

**CONSOLIDATED BUDGET TO ACTUAL REPORT**

JULY 2013-FEBRUARY 2014

	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:
	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014
<b>TENANT INCOME</b>																
Rental Income																
Tenant Rent	0.00	0	0.00	0	\$253,611.50	\$266,666	\$299,613.00	\$286,666	0.00	0	0.00	0	\$752.00	\$1,000	\$553,976.50	\$554,333
Dwelling Rent-Negative	0.00	0	0.00	0	(\$8,289.00)	(\$8,666)	(\$6,186.00)	(\$6,666)	0.00	0	0.00	0	0.00	0	(\$14,475.00)	(\$15,333)
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
<b>Total Rental Income</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$245,322.50</b>	<b>\$258,000</b>	<b>\$293,415.00</b>	<b>\$280,000</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$752.00</b>	<b>\$1,000</b>	<b>\$539,489.50</b>	<b>\$539,000</b>
<b>Other Tenant Income</b>																
Laundry and Vending	0.00	0	0.00	0	\$2,656.36	\$2,000	\$925.88	\$1,466	0.00	0	0.00	0	0.00	0	\$3,582.24	\$3,466
Damages	0.00	0	0.00	0	\$106.60	\$733	\$183.00	\$533	0.00	0	0.00	0	0.00	0	\$289.60	\$1,266
Late Charges	0.00	0	0.00	0	\$3,430.00	\$1,666	\$3,280.00	\$1,866	0.00	0	0.00	0	0.00	0	\$6,710.00	\$3,533
Legal Fees - Tenant	0.00	0	0.00	0	\$2,184.00	\$933	\$1,483.00	\$1,000	0.00	0	0.00	0	0.00	0	\$3,667.00	\$1,933
NSF Charges	0.00	0	0.00	0	0.00	\$33	\$15.00	\$33	0.00	0	0.00	0	0.00	0	\$15.00	\$66
Tenant Owed Utilities	0.00	0	0.00	0	\$5,814.14	\$6,000	\$150.27	\$1,333	0.00	0	0.00	0	0.00	0	\$5,964.41	\$7,333
Misc.Tenant Income	0.00	0	0.00	0	\$286.14	\$666	\$175.00	\$666	0.00	0	0.00	0	0.00	0	\$461.14	\$1,333
<b>Total Other Tenant Income</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$14,477.24</b>	<b>\$12,033</b>	<b>\$6,212.15</b>	<b>\$6,900</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$20,689.39</b>	<b>\$18,933</b>
<b>NET TENANT INCOME</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$259,799.74</b>	<b>\$270,033</b>	<b>\$299,627.15</b>	<b>\$286,900</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$752.00</b>	<b>\$1,000</b>	<b>\$560,178.89</b>	<b>\$557,933</b>
<b>GRANT INCOME</b>																
HUD PHA Operating Grants/Subsidy	0.00	0	0.00	0	\$359,007.00	\$344,000	\$338,518.00	\$344,000	0.00	0	0.00	0	0.00	0	\$697,525.00	\$688,000
Family Self-Sufficiency Grant	\$894.50	0	0.00	0	\$22,860.57	\$23,000	\$22,657.14	\$23,000	\$1,378.89	0	0.00	0	0.00	0	\$47,791.10	\$46,000
RAD PBV Rent	0.00	0	0.00	0	0.00	\$6,824	0.00	\$12,508	0.00	0	0.00	0	0.00	0	0.00	\$19,332
Section 8 HAP Earned	0.00	0	0.00	0	0.00	0	0.00	0	\$5,876,968.00	\$5,838,008	\$739,332.00	\$966,666	0.00	0	\$6,616,300.00	\$6,804,674
Section 8 Admin. Fee Income	0.00	0	0.00	0	0.00	0	0.00	0	\$566,068.00	\$549,733	\$40,930.80	\$48,000	0.00	0	\$606,998.80	\$597,733
Section 8 FSS Grant Income	0.00	0	0.00	0	0.00	0	0.00	0	\$23,000.00	\$23,000	0.00	0	0.00	0	\$23,000.00	\$23,000
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	\$5,410.00	0	0.00	0	0.00	0	\$5,410.00	0
Other Government Grants	\$1,469.50	0	0.00	0	\$787.25	0	\$18,094.75	\$40,000	\$510.50	0	0.00	0	0.00	0	\$20,862.00	\$40,000
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	\$104,670.35	\$109,333	\$78,060.75	\$65,333	\$96,303.54	\$80,000	0.00	0	0.00	0	\$288,244.00	\$254,666
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
<b>TOTAL GRANT INCOME</b>	<b>\$12,048.36</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$487,575.17</b>	<b>\$483,157</b>	<b>\$457,672.22</b>	<b>\$484,841</b>	<b>\$6,569,875.74</b>	<b>\$6,490,741</b>	<b>\$780,262.80</b>	<b>\$1,014,666</b>	<b>0.00</b>	<b>0</b>	<b>\$8,307,434.29</b>	<b>\$8,473,406</b>
<b>OTHER INCOME</b>																
Investment Income - Unrestricted	\$9,835.14	\$10,000	0.00	0	\$218.60	\$666	\$232.96	\$666	\$314.83	\$466	\$219.75	\$383	\$198.86	\$400	\$11,020.14	\$12,583
Investment Income - Restricted	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$866	0.00	0	0.00	0	0.00	\$866
Management Fee Income	\$241,220.00	\$205,606	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$241,220.00	\$205,606
Fraud Recovery-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	\$6,960.12	\$2,466	0.00	0	0.00	0	\$6,960.12	\$2,466
Fraud Recovery-HAP	0.00	0	0.00	0	0.00	0	0.00	0	\$6,960.13	\$2,466	0.00	0	0.00	0	\$6,960.13	\$2,466
Miscellaneous Other Income	0.00	\$500	0.00	0	\$34.00	0	\$16.61	\$2,666	\$20.51	0	0.00	0	0.00	0	\$71.12	\$3,166
Other Income-Earned Discounts	\$196.29	\$166	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$196.29	\$166
<b>TOTAL OTHER INCOME</b>	<b>\$251,251.43</b>	<b>\$216,273</b>	<b>0.00</b>	<b>0</b>	<b>\$252.60</b>	<b>\$666</b>	<b>\$249.57</b>	<b>\$3,333</b>	<b>\$14,255.59</b>	<b>\$6,266</b>	<b>\$219.75</b>	<b>\$383</b>	<b>\$198.86</b>	<b>\$400</b>	<b>\$266,427.80</b>	<b>\$227,323</b>
<b>TOTAL INCOME</b>	<b>\$263,299.79</b>	<b>\$216,273</b>	<b>0.00</b>	<b>0</b>	<b>\$747,627.51</b>	<b>\$753,857</b>	<b>\$757,548.94</b>	<b>\$775,074</b>	<b>\$6,584,131.33</b>	<b>\$6,497,007</b>	<b>\$780,482.55</b>	<b>\$1,015,050</b>	<b>\$950.86</b>	<b>\$1,400</b>	<b>\$9,134,040.98</b>	<b>\$9,258,663</b>
<b>EXPENSES</b>																

CONSOLIDATED BUDGET TO ACTUAL REPORT

JULY 2013-FEBRUARY 2014

Table with columns for COCC, DEVELOPMENT, WEST, EAST, SECTION 8, S8NC, GARDEN, TOTAL and rows for ADMINISTRATIVE, Legal Expense, Other Admin Expenses, and Miscellaneous Admin Expenses.

**CONSOLIDATED BUDGET TO ACTUAL REPORT**

JULY 2013-FEBRUARY 2014

	COCC As of: 02/2014	COCC Budget As of: 02/2014	DEVELOPMENT As of: 02/2014	DEVELOPMENT Budget As of: 02/2014	WEST As of: 02/2014	WEST Budget As of: 02/2014	EAST As of: 02/2014	EAST Budget As of: 02/2014	SECTION 8 As of: 02/2014	SECTION 8 Budget As of: 02/2014	S8NC As of: 02/2014	S8NC Budget As of: 02/2014	GARDEN As of: 02/2014	GARDEN Budget As of: 02/2014	TOTAL As of: 02/2014	TOTAL Budget As of: 02/2014
Software	0.00	\$400	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$400
Printing Expenses	0.00	\$66	\$969.56	0	\$77.08	0	\$77.07	\$333	\$1,138.85	\$2,666	0.00	0	0.00	0	\$2,262.56	\$3,066
Cell Phones/Pagers	\$1,304.00	\$1,266	0.00	0	\$2,801.50	\$3,333	\$3,626.92	\$3,200	\$918.01	\$1,133	0.00	0	0.00	0	\$8,650.43	\$8,933
Small Office Equipment	0.00	0	0.00	0	0.00	\$33	0.00	\$33	0.00	\$133	0.00	0	0.00	0	0.00	\$200
Late Fees/Lost Discounts	\$29.80	\$66	0.00	0	(\$1.90)	0	(\$5.51)	0	\$290.00	0	0.00	0	0.00	0	\$312.39	\$66
Bank Fees	0.00	0	0.00	0	\$810.52	\$466	\$810.52	\$466	\$5,703.60	\$2,666	0.00	0	0.00	0	\$7,324.64	\$3,599
Other Misc Admin Expenses	\$1,256.38	\$3,000	0.00	0	\$641.23	\$133	\$127.60	\$133	\$930.90	\$1,333	0.00	0	0.00	0	\$2,956.11	\$4,600
<b>Total Miscellaneous Admin Expenses</b>	<b>\$43,350.55</b>	<b>\$36,879</b>	<b>\$1,009.46</b>	<b>0</b>	<b>\$12,553.03</b>	<b>\$15,433</b>	<b>\$12,579.19</b>	<b>\$14,183</b>	<b>\$25,837.01</b>	<b>\$31,400</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$95,329.24</b>	<b>\$97,896</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$289,708.73</b>	<b>\$277,704</b>	<b>\$155,800.94</b>	<b>\$30,000</b>	<b>\$297,423.15</b>	<b>\$305,280</b>	<b>\$299,386.64</b>	<b>\$300,620</b>	<b>\$687,061.10</b>	<b>\$667,446</b>	<b>\$12,267.86</b>	<b>\$19,383</b>	<b>\$2,250.48</b>	<b>\$906</b>	<b>\$1,743,898.90</b>	<b>\$1,601,342</b>
<b>TENANT SERVICES</b>																
Resident Council	0.00	0	0.00	0	0.00	\$2,200	0.00	\$1,933	0.00	0	0.00	0	0.00	0	0.00	\$4,133
Other Tenant Svcs.	0.00	0	0.00	0	\$52.60	0	\$243.09	\$333	0.00	0	0.00	0	0.00	0	\$295.69	\$333
Tenant Services Support	\$5,833.00	\$6,666	0.00	0	\$34,213.80	0	\$38,509.41	0	0.00	0	0.00	0	0.00	0	\$78,556.21	\$6,666
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	\$666	\$501.06	\$333	0.00	0	0.00	0	0.00	0	\$501.06	\$1,000
Tenant Relocation	0.00	0	0.00	0	0.00	0	\$368.00	0	0.00	0	0.00	0	0.00	0	\$368.00	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
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>\$5,833.00</b>	<b>\$6,666</b>	<b>0.00</b>	<b>0</b>	<b>\$34,296.40</b>	<b>\$25,366</b>	<b>\$40,211.27</b>	<b>\$25,100</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$80,340.67</b>	<b>\$57,133</b>
<b>TOTAL UTILITY EXPENSES</b>																
Water	0.00	0	0.00	0	\$51,785.61	\$54,666	\$53,984.96	\$48,000	0.00	0	0.00	0	0.00	0	\$105,770.57	\$102,666
Electricity	0.00	0	0.00	0	\$61,607.62	\$62,000	\$35,380.20	\$36,000	0.00	0	0.00	0	0.00	0	\$96,987.82	\$98,000
Electricity-Vacant Units	0.00	0	0.00	0	\$542.62	\$333	\$1,115.14	\$333	0.00	0	0.00	0	0.00	0	\$1,657.76	\$666
Electricity-Tenant Owed	0.00	0	0.00	0	\$106.16	\$133	\$92.35	\$533	0.00	0	0.00	0	0.00	0	\$198.51	\$666
Gas	0.00	0	0.00	0	\$29,335.93	\$32,000	\$17,851.32	\$18,000	0.00	0	0.00	0	0.00	0	\$47,187.25	\$50,000
Gas-Vacant Units	0.00	0	0.00	0	\$904.57	\$400	\$1,826.31	\$333	0.00	0	0.00	0	0.00	0	\$2,730.88	\$733
Gas-Tenant Owed	0.00	0	0.00	0	\$308.98	\$133	\$109.96	0	0.00	0	0.00	0	0.00	0	\$418.94	\$133
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	(\$2,822.00)	(\$3,000)	0.00	0	0.00	0	0.00	0	0.00	0	(\$2,822.00)	(\$3,000)
<b>TOTAL UTILITY EXPENSES</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$141,769.49</b>	<b>\$146,666</b>	<b>\$110,798.04</b>	<b>\$103,200</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$252,567.53</b>	<b>\$249,866</b>
<b>General Maint Expense</b>																
Maintenance Salaries	0.00	0	0.00	0	\$54,205.36	\$51,938	\$56,732.22	\$53,752	0.00	0	0.00	0	0.00	\$266	\$110,937.58	\$105,956
Maintenance Overtime Pay	0.00	0	0.00	0	\$7,521.24	\$11,768	\$6,927.80	\$17,308	0.00	0	0.00	0	0.00	0	\$14,449.04	\$29,076
Maintenance - Temporary Labor	0.00	0	0.00	0	\$2,572.15	\$4,000	\$2,572.16	\$3,333	0.00	0	0.00	0	0.00	0	\$5,144.31	\$7,333
Employee Benefit Contribution-Maint.	0.00	0	0.00	0	\$48,957.48	\$48,056	\$59,181.54	\$57,220	0.00	0	0.00	0	0.00	\$200	\$108,139.02	\$105,476
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	\$5,142.64	\$4,886	\$5,142.64	\$9,771	0.00	0	0.00	0	0.00	0	\$10,285.28	\$14,657
Maintenance Uniforms	0.00	0	0.00	0	\$1,017.85	\$666	\$1,017.85	\$800	0.00	0	0.00	0	0.00	0	\$2,035.70	\$1,466
Safety Supplies	0.00	0	0.00	0	\$900.17	\$333	\$360.75	\$200	\$103.99	\$33	0.00	0	0.00	0	\$1,364.91	\$566
Vehicle Gas, Oil, Grease	0.00	0	0.00	0	\$32.99	\$2,000	(\$3.09)	\$2,000	0.00	0	0.00	0	0.00	0	\$29.90	\$4,000
<b>Total General Maint Expense</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$120,349.88</b>	<b>\$123,648</b>	<b>\$131,566.14</b>	<b>\$144,384</b>	<b>\$103.99</b>	<b>\$33</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>\$466</b>	<b>\$252,020.01</b>	<b>\$268,532</b>
<b>Materials</b>																
Grounds Supplies	0.00	0	0.00	0	\$308.99	\$600	\$773.47	\$600	0.00	0	0.00	0	0.00	0	\$1,082.46	\$1,200
Appliance Parts Supplies	0.00	0	0.00	0	\$2,339.71	\$2,000	\$2,492.11	\$4,000	0.00	0	0.00	0	0.00	0	\$4,831.82	\$6,000
Window Treatment Supplies	0.00	0	0.00	0	\$308.38	\$533	\$478.43	\$133	\$52.47	0	0.00	0	0.00	0	\$839.28	\$666
Electrical Supplies	0.00	0	0.00	0	\$3,847.90	\$3,666	\$3,481.11	\$3,333	0.00	0	0.00	0	0.00	0	\$6,329.01	\$7,000

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	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:
	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014	02/2014
Exterminating Supplies	0.00	0	0.00	0	\$179.43	\$66	0.00	\$66	0.00	0	0.00	0	0.00	0	\$179.43	\$133
Janitorial/Cleaning Supplies	0.00	0	0.00	0	\$1,867.25	\$1,200	\$757.37	\$900	\$365.44	\$333	0.00	0	0.00	0	\$2,990.06	\$2,433
Plumbing Supplies	0.00	0	0.00	0	\$5,066.70	\$4,000	\$4,128.75	\$4,666	0.00	0	0.00	0	0.00	0	\$9,195.45	\$8,666
Tools and Equipment	0.00	0	0.00	0	\$1,363.30	\$1,000	\$1,212.04	\$1,000	0.00	0	0.00	0	0.00	0	\$2,575.34	\$2,000
Paint Supplies	0.00	0	0.00	0	\$468.78	\$1,333	\$164.01	\$666	0.00	0	0.00	0	0.00	0	\$632.79	\$2,000
Hardware Supplies	0.00	0	0.00	0	\$2,310.82	\$800	\$2,417.50	\$3,666	0.00	0	0.00	0	0.00	0	\$4,728.32	\$4,466
HVAC Supplies	0.00	0	0.00	0	\$1,820.68	\$4,666	\$1,653.43	\$1,666	0.00	0	0.00	0	0.00	0	\$3,474.11	\$6,333
Vehicle Supplies	0.00	0	0.00	0	\$34.15	\$666	\$41.35	\$133	0.00	0	0.00	0	0.00	0	\$75.50	\$800
Locks & Keys	0.00	0	0.00	0	\$2,162.46	\$133	\$1,537.59	\$1,666	0.00	\$33	0.00	0	0.00	0	\$3,700.05	\$1,833
Cabinet Supplies	0.00	0	0.00	0	0.00	\$333	0.00	\$333	0.00	0	0.00	0	0.00	0	0.00	\$666
Flooring Supplies	0.00	0	0.00	0	0.00	\$1,000	\$7.58	0	0.00	0	0.00	0	0.00	0	\$7.58	\$1,000
Unit Turn Supplies	0.00	0	0.00	0	\$2,119.15	\$6,666	\$835.58	\$6,000	0.00	0	0.00	0	0.00	0	\$2,954.73	\$12,666
Miscellaneous Supplies	0.00	0	0.00	0	0.00	\$333	0.00	\$333	0.00	0	0.00	0	0.00	0	0.00	\$666
<b>Total Materials</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$24,197.70</b>	<b>\$29,000</b>	<b>\$18,980.32</b>	<b>\$29,166</b>	<b>\$417.91</b>	<b>\$366</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$43,595.93</b>	<b>\$58,533</b>
Contract Costs																
Fire Extinguisher Contract Costs	0.00	0	0.00	0	\$336.80	\$466	0.00	\$666	0.00	0	0.00	0	0.00	0	\$336.80	\$1,133
Building Repairs Contract Costs	0.00	0	0.00	0	0.00	\$13,333	\$1,773.45	\$18,666	0.00	0	0.00	0	0.00	\$66	\$1,773.45	\$32,066
Building Repairs-CDBG Grant	0.00	0	0.00	0	0.00	0	\$5,544.08	\$40,000	0.00	0	0.00	0	0.00	0	\$5,544.08	\$40,000
Carpet Cleaning Contract Costs	0.00	0	0.00	0	\$185.00	\$666	\$45.00	\$133	0.00	0	0.00	0	0.00	0	\$230.00	\$800
Decorating/Painting Contract Costs	0.00	0	0.00	0	\$1,720.00	\$333	\$1,850.00	\$1,133	0.00	0	0.00	0	0.00	0	\$3,570.00	\$1,466
Electrical Contract Costs	0.00	0	0.00	0	\$457.00	\$6,666	\$2,321.95	\$1,666	0.00	0	0.00	0	0.00	0	\$2,778.95	\$8,333
Pest Control Contract Costs	0.00	0	0.00	0	\$21,259.00	\$1,666	\$7,397.00	\$4,666	0.00	0	0.00	0	0.00	0	\$28,656.00	\$6,333
Pest Control-budgeted	0.00	0	0.00	0	\$1,192.30	\$1,466	\$1,497.00	\$1,066	0.00	0	0.00	0	0.00	0	\$2,689.30	\$2,533
Floor Covering Contract Costs	0.00	0	0.00	0	\$2,240.30	0	\$545.28	\$666	0.00	0	0.00	0	0.00	0	\$2,785.58	\$666
Grounds Contract Costs	0.00	0	0.00	0	0.00	\$6,666	\$1,178.00	\$3,333	0.00	0	0.00	0	0.00	0	\$1,178.00	\$10,000
Janitorial/Cleaning Contract Costs	0.00	0	0.00	0	\$1,530.00	\$3,133	\$2,550.00	\$5,000	0.00	0	0.00	0	0.00	0	\$4,080.00	\$8,133
Janitorial-Monthly Contract	0.00	0	0.00	0	\$6,836.08	\$4,000	\$10,254.10	\$6,000	0.00	0	0.00	0	0.00	0	\$17,090.18	\$10,000
Plumbing Contract Costs	0.00	0	0.00	0	\$2,079.05	\$1,000	\$2,037.00	\$2,000	0.00	0	0.00	0	0.00	0	\$4,116.05	\$3,000
Windows-Contract Costs	0.00	0	0.00	0	\$804.16	\$666	\$166.14	\$1,333	0.00	0	0.00	0	0.00	0	\$970.30	\$2,000
HVAC Contract Costs	0.00	0	0.00	0	\$627.98	\$2,666	\$3,490.25	\$5,333	0.00	0	0.00	0	0.00	0	\$4,118.23	\$8,000
Vehicle Maintenance Contract Costs	0.00	0	0.00	0	\$4,063.01	\$1,333	\$2,618.81	\$1,333	0.00	0	0.00	0	0.00	0	\$6,681.82	\$2,666
Elevator Inspection Fees	0.00	0	0.00	0	0.00	\$666	\$530.00	\$666	0.00	0	0.00	0	0.00	0	\$530.00	\$1,333
Boiler Inspection Fees	0.00	0	0.00	0	\$500.00	\$533	\$60.00	\$333	0.00	0	0.00	0	0.00	0	\$560.00	\$866
Fire Sprinkler Inspection Fees	0.00	0	0.00	0	\$1,100.00	\$666	0.00	\$666	0.00	0	0.00	0	0.00	0	\$1,100.00	\$1,333
Fire Alarm Inspection Fees	0.00	0	0.00	0	0.00	\$666	0.00	\$666	0.00	0	0.00	0	0.00	0	0.00	\$1,333
Elevator Monitoring Contract Costs	0.00	0	0.00	0	\$6,388.01	\$6,000	\$10,050.57	\$9,000	0.00	0	0.00	0	0.00	0	\$16,438.58	\$15,000
Alarm Monitoring Contract Costs	0.00	0	0.00	0	\$1,129.44	\$1,000	\$852.75	\$333	\$20.13	0	0.00	0	0.00	0	\$2,002.32	\$1,333
Sprinkler Monitoring Contract Costs	0.00	0	0.00	0	\$337.48	\$1,066	\$420.00	\$333	0.00	0	0.00	0	0.00	0	\$757.48	\$1,400
Trash Disposal Contract Costs	0.00	0	0.00	0	\$3,154.00	\$2,266	\$1,188.00	\$1,200	0.00	0	0.00	0	0.00	0	\$4,342.00	\$3,466
Sewer Backups Emergency	0.00	0	0.00	0	\$4,673.99	\$4,666	\$5,772.55	\$6,666	0.00	0	0.00	0	0.00	0	\$10,446.54	\$11,333
Equipment Repair Contract Costs	0.00	0	0.00	0	\$1,082.45	\$2,000	\$1,629.20	\$3,333	0.00	0	0.00	0	0.00	0	\$2,711.65	\$5,333
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	\$9,323.72	\$23,333	\$8,325.01	\$24,666	0.00	0	0.00	0	0.00	0	\$17,648.73	\$48,000
Lawn Care Contract	0.00	0	0.00	0	\$8,509.99	\$8,000	\$9,630.01	\$8,000	0.00	0	0.00	0	0.00	0	\$18,140.00	\$16,000
Snow Plow Contract	0.00	0	0.00	0	\$24,155.00	\$24,000	\$20,498.00	\$24,000	0.00	0	0.00	0	0.00	0	\$44,653.00	\$48,000
Asbestos Removal-Contract Costs	0.00	0	0.00	0	\$5,600.00	0	\$4,965	0	0.00	0	0.00	0	0.00	0	\$8,775.00	0

**CONSOLIDATED BUDGET TO ACTUAL REPORT**

JULY 2013-FEBRUARY 2014

	COCC As of: 02/2014	COCC Budget As of: 02/2014	DEVELOPMENT As of: 02/2014	DEVELOPMENT Budget As of: 02/2014	WEST As of: 02/2014	WEST Budget As of: 02/2014	EAST As of: 02/2014	EAST Budget As of: 02/2014	SECTION 8 As of: 02/2014	SECTION 8 Budget As of: 02/2014	S8NC As of: 02/2014	S8NC Budget As of: 02/2014	GARDEN As of: 02/2014	GARDEN Budget As of: 02/2014	TOTAL As of: 02/2014	TOTAL Budget As of: 02/2014
Tenant Stipends	0.00	0	0.00	0	\$6,860.65	\$6,666	\$6,417.60	\$6,666	0.00	0	0.00	0	0.00	0	\$13,278.25	\$13,333
Total Contract Costs	0.00	0	0.00	0	\$116,255.41	\$125,599	\$111,816.75	\$179,533	\$20.13	0	0.00	0	0.00	\$66	\$228,092.29	\$305,199
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$260,802.99</b>	<b>\$278,247</b>	<b>\$262,363.21</b>	<b>\$353,084</b>	<b>\$542.03</b>	<b>\$400</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>\$533</b>	<b>\$523,708.23</b>	<b>\$632,265</b>
<b>GENERAL EXPENSES</b>																
Property Insurance	0.00	0	0.00	0	\$13,832.00	\$14,000	\$14,016.00	\$14,000	0.00	0	0.00	0	\$75.00	\$78	\$27,923.00	\$28,078
Casualty Loss	0.00	0	0.00	0	\$247.50	0	\$60,137.45	0	0.00	0	0.00	0	0.00	0	\$60,384.95	0
Liability Insurance	\$475.00	\$20	0.00	0	\$9,574.00	\$7,333	\$9,481.00	\$7,333	\$6,393.00	\$4,800	0.00	0	0.00	0	\$25,923.00	\$19,486
Workers Comp Insurance	\$396.11	\$366	0.00	0	\$1,338.00	\$1,333	\$1,379.01	\$1,333	\$648.90	\$686	0.00	0	0.00	0	\$3,762.02	\$3,720
Bad Debt-Tenant Rents	0.00	0	0.00	0	\$900.17	\$1,333	\$180.00	\$3,333	0.00	0	0.00	0	0.00	0	\$1,080.17	\$4,666
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	\$4,872.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,872.00	0
Port-In HAP Expense	0.00	0	0.00	0	0.00	0	0.00	0	(\$6,968.00)	0	0.00	0	0.00	0	(\$6,968.00)	0
<b>TOTAL GENERAL EXPENSES</b>	<b>\$871.11</b>	<b>\$386</b>	<b>0.00</b>	<b>0</b>	<b>\$30,713.67</b>	<b>\$24,000</b>	<b>\$85,193.46</b>	<b>\$26,000</b>	<b>\$73.89</b>	<b>\$5,486</b>	<b>0.00</b>	<b>0</b>	<b>\$75.00</b>	<b>\$78</b>	<b>\$116,927.14</b>	<b>\$55,951</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>																
Housing Assistance Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$5,688,583.96	\$5,838,008	\$739,332.00	\$966,666	0.00	0	\$6,427,915.96	\$6,804,674
Tenant Utility Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$87,635.00	0	0.00	0	0.00	0	\$87,635.00	0
Portable Out HAP Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$187,699.00	0	0.00	0	0.00	0	\$187,699.00	0
FSS Escrow Payments	0.00	0	0.00	0	0.00	0	\$502.00	0	\$26,494.85	0	0.00	0	0.00	0	\$26,996.85	0
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$502.00</b>	<b>0</b>	<b>\$5,990,412.81</b>	<b>\$5,838,008</b>	<b>\$739,332.00</b>	<b>\$966,666</b>	<b>0.00</b>	<b>0</b>	<b>\$6,730,246.81</b>	<b>\$6,804,674</b>
<b>NON-OPERATING ITEMS</b>																
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
<b>TOTAL NON-OPERATING ITEMS</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>(\$3,575.00)</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>(\$3,575.00)</b>	<b>0</b>
<b>TOTAL EXPENSES</b>	<b>\$296,412.84</b>	<b>\$284,758</b>	<b>\$155,800.94</b>	<b>\$30,000</b>	<b>\$761,430.70</b>	<b>\$779,561</b>	<b>\$798,454.62</b>	<b>\$808,005</b>	<b>\$6,678,089.84</b>	<b>\$6,511,341</b>	<b>\$751,599.86</b>	<b>\$986,050</b>	<b>\$2,325.48</b>	<b>\$1,518</b>	<b>\$9,444,114.28</b>	<b>\$9,401,234</b>
<b>NET INCOME</b>	<b>(\$33,113.05)</b>	<b>(\$68,484)</b>	<b>(\$155,800.94)</b>	<b>(\$30,000)</b>	<b>(\$13,803.18)</b>	<b>(\$25,703)</b>	<b>(\$40,905.68)</b>	<b>(\$32,931)</b>	<b>(\$93,958.50)</b>	<b>(\$14,333)</b>	<b>\$28,882.69</b>	<b>\$29,000</b>	<b>(\$1,374.62)</b>	<b>(\$118)</b>	<b>(\$310,073.30)</b>	<b>(\$142,571)</b>
<b>NET INCOME-ADMIN</b>	<b>(33,113.05)</b>	<b>(68,484)</b>	<b>(155,800.94)</b>	<b>(30,000)</b>	<b>(13,803.18)</b>	<b>(25,703)</b>	<b>(40,905.68)</b>	<b>(32,931)</b>	<b>(11,623.22)</b>	<b>(14,333)</b>	<b>28,882.69</b>	<b>29,000</b>	<b>(1,374.62)</b>	<b>(118)</b>	<b>(71,937.06)</b>	<b>(112,569)</b>
<b>NET INCOME-FSS PROGRAM</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>-</b>	<b>0.00</b>	<b>0</b>	<b>\$11,771.39</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$0.00</b>	<b>0</b>	<b>11,771.39</b>	
<b>NET INCOME-HAP</b>	<b>0.00</b>		<b>0.00</b>		<b>0.00</b>		<b>0.00</b>	<b>0</b>	<b>(94,106.68)</b>	<b>0.00</b>		<b>0.00</b>	<b>0</b>	<b>(94,106.68)</b>		
<b>BEGINNING UNRESTRICTED EQUITY</b>	<b>546,876.33</b>		<b>(61,672.33)</b>		<b>204,518.00</b>		<b>181,396.00</b>		<b>222,885.00</b>		<b>384,908.00</b>		<b>225,433.00</b>		<b>1,704,344.00</b>	
<b>ADD CURRENT YEAR INCOME(LOSS)</b>	<b>(33,113.05)</b>		<b>(155,800.94)</b>		<b>(13,803.18)</b>		<b>(40,905.68)</b>		<b>(11,623.22)</b>		<b>28,882.69</b>		<b>(1,374.62)</b>		<b>(227,738.00)</b>	
<b>PURCHASE OF FIXED ASSETS</b>															<b>0.00</b>	
<b>PROJECTED YEAR-END UNRESTRICTED EQUITY</b>	<b>513,763.28</b>		<b>(217,473.27)</b>		<b>190,714.82</b>		<b>140,490.32</b>		<b>211,261.78</b>		<b>413,790.69</b>		<b>224,058.38</b>		<b>1,476,606.00</b>	
<b>4 months operating reserve</b>					<b>338,250.00</b>		<b>330,282.00</b>		<b>329,600.00</b>							
<b>BEGINNING NRA-HAP EQUITY</b>									<b>395,016.00</b>							
<b>ADD CURRENT YEAR INCOME(LOSS)</b>									<b>(94,106.68)</b>							
<b>PROJECTED YEAR-END NRA-HAP EQUITY</b>									<b>300,909.32</b>							
<b>BEGINNING FSS EQUITY</b>									<b>0.00</b>							
<b>ADD CURRENT YEAR INCOME(LOSS)</b>									<b>11,771.39</b>							
<b>PROJECTED YEAR-END FSS EQUITY</b>									<b>11,771.39</b>							