

All properties (.allpro)
CONSOLIDATED BUDGET TO ACTUAL REPORT
 JULY 2014-JUNE 2015

	COCC	COCC	DEVELOPMENT	DEVELOPMENT	WEST	WEST	EAST	EAST	SECTION 8	SECTION 8	Maple Tower	Maple Tower	River Run	River Run	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:	
	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	
TENANT INCOME																	
Rental Income																	
Tenant Rent	\$6,868.00	0	0.00	0	\$124,629.16	\$76,248	\$203,443.00	\$164,183	0.00	0	\$87,869.00	0	\$89,924.00	0	\$512,733.16	\$240,431	
Dwelling Rent-Negative	0.00	0	0.00	0	(\$7,889.00)	(\$5,240)	(\$4,191.00)	(\$2,560)	0.00	0	0.00	0	0.00	0	(\$12,080.00)	(\$7,800)	
RAD PBV Housing Assistance Payment(HAP)	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$202,234.00	0	\$115,130.00	0	\$317,364.00	0	
Bad Debt	0.00	0	0.00	0	(\$993.07)	\$50	\$175.83	(\$762)	0.00	0	0.00	0	0.00	0	(\$817.24)	(\$712)	
Less: Concessions	0.00	0	0.00	0	(\$405.00)	0	0.00	0	0.00	0	(\$186.00)	0	0.00	0	(\$591.00)	0	
Total Rental Income	\$6,868.00	0	0.00	0	\$115,342.09	\$71,058	\$199,427.83	\$160,861	0.00	0	\$289,917.00	0	\$205,054.00	0	\$816,608.92	\$231,919	
Other Tenant Income																	
Laundry and Vending	0.00	0	0.00	0	\$1,047.06	0	\$343.22	0	0.00	0	\$3,206.30	0	\$564.43	0	\$5,161.01	0	
Damages	0.00	0	0.00	0	\$200.00	\$336	0.00	0	0.00	0	0.00	0	\$75.00	0	\$275.00	\$336	
Late Charges	0.00	0	0.00	0	\$1,060.00	\$746	\$1,720.00	\$1,086	0.00	0	\$200.00	0	\$400.00	0	\$3,380.00	\$1,832	
Legal Fees - Tenant	0.00	0	0.00	0	0.00	0	0.00	\$469	0.00	0	0.00	0	0.00	0	0.00	\$469	
NSF Charges	0.00	0	0.00	0	0.00	\$3	\$30.00	\$31	0.00	0	0.00	0	0.00	0	\$30.00	\$34	
Tenant Owed Utilities	0.00	0	0.00	0	\$1,708.25	\$751	\$610.37	\$7	0.00	0	0.00	0	\$655.65	0	\$2,974.27	\$758	
Misc.Tenant Income	0.00	0	0.00	0	(\$7.00)	\$80	(\$582.00)	\$216	0.00	0	\$275.00	0	0.00	0	(\$314.00)	\$296	
Total Other Tenant Income	0.00	0	0.00	0	\$4,008.31	\$1,916	\$2,121.59	\$1,809	0.00	0	\$3,681.30	0	\$1,695.08	0	\$11,506.28	\$3,725	
NET TENANT INCOME	\$6,868.00	0	0.00	0	\$119,350.40	\$72,974	\$201,549.42	\$162,670	0.00	0	\$293,598.30	0	\$206,749.08	0	\$828,115.20	\$235,644	
GRANT INCOME																	
HUD Operating/HAP-SRA/TRA/NewPlatt/S8HCV	0.00	0	0.00	0	\$345,648.00	\$99,760	\$309,552.00	\$175,300	0.00	0	0.00	0	0.00	0	\$655,200.00	\$275,060	
Family Self-Sufficiency Grant	\$82,719.81	\$103,500	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$82,719.81	\$103,500	
RAD PBV Vacancy Payments	0.00	0	0.00	0	0.00	\$109,140	0.00	0	0.00	0	\$102,051.00	0	\$111,044.00	0	\$213,095.00	\$109,140	
Section 8 HAP Earned	\$1,070,792.17	0	0.00	0	0.00	0	0.00	0	\$9,141,336.00	\$10,268,186	0.00	0	0.00	0	\$10,212,128.17	\$10,268,186	
MI0420 PSH Individual-HAP	\$31,707.11	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$31,707.11	0	
MI0422 RRH Tier 1-HAP	\$133,653.88	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$133,653.88	0	
MI0423 PSH Family-HAP	\$30,952.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$30,952.00	0	
MI0424 RRH Tier 2-HAP	\$9,811.57	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$9,811.57	0	
S8 Admin Fee-SRA/TRA/S8HCV	\$48,931.44	0	0.00	0	0.00	0	0.00	0	\$996,574.00	\$1,114,610	0.00	0	0.00	0	\$1,045,505.44	\$1,114,610	
MI0420 PSH Individual-Admin	\$12,049.10	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$12,049.10	0	
MI0422 RRH Tier 1-Admin	\$36,443.89	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$36,443.89	0	
MI0423 PSH Family-Admin	\$5,171.11	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$5,171.11	0	
MI0424 RRH Tier 2-Admin	\$6,508.35	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$6,508.35	0	
COC-Admin Fee-AAHC portion	\$52,963.62	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$52,963.62	0	
Section 8 FSS Grant Income	0.00	0	0.00	0	0.00	0	0.00	0	\$33,920.00	0	0.00	0	0.00	0	\$33,920.00	0	
MI0420 PSH Individual-Supportive Services	\$135,648.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$135,648.67	0	
MI0422 RRH Tier 1-supportive services	\$301,056.17	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$301,056.17	0	
MI0423 PSH Family-Supportive Services	\$50,514.82	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$50,514.82	0	
MI0424 RRH Tier 2-Supportive Services	\$18,389.87	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$18,389.87	0	
Section 8 VASH Program Income	0.00	0	0.00	0	0.00	0	0.00	0	\$115,600.00	\$148,000	0.00	0	0.00	0	\$115,600.00	\$148,000	
MI0420 PSH Individual-HMIS	\$32,314.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$32,314.67	0	
MI0422 RRH Tier 1-HMIS	\$46,289.33	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$46,289.33	0	

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 JULY 2014-JUNE 2015

	COCC	COCC	DEVELOPMENT	DEVELOPMENT	WEST	WEST	EAST	EAST	SECTION 8	SECTION 8	Maple Tower	Maple Tower	River Run	River Run	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:
	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015
MI0423 PSH Family-HMIS	\$8,734.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$8,734.00	0
RAD PBV HAP	0.00	0	0.00	0	0.00	0	0.00	0	\$508,432.00	0	0.00	0	0.00	0	\$508,432.00	0
Other Government Grants	\$9,450.00	\$80,000	0.00	0	0.00	0	\$77,201.66	0	0.00	0	0.00	0	0.00	0	\$86,651.66	\$80,000
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	\$108,490.78	\$4,401	0.00	0	\$69,664.00	\$31,077	\$69,664.00	0	\$25,681.22	\$173,522	0.00	0	0.00	0	\$273,500.00	\$209,000
Community Challenge Grant	0.00	0	\$168,971.83	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$168,971.83	0
DDA Revenue	0.00	0	0.00	0	0.00	0	\$700,000.00	0	0.00	0	0.00	0	0.00	0	\$700,000.00	0
TOTAL GRANT INCOME	\$2,232,592.36	\$247,901	\$168,971.83	0	\$415,312.00	\$239,977	\$1,156,417.66	\$175,300	\$10,821,543.22	\$11,704,318	\$102,051.00	0	\$111,044.00	0	\$15,007,932.07	\$12,367,496
Investment Income - Unrestricted	\$5,366.21	\$9,700	0.00	0	\$8.48	\$47	\$12.26	\$17	\$22.90	\$100	0.00	0	0.00	0	\$5,409.85	\$9,864
Investment Income - Restricted	0.00	0	0.00	0	0.00	0	0.00	0	\$0.15	0	0.00	0	0.00	0	\$0.15	0
Management Fee Income	\$312,625.00	\$376,310	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$312,625.00	\$376,310
Management Fee-from Tax Credit Entity	\$68,128.34	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$68,128.34	0
Fraud Recovery-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	\$2,532.75	\$4,000	0.00	0	0.00	0	\$2,532.75	\$4,000
Fraud Recovery-HAP	0.00	0	0.00	0	0.00	0	0.00	0	\$2,532.75	\$4,000	0.00	0	0.00	0	\$2,532.75	\$4,000
Miscellaneous Other Income	\$7,695.09	\$750	0.00	\$40,000	0.00	\$158	0.00	0	\$5.75	0	0.00	0	0.00	0	\$7,700.84	\$40,908
Other Income-Earned Discounts	\$190.08	\$250	0.00	0	\$1.71	0	0.00	0	0.00	0	0.00	0	0.00	0	\$191.79	\$250
Cranbrook Tower Revenue	0.00	\$24,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$24,000
TOTAL INCOME	\$2,633,465.08	\$658,911	\$168,971.83	\$40,000	\$534,672.59	\$313,156	\$1,357,979.34	\$337,987	\$10,826,637.52	\$11,712,418	\$395,649.30	0	\$317,793.08	0	\$16,235,168.74	\$13,062,472
EXPENSES																
ADMINISTRATIVE																
Administrative Salaries																
Administrative Salaries	\$91,161.42	\$37,769	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$91,161.42	\$37,769
Compensated Absences	\$2,539.99	\$3,000	0.00	0	(\$7,786.45)	0	(\$3,956.85)	0	\$8,297.93	\$3,000	\$4,553.62	0	\$4,401.83	0	\$8,050.07	\$6,000
Employee Benefit Contribution-Admin	\$51,281.94	\$20,189	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$51,281.94	\$20,189
Employee Benefit-Education	0.00	0	0.00	0	0.00	0	0.00	0	\$5,000.00	\$5,000	0.00	0	0.00	0	\$5,000.00	\$5,000
Temporary Help	\$2,523.85	\$4,000	0.00	0	\$12,601.99	0	\$8,525.85	0	\$36,188.72	\$20,000	\$13,154.18	0	\$1,096.63	0	\$74,091.22	\$24,000
Inter dept Billings	(\$375.00)	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	(\$375.00)	0
Inter dept Charges	0.00	(\$1,500)	0.00	0	0.00	(\$1,500)	0.00	0	0.00	0	0.00	0	0.00	0	0.00	(\$3,000)
Contract Employees-Admin	\$208,469.33	\$371,399	0.00	0	\$209.87	0	\$1,884.12	0	\$744,579.40	\$804,954	0.00	0	0.00	0	\$955,142.72	\$1,176,353
Contract Employees-Admin-OT	\$890.40	0	0.00	0	0.00	0	0.00	0	\$17,992.28	0	0.00	0	0.00	0	\$18,882.68	0
Contract Employees-FSS	\$105,311.46	\$67,943	0.00	0	0.00	0	0.00	0	\$23,637.20	0	0.00	0	0.00	0	\$128,948.66	\$67,943
Contract Employees-FSS-OT	\$274.02	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$274.02	0
Contract-Property Management	\$4,622.57	0	0.00	0	\$73,116.68	\$10,310	\$66,788.59	\$36,065	0.00	0	\$68,509.59	0	\$56,930.77	0	\$269,968.20	\$46,375
Contract Property Management-OT	\$69.27	0	0.00	0	\$12,532.77	0	\$4,195.78	0	0.00	0	\$13,094.67	0	\$7,134.07	0	\$37,026.56	0
Retiree Insurance Benefits	\$44,712.00	\$22,356	0.00	0	0.00	0	0.00	0	\$22,356.00	\$22,356	0.00	0	0.00	0	\$67,068.00	\$44,712
Total Administrative Salaries	\$511,481.25	\$525,156	0.00	0	\$90,674.86	\$8,810	\$77,437.49	\$36,065	\$858,051.53	\$855,310	\$99,312.06	0	\$69,563.30	0	\$1,706,520.49	\$1,425,341
Legal Expense																
Criminal Background Checks	\$100.50	0	0.00	0	\$37.50	0	\$37.50	\$51	\$2,295.50	\$1,000	\$33.50	0	0.00	0	\$2,504.50	\$1,051
Tenant Screening	0.00	0	0.00	0	0.00	\$20	0.00	\$146	0.00	\$100	0.00	0	0.00	0	0.00	\$266
General Legal Expense	\$829.50	\$3,000	\$2,851.20	0	\$6,740.54	\$1,200	\$5,265.00	\$938	\$7,007.40	\$3,000	\$504.50	0	\$2,043.50	0	\$25,241.64	\$8,138

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	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015
Hearing Officer Expense	0.00	0	0.00	0	0.00	\$1,000	0.00	\$311	\$6,256.25	\$10,000	\$481.25	0	0.00	0	\$6,737.50	\$11,311
Total Legal Expense	\$930.00	\$3,000	\$2,851.20	0	\$6,778.04	\$2,220	\$5,302.50	\$1,446	\$15,559.15	\$14,100	\$1,019.25	0	\$2,043.50	0	\$34,483.64	\$20,766
Other Admin Expenses																
Staff Training	\$5,594.03	\$8,000	0.00	0	\$730.38	\$8,000	\$1,011.37	\$8,000	\$10,823.82	\$9,000	\$70.00	0	\$68.26	0	\$18,297.86	\$33,000
Staff Training-FSS	(\$130.00)	0	0.00	0	0.00	0	0.00	0	\$1,444.83	0	0.00	0	0.00	0	\$1,314.83	0
Commissioner Training	\$1,214.19	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,214.19	0
Travel	\$1,613.75	\$500	0.00	0	\$414.04	0	\$1,055.88	0	\$957.89	\$100	\$212.71	0	\$536.98	0	\$4,791.25	\$600
Auditing Fees	\$870.00	\$900	0.00	0	\$5,220.00	\$650	\$5,220.00	\$1,300	\$5,220.00	\$5,200	0.00	0	0.00	0	\$16,530.00	\$8,050
Port Out Admin Fee Paid	0.00	0	0.00	0	0.00	0	0.00	0	\$15,874.95	\$18,700	0.00	0	0.00	0	\$15,874.95	\$18,700
Management Fee	\$10,130.93	0	0.00	0	\$36,850.36	\$12,238	\$63,433.62	\$33,875	\$210,348.00	\$222,922	\$23,742.38	0	\$19,067.58	0	\$363,572.87	\$269,035
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	\$32,314.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$32,314.67	0
MI0422 RRH Tier 1-IHN/SOS-HMIS	\$46,289.33	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$46,289.33	0
MI0423 PSH Family-Avalon-HMIS	\$8,734.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$8,734.00	0
Office Rent	\$1,847.89	\$3,000	0.00	0	0.00	0	0.00	0	\$2,414.00	\$300	0.00	0	0.00	0	\$4,261.89	\$3,300
Office Security Expense	0.00	0	0.00	0	\$39.72	0	\$136.47	0	\$44.04	0	0.00	0	0.00	0	\$220.23	0
Office Janitorial Expense	\$1,154.94	\$2,400	0.00	0	\$761.67	0	\$170.85	0	\$3,638.08	\$4,100	\$359.50	0	0.00	0	\$6,085.04	\$6,500
Consultants	\$7,115.50	\$2,000	\$192,755.66	\$40,000	\$621.27	0	\$663.03	0	\$746.50	0	\$1,034.88	0	\$914.32	0	\$203,851.16	\$42,000
Inspections	0.00	0	0.00	0	\$70.00	0	0.00	0	\$68,705.00	\$100,000	0.00	0	0.00	0	\$68,775.00	\$100,000
Total Other Admin Expenses	\$116,749.23	\$16,800	\$192,755.66	\$40,000	\$44,707.44	\$20,888	\$71,691.22	\$43,175	\$320,217.11	\$364,922	\$25,419.47	0	\$20,587.14	0	\$792,127.27	\$485,785
Miscellaneous Admin Expenses																
Membership and Fees	\$5,178.75	\$4,000	\$499.00	0	0.00	0	0.00	0	0.00	\$1,600	0.00	0	0.00	0	\$5,677.75	\$5,600
Publications	\$349.00	\$500	0.00	0	0.00	0	\$0.04	0	\$532.00	0	0.00	0	0.00	0	\$881.04	\$500
Advertising	\$542.66	\$200	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$542.66	\$200
Office Supplies	\$1,280.44	\$900	\$603.02	0	\$2,399.24	0	\$1,663.34	0	\$5,781.39	\$5,000	\$951.25	0	\$308.11	0	\$12,986.79	\$5,900
Telephone	\$3,594.38	\$2,000	0.00	0	\$1,822.71	\$1,413	\$4,149.06	\$1,933	\$9,187.44	\$6,400	\$2,250.28	0	\$2,269.77	0	\$23,273.64	\$11,746
Postage	\$147.86	\$100	\$96.43	0	\$1,887.25	0	\$1,994.06	0	\$13,474.21	\$19,000	\$1,260.59	0	\$1,127.21	0	\$19,987.61	\$19,100
Software License Fees	\$59,060.69	\$53,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$59,060.69	\$53,000
Copiers	\$838.88	\$1,000	0.00	0	\$531.75	0	\$219.58	0	\$3,681.25	\$4,000	\$230.70	0	\$135.31	0	\$5,637.47	\$5,000
Printer Supplies	\$586.70	\$240	0.00	0	0.00	0	0.00	0	0.00	\$100	0.00	0	0.00	0	\$586.70	\$340
Software	\$19.99	0	0.00	0	0.00	0	\$21.20	0	0.00	\$1,400	\$100.23	0	\$71.32	0	\$212.74	\$1,400
Printing Expenses	\$193.80	\$100	0.00	0	\$110.11	0	\$160.11	0	\$1,052.28	\$2,000	\$63.50	0	\$63.50	0	\$1,643.30	\$2,100
Cell Phones/Pagers	0.00	\$1,900	\$199.91	0	\$537.00	0	\$536.97	0	0.00	\$1,400	0.00	0	0.00	0	\$1,273.88	\$3,300
Small Office Equipment	\$618.64	0	\$1,597.95	0	0.00	0	0.00	0	0.00	\$200	0.00	0	0.00	0	\$2,216.59	\$200
Late Fees/Lost Discounts	\$14.33	0	0.00	0	0.00	0	0.00	0	\$150.00	0	0.00	0	0.00	0	\$164.33	0
Bank Fees	\$782.14	0	0.00	0	\$74.93	0	\$74.94	0	\$4,922.49	\$4,000	\$103.47	0	\$110.83	0	\$6,068.80	\$4,000
Other Misc Admin Expenses	\$1,889.58	\$4,500	\$1,195.91	0	\$169.38	\$10	\$153.46	0	\$1,604.38	\$2,000	\$120.94	0	\$115.81	0	\$5,249.46	\$6,510
Total Miscellaneous Admin Expenses	\$75,097.84	\$68,440	\$4,192.22	0	\$7,532.37	\$1,423	\$8,972.76	\$1,933	\$40,385.44	\$47,100	\$5,080.96	0	\$4,201.86	0	\$145,463.45	\$118,896
TOTAL ADMINISTRATIVE EXPENSES	\$704,258.32	\$613,396	\$199,799.08	\$40,000	\$149,692.71	\$33,341	\$163,403.97	\$82,619	\$1,234,213.23	\$1,281,432	\$130,831.74	0	\$96,395.80	0	\$2,678,594.85	\$2,050,788
TENANT SERVICES																
Resident Council	\$420.00	\$8,000	0.00	0	\$638.98	0	0.00	0	0.00	0	\$30.00	0	0.00	0	\$1,088.98	\$8,000
Other Tenant Svcs.	\$515.96	0	\$149.91	0	\$333.62	0	\$56.16	\$486	0.00	0	\$819.31	0	\$546.21	0	\$2,421.17	\$486

All properties (.allpro)
CONSOLIDATED BUDGET TO ACTUAL REPORT
 JULY 2014-JUNE 2015

	COCC	COCC	DEVELOPMENT	DEVELOPMENT	WEST	WEST	EAST	EAST	SECTION 8	SECTION 8	Maple Tower	Maple Tower	River Run	River Run	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:
	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015
Tenant Services Support	\$125,518.66	\$120,000	\$76,605.60	0	\$248.45	0	\$565.00	0	0.00	0	0.00	0	0.00	0	\$202,937.71	\$120,000
Tenant Support Services-FSS	\$502.50	0	0.00	0	\$39.41	0	0.00	0	\$26.49	0	0.00	0	0.00	0	\$568.40	0
Tenant Stipends	0.00	0	0.00	0	\$90.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$90.00	0
Tenant Services Contract Costs	0.00	0	0.00	0	\$82.81	0	\$1,149.10	0	0.00	0	\$509.01	0	\$1,753.62	0	\$3,494.54	0
Tenant Relocation	0.00	0	\$2,214.16	0	0.00	0	\$950.00	0	0.00	0	0.00	0	0.00	0	\$3,164.16	0
Application Fees	0.00	0	\$9,418.56	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$9,418.56	0
Other Set-Up Fees	0.00	0	\$3,236.93	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$3,236.93	0
Moving Company Expenses	0.00	0	\$37,617.46	0	0.00	0	(\$950.00)	0	0.00	0	\$196.00	0	0.00	0	\$36,863.46	0
Packers Stipends	0.00	0	\$170.00	0	\$156.00	0	\$175.00	0	0.00	0	\$1,514.00	0	\$1,997.00	0	\$4,012.00	0
Dislocation Fee	0.00	0	\$7,500.00	0	0.00	0	\$100.00	0	0.00	0	0.00	0	0.00	0	\$7,600.00	0
Sr Nutrition Program Expenses	\$5,825.13	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$5,825.13	0
MI0420 PSH Individual-Avalon-Supportive Services	\$144,703.68	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$144,703.68	0
MI0422 RRH Tier 1-IHN/SOS-Supportive Services	\$304,585.61	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$304,585.61	0
MI0423 PSH Family-Avalon-Supportive Services	\$50,373.50	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$50,373.50	0
MI0424 RRH Tier 2-SOS-Supportive Services	\$18,389.87	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$18,389.87	0
TOTAL TENANT SERVICES EXPENSES	\$650,834.91	\$128,000	\$136,912.62	0	\$1,589.27	0	\$2,045.26	\$486	\$26.49	0	\$3,068.32	0	\$4,296.83	0	\$798,773.70	\$128,486
Water	\$6.09	0	0.00	0	\$50,480.95	\$39,233	\$41,745.40	\$17,813	0.00	0	\$19,548.06	0	\$12,672.28	0	\$124,452.78	\$57,046
Electricity	0.00	0	0.00	0	\$27,698.73	\$15,363	\$15,235.52	\$11,640	0.00	0	\$31,400.55	0	\$15,947.27	0	\$90,282.07	\$27,003
Electricity-Vacant Units	0.00	0	0.00	0	\$867.07	\$270	\$2,788.79	\$181	0.00	0	\$1,163.31	0	\$4,721.09	0	\$9,540.26	\$451
Electricity-Tenant Owed	0.00	0	0.00	0	\$75.54	\$16	\$186.10	\$121	0.00	0	0.00	0	\$891.79	0	\$1,153.43	\$137
Gas	0.00	0	0.00	0	\$1,021.74	\$4,547	\$2,470.01	\$3,070	0.00	0	\$19,132.03	0	\$11,646.53	0	\$34,270.31	\$7,617
Gas-Vacant Units	0.00	0	0.00	0	\$1,570.71	\$348	\$4,200.28	\$181	0.00	0	\$2,759.03	0	\$6,171.47	0	\$14,701.49	\$529
Gas-Tenant Owed	0.00	0	0.00	0	\$181.44	\$26	\$447.58	\$60	0.00	0	0.00	0	\$12.04	0	\$641.06	\$86
Utilities billed to HCV Program	0.00	0	0.00	0	(\$278.00)	(\$355)	0.00	0	0.00	0	(\$1,685.00)	0	0.00	0	(\$1,963.00)	(\$355)
TOTAL UTILITY EXPENSES	\$6.09	0	0.00	0	\$81,618.18	\$59,448	\$67,073.68	\$33,066	0.00	0	\$72,317.98	0	\$52,062.47	0	\$273,078.40	\$92,514
General Maint Expense																
Maintenance - Temporary Labor	0.00	0	0.00	0	\$1,614.96	0	\$681.95	0	0.00	0	0.00	0	0.00	0	\$2,296.91	0
Compensated Absences	0.00	0	0.00	0	(\$3,659.93)	0	\$221.32	0	0.00	0	\$3,936.90	0	\$3,805.67	0	\$4,303.96	0
Inter-dept billings	0.00	0	0.00	0	(\$178.72)	0	(\$178.72)	0	0.00	0	0.00	0	0.00	0	(\$357.44)	0
Contract Employees Maintenance	\$123.21	0	0.00	0	\$94,327.06	\$28,361	\$105,890.15	\$62,907	0.00	0	\$66,527.86	0	\$49,711.67	0	\$316,579.95	\$91,268
Contract Employees-Maint-OT	0.00	0	0.00	0	\$8,064.31	\$10,344	\$5,141.24	\$12,860	0.00	0	\$3,228.80	0	\$1,523.88	0	\$17,958.23	\$23,204
Maintenance Uniforms	0.00	0	0.00	0	\$197.13	0	\$225.29	0	0.00	0	0.00	0	0.00	0	\$422.42	0
Safety Supplies	0.00	0	\$132.00	0	\$1,174.20	0	\$1,002.31	0	\$256.54	\$200	\$600.37	0	\$585.55	0	\$3,750.97	\$200
Vehicle Gas, Oil, Grease	0.00	0	0.00	0	\$1,138.04	0	\$1,186.67	0	0.00	0	\$2,564.04	0	\$2,500.48	0	\$7,389.23	0
Maintenance Facility Rent	0.00	0	0.00	0	\$2,484.99	0	\$2,484.81	0	0.00	0	\$2,821.35	0	\$2,812.48	0	\$10,585.63	0
Total General Maint Expense	\$123.21	0	\$132.00	0	\$105,144.04	\$38,705	\$116,655.02	\$75,767	\$256.54	\$200	\$79,679.32	0	\$60,939.73	0	\$362,929.86	\$114,672
Materials																
Grounds Supplies	0.00	0	\$1,496.58	0	\$284.84	\$438	\$272.60	\$5	0.00	0	\$487.43	0	\$29.98	0	\$2,571.43	\$443
Appliance Parts Supplies	0.00	0	\$23,112.68	0	\$2,048.03	\$186	\$2,817.55	\$1,534	0.00	0	\$19,590.48	0	\$10,334.32	0	\$57,903.06	\$1,720
Window Treatment Supplies	0.00	0	\$1,224.52	0	\$804.03	\$46	\$938.20	0	0.00	0	\$1,767.67	0	\$4,465.96	0	\$9,200.38	\$46
Electrical Supplies	0.00	0	\$39,497.57	0	\$2,200.01	\$261	\$2,328.13	\$586	\$19.68	0	\$1,567.70	0	\$1,909.88	0	\$47,522.97	\$847
Exterminating Supplies	0.00	0	0.00	0	\$27.53	\$183	\$31.48	0	0.00	0	0.00	0	0.00	0	\$59.01	\$183
Janitorial/Cleaning Supplies	0.00	0	\$32.83	0	\$1,416.90	0	\$1,267.12	0	\$810.69	\$600	\$1,017.69	0	\$970.01	0	\$5,515.24	\$600

All properties (..allpro)
CONSOLIDATED BUDGET TO ACTUAL REPORT
 JULY 2014-JUNE 2015

	COCC	COCC	DEVELOPMENT	DEVELOPMENT	WEST	WEST	EAST	EAST	SECTION 8	SECTION 8	Maple Tower	Maple Tower	River Run	River Run	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:
	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015
Plumbing Supplies	0.00	0	0.00	0	\$2,173.57	\$270	\$2,146.37	\$331	0.00	0	\$346.82	0	\$521.56	0	\$5,188.32	\$601
Tools and Equipment	0.00	0	0.00	0	\$897.40	\$111	\$746.49	\$20	0.00	0	\$527.26	0	\$502.81	0	\$2,673.96	\$131
Paint Supplies	0.00	0	0.00	0	\$1,238.28	\$182	\$1,749.70	\$46	0.00	0	\$1,612.01	0	\$1,475.57	0	\$6,075.56	\$228
Hardware Supplies	\$121.37	0	0.00	0	\$1,746.16	\$1,282	\$1,817.80	\$916	0.00	0	\$501.54	0	\$1,354.48	0	\$5,541.35	\$2,198
HVAC Supplies	0.00	0	0.00	0	\$343.07	\$36	\$336.84	0	0.00	0	(\$945.03)	0	(\$878.34)	0	(\$1,143.46)	\$36
Vehicle Supplies	0.00	0	0.00	0	\$1,019.88	0	\$1,025.64	0	0.00	0	\$66.56	0	\$64.89	0	\$2,176.97	0
Locks & Keys	0.00	0	\$15.12	0	\$736.78	\$43	\$1,446.61	\$119	\$138.00	0	\$1,276.64	0	\$508.92	0	\$4,122.07	\$162
Cabinet Supplies	0.00	0	0.00	0	0.00	0	0.00	\$74	0.00	0	0.00	0	0.00	0	0.00	\$74
Flooring Supplies	0.00	0	0.00	0	\$190.19	\$306	\$190.20	0	0.00	0	0.00	0	0.00	0	\$380.39	\$306
Unit Turn Supplies	0.00	0	0.00	0	\$2,365.22	\$6,757	\$871.99	\$2,011	0.00	0	0.00	0	0.00	0	\$3,237.21	\$8,768
Miscellaneous Supplies	0.00	0	0.00	0	0.00	\$178	(\$0.09)	0	0.00	0	0.00	0	0.00	0	(\$0.09)	\$178
Total Materials	\$121.37	0	\$65,379.30	0	\$17,491.89	\$10,279	\$17,986.63	\$5,642	\$968.37	\$600	\$27,816.77	0	\$21,260.04	0	\$151,024.37	\$16,521
Contract Costs																
Fire Extinguisher Contract Costs	0.00	0	0.00	0	\$223.85	\$6	\$145.85	\$786	0.00	0	\$455.15	0	\$298.58	0	\$1,123.43	\$792
Building Repairs Contract Costs	0.00	0	0.00	0	\$11,415.58	\$2,593	\$3,591.90	\$6,083	0.00	0	\$413.34	0	\$2,425.00	0	\$17,845.82	\$8,676
Building Repairs-CDBG Grant	0.00	0	0.00	0	0.00	0	\$178,141.49	0	0.00	0	0.00	0	0.00	0	\$178,141.49	0
Building Repair-setup Industrial Maintenance Facility	0.00	0	0.00	0	\$11,981.78	0	\$11,511.75	0	0.00	0	0.00	0	0.00	0	\$23,493.53	0
Carpet Cleaning Contract Costs	0.00	0	0.00	0	0.00	\$442	\$300.00	\$103	0.00	0	0.00	0	0.00	0	\$300.00	\$545
Decorating/Painting Contract Costs	0.00	0	0.00	0	\$1,425.00	\$483	\$1,350.00	\$1,245	0.00	0	\$7,820.00	0	\$3,260.00	0	\$13,855.00	\$1,728
Electrical Contract Costs	0.00	0	\$12,589.20	0	\$3,471.94	\$2,096	\$2,016.63	\$4,508	0.00	0	\$2,383.00	0	\$1,042.00	0	\$21,502.77	\$6,604
Pest Control Contract Costs	0.00	0	0.00	0	\$800.00	\$770	\$800.00	\$284	0.00	0	0.00	0	0.00	0	\$1,600.00	\$1,054
Pest Control-budgeted	0.00	0	0.00	0	\$9,412.96	\$1,322	\$10,205.77	\$6,487	0.00	0	\$7,434.58	0	\$4,337.37	0	\$31,390.68	\$7,809
Floor Covering Contract Costs	0.00	0	0.00	0	\$3,944.83	0	0.00	\$528	0.00	0	\$423.61	0	0.00	0	\$4,368.44	\$528
Grounds Contract Costs	0.00	0	0.00	0	\$6,235.00	\$12,639	\$2,410.00	\$2,593	0.00	0	0.00	0	0.00	0	\$8,645.00	\$15,232
Janitorial/Cleaning Contract Costs	\$57.75	0	\$100.00	0	\$1,210.36	\$81	\$2,593.65	\$1,884	\$173.25	0	\$1,635.59	0	\$1,546.63	0	\$7,317.23	\$1,965
Janitorial-Monthly Contract	0.00	0	0.00	0	\$3,546.81	\$3	\$12,233.73	\$18,012	0.00	0	\$9,223.50	0	\$9,223.50	0	\$34,227.54	\$18,015
Plumbing Contract Costs	0.00	0	0.00	0	\$3,750.00	\$4,384	\$1,785.79	\$2,552	0.00	0	\$750.00	0	\$695.00	0	\$6,980.79	\$6,936
Windows-Contract Costs	0.00	0	\$33,163.95	0	\$804.90	\$517	\$79.17	\$448	0.00	0	\$96.14	0	0.00	0	\$34,144.16	\$965
HVAC Contract Costs	0.00	0	0.00	0	\$7,315.39	\$2,125	\$6,013.00	\$3,042	0.00	0	\$370.36	0	\$3,670.06	0	\$17,368.81	\$5,167
Vehicle Maintenance Contract Costs	0.00	0	0.00	0	\$418.81	0	\$525.20	0	0.00	0	\$490.58	0	\$464.97	0	\$1,899.56	0
Equipment Rental Contract Costs	0.00	0	0.00	0	\$116.00	\$10	0.00	0	0.00	0	0.00	0	0.00	0	\$116.00	\$10
Elevator Inspection Fees	0.00	0	0.00	0	0.00	\$607	\$400.00	\$1,235	0.00	0	0.00	0	0.00	0	\$400.00	\$1,842
Boiler Inspection Fees	0.00	0	0.00	0	0.00	\$234	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$234
Fire Sprinkler Inspection Fees	0.00	0	0.00	0	\$1,150.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,150.00	0
Fire Alarm Inspection Fees	0.00	0	0.00	0	\$1,050.00	0	\$1,050.00	0	0.00	0	\$1,050.00	0	\$1,050.00	0	\$4,200.00	0
Elevator Monitoring Contract Costs	0.00	0	0.00	0	\$2,186.32	\$504	\$4,639.22	0	0.00	0	\$2,592.80	0	\$4,529.21	0	\$13,947.55	\$504
Alarm Monitoring Contract Costs	0.00	0	0.00	0	\$725.69	\$412	\$556.00	0	\$239.16	0	\$1,220.29	0	\$446.94	0	\$3,188.08	\$412
Sprinkler Monitoring Contract Costs	0.00	0	0.00	0	0.00	\$29	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$29
Trash Disposal Contract Costs	0.00	0	0.00	0	\$2,011.65	\$636	\$518.51	0	0.00	0	\$4,933.18	0	\$1,952.00	0	\$9,415.34	\$636
Sewer Backups Emergency	0.00	0	\$785.00	0	\$3,984.34	\$2,112	\$4,544.42	\$1,741	0.00	0	\$1,107.32	0	\$3,938.08	0	\$14,359.16	\$3,853
Sewer Backups-Prevention	0.00	0	0.00	0	0.00	0	\$300.00	0	0.00	0	0.00	0	0.00	0	\$300.00	0
Equipment Repair Contract Costs	0.00	0	0.00	0	\$1,945.71	0	\$1,016.65	\$808	0.00	0	\$356.56	0	\$1,212.37	0	\$4,531.29	\$808
Vehicle Towing Contact Costs	0.00	0	0.00	0	\$42.74	0	\$48.84	0	0.00	0	\$105.00	0	0.00	0	\$196.58	0

All properties (.allpro)
CONSOLIDATED BUDGET TO ACTUAL REPORT
 JULY 2014-JUNE 2015

	COCC	COCC	DEVELOPMENT	DEVELOPMENT	WEST	WEST	EAST	EAST	SECTION 8	SECTION 8	Maple Tower	Maple Tower	River Run	River Run	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:
	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015
Unit Turn Contract Costs	0.00	0	0.00	0	\$20,571.49	\$8,375	\$13,402.79	\$6,125	0.00	0	\$5,180.00	0	\$1,754.75	0	\$40,909.03	\$14,500
Lawn Care Contract	0.00	0	0.00	0	\$10,082.40	\$6,205	\$11,265.30	\$6,886	0.00	0	0.00	0	0.00	0	\$21,347.70	\$13,091
Snow Plow Contract	\$500.00	0	0.00	0	\$23,410.00	\$13,012	\$14,892.00	\$14,010	0.00	0	\$5,690.00	0	\$9,180.00	0	\$53,672.00	\$27,022
Asbestos Removal-Contract Costs	0.00	0	0.00	0	\$3,528.57	0	\$329.06	0	0.00	0	\$8.80	0	\$8.57	0	\$3,875.00	0
Tenant Stipends	\$1,092.30	0	\$1,884.00	0	\$4,740.00	\$2,999	\$3,912.50	\$2,355	0.00	0	\$4,099.50	0	\$3,115.50	0	\$18,843.80	\$5,354
Contract Costs-Other	0.00	0	0.00	0	\$870.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$870.00	0
Total Contract Costs	\$1,650.05	0	\$48,522.15	0	\$142,372.12	\$62,596	\$290,579.22	\$81,715	\$412.41	0	\$57,839.30	0	\$54,150.53	0	\$595,525.78	\$144,311
TOTAL MAINTENANCE EXPENSES	\$1,894.63	0	\$114,033.45	0	\$265,008.05	\$111,580	\$425,220.87	\$163,124	\$1,637.32	\$800	\$165,335.39	0	\$136,350.30	0	\$1,109,480.01	\$275,504
GENERAL EXPENSES																
Property Insurance	0.00	0	\$198.00	0	\$13,685.00	\$4,523	\$12,993.00	\$6,847	0.00	0	0.00	0	0.00	0	\$26,876.00	\$11,370
Casualty Loss	0.00	0	0.00	0	\$3,636.52	0	\$370,238.36	0	0.00	0	0.00	0	0.00	0	\$373,874.88	0
Liability Insurance	\$30.00	\$475	\$40.00	0	\$6,580.00	0	\$6,674.00	0	\$7,826.00	\$10,000	0.00	0	0.00	0	\$21,150.00	\$10,475
Workers Comp Insurance	\$38.06	\$254	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$38.06	\$254
Insurance Proceeds-Credit	0.00	0	0.00	0	0.00	0	(\$373,323.98)	0	0.00	0	0.00	0	0.00	0	(\$373,323.98)	0
Security/Law Enforcement	0.00	0	0.00	0	\$13,535.21	0	\$7,471.34	0	0.00	0	\$10,377.84	0	\$4,673.86	0	\$36,058.25	0
TOTAL GENERAL EXPENSES	\$68.06	\$729	\$238.00	0	\$37,436.73	\$4,523	\$24,052.72	\$6,847	\$7,826.00	\$10,000	\$10,377.84	0	\$4,673.86	0	\$84,673.21	\$22,099
HOUSING ASSISTANCE PAYMENTS																
HAP Payments-SRA/TRA/Newplatt/SB HCV	\$224,513.23	0	0.00	0	\$169,359.00	0	\$131,786.00	0	\$9,420,731.40	\$10,416,186	0.00	0	0.00	0	\$9,946,389.63	\$10,416,186
MI0420 PSH Individual-Avalon-HAP	\$29,981.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$29,981.00	0
MI0422 RRH Tier 1-IHN/SOS-HAP	\$130,920.71	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$130,920.71	0
MI0423 PSH Family-Avalon-HAP	\$30,952.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$30,952.00	0
MI0424 RRH Tier 2-SOS-HAP	\$11,973.66	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$11,973.66	0
Tenant Utility Payments	\$4,361.00	0	0.00	0	0.00	0	\$127.00	0	\$163,566.00	0	0.00	0	0.00	0	\$168,054.00	0
Portable Out HAP Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$229,490.89	0	0.00	0	0.00	0	\$229,490.89	0
FSS Escrow Payments	0.00	0	0.00	0	\$5,428.00	0	\$2,164.00	0	\$55,596.39	0	0.00	0	0.00	0	\$63,188.39	0
MI0420 PSH Individual-Avalon-Admin Fee	\$13,857.20	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$13,857.20	0
MI0422 RRH Tier 1-IHN/SOS-Admin Fee	\$40,088.01	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$40,088.01	0
MI0423 PSH Family-Avalon-Admin Fee	\$4,645.32	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,645.32	0
MI0424 RRH Tier 2-SOS-Admin Fee	\$4,346.26	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,346.26	0
SPC HAP-Sponsor Based	\$578,703.34	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$578,703.34	0
SPC HAP-Tenant Based	\$295,274.28	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$295,274.28	0
SPC Admin Fee-Sponsor Based	\$32,682.01	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$32,682.01	0
SPC Admin Fee-Tenant Based	\$16,145.75	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$16,145.75	0
TOTAL HOUSING ASSISTANCE PAYMENTS	\$1,418,443.77	0	0.00	0	\$174,787.00	0	\$134,077.00	0	\$9,869,384.68	\$10,416,186	0.00	0	0.00	0	\$11,596,692.45	\$10,416,186
NON-OPERATING ITEMS																
Construction in Progress-RAD	0.00	0	0.00	0	0.00	0	\$700,000.00	0	0.00	0	0.00	0	0.00	0	\$700,000.00	0
Operating Transfers-IN	(\$412,947.75)	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	(\$412,947.75)	0
TOTAL NON-OPERATING ITEMS	(\$412,947.75)	0	0.00	0	0.00	0	\$700,000.00	0	0.00	0	0.00	0	0.00	0	\$287,052.25	0
TOTAL EXPENSES	\$2,362,558.03	\$742,125	\$450,983.15	\$40,000	\$710,131.94	\$208,892	\$1,515,873.50	\$286,142	\$11,113,087.72	\$11,708,418	\$381,931.27	0	\$293,779.26	0	\$16,828,344.87	\$12,985,577

All properties (.allpro)
CONSOLIDATED BUDGET TO ACTUAL REPORT
 JULY 2014-JUNE 2015

	COCC	COCC	DEVELOPMENT	DEVELOPMENT	WEST	WEST	EAST	EAST	SECTION 8	SECTION 8	Maple Tower	Maple Tower	River Run	River Run	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:
	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015	06/2015
NET INCOME	\$270,907.05	(\$83,214)	(\$282,011.32)	0	(\$175,459.35)	\$104,264	(\$157,894.16)	\$51,845	(\$286,450.20)	\$4,000	\$13,718.03	0	\$24,013.82	0	(\$593,176.13)	\$76,895
NET INCOME-ADMIN	270,907.05	(83,214)	(282,011.32)	0	(175,459.35)	104,264	(157,894.16)	51,845	(184,966.42)	0	13,718.03	0	24,013.82	0	(491,692.35)	72,895
NET INCOME-HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	(101,483.78)	0.00	0.00	0.00	0.00	0	(101,483.78)	0
BEGINNING UNRESTRICTED EQUITY	485,951.80		(27,958.11)		201,296.82		173,876.91		250,558.04		(20,975.21)		(8,458.67)		1,054,291.58	
ADD CURRENT YEAR INCOME(LOSS)	270,907.05		(282,011.32)		(175,459.35)		(157,894.16)		(184,966.42)		13,718.03		24,013.82		(491,692.35)	
PURCHASE OF FIXED ASSETS					0.00		0.00								0.00	
PROJECTED YEAR-END UNRESTRICTED EQUITY	756,858.85		(309,969.43)		25,837.47		15,982.75		65,591.62		(7,257.18)		15,555.15		562,599.23	
4 months operating reserve					338,250.00		330,282.00		329,600.00							
BEGINNING NRA-HAP EQUITY											260,402.00					
ADD CURRENT YEAR INCOME(LOSS)											(101,483.78)					
PROJECTED YEAR-END NRA-HAP EQUITY											158,918.22					

Budget Comparison

Period = Jun 2015

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var
TENANT INCOME								
Rental Income								
Tenant Rent	1,356.00	0.00	1,356.00	N/A	6,868.00	0.00	6,868.00	N/A
Total Rental Income	1,356.00	0.00	1,356.00	N/A	6,868.00	0.00	6,868.00	N/A
NET TENANT INCOME	1,356.00	0.00	1,356.00	N/A	6,868.00	0.00	6,868.00	N/A
GRANT INCOME								
Family Self-Sufficiency Grant	8,553.08	8,625.00	-71.92	-0.83	82,719.81	103,500.00	-20,780.19	-20.08
Section 8 HAP Earned	73,516.29	0.00	73,516.29	N/A	1,070,792.17	0.00	1,070,792.17	N/A
MIO420 PSH Individual-HAP	8,684.00	0.00	8,684.00	N/A	31,707.11	0.00	31,707.11	N/A
MIO422 RRH Tier 1-HAP	37,251.78	0.00	37,251.78	N/A	133,653.88	0.00	133,653.88	N/A
MIO423 PSH Family-HAP	12,085.00	0.00	12,085.00	N/A	30,952.00	0.00	30,952.00	N/A
MIO424 RRH Tier 2-HAP	8,871.57	0.00	8,871.57	N/A	9,811.57	0.00	9,811.57	N/A
S8 Admin Fee-SRA/TRA/S8HCV	-484.75	0.00	-484.75	N/A	48,931.44	0.00	48,931.44	N/A
MIO420 PSH Individual-Admin	4,157.49	0.00	4,157.49	N/A	12,049.10	0.00	12,049.10	N/A
MIO422 RRH Tier 1-Admin	7,217.83	0.00	7,217.83	N/A	36,443.89	0.00	36,443.89	N/A
MIO423 PSH Family-Admin	1,209.16	0.00	1,209.16	N/A	5,171.11	0.00	5,171.11	N/A
MIO424 RRH Tier 2-Admin	278.23	0.00	278.23	N/A	6,508.35	0.00	6,508.35	N/A
COC-Admin Fee-AAHC portion	-514.00	0.00	-514.00	N/A	52,963.62	0.00	52,963.62	N/A
Section 8 Supportive Services	-350.00	0.00	-350.00	N/A	0.00	0.00	0.00	N/A
MIO420 PSH Individual-Supportive S	119,394.03	0.00	119,394.03	N/A	135,648.67	0.00	135,648.67	N/A
MIO422 RRH Tier 1-supportive servi	56,292.23	0.00	56,292.23	N/A	301,056.17	0.00	301,056.17	N/A
MIO423 PSH Family-Supportive Serv	16,364.13	0.00	16,364.13	N/A	50,514.82	0.00	50,514.82	N/A
MIO424 RRH Tier 2-Supportive Serv	8,781.26	0.00	8,781.26	N/A	18,389.87	0.00	18,389.87	N/A
MIO420 PSH Individual-HMIS	8,078.67	0.00	8,078.67	N/A	32,314.67	0.00	32,314.67	N/A
MIO422 RRH Tier 1-HMIS	11,572.33	0.00	11,572.33	N/A	46,289.33	0.00	46,289.33	N/A
MIO423 PSH Family-HMIS	2,183.50	0.00	2,183.50	N/A	8,734.00	0.00	8,734.00	N/A
Other Government Grants	2,250.00	6,666.63	-4,416.63	-66.25	9,450.00	80,000.00	-70,550.00	-88.19

City CD Grant Revenue	0.00	5,000.00	-5,000.00	-100.00	0.00	60,000.00	-60,000.00	-100.00
City General Fund Revenue	0.00	366.75	-366.75	-100.00	108,490.78	4,401.00	104,089.78	2,365.14
TOTAL GRANT INCOME	385,391.83	20,658.38	364,733.45	1,765.55	2,232,592.36	247,901.00	1,984,691.36	800.60
Investment Income - Unrestrict	-557.05	808.37	-1,365.42	-168.91	5,366.21	9,700.00	-4,333.79	-44.68
Management Fee Income	25,490.00	31,359.13	-5,869.13	-18.72	312,625.00	376,310.00	-63,685.00	-16.92
Management Fee-from Tax Cred	7,327.24	0.00	7,327.24	N/A	68,128.34	0.00	68,128.34	N/A
Miscellaneous Other Income	20.00	62.50	-42.50	-68.00	7,695.09	750.00	6,945.09	926.01
Other Income-Earned Discounts	0.00	20.87	-20.87	-100.00	190.08	250.00	-59.92	-23.97
Cranbrook Tower Revenue	0.00	2,000.00	-2,000.00	-100.00	0.00	24,000.00	-24,000.00	-100.00
TOTAL INCOME	419,028.02	54,909.25	364,118.77	663.13	2,633,465.08	658,911.00	1,974,554.08	299.67

EXPENSES

ADMINISTRATIVE

Administrative Salaries								
Administrative Salaries	11,535.21	2,905.00	-8,630.21	-297.08	91,161.42	37,769.00	-53,392.42	-141.37
Compensated Absences	2,539.99	3,000.00	460.01	15.33	2,539.99	3,000.00	460.01	15.33
Employee Benefit Contribution-A	6,200.00	1,553.00	-4,647.00	-299.23	51,281.94	20,189.00	-31,092.94	-154.01
Temporary Help	1,655.02	333.37	-1,321.65	-396.45	2,523.85	4,000.00	1,476.15	36.90
Inter dept Billings	0.00	0.00	0.00	N/A	-375.00	0.00	375.00	N/A
Inter dept Charges	0.00	-125.00	-125.00	-100.00	0.00	-1,500.00	-1,500.00	-100.00
Contract Employees-Admin	14,541.51	28,569.00	14,027.49	49.10	208,469.33	371,399.00	162,929.67	43.87
Contract Employees-Admin-OT	0.00	0.00	0.00	N/A	890.40	0.00	-890.40	N/A
Contract Employees-FSS	17,417.42	5,226.00	-12,191.42	-233.28	105,311.46	67,943.00	-37,368.46	-55.00
Contract Employees-FSS-OT	109.60	0.00	-109.60	N/A	274.02	0.00	-274.02	N/A
Contract-Property Management	748.81	0.00	-748.81	N/A	4,622.57	0.00	-4,622.57	N/A
Contract Property Management-(	0.00	0.00	0.00	N/A	69.27	0.00	-69.27	N/A
Retiree Insurance Benefits	3,726.00	1,863.00	-1,863.00	-100.00	44,712.00	22,356.00	-22,356.00	-100.00
Total Administrative Salaries	58,473.56	43,324.37	-15,149.19	-34.97	511,481.25	525,156.00	13,674.75	2.60
Legal Expense								
Criminal Background Checks	67.00	0.00	-67.00	N/A	100.50	0.00	-100.50	N/A
General Legal Expense	904.50	250.00	-654.50	-261.80	829.50	3,000.00	2,170.50	72.35
Total Legal Expense	971.50	250.00	-721.50	-288.60	930.00	3,000.00	2,070.00	69.00

Other Admin Expenses								
Staff Training	0.00	666.63	666.63	100.00	5,594.03	8,000.00	2,405.97	30.07
Staff Training-FSS	0.00	0.00	0.00	N/A	-130.00	0.00	130.00	N/A
Commissioner Training	0.00	0.00	0.00	N/A	1,214.19	0.00	-1,214.19	N/A
Travel	454.97	41.63	-413.34	-992.89	1,613.75	500.00	-1,113.75	-222.75
Auditing Fees	0.00	0.00	0.00	N/A	870.00	900.00	30.00	3.33
Management Fee	1,113.91	0.00	-1,113.91	N/A	10,130.93	0.00	-10,130.93	N/A
MI0420 PSH Individual-Avalon-HMIS	0.00	0.00	0.00	N/A	32,314.67	0.00	-32,314.67	N/A
MI0422 RRH Tier 1-IHN/SOS-HMIS	0.00	0.00	0.00	N/A	46,289.33	0.00	-46,289.33	N/A
MI0423 PSH Family-Avalon-HMIS	0.00	0.00	0.00	N/A	8,734.00	0.00	-8,734.00	N/A
Office Rent	1,847.89	3,000.00	1,152.11	38.40	1,847.89	3,000.00	1,152.11	38.40
Office Janitorial Expense	115.50	200.00	84.50	42.25	1,154.94	2,400.00	1,245.06	51.88
Consultants	0.00	166.63	166.63	100.00	7,115.50	2,000.00	-5,115.50	-255.78
Total Other Admin Expenses	3,532.27	4,074.89	542.62	13.32	116,749.23	16,800.00	-99,949.23	-594.94
Miscellaneous Admin Expenses								
Membership and Fees	50.00	333.37	283.37	85.00	5,178.75	4,000.00	-1,178.75	-29.47
Publications	0.00	41.63	41.63	100.00	349.00	500.00	151.00	30.20
Advertising	0.00	16.63	16.63	100.00	542.66	200.00	-342.66	-171.33
Office Supplies	251.84	75.00	-176.84	-235.79	1,280.44	900.00	-380.44	-42.27
Telephone	355.37	166.63	-188.74	-113.27	3,594.38	2,000.00	-1,594.38	-79.72
Postage	0.00	8.37	8.37	100.00	147.86	100.00	-47.86	-47.86
Software License Fees	2,398.70	4,416.63	2,017.93	45.69	59,060.69	53,000.00	-6,060.69	-11.44
Copiers	26.75	83.37	56.62	67.91	838.88	1,000.00	161.12	16.11
Printer Supplies	0.00	20.00	20.00	100.00	586.70	240.00	-346.70	-144.46
Software	0.00	0.00	0.00	N/A	19.99	0.00	-19.99	N/A
Printing Expenses	0.00	8.37	8.37	100.00	193.80	100.00	-93.80	-93.80
Cell Phones/Pagers	0.00	158.37	158.37	100.00	0.00	1,900.00	1,900.00	100.00
Small Office Equipment	0.00	0.00	0.00	N/A	618.64	0.00	-618.64	N/A
Late Fees/Lost Discounts	0.00	0.00	0.00	N/A	14.33	0.00	-14.33	N/A
Bank Fees	0.00	0.00	0.00	N/A	782.14	0.00	-782.14	N/A
Other Misc Admin Expenses	13.00	375.00	362.00	96.53	1,889.58	4,500.00	2,610.42	58.01
Total Miscellaneous Admin Expenses	3,095.66	5,703.37	2,607.71	45.72	75,097.84	68,440.00	-6,657.84	-9.73
TOTAL ADMINISTRATIVE EXPENSES	66,072.99	53,352.63	-12,720.36	-23.84	704,258.32	613,396.00	-90,862.32	-14.81

TENANT SERVICES

Resident Council	0.00	666.63	666.63	100.00	420.00	8,000.00	7,580.00	94.75
Other Tenant Svcs.	0.00	0.00	0.00	N/A	515.96	0.00	-515.96	N/A
Tenant Services Support	15,700.80	10,000.00	-5,700.80	-57.01	125,518.66	120,000.00	-5,518.66	-4.60
Tenant Support Services-FSS	62.50	0.00	-62.50	N/A	502.50	0.00	-502.50	N/A
Sr Nutrition Program Expenses	356.74	0.00	-356.74	N/A	5,825.13	0.00	-5,825.13	N/A
MI0420 PSH Individual-Avalon-S	70,639.86	0.00	-70,639.86	N/A	144,703.68	0.00	-144,703.68	N/A
MI0422 RRH Tier 1-IHN/SOS-Su	33,881.45	0.00	-33,881.45	N/A	304,585.61	0.00	-304,585.61	N/A
MI0423 PSH Family-Avalon-Sup	8,279.67	0.00	-8,279.67	N/A	50,373.50	0.00	-50,373.50	N/A
MI0424 RRH Tier 2-SOS-Suppor	0.00	0.00	0.00	N/A	18,389.87	0.00	-18,389.87	N/A
TOTAL TENANT SERVICES EXPENSES	128,921.02	10,666.63	-118,254.39	-1,108.64	650,834.91	128,000.00	-522,834.91	-408.46
Water	6.09	0.00	-6.09	N/A	6.09	0.00	-6.09	N/A
TOTAL UTILITY EXPENSES	6.09	0.00	-6.09	N/A	6.09	0.00	-6.09	N/A
General Maint Expense								
Contract Employees Maintenance	0.00	0.00	0.00	N/A	123.21	0.00	-123.21	N/A
Total General Maint Expense	0.00	0.00	0.00	N/A	123.21	0.00	-123.21	N/A
Materials								
Hardware Supplies	47.97	0.00	-47.97	N/A	121.37	0.00	-121.37	N/A
Total Materials	47.97	0.00	-47.97	N/A	121.37	0.00	-121.37	N/A
Contract Costs								
Janitorial/Cleaning Contract Cost	0.00	0.00	0.00	N/A	57.75	0.00	-57.75	N/A
Snow Plow Contract	500.00	0.00	-500.00	N/A	500.00	0.00	-500.00	N/A
Tenant Stipends	0.00	0.00	0.00	N/A	1,092.30	0.00	-1,092.30	N/A
Total Contract Costs	500.00	0.00	-500.00	N/A	1,650.05	0.00	-1,650.05	N/A
TOTAL MAINTENANCE EXPENSES	547.97	0.00	-547.97	N/A	1,894.63	0.00	-1,894.63	N/A
GENERAL EXPENSES								
Liability Insurance	0.00	0.00	0.00	N/A	30.00	475.00	445.00	93.68
Workers Comp Insurance	0.00	21.13	21.13	100.00	38.06	254.00	215.94	85.02
TOTAL GENERAL EXPENSES	0.00	21.13	21.13	100.00	68.06	729.00	660.94	90.66
HOUSING ASSISTANCE PAYMENTS								
HAP Payments-SRA/TRA/Newplatt/S	12,034.90	0.00	-12,034.90	N/A	224,513.23	0.00	-224,513.23	N/A
MI0420 PSH Individual-Avalon-HAP	4,993.00	0.00	-4,993.00	N/A	29,981.00	0.00	-29,981.00	N/A

MIO422 RRH Tier 1-IHN/SOS-HAP	30,813.82	0.00	-30,813.82	N/A	130,920.71	0.00	-130,920.71	N/A
MIO423 PSH Family-Avalon-HAP	7,802.00	0.00	-7,802.00	N/A	30,952.00	0.00	-30,952.00	N/A
MIO424 RRH Tier 2-SOS-HAP	3,589.57	0.00	-3,589.57	N/A	11,973.66	0.00	-11,973.66	N/A
Tenant Utility Payments	540.00	0.00	-540.00	N/A	4,361.00	0.00	-4,361.00	N/A
MIO420 PSH Individual-Avalon-Adm	1,946.79	0.00	-1,946.79	N/A	13,857.20	0.00	-13,857.20	N/A
MIO422 RRH Tier 1-IHN/SOS-Admin	5,273.58	0.00	-5,273.58	N/A	40,088.01	0.00	-40,088.01	N/A
MIO423 PSH Family-Avalon-Admin F	536.33	0.00	-536.33	N/A	4,645.32	0.00	-4,645.32	N/A
MIO424 RRH Tier 2-SOS-Admin Fee	25.00	0.00	-25.00	N/A	4,346.26	0.00	-4,346.26	N/A
SPC HAP-Sponsor Based	47,450.41	0.00	-47,450.41	N/A	578,703.34	0.00	-578,703.34	N/A
SPC HAP-Tenant Based	26,334.00	0.00	-26,334.00	N/A	295,274.28	0.00	-295,274.28	N/A
SPC Admin Fee-Sponsor Based	103.68	0.00	-103.68	N/A	32,682.01	0.00	-32,682.01	N/A
SPC Admin Fee-Tenant Based	0.00	0.00	0.00	N/A	16,145.75	0.00	-16,145.75	N/A
TOTAL HOUSING ASSISTANCE PAYMEN	141,443.08	0.00	-141,443.08	N/A	1,418,443.77	0.00	-1,418,443.77	N/A
NON-OPERATING ITEMS								
Operating Transfers-IN	0.00	0.00	0.00	N/A	-412,947.75	0.00	412,947.75	N/A
TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	-412,947.75	0.00	412,947.75	N/A
TOTAL EXPENSES	336,991.15	64,040.39	-272,950.76	-426.22	2,362,558.03	742,125.00	-1,620,433.03	-218.35
NET INCOME	82,036.87	-9,131.14	91,168.01	998.43	270,907.05	-83,214.00	354,121.05	425.55

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Development Projects (coccddev)

Budget Comparison

Period = Jun 2015

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var
GRANT INCOME								
Community Challenge Grant	0.00	0.00	0.00	N/A	168,971.83	0.00	168,971.83	N/A
TOTAL GRANT INCOME	0.00	0.00	0.00	N/A	168,971.83	0.00	168,971.83	N/A
Miscellaneous Other Income	0.00	3,333.37	-3,333.37	-100.00	0.00	40,000.00	-40,000.00	-100.00
TOTAL INCOME	0.00	3,333.37	-3,333.37	-100.00	168,971.83	40,000.00	128,971.83	322.43
EXPENSES								
ADMINISTRATIVE								
Legal Expense								
General Legal Expense	910.80	0.00	-910.80	N/A	2,851.20	0.00	-2,851.20	N/A
Total Legal Expense	910.80	0.00	-910.80	N/A	2,851.20	0.00	-2,851.20	N/A
Other Admin Expenses								
Consultants	6,770.00	3,333.37	-3,436.63	-103.10	192,755.66	40,000.00	-152,755.66	-381.89
Total Other Admin Expenses	6,770.00	3,333.37	-3,436.63	-103.10	192,755.66	40,000.00	-152,755.66	-381.89
Miscellaneous Admin Expenses								
Membership and Fees	0.00	0.00	0.00	N/A	499.00	0.00	-499.00	N/A
Office Supplies	0.00	0.00	0.00	N/A	603.02	0.00	-603.02	N/A
Postage	0.00	0.00	0.00	N/A	96.43	0.00	-96.43	N/A
Cell Phones/Pagers	0.00	0.00	0.00	N/A	199.91	0.00	-199.91	N/A
Small Office Equipment	1,597.95	0.00	-1,597.95	N/A	1,597.95	0.00	-1,597.95	N/A
Other Misc Admin Expenses	0.00	0.00	0.00	N/A	1,195.91	0.00	-1,195.91	N/A
Total Miscellaneous Admin Expenses	1,597.95	0.00	-1,597.95	N/A	4,192.22	0.00	-4,192.22	N/A
TOTAL ADMINISTRATIVE EXPENSES	9,278.75	3,333.37	-5,945.38	-178.36	199,799.08	40,000.00	-159,799.08	-399.50
TENANT SERVICES								
Other Tenant Svcs.	0.00	0.00	0.00	N/A	149.91	0.00	-149.91	N/A

Tenant Services Support	11,846.47	0.00	-11,846.47	N/A	76,605.60	0.00	-76,605.60	N/A
Tenant Relocation	0.00	0.00	0.00	N/A	2,214.16	0.00	-2,214.16	N/A
Application Fees	-50.00	0.00	50.00	N/A	9,418.56	0.00	-9,418.56	N/A
Other Set-Up Fees	128.95	0.00	-128.95	N/A	3,236.93	0.00	-3,236.93	N/A
Moving Company Expenses	7,084.09	0.00	-7,084.09	N/A	37,617.46	0.00	-37,617.46	N/A
Packers Stipends	0.00	0.00	0.00	N/A	170.00	0.00	-170.00	N/A
Dislocation Fee	1,100.00	0.00	-1,100.00	N/A	7,500.00	0.00	-7,500.00	N/A
TOTAL TENANT SERVICES EXPENSES	20,109.51	0.00	-20,109.51	N/A	136,912.62	0.00	-136,912.62	N/A
General Maint Expense								
Safety Supplies	132.00	0.00	-132.00	N/A	132.00	0.00	-132.00	N/A
Total General Maint Expense	132.00	0.00	-132.00	N/A	132.00	0.00	-132.00	N/A
Materials								
Grounds Supplies	-797.48	0.00	797.48	N/A	1,496.58	0.00	-1,496.58	N/A
Appliance Parts Supplies	14,312.68	0.00	-14,312.68	N/A	23,112.68	0.00	-23,112.68	N/A
Window Treatment Supplies	0.00	0.00	0.00	N/A	1,224.52	0.00	-1,224.52	N/A
Electrical Supplies	9,000.90	0.00	-9,000.90	N/A	39,497.57	0.00	-39,497.57	N/A
Janitorial/Cleaning Supplies	0.00	0.00	0.00	N/A	32.83	0.00	-32.83	N/A
Locks & Keys	0.00	0.00	0.00	N/A	15.12	0.00	-15.12	N/A
Total Materials	22,516.10	0.00	-22,516.10	N/A	65,379.30	0.00	-65,379.30	N/A
Contract Costs								
Electrical Contract Costs	6,867.70	0.00	-6,867.70	N/A	12,589.20	0.00	-12,589.20	N/A
Janitorial/Cleaning Contract Cost	100.00	0.00	-100.00	N/A	100.00	0.00	-100.00	N/A
Windows-Contract Costs	33,163.95	0.00	-33,163.95	N/A	33,163.95	0.00	-33,163.95	N/A
Sewer Backups Emergency	0.00	0.00	0.00	N/A	785.00	0.00	-785.00	N/A
Tenant Stipends	966.00	0.00	-966.00	N/A	1,884.00	0.00	-1,884.00	N/A
Total Contract Costs	41,097.65	0.00	-41,097.65	N/A	48,522.15	0.00	-48,522.15	N/A
TOTAL MAINTENANCE EXPENSES	63,745.75	0.00	-63,745.75	N/A	114,033.45	0.00	-114,033.45	N/A
GENERAL EXPENSES								
Property Insurance	0.00	0.00	0.00	N/A	198.00	0.00	-198.00	N/A
Liability Insurance	0.00	0.00	0.00	N/A	40.00	0.00	-40.00	N/A
TOTAL GENERAL EXPENSES	0.00	0.00	0.00	N/A	238.00	0.00	-238.00	N/A
TOTAL EXPENSES	93,134.01	3,333.37	-89,800.64	-2,693.99	450,983.15	40,000.00	-410,983.15	-1,027.46

NET INCOME	-93,134.01	0.00	-93,134.01	N/A	-282,011.32	0.00	-282,011.32	N/A
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West Amp (.west)
Budget Comparison

Period = Jun 2015

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var
TENANT INCOME								
Rental Income								
Tenant Rent	3,477.00	3,481.62	-4.62	-0.13	124,629.16	76,248.00	48,381.16	63.45
Dwelling Rent-Negative	-343.00	-363.00	20.00	5.51	-7,889.00	-5,240.00	-2,649.00	-50.55
Bad Debt	-158.00	0.00	-158.00	N/A	-993.07	50.00	-1,043.07	-2,086.14
Less: Concessions	0.00	0.00	0.00	N/A	-405.00	0.00	-405.00	N/A
Total Rental Income	2,976.00	3,118.62	-142.62	-4.57	115,342.09	71,058.00	44,284.09	62.32
Other Tenant Income								
Laundry and Vending	0.00	0.00	0.00	N/A	1,047.06	0.00	1,047.06	N/A
Damages	0.00	21.12	-21.12	-100.00	200.00	336.00	-136.00	-40.48
Late Charges	120.00	32.62	87.38	267.87	1,060.00	746.00	314.00	42.09
NSF Charges	0.00	0.00	0.00	N/A	0.00	3.00	-3.00	-100.00
Tenant Owed Utilities	0.00	0.00	0.00	N/A	1,708.25	751.00	957.25	127.46
Misc.Tenant Income	0.00	4.75	-4.75	-100.00	-7.00	80.00	-87.00	-108.75
Total Other Tenant Income	120.00	58.49	61.51	105.16	4,008.31	1,916.00	2,092.31	109.20
NET TENANT INCOME	3,096.00	3,177.11	-81.11	-2.55	119,350.40	72,974.00	46,376.40	63.55
GRANT INCOME								
HUD Operating/HAP-SRA/TRA/NewP	22,214.00	8,313.37	13,900.63	167.21	345,648.00	99,760.00	245,888.00	246.48
RAD PBV Vacancy Payments	0.00	9,095.00	-9,095.00	-100.00	0.00	109,140.00	-109,140.00	-100.00
City General Fund Revenue	0.00	2,589.75	-2,589.75	-100.00	69,664.00	31,077.00	38,587.00	124.17
TOTAL GRANT INCOME	22,214.00	19,998.12	2,215.88	11.08	415,312.00	239,977.00	175,335.00	73.06
Investment Income - Unrestrict	0.08	0.00	0.08	N/A	8.48	47.00	-38.52	-81.96
Miscellaneous Other Income	0.00	0.00	0.00	N/A	0.00	158.00	-158.00	-100.00
Other Income-Earned Discounts	0.00	0.00	0.00	N/A	1.71	0.00	1.71	N/A
TOTAL INCOME	25,310.08	23,175.23	2,134.85	9.21	534,672.59	313,156.00	221,516.59	70.74

EXPENSES**ADMINISTRATIVE**

Administrative Salaries

Compensated Absences	-7,786.45	0.00	7,786.45	N/A	-7,786.45	0.00	7,786.45	N/A
Temporary Help	0.00	0.00	0.00	N/A	12,601.99	0.00	-12,601.99	N/A
Inter dept Charges	0.00	-125.00	-125.00	-100.00	0.00	-1,500.00	-1,500.00	-100.00
Contract Employees-Admin	0.00	0.00	0.00	N/A	209.87	0.00	-209.87	N/A
Contract-Property Management	3,091.78	793.00	-2,298.78	-289.88	73,116.68	10,310.00	-62,806.68	-609.18
Contract Property Management-t	22.28	0.00	-22.28	N/A	12,532.77	0.00	-12,532.77	N/A
Total Administrative Salaries	-4,672.39	668.00	5,340.39	799.46	90,674.86	8,810.00	-81,864.86	-929.23

Legal Expense

Criminal Background Checks	0.00	0.00	0.00	N/A	37.50	0.00	-37.50	N/A
Tenant Screening	0.00	1.63	1.63	100.00	0.00	20.00	20.00	100.00
General Legal Expense	166.25	100.00	-66.25	-66.25	6,740.54	1,200.00	-5,540.54	-461.71
Hearing Officer Expense	0.00	83.37	83.37	100.00	0.00	1,000.00	1,000.00	100.00
Total Legal Expense	166.25	185.00	18.75	10.14	6,778.04	2,220.00	-4,558.04	-205.32

Other Admin Expenses

Staff Training	15.62	666.63	651.01	97.66	730.38	8,000.00	7,269.62	90.87
Travel	182.60	0.00	-182.60	N/A	414.04	0.00	-414.04	N/A
Auditing Fees	0.00	0.00	0.00	N/A	5,220.00	650.00	-4,570.00	-703.08
Management Fee	1,955.00	980.75	-974.25	-99.34	36,850.36	12,238.00	-24,612.36	-201.11
Office Security Expense	0.00	0.00	0.00	N/A	39.72	0.00	-39.72	N/A
Office Janitorial Expense	38.50	0.00	-38.50	N/A	761.67	0.00	-761.67	N/A
Consultants	0.00	0.00	0.00	N/A	621.27	0.00	-621.27	N/A
Inspections	0.00	0.00	0.00	N/A	70.00	0.00	-70.00	N/A
Total Other Admin Expenses	2,191.72	1,647.38	-544.34	-33.04	44,707.44	20,888.00	-23,819.44	-114.03

Miscellaneous Admin Expenses

Office Supplies	29.83	0.00	-29.83	N/A	2,399.24	0.00	-2,399.24	N/A
Telephone	52.07	117.75	65.68	55.78	1,822.71	1,413.00	-409.71	-29.00
Postage	64.29	0.00	-64.29	N/A	1,887.25	0.00	-1,887.25	N/A
Copiers	97.32	0.00	-97.32	N/A	531.75	0.00	-531.75	N/A
Printing Expenses	0.00	0.00	0.00	N/A	110.11	0.00	-110.11	N/A
Cell Phones/Pagers	0.00	0.00	0.00	N/A	537.00	0.00	-537.00	N/A

Bank Fees	0.00	0.00	0.00	N/A	74.93	0.00	-74.93	N/A
Other Misc Admin Expenses	1.50	0.87	-0.63	-72.41	169.38	10.00	-159.38	-1,593.80
Total Miscellaneous Admin Expenses	245.01	118.62	-126.39	-106.55	7,532.37	1,423.00	-6,109.37	-429.33
TOTAL ADMINISTRATIVE EXPENSES	-2,069.41	2,619.00	4,688.41	179.02	149,692.71	33,341.00	-116,351.71	-348.97
TENANT SERVICES								
Resident Council	0.00	0.00	0.00	N/A	638.98	0.00	-638.98	N/A
Other Tenant Svcs.	0.00	0.00	0.00	N/A	333.62	0.00	-333.62	N/A
Tenant Services Support	0.00	0.00	0.00	N/A	248.45	0.00	-248.45	N/A
Tenant Support Services-FSS	0.00	0.00	0.00	N/A	39.41	0.00	-39.41	N/A
Tenant Stipends	0.00	0.00	0.00	N/A	90.00	0.00	-90.00	N/A
Tenant Services Contract Costs	0.00	0.00	0.00	N/A	82.81	0.00	-82.81	N/A
Packers Stipends	0.00	0.00	0.00	N/A	156.00	0.00	-156.00	N/A
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	1,589.27	0.00	-1,589.27	N/A
Water	7,897.44	2,757.62	-5,139.82	-186.39	50,480.95	39,233.00	-11,247.95	-28.67
Electricity	565.27	608.25	42.98	7.07	27,698.73	15,363.00	-12,335.73	-80.30
Electricity-Vacant Units	83.53	19.88	-63.65	-320.17	867.07	270.00	-597.07	-221.14
Electricity-Tenant Owed	0.00	0.87	0.87	100.00	75.54	16.00	-59.54	-372.12
Gas	0.00	96.00	96.00	100.00	1,021.74	4,547.00	3,525.26	77.53
Gas-Vacant Units	130.64	26.13	-104.51	-399.96	1,570.71	348.00	-1,222.71	-351.35
Gas-Tenant Owed	0.00	0.50	0.50	100.00	181.44	26.00	-155.44	-597.85
Utilities billed to HCV Program	0.00	0.00	0.00	N/A	-278.00	-355.00	-77.00	-21.69
TOTAL UTILITY EXPENSES	8,676.88	3,509.25	-5,167.63	-147.26	81,618.18	59,448.00	-22,170.18	-37.29
General Maint Expense								
Maintenance - Temporary Labor	0.00	0.00	0.00	N/A	1,614.96	0.00	-1,614.96	N/A
Compensated Absences	-3,659.93	0.00	3,659.93	N/A	-3,659.93	0.00	3,659.93	N/A
Inter-dept billings	0.00	0.00	0.00	N/A	-178.72	0.00	178.72	N/A
Contract Employees Maintenance	5,601.03	1,898.00	-3,703.03	-195.10	94,327.06	28,361.00	-65,966.06	-232.59
Contract Employees-Maint-OT	83.10	796.00	712.90	89.56	8,064.31	10,344.00	2,279.69	22.04
Maintenance Uniforms	0.00	0.00	0.00	N/A	197.13	0.00	-197.13	N/A
Safety Supplies	81.61	0.00	-81.61	N/A	1,174.20	0.00	-1,174.20	N/A
Vehicle Gas, Oil, Grease	1,038.34	0.00	-1,038.34	N/A	1,138.04	0.00	-1,138.04	N/A
Maintenance Facility Rent	133.43	0.00	-133.43	N/A	2,466.99	0.00	-2,466.99	N/A
Total General Maint Expense	3,277.58	2,694.00	-583.58	-21.66	105,144.04	38,705.00	-66,439.04	-171.65

Materials

Grounds Supplies	0.00	34.00	34.00	100.00	284.84	438.00	153.16	34.97
Appliance Parts Supplies	-826.94	6.13	833.07	13,590.05	2,048.03	186.00	-1,862.03	-1,001.09
Window Treatment Supplies	-16.04	0.00	16.04	N/A	804.03	46.00	-758.03	-1,647.89
Electrical Supplies	181.84	10.12	-171.72	-1,696.84	2,200.01	261.00	-1,939.01	-742.92
Exterminating Supplies	0.00	15.25	15.25	100.00	27.53	183.00	155.47	84.96
Janitorial/Cleaning Supplies	94.30	0.00	-94.30	N/A	1,416.90	0.00	-1,416.90	N/A
Plumbing Supplies	-867.86	13.63	881.49	6,467.28	2,173.57	270.00	-1,903.57	-705.03
Tools and Equipment	149.27	8.38	-140.89	-1,681.26	897.40	111.00	-786.40	-708.47
Paint Supplies	178.60	10.75	-167.85	-1,561.40	1,238.28	182.00	-1,056.28	-580.37
Hardware Supplies	-1,175.73	45.00	1,220.73	2,712.73	1,746.16	1,282.00	-464.16	-36.21
HVAC Supplies	-635.13	1.50	636.63	42,442.00	343.07	36.00	-307.07	-852.97
Vehicle Supplies	0.98	0.00	-0.98	N/A	1,019.88	0.00	-1,019.88	N/A
Locks & Keys	-90.99	2.62	93.61	3,572.90	736.78	43.00	-693.78	-1,613.44
Flooring Supplies	0.00	0.00	0.00	N/A	190.19	306.00	115.81	37.85
Unit Turn Supplies	-2,562.90	522.37	3,085.27	590.63	2,365.22	6,757.00	4,391.78	65.00
Miscellaneous Supplies	0.00	0.00	0.00	N/A	0.00	178.00	178.00	100.00
Total Materials	-5,570.60	669.75	6,240.35	931.74	17,491.89	10,279.00	-7,212.89	-70.17

Contract Costs

Fire Extinguisher Contract Costs	0.00	0.00	0.00	N/A	223.85	6.00	-217.85	-3,630.83
Building Repairs Contract Costs	5,050.00	193.50	-4,856.50	-2,509.82	11,415.58	2,593.00	-8,822.58	-340.25
Building Repair-setup Industrial	0.00	0.00	0.00	N/A	11,981.78	0.00	-11,981.78	N/A
Carpet Cleaning Contract Costs	0.00	0.00	0.00	N/A	0.00	442.00	442.00	100.00
Decorating/Painting Contract Costs	950.00	0.00	-950.00	N/A	1,425.00	483.00	-942.00	-195.03
Electrical Contract Costs	1,082.50	160.88	-921.62	-572.86	3,471.94	2,096.00	-1,375.94	-65.65
Pest Control Contract Costs	0.00	0.00	0.00	N/A	800.00	770.00	-30.00	-3.90
Pest Control-budgeted	253.00	81.87	-171.13	-209.03	9,412.96	1,322.00	-8,090.96	-612.02
Floor Covering Contract Costs	0.00	0.00	0.00	N/A	3,944.83	0.00	-3,944.83	N/A
Grounds Contract Costs	0.00	914.87	914.87	100.00	6,235.00	12,639.00	6,404.00	50.67
Janitorial/Cleaning Contract Costs	115.50	0.00	-115.50	N/A	1,210.36	81.00	-1,129.36	-1,394.27
Janitorial-Monthly Contract	0.00	0.00	0.00	N/A	3,546.81	3.00	-3,543.81	-118,127.00
Plumbing Contract Costs	0.00	329.12	329.12	100.00	3,750.00	4,384.00	634.00	14.46
Windows-Contract Costs	0.00	33.13	33.13	100.00	804.90	517.00	-287.90	-55.69
HVAC Contract Costs	0.00	162.12	162.12	100.00	7,315.39	2,125.00	-5,190.39	-244.25

Vehicle Maintenance Contract Co	0.00	0.00	0.00	N/A	418.81	0.00	-418.81	N/A
Equipment Rental Contract Costs	0.00	0.00	0.00	N/A	116.00	10.00	-106.00	-1,060.00
Elevator Inspection Fees	0.00	0.00	0.00	N/A	0.00	607.00	607.00	100.00
Boiler Inspection Fees	0.00	0.00	0.00	N/A	0.00	234.00	234.00	100.00
Fire Sprinkler Inspection Fees	0.00	0.00	0.00	N/A	1,150.00	0.00	-1,150.00	N/A
Fire Alarm Inspection Fees	0.00	0.00	0.00	N/A	1,050.00	0.00	-1,050.00	N/A
Elevator Monitoring Contract Cos	0.00	34.37	34.37	100.00	2,186.32	504.00	-1,682.32	-333.79
Alarm Monitoring Contract Costs	25.82	0.00	-25.82	N/A	725.69	412.00	-313.69	-76.14
Sprinkler Monitoring Contract Co	0.00	0.00	0.00	N/A	0.00	29.00	29.00	100.00
Trash Disposal Contract Costs	0.00	0.00	0.00	N/A	2,011.65	636.00	-1,375.65	-216.30
Sewer Backups Emergency	580.00	135.37	-444.63	-328.46	3,984.34	2,112.00	-1,872.34	-88.65
Equipment Repair Contract Costs	0.00	0.00	0.00	N/A	1,945.71	0.00	-1,945.71	N/A
Vehicle Towing Contact Costs	0.00	0.00	0.00	N/A	42.74	0.00	-42.74	N/A
Unit Turn Contract Costs	3,389.88	452.50	-2,937.38	-649.14	20,571.49	8,375.00	-12,196.49	-145.63
Lawn Care Contract	0.00	433.75	433.75	100.00	10,082.40	6,205.00	-3,877.40	-62.49
Snow Plow Contract	0.00	940.88	940.88	100.00	23,410.00	13,012.00	-10,398.00	-79.91
Asbestos Removal-Contract Cost	0.00	0.00	0.00	N/A	3,528.57	0.00	-3,528.57	N/A
Tenant Stipends	420.00	213.75	-206.25	-96.49	4,740.00	2,999.00	-1,741.00	-58.05
Contract Costs-Other	0.00	0.00	0.00	N/A	870.00	0.00	-870.00	N/A
Total Contract Costs	11,866.70	4,086.11	-7,780.59	-190.42	142,372.12	62,596.00	-79,776.12	-127.45
TOTAL MAINTENANCE EXPENSES	9,573.68	7,449.86	-2,123.82	-28.51	265,008.05	111,580.00	-153,428.05	-137.50
GENERAL EXPENSES								
Property Insurance	999.00	224.88	-774.12	-344.24	13,685.00	4,523.00	-9,162.00	-202.56
Casualty Loss	2,107.47	0.00	-2,107.47	N/A	3,636.52	0.00	-3,636.52	N/A
Liability Insurance	480.00	0.00	-480.00	N/A	6,580.00	0.00	-6,580.00	N/A
Security/Law Enforcement	335.68	0.00	-335.68	N/A	13,535.21	0.00	-13,535.21	N/A
TOTAL GENERAL EXPENSES	3,922.15	224.88	-3,697.27	-1,644.11	37,436.73	4,523.00	-32,913.73	-727.70
HOUSING ASSISTANCE PAYMENTS								
HAP Payments-SRA/TRA/Newplatt/S	8,968.00	0.00	-8,968.00	N/A	169,359.00	0.00	-169,359.00	N/A
FSS Escrow Payments	436.00	0.00	-436.00	N/A	5,428.00	0.00	-5,428.00	N/A
TOTAL HOUSING ASSISTANCE PAYMEN	9,404.00	0.00	-9,404.00	N/A	174,787.00	0.00	-174,787.00	N/A

TOTAL EXPENSES	29,507.30	13,802.99	-15,704.31	-113.77	710,131.94	208,892.00	-501,239.94	-239.95
NET INCOME	-4,197.22	9,372.24	-13,569.46	-144.78	-175,459.35	104,264.00	-279,723.35	-268.28

Annual

76,248.00

-5,240.00

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3.00

751.00

80.00

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East Amp (.east)
Budget Comparison

Period = Jun 2015

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var
TENANT INCOME								
Rental Income								
Tenant Rent	9,499.00	11,296.87	-1,797.87	-15.91	203,443.00	164,183.00	39,260.00	23.91
Dwelling Rent-Negative	-259.00	-148.38	-110.62	-74.55	-4,191.00	-2,560.00	-1,631.00	-63.71
Bad Debt	0.00	0.00	0.00	N/A	175.83	-762.00	937.83	123.07
Total Rental Income	9,240.00	11,148.49	-1,908.49	-17.12	199,427.83	160,861.00	38,566.83	23.98
Other Tenant Income								
Laundry and Vending	0.00	0.00	0.00	N/A	343.22	0.00	343.22	N/A
Late Charges	200.00	81.50	118.50	145.40	1,720.00	1,086.00	634.00	58.38
Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	469.00	-469.00	-100.00
NSF Charges	15.00	2.62	12.38	472.52	30.00	31.00	-1.00	-3.23
Tenant Owed Utilities	0.00	0.62	-0.62	-100.00	610.37	7.00	603.37	8,619.57
Misc.Tenant Income	0.00	0.63	-0.63	-100.00	-582.00	216.00	-798.00	-369.44
Total Other Tenant Income	215.00	110.37	104.63	94.80	2,121.59	1,809.00	312.59	17.28
NET TENANT INCOME	9,455.00	11,258.86	-1,803.86	-16.02	201,549.42	162,670.00	38,879.42	23.90
GRANT INCOME								
HUD Operating/HAP-SRA/TRA/NewP	18,799.00	12,900.00	5,899.00	45.73	309,552.00	175,300.00	134,252.00	76.58
Other Government Grants	0.00	0.00	0.00	N/A	77,201.66	0.00	77,201.66	N/A
City General Fund Revenue	69,664.00	0.00	69,664.00	N/A	69,664.00	0.00	69,664.00	N/A
DDA Revenue	0.00	0.00	0.00	N/A	700,000.00	0.00	700,000.00	N/A
TOTAL GRANT INCOME	88,463.00	12,900.00	75,563.00	585.76	1,156,417.66	175,300.00	981,117.66	559.68
Investment Income - Unrestrict	0.00	0.00	0.00	N/A	12.26	17.00	-4.74	-27.88
TOTAL INCOME	97,918.00	24,158.86	73,759.14	305.31	1,357,979.34	337,987.00	1,019,992.34	301.78
EXPENSES								

ADMINISTRATIVE

Administrative Salaries

Compensated Absences	-3,956.85	0.00	3,956.85	N/A	-3,956.85	0.00	3,956.85	N/A
Temporary Help	0.00	0.00	0.00	N/A	8,525.85	0.00	-8,525.85	N/A
Contract Employees-Admin	0.00	0.00	0.00	N/A	1,884.12	0.00	-1,884.12	N/A
Contract-Property Management	3,735.44	2,774.00	-961.44	-34.66	66,788.59	36,065.00	-30,723.59	-85.19
Contract Property Management-(	1,805.78	0.00	-1,805.78	N/A	4,195.78	0.00	-4,195.78	N/A
Total Administrative Salaries	1,584.37	2,774.00	1,189.63	42.88	77,437.49	36,065.00	-41,372.49	-114.72

Legal Expense

Criminal Background Checks	0.00	3.62	3.62	100.00	37.50	51.00	13.50	26.47
Tenant Screening	0.00	10.37	10.37	100.00	0.00	146.00	146.00	100.00
General Legal Expense	408.25	25.75	-382.50	-1,485.44	5,265.00	938.00	-4,327.00	-461.30
Hearing Officer Expense	0.00	8.62	8.62	100.00	0.00	311.00	311.00	100.00
Total Legal Expense	408.25	48.36	-359.89	-744.19	5,302.50	1,446.00	-3,856.50	-266.70

Other Admin Expenses

Staff Training	29.50	666.63	637.13	95.57	1,011.37	8,000.00	6,988.63	87.36
Travel	191.82	0.00	-191.82	N/A	1,055.88	0.00	-1,055.88	N/A
Auditing Fees	0.00	0.00	0.00	N/A	5,220.00	1,300.00	-3,920.00	-301.54
Management Fee	4,639.00	2,791.37	-1,847.63	-66.19	63,433.62	33,875.00	-29,558.62	-87.26
Office Security Expense	0.00	0.00	0.00	N/A	136.47	0.00	-136.47	N/A
Office Janitorial Expense	0.00	0.00	0.00	N/A	170.85	0.00	-170.85	N/A
Consultants	0.00	0.00	0.00	N/A	663.03	0.00	-663.03	N/A
Total Other Admin Expenses	4,860.32	3,458.00	-1,402.32	-40.55	71,691.22	43,175.00	-28,516.22	-66.05

Miscellaneous Admin Expenses

Publications	0.00	0.00	0.00	N/A	0.04	0.00	-0.04	N/A
Office Supplies	12.73	0.00	-12.73	N/A	1,663.34	0.00	-1,663.34	N/A
Telephone	170.42	140.63	-29.79	-21.18	4,149.06	1,933.00	-2,216.06	-114.64
Postage	88.60	0.00	-88.60	N/A	1,994.06	0.00	-1,994.06	N/A
Copiers	7.68	0.00	-7.68	N/A	219.58	0.00	-219.58	N/A
Software	0.00	0.00	0.00	N/A	21.20	0.00	-21.20	N/A
Printing Expenses	0.00	0.00	0.00	N/A	160.11	0.00	-160.11	N/A
Cell Phones/Pagers	0.00	0.00	0.00	N/A	536.97	0.00	-536.97	N/A
Bank Fees	0.00	0.00	0.00	N/A	74.94	0.00	-74.94	N/A
Other Misc Admin Expenses	1.72	0.00	-1.72	N/A	153.46	0.00	-153.46	N/A

Total Miscellaneous Admin Expenses	281.15	140.63	-140.52	-99.92	8,972.76	1,933.00	-7,039.76	-364.19
TOTAL ADMINISTRATIVE EXPENSES	7,134.09	6,420.99	-713.10	-11.11	163,403.97	82,619.00	-80,784.97	-97.78
TENANT SERVICES								
Other Tenant Svcs.	0.00	40.50	40.50	100.00	56.16	486.00	429.84	88.44
Tenant Services Support	0.00	0.00	0.00	N/A	565.00	0.00	-565.00	N/A
Tenant Services Contract Costs	859.59	0.00	-859.59	N/A	1,149.10	0.00	-1,149.10	N/A
Tenant Relocation	0.00	0.00	0.00	N/A	950.00	0.00	-950.00	N/A
Moving Company Expenses	0.00	0.00	0.00	N/A	-950.00	0.00	950.00	N/A
Packers Stipends	0.00	0.00	0.00	N/A	175.00	0.00	-175.00	N/A
Dislocation Fee	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A
TOTAL TENANT SERVICES EXPENSES	859.59	40.50	-819.09	-2,022.44	2,045.26	486.00	-1,559.26	-320.84
Water	3,405.49	1,042.88	-2,362.61	-226.55	41,745.40	17,813.00	-23,932.40	-134.35
Electricity	513.72	636.75	123.03	19.32	15,235.52	11,640.00	-3,595.52	-30.89
Electricity-Vacant Units	188.14	8.87	-179.27	-2,021.08	2,788.79	181.00	-2,607.79	-1,440.77
Electricity-Tenant Owed	0.00	6.88	6.88	100.00	186.10	121.00	-65.10	-53.80
Gas	45.71	99.50	53.79	54.06	2,470.01	3,070.00	599.99	19.54
Gas-Vacant Units	132.76	8.88	-123.88	-1,395.04	4,200.28	181.00	-4,019.28	-2,220.60
Gas-Tenant Owed	20.43	1.62	-18.81	-1,161.11	447.58	60.00	-387.58	-645.97
TOTAL UTILITY EXPENSES	4,306.25	1,805.38	-2,500.87	-138.52	67,073.68	33,066.00	-34,007.68	-102.85
General Maint Expense								
Maintenance - Temporary Labor	0.00	0.00	0.00	N/A	681.95	0.00	-681.95	N/A
Compensated Absences	221.32	0.00	-221.32	N/A	221.32	0.00	-221.32	N/A
Inter-dept billings	0.00	0.00	0.00	N/A	-178.72	0.00	178.72	N/A
Contract Employees Maintenance	9,352.33	4,744.00	-4,608.33	-97.14	105,890.15	62,907.00	-42,983.15	-68.33
Contract Employees-Maint-OT	370.87	989.00	618.13	62.50	5,141.24	12,860.00	7,718.76	60.02
Maintenance Uniforms	0.00	0.00	0.00	N/A	225.29	0.00	-225.29	N/A
Safety Supplies	93.25	0.00	-93.25	N/A	1,002.31	0.00	-1,002.31	N/A
Vehicle Gas, Oil, Grease	1,186.67	0.00	-1,186.67	N/A	1,186.67	0.00	-1,186.67	N/A
Maintenance Facility Rent	152.51	0.00	-152.51	N/A	2,484.81	0.00	-2,484.81	N/A
Total General Maint Expense	11,376.95	5,733.00	-5,643.95	-98.45	116,655.02	75,767.00	-40,888.02	-53.97
Materials								
Grounds Supplies	-46.62	0.00	46.62	N/A	272.60	5.00	-267.60	-5,352.00
Appliance Parts Supplies	201.03	121.38	-79.65	-65.62	2,817.55	1,534.00	-1,283.55	-83.67

Window Treatment Supplies	-18.34	0.00	18.34	N/A	938.20	0.00	-938.20	N/A
Electrical Supplies	211.23	33.25	-177.98	-535.28	2,328.13	586.00	-1,742.13	-297.29
Exterminating Supplies	0.00	0.00	0.00	N/A	31.48	0.00	-31.48	N/A
Janitorial/Cleaning Supplies	107.75	0.00	-107.75	N/A	1,267.12	0.00	-1,267.12	N/A
Plumbing Supplies	-9.21	17.63	26.84	152.24	2,146.37	331.00	-1,815.37	-548.45
Tools and Equipment	194.46	1.13	-193.33	-17,108.85	746.49	20.00	-726.49	-3,632.45
Paint Supplies	192.77	0.25	-192.52	-77,008.00	1,749.70	46.00	-1,703.70	-3,703.70
Hardware Supplies	-906.19	60.75	966.94	1,591.67	1,817.80	916.00	-901.80	-98.45
HVAC Supplies	-640.19	0.00	640.19	N/A	336.84	0.00	-336.84	N/A
Vehicle Supplies	0.99	0.00	-0.99	N/A	1,025.64	0.00	-1,025.64	N/A
Locks & Keys	-27.50	9.88	37.38	378.34	1,446.61	119.00	-1,327.61	-1,115.64
Cabinet Supplies	0.00	0.00	0.00	N/A	0.00	74.00	74.00	100.00
Flooring Supplies	0.00	0.00	0.00	N/A	190.20	0.00	-190.20	N/A
Unit Turn Supplies	151.16	89.50	-61.66	-68.89	871.99	2,011.00	1,139.01	56.64
Miscellaneous Supplies	0.00	0.00	0.00	N/A	-0.09	0.00	0.09	N/A
Total Materials	-588.66	333.77	922.43	276.37	17,986.63	5,642.00	-12,344.63	-218.80
Contract Costs								
Fire Extinguisher Contract Costs	145.85	65.50	-80.35	-122.67	145.85	786.00	640.15	81.44
Building Repairs Contract Costs	0.00	421.37	421.37	100.00	3,591.90	6,083.00	2,491.10	40.95
Building Repairs-CDBG Grant	0.00	0.00	0.00	N/A	178,141.49	0.00	-178,141.49	N/A
Building Repair-setup Industrial	0.00	0.00	0.00	N/A	11,511.75	0.00	-11,511.75	N/A
Carpet Cleaning Contract Costs	0.00	8.62	8.62	100.00	300.00	103.00	-197.00	-191.26
Decorating/Painting Contract Co:	1,350.00	96.12	-1,253.88	-1,304.49	1,350.00	1,245.00	-105.00	-8.43
Electrical Contract Costs	0.00	307.38	307.38	100.00	2,016.63	4,508.00	2,491.37	55.27
Pest Control Contract Costs	0.00	17.00	17.00	100.00	800.00	284.00	-516.00	-181.69
Pest Control-budgeted	195.00	532.87	337.87	63.41	10,205.77	6,487.00	-3,718.77	-57.33
Floor Covering Contract Costs	0.00	38.50	38.50	100.00	0.00	528.00	528.00	100.00
Grounds Contract Costs	0.00	157.88	157.88	100.00	2,410.00	2,593.00	183.00	7.06
Janitorial/Cleaning Contract Cost	0.00	112.00	112.00	100.00	2,593.65	1,884.00	-709.65	-37.67
Janitorial-Monthly Contract	709.50	1,359.87	650.37	47.83	12,233.73	18,012.00	5,778.27	32.08
Plumbing Contract Costs	0.00	199.37	199.37	100.00	1,785.79	2,552.00	766.21	30.02
Windows-Contract Costs	0.00	30.87	30.87	100.00	79.17	448.00	368.83	82.33
HVAC Contract Costs	500.00	5.37	-494.63	-9,210.99	6,013.00	3,042.00	-2,971.00	-97.67
Vehicle Maintenance Contract Co	0.00	0.00	0.00	N/A	525.20	0.00	-525.20	N/A

Elevator Inspection Fees	0.00	102.88	102.88	100.00	400.00	1,235.00	835.00	67.61
Fire Alarm Inspection Fees	0.00	0.00	0.00	N/A	1,050.00	0.00	-1,050.00	N/A
Elevator Monitoring Contract Cos	0.00	0.00	0.00	N/A	4,639.22	0.00	-4,639.22	N/A
Alarm Monitoring Contract Costs	0.00	0.00	0.00	N/A	556.00	0.00	-556.00	N/A
Trash Disposal Contract Costs	0.00	0.00	0.00	N/A	518.51	0.00	-518.51	N/A
Sewer Backups Emergency	1,153.00	72.88	-1,080.12	-1,482.05	4,544.42	1,741.00	-2,803.42	-161.02
Sewer Backups-Prevention	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A
Equipment Repair Contract Costs	0.00	15.50	15.50	100.00	1,016.65	808.00	-208.65	-25.82
Vehicle Towing Contact Costs	0.00	0.00	0.00	N/A	48.84	0.00	-48.84	N/A
Unit Turn Contract Costs	1,196.00	175.50	-1,020.50	-581.48	13,402.79	6,125.00	-7,277.79	-118.82
Lawn Care Contract	0.00	495.88	495.88	100.00	11,265.30	6,886.00	-4,379.30	-63.60
Snow Plow Contract	0.00	1,019.25	1,019.25	100.00	14,892.00	14,010.00	-882.00	-6.30
Asbestos Removal-Contract Cost	0.00	0.00	0.00	N/A	329.06	0.00	-329.06	N/A
Tenant Stipends	250.00	154.50	-95.50	-61.81	3,912.50	2,355.00	-1,557.50	-66.14
Total Contract Costs	5,499.35	5,389.11	-110.24	-2.05	290,579.22	81,715.00	-208,864.22	-255.60
TOTAL MAINTENANCE EXPENSES	16,287.64	11,455.88	-4,831.76	-42.18	425,220.87	163,124.00	-262,096.87	-160.67
GENERAL EXPENSES								
Property Insurance	920.00	519.88	-400.12	-76.96	12,993.00	6,847.00	-6,146.00	-89.76
Casualty Loss	24,216.30	0.00	-24,216.30	N/A	370,238.36	0.00	-370,238.36	N/A
Liability Insurance	491.00	0.00	-491.00	N/A	6,674.00	0.00	-6,674.00	N/A
Insurance Proceeds-Credit	-24,216.30	0.00	24,216.30	N/A	-373,323.98	0.00	373,323.98	N/A
Security/Law Enforcement	410.32	0.00	-410.32	N/A	7,471.34	0.00	-7,471.34	N/A
TOTAL GENERAL EXPENSES	1,821.32	519.88	-1,301.44	-250.33	24,052.72	6,847.00	-17,205.72	-251.29
HOUSING ASSISTANCE PAYMENTS								
HAP Payments-SRA/TRA/Newplatt/S	1,510.00	0.00	-1,510.00	N/A	131,786.00	0.00	-131,786.00	N/A
Tenant Utility Payments	0.00	0.00	0.00	N/A	127.00	0.00	-127.00	N/A
FSS Escrow Payments	0.00	0.00	0.00	N/A	2,164.00	0.00	-2,164.00	N/A
TOTAL HOUSING ASSISTANCE PAYMEN	1,510.00	0.00	-1,510.00	N/A	134,077.00	0.00	-134,077.00	N/A
NON-OPERATING ITEMS								
Construction in Progress-RAD	0.00	0.00	0.00	N/A	700,000.00	0.00	-700,000.00	N/A
TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	700,000.00	0.00	-700,000.00	N/A

TOTAL EXPENSES	31,918.89	20,242.63	-11,676.26	-57.68	1,515,873.50	286,142.00	-1,229,731.50	-429.76
NET INCOME	65,999.11	3,916.23	62,082.88	1,585.27	-157,894.16	51,845.00	-209,739.16	-404.55

Annual

164,183.00

-2,560.00

-762.00

160,861.00

0.00

1,086.00

469.00

31.00

7.00

216.00

1,809.00

162,670.00

175,300.00

0.00

0.00

0.00

175,300.00

17.00

337,987.00

0.00

0.00

0.00

36,065.00

0.00

36,065.00

51.00

146.00

938.00

311.00

1,446.00

8,000.00

0.00

1,300.00

33,875.00

0.00

0.00

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43,175.00

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1,933.00

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1,933.00

82,619.00

486.00

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486.00

17,813.00

11,640.00

181.00

121.00

3,070.00

181.00

60.00

33,066.00

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62,907.00

12,860.00

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75,767.00

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1,534.00

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586.00
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331.00
20.00
46.00
916.00
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119.00
74.00
0.00
2,011.00
0.00
5,642.00

786.00
6,083.00
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0.00
103.00
1,245.00
4,508.00
284.00
6,487.00
528.00
2,593.00
1,884.00
18,012.00
2,552.00
448.00
3,042.00
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1,235.00

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1,741.00

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808.00

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6,125.00

6,886.00

14,010.00

0.00

2,355.00

81,715.00

163,124.00

6,847.00

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6,847.00

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286,142.00

51,845.00

Section 8 Total (.sec8tot)

Budget Comparison

Period = Jun 2015

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
GRANT INCOME									
Section 8 HAP Earned	889,181.00	855,682.13	33,498.87	3.91	9,141,336.00	10,268,186.00	-1,126,850.00	-10.97	10,268,186.00
S8 Admin Fee-SRA/TRA/S8HCV	84,870.00	92,884.13	-8,014.13	-8.63	996,574.00	1,114,610.00	-118,036.00	-10.59	1,114,610.00
Section 8 FSS Grant Income	2,826.00	0.00	2,826.00	N/A	33,920.00	0.00	33,920.00	N/A	0.00
Section 8 VASH Program Income	9,726.00	12,333.37	-2,607.37	-21.14	115,600.00	148,000.00	-32,400.00	-21.89	148,000.00
RAD PBV HAP	74,405.00	0.00	74,405.00	N/A	508,432.00	0.00	508,432.00	N/A	0.00
City General Fund Revenue	0.00	14,460.13	-14,460.13	-100.00	25,681.22	173,522.00	-147,840.78	-85.20	173,522.00
TOTAL GRANT INCOME	1,061,008.00	975,359.76	85,648.24	8.78	10,821,543.22	11,704,318.00	-882,774.78	-7.54	11,704,318.00
Investment Income - Unrestricted	2.18	8.37	-6.19	-73.95	22.90	100.00	-77.10	-77.10	100.00
Investment Income - Restricted	0.15	0.00	0.15	N/A	0.15	0.00	0.15	N/A	0.00
Fraud Recovery-Admin Fee	380.50	333.37	47.13	14.14	2,532.75	4,000.00	-1,467.25	-36.68	4,000.00
Fraud Recovery-HAP	380.50	333.37	47.13	14.14	2,532.75	4,000.00	-1,467.25	-36.68	4,000.00
Miscellaneous Other Income	0.00	0.00	0.00	N/A	5.75	0.00	5.75	N/A	0.00
TOTAL INCOME	1,061,771.33	976,034.87	85,736.46	8.78	10,826,637.52	11,712,418.00	-885,780.48	-7.56	11,712,418.00
EXPENSES									
ADMINISTRATIVE									
Administrative Salaries									
Compensated Absences	8,297.93	3,000.00	-5,297.93	-176.60	8,297.93	3,000.00	-5,297.93	-176.60	3,000.00
Employee Benefit-Education	2,500.00	416.63	-2,083.37	-500.05	5,000.00	5,000.00	0.00	0.00	5,000.00
Temporary Help	3,733.83	1,666.63	-2,067.20	-124.03	36,188.72	20,000.00	-16,188.72	-80.94	20,000.00
Contract Employees-Admin	107,898.71	61,920.00	-45,978.71	-74.26	744,579.40	804,954.00	60,374.60	7.50	804,954.00
Contract Employees-Admin-OT	1,530.77	0.00	-1,530.77	N/A	17,992.28	0.00	-17,992.28	N/A	0.00
Contract Employees-FSS	0.00	0.00	0.00	N/A	23,637.20	0.00	-23,637.20	N/A	0.00
Retiree Insurance Benefits	1,863.00	1,863.00	0.00	0.00	22,356.00	22,356.00	0.00	0.00	22,356.00
Total Administrative Salaries	125,824.24	68,866.26	-56,957.98	-82.71	858,051.53	855,310.00	-2,741.53	-0.32	855,310.00

Legal Expense

Criminal Background Checks	63.50	83.37	19.87	23.83	2,295.50	1,000.00	-1,295.50	-129.55	1,000.00
Tenant Screening	0.00	8.37	8.37	100.00	0.00	100.00	100.00	100.00	100.00
General Legal Expense	350.00	250.00	-100.00	-40.00	7,007.40	3,000.00	-4,007.40	-133.58	3,000.00
Hearing Officer Expense	0.00	833.37	833.37	100.00	6,256.25	10,000.00	3,743.75	37.44	10,000.00
Total Legal Expense	413.50	1,175.11	761.61	64.81	15,559.15	14,100.00	-1,459.15	-10.35	14,100.00

Other Admin Expenses

Staff Training	5,545.39	750.00	-4,795.39	-639.39	10,823.82	9,000.00	-1,823.82	-20.26	9,000.00
Staff Training-FSS	0.00	0.00	0.00	N/A	1,444.83	0.00	-1,444.83	N/A	0.00
Travel	0.00	8.37	8.37	100.00	957.89	100.00	-857.89	-857.89	100.00
Auditing Fees	0.00	0.00	0.00	N/A	5,220.00	5,200.00	-20.00	-0.38	5,200.00
Port Out Admin Fee Paid	1,143.45	1,558.37	414.92	26.63	15,874.95	18,700.00	2,825.05	15.11	18,700.00
Management Fee	18,849.00	18,576.87	-272.13	-1.46	210,348.00	222,922.00	12,574.00	5.64	222,922.00
Mgt Fee-outside	0.00	383.37	383.37	100.00	0.00	4,600.00	4,600.00	100.00	4,600.00
Office Rent	41.00	25.00	-16.00	-64.00	2,414.00	300.00	-2,114.00	-704.67	300.00
Office Security Expense	0.00	0.00	0.00	N/A	44.04	0.00	-44.04	N/A	0.00
Office Janitorial Expense	346.50	341.63	-4.87	-1.43	3,638.08	4,100.00	461.92	11.27	4,100.00
Consultants	0.00	0.00	0.00	N/A	746.50	0.00	-746.50	N/A	0.00
Inspections	7,445.00	8,333.37	888.37	10.66	68,705.00	100,000.00	31,295.00	31.30	100,000.00
Total Other Admin Expenses	33,370.34	29,976.98	-3,393.36	-11.32	320,217.11	364,922.00	44,704.89	12.25	364,922.00

Miscellaneous Admin Expenses

Membership and Fees	0.00	133.37	133.37	100.00	0.00	1,600.00	1,600.00	100.00	1,600.00
Publications	0.00	0.00	0.00	N/A	532.00	0.00	-532.00	N/A	0.00
Office Supplies	888.23	416.63	-471.60	-113.19	5,781.39	5,000.00	-781.39	-15.63	5,000.00
Telephone	742.83	533.37	-209.46	-39.27	9,187.44	6,400.00	-2,787.44	-43.55	6,400.00
Postage	1,287.40	1,583.37	295.97	18.69	13,474.21	19,000.00	5,525.79	29.08	19,000.00
Copiers	219.02	333.37	114.35	34.30	3,681.25	4,000.00	318.75	7.97	4,000.00
Printer Supplies	0.00	8.37	8.37	100.00	0.00	100.00	100.00	100.00	100.00
Software	0.00	116.63	116.63	100.00	0.00	1,400.00	1,400.00	100.00	1,400.00
Printing Expenses	0.00	166.63	166.63	100.00	1,052.28	2,000.00	947.72	47.39	2,000.00
Cell Phones/Pagers	0.00	116.63	116.63	100.00	0.00	1,400.00	1,400.00	100.00	1,400.00
Small Office Equipment	0.00	16.63	16.63	100.00	0.00	200.00	200.00	100.00	200.00
Late Fees/Lost Discounts	0.00	0.00	0.00	N/A	150.00	0.00	-150.00	N/A	0.00
Bank Fees	0.00	333.37	333.37	100.00	4,922.49	4,000.00	-922.49	-23.06	4,000.00

Other Misc Admin Expenses	42.28	166.63	124.35	74.63	1,604.38	2,000.00	395.62	19.78	2,000.00
Total Miscellaneous Admin Expenses	3,179.76	3,925.00	745.24	18.99	40,385.44	47,100.00	6,714.56	14.26	47,100.00
TOTAL ADMINISTRATIVE EXPENSES	162,787.84	103,943.35	-58,844.49	-56.61	1,234,213.23	1,281,432.00	47,218.77	3.68	1,281,432.00
TENANT SERVICES									
Tenant Support Services-FSS	26.49	0.00	-26.49	N/A	26.49	0.00	-26.49	N/A	0.00
TOTAL TENANT SERVICES EXPENSES	26.49	0.00	-26.49	N/A	26.49	0.00	-26.49	N/A	0.00
General Maint Expense									
Safety Supplies	0.00	16.63	16.63	100.00	256.54	200.00	-56.54	-28.27	200.00
Total General Maint Expense	0.00	16.63	16.63	100.00	256.54	200.00	-56.54	-28.27	200.00
Materials									
Electrical Supplies	19.68	0.00	-19.68	N/A	19.68	0.00	-19.68	N/A	0.00
Janitorial/Cleaning Supplies	132.18	50.00	-82.18	-164.36	810.69	600.00	-210.69	-35.12	600.00
Locks & Keys	0.00	0.00	0.00	N/A	138.00	0.00	-138.00	N/A	0.00
Total Materials	151.86	50.00	-101.86	-203.72	968.37	600.00	-368.37	-61.40	600.00
Contract Costs									
Janitorial/Cleaning Contract Costs	0.00	0.00	0.00	N/A	173.25	0.00	-173.25	N/A	0.00
Alarm Monitoring Contract Costs	57.01	0.00	-57.01	N/A	239.16	0.00	-239.16	N/A	0.00
Total Contract Costs	57.01	0.00	-57.01	N/A	412.41	0.00	-412.41	N/A	0.00
TOTAL MAINTENANCE EXPENSES	208.87	66.63	-142.24	-213.48	1,637.32	800.00	-837.32	-104.66	800.00
GENERAL EXPENSES									
Liability Insurance	649.00	833.37	184.37	22.12	7,826.00	10,000.00	2,174.00	21.74	10,000.00
TOTAL GENERAL EXPENSES	649.00	833.37	184.37	22.12	7,826.00	10,000.00	2,174.00	21.74	10,000.00
HOUSING ASSISTANCE PAYMENTS									
HAP Payments-SRA/TRA/Newplatt/S8 HCV	863,956.00	868,015.50	4,059.50	0.47	9,420,731.40	10,416,186.00	995,454.60	9.56	10,416,186.00
Tenant Utility Payments	17,446.00	0.00	-17,446.00	N/A	163,566.00	0.00	-163,566.00	N/A	0.00
Portable Out HAP Payments	15,814.41	0.00	-15,814.41	N/A	229,490.89	0.00	-229,490.89	N/A	0.00
FSS Escrow Payments	3,812.42	0.00	-3,812.42	N/A	55,596.39	0.00	-55,596.39	N/A	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	901,028.83	868,015.50	-33,013.33	-3.80	9,869,384.68	10,416,186.00	546,801.32	5.25	10,416,186.00
TOTAL EXPENSES	1,064,701.03	972,858.85	-91,842.18	-9.44	11,113,087.72	11,708,418.00	595,330.28	5.08	11,708,418.00

NET INCOME	-2,929.70	3,176.02	-6,105.72	-192.24	-286,450.20	4,000.00	-290,450.20	-7,261.26	4,000.00
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Maple Tower Property List (.maple)

Budget Comparison

Period = Jan 2015-Jun 2015

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var
TENANT INCOME								
Rental Income								
Tenant Rent	87,869.00	0.00	87,869.00	N/A	87,869.00	0.00	87,869.00	N/A
RAD PBV Housing Assistance Pay	202,234.00	0.00	202,234.00	N/A	202,234.00	0.00	202,234.00	N/A
Less: Concessions	-186.00	0.00	-186.00	N/A	-186.00	0.00	-186.00	N/A
Total Rental Income	289,917.00	0.00	289,917.00	N/A	289,917.00	0.00	289,917.00	N/A
Other Tenant Income								
Laundry and Vending	3,206.30	0.00	3,206.30	N/A	3,206.30	0.00	3,206.30	N/A
Late Charges	200.00	0.00	200.00	N/A	200.00	0.00	200.00	N/A
Misc. Tenant Income	275.00	0.00	275.00	N/A	275.00	0.00	275.00	N/A
Total Other Tenant Income	3,681.30	0.00	3,681.30	N/A	3,681.30	0.00	3,681.30	N/A
NET TENANT INCOME	293,598.30	0.00	293,598.30	N/A	293,598.30	0.00	293,598.30	N/A
GRANT INCOME								
RAD PBV Vacancy Payments	102,051.00	0.00	102,051.00	N/A	102,051.00	0.00	102,051.00	N/A
TOTAL GRANT INCOME	102,051.00	0.00	102,051.00	N/A	102,051.00	0.00	102,051.00	N/A
TOTAL INCOME	395,649.30	0.00	395,649.30	N/A	395,649.30	0.00	395,649.30	N/A
EXPENSES								
ADMINISTRATIVE								
Administrative Salaries								
Compensated Absences	4,553.62	0.00	-4,553.62	N/A	4,553.62	0.00	-4,553.62	N/A
Temporary Help	13,154.18	0.00	-13,154.18	N/A	13,154.18	0.00	-13,154.18	N/A
Contract-Property Management	68,509.59	0.00	-68,509.59	N/A	68,509.59	0.00	-68,509.59	N/A
Contract Property Management-(	13,094.67	0.00	-13,094.67	N/A	13,094.67	0.00	-13,094.67	N/A
Total Administrative Salaries	99,312.06	0.00	-99,312.06	N/A	99,312.06	0.00	-99,312.06	N/A

Legal Expense								
Criminal Background Checks	33.50	0.00	-33.50	N/A	33.50	0.00	-33.50	N/A
General Legal Expense	504.50	0.00	-504.50	N/A	504.50	0.00	-504.50	N/A
Hearing Officer Expense	481.25	0.00	-481.25	N/A	481.25	0.00	-481.25	N/A
Total Legal Expense	1,019.25	0.00	-1,019.25	N/A	1,019.25	0.00	-1,019.25	N/A
Other Admin Expenses								
Staff Training	70.00	0.00	-70.00	N/A	70.00	0.00	-70.00	N/A
Travel	212.71	0.00	-212.71	N/A	212.71	0.00	-212.71	N/A
Management Fee	23,742.38	0.00	-23,742.38	N/A	23,742.38	0.00	-23,742.38	N/A
Office Janitorial Expense	359.50	0.00	-359.50	N/A	359.50	0.00	-359.50	N/A
Consultants	1,034.88	0.00	-1,034.88	N/A	1,034.88	0.00	-1,034.88	N/A
Total Other Admin Expenses	25,419.47	0.00	-25,419.47	N/A	25,419.47	0.00	-25,419.47	N/A
Miscellaneous Admin Expenses								
Office Supplies	951.25	0.00	-951.25	N/A	951.25	0.00	-951.25	N/A
Telephone	2,250.28	0.00	-2,250.28	N/A	2,250.28	0.00	-2,250.28	N/A
Postage	1,260.59	0.00	-1,260.59	N/A	1,260.59	0.00	-1,260.59	N/A
Copiers	230.70	0.00	-230.70	N/A	230.70	0.00	-230.70	N/A
Software	100.23	0.00	-100.23	N/A	100.23	0.00	-100.23	N/A
Printing Expenses	63.50	0.00	-63.50	N/A	63.50	0.00	-63.50	N/A
Bank Fees	103.47	0.00	-103.47	N/A	103.47	0.00	-103.47	N/A
Other Misc Admin Expenses	120.94	0.00	-120.94	N/A	120.94	0.00	-120.94	N/A
Total Miscellaneous Admin Expenses	5,080.96	0.00	-5,080.96	N/A	5,080.96	0.00	-5,080.96	N/A
TOTAL ADMINISTRATIVE EXPENSES	130,831.74	0.00	-130,831.74	N/A	130,831.74	0.00	-130,831.74	N/A
TENANT SERVICES								
Resident Council	30.00	0.00	-30.00	N/A	30.00	0.00	-30.00	N/A
Other Tenant Svcs.	819.31	0.00	-819.31	N/A	819.31	0.00	-819.31	N/A
Tenant Services Contract Costs	509.01	0.00	-509.01	N/A	509.01	0.00	-509.01	N/A
Moving Company Expenses	196.00	0.00	-196.00	N/A	196.00	0.00	-196.00	N/A
Packers Stipends	1,514.00	0.00	-1,514.00	N/A	1,514.00	0.00	-1,514.00	N/A
TOTAL TENANT SERVICES EXPENSES	3,068.32	0.00	-3,068.32	N/A	3,068.32	0.00	-3,068.32	N/A
Water	19,548.06	0.00	-19,548.06	N/A	19,548.06	0.00	-19,548.06	N/A
Electricity	31,400.55	0.00	-31,400.55	N/A	31,400.55	0.00	-31,400.55	N/A
Electricity-Vacant Units	1,163.31	0.00	-1,163.31	N/A	1,163.31	0.00	-1,163.31	N/A

Gas	19,132.03	0.00	-19,132.03	N/A	19,132.03	0.00	-19,132.03	N/A
Gas-Vacant Units	2,759.03	0.00	-2,759.03	N/A	2,759.03	0.00	-2,759.03	N/A
Utilities billed to HCV Program	-1,685.00	0.00	1,685.00	N/A	-1,685.00	0.00	1,685.00	N/A
TOTAL UTILITY EXPENSES	72,317.98	0.00	-72,317.98	N/A	72,317.98	0.00	-72,317.98	N/A
General Maint Expense								
Compensated Absences	3,936.90	0.00	-3,936.90	N/A	3,936.90	0.00	-3,936.90	N/A
Contract Employees Maintenance	66,527.86	0.00	-66,527.86	N/A	66,527.86	0.00	-66,527.86	N/A
Contract Employees-Maint-OT	3,228.80	0.00	-3,228.80	N/A	3,228.80	0.00	-3,228.80	N/A
Safety Supplies	600.37	0.00	-600.37	N/A	600.37	0.00	-600.37	N/A
Vehicle Gas, Oil, Grease	2,564.04	0.00	-2,564.04	N/A	2,564.04	0.00	-2,564.04	N/A
Maintenance Facility Rent	2,821.35	0.00	-2,821.35	N/A	2,821.35	0.00	-2,821.35	N/A
Total General Maint Expense	79,679.32	0.00	-79,679.32	N/A	79,679.32	0.00	-79,679.32	N/A
Materials								
Grounds Supplies	487.43	0.00	-487.43	N/A	487.43	0.00	-487.43	N/A
Appliance Parts Supplies	19,590.48	0.00	-19,590.48	N/A	19,590.48	0.00	-19,590.48	N/A
Window Treatment Supplies	1,767.67	0.00	-1,767.67	N/A	1,767.67	0.00	-1,767.67	N/A
Electrical Supplies	1,567.70	0.00	-1,567.70	N/A	1,567.70	0.00	-1,567.70	N/A
Janitorial/Cleaning Supplies	1,017.69	0.00	-1,017.69	N/A	1,017.69	0.00	-1,017.69	N/A
Plumbing Supplies	346.82	0.00	-346.82	N/A	346.82	0.00	-346.82	N/A
Tools and Equipment	527.26	0.00	-527.26	N/A	527.26	0.00	-527.26	N/A
Paint Supplies	1,612.01	0.00	-1,612.01	N/A	1,612.01	0.00	-1,612.01	N/A
Hardware Supplies	501.54	0.00	-501.54	N/A	501.54	0.00	-501.54	N/A
HVAC Supplies	-945.03	0.00	945.03	N/A	-945.03	0.00	945.03	N/A
Vehicle Supplies	66.56	0.00	-66.56	N/A	66.56	0.00	-66.56	N/A
Locks & Keys	1,276.64	0.00	-1,276.64	N/A	1,276.64	0.00	-1,276.64	N/A
Total Materials	27,816.77	0.00	-27,816.77	N/A	27,816.77	0.00	-27,816.77	N/A
Contract Costs								
Fire Extinguisher Contract Costs	455.15	0.00	-455.15	N/A	455.15	0.00	-455.15	N/A
Building Repairs Contract Costs	413.34	0.00	-413.34	N/A	413.34	0.00	-413.34	N/A
Decorating/Painting Contract Co:	7,820.00	0.00	-7,820.00	N/A	7,820.00	0.00	-7,820.00	N/A
Electrical Contract Costs	2,383.00	0.00	-2,383.00	N/A	2,383.00	0.00	-2,383.00	N/A
Pest Control-budgeted	7,434.58	0.00	-7,434.58	N/A	7,434.58	0.00	-7,434.58	N/A
Floor Covering Contract Costs	423.61	0.00	-423.61	N/A	423.61	0.00	-423.61	N/A
Janitorial/Cleaning Contract Cost	1,635.59	0.00	-1,635.59	N/A	1,635.59	0.00	-1,635.59	N/A

Janitorial-Monthly Contract	9,223.50	0.00	-9,223.50	N/A	9,223.50	0.00	-9,223.50	N/A
Plumbing Contract Costs	750.00	0.00	-750.00	N/A	750.00	0.00	-750.00	N/A
Windows-Contract Costs	96.14	0.00	-96.14	N/A	96.14	0.00	-96.14	N/A
HVAC Contract Costs	370.36	0.00	-370.36	N/A	370.36	0.00	-370.36	N/A
Vehicle Maintenance Contract Co	490.58	0.00	-490.58	N/A	490.58	0.00	-490.58	N/A
Fire Alarm Inspection Fees	1,050.00	0.00	-1,050.00	N/A	1,050.00	0.00	-1,050.00	N/A
Elevator Monitoring Contract Cos	2,592.80	0.00	-2,592.80	N/A	2,592.80	0.00	-2,592.80	N/A
Alarm Monitoring Contract Costs	1,220.29	0.00	-1,220.29	N/A	1,220.29	0.00	-1,220.29	N/A
Trash Disposal Contract Costs	4,933.18	0.00	-4,933.18	N/A	4,933.18	0.00	-4,933.18	N/A
Sewer Backups Emergency	1,107.32	0.00	-1,107.32	N/A	1,107.32	0.00	-1,107.32	N/A
Equipment Repair Contract Costs	356.56	0.00	-356.56	N/A	356.56	0.00	-356.56	N/A
Vehicle Towing Contact Costs	105.00	0.00	-105.00	N/A	105.00	0.00	-105.00	N/A
Unit Turn Contract Costs	5,180.00	0.00	-5,180.00	N/A	5,180.00	0.00	-5,180.00	N/A
Snow Plow Contract	5,690.00	0.00	-5,690.00	N/A	5,690.00	0.00	-5,690.00	N/A
Asbestos Removal-Contract Cost	8.80	0.00	-8.80	N/A	8.80	0.00	-8.80	N/A
Tenant Stipends	4,099.50	0.00	-4,099.50	N/A	4,099.50	0.00	-4,099.50	N/A
Total Contract Costs	57,839.30	0.00	-57,839.30	N/A	57,839.30	0.00	-57,839.30	N/A
TOTAL MAINTENANCE EXPENSES	165,335.39	0.00	-165,335.39	N/A	165,335.39	0.00	-165,335.39	N/A
GENERAL EXPENSES								
Security/Law Enforcement	10,377.84	0.00	-10,377.84	N/A	10,377.84	0.00	-10,377.84	N/A
TOTAL GENERAL EXPENSES	10,377.84	0.00	-10,377.84	N/A	10,377.84	0.00	-10,377.84	N/A
TOTAL EXPENSES	381,931.27	0.00	-381,931.27	N/A	381,931.27	0.00	-381,931.27	N/A
NET INCOME	13,718.03	0.00	13,718.03	N/A	13,718.03	0.00	13,718.03	N/A

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River Run Property List (.river)

Budget Comparison

Period = Jan 2015-Jun 2015

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var
TENANT INCOME								
Rental Income								
Tenant Rent	89,924.00	0.00	89,924.00	N/A	89,924.00	0.00	89,924.00	N/A
RAD PBV Housing Assistance Pay	115,130.00	0.00	115,130.00	N/A	115,130.00	0.00	115,130.00	N/A
Total Rental Income	205,054.00	0.00	205,054.00	N/A	205,054.00	0.00	205,054.00	N/A
Other Tenant Income								
Laundry and Vending	564.43	0.00	564.43	N/A	564.43	0.00	564.43	N/A
Damages	75.00	0.00	75.00	N/A	75.00	0.00	75.00	N/A
Late Charges	400.00	0.00	400.00	N/A	400.00	0.00	400.00	N/A
Tenant Owed Utilities	655.65	0.00	655.65	N/A	655.65	0.00	655.65	N/A
Total Other Tenant Income	1,695.08	0.00	1,695.08	N/A	1,695.08	0.00	1,695.08	N/A
NET TENANT INCOME	206,749.08	0.00	206,749.08	N/A	206,749.08	0.00	206,749.08	N/A
GRANT INCOME								
RAD PBV Vacancy Payments	111,044.00	0.00	111,044.00	N/A	111,044.00	0.00	111,044.00	N/A
TOTAL GRANT INCOME	111,044.00	0.00	111,044.00	N/A	111,044.00	0.00	111,044.00	N/A
TOTAL INCOME	317,793.08	0.00	317,793.08	N/A	317,793.08	0.00	317,793.08	N/A
EXPENSES								
ADMINISTRATIVE								
Administrative Salaries								
Compensated Absences	4,401.83	0.00	-4,401.83	N/A	4,401.83	0.00	-4,401.83	N/A
Temporary Help	1,096.63	0.00	-1,096.63	N/A	1,096.63	0.00	-1,096.63	N/A
Contract-Property Management	56,930.77	0.00	-56,930.77	N/A	56,930.77	0.00	-56,930.77	N/A
Contract Property Management-(	7,134.07	0.00	-7,134.07	N/A	7,134.07	0.00	-7,134.07	N/A
Total Administrative Salaries	69,563.30	0.00	-69,563.30	N/A	69,563.30	0.00	-69,563.30	N/A

Legal Expense								
General Legal Expense	2,043.50	0.00	-2,043.50	N/A	2,043.50	0.00	-2,043.50	N/A
Total Legal Expense	2,043.50	0.00	-2,043.50	N/A	2,043.50	0.00	-2,043.50	N/A
Other Admin Expenses								
Staff Training	68.26	0.00	-68.26	N/A	68.26	0.00	-68.26	N/A
Travel	536.98	0.00	-536.98	N/A	536.98	0.00	-536.98	N/A
Management Fee	19,067.58	0.00	-19,067.58	N/A	19,067.58	0.00	-19,067.58	N/A
Consultants	914.32	0.00	-914.32	N/A	914.32	0.00	-914.32	N/A
Total Other Admin Expenses	20,587.14	0.00	-20,587.14	N/A	20,587.14	0.00	-20,587.14	N/A
Miscellaneous Admin Expenses								
Office Supplies	308.11	0.00	-308.11	N/A	308.11	0.00	-308.11	N/A
Telephone	2,269.77	0.00	-2,269.77	N/A	2,269.77	0.00	-2,269.77	N/A
Postage	1,127.21	0.00	-1,127.21	N/A	1,127.21	0.00	-1,127.21	N/A
Copiers	135.31	0.00	-135.31	N/A	135.31	0.00	-135.31	N/A
Software	71.32	0.00	-71.32	N/A	71.32	0.00	-71.32	N/A
Printing Expenses	63.50	0.00	-63.50	N/A	63.50	0.00	-63.50	N/A
Bank Fees	110.83	0.00	-110.83	N/A	110.83	0.00	-110.83	N/A
Other Misc Admin Expenses	115.81	0.00	-115.81	N/A	115.81	0.00	-115.81	N/A
Total Miscellaneous Admin Expenses	4,201.86	0.00	-4,201.86	N/A	4,201.86	0.00	-4,201.86	N/A
TOTAL ADMINISTRATIVE EXPENSES	96,395.80	0.00	-96,395.80	N/A	96,395.80	0.00	-96,395.80	N/A
TENANT SERVICES								
Other Tenant Svcs.	546.21	0.00	-546.21	N/A	546.21	0.00	-546.21	N/A
Tenant Services Contract Costs	1,753.62	0.00	-1,753.62	N/A	1,753.62	0.00	-1,753.62	N/A
Packers Stipends	1,997.00	0.00	-1,997.00	N/A	1,997.00	0.00	-1,997.00	N/A
TOTAL TENANT SERVICES EXPENSES	4,296.83	0.00	-4,296.83	N/A	4,296.83	0.00	-4,296.83	N/A
Water	12,672.28	0.00	-12,672.28	N/A	12,672.28	0.00	-12,672.28	N/A
Electricity	15,947.27	0.00	-15,947.27	N/A	15,947.27	0.00	-15,947.27	N/A
Electricity-Vacant Units	4,721.09	0.00	-4,721.09	N/A	4,721.09	0.00	-4,721.09	N/A
Electricity-Tenant Owed	891.79	0.00	-891.79	N/A	891.79	0.00	-891.79	N/A
Gas	11,646.53	0.00	-11,646.53	N/A	11,646.53	0.00	-11,646.53	N/A
Gas-Vacant Units	6,171.47	0.00	-6,171.47	N/A	6,171.47	0.00	-6,171.47	N/A
Gas-Tenant Owed	12.04	0.00	-12.04	N/A	12.04	0.00	-12.04	N/A
TOTAL UTILITY EXPENSES	52,062.47	0.00	-52,062.47	N/A	52,062.47	0.00	-52,062.47	N/A

General Maint Expense

Compensated Absences	3,805.67	0.00	-3,805.67	N/A	3,805.67	0.00	-3,805.67	N/A
Contract Employees Maintenance	49,711.67	0.00	-49,711.67	N/A	49,711.67	0.00	-49,711.67	N/A
Contract Employees-Maint-OT	1,523.88	0.00	-1,523.88	N/A	1,523.88	0.00	-1,523.88	N/A
Safety Supplies	585.55	0.00	-585.55	N/A	585.55	0.00	-585.55	N/A
Vehicle Gas, Oil, Grease	2,500.48	0.00	-2,500.48	N/A	2,500.48	0.00	-2,500.48	N/A
Maintenance Facility Rent	2,812.48	0.00	-2,812.48	N/A	2,812.48	0.00	-2,812.48	N/A
Total General Maint Expense	60,939.73	0.00	-60,939.73	N/A	60,939.73	0.00	-60,939.73	N/A

Materials

Grounds Supplies	29.98	0.00	-29.98	N/A	29.98	0.00	-29.98	N/A
Appliance Parts Supplies	10,334.32	0.00	-10,334.32	N/A	10,334.32	0.00	-10,334.32	N/A
Window Treatment Supplies	4,465.96	0.00	-4,465.96	N/A	4,465.96	0.00	-4,465.96	N/A
Electrical Supplies	1,909.88	0.00	-1,909.88	N/A	1,909.88	0.00	-1,909.88	N/A
Janitorial/Cleaning Supplies	970.01	0.00	-970.01	N/A	970.01	0.00	-970.01	N/A
Plumbing Supplies	521.56	0.00	-521.56	N/A	521.56	0.00	-521.56	N/A
Tools and Equipment	502.81	0.00	-502.81	N/A	502.81	0.00	-502.81	N/A
Paint Supplies	1,475.57	0.00	-1,475.57	N/A	1,475.57	0.00	-1,475.57	N/A
Hardware Supplies	1,354.48	0.00	-1,354.48	N/A	1,354.48	0.00	-1,354.48	N/A
HVAC Supplies	-878.34	0.00	878.34	N/A	-878.34	0.00	878.34	N/A
Vehicle Supplies	64.89	0.00	-64.89	N/A	64.89	0.00	-64.89	N/A
Locks & Keys	508.92	0.00	-508.92	N/A	508.92	0.00	-508.92	N/A
Total Materials	21,260.04	0.00	-21,260.04	N/A	21,260.04	0.00	-21,260.04	N/A

Contract Costs

Fire Extinguisher Contract Costs	298.58	0.00	-298.58	N/A	298.58	0.00	-298.58	N/A
Building Repairs Contract Costs	2,425.00	0.00	-2,425.00	N/A	2,425.00	0.00	-2,425.00	N/A
Decorating/Painting Contract Co	3,260.00	0.00	-3,260.00	N/A	3,260.00	0.00	-3,260.00	N/A
Electrical Contract Costs	1,042.00	0.00	-1,042.00	N/A	1,042.00	0.00	-1,042.00	N/A
Pest Control-budgeted	4,337.37	0.00	-4,337.37	N/A	4,337.37	0.00	-4,337.37	N/A
Janitorial/Cleaning Contract Cost	1,546.63	0.00	-1,546.63	N/A	1,546.63	0.00	-1,546.63	N/A
Janitorial-Monthly Contract	9,223.50	0.00	-9,223.50	N/A	9,223.50	0.00	-9,223.50	N/A
Plumbing Contract Costs	695.00	0.00	-695.00	N/A	695.00	0.00	-695.00	N/A
HVAC Contract Costs	3,670.06	0.00	-3,670.06	N/A	3,670.06	0.00	-3,670.06	N/A
Vehicle Maintenance Contract Co	464.97	0.00	-464.97	N/A	464.97	0.00	-464.97	N/A
Fire Alarm Inspection Fees	1,050.00	0.00	-1,050.00	N/A	1,050.00	0.00	-1,050.00	N/A

Elevator Monitoring Contract Cos	4,529.21	0.00	-4,529.21	N/A	4,529.21	0.00	-4,529.21	N/A
Alarm Monitoring Contract Costs	446.94	0.00	-446.94	N/A	446.94	0.00	-446.94	N/A
Trash Disposal Contract Costs	1,952.00	0.00	-1,952.00	N/A	1,952.00	0.00	-1,952.00	N/A
Sewer Backups Emergency	3,938.08	0.00	-3,938.08	N/A	3,938.08	0.00	-3,938.08	N/A
Equipment Repair Contract Costs	1,212.37	0.00	-1,212.37	N/A	1,212.37	0.00	-1,212.37	N/A
Unit Turn Contract Costs	1,754.75	0.00	-1,754.75	N/A	1,754.75	0.00	-1,754.75	N/A
Snow Plow Contract	9,180.00	0.00	-9,180.00	N/A	9,180.00	0.00	-9,180.00	N/A
Asbestos Removal-Contract Cost	8.57	0.00	-8.57	N/A	8.57	0.00	-8.57	N/A
Tenant Stipends	3,115.50	0.00	-3,115.50	N/A	3,115.50	0.00	-3,115.50	N/A
Total Contract Costs	54,150.53	0.00	-54,150.53	N/A	54,150.53	0.00	-54,150.53	N/A
TOTAL MAINTENANCE EXPENSES	136,350.30	0.00	-136,350.30	N/A	136,350.30	0.00	-136,350.30	N/A
GENERAL EXPENSES								
Security/Law Enforcement	4,673.86	0.00	-4,673.86	N/A	4,673.86	0.00	-4,673.86	N/A
TOTAL GENERAL EXPENSES	4,673.86	0.00	-4,673.86	N/A	4,673.86	0.00	-4,673.86	N/A
TOTAL EXPENSES	293,779.26	0.00	-293,779.26	N/A	293,779.26	0.00	-293,779.26	N/A
NET INCOME	24,013.82	0.00	24,013.82	N/A	24,013.82	0.00	24,013.82	N/A

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