

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 INCOME																
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
Total Rental Income	0.00	0	0.00	0	\$245,322.50	\$258,000	\$293,415.00	\$280,000	0.00	0	0.00	0	\$752.00	\$1,000	\$539,489.50	\$539,000
Other Tenant Income																
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
Total Other Tenant Income	0.00	0	0.00	0	\$14,477.24	\$12,033	\$6,212.15	\$6,900	0.00	0	0.00	0	0.00	0	\$20,689.39	\$18,933
NET TENANT INCOME	0.00	0	0.00	0	\$259,799.74	\$270,033	\$299,627.15	\$286,900	0.00	0	0.00	0	\$752.00	\$1,000	\$560,178.89	\$557,933
GRANT INCOME																
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
TOTAL GRANT INCOME	\$12,048.36	0	0.00	0	\$487,575.17	\$483,157	\$457,672.22	\$484,841	\$6,569,875.74	\$6,490,741	\$780,262.80	\$1,014,666	0.00	0	\$8,307,434.29	\$8,473,406
OTHER INCOME																
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
TOTAL OTHER INCOME	\$251,251.43	\$216,273	0.00	0	\$252.60	\$666	\$249.57	\$3,333	\$14,255.59	\$6,266	\$219.75	\$383	\$198.86	\$400	\$266,427.80	\$227,323
TOTAL INCOME	\$263,299.79	\$216,273	0.00	0	\$747,627.51	\$753,857	\$757,548.94	\$775,074	\$6,584,131.33	\$6,497,007	\$780,482.55	\$1,015,050	\$950.86	\$1,400	\$9,134,040.98	\$9,258,663
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
ADMINISTRATIVE																
Administrative Salaries																
Administrative Salaries	\$141,466.16	\$137,088	0.00	0	\$113,793.28	\$113,026	\$117,276.83	\$117,318	\$212,390.96	\$213,049	0.00	0	0.00	\$333	\$584,927.23	\$580,814
Admin-Overtime Pay	0.00	0	0.00	0	\$5,211.13	\$4,326	\$5,023.93	\$4,500	\$19,355.20	\$10,384	0.00	0	0.00	0	\$29,590.26	\$19,210
Compensated Absences	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$333
Employee Benefit Contribution-Admin	\$94,089.71	\$97,331	0.00	0	\$82,090.82	\$102,744	\$92,637.67	\$94,850	\$198,447.24	\$208,440	0.00	0	0.00	\$200	\$467,265.44	\$503,565
Employee Benefit Contribution-Admin-FSS	0.00	0	0.00	0	0.00	0	0.00	0	\$953.62	0	0.00	0	0.00	0	\$953.62	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	\$1,274.99	0	0.00	0	0.00	0	\$1,274.99	0
Temporary Help	\$5,302.59	\$2,666	0.00	0	\$2,678.37	\$2,666	\$2,678.41	\$2,666	\$14,081.90	\$13,333	0.00	0	0.00	0	\$24,741.27	\$21,333
Admin Salaries charged to CFP	(\$19,589.44)	(\$6,666)	0.00	0	(\$6,061.41)	(\$10,000)	(\$6,061.35)	(\$10,000)	0.00	0	0.00	0	0.00	0	(\$31,712.20)	(\$26,666)
Admin Benefits charged to CFP	(\$12,451.99)	(\$3,333)	0.00	0	(\$3,583.74)	(\$5,333)	(\$3,583.74)	(\$5,066)	0.00	0	0.00	0	0.00	0	(\$19,619.47)	(\$13,733)
Inter dept Billings	(\$1,159.34)	(\$662)	0.00	0	(\$1,212.00)	(\$1,212)	(\$1,022.99)	0	(\$2,228.61)	0	0.00	0	0.00	0	(\$5,622.94)	(\$1,874)
Inter dept Charges	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$496.86	0	\$1,874.48	0	\$2,371.34	0
Retiree Insurance Benefits	\$15,428.00	\$10,285	0.00	0	\$2,571.36	\$4,886	\$2,571.36	\$4,886	\$15,428.00	\$16,456	0.00	0	0.00	0	\$35,998.72	\$36,514
Total Administrative Salaries	\$223,085.69	\$236,708	0.00	0	\$195,487.81	\$211,103	\$209,520.12	\$209,487	\$462,203.30	\$461,663	\$496.86	0	\$1,874.48	\$533	\$1,092,668.26	\$1,119,495
Legal Expense																
Criminal Background Checks	\$88.00	0	0.00	0	\$117.16	\$93	\$122.17	\$93	\$392.17	\$166	0.00	0	0.00	0	\$719.50	\$353
Tenant Screening	0.00	0	0.00	0	\$65.00	\$266	\$65.00	\$266	0.00	\$33	0.00	0	0.00	0	\$130.00	\$566
General Legal Expense	\$1,396.25	0	\$12,090.60	\$13,333	\$16,547.60	\$9,333	\$3,335.39	\$6,000	\$2,059.14	\$5,333	0.00	0	0.00	0	\$35,428.98	\$34,000
Total Legal Expense	\$1,484.25	0	\$12,090.60	\$13,333	\$16,729.76	\$9,693	\$3,522.56	\$6,360	\$2,451.31	\$5,533	0.00	0	0.00	0	\$36,278.48	\$34,920
Other Admin Expenses																
Staff Training	\$16,534.61	\$1,333	0.00	0	\$2,150.82	\$666	\$3,005.73	\$666	\$3,360.40	\$3,333	0.00	0	0.00	0	\$25,051.56	\$6,000
Travel	\$845.58	\$333	0.00	0	\$343.48	0	\$1,031.33	0	0.00	\$83	0.00	0	0.00	0	\$2,220.39	\$416
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	\$11,915.32	\$10,666	0.00	0	0.00	0	\$11,915.32	\$10,666
Management Fee	0.00	0	0.00	0	\$64,890.00	\$61,650	\$64,949.00	\$63,423	\$102,821.00	\$66,666	\$8,184.00	\$13,333	\$376.00	\$373	\$241,220.00	\$205,446
Mgt Fee-outside	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,727.00	\$3,666	0.00	0	\$2,727.00	\$3,666
Office Rent	0.00	0	0.00	0	0.00	0	0.00	0	\$2,822.00	\$3,000	0.00	0	0.00	0	\$2,822.00	\$3,000
Office Security Expense	0.00	0	0.00	0	\$70.90	\$133	\$409.41	\$333	\$120.72	\$200	0.00	0	0.00	0	\$601.03	\$666
Office Janitorial Expense	\$1,548.05	\$1,600	0.00	0	\$897.35	\$433	\$69.30	0	\$2,692.04	\$1,466	0.00	0	0.00	0	\$5,206.74	\$3,500
Consultants	\$2,000.00	0	\$142,700.88	\$16,666	0.00	\$333	0.00	\$333	0.00	0	0.00	0	0.00	0	\$144,700.88	\$17,333
Consultants-FSS	0.00	0	0.00	0	0.00	0	0.00	0	\$9,000.00	\$23,000	0.00	0	0.00	0	\$9,000.00	\$23,000
Inspections	0.00	0	0.00	0	0.00	\$1,333	0.00	\$1,333	\$58,678.00	\$55,333	0.00	\$1,333	0.00	0	\$58,678.00	\$59,333
Total Other Admin Expenses	\$21,788.24	\$4,116	\$142,700.88	\$16,666	\$72,652.55	\$69,050	\$73,764.77	\$70,590	\$196,569.48	\$168,850	\$11,771.00	\$19,383	\$376.00	\$373	\$519,622.92	\$349,030
Miscellaneous Admin Expenses																
Membership and Fees	\$4,202.43	\$2,666	0.00	0	\$325.08	\$266	\$144.03	\$150	\$864.21	\$1,066	0.00	0	0.00	0	\$5,535.75	\$4,149
Publications	\$349.00	\$333	0.00	0	0.00	0	0.00	0	0.00	\$333	0.00	0	0.00	0	\$349.00	\$666
Advertising	\$350.00	\$133	0.00	0	0.00	\$66	0.00	\$66	0.00	0	0.00	0	0.00	0	\$350.00	\$266
Office Supplies	\$646.84	\$600	0.00	0	\$969.05	\$1,000	\$511.89	\$1,200	\$1,276.86	\$3,333	0.00	0	0.00	0	\$3,404.64	\$6,133
Telephone	\$1,556.07	\$866	0.00	0	\$3,434.31	\$5,000	\$3,595.01	\$4,000	\$4,288.89	\$3,333	0.00	0	0.00	0	\$12,874.28	\$13,200
Postage	\$433.00	\$66	\$39.90	0	\$2,993.99	\$4,000	\$3,392.65	\$4,000	\$8,528.31	\$12,666	0.00	0	0.00	0	\$15,387.85	\$20,733
Software License Fees	\$32,389.88	\$26,666	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$32,389.88	\$26,666
Copiers	\$653.20	\$666	0.00	0	\$502.17	\$800	\$299.01	\$266	\$1,897.38	\$2,666	0.00	0	0.00	0	\$3,351.76	\$4,399
Printer Supplies	\$179.95	\$80	0.00	0	0.00	\$333	Page 2 of 5	0.00	\$333	0.00	\$66	0.00	0.00	0	\$179.95	\$813

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
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
Total Miscellaneous Admin Expenses	\$43,350.55	\$36,879	\$1,009.46	0	\$12,553.03	\$15,433	\$12,579.19	\$14,183	\$25,837.01	\$31,400	0.00	0	0.00	0	\$95,329.24	\$97,896
TOTAL ADMINISTRATIVE EXPENSES	\$289,708.73	\$277,704	\$155,800.94	\$30,000	\$297,423.15	\$305,280	\$299,386.64	\$300,620	\$687,061.10	\$667,446	\$12,267.86	\$19,383	\$2,250.48	\$906	\$1,743,898.90	\$1,601,342
TENANT SERVICES																
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
TOTAL TENANT SERVICES EXPENSES	\$5,833.00	\$6,666	0.00	0	\$34,296.40	\$25,366	\$40,211.27	\$25,100	0.00	0	0.00	0	0.00	0	\$80,340.67	\$57,133
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)
TOTAL UTILITY EXPENSES	0.00	0	0.00	0	\$141,769.49	\$146,666	\$110,798.04	\$103,200	0.00	0	0.00	0	0.00	0	\$252,567.53	\$249,866
General Maint Expense																
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
Total General Maint Expense	0.00	0	0.00	0	\$120,349.88	\$123,648	\$131,566.14	\$144,384	\$103.99	\$33	0.00	0	0.00	\$466	\$252,020.01	\$268,532
Materials																
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	Page 3 of 5	\$2,481.11	\$3,333	0.00	0	0.00	0	0.00	\$6,329.01	\$7,000

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
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
Total Materials	0.00	0	0.00	0	\$24,197.70	\$29,000	\$18,980.32	\$29,166	\$417.91	\$366	0.00	0	0.00	0	\$43,595.93	\$58,533
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	Page 4 of 5	0	0.00	0	0.00	0	0.00	0	\$8,775.00	0

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
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
TOTAL MAINTENANCE EXPENSES	0.00	0	0.00	0	\$260,802.99	\$278,247	\$262,363.21	\$353,084	\$542.03	\$400	0.00	0	0.00	\$533	\$523,708.23	\$632,265
GENERAL EXPENSES																
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
TOTAL GENERAL EXPENSES	\$871.11	\$386	0.00	0	\$30,713.67	\$24,000	\$85,193.46	\$26,000	\$73.89	\$5,486	0.00	0	\$75.00	\$78	\$116,927.14	\$55,951
HOUSING ASSISTANCE PAYMENTS																
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
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0	0.00	0	0.00	0	\$502.00	0	\$5,990,412.81	\$5,838,008	\$739,332.00	\$966,666	0.00	0	\$6,730,246.81	\$6,804,674
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	\$296,412.84	\$284,758	\$155,800.94	\$30,000	\$761,430.70	\$779,561	\$798,454.62	\$808,005	\$6,678,089.84	\$6,511,341	\$751,599.86	\$986,050	\$2,325.48	\$1,518	\$9,444,114.28	\$9,401,234
NET INCOME	(\$33,113.05)	(\$68,484)	(\$155,800.94)	(\$30,000)	(\$13,803.18)	(\$25,703)	(\$40,905.68)	(\$32,931)	(\$93,958.50)	(\$14,333)	\$28,882.69	\$29,000	(\$1,374.62)	(\$118)	(\$310,073.30)	(\$142,571)
NET INCOME-ADMIN	(33,113.05)	(68,484)	(155,800.94)	(30,000)	(13,803.18)	(25,703)	(40,905.68)	(32,931)	(11,623.22)	(14,333)	28,882.69	29,000	(1,374.62)	(118)	(71,937.06)	(112,569)
NET INCOME-FSS PROGRAM	0.00	0	0.00	0	0.00	-	0.00	0	\$11,771.39	0	0.00	0	\$0.00	0	11,771.39	
NET INCOME-HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	(94,106.68)	0.00	0.00	0.00	0.00	0	(94,106.68)	
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)	(33,113.05)	(155,800.94)	(13,803.18)	(40,905.68)	(11,623.22)	28,882.69	(1,374.62)	(227,738.00)								
PURCHASE OF FIXED ASSETS															0.00	
PROJECTED YEAR-END UNRESTRICTED EQUITY	513,763.28	(217,473.27)	190,714.82	140,490.32	211,261.78	413,790.69	224,058.38	1,476,606.00								
4 months operating reserve																
BEGINNING NRA-HAP EQUITY									395,016.00							
ADD CURRENT YEAR INCOME(LOSS)									(94,106.68)							
PROJECTED YEAR-END NRA-HAP EQUITY									300,909.32							
BEGINNING FSS EQUITY									0.00							
ADD CURRENT YEAR INCOME(LOSS)									11,771.39							
PROJECTED YEAR-END FSS EQUITY									11,771.39							