

All properties (...allpro)
CONSOLIDATED BUDGET TO ACTUAL REPORT

Period = Jul 2015-Jun 2016

Book = Accrual ; Tree = ysi_is

	COCC		DEVELOPMENT		WEST		EAST		SECTION 8		COC		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:
	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016
TENANT INCOME																
Rental Income																
Tenant Rent	0.00	0	0.00	0	\$8,645.04	\$4,232	\$106,241.00	\$129,452	0.00	0	0.00	0	\$8,724.00	0	\$123,610.04	\$133,684
Dwelling Rent-Negative	0.00	0	0.00	0	\$-529.00	0	\$-2,193.00	\$-2,961	0.00	0	0.00	0	0.00	0	\$-2,722.00	\$-2,961
Total Rental Income	0.00	0	0.00	0	\$8,116.04	\$4,232	\$104,048.00	\$126,491	0.00	0	0.00	0	\$8,724.00	0	\$120,888.04	\$130,723
Other Tenant Income																
Damages	0.00	0	0.00	0	\$247.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$247.00	0
Late Charges	0.00	0	0.00	0	\$160.00	\$27	\$1,230.00	\$640	0.00	0	0.00	0	0.00	0	\$1,390.00	\$667
Legal Fees - Tenant	0.00	0	0.00	0	0.00	0	\$505.00	0	0.00	0	0.00	0	0.00	0	\$505.00	0
Tenant Owed Utilities	0.00	0	0.00	0	0.00	0	\$487.26	\$502	0.00	0	0.00	0	0.00	0	\$487.26	\$502
Misc.Tenant Income	0.00	0	0.00	0	0.00	0	0.00	\$-117	0.00	0	0.00	0	0.00	0	0.00	\$-117
Total Other Tenant Income	0.00	0	0.00	0	\$407.00	\$27	\$2,222.26	\$1,025	0.00	0	0.00	0	0.00	0	\$2,629.26	\$1,052
NET TENANT INCOME	0.00	0	0.00	0	\$8,523.04	\$4,259	\$106,270.26	\$127,516	0.00	0	0.00	0	\$8,724.00	0	\$123,517.30	\$131,774
GRANT INCOME																
HUD Operating/HAP-SRA/TRA/NewPlatt/SBHCV	0.00	0	0.00	0	\$119,726.00	\$9,060	\$170,220.00	\$157,430	0.00	0	0.00	0	0.00	0	\$289,946.00	\$166,490
Family Self-Sufficiency Grant	\$137,424.68	\$102,636	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$137,424.68	\$102,636
Section 8 HAP Earned	0.00	0	0.00	0	0.00	0	0.00	0	\$10,490,751.00	\$10,289,158	\$881,220.77	0	0.00	0	\$11,371,971.77	\$10,289,158
MI0420 PSH Individual-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$117,016.00	0	0.00	0	\$117,016.00	0
MI0422 RRH Tier 1-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$546,960.76	0	0.00	0	\$546,960.76	0
MI0423 PSH Family-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$73,898.00	0	0.00	0	\$73,898.00	0
MI0424 RRH Tier 2-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$82,216.59	0	0.00	0	\$82,216.59	0
MI0451 PSH Bonus HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$84,884.08	0	0.00	0	\$84,884.08	0
S8 Admin Fee-SRA/TRA/SBHCV	0.00	0	0.00	0	0.00	0	0.00	0	\$1,209,133.00	\$1,244,000	\$51,943.23	0	0.00	0	\$1,261,076.23	\$1,244,000
MI0420 PSH Individual-Admin	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$45,502.47	0	0.00	0	\$45,502.47	0
MI0422 RRH Tier 1-Admin	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$106,257.31	0	0.00	0	\$106,257.31	0
MI0423 PSH Family-Admin	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$10,283.24	0	0.00	0	\$10,283.24	0
MI0424 RRH Tier 2-Admin	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$5,859.29	0	0.00	0	\$5,859.29	0
MI0451 PSH Bonus-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$23,472.41	0	0.00	0	\$23,472.41	0
COC-Admin Fee-AAHC portion	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$80,378.87	0	0.00	0	\$80,378.87	0
Section 8 Port-In Admin Fees	0.00	0	0.00	0	0.00	0	0.00	0	\$1,144.37	0	0.00	0	0.00	0	\$1,144.37	0
MI0420 PSH Individual-Supportive Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$591,586.67	0	0.00	0	\$591,586.67	0
MI0422 RRH Tier 1-supportive services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$700,199.34	0	0.00	0	\$700,199.34	0
MI0423 PSH Family-Supportive Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$129,356.70	0	0.00	0	\$129,356.70	0
MI0424 RRH Tier 2-Supportive Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$61,316.97	0	0.00	0	\$61,316.97	0
MI0451 PSH Bonus-Supp Svcs	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$150,856.51	0	0.00	0	\$150,856.51	0
Port In HAP Earned	0.00	0	0.00	0	0.00	0	0.00	0	\$29,179.00	0	0.00	0	0.00	0	\$29,179.00	0
Section 8 VASH Program Income	0.00	0	0.00	0	0.00	0	0.00	0	\$165,210.00	\$75,000	0.00	0	0.00	0	\$165,210.00	\$75,000
MI0420 PSH Individual-HMIS	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$48,461.92	0	0.00	0	\$48,461.92	0
MI0422 RRH Tier 1-HMIS	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$65,886.19	0	0.00	0	\$65,886.19	0
MI0423 PSH Family-HMIS	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$13,098.25	0	0.00	0	\$13,098.25	0
RAD PBV HAP	0.00	0	0.00	0	0.00	0	0.00	0	\$724,578.00	\$576,000	0.00	0	0.00	0	\$724,578.00	\$576,000
Other Government Grants	\$10,500.00	\$7,200	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$10,500.00	\$7,200
City CD Grant Revenue	0.00	\$60,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$60,000
City General Fund Revenue	\$121,296.00	\$67,000	0.00	0	\$107,000.00	0	0.00	\$101,087	\$111,700.00	\$200,000	0.00	0	0.00	0	\$339,996.00	\$368,087
TOTAL GRANT INCOME	\$269,220.68	\$236,836	0.00	0	\$226,726.00	\$9,060	\$170,220.00	\$258,517	\$12,731,695.37	\$12,384,158	\$3,870,655.57	0	0.00	0	\$17,268,517.62	\$12,888,571
Investment Income - Unrestricted	\$4,916.18	\$5,250	0.00	0	0.00	0	\$2.18	0	\$18.04	\$25	0.00	0	\$101.62	0	\$5,038.02	\$5,275
Investment Income - Restricted	0.00	0	0.00	0	0.00	0	0.00	0	\$6.17	0	0.00	0	0.00	0	\$6.17	0
Management Fee Income	\$271,743.60	\$314,024	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$271,743.60	\$314,024
Management Fee-from Tax Credit Entity	\$123,405.14	\$92,309	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$123,405.14	\$92,309
Fraud Recovery-Admin Fee	0.00	0	0.00	0	\$1,043.00	0	0.00	0	\$4,378.53	\$2,500	0.00	0	0.00	0	\$5,421.53	\$2,500
Fraud Recovery-HAP	0.00	0	0.00	0	0.00	0	0.00	0	\$4,378.53	\$2,500	0.00	0	0.00	0	\$4,378.53	\$2,500
Miscellaneous Other Income	\$1,419.46	0	\$462,881.34	0	0.00	0	0.00	\$91.50	0	\$124,704.13	0	\$1,200.00	\$1,200.00	0	\$590,296.43	0
Other Income-Earned Discounts	\$54.29	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$54.29	0
TOTAL INCOME	\$670,759.35	\$648,419	\$462,881.34	0	\$236,292.04	\$13,319	\$276,492.44	\$386,033	\$12,740,568.14	\$12,389,183	\$3,995,359.70	0	\$10,025.62	0	\$18,392,378.63	\$13,436,954
EXPENSES																
ADMINISTRATIVE																

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	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016
Administrative Salaries																
Administrative Salaries	\$87,882.21	\$94,670	0.00	0	0.00	0	0.00	0	0.00	0	\$8,780.64	0	0.00	0	\$96,662.85	\$94,670
Compensated Absences	\$1,459.53	\$3,000	0.00	0	\$-949.62	0	\$-325.84	0	\$2,006.74	\$3,000	0.00	0	0.00	0	\$2,190.81	\$6,000
Employee Benefit Contribution-Admin	\$44,525.27	\$47,149	0.00	0	0.00	0	0.00	0	0.00	0	\$4,201.55	0	0.00	0	\$48,726.82	\$47,149
Employee Benefit-Education	0.00	0	0.00	0	0.00	0	0.00	0	\$6,791.00	\$5,000	0.00	0	0.00	0	\$6,791.00	\$5,000
Temporary Help	\$2,549.39	\$4,000	0.00	0	0.00	\$374	\$123.03	\$6,317	\$18,803.90	\$20,000	0.00	0	0.00	0	\$21,476.32	\$30,691
Contract Employees-Admin	\$108,065.87	\$67,435	0.00	0	0.00	0	0.00	\$2,512	\$909,678.56	\$904,463	\$15,163.35	0	0.00	0	\$1,032,907.78	\$974,410
Contract Employees-Admin-OT	0.00	0	0.00	0	0.00	0	0.00	0	\$22,815.97	\$25,000	0.00	0	0.00	0	\$22,815.97	\$25,000
Contract Employees-FSS	\$138,076.48	\$148,080	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$138,076.48	\$148,080
Contract Employees-FSS-OT	\$126.57	\$1,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$126.57	\$1,000
Contract-Property Management	\$2,443.73	0	0.00	0	\$5,650.82	\$17,535	\$31,506.06	\$44,714	0.00	0	0.00	0	0.00	0	\$39,600.61	\$62,248
Contract Property Management-OT	0.00	0	0.00	0	\$240.08	\$155	\$6,890.20	\$1,359	0.00	0	0.00	0	0.00	0	\$7,130.28	\$1,514
Retiree Insurance Benefits	\$48,135.00	\$45,000	0.00	0	0.00	0	0.00	0	\$28,881.00	\$22,356	0.00	0	0.00	0	\$77,016.00	\$67,356
Total Administrative Salaries	\$433,264.05	\$410,334	0.00	0	\$4,941.28	\$18,064	\$38,193.45	\$54,901	\$988,977.17	\$979,819	\$28,145.54	0	0.00	0	\$1,493,521.49	\$1,463,118
Legal Expense																
Criminal Background Checks	\$217.50	0	0.00	0	0.00	\$2	0.00	\$28	\$2,960.00	\$2,389	0.00	0	0.00	0	\$3,177.50	\$2,418
Tenant Screening	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$100
General Legal Expense	0.00	\$3,000	\$50.00	0	\$1,243.59	\$43	\$1,602.25	\$424	\$7,541.39	\$7,850	0.00	0	0.00	0	\$10,437.23	\$11,317
Hearing Officer Expense	0.00	0	0.00	0	0.00	0	0.00	0	\$4,576.25	\$10,000	0.00	0	0.00	0	\$4,576.25	\$10,000
Total Legal Expense	\$217.50	\$3,000	\$50.00	0	\$1,243.59	\$45	\$1,602.25	\$452	\$15,077.64	\$20,339	0.00	0	0.00	0	\$18,190.98	\$23,836
Other Admin Expenses																
Staff Training	\$3,351.01	\$8,000	0.00	0	\$202.44	\$31	\$376.09	\$725	\$8,081.32	\$3,272	0.00	0	0.00	0	\$12,010.86	\$12,028
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	\$2,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$2,000
Travel	\$1,624.53	\$1,500	\$13.25	0	\$424.90	\$10	\$491.08	\$718	\$286.58	\$100	0.00	0	0.00	0	\$2,840.34	\$2,328
Auditing Fees	\$1,601.00	\$900	0.00	0	\$5,220.00	\$228	\$5,220.00	\$3,854	\$5,220.00	\$5,220	0.00	0	0.00	0	\$17,261.00	\$10,201
Port Out Admin Fee Paid	0.00	0	0.00	0	0.00	0	0.00	0	\$11,668.50	\$18,700	0.00	0	0.00	0	\$11,668.50	\$18,700
Management Fee	\$16,331.32	\$13,846	0.00	0	\$2,607.00	\$1,374	\$26,746.00	\$37,255	\$241,826.60	\$248,800	0.00	0	\$564.00	0	\$288,074.92	\$301,275
Mgt Fee-outside	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$4,600	0.00	0	0.00	0	0.00	\$4,600
MI0420 PSH Individual-Avalon-HMIS	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$48,461.92	0	0.00	0	\$48,461.92	0
MI0422 RRH Tier 1-IHN/SOS-HMIS	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$65,886.19	0	0.00	0	\$65,886.19	0
MI0423 PSH Family-Avalon-HMIS	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$13,098.25	0	0.00	0	\$13,098.25	0
Office Rent	0.00	0	0.00	0	0.00	0	0.00	0	\$2,744.00	\$3,280	0.00	0	0.00	0	\$2,744.00	\$3,280
Office Security Expense	0.00	0	0.00	0	0.00	\$0	0.00	0	0.00	\$59	0.00	0	0.00	0	0.00	\$59
Office Janitorial Expense	\$2,217.80	\$300	0.00	0	\$67.34	\$33	0.00	\$152	\$5,427.90	\$3,465	\$640.00	0	0.00	0	\$8,353.04	\$3,951
Consultants	\$13,407.37	\$2,000	\$46,324.41	0	\$1,260.00	\$3	\$3,930.00	0	\$4,050.00	\$995	\$6,825.00	0	0.00	0	\$75,796.78	\$2,998
Inspections	0.00	0	0.00	0	0.00	\$93	0.00	0	\$54,275.00	\$100,000	0.00	0	0.00	0	\$54,275.00	\$100,093
Total Other Admin Expenses	\$38,732.03	\$28,546	\$46,337.66	0	\$9,781.68	\$1,773	\$36,763.17	\$42,704	\$333,579.90	\$388,491	\$134,911.36	0	\$564.00	0	\$600,669.80	\$461,514
Miscellaneous Admin Expenses																
Membership and Fees	\$5,238.75	\$5,200	0.00	0	0.00	0	0.00	0	0.00	\$1,600	0.00	0	0.00	0	\$5,238.75	\$6,800
Publications	\$414.00	\$500	0.00	0	0.00	0	0.00	\$0	\$603.75	\$700	0.00	0	0.00	0	\$1,017.75	\$1,200
Advertising	\$70.64	\$200	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$70.64	\$200
Office Supplies	\$2,985.19	\$900	\$38,534.20	0	\$527.36	\$106	\$144.46	\$1,301	\$18,487.81	\$5,500	\$262.78	0	0.00	0	\$60,941.80	\$7,807
Computer Parts	\$108.95	0	0.00	0	0.00	0	\$24.66	0	0.00	0	0.00	0	0.00	0	\$133.61	0
Telephone	\$3,793.93	\$3,200	0.00	0	\$118.26	\$53	\$3,144.62	\$3,635	\$10,107.51	\$8,800	0.00	0	0.00	0	\$17,164.32	\$15,688
Postage	\$3,626.19	\$200	0.00	0	\$127.93	\$73	\$348.50	\$1,288	\$12,378.88	\$16,000	0.00	0	0.00	0	\$16,481.50	\$17,562
Software License Fees	\$49,760.40	\$62,000	\$653.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$50,413.40	\$62,000
Copiers	\$899.26	\$900	0.00	0	\$51.51	\$19	\$95.42	\$165	\$3,045.37	\$4,000	0.00	0	0.00	0	\$4,091.56	\$5,084
Printer Supplies	0.00	\$300	0.00	0	0.00	0	0.00	0	0.00	\$100	0.00	0	0.00	0	0.00	\$400
Software	0.00	0	0.00	0	0.00	0	0.00	\$28	0.00	\$1,000	0.00	0	0.00	0	0.00	\$1,028
Printing Expenses	\$842.86	\$100	0.00	0	\$9.92	\$5	\$187.43	\$118	\$1,721.05	\$2,000	0.00	0	0.00	0	\$2,761.26	\$2,223
Cell Phones/Pagers	0.00	0	0.00	0	0.00	\$23	0.00	\$396	0.00	0	0.00	0	0.00	0	0.00	\$420
Small Office Equipment	\$39.99	0	\$1,099.97	0	0.00	0	0.00	0	0.00	\$200	0.00	0	0.00	0	\$1,139.96	\$200
Late Fees/Lost Discounts	0.00	0	0.00	0	0.00	0	0.00	0	\$50.00	0	0.00	0	0.00	0	\$50.00	0
Bank Fees	\$1,213.71	\$1,000	\$480.92	0	0.00	\$3	0.00	\$55	\$4,247.18	\$6,000	0.00	0	0.00	0	\$5,941.81	\$7,059
Other Misc Admin Expenses	\$1,795.80	\$4,500	\$95.57	0	\$3.32	\$5	\$35.28	\$82	\$655.92	\$2,000	\$2,400.00	0	0.00	0	\$4,985.89	\$6,587
Total Miscellaneous Admin Expenses	\$70,789.67	\$79,000	\$40,863.66	0	\$838.30	\$288	\$3,980.37	\$7,070	\$51,297.47	\$47,900	\$2,662.78	0	0.00	0	\$170,432.25	\$134,258
TOTAL ADMINISTRATIVE EXPENSES	\$543,003.25	\$520,880	\$87,251.32	0	\$16,804.85	\$20,169	\$80,539.24	\$105,128	\$1,388,932.18	\$1,436,549	\$165,719.68	0	\$564.00	0	\$2,282,814.52	\$2,082,726
TENANT SERVICES																
Other Tenant Svcs.	0.00	\$700	0.00	0	0.00	\$2	0.00	\$41	0.00	0	0.00	0	0.00	0	0.00	\$744

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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:
	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016
Tenant Services Support	\$114,332.06	\$120,000	\$92,193.15	0	\$1,003.66	0	\$523.55	0	0.00	0	\$87.46	0	0.00	0	\$208,139.88	\$120,000
Tenant Support Services-FSS	0.00	0	0.00	0	0.00	0	0.00	0	\$93.28	0	0.00	0	0.00	0	\$93.28	0
Tenant Services Contract Costs	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,770.07	0	0.00	0	\$2,770.07	0
Application Fees	0.00	0	\$274.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$274.00	0
Other Set-Up Fees	0.00	0	\$929.80	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$929.80	0
Moving Company Expenses	\$98.00	0	\$44,731.89	0	\$96.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$44,925.89	0
Packers Stipends	0.00	0	\$1,017.00	0	0.00	0	\$678.00	0	0.00	0	0.00	0	0.00	0	\$1,695.00	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	\$7,065.35	\$6,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$7,065.35	\$6,000
MI0420 PSH Individual-Avalon-Supportive Service	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$591,586.67	0	0.00	0	\$591,586.67	0
MI0422 RRH Tier 1-IHN/SOS-Supportive Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$700,199.34	0	0.00	0	\$700,199.34	0
MI0423 PSH Family-Avalon-Supportive Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$129,356.70	0	0.00	0	\$129,356.70	0
MI0424 RRH Tier 2-SOS-Supportive Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$66,561.61	0	0.00	0	\$66,561.61	0
MI0451 PSH Bonus-Supp Svcs	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$150,856.51	0	0.00	0	\$150,856.51	0
TOTAL TENANT SERVICES EXPENSES	\$121,495.41	\$126,700	\$139,345.84	0	\$1,099.66	\$2	\$1,201.55	\$41	\$93.28	0	\$1,641,418.36	0	0.00	0	\$1,904,654.10	\$126,744
Water	\$50.94	0	0.00	0	\$1,353.68	\$1,912	\$15,782.11	\$14,017	0.00	0	0.00	0	\$885.28	0	\$18,072.01	\$15,928
Electricity	\$26.35	0	0.00	0	\$1,446.37	\$219	\$5,448.86	\$6,595	0.00	0	0.00	0	0.00	0	\$6,921.58	\$6,814
Vacant Unit-Electricity	\$16.18	0	0.00	0	\$314.43	0	\$3,602.90	\$2,570	0.00	0	0.00	0	0.00	0	\$3,933.51	\$2,570
Tenant Owed-Electricity	0.00	0	0.00	0	0.00	0	\$366.70	\$7	0.00	0	0.00	0	0.00	0	\$366.70	\$7
Gas	0.00	0	0.00	0	\$14.70	0	\$713.05	\$1,759	0.00	0	0.00	0	0.00	0	\$727.75	\$1,759
Vacant Unit-Gas	\$10.83	0	0.00	0	\$522.34	0	\$3,389.37	\$4,579	0.00	0	0.00	0	\$-46.26	0	\$3,876.28	\$4,579
Tenant Owed-Gas	0.00	0	0.00	0	0.00	0	\$289.01	\$514	0.00	0	0.00	0	0.00	0	\$289.01	\$514
Garbage/Trash Removal	0.00	0	0.00	0	0.00	0	\$158.23	0	0.00	0	0.00	0	0.00	0	\$158.23	0
TOTAL UTILITY EXPENSES	\$104.30	0	0.00	0	\$3,651.52	\$2,131	\$29,750.23	\$30,041	0.00	0	0.00	0	\$839.02	0	\$34,345.07	\$32,172
General Maint Expense																
Maintenance - Temporary Labor	0.00	0	0.00	0	0.00	0	0.00	\$490	0.00	0	0.00	0	0.00	0	0.00	\$490
Compensated Absences	0.00	0	0.00	0	\$-846.50	0	\$-880.77	0	0.00	0	0.00	0	0.00	0	\$-1,727.27	0
Inter-dept billings	0.00	0	0.00	0	0.00	\$-8	0.00	\$-132	0.00	0	0.00	0	0.00	0	0.00	\$-140
Contract Employees Maintenance	0.00	0	0.00	0	\$18,515.57	\$3,397	\$39,821.46	\$81,203	0.00	0	0.00	0	\$2,476.95	0	\$60,813.98	\$84,600
Contract Employees-Maint-OT	0.00	0	0.00	0	\$373.21	\$87	\$1,716.15	\$4,578	0.00	0	0.00	0	\$48.15	0	\$2,137.51	\$4,665
Maintenance Uniforms	0.00	0	0.00	0	\$180.99	\$16	\$478.52	\$274	0.00	0	0.00	0	0.00	0	\$659.51	\$290
Safety Supplies	\$52.06	0	0.00	0	\$127.78	\$47	\$322.29	\$846	0.00	\$350	0.00	0	0.00	0	\$502.13	\$1,243
Vehicle Gas, Oil, Grease	0.00	0	0.00	0	\$343.08	\$4	\$995.94	0	0.00	0	0.00	0	0.00	0	\$1,339.02	\$4
Maintenance Facility Rent	0.00	0	0.00	0	\$897.72	\$203	\$1,695.72	\$1,525	0.00	0	0.00	0	0.00	0	\$2,593.44	\$1,728
Total General Maint Expense	\$52.06	0	0.00	0	\$19,591.85	\$3,747	\$44,149.31	\$88,784	0.00	\$350	0.00	0	\$2,525.10	0	\$66,318.32	\$92,882
Materials																
Grounds Supplies	0.00	0	\$1,731.00	0	\$4.75	\$12	0.00	\$186	0.00	0	0.00	0	0.00	0	\$1,735.75	\$199
Appliance Parts Supplies	\$23.85	0	0.00	0	\$1,116.37	\$83	\$121.01	\$2,375	0.00	0	0.00	0	0.00	0	\$1,261.23	\$2,458
Window Treatment Supplies	0.00	0	0.00	0	\$-93.02	\$65	\$121.66	\$1,172	\$44.70	0	0.00	0	0.00	0	\$73.34	\$1,237
Electrical Supplies	\$9.54	0	\$71,757.18	0	\$-398.63	\$100	\$226.67	\$1,745	0.00	0	0.00	0	\$107.24	0	\$71,702.00	\$1,845
Exterminating Supplies	0.00	0	0.00	0	\$61.84	\$2	\$133.22	\$38	0.00	0	0.00	0	0.00	0	\$195.06	\$40
Janitorial/Cleaning Supplies	\$40.36	0	0.00	0	\$342.87	\$54	\$526.77	\$900	\$2,946.03	\$700	\$450.65	0	0.00	0	\$4,306.68	\$1,654
Plumbing Supplies	\$46.51	0	\$1,349.10	0	\$628.00	\$86	\$1,086.64	\$1,655	0.00	0	0.00	0	0.00	0	\$3,110.25	\$1,741
Tools and Equipment	\$388.24	0	0.00	0	\$269.86	\$38	\$343.16	\$546	0.00	0	0.00	0	\$50.45	0	\$1,051.71	\$584
Paint Supplies	0.00	0	0.00	0	\$904.24	\$27	\$428.85	\$1,793	0.00	0	0.00	0	0.00	0	\$1,333.09	\$1,820
Hardware Supplies	\$85.30	0	0.00	0	\$-3,020.27	\$111	\$1,799.07	\$2,359	0.00	0	\$70.04	0	0.00	0	\$-1,065.86	\$2,470
HVAC Supplies	\$14.66	0	0.00	0	\$-722.71	\$47	\$412.38	\$824	0.00	0	0.00	0	0.00	0	\$-295.67	\$871
Vehicle Supplies	\$9.36	0	0.00	0	\$27.42	\$45	\$59.05	\$765	0.00	0	0.00	0	0.00	0	\$95.83	\$810
Locks & Keys	\$36.04	0	0.00	0	\$356.83	\$43	\$461.66	\$950	0.00	0	0.00	0	0.00	0	\$854.53	\$993
Flooring Supplies	0.00	0	0.00	0	0.00	\$8	0.00	\$140	0.00	0	0.00	0	0.00	0	0.00	\$149
Unit Turn Supplies	0.00	0	0.00	0	\$274.19	\$12	\$101.75	\$774	0.00	0	0.00	0	0.00	0	\$375.94	\$786
Miscellaneous Supplies	\$90.58	0	0.00	0	0.00	0	0.00	\$0	0.00	0	0.00	0	0.00	0	\$90.58	\$0
Total Materials	\$744.44	0	\$74,837.28	0	\$-248.26	\$734	\$5,821.89	\$16,222	\$2,990.73	\$700	\$520.69	0	\$157.69	0	\$84,824.46	\$17,656
Contract Costs																
Fire Extinguisher Contract Costs	0.00	0	0.00	0	0.00	0	\$283.30	0	0.00	0	0.00	0	0.00	0	\$283.30	0
Appliance Contract Costs	0.00	0	0.00	0	\$1,265.91	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,265.91	0
Building Repairs Contract Costs	0.00	0	\$4,248.50	0	\$4,930.00	\$1,087	0.00	\$140,380	0.00	0	0.00	0	\$2,175.00	0	\$11,353.50	\$141,466
Building Repair-setup Industrial Maintenance Facil	0.00	0	0.00	0	0.00	\$638	0.00	\$4,921	0.00	0	0.00	0	0.00	0	0.00	\$5,559
Carpet Cleaning Contract Costs	\$50.00	0	0.00	0	0.00	0	0.00	0	\$200.00	0	0.00	0	0.00	0	\$250.00	0
Decorating/Painting Contract Costs	0.00	0	\$1,825.00	0	0.00	0	\$1,110.00	0	0.00	0	0.00	0	0.00	0	\$2,935.00	0
Electrical Contract Costs	0.00	0	\$59,447.00	0	\$800.00	0	0.00	\$2,689	0.00	0	0.00	0	\$502.50	0	\$60,749.50	\$2,689

All properties (...allpro)
CONSOLIDATED BUDGET TO ACTUAL REPORT

Period = Jul 2015-Jun 2016

Book = Accrual ; Tree = ysi_is

	COCC		DEVELOPMENT		WEST		EAST		SECTION 8		COC		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:
	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016
Pest Control Contract Costs	0.00	0	0.00	0	\$464.29	0	0.00	\$1,067	0.00	0	0.00	0	0.00	0	\$464.29	\$1,067
Pest Control-budgeted	0.00	0	0.00	0	\$809.60	\$3,382	\$2,340.00	\$7,831	0.00	0	0.00	0	0.00	0	\$3,149.60	\$11,214
Floor Covering Contract Costs	0.00	0	0.00	0	\$3,075.60	0	\$2,584.14	0	0.00	0	0.00	0	0.00	0	\$5,659.74	0
Grounds Contract Costs	0.00	0	0.00	0	\$7,667.63	0	\$2,540.01	0	0.00	0	0.00	0	\$3,100.00	0	\$13,307.64	0
Janitorial/Cleaning Contract Costs	\$50.00	\$100	\$2,125.00	0	\$927.00	\$27	\$60.00	\$1,895	0.00	\$250	0.00	0	0.00	0	\$3,162.00	\$2,272
Janitorial-Monthly Contract	\$268.52	0	0.00	0	0.00	0	\$8,860.79	\$8,745	0.00	0	0.00	0	0.00	0	\$9,129.31	\$8,745
Plumbing Contract Costs	0.00	0	\$650.00	0	0.00	0	\$2,735.29	\$1,601	0.00	0	0.00	0	0.00	0	\$3,385.29	\$1,601
Windows-Contract Costs	0.00	0	\$37,925.00	0	\$2,958.29	0	0.00	\$106	0.00	0	0.00	0	0.00	0	\$40,883.29	\$106
HVAC Contract Costs	0.00	0	0.00	0	\$13,755.00	\$101	\$400.24	\$2,912	0.00	0	0.00	0	\$6,111.50	0	\$20,266.74	\$3,013
Vehicle Maintenance Contract Costs	\$41.50	0	0.00	0	\$147.09	\$20	\$447.01	\$399	0.00	0	0.00	0	0.00	0	\$635.60	\$419
Equipment Rental Contract Costs	0.00	0	0.00	0	0.00	\$5	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$5
Alarm Monitoring Contract Costs	0.00	0	0.00	0	\$29.24	\$2	0.00	0	\$273.56	\$225	0.00	0	0.00	0	\$302.80	\$227
Trash Disposal Contract Costs	0.00	0	\$200.00	0	\$1,317.60	0	\$1,470.60	0	0.00	0	0.00	0	0.00	0	\$2,988.20	0
Sewer Backups Emergency	0.00	0	0.00	0	0.00	0	\$351.00	\$2,735	0.00	0	0.00	0	0.00	0	\$351.00	\$2,735
Equipment Repair Contract Costs	0.00	0	0.00	0	0.00	\$25	\$79.02	\$432	0.00	0	0.00	0	0.00	0	\$79.02	\$457
Vehicle Towing Contact Costs	0.00	0	0.00	0	0.00	\$3	0.00	\$59	0.00	0	0.00	0	0.00	0	0.00	\$63
Unit Turn Contract Costs	0.00	0	\$7,590.00	0	\$312.00	0	\$2,276.00	\$15,145	0.00	0	0.00	0	0.00	0	\$10,178.00	\$15,145
Lawn Care Contract	0.00	0	0.00	0	\$1,655.00	\$1,724	\$3,295.00	\$7,923	0.00	0	0.00	0	\$325.00	0	\$5,275.00	\$9,647
Lawn Care Contract-Budget for Mowing	0.00	0	0.00	0	0.00	0	\$1,936.69	0	0.00	0	0.00	0	0.00	0	\$1,936.69	0
Snow Plow Contract	0.00	0	0.00	0	\$2,510.00	\$1,873	\$13,440.00	\$18,069	0.00	0	0.00	0	\$810.00	0	\$16,760.00	\$19,942
Asbestos Removal-Contract Costs	0.00	0	0.00	0	0.00	\$0	0.00	\$438	0.00	0	0.00	0	\$850.00	0	\$850.00	\$439
Section 3 Contractor Expense	0.00	0	\$120.00	0	0.00	0	\$246.00	0	0.00	0	0.00	0	0.00	0	\$366.00	0
Tenant Stipends	0.00	0	\$1,687.00	0	\$836.00	0	\$1,800.00	\$1,800	0.00	0	0.00	0	\$200.00	0	\$4,523.00	\$1,800
Total Contract Costs	\$410.02	\$100	\$115,817.50	0	\$43,460.25	\$8,889	\$46,255.09	\$219,146	\$473.56	\$475	0.00	0	\$14,074.00	0	\$220,490.42	\$228,610
TOTAL MAINTENANCE EXPENSES	\$1,206.52	\$100	\$190,654.78	0	\$62,803.84	\$13,371	\$96,226.29	\$324,152	\$3,464.29	\$1,525	\$520.69	0	\$16,756.79	0	\$371,633.20	\$339,148
GENERAL EXPENSES																
Property Insurance	0.00	0	0.00	0	\$3,923.39	\$466	\$10,448.00	\$7,555	0.00	0	0.00	0	\$315.85	0	\$14,687.24	\$8,021
Casualty Loss	0.00	0	0.00	0	\$91,314.74	0	\$85.94	0	0.00	0	0.00	0	0.00	0	\$91,400.68	0
Liability Insurance	0.00	\$475	0.00	0	\$809.86	\$224	\$3,204.09	\$3,840	\$9,209.63	\$8,000	0.00	0	\$47.90	0	\$13,271.48	\$12,539
Workers Comp Insurance	0.00	\$254	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$254
Insurance Proceeds-Credit	0.00	0	0.00	0	\$-56,223.62	0	0.00	0	0.00	0	0.00	0	0.00	0	\$-56,223.62	0
Misc. Taxes/Licenses/Insurance	\$475.00	0	\$3,269.94	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$3,744.94	0
Security/Law Enforcement	0.00	0	0.00	0	\$843.47	0	\$5,894.02	\$6,060	0.00	0	0.00	0	0.00	0	\$6,737.49	\$6,060
TOTAL GENERAL EXPENSES	\$475.00	\$729	\$3,269.94	0	\$40,667.84	\$690	\$19,632.05	\$17,455	\$9,209.63	\$8,000	0.00	0	\$363.75	0	\$73,618.21	\$26,874
HOUSING ASSISTANCE PAYMENTS																
HAP Payments-SRA/TRA/Newplatt/S8 HCV	0.00	0	0.00	0	\$97,454.00	0	\$9,600.00	0	\$11,013,462.60	\$10,942,658	\$118,751.13	0	0.00	0	\$11,239,267.73	\$10,942,658
MI0420 PSH Individual-Avalon-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$117,016.00	0	0.00	0	\$117,016.00	0
MI0422 RRH Tier 1-IHN/SOS-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$553,013.03	0	0.00	0	\$553,013.03	0
MI0423 PSH Family-Avalon-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$72,806.00	0	0.00	0	\$72,806.00	0
MI0424 RRH Tier 2-SOS-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$76,500.26	0	0.00	0	\$76,500.26	0
MI0451 PSH Bonus-HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$78,706.81	0	0.00	0	\$78,706.81	0
Tenant Utility Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$201,722.25	0	\$5,953.00	0	0.00	0	\$207,675.25	0
Portable Out HAP Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$146,255.96	0	0.00	0	0.00	0	\$146,255.96	0
FSS Escrow Payments	0.00	0	0.00	0	\$13,277.99	0	\$225.00	\$172	\$121,021.05	0	0.00	0	0.00	0	\$134,524.04	\$172
FSS Escrows-Forfeited	0.00	0	0.00	0	0.00	0	\$-132.00	0	\$-3,949.34	0	0.00	0	0.00	0	\$-4,081.34	0
Security Deposit Assistance	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,392.00	0	0.00	0	\$1,392.00	0
VASH HAP Expense	0.00	0	0.00	0	0.00	0	0.00	0	\$372.00	0	0.00	0	0.00	0	\$372.00	0
MI0420 PSH Individual-Avalon-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$45,502.47	0	0.00	0	\$45,502.47	0
MI0422 RRH Tier 1-IHN/SOS-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$101,551.90	0	0.00	0	\$101,551.90	0
MI0423 PSH Family-Avalon-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$10,283.24	0	0.00	0	\$10,283.24	0
MI0424 RRH Tier 2-SOS-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$6,367.98	0	0.00	0	\$6,367.98	0
MI0451 PSH Bonus Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$23,472.41	0	0.00	0	\$23,472.41	0
SPC HAP-Sponsor Based	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$595,088.83	0	0.00	0	\$595,088.83	0
SPC HAP-Tenant Based	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$283,715.68	0	0.00	0	\$283,715.68	0
SPC Admin Fee-Sponsor Based	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$37,252.70	0	0.00	0	\$37,252.70	0
SPC Admin Fee-Tenant Based	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$16,938.53	0	0.00	0	\$16,938.53	0
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0	0.00	0	\$110,731.99	0	\$9,693.00	\$172	\$11,478,884.52	\$10,942,658	\$2,144,311.97	0	0.00	0	\$13,743,621.48	\$10,942,830
TOTAL EXPENSES	\$666,284.48	\$648,409	\$420,521.88	0	\$235,759.70	\$36,364	\$237,042.36	\$476,988	\$12,880,583.90	\$12,388,732	\$3,951,970.70	0	\$18,523.56	0	\$18,410,686.58	\$13,550,493

All properties (...allpro)
CONSOLIDATED BUDGET TO ACTUAL REPORT

Period = Jul 2015-Jun 2016

Book = Accrual ; Tree = ysi_is

	COCC		DEVELOPMENT		WEST		EAST		SECTION 8		COC		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:
	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016
NET INCOME	\$4,474.87	\$10	\$42,359.46	0	\$532.34	\$-23,045	\$39,450.08	\$-90,956	\$-140,015.76	\$451	\$43,389.00	0	\$-8,497.94	0	\$-18,307.95	\$-113,539
NET INCOME-ADMIN FEE	\$4,474.87		\$42,359.46		\$532.34		\$39,450.08		(75,233.94)		\$43,389.00		\$-8,497.94		46,473.87	
NET INCOME-HAP	0.00		0.00		0.00		0.00		(64,781.82)		0.00		0.00		(64,781.82)	
BEGINNING UNRESTRICTED EQUITY	237,264.00		0.00		20,980.00		0.00		75,938.00		50,529.26		198,957.65		583,668.91	
ADD CURRENT YEAR INCOME(LOSS)	\$4,474.87		\$42,359.46		\$532.34		\$39,450.08		(75,233.94)		\$43,389.00		\$-8,497.94		46,473.87	
PURCHASE OF FIXED ASSETS					(11,039.20)		(2,415.00)				(2,683.48)				(16,137.68)	
PROJECTED YEAR-END UNRESTRICTED EQUITY	237,264.00		0.00		9,940.80		(2,415.00)		704.06		47,845.78		198,957.65		492,297.29	
<i>4 months operating reserve</i>					338,250.00		330,282.00		329,600.00							
BEGINNING NRA-HAP EQUITY											156,515.00					
ADD CURRENT YEAR INCOME(LOSS)											(64,781.82)					
PROJECTED YEAR-END NRA-HAP EQUITY											91,733.18					