

CONSOLIDATED BUDGET TO ACTUAL REPORT

Period = July 2013 through March 2014

	COCC As of: 03/2014	COCC Budget As of: 03/2014	DEVELOPMENT As of: 03/2014	DEVELOPMENT Budget As of: 03/2014	WEST As of: 03/2014	WEST Budget As of: 03/2014	EAST As of: 03/2014	EAST Budget As of: 03/2014	SECTION 8 As of: 03/2014	SECTION 8 Budget As of: 03/2014	S8NC As of: 03/2014	S8NC Budget As of: 03/2014	GARDEN As of: 03/2014	GARDEN Budget As of: 03/2014	TOTAL As of: 03/2014	TOTAL Budget As of: 03/2014
TENANT INCOME																
Rental Income																
Tenant Rent	0.00	0	0.00	0	\$283,629.50	\$299,999	\$334,719.00	\$322,499	0.00	0	0.00	0	\$846.00	\$1,125	\$619,194.50	\$623,624
Dwelling Rent-Negative	0.00	0	0.00	0	(\$9,625.00)	(\$9,749)	(\$6,739.00)	(\$7,499)	0.00	0	0.00	0	0.00	0	(\$16,364.00)	(\$17,249)
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	\$274,004.50	\$290,250	\$327,968.00	\$315,000	0.00	0	0.00	0	\$846.00	\$1,125	\$602,818.50	\$606,375
Other Tenant Income																
Laundry and Vending	0.00	0	0.00	0	\$3,072.66	\$2,250	\$1,056.49	\$1,649	0.00	0	0.00	0	0.00	0	\$4,129.15	\$3,899
Damages	0.00	0	0.00	0	\$106.60	\$825	\$183.00	\$600	0.00	0	0.00	0	0.00	0	\$289.60	\$1,425
Late Charges	0.00	0	0.00	0	\$3,750.00	\$1,874	\$3,500.00	\$2,099	0.00	0	0.00	0	0.00	0	\$7,250.00	\$3,974
Legal Fees - Tenant	0.00	0	0.00	0	\$2,330.00	\$1,050	\$1,483.00	\$1,125	0.00	0	0.00	0	0.00	0	\$3,813.00	\$2,175
NSF Charges	0.00	0	0.00	0	0.00	\$37	\$35.00	\$37	0.00	0	0.00	0	0.00	0	\$35.00	\$75
Tenant Owed Utilities	0.00	0	0.00	0	\$6,472.14	\$6,750	\$204.18	\$1,500	0.00	0	0.00	0	0.00	0	\$6,676.32	\$8,250
Misc. Tenant Income	0.00	0	0.00	0	\$286.14	\$749	\$175.00	\$749	0.00	0	0.00	0	0.00	0	\$461.14	\$1,499
Total Other Tenant Income	0.00	0	0.00	0	\$16,017.54	\$13,537	\$6,636.67	\$7,762	0.00	0	0.00	0	0.00	0	\$22,654.21	\$21,300
NET TENANT INCOME	0.00	0	0.00	0	\$290,022.04	\$303,787	\$334,604.67	\$322,762	0.00	0	0.00	0	\$846.00	\$1,125	\$625,472.71	\$627,675
GRANT INCOME																
HUD PHA Operating Grants/Subsidy	0.00	0	0.00	0	\$409,199.00	\$387,000	\$383,124.00	\$387,000	0.00	0	0.00	0	0.00	0	\$792,323.00	\$774,000
Family Self-Sufficiency Grant	\$1,741.45	0	0.00	0	\$25,465.31	\$25,875	\$25,241.69	\$25,875	\$2,725.66	0	0.00	0	0.00	0	\$55,174.11	\$51,750
RAD PBV Rent	0.00	0	0.00	0	0.00	\$10,236	0.00	\$18,762	0.00	0	0.00	0	0.00	0	0.00	\$28,998
Section 8 HAP Earned	0.00	0	0.00	0	0.00	0	0.00	0	\$6,640,179.00	\$6,567,759	\$739,332.00	\$1,087,499	0.00	0	\$7,379,511.00	\$7,655,258
Section 8 Admin. Fee Income	0.00	0	0.00	0	0.00	0	0.00	0	\$637,234.00	\$618,450	\$40,930.80	\$54,000	0.00	0	\$678,164.80	\$672,450
Section 8 FSS Grant Income	0.00	0	0.00	0	0.00	0	0.00	0	\$25,875.00	\$25,875	0.00	0	0.00	0	\$25,875.00	\$25,875
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	\$8,115.00	0	0.00	0	0.00	0	\$8,115.00	0
Other Government Grants	\$1,469.50	0	0.00	0	\$787.25	0	\$18,094.75	\$60,000	\$510.50	0	0.00	0	0.00	0	\$20,862.00	\$60,000
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	\$132,046.73	\$123,000	\$94,613.91	\$73,500	\$116,040.00	\$90,000	0.00	0	0.00	0	\$351,910.00	\$286,500
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
TOTAL GRANT INCOME	\$12,895.31	0	0.00	0	\$567,748.29	\$546,111	\$521,415.93	\$565,137	\$7,430,915.97	\$7,302,084	\$780,262.80	\$1,141,499	0.00	0	\$9,313,238.30	\$9,554,832
OTHER INCOME																
Investment Income - Unrestricted	\$9,840.07	\$11,250	0.00	0	\$239.34	\$749	\$253.22	\$749	\$322.47	\$524	\$227.12	\$431	\$208.32	\$450	\$11,090.54	\$14,156
Investment Income - Restricted	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$974	0.00	0	0.00	0	0.00	\$974
Management Fee Income	\$270,176.00	\$231,307	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$270,176.00	\$231,307
Fraud Recovery-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	\$7,657.12	\$2,774	0.00	0	0.00	0	\$7,657.12	\$2,774
Fraud Recovery-HAP	0.00	0	0.00	0	0.00	0	0.00	0	\$7,657.13	\$2,774	0.00	0	0.00	0	\$7,657.13	\$2,774
Miscellaneous Other Income	0.00	\$562	0.00	0	\$34.00	0	\$16.61	\$2,999	\$20.51	0	0.00	0	0.00	0	\$71.12	\$3,562
Other Income-Earned Discounts	\$210.44	\$187	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$210.44	\$187
TOTAL OTHER INCOME	\$280,226.51	\$243,307	0.00	0	\$273.34	\$749	\$269.83	\$3,749	\$15,657.23	\$7,049	\$227.12	\$431	\$208.32	\$450	\$296,862.35	\$255,738
TOTAL INCOME	\$293,121.82	\$243,307	0.00	0	\$858,043.67	\$850,648	\$856,290.43	\$891,649	\$7,446,573.20	\$7,309,133	\$780,489.92	\$1,141,931	\$1,054.32	\$1,575	\$10,235,573.36	\$10,438,245
EXPENSES																
ADMINISTRATIVE																
Administrative Salaries																
Administrative Salaries	\$157,630.48	\$152,320	0.00	0	\$125,795.98	\$125,585	\$129,679.53	\$130,354	\$233,406.96	\$236,721	0.00	0	0.00	\$375	\$646,512.95	\$645,355
Admin-Overtime Pay	0.00	0	0.00	0	\$7,242.16	\$4,807	\$5,379.10	\$5,000	\$23,844.74	\$11,538	0.00	0	0.00	0	\$36,466.00	\$21,345
Compensated Absences	0.00	0	0.00	0	0.00	0	0.00	\$375	0.00	0	0.00	0	0.00	0	0.00	\$375
Employee Benefit Contribution-Admin	\$105,991.75	\$108,145	0.00	0	\$92,247.75	\$114,160	\$102,330.02	\$105,389	\$219,589.25	\$231,600	0.00	0	0.00	\$225	\$520,158.77	\$559,519
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	\$5,302.59	\$2,999	0.00	0	\$3,467.43	\$2,999	\$3,467.47	\$2,999	\$14,476.43	\$15,000	0.00	0	0.00	0	\$26,713.92	\$23,999
Admin Salaries charged to CFP	(\$21,894.08)	(\$7,499)	0.00	0	(\$6,774.51)	(\$11,250)	(\$6,774.45)	(\$11,250)	0.00	0	0.00	0	0.00	0	(\$35,443.04)	(\$29,999)
Admin Benefits charged to CFP	(\$13,962.93)	(\$3,750)	0.00	0	(\$4,017.61)	(\$6,000)	(\$4,017.61)	(\$5,699)	0.00	0	0.00	0	0.00	0	(\$21,998.15)	(\$15,450)
Inter dept Billings	(\$1,242.15)	(\$745)	0.00	0	(\$1,363.50)	(\$1,363)	(\$1,022.99)	0	(\$2,471.96)	0	0.00	0	0.00	0	(\$6,100.60)	(\$2,108)
Inter dept Charges	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$496.86	0	\$2,108.79	0	\$2,605.65	0

CONSOLIDATED BUDGET TO ACTUAL REPORT

Period = July 2013 through March 2014

	COCC		DEVELOPMENT		WEST		EAST		SECTION 8		S8NC		GARDEN		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:
	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014
Retiree Insurance Benefits	\$17,356.50	\$11,571	0.00	0	\$2,892.78	\$5,496	\$2,892.78	\$5,496	\$17,356.50	\$18,513	0.00	0	0.00	0	\$40,498.56	\$41,078
Total Administrative Salaries	\$249,182.16	\$263,040	0.00	0	\$219,490.48	\$234,435	\$231,933.85	\$232,664	\$511,173.88	\$513,372	\$496.86	0	\$2,108.79	\$600	\$1,214,386.02	\$1,244,113
Legal Expense																
Criminal Background Checks	\$88.00	0	0.00	0	\$138.91	\$105	\$143.92	\$105	\$534.17	\$187	0.00	0	0.00	0	\$905.00	\$397
Tenant Screening	0.00	0	0.00	0	\$65.00	\$299	\$65.00	\$299	0.00	\$37	0.00	0	0.00	0	\$130.00	\$637
General Legal Expense	\$1,396.25	0	\$12,090.60	\$15,000	\$17,140.60	\$10,500	\$3,506.39	\$6,750	\$2,059.14	\$6,000	0.00	0	0.00	0	\$36,192.98	\$38,250
Total Legal Expense	\$1,484.25	0	\$12,090.60	\$15,000	\$17,344.51	\$10,905	\$3,715.31	\$7,155	\$2,593.31	\$6,225	0.00	0	0.00	0	\$37,227.98	\$39,285
Other Admin Expenses																
Staff Training	\$16,734.61	\$1,500	0.00	0	\$2,238.36	\$749	\$3,318.27	\$749	\$3,758.40	\$3,750	0.00	0	0.00	0	\$26,049.64	\$6,750
Travel	\$881.98	\$375	0.00	0	\$343.48	0	\$1,117.42	0	0.00	\$93	0.00	0	0.00	0	\$2,342.88	\$468
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	\$13,327.72	\$11,999	0.00	0	0.00	0	\$13,327.72	\$11,999
Management Fee	0.00	0	0.00	0	\$72,757.00	\$69,356	\$72,807.00	\$71,351	\$116,005.00	\$74,999	\$8,184.00	\$15,000	\$423.00	\$420	\$270,176.00	\$231,127
Mgt Fee-outside	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,727.00	\$4,124	0.00	0	\$2,727.00	\$4,124
Office Rent	0.00	0	0.00	0	0.00	0	0.00	0	\$3,438.00	\$3,375	0.00	0	0.00	0	\$3,438.00	\$3,375
Office Security Expense	0.00	0	0.00	0	\$82.72	\$150	\$409.41	\$375	\$140.85	\$225	0.00	0	0.00	0	\$632.98	\$750
Office Janitorial Expense	\$1,663.55	\$1,800	0.00	0	\$1,722.35	\$487	\$1,133.55	0	\$3,038.54	\$1,649	0.00	0	0.00	0	\$7,557.99	\$3,937
Consultants	\$2,000.00	0	\$144,698.88	\$18,749	0.00	\$375	0.00	\$375	0.00	0	0.00	0	0.00	0	\$146,698.88	\$19,500
Consultants-FSS	0.00	0	0.00	0	0.00	0	0.00	0	\$9,000.00	\$25,875	0.00	0	0.00	0	\$9,000.00	\$25,875
Inspections	0.00	0	0.00	0	0.00	\$1,500	0.00	\$1,500	\$67,898.00	\$62,250	0.00	\$1,500	0.00	0	\$67,898.00	\$66,750
Total Other Admin Expenses	\$22,140.14	\$4,525	\$144,698.88	\$18,749	\$81,443.91	\$77,118	\$83,085.65	\$78,851	\$221,766.51	\$189,318	\$11,771.00	\$21,675	\$423.00	\$420	\$565,329.09	\$390,659
Miscellaneous Admin Expenses																
Membership and Fees	\$4,202.43	\$2,999	0.00	0	\$436.25	\$299	\$255.20	\$168	\$1,074.87	\$1,199	0.00	0	0.00	0	\$5,968.75	\$4,668
Publications	\$349.00	\$375	0.00	0	0.00	0	0.00	0	0.00	\$375	0.00	0	0.00	0	\$349.00	\$750
Advertising	\$350.00	\$150	0.00	0	0.00	\$74	0.00	\$74	0.00	0	0.00	0	0.00	0	\$350.00	\$299
Office Supplies	\$646.84	\$675	\$256.11	0	\$1,003.95	\$1,125	\$824.04	\$1,350	\$1,528.58	\$3,750	0.00	0	0.00	0	\$4,259.52	\$6,900
Telephone	\$1,578.41	\$974	0.00	0	\$3,924.87	\$5,625	\$4,108.26	\$4,500	\$4,770.21	\$3,750	0.00	0	0.00	0	\$14,381.75	\$14,850
Postage	\$433.00	\$74	\$39.90	0	\$3,419.62	\$4,500	\$3,818.27	\$4,500	\$9,642.78	\$14,249	0.00	0	0.00	0	\$17,353.57	\$23,324
Software License Fees	\$36,658.12	\$29,999	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$36,658.12	\$29,999
Copiers	\$695.15	\$749	0.00	0	\$527.72	\$900	\$318.42	\$299	\$2,294.30	\$2,999	0.00	0	0.00	0	\$3,835.59	\$4,949
Printer Supplies	\$179.95	\$90	0.00	0	0.00	\$375	0.00	\$375	0.00	\$74	0.00	0	0.00	0	\$179.95	\$915
Software	0.00	\$450	0.00	0	0.00	0	0.00	0	\$1,400.00	0	0.00	0	0.00	0	\$1,400.00	\$450
Printing Expenses	0.00	\$74	\$969.56	0	\$77.08	0	\$77.07	\$375	\$1,138.85	\$2,999	0.00	0	0.00	0	\$2,262.56	\$3,449
Cell Phones/Pagers	\$1,467.00	\$1,424	0.00	0	\$2,997.00	\$3,750	\$3,936.42	\$3,600	\$1,028.01	\$1,275	0.00	0	0.00	0	\$9,428.43	\$10,050
Small Office Equipment	0.00	0	0.00	0	0.00	\$37	0.00	\$37	0.00	\$150	0.00	0	0.00	0	0.00	\$225
Late Fees/Lost Discounts	\$55.68	\$74	0.00	0	(\$1.90)	0	(\$5.51)	0	\$340.00	0	0.00	0	0.00	0	\$388.27	\$74
Bank Fees	0.00	0	0.00	0	\$810.52	\$524	\$810.52	\$524	\$5,703.60	\$2,999	0.00	0	0.00	0	\$7,324.64	\$4,049
Other Misc Admin Expenses	\$1,403.04	\$3,375	0.00	0	\$646.44	\$150	\$132.81	\$150	\$1,020.07	\$1,500	0.00	0	0.00	0	\$3,202.36	\$5,175
Total Miscellaneous Admin Expenses	\$48,018.62	\$41,489	\$1,265.57	0	\$13,841.55	\$17,362	\$14,275.50	\$15,956	\$29,941.27	\$35,325	0.00	0	0.00	0	\$107,342.51	\$110,133
TOTAL ADMINISTRATIVE EXPENSES	\$320,825.17	\$309,055	\$158,055.05	\$33,750	\$332,120.45	\$339,821	\$333,010.31	\$334,627	\$765,474.97	\$744,241	\$12,267.86	\$21,675	\$2,531.79	\$1,020	\$1,924,285.60	\$1,784,191
TENANT SERVICES																
Resident Council	0.00	0	0.00	0	0.00	\$2,475	0.00	\$2,175	0.00	0	0.00	0	0.00	0	0.00	\$4,650
Other Tenant Svcs.	0.00	0	0.00	0	\$52.60	0	\$243.09	\$375	0.00	0	0.00	0	0.00	0	\$295.69	\$375
Tenant Services Support	\$5,833.00	\$7,499	0.00	0	\$34,213.80	0	\$39,045.44	0	0.00	0	0.00	0	0.00	0	\$79,092.24	\$7,499
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	\$749	\$501.06	\$375	0.00	0	0.00	0	0.00	0	\$501.06	\$1,125
Tenant Relocation	0.00	0	0.00	0	\$458.89	0	\$661.09	0	0.00	0	0.00	0	0.00	0	\$1,119.98	0
Resource Management	0.00	0	0.00	0	0.00	\$22,500	0.00	\$22,500	0.00	0	0.00	0	0.00	0	0.00	\$45,000
Sr Nutrition Program Expenses	0.00	0	0.00	0	0.00	0	\$589.71	0	0.00	0	0.00	0	0.00	0	\$589.71	0
Total Tenant Services Expenses	\$5,833.00	\$7,499	0.00	0	\$34,755.29	\$25,724	\$41,040.39	\$25,425	0.00	0	0.00	0	0.00	0	\$81,628.68	\$58,650
Water	0.00	0	0.00	0	\$66,229.64	\$61,499	\$53,984.96	\$54,000	0.00	0	0.00	0	0.00	0	\$120,214.60	\$115,499
Electricity	\$1.55	0	0.00	0	\$67,995.84	\$69,750	\$37,996.68	\$40,500	0.00	0	0.00	0	0.00	0	\$105,994.07	\$110,250
Electricity-Vacant Units	0.00	0	0.00	0	\$637.33	\$375	\$1,256.38	\$375	0.00	0	0.00	0	0.00	0	\$1,893.71	\$750
Electricity-Tenant Owed	0.00	0	0.00	0	\$106.16	\$150	\$92.35	\$600	0.00	0	0.00	0	0.00	0	\$198.51	\$750
Gas	0.00	0	0.00	0	\$45,927.78	\$36,000	\$27,450.40	\$20,250	0.00	0	0.00	0	0.00	0	\$73,378.18	\$56,250
Gas-Vacant Units	0.00	0	0.00	0	\$1,134.92	\$450	\$2,226.59	\$375	0.00	0	0.00	0	0.00	0	\$3,361.51	\$825
Gas-Tenant Owed	0.00	0	0.00	0	\$308.98	\$150	\$109.96	0	0.00	0	0.00	0	0.00	0	\$418.94	\$150
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	(\$3,438.00)	(\$3,375)	0.00	0	0.00	0	0.00	0	0.00	0	(\$3,438.00)	(\$3,375)
TOTAL UTILITY EXPENSES	\$1.55	0	0.00	0	\$178,902.65	\$165,000	\$123,555.12	\$116,100	0.00	0	0.00	0	0.00	0	\$302,459.32	\$281,100

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	COCC	COCC	DEVELOPMENT	DEVELOPMENT	WEST	WEST	EAST	EAST	SECTION 8	SECTION 8	S8NC	S8NC	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:
	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014
General Maint Expense																
Maintenance Salaries	0.00	0	0.00	0	\$60,229.36	\$57,709	\$62,993.02	\$59,725	0.00	0	0.00	0	0.00	\$299	\$123,222.38	\$117,733
Maintenance Overtime Pay	0.00	0	0.00	0	\$8,113.97	\$13,076	\$7,690.51	\$19,231	0.00	0	0.00	0	0.00	0	\$15,804.48	\$32,307
Maintenance - Temporary Labor	0.00	0	0.00	0	\$2,572.15	\$4,500	\$2,572.16	\$3,750	0.00	0	0.00	0	0.00	0	\$5,144.31	\$8,250
Employee Benefit Contribution-Maint.	0.00	0	0.00	0	\$54,682.64	\$53,395	\$66,138.58	\$63,578	0.00	0	0.00	0	0.00	\$225	\$120,821.22	\$117,198
Inter-dept billings	0.00	0	0.00	0	0.00	0	(\$365.73)	0	0.00	0	0.00	0	0.00	0	(\$365.73)	0
Retiree Insurance Benefits	0.00	0	0.00	0	\$5,785.47	\$5,496	\$5,785.47	\$10,992	0.00	0	0.00	0	0.00	0	\$11,570.94	\$16,489
Maintenance Uniforms	0.00	0	0.00	0	\$1,017.85	\$749	\$1,017.85	\$900	0.00	0	0.00	0	0.00	0	\$2,035.70	\$1,649
Safety Supplies	0.00	0	0.00	0	\$947.23	\$375	\$407.81	\$225	\$151.05	\$37	0.00	0	0.00	0	\$1,506.09	\$637
Vehicle Gas, Oil, Grease	0.00	0	0.00	0	\$32.99	\$2,250	(\$3.09)	\$2,250	0.00	0	0.00	0	0.00	0	\$29.90	\$4,500
Total General Maint Expense	0.00	0	0.00	0	\$133,381.66	\$137,551	\$146,236.58	\$160,651	\$151.05	\$37	0.00	0	0.00	\$524	\$279,769.29	\$298,766
Materials																
Grounds Supplies	0.00	0	0.00	0	\$308.99	\$675	\$773.47	\$675	0.00	0	0.00	0	0.00	0	\$1,082.46	\$1,350
Appliance Parts Supplies	0.00	0	0.00	0	\$2,737.87	\$2,250	\$2,492.11	\$4,500	0.00	0	0.00	0	0.00	0	\$5,229.98	\$6,750
Window Treatment Supplies	0.00	0	0.00	0	\$308.38	\$600	\$478.43	\$150	\$52.47	0	0.00	0	0.00	0	\$839.28	\$750
Electrical Supplies	0.00	0	0.00	0	\$4,400.86	\$4,124	\$2,958.16	\$3,750	0.00	0	0.00	0	0.00	0	\$7,359.02	\$7,875
Exterminating Supplies	0.00	0	0.00	0	\$179.43	\$74	0.00	\$74	0.00	0	0.00	0	0.00	0	\$179.43	\$149
Janitorial/Cleaning Supplies	0.00	0	0.00	0	\$2,023.55	\$1,350	\$872.72	\$1,012	\$365.44	\$375	0.00	0	0.00	0	\$3,261.71	\$2,737
Plumbing Supplies	0.00	0	0.00	0	\$6,025.51	\$4,500	\$4,565.57	\$5,249	0.00	0	0.00	0	0.00	0	\$10,591.08	\$9,749
Tools and Equipment	0.00	0	0.00	0	\$2,085.51	\$1,125	\$1,898.84	\$1,125	0.00	0	0.00	0	0.00	0	\$3,984.35	\$2,250
Paint Supplies	0.00	0	0.00	0	\$468.78	\$1,500	\$164.01	\$749	0.00	0	0.00	0	0.00	0	\$632.79	\$2,250
Hardware Supplies	0.00	0	0.00	0	\$2,593.47	\$900	\$2,549.48	\$4,124	0.00	0	0.00	0	0.00	0	\$5,142.95	\$5,024
HVAC Supplies	0.00	0	0.00	0	\$1,916.10	\$5,249	\$1,748.85	\$1,874	0.00	0	0.00	0	0.00	0	\$3,664.95	\$7,124
Vehicle Supplies	0.00	0	0.00	0	\$34.15	\$749	\$41.35	\$150	0.00	0	0.00	0	0.00	0	\$75.50	\$900
Locks & Keys	0.00	0	0.00	0	\$2,232.09	\$150	\$1,607.21	\$1,874	0.00	\$37	0.00	0	0.00	0	\$3,839.30	\$2,062
Cabinet Supplies	0.00	0	0.00	0	0.00	\$375	0.00	\$375	0.00	0	0.00	0	0.00	0	0.00	\$750
Flooring Supplies	0.00	0	0.00	0	0.00	\$1,125	\$7.58	0	0.00	0	0.00	0	0.00	0	\$7.58	\$1,125
Unit Turn Supplies	0.00	0	0.00	0	\$3,396.23	\$7,499	\$803.28	\$6,750	0.00	0	0.00	0	0.00	0	\$4,199.51	\$14,249
Miscellaneous Supplies	0.00	0	0.00	0	0.00	\$375	0.00	\$375	0.00	0	0.00	0	0.00	0	0.00	\$750
Total Materials	0.00	0	0.00	0	\$28,710.92	\$32,625	\$20,961.06	\$32,812	\$417.91	\$412	0.00	0	0.00	0	\$50,089.89	\$65,850
Contract Costs																
Fire Extinguisher Contract Costs	0.00	0	0.00	0	\$336.80	\$524	0.00	\$749	0.00	0	0.00	0	0.00	0	\$336.80	\$1,274
Building Repairs Contract Costs	0.00	0	0.00	0	0.00	\$15,000	\$1,773.45	\$20,999	0.00	0	0.00	0	0.00	\$74	\$1,773.45	\$36,074
Building Repairs-CDBG Grant	0.00	0	0.00	0	0.00	0	\$27,535.58	\$60,000	0.00	0	0.00	0	0.00	0	\$27,535.58	\$60,000
Carpet Cleaning Contract Costs	0.00	0	0.00	0	\$185.00	\$749	\$45.00	\$150	0.00	0	0.00	0	0.00	0	\$230.00	\$900
Decorating/Painting Contract Costs	0.00	0	0.00	0	\$1,720.00	\$375	\$1,850.00	\$1,275	0.00	0	0.00	0	0.00	0	\$3,570.00	\$1,650
Electrical Contract Costs	0.00	0	0.00	0	\$682.00	\$7,499	\$4,333.95	\$1,874	0.00	0	0.00	0	0.00	0	\$5,015.95	\$9,374
Pest Control Contract Costs	0.00	0	0.00	0	\$25,009.00	\$1,874	\$9,587.00	\$5,249	0.00	0	0.00	0	0.00	0	\$34,596.00	\$7,124
Pest Control-budgeted	0.00	0	0.00	0	\$1,363.30	\$1,649	\$1,497.00	\$1,199	0.00	0	0.00	0	0.00	0	\$2,860.30	\$2,849
Floor Covering Contract Costs	0.00	0	0.00	0	\$2,240.30	0	\$545.28	\$749	0.00	0	0.00	0	0.00	0	\$2,785.58	\$749
Grounds Contract Costs	0.00	0	0.00	0	0.00	\$7,499	\$1,178.00	\$3,750	0.00	0	0.00	0	0.00	0	\$1,178.00	\$11,250
Janitorial/Cleaning Contract Costs	0.00	0	0.00	0	\$1,530.00	\$3,525	\$3,171.00	\$5,625	0.00	0	0.00	0	0.00	0	\$4,701.00	\$9,150
Janitorial-Monthly Contract	0.00	0	0.00	0	\$7,545.58	\$4,500	\$11,318.35	\$6,750	0.00	0	0.00	0	0.00	0	\$18,863.93	\$11,250
Plumbing Contract Costs	0.00	0	0.00	0	\$2,522.55	\$1,125	\$2,807.00	\$2,250	0.00	0	0.00	0	0.00	0	\$5,329.55	\$3,375
Windows-Contract Costs	0.00	0	0.00	0	\$1,602.33	\$749	\$166.14	\$1,500	0.00	0	0.00	0	0.00	0	\$1,768.47	\$2,250
HVAC Contract Costs	0.00	0	0.00	0	\$627.98	\$2,999	\$40,353.34	\$6,000	0.00	0	0.00	0	0.00	0	\$40,981.32	\$9,000
Vehicle Maintenance Contract Costs	0.00	0	0.00	0	\$4,063.01	\$1,500	\$2,618.81	\$1,500	0.00	0	0.00	0	0.00	0	\$6,681.82	\$3,000
Elevator Inspection Fees	0.00	0	0.00	0	0.00	\$749	\$530.00	\$749	0.00	0	0.00	0	0.00	0	\$530.00	\$1,499
Boiler Inspection Fees	0.00	0	0.00	0	\$500.00	\$600	\$60.00	\$375	0.00	0	0.00	0	0.00	0	\$560.00	\$975
Fire Sprinkler Inspection Fees	0.00	0	0.00	0	\$1,100.00	\$749	0.00	\$749	0.00	0	0.00	0	0.00	0	\$1,100.00	\$1,499
Fire Alarm Inspection Fees	0.00	0	0.00	0	0.00	\$749	0.00	\$749	0.00	0	0.00	0	0.00	0	0.00	\$1,499
Elevator Monitoring Contract Costs	0.00	0	0.00	0	\$8,593.46	\$8,250	\$10,050.57	\$9,000	0.00	0	0.00	0	0.00	0	\$18,644.03	\$17,250
Alarm Monitoring Contract Costs	0.00	0	0.00	0	\$1,158.44	\$1,125	\$881.75	\$375	\$20.13	0	0.00	0	0.00	0	\$2,060.32	\$1,500
Sprinkler Monitoring Contract Costs	0.00	0	0.00	0	\$815.48	\$1,199	\$420.00	\$375	0.00	0	0.00	0	0.00	0	\$1,235.48	\$1,575
Trash Disposal Contract Costs	0.00	0	0.00	0	\$4,868.00	\$2,549	\$1,782.00	\$1,350	0.00	0	0.00	0	0.00	0	\$6,650.00	\$3,899
Sewer Backups Emergency	0.00	0	0.00	0	\$4,673.99	\$5,249	\$7,778.48	\$7,499	0.00	0	0.00	0	0.00	0	\$12,452.47	\$12,749
Equipment Repair Contract Costs	0.00	0	0.00	0	\$1,747.45	\$2,250	\$2,318.17	\$3,750	0.00	0	0.00	0	0.00	0	\$4,065.62	\$6,000
Vehicle Towing Contract 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	\$26,250	\$8,325.01	\$27,749	0.00	0	0.00	0	0.00	0	\$18,218.73	\$54,000
Lawn Care Contract	0.00	0	0.00	0	\$9,909.99	\$8,000	\$10,930.01	\$8,000	0.00	0	0.00	0	0.00	0	\$20,840.00	\$16,000
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

CONSOLIDATED BUDGET TO ACTUAL REPORT

Period = July 2013 through March 2014

	COCC		DEVELOPMENT		WEST		EAST		SECTION 8	SECTION 8	S8NC	S8NC	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:
	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014	03/2014
Asbestos Removal-Contract Costs	0.00	0	0.00	0	\$8,382.42	0	\$4,675.00	0	0.00	0	0.00	0	0.00	0	\$13,057.42	0
Tenant Stipends	0.00	0	0.00	0	\$7,425.65	\$7,499	\$7,176.00	\$7,499	0.00	0	0.00	0	0.00	0	\$14,601.65	\$14,999
Total Contract Costs	0.00	0	0.00	0	\$140,786.45	\$144,799	\$189,336.89	\$217,849	\$20.13	0	0.00	0	0.00	\$74	\$330,143.47	\$362,724
TOTAL MAINTENANCE EXPENSES	0.00	0	0.00	0	\$302,879.03	\$314,976	\$356,534.53	\$411,314	\$589.09	\$450	0.00	0	0.00	\$599	\$660,002.65	\$727,340
GENERAL EXPENSES																
Property Insurance	0.00	0	0.00	0	\$15,561.00	\$15,750	\$15,768.00	\$15,750	0.00	0	0.00	0	\$85.00	\$87	\$31,414.00	\$31,587
Casualty Loss	0.00	0	0.00	0	\$247.50	0	\$62,359.23	0	0.00	0	0.00	0	0.00	0	\$62,606.73	0
Liability Insurance	\$475.00	\$22	0.00	0	\$10,378.00	\$8,250	\$10,273.00	\$8,250	\$7,192.00	\$5,400	0.00	0	0.00	0	\$28,318.00	\$21,922
Workers Comp Insurance	\$439.98	\$412	0.00	0	\$1,487.13	\$1,500	\$1,531.32	\$1,500	\$720.32	\$772	0.00	0	0.00	0	\$4,178.75	\$4,185
Bad Debt-Tenant Rents	0.00	0	0.00	0	\$900.17	\$1,500	\$180.00	\$3,750	0.00	0	0.00	0	0.00	0	\$1,080.17	\$5,250
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	\$7,656.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$7,656.00	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	\$914.98	\$434	0.00	0	\$36,179.80	\$27,000	\$90,111.55	\$29,250	\$883.32	\$6,172	0.00	0	\$85.00	\$87	\$128,174.65	\$62,945
HOUSING ASSISTANCE PAYMENTS																
Housing Assistance Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$6,388,315.96	\$6,567,759	\$739,332.00	\$1,087,499	0.00	0	\$7,127,647.96	\$7,655,258
Tenant Utility Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$97,215.00	0	0.00	0	0.00	0	\$97,215.00	0
Portable Out HAP Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$211,024.00	0	0.00	0	0.00	0	\$211,024.00	0
FSS Escrow Payments	0.00	0	0.00	0	0.00	0	\$819.00	0	\$30,493.85	0	0.00	0	0.00	0	\$31,312.85	0
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0	0.00	0	0.00	0	\$819.00	0	\$6,727,048.81	\$6,567,759	\$739,332.00	\$1,087,499	0.00	0	\$7,467,199.81	\$7,655,258
NON-OPERATING ITEMS																
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	(\$3,575.00)	0	0.00	0	0.00	0	0.00	0	0.00	0	(\$3,575.00)	0
TOTAL EXPENSES	\$327,574.70	\$316,990	\$158,055.05	\$33,750	\$881,262.22	\$872,523	\$945,070.90	\$916,716	\$7,493,996.19	\$7,318,623	\$751,599.86	\$1,109,175	\$2,616.79	\$1,707	\$10,560,175.71	\$10,569,486
NET INCOME	(\$34,452.88)	(\$73,682)	(\$158,055.05)	(\$33,750)	(\$23,218.54)	(\$21,874)	(\$88,780.47)	(\$25,067)	(\$47,422.99)	(\$9,489)	\$28,890.06	\$32,756	(\$1,562.47)	(\$132)	(\$324,602.35)	(\$131,240)
NET INCOME-ADMIN	(34,452.88)	(73,682)	(158,055.05)	(33,750)	(23,218.54)	(21,874)	(88,780.47)	(25,067)	2,242.65	(9,489)	28,890.06	32,756	(1,562.47)	(132)	(274,936.70)	(131,238)
NET INCOME-FSS PROGRAM	0.00	0	0.00	0	0.00	-	0.00	0	\$14,403.04	0	0.00	0	\$0.00	0	14,403.04	
NET INCOME-HAP	0.00	0	0.00	0	0.00	0	0.00	0	(64,068.68)	0	0.00	0	0.00	0	(64,068.68)	
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)	(34,452.88)		(158,055.05)		(23,218.54)		(88,780.47)		2,242.65		28,890.06		(1,562.47)		(274,936.70)	
PURCHASE OF FIXED ASSETS							(600.00)								(600.00)	
PROJECTED YEAR-END UNRESTRICTED EQUITY	512,423.45		(219,727.38)		181,299.46		92,015.53		225,127.65		413,798.06		223,870.53		1,428,807.30	
4 months operating reserve					338,260.00		330,282.00		329,600.00							
BEGINNING NRA-HAP EQUITY									395,016.00							
ADD CURRENT YEAR INCOME/(LOSS)									(64,068.68)							
PROJECTED YEAR-END NRA-HAP EQUITY									330,947.32							
BEGINNING FSS EQUITY									0.00							
ADD CURRENT YEAR INCOME/(LOSS)									14,403.04							
PROJECTED YEAR-END FSS EQUITY									14,403.04							