

CONSOLIDATED BUDGET TO ACTUAL REPORT

JULY 2015-OCTOBER 2015

Maple Tower and River Run Jan 2015 to October 2015

	COCC As of: 10/2015	COCC Budget As of: 10/2015	Development As of: 10/2015	Development Budget As of: 10/2015	WEST As of: 10/2015	WEST Budget As of: 10/2015	EAST As of: 10/2015	EAST Budget As of: 10/2015	SECTION 8 As of: 10/2015	SECTION 8 Budget As of: 10/2015	Maple Tower As of: 10/2015	Maple Tower Budget As of: 10/2015	River Run As of: 10/2015	River Run Budget As of: 10/2015	TOTAL As of: 10/2015	TOTAL Budget As of: 10/2015
TENANT INCOME																
Rental Income																
Tenant Rent	0.00	0	0.00	0	\$16,484.04	\$1,410	\$39,939.00	\$43,150	0.00	0	\$160,855.00	\$248,030	\$155,260.00	\$295,699	\$372,538.04	\$588,291
Tenant Rent-VASH	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$13,245	0.00	0	0.00	\$13,245
Dwelling Rent-Negative	0.00	0	0.00	0	(\$364.00)	0	(\$678.00)	(\$987)	0.00	0	\$20.00	0	0.00	0	(\$1,022.00)	(\$987)
RAD PBV Housing Assistance Payment(HAP)	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$405,533.00	\$460,629	\$209,076.00	\$361,410	\$614,609.00	\$822,040
PBV-VASH HAP	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$119,205	0.00	0	0.00	\$119,205
Less: Vacancies	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	(\$59,397)	0.00	(\$45,997)	0.00	(\$105,395)
Less: Concessions	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	(\$186.00)	0	0.00	0	(\$186.00)	0
Total Rental Income	0.00	0	0.00	0	\$16,120.04	\$1,410	\$39,261.00	\$42,163	0.00	0	\$566,222.00	\$781,712	\$364,336.00	\$611,112	\$985,939.04	\$1,436,399
Other Tenant Income																
Laundry and Vending	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,082.48	0	\$898.66	0	\$4,981.14	0
Damages	0.00	0	0.00	0	\$75.00	0	0.00	0	0.00	0	0.00	0	\$75.00	0	\$150.00	0
Late Charges	0.00	0	0.00	0	\$320.00	\$8	\$550.00	\$213	0.00	0	\$640.00	0	\$760.00	0	\$2,270.00	\$222
Legal Fees - Tenant	0.00	0	0.00	0	\$147.00	0	\$147.00	0	0.00	0	\$200.00	0	0.00	0	\$494.00	0
Tenant Owed Utilities	0.00	0	0.00	0	0.00	0	\$101.06	\$167	0.00	0	0.00	\$7,420	\$1,314.39	0	\$1,415.45	\$7,587
Misc.Tenant Income	0.00	0	0.00	0	0.00	0	0.00	(\$38)	0.00	0	\$260.00	\$2,500	0.00	\$1,666	\$260.00	\$4,127
Total Other Tenant Income	0.00	0	0.00	0	\$542.00	\$8	\$798.06	\$341	0.00	0	\$5,182.48	\$9,920	\$3,048.05	\$1,666	\$9,570.59	\$11,937
NET TENANT INCOME	0.00	0	0.00	0	\$16,662.04	\$1,419	\$40,059.06	\$42,505	0.00	0	\$571,404.48	\$791,632	\$367,384.05	\$612,779	\$995,509.63	\$1,448,336
GRANT INCOME																
HUD Operating/HAP-SRA/TRA/NewPlatt/SBHCV	0.00	0	0.00	0	\$65,801.00	\$3,020	\$57,776.00	\$52,476	0.00	0	0.00	0	0.00	0	\$123,577.00	\$55,496
Family Self-Sufficiency Grant	\$34,212.32	\$34,212	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$34,212.32	\$34,212
RAD PBV Vacancy Payments	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$134,551.00	0	\$172,431.00	0	\$306,982.00	0
Section 8 HAP Earned	0.00	0	0.00	0	0.00	0	0.00	0	\$3,573,194.00	\$3,429,719	0.00	0	0.00	0	\$3,573,194.00	\$3,429,719
SB Admin Fee-SRA/TRA/SBHCV	0.00	0	0.00	0	0.00	0	0.00	0	\$379,054.00	\$414,666	0.00	0	0.00	0	\$379,054.00	\$414,666
Section 8 VASH Program Income	0.00	0	0.00	0	0.00	0	0.00	0	\$77,946.00	\$25,000	0.00	0	0.00	0	\$77,946.00	\$25,000
RAD PBV HAP	0.00	0	0.00	0	0.00	0	0.00	0	\$297,618.00	\$192,000	0.00	0	0.00	0	\$297,618.00	\$192,000
Other Government Grants	\$2,250.00	\$2,400	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,250.00	\$2,400
City CD Grant Revenue	0.00	\$20,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$20,000
City General Fund Revenue	\$23,332.00	\$22,333	0.00	0	\$49,000.00	0	0.00	\$33,695	\$41,000.00	\$66,666	0.00	0	0.00	0	\$113,332.00	\$122,695
DDA Revenue	0.00	0	0.00	0	0.00	0	\$200,000.00	0	0.00	0	0.00	0	0.00	0	\$200,000.00	0
TOTAL GRANT INCOME	\$59,794.32	\$78,945	0.00	0	\$114,801.00	\$3,020	\$257,776.00	\$86,172	\$4,368,812.00	\$4,128,052	\$134,551.00	0	\$172,431.00	0	\$5,108,165.32	\$4,296,190
Investment Income - Unrestricted	\$4,905.07	\$1,750	0.00	0	0.00	0	\$0.61	0	\$1.85	\$8	0.00	0	0.00	0	\$4,907.53	\$1,758
Investment Income - Restricted	0.00	0	0.00	0	0.00	0	0.00	0	\$2.55	0	0.00	0	0.00	0	\$2.55	0
Management Fee Income	\$92,372.80	\$104,674	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$92,372.80	\$104,674
Management Fee-from Tax Credit Entity	\$31,936.27	\$30,769	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$31,936.27	\$30,769
Fraud Recovery-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	\$1,663.50	\$833	0.00	0	0.00	0	\$1,663.50	\$833
Fraud Recovery-HAP	0.00	0	0.00	0	0.00	0	0.00	0	\$1,663.50	\$833	0.00	0	0.00	0	\$1,663.50	\$833
Miscellaneous Other Income	\$1,414.23	0	\$79,801.20	0	0.00	0	0.00	0	\$91.50	0	0.00	0	0.00	0	\$81,306.93	0
Other Income-Earned Discounts	\$43.83	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$43.83	0
TOTAL INCOME	\$190,466.52	\$216,139	\$79,801.20	0	\$131,463.04	\$4,439	\$297,835.67	\$128,677	\$4,372,234.90	\$4,129,727	\$705,955.48	\$791,632	\$539,815.05	\$612,779	\$6,317,571.86	\$5,883,396
EXPENSES																
ADMINISTRATIVE																
Administrative Salaries																
Administrative Salaries	\$28,007.54	\$29,129	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$28,007.54	\$29,129
Compensated Absences	0.00	\$1,000	0.00	0	0.00	0	0.00	0	0.00	\$923	\$4,553.62	0	\$4,401.83	0	\$8,955.45	\$1,923
Employee Benefit Contribution-Admin	\$13,710.23	\$14,507	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$13,710.23	\$14,507
Employee Benefit-Education	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$1,538	0.00	0	0.00	0	0.00	\$1,538
Temporary Help	\$2,549.39	\$1,333	0.00	0	0.00	\$124	\$1,943	\$8,937.11	\$6,153	\$14,158.23	0	\$1,096.63	0	\$26,741.36	\$9,555	
Contract Employees-Admin	\$36,483.99	\$20,749	0.00	0	0.00	0	\$773	\$264,449.22	\$278,296	0.00	\$120,896	0	\$108,520	0	\$300,933.21	\$529,234
Contract Employees-Admin-OT	0.00	0	0.00	0	0.00	0	0.00	\$4,373.23	\$7,692	0.00	0	0.00	0	\$4,373.23	\$7,692	
Contract Employees-FSS	\$41,545.83	\$45,563	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$41,545.83	\$45,563
Contract Employees-FSS-OT	\$126.57	\$307	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$126.57	\$307
Contract-Property Management	\$1,002.60	0	0.00	0	\$5,944.35	\$5,844	\$7,599.04	\$13,758	0.00	0	\$121,258.47	0	\$90,294.23	0	\$226,098.69	\$19,602
Contract Property Management-OT	0.00	0	0.00	0	\$21.32	\$51	\$3,515.73	\$418	0.00	0	\$17,673.55	0	\$9,550.84	0	\$30,761.44	\$469
Retiree Insurance Benefits	\$16,045.00	\$13,846	0.00	0	0.00	0	0.00	0	\$9,627.00	\$6,878	0.00	0	0.00	0	\$25,672.00	\$20,724
Total Administrative Salaries	\$139,471.15	\$126,436	0.00	0	\$5,965.67	\$6,021	\$11,114.77	\$16,892	\$287,386.56	\$301,482	\$157,643.87	\$120,896	\$105,343.53	\$108,520	\$706,925.55	\$680,248
Legal Expense																
Criminal Background Checks	0.00	0	0.00	0	0.00	\$0	0.00	\$9	\$1,260.00	\$796	\$33.50	0	0.00	0	\$1,293.50	\$806

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Maple Tower and River Run Jan 2015 to October 2015

	COCB As of: 10/2015	COCB Budget As of: 10/2015	Development As of: 10/2015	Development Budget As of: 10/2015	WEST As of: 10/2015	WEST Budget As of: 10/2015	EAST As of: 10/2015	EAST Budget As of: 10/2015	SECTION 8 As of: 10/2015	SECTION 8 Budget As of: 10/2015	Maple Tower As of: 10/2015	Maple Tower Budget As of: 10/2015	River Run As of: 10/2015	River Run Budget As of: 10/2015	TOTAL As of: 10/2015	TOTAL Budget As of: 10/2015
Tenant Screening	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$33	0.00	0	0.00	0	0.00	\$33
General Legal Expense	0.00	\$1,000	\$75.00	0	\$672.25	\$14	\$828.25	\$141	\$3,583.89	\$2,616	\$729.50	\$10,000	\$6,162.97	\$5,833	\$12,051.86	\$19,605
Hearing Officer Expense	0.00	0	0.00	0	0.00	0	0.00	0	\$700.00	\$3,333	\$481.25	0	0.00	0	\$1,181.25	\$3,333
Total Legal Expense	0.00	\$1,000	\$75.00	0	\$672.25	\$15	\$828.25	\$150	\$5,543.89	\$6,779	\$1,244.25	\$10,000	\$6,162.97	\$5,833	\$14,526.61	\$23,778
Other Admin Expenses																
Staff Training	\$548.14	\$2,666	0.00	0	\$199.00	\$10	\$313.02	\$241	\$1,691.12	\$1,090	\$1,139.00	0	\$1,245.14	0	\$5,135.42	\$4,009
Staff Training-FSS	\$199.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$199.00	0
Commissioner Training	0.00	\$666	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$666
Travel	\$804.11	\$500	\$13.25	0	\$416.64	\$3	\$339.41	\$239	0.00	\$33	\$425.55	0	\$565.23	0	\$2,564.19	\$776
Accounting Fees	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$6,966	0.00	\$6,333	0.00	\$13,300
Auditing Fees	0.00	\$300	0.00	0	0.00	\$75	0.00	\$1,284	0.00	\$1,740	\$2,300.00	0	\$2,300.00	0	\$4,600.00	\$3,400
Port Out Admin Fee Paid	0.00	0	0.00	0	0.00	0	0.00	0	\$5,573.85	\$6,233	0.00	0	0.00	0	\$5,573.85	\$6,233
Management Fee	\$4,790.44	\$4,615	0.00	0	\$3,166.00	\$458	\$13,208.00	\$12,418	\$75,810.80	\$82,933	\$42,357.33	\$47,498	\$32,388.90	\$36,766	\$171,721.47	\$184,690
Mgt Fee-outside	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$1,533	0.00	0	0.00	\$4,166	0.00	\$5,700
Office Rent	0.00	0	0.00	0	0.00	0	0.00	0	\$859.00	\$1,093	0.00	0	0.00	0	\$859.00	\$1,093
Office Security Expense	0.00	0	0.00	0	0.00	\$0	0.00	0	0.00	\$19	0.00	0	0.00	0	0.00	\$19
Office Janitorial Expense	\$515.15	\$100	0.00	0	\$67.34	\$11	0.00	\$50	\$1,656.45	\$1,155	\$629.00	0	0.00	0	\$2,867.94	\$1,317
Consultants	\$1,593.75	\$666	\$17,042.70	0	\$4,110.00	\$0	0.00	0	\$3,600.00	\$331	\$14,544.48	\$2,858	\$9,372.67	\$2,666	\$50,263.60	\$6,524
Inspections	0.00	0	0.00	0	0.00	\$31	0.00	0	\$23,810.00	\$33,333	0.00	0	\$270.00	0	\$24,080.00	\$33,364
Total Other Admin Expenses	\$8,450.59	\$9,515	\$17,055.95	0	\$7,958.98	\$591	\$13,860.43	\$14,234	\$113,001.22	\$129,496	\$61,395.36	\$57,323	\$46,141.94	\$49,933	\$267,864.47	\$261,094
Miscellaneous Admin Expenses																
Membership and Fees	\$2,675.00	\$1,733	0.00	0	0.00	0	0.00	0	0.00	\$533	0.00	0	0.00	0	\$2,675.00	\$2,266
Publications	\$349.00	\$166	0.00	0	0.00	0	0.00	\$0	0.00	\$233	0.00	0	0.00	0	\$349.00	\$400
Advertising	0.00	\$66	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$83	0.00	\$83	0.00	\$233
Office Supplies	\$455.79	\$300	\$27.71	0	\$351.61	\$35	\$71.78	\$433	\$1,564.83	\$1,833	\$1,287.57	\$6,666	\$308.11	\$6,666	\$4,067.40	\$15,935
Telephone	\$853.58	\$1,066	0.00	0	\$126.66	\$17	\$1,029.18	\$1,211	\$3,445.46	\$2,933	\$4,447.73	0	\$3,662.53	0	\$13,565.14	\$5,229
Postage	\$0.21	\$66	0.00	0	\$193.75	\$24	\$287.00	\$429	\$4,666.96	\$5,333	\$1,921.08	0	\$1,774.62	0	\$8,843.62	\$5,853
Software License Fees	\$19,228.16	\$20,666	\$653.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$19,881.16	\$20,666
Copiers	\$165.47	\$300	0.00	0	\$33.08	\$6	\$21.25	\$55	\$752.83	\$1,333	\$348.57	0	\$181.29	0	\$1,502.49	\$1,694
Printer Supplies	0.00	\$100	0.00	0	0.00	0	0.00	0	0.00	\$33	0.00	0	0.00	0	0.00	\$133
Software	0.00	0	0.00	0	0.00	0	0.00	\$9	0.00	\$333	\$980.23	0	\$71.32	0	\$1,051.55	\$342
Printing Expenses	\$842.86	\$33	0.00	0	\$8.44	\$1	\$160.36	\$39	\$675.20	\$666	\$63.50	0	\$63.50	0	\$1,813.86	\$741
Cell Phones/Pagers	0.00	0	0.00	0	0.00	\$7	0.00	\$132	0.00	0	0.00	0	0.00	0	0.00	\$139
Small Office Equipment	\$39.99	0	0.00	0	0.00	0	0.00	0	0.00	\$66	0.00	0	0.00	0	\$39.99	\$66
Bank Fees	(\$31.00)	\$333	0.00	0	0.00	\$1	0.00	\$18	0.00	\$2,000	\$103.47	0	\$110.83	0	\$183.30	\$2,352
Other Misc Admin Expenses	\$98.87	\$1,500	0.00	0	\$3.32	\$1	\$6.28	\$27	\$211.40	\$666	\$135.82	0	\$130.33	0	\$586.02	\$2,195
Total Miscellaneous Admin Expenses	\$24,677.93	\$26,333	\$680.71	0	\$716.86	\$95	\$1,575.85	\$2,356	\$11,316.68	\$15,966	\$9,287.97	\$6,750	\$6,302.53	\$6,750	\$54,558.53	\$58,252
TOTAL ADMINISTRATIVE EXPENSES	\$172,599.67	\$163,284	\$17,811.66	0	\$15,313.76	\$6,723	\$27,379.30	\$33,635	\$417,248.35	\$453,725	\$229,571.45	\$194,969	\$163,950.97	\$171,036	\$1,043,875.16	\$1,023,374
TENANT SERVICES																
Resident Council	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$30.00	\$2,812	0.00	\$2,416	\$30.00	\$5,229
Other Tenant Svcs.	0.00	\$233	0.00	0	0.00	\$0	0.00	\$13	0.00	0	\$819.31	0	\$546.21	0	\$1,365.52	\$247
Tenant Services Support	\$22,894.25	\$40,000	\$39,688.97	0	\$1,003.66	0	\$138.00	0	0.00	0	\$330.50	0	\$227.24	0	\$64,282.62	\$40,000
Resident Participation Funds	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$68.12	0	0.00	0	\$68.12	0
Tenant Services Contract Costs	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$509.01	0	\$2,926.27	0	\$3,435.28	0
Application Fees	0.00	0	\$324.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$324.00	0
Other Set-Up Fees	0.00	0	\$338.95	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$338.95	0
Moving Company Expenses	\$98.00	0	\$18,983.51	0	0.00	0	0.00	0	0.00	0	\$196.00	0	0.00	0	\$19,277.51	0
Packers Stipends	0.00	0	\$549.00	0	0.00	0	\$42.00	0	0.00	0	\$1,514.00	0	\$2,069.00	0	\$4,174.00	0
Dislocation Fee	0.00	0	\$200.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$200.00	0
Resource Management	0.00	0	0.00	0	0.00	0	\$5,000.00	0	0.00	0	0.00	0	\$5,000.00	0	\$10,000.00	0
Sr Nutrition Program Expenses	\$1,769.15	\$2,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,769.15	\$2,000
TOTAL TENANT SERVICES EXPENSES	\$24,761.40	\$42,233	\$60,084.43	0	\$1,003.66	\$0	\$5,180.00	\$13	0.00	0	\$3,466.94	\$2,812	\$10,768.72	\$2,416	\$105,265.15	\$47,477
Water	\$6.09	0	0.00	0	\$6,761.86	\$637	\$2,625.01	\$4,672	0.00	0	\$27,625.50	\$45,833	\$21,274.63	\$45,833	\$58,293.09	\$96,976
Electricity	\$26.35	0	0.00	0	\$2,163.81	\$73	\$1,791.06	\$2,198	0.00	0	\$52,650.68	\$65,833	\$27,291.03	\$37,500	\$83,922.93	\$105,604
Electricity-Vacant Units	\$16.18	0	0.00	0	\$299.15	0	\$1,572.53	\$856	0.00	0	\$1,920.77	0	\$7,398.69	0	\$11,207.32	\$856
Electricity-Tenant Owed	0.00	0	0.00	0	0.00	0	0.00	\$2	0.00	0	\$6.82	0	\$1,253.93	0	\$1,260.75	\$2
Gas	0.00	0	0.00	0	\$14.70	0	\$325.46	\$586	0.00	0	\$24,826.33	\$41,666	\$13,437.11	\$25,833	\$38,603.60	\$68,086
Gas-Vacant Units	\$10.83	0	0.00	0	\$308.06	0	\$491.99	\$1,526	0.00	0	\$3,550.43	0	\$8,080.88	0	\$12,442.19	\$1,526
Gas-Tenant Owed	0.00	0	0.00	0	0.00	0	\$59.45	\$171	0.00	0	\$7.14	0	\$192.63	0	\$259.22	\$171
Utilities billed to HCV Program	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	(\$2,544.00)	0	0.00	0	(\$2,544.00)	0
TOTAL UTILITY EXPENSES	\$59.45	0	0.00	0	\$9,547.58	\$710	\$6,865.50	\$10,013	0.00	0	\$108,043.67	\$153,333	\$78,928.90	\$109,166	\$203,445.10	\$273,223
General Maint Expense																
Maintenance - Temporary Labor	0.00	0	0.00	0	0.00	0	0.00	\$163	0.00	0	0.00	0	0.00	0	0.00	\$163

CONSOLIDATED BUDGET TO ACTUAL REPORT

JULY 2015-OCTOBER 2015

Maple Tower and River Run Jan 2015 to October 2015

	COCC		Development		WEST		EAST		SECTION 8		Maple Tower		River Run		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:
	10/2015	10/2015	10/2015	10/2015	10/2015	10/2015	10/2015	10/2015	10/2015	10/2015	10/2015	10/2015	10/2015	10/2015	10/2015	10/2015
Compensated Absences	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$3,936.90	0	\$3,936.67	0	\$7,742.57	0
Inter-dept billings	0.00	0	0.00	0	0.00	(\$2)	0.00	(\$43)	0.00	0	0.00	0	0.00	0	0.00	(\$46)
Contract Employees Maintenance	0.00	0	0.00	0	\$12,557.24	\$1,045	\$19,823.03	\$24,985	0.00	0	\$105,188.69	\$131,912	\$76,146.76	\$96,632	\$213,715.72	\$254,574
Contract Employees-Maint-OT	0.00	0	0.00	0	\$633.07	\$26	\$386.95	\$1,408	0.00	0	\$4,640.04	0	\$4,026.48	0	\$9,686.54	\$1,435
Maintenance Uniforms	0.00	0	0.00	0	0.00	\$5	0.00	\$91	0.00	0	0.00	0	0.00	0	0.00	\$96
Safety Supplies	0.00	0	0.00	0	\$55.93	\$15	\$120.44	\$282	0.00	\$116	\$860.62	0	\$835.05	0	\$1,872.04	\$414
Vehicle Gas, Oil, Grease	0.00	0	0.00	0	0.00	\$1	0.00	0	0.00	0	\$2,564.04	0	\$2,500.48	0	\$5,064.52	\$1
Maintenance Facility Rent	0.00	0	0.00	0	\$299.24	\$67	\$565.24	\$508	0.00	0	\$4,162.39	0	\$3,823.99	0	\$8,850.86	\$576
Total General Maint Expense	0.00	0	0.00	0	\$13,545.48	\$1,159	\$20,895.66	\$27,395	0.00	\$116	\$121,352.68	\$131,912	\$91,138.43	\$96,632	\$246,932.25	\$257,215
Materials																
Grounds Supplies	0.00	0	0.00	0	0.00	\$4	0.00	\$62	0.00	0	\$960.95	\$1,666	\$45.67	\$1,666	\$1,006.62	\$3,399
Appliance Parts Supplies	0.00	0	0.00	0	\$26.38	\$27	\$53.68	\$791	0.00	0	\$23,703.17	0	\$24,466.96	0	\$48,250.19	\$819
Window Treatment Supplies	0.00	0	0.00	0	\$72.16	\$21	\$140.59	\$390	0.00	0	\$2,846.83	0	\$6,652.93	0	\$9,712.51	\$412
Electrical Supplies	\$4.83	0	\$49,911.01	0	\$36.55	\$33	\$75.33	\$581	0.00	0	\$2,008.27	0	\$6,216.42	0	\$8,825.41	\$614
Exterminating Supplies	0.00	0	0.00	0	\$30.92	\$0	\$66.61	\$12	0.00	0	\$143.92	0	\$137.97	0	\$379.42	\$13
Janitorial/Cleaning Supplies	0.00	0	0.00	0	\$177.04	\$17	\$235.73	\$300	\$849.45	\$233	\$1,590.83	\$6,666	\$1,458.39	\$5,000	\$4,311.44	\$12,218
Plumbing Supplies	0.00	0	0.00	0	\$242.01	\$28	\$471.43	\$551	0.00	0	\$1,897.52	0	\$2,008.31	0	\$4,619.27	\$580
Tools and Equipment	0.00	0	0.00	0	\$47.46	\$12	\$90.53	\$181	0.00	0	\$917.60	0	\$855.40	0	\$1,910.99	\$194
Paint Supplies	0.00	0	0.00	0	(\$29.11)	\$9	\$8.81	\$597	0.00	0	\$2,351.78	0	\$2,892.77	0	\$5,224.25	\$606
Hardware Supplies	\$10.59	0	0.00	0	\$196.62	\$37	\$381.65	\$786	0.00	0	\$4,136.46	0	\$4,217.90	0	\$8,943.22	\$823
HVAC Supplies	0.00	0	0.00	0	\$24.99	\$15	\$252.31	\$274	0.00	0	(\$238.86)	0	(\$346.65)	0	\$290	\$290
Vehicle Supplies	0.00	0	0.00	0	\$4.27	\$15	\$9.19	\$254	0.00	0	\$86.42	0	\$83.93	0	\$183.81	\$269
Locks & Keys	0.00	0	0.00	0	\$81.76	\$14	\$147.22	\$316	0.00	0	\$1,532.07	0	\$748.56	0	\$2,509.61	\$330
Flooring Supplies	0.00	0	0.00	0	0.00	\$2	0.00	\$46	0.00	0	0.00	0	0.00	0	0.00	\$49
Unit Turn Supplies	0.00	0	0.00	0	\$274.19	\$4	0.00	\$258	0.00	0	0.00	0	0.00	0	\$274.19	\$262
Miscellaneous Supplies	0.00	0	0.00	0	0.00	0	0.00	\$0	0.00	0	0.00	\$22,500	0.00	\$18,333	0.00	\$40,833
Total Materials	\$15.42	0	\$49,911.01	0	\$1,185.24	\$244	\$1,933.08	\$5,407	\$849.45	\$233	\$41,936.96	\$30,833	\$49,400.12	\$25,000	\$145,231.28	\$61,718
Contract Costs																
Fire Extinguisher Contract Costs	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$455.15	0	\$298.58	0	\$753.73	0
Building Repairs Contract Costs	0.00	0	0.00	0	(\$5,050.00)	\$362	0.00	\$46,793	0.00	0	\$1,088.34	0	\$2,985.45	0	(\$976.21)	\$47,155
Building Repair-setup Industrial Maintenance Facility	0.00	0	0.00	0	0.00	\$212	0.00	\$1,640	0.00	0	0.00	0	0.00	0	0.00	\$1,853
Carpet Cleaning Contract Costs	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$95.00	0	0.00	0	\$95.00	0
Decorating/Painting Contract Costs	0.00	0	0.00	0	(\$950.00)	0	0.00	0	0.00	0	\$10,957.50	\$833	\$6,080.00	\$833	\$16,087.50	\$1,666
Electrical Contract Costs	0.00	0	\$11,683.00	0	(\$1,082.50)	0	0.00	\$896	0.00	0	\$3,983.42	0	\$1,042.00	0	\$15,625.92	\$896
Pest Control Contract Costs	0.00	0	0.00	0	\$464.29	0	0.00	\$355	0.00	0	\$2,017.80	\$5,833	\$717.91	\$4,166	\$3,200.00	\$10,355
Pest Control-budgeted	0.00	0	0.00	0	\$759.00	\$1,127	\$585.00	\$2,610	0.00	0	\$12,423.58	0	\$7,688.37	0	\$21,455.95	\$3,737
Floor Covering Contract Costs	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$423.61	0	0.00	0	\$423.61	0
Grounds Contract Costs	0.00	0	0.00	0	\$3,109.95	0	\$538.63	0	0.00	0	\$1,249.99	\$6,666	\$3,108.75	\$5,000	\$8,007.32	\$11,666
Janitorial/Cleaning Contract Costs	\$50.00	\$33	0.00	0	0.00	\$9	0.00	\$631	0.00	\$83	\$3,611.59	\$16,666	\$1,546.63	\$16,666	\$5,208.22	\$34,090
Janitorial-Monthly Contract	\$134.26	0	0.00	0	0.00	0	\$3,154.57	\$2,914	0.00	0	\$15,717.24	0	\$15,264.10	0	\$34,270.17	\$2,914
Plumbing Contract Costs	0.00	0	0.00	0	0.00	0	\$1,325.00	\$533	0.00	0	\$3,485.00	0	\$695.00	0	\$5,505.00	\$533
Windows-Contract Costs	0.00	0	0.00	0	0.00	0	0.00	\$35	0.00	0	\$96.14	0	0.00	0	\$96.14	\$35
HVAC Contract Costs	0.00	0	0.00	0	\$12,223.00	\$33	\$400.24	\$970	0.00	0	\$759.36	0	\$8,255.04	0	\$21,637.64	\$1,004
Vehicle Maintenance Contract Costs	0.00	0	0.00	0	\$75.48	\$6	\$160.35	\$133	0.00	0	\$841.85	0	\$801.72	0	\$1,879.40	\$139
Equipment Rental Contract Costs	0.00	0	0.00	0	0.00	\$1	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$1
Elevator Inspection Fees	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$415.00	0	0.00	0	\$415.00	0
Fire Sprinkler Inspection Fees	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,180.00	0	0.00	0	\$1,180.00	0
Fire Alarm Inspection Fees	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,050.00	0	\$1,050.00	0	\$2,100.00	0
Elevator Monitoring Contract Costs	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,592.80	0	\$4,529.21	0	\$7,122.01	0
Alarm Monitoring Contract Costs	0.00	0	0.00	0	\$19.92	\$0	0.00	0	\$88.08	\$75	\$1,543.04	0	\$699.41	0	\$2,350.45	\$75
Trash Disposal Contract Costs	0.00	0	0.00	0	\$1,058.67	0	0.00	0	0.00	0	\$6,581.08	\$3,750	\$2,966.00	\$2,500	\$10,605.75	\$6,250
Sewer Backups-Emergency	0.00	0	0.00	0	0.00	0	\$351.00	\$911	0.00	0	\$3,554.02	0	\$5,079.00	0	\$8,984.02	\$911
Sewer Backups-Repairs	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,750.00	0	\$1,020.00	0	\$2,770.00	0
Equipment Repair Contract Costs	0.00	0	0.00	0	0.00	\$8	0.00	\$143	0.00	0	\$4,147.61	0	\$1,405.12	0	\$5,552.73	\$152
Vehicle Towing Contract Costs	0.00	0	0.00	0	0.00	\$1	0.00	\$19	0.00	0	\$105.00	0	0.00	0	\$105.00	\$20
Unit Turn Contract Costs	0.00	0	\$5,378.00	0	(\$2,207.88)	0	\$928.00	\$5,048	0.00	0	\$7,276.00	0	\$3,379.75	0	\$14,753.87	\$5,048
Lawn Care Contract	0.00	0	0.00	0	\$2,175.00	\$574	\$2,475.00	\$2,640	0.00	0	\$4,220.00	0	\$6,645.00	0	\$15,515.00	\$3,215
Snow Plow Contract	0.00	0	0.00	0	0.00	\$624	0.00	\$6,022	0.00	0	\$5,690.00	\$10,000	\$9,180.00	\$12,750	\$14,870.00	\$29,397
Asbestos Removal-Contract Costs	0.00	0	0.00	0	0.00	\$0	0.00	\$146	0.00	0	\$1,183.80	0	\$8.57	0	\$1,192.37	\$146
Tenant Stipends	0.00	0	\$1,519.00	0	\$1,576.00	0	\$600.00	\$600	0.00	0	\$8,615.57	0	\$5,882.50	0	\$18,193.07	\$600
Contract Costs-Other	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$950.00	\$25,000	\$200.00	\$20,833	\$1,150.00	\$45,833
Replacement Reserve Payments	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$33,750	0.00	\$33,833	0.00	\$67,583
Total Contract Costs	\$184.26	\$33	\$18,580.00	0	\$12,170.93	\$2,963	\$10,517.79	\$73,048	\$88.08	\$158	\$108,059.49	\$102,500	\$90,528.11	\$96,583	\$240,128.66	\$275,286
TOTAL MAINTENANCE EXPENSES	\$199.68	\$33	\$68,491.01	0	\$26,901.65	\$4,367	\$33,346.53	\$105,851	\$937.53	\$508	\$271,349.13	\$265,245	\$231,066.66	\$218,215	\$632,292.19	\$594,221

CONSOLIDATED BUDGET TO ACTUAL REPORT

JULY 2015-OCTOBER 2015

Maple Tower and River Run Jan 2015 to October 2015

	COCB As of: 10/2015	COCB Budget As of: 10/2015	Development As of: 10/2015	Development Budget As of: 10/2015	WEST As of: 10/2015	WEST Budget As of: 10/2015	EAST As of: 10/2015	EAST Budget As of: 10/2015	SECTION 8 As of: 10/2015	SECTION 8 Budget As of: 10/2015	Maple Tower As of: 10/2015	Maple Tower Budget As of: 10/2015	River Run As of: 10/2015	River Run Budget As of: 10/2015	TOTAL As of: 10/2015	TOTAL Budget As of: 10/2015
GENERAL EXPENSES																
Property Insurance	0.00	0	0.00	0	\$2,987.35	\$155	\$3,522.64	\$2,518	0.00	0	0.00	\$25,833	0.00	\$22,500	\$6,509.99	\$51,006
Casualty Loss	0.00	0	0.00	0	\$32,286.75	0	\$340,859.20	0	0.00	0	0.00	0	0.00	0	\$373,145.95	0
Liability Insurance	0.00	\$158	0.00	0	\$668.66	\$74	\$1,088.57	\$1,279	\$3,047.63	\$2,666	\$534.23	0	\$512.07	0	\$5,851.16	\$4,179
Workers Comp Insurance	0.00	\$84	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$84
Insurance Proceeds-Credit	0.00	0	0.00	0	0.00	0	(\$340,859.20)	0	0.00	0	0.00	0	0.00	0	(\$340,859.20)	0
Misc. Taxes/Liscenses/Insurance	\$475.00	0	\$3,269.94	0	0.00	0	0.00	0	0.00	0	0.00	\$112	0.00	\$96	\$3,744.94	\$209
Security/Law Enforcement	0.00	0	0.00	0	\$1,598.75	0	\$1,954.22	\$2,020	0.00	0	\$15,084.10	\$12,500	\$8,226.83	\$7,500	\$26,863.90	\$22,020
TOTAL GENERAL EXPENSES	\$475.00	\$243	\$3,269.94	0	\$37,541.51	\$230	\$6,565.42	\$5,818	\$3,047.63	\$2,666	\$15,618.33	\$38,445	\$8,738.90	\$30,096	\$75,256.73	\$77,500
HOUSING ASSISTANCE PAYMENTS																
HAP Payments-SRA/TRA/Newplatt/SB HCV	0.00	0	0.00	0	\$30,075.00	0	\$5,848.00	0	\$3,525,333.60	\$3,647,552	0.00	0	0.00	0	\$3,561,256.60	\$3,647,552
Tenant Utility Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$67,847.00	0	0.00	0	0.00	0	\$67,847.00	0
Portable Out HAP Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$70,565.58	0	0.00	0	0.00	0	\$70,565.58	0
FSS Escrow Payments	0.00	0	0.00	0	\$10,581.00	0	\$222.00	\$57	\$27,080.01	0	0.00	0	0.00	0	\$37,883.01	\$57
VASH HAP Expense	0.00	0	0.00	0	0.00	0	0.00	0	\$372.00	0	0.00	0	0.00	0	\$372.00	0
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0	0.00	0	\$40,656.00	0	\$6,070.00	\$57	\$3,691,198.19	\$3,647,552	0.00	0	0.00	0	\$3,737,924.19	\$3,647,610
FINANCING EXPENSE																
Debt Service Payment	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$101,133	0.00	\$31,604	0.00	\$132,737
TOTAL FINANCING EXPENSES	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$101,133	0.00	\$31,604	0.00	\$132,737
NON-OPERATING ITEMS																
Construction in Progress-RAD	0.00	0	0.00	0	0.00	0	\$200,000.00	0	0.00	0	0.00	0	0.00	0	\$200,000.00	0
TOTAL NON-OPERATING ITEMS	0.00	0	0.00	0	0.00	0	\$200,000.00	0	0.00	0	0.00	0	0.00	0	\$200,000.00	0
TOTAL EXPENSES	\$198,095.20	\$205,794	\$149,657.04	0	\$130,964.16	\$12,032	\$285,406.76	\$155,389	\$4,112,431.70	\$4,104,453	\$628,049.52	\$755,939	\$493,454.15	\$562,536	\$5,998,058.53	\$5,796,145
NET INCOME	(\$7,628.68)	\$10,345	(\$69,855.84)	0	\$498.88	(\$7,592)	\$12,428.91	(\$26,711)	\$259,803.20	\$25,274	\$77,905.96	\$35,692	\$46,360.90	\$50,243	\$319,513.33	\$87,251
NET INCOME-ADMIN FEE	(\$7,628.68)		(\$69,855.84)		\$498.88		\$12,428.91		\$577.34		\$77,905.96		\$46,360.90		\$60,287.47	
NET INCOME-HAP	\$0.00		\$0.00		\$0.00		\$0.00		\$259,225.86		\$0.00		\$0.00		\$259,225.86	
BEGINNING UNRESTRICTED EQUITY	237,264.00		0.00		20,980.00		0.00		75,938.00		(20,975.21)		(8,458.67)		304,748.12	
ADD CURRENT YEAR INCOME(LOSS)	(7,628.68)		(69,855.84)		498.88		12,428.91		577.34		77,905.96		46,360.90		60,287.47	
PURCHASE OF FIXED ASSETS															0.00	
PROJECTED YEAR-END UNRESTRICTED EQUITY	229,635.32		(69,855.84)		21,478.88		12,428.91		76,615.34		66,930.76		37,902.23		365,035.59	
4 months operating reserve					338,280.00		330,282.00									
BEGINNING NRA-HAP EQUITY															156,515.00	
ADD CURRENT YEAR INCOME(LOSS)															259,225.86	
PROJECTED YEAR-END NRA-HAP EQUITY															415,740.86	