	Maple Tower As of: 12/2015	Maple Tower Budget As of: 12/2015	River Run As of: 12/2015	River Run Budget As of: 12/2015	TOTAL As of: 12/2015	TOTAL Budget As of: 12/2015
General Maint Expense																
Maintenance - Temporary Labor	0.00	0	0.00	0	0.00	0	0.00	\$244	0.00	0	0.00	0	0.00	0	0.00	\$244
Compensated Absences	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$3,936.90	0	\$3,805.67	0	\$7,742.57	0
Inter-dept billings	0.00	0	0.00	0	0.00	(\$3)	0.00	(\$65)	0.00	0	0.00	0	0.00	0	0.00	(\$69)
Contract Employees Maintenance	0.00	0	0.00	0	\$19,057.56	\$1,698	\$26,858.51	\$40,601	0.00	0	\$140,726.27	\$163,320	\$104,328.44	\$119,640	\$290,970.78	\$325,260
Contract Employees-Maint-OT	0.00	0	0.00	0	\$803.85	\$43	\$770.05	\$2,289	0.00	0	\$8,949.35	0	\$8,956.71	0	\$19,479.96	\$2,332
Maintenance Uniforms	0.00	0	0.00	0	\$180.99	\$8	\$389.80	\$136	0.00	0	\$842.26	0	\$807.46	0	\$2,220.51	\$144
Safety Supplies	0.00	0	0.00	0	\$72.69	\$23	\$156.55	\$423	0.00	\$175	\$943.13	0	\$909.84	0	\$2,082.21	\$621
Vehicle Gas, Oil, Grease	0.00	0	0.00	0	\$253.77	\$2	\$546.58	0	0.00	0	\$3,745.05	0	\$3,632.69	0	\$8,178.09	\$2
Maintenance Facility Rent	0.00	0	0.00	0	\$448.86	\$101	\$847.86	\$762	0.00	0	\$4,832.91	0	\$4,477.87	0	\$10,607.50	\$864
<b>Total General Maint Expense</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$20,817.72</b>	<b>\$1,873</b>	<b>\$29,569.35</b>	<b>\$44,392</b>	<b>0.00</b>	<b>\$175</b>	<b>\$163,975.87</b>	<b>\$163,320</b>	<b>\$126,918.68</b>	<b>\$119,640</b>	<b>\$341,281.62</b>	<b>\$329,400</b>
Materials																
Grounds Supplies	0.00	0	0.00	0	0.00	\$6	0.00	\$93	0.00	0	\$3,537.27	\$2,000	\$45.67	\$2,000	\$3,582.94	\$4,099
Appliance Parts Supplies	0.00	0	0.00	0	\$26.38	\$41	\$53.68	\$1,187	0.00	0	\$39,090.61	0	\$19,729.96	0	\$58,900.63	\$1,228
Window Treatment Supplies	0.00	0	0.00	0	\$94.00	\$32	\$98.67	\$586	\$44.70	0	\$7,861.11	0	\$11,025.77	0	\$19,124.25	\$618
Electrical Supplies	\$4.83	0	\$55,525.20	0	\$491.49	\$49	\$98.54	\$872	0.00	0	\$6,523.26	0	\$8,723.40	0	\$71,366.72	\$922
Exterminating Supplies	0.00	0	0.00	0	\$30.92	\$1	\$66.61	\$19	0.00	0	\$143.92	0	\$137.97	0	\$379.42	\$20
Janitorial/Cleaning Supplies	0.00	0	0.00	0	\$240.32	\$26	\$372.00	\$450	\$1,120.21	\$349	\$2,286.77	\$8,000	\$1,861.83	\$6,000	\$5,881.13	\$14,827
Plumbing Supplies	0.00	0	0.00	0	\$328.84	\$43	\$547.54	\$827	0.00	0	\$2,563.05	0	\$2,930.44	0	\$6,369.87	\$870
Tools and Equipment	0.00	0	0.00	0	\$131.22	\$19	\$244.36	\$272	0.00	0	\$1,309.86	0	\$1,244.46	0	\$2,929.90	\$292
Paint Supplies	0.00	0	0.00	0	\$724.19	\$13	\$385.46	\$896	0.00	0	\$5,584.60	0	\$6,702.56	0	\$13,396.81	\$910
Hardware Supplies	\$10.59	0	0.00	0	\$305.58	\$55	\$379.17	\$1,179	0.00	0	\$4,440.19	0	\$7,103.55	0	\$12,239.08	\$1,234
HVAC Supplies	0.00	0	0.00	0	\$31.63	\$23	\$266.62	\$411	0.00	0	(\$188.50)	0	(\$355.47)	0	(\$245.72)	\$435
Vehicle Supplies	0.00	0	0.00	0	\$4.27	\$22	\$9.19	\$382	0.00	0	\$86.42	0	\$83.93	0	\$183.81	\$404
Locks & Keys	0.00	0	0.00	0	\$140.58	\$21	\$143.40	\$474	0.00	0	\$1,746.58	0	\$1,509.25	0	\$3,539.81	\$496
Cabinet Supplies	0.00	0	0.00	0	\$873.50	0	0.00	0	0.00	0	\$116.00	0	0.00	0	\$989.50	0
Flooring Supplies	0.00	0	0.00	0	0.00	\$4	0.00	\$70	0.00	0	0.00	0	0.00	0	0.00	\$74
Unit Turn Supplies	0.00	0	0.00	0	\$274.19	\$6	0.00	\$387	0.00	0	0.00	0	0.00	0	\$274.19	\$393
Miscellaneous Supplies	0.00	0	0.00	0	0.00	0	0.00	\$0	0.00	0	\$169.29	\$27,000	0.00	\$22,000	\$169.29	\$48,999
<b>Total Materials</b>	<b>\$15.42</b>	<b>0</b>	<b>\$55,525.20</b>	<b>0</b>	<b>\$3,697.11</b>	<b>\$367</b>	<b>\$2,665.24</b>	<b>\$8,110</b>	<b>\$1,164.91</b>	<b>\$349</b>	<b>\$75,270.43</b>	<b>\$37,000</b>	<b>\$60,743.32</b>	<b>\$30,000</b>	<b>\$199,081.63</b>	<b>\$75,828</b>
Contract Costs																
Fire Extinguisher Contract Costs	0.00	0	0.00	0	0.00	0	\$124.35	0	0.00	0	\$455.15	0	\$298.58	0	\$878.08	0
Building Repairs Contract Costs	0.00	0	\$849.86	0	(\$4,000.00)	\$543	0.00	\$70,189	0.00	0	\$1,238.34	0	\$3,792.94	0	\$1,381.14	\$70,733
Building Repair-setup Industrial Maintenance Facility	0.00	0	0.00	0	0.00	\$319	0.00	\$2,460	0.00	0	0.00	0	0.00	0	0.00	\$2,779
Carpet Cleaning Contract Costs	\$50.00	0	0.00	0	0.00	0	0.00	0	\$200.00	0	\$245.00	0	0.00	0	\$495.00	0
Decorating/Painting Contract Costs	0.00	0	0.00	0	(\$950.00)	0	0.00	0	0.00	0	\$13,457.50	\$1,000	\$11,230.00	\$1,000	\$23,737.50	\$2,000
Electrical Contract Costs	0.00	0	\$29,336.00	0	(\$1,082.50)	0	0.00	\$1,344	0.00	0	\$5,060.12	0	\$1,320.20	0	\$34,633.82	\$1,344
Pest Control Contract Costs	0.00	0	0.00	0	\$464.29	0	0.00	\$533	0.00	0	\$2,017.80	\$7,000	\$717.91	\$5,000	\$3,200.00	\$12,533
Pest Control-budgeted	0.00	0	0.00	0	\$1,072.72	\$1,691	\$1,170.00	\$3,915	0.00	0	\$17,412.58	0	\$11,039.37	0	\$30,694.67	\$5,606
Floor Covering Contract Costs	0.00	0	0.00	0	\$3,079.84	0	\$2,584.14	0	0.00	0	\$423.61	0	0.00	0	\$6,087.59	0
Grounds Contract Costs	0.00	0	0.00	0	\$3,109.95	0	\$1,763.63	0	0.00	0	\$1,249.99	\$8,000	\$3,108.75	\$6,000	\$9,232.32	\$14,000
Janitorial/Cleaning Contract Costs	\$50.00	\$49	0.00	0	0.00	\$13	0.00	\$947	0.00	\$124	\$17,481.59	\$20,000	\$2,346.63	\$20,000	\$19,878.22	\$41,136
Janitorial-Monthly Contract	\$268.52	0	0.00	0	0.00	0	\$4,497.21	\$4,372	0.00	0	\$18,771.72	0	\$17,412.30	0	\$40,949.75	\$4,372
Plumbing Contract Costs	0.00	0	0.00	0	\$302.61	0	\$1,751.27	\$800	0.00	0	\$7,935.00	0	\$695.00	0	\$10,683.88	\$800
Windows-Contract Costs	0.00	0	0.00	0	0.00	0	0.00	\$52	0.00	0	\$96.14	0	0.00	0	\$96.14	\$52
HVAC Contract Costs	0.00	0	0.00	0	\$13,488.00	\$50	\$400.24	\$1,456	0.00	0	\$759.36	0	\$9,086.78	0	\$23,734.38	\$1,506
Vehicle Maintenance Contract Costs	0.00	0	0.00	0	\$111.78	\$10	\$238.54	\$199	0.00	0	\$1,010.80	0	\$963.68	0	\$2,324.80	\$209
Equipment Rental Contract Costs	0.00	0	0.00	0	0.00	\$2	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$2
Elevator Inspection Fees	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$415.00	0	0.00	0	\$415.00	0
Boiler Inspection Fees	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$428.00	0	\$428.00	0
Fire Sprinkler Inspection Fees	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,180.00	0	\$1,180.00	0	\$2,360.00	0
Fire Alarm Inspection Fees	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,050.00	0	\$1,050.00	0	\$2,100.00	0
Elevator Monitoring Contract Costs	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,592.80	0	\$4,529.21	0	\$7,122.01	0
Alarm Monitoring Contract Costs	0.00	0	0.00	0	\$24.58	\$0	0.00	0	\$132.12	\$112	\$1,657.23	0	\$893.88	0	\$2,707.81	\$113
Sprinkler Monitoring Contract Costs	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$749.00	0	\$749.00	0
Trash Disposal Contract Costs	0.00	0	0.00	0	\$1,523.27	0	\$1,140.60	0	0.00	0	\$8,144.08	\$4,500	\$3,784.49	\$3,000	\$14,592.44	\$7,500
Sewer Backups Emergency	0.00	0	0.00	0	\$445.24	0	\$351.00	\$1,367	0.00	0	\$3,942.22	0	\$9,798.27	0	\$14,536.73	\$1,367
Sewer Backups-Repairs	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$3,250.00	0	\$1,020.00	0	\$4,270.00	0
Equipment Repair Contract Costs	0.00	0	0.00	0	0.00	\$12	\$21.20	\$215	0.00	0	\$5,994.87	0	\$1,682.44	0	\$7,698.51	\$228
Vehicle Towing Contract Costs	0.00	0	0.00	0	0.00	\$1	0.00	\$29	0.00	0	\$105.00	0	0.00	0	\$105.00	\$31
Unit Turn Contract Costs	0.00	0	\$7,560.00	0	(\$2,207.88)	0	\$2,078.00	\$7,572	0.00	0	\$9,316.00	0	\$6,304.75	0	\$23,050.87	\$7,572
Lawn Care Contract	0.00	0	0.00	0	\$2,425.00	\$862	\$3,295.00	\$3,961	0.00	0	\$4,820.00	0	\$7,630.00	0	\$18,170.00	\$4,823
Snow Plow Contract	0.00	0	0.00	0	\$4,520.00	\$936	\$5,376.00	\$9,034	0.00	0	\$10,322.00	\$12,000	\$15,300.00	\$15,300	\$35,518.00	\$37,270
Asbestos Removal-Contract Costs	0.00	0	0.00	0	0.00	\$0	0.00	\$219	0.00	0	\$1,183.80	0	\$8.57	0	\$1,192.37	\$219

Consolidated Budget to Actual Report

December 2015 Report

	COCB As of: 12/2015	COCB Budget As of: 12/2015	Development As of: 12/2015	Development Budget As of: 12/2015	WEST As of: 12/2015	WEST Budget As of: 12/2015	EAST As of: 12/2015	EAST Budget As of: 12/2015	SECTION 8 As of: 12/2015	SECTION 8 Budget As of: 12/2015	Maple Tower As of: 12/2015	Maple Tower Budget As of: 12/2015	River Run As of: 12/2015	River Run Budget As of: 12/2015	TOTAL As of: 12/2015	TOTAL Budget As of: 12/2015
Tenant Stipends	0.00	0	\$1,687.00	0	\$2,174.00	0	\$900.00	\$900	0.00	0	\$10,278.57	0	\$6,944.50	0	\$21,984.07	\$900
Contract Costs-Other	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$950.00	\$30,000	\$200.00	\$25,000	\$1,150.00	\$55,000
Replacement Reserve Payments	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$40,500	0.00	\$40,600	0.00	\$81,100
Total Contract Costs	\$368.52	\$49	\$39,432.86	0	\$24,000.90	\$4,444	\$25,691.18	\$109,572	\$332.12	\$237	\$152,816.27	\$123,000	\$123,515.25	\$115,900	\$366,157.10	\$353,205
TOTAL MAINTENANCE EXPENSES	\$383.94	\$49	\$94,958.06	0	\$48,515.73	\$6,685	\$57,925.77	\$162,076	\$1,497.03	\$762	\$392,062.57	\$323,320	\$311,177.25	\$265,540	\$906,520.35	\$758,434
GENERAL EXPENSES																
Property Insurance	0.00	0	0.00	0	\$4,416.11	\$232	\$5,253.98	\$3,777	0.00	0	0.00	\$31,000	0.00	\$27,000	\$9,670.09	\$62,010
Casualty Loss	0.00	0	0.00	0	\$32,286.75	0	\$340,859.20	0	0.00	0	0.00	0	0.00	0	\$373,145.95	0
Liability Insurance	0.00	\$237	0.00	0	\$954.46	\$112	\$1,617.45	\$1,919	\$4,588.13	\$4,000	\$888.53	0	\$851.73	0	\$8,900.30	\$6,269
Workers Comp Insurance	0.00	\$127	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$127
Insurance Proceeds-Credit	0.00	0	0.00	0	0.00	0	(\$340,859.20)	0	0.00	0	0.00	0	0.00	0	(\$340,859.20)	0
Misc. Taxes/Licenses/Insurance	\$475.00	0	\$3,269.94	0	0.00	0	0.00	0	0.00	0	0.00	\$135	0.00	\$116	\$3,744.94	\$251
Security/Law Enforcement	0.00	0	0.00	0	\$2,280.35	0	\$2,903.77	\$3,030	0.00	0	\$16,796.68	\$15,000	\$10,020.84	\$9,000	\$32,001.64	\$27,030
TOTAL GENERAL EXPENSES	\$475.00	\$364	\$3,269.94	0	\$39,937.67	\$345	\$9,775.19	\$8,727	\$4,588.13	\$4,000	\$17,685.21	\$46,135	\$10,872.57	\$36,116	\$86,603.72	\$95,687
HOUSING ASSISTANCE PAYMENTS																
HAP Payments-SRA/TRA/Newplatt/SB HCV	0.00	0	0.00	0	\$66,765.00	0	\$7,447.00	0	\$5,310,312.60	\$5,471,329	0.00	0	0.00	0	\$5,384,524.60	\$5,471,329
Tenant Utility Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$103,310.00	0	0.00	0	0.00	0	\$103,310.00	0
Portable Out HAP Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$98,826.58	0	0.00	0	0.00	0	\$98,826.58	0
FSS Escrow Payments	0.00	0	0.00	0	\$13,209.00	0	\$296.00	\$85	\$46,346.00	0	0.00	0	0.00	0	\$59,851.00	\$85
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
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0	0.00	0	\$79,974.00	0	\$7,743.00	\$85	\$5,559,167.18	\$5,471,329	0.00	0	0.00	0	\$5,646,884.18	\$5,471,415
FINANCING EXPENSE																
Debt Service Payment	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$121,360	0.00	\$37,925	0.00	\$159,285
TOTAL FINANCING EXPENSES	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$121,360	0.00	\$37,925	0.00	\$159,285
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
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	\$327,305.70	\$324,204	\$250,444.38	0	\$207,852.28	\$18,182	\$329,850.47	\$238,494	\$6,245,011.59	\$6,194,365	\$837,870.79	\$916,758	\$635,869.28	\$682,861	\$8,834,204.49	\$8,374,865
NET INCOME	(\$25,805.90)	\$4	\$14,049.85	0	(\$20,449.24)	(\$11,522)	\$22,809.80	(\$45,478)	(\$224,427.45)	\$225	\$17,824.21	\$33,201	\$22,226.60	\$52,474	(\$193,772.13)	\$28,904
NET INCOME-ADMIN FEE	(\$25,805.90)	\$4.00	\$14,049.85	\$0.00	(\$20,449.24)	(\$11,522.00)	\$22,809.80	(\$45,478.00)	(\$39,510.00)	\$225.00	\$17,824.21	\$33,201	\$22,226.60	\$52,474	(\$8,854.68)	\$28,904
NET INCOME-HAP	\$0.00		\$0.00		\$0.00		\$0.00		(\$184,917.27)		\$0.00		\$0.00		(\$184,917.27)	
BEGINNING UNRESTRICTED EQUITY	237,264.00		0.00		20,980.00		0.00		75,938.00		(20,975.21)		(8,458.67)		304,748.12	
ADD CURRENT YEAR INCOME(LOSS)	(25,805.90)		14,049.85		(20,449.24)		22,809.80		(39,510.00)		17,824.21		22,226.60		(8,854.68)	
PURCHASE OF FIXED ASSETS															0.00	
PROJECTED YEAR-END UNRESTRICTED EQUITY	211,458.10		14,049.85		630.76		22,809.80		36,428.00		(3,161.00)		13,767.93		295,893.44	
4 months operating reserve	218,203.80				86,262.19		214,738.31		457,229.61							
BEGINNING NRA-HAP EQUITY									156,515.00							
ADD CURRENT YEAR INCOME(LOSS)									(184,917.27)							
PROJECTED YEAR-END NRA-HAP EQUITY									(28,402.27)							