Central Offices - COCC (cocc)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3600-00-000	OTHER INCOME									
3620-00-000	Management Fee Income	29,232.36	33,750.00	-4,517.64	-13.39	327,172.46	337,500.00	-10,327.54	-3.06	405,000.00
3625-00-000	Bookkeeping Fee Income	3,946.00	0.00	3,946.00	N/A	7,892.00	0.00	7,892.00	N/A	0.00
3645-00-000	Donation Income	0.00	0.00	0.00	N/A	2,200.00	0.00	2,200.00	N/A	0.00
3650-00-000	Miscellaneous Other Income	1,188.22	600.00	588.22	98.04	10,800.59	6,000.00	4,800.59	80.01	7,200.00
3660-00-000	Operating Transfers IN	139,074.00	0.00	139,074.00	N/A	139,074.00	0.00	139,074.00	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	173,440.58	34,350.00	139,090.58	404.92	487,139.05	343,500.00	143,639.05	41.82	412,200.00
3999-00-000	TOTAL INCOME	173,440.58	34,350.00	139,090.58	404.92	487,139.05	343,500.00	143,639.05	41.82	412,200.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	23,867.88	23,000.00	-867.88	-3.77	252,420.03	230,000.00	-22,420.03	-9.75	276,000.00
4110-04-000	Employee Benefit Contribution-Admin	22,125.40	20,000.00	-2,125.40	-10.63	189,027.84	200,000.00	10,972.16	5.49	240,000.00
4110-99-000	Total Administrative Salaries	45,993.28	43,000.00	-2,993.28	-6.96	441,447.87	430,000.00	-11,447.87	-2.66	516,000.00
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	N/A	98.20	0.00	-98.20	N/A	0.00
4130-04-000	General Legal Expense	0.00	1,000.00	1,000.00	100.00	12,900.73	10,000.00	-2,900.73	-29.01	12,000.00
4131-00-000	Total Legal Expense	0.00	1,000.00	1,000.00	100.00	12,998.93	10,000.00	-2,998.93	-29.99	12,000.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4150-00-000	Travel	25.25	100.00	74.75	74.75	287.12	1,000.00	712.88	71.29	1,200.00
4160-00-000	Meals	1,179.18	600.00	-579.18	-96.53	13,737.51	6,000.00	-7,737.51	-128.96	7,200.00
4170-00-000	Accounting Fees	180.00	825.00	645.00	78.18	6,415.00	8,250.00	1,835.00	22.24	9,900.00
4171-00-000	Auditing Fees	0.00	425.00	425.00	100.00	5,439.00	4,250.00	-1,189.00	-27.98	5,100.00
4189-00-000	Total Other Admin Expenses	1,384.43	2,050.00	665.57	32.47	25,878.63	20,500.00	-5,378.63	-26.24	24,600.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	350.00	350.00	100.00	1,291.80	3,500.00	2,208.20	63.09	4,200.00
4190-03-000	Advertising	0.00	50.00	50.00	100.00	1,203.67	500.00	-703.67	-140.73	600.00
4190-04-000	Office Supplies	564.41	375.00	-189.41	-50.51	3,573.50	3,750.00	176.50	4.71	4,500.00
4190-06-000	Computer Parts	0.00	0.00	0.00	N/A	46.88	0.00	-46.88	N/A	0.00
4190-07-000	Telephone	307.36	100.00	-207.36	-207.36	909.61	1,000.00	90.39	9.04	1,200.00
4190-08-000	Postage	60.00	100.00	40.00	40.00	1,191.28	1,000.00	-191.28	-19.13	1,200.00
4190-09-000	Software License Fees	0.00	975.00	975.00	100.00	11,504.63	9,750.00	-1,754.63	-18.00	11,700.00
4190-10-000	Copiers	117.57	100.00	-17.57	-17.57	1,144.32	1,000.00	-144.32	-14.43	1,200.00
4190-11-000	Printer Supplies	458.60	0.00	-458.60	N/A	1,035.93	0.00	-1,035.93	N/A	0.00
4190-12-000	Software	15.89	300.00	284.11	94.70	4,874.25	3,000.00	-1,874.25	-62.48	3,600.00

Central Offices - COCC (cocc)

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-13-000	Internet	396.68	0.00	-396.68	N/A	775.87	0.00	-775.87	N/A	0.00
4190-15-000	Cell Phones/Pagers	0.00	175.00	175.00	100.00	4,176.15	1,750.00	-2,426.15	-138.64	2,100.00
4190-20-000	Bank Fees	14.50	12.00	-2.50	-20.83	272.01	120.00	-152.01	-126.68	144.00
4190-22-000	Other Misc Admin Expenses	2,954.33	700.00	-2,254.33	-322.05	8,351.37	7,000.00	-1,351.37	-19.31	8,400.00
4191-00-000	Total Miscellaneous Admin Expenses	4,889.34	3,237.00	-1,652.34	-51.05	40,351.27	32,370.00	-7,981.27	-24.66	38,844.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	52,267.05	49,287.00	-2,980.05	-6.05	520,676.70	492,870.00	-27,806.70	-5.64	591,444.00
4200-00-000	TENANT SERVICES									
4220-01-000	Other Tenant Svcs.	148.39	0.00	-148.39	N/A	148.39	0.00	-148.39	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	148.39	0.00	-148.39	N/A	148.39	0.00	-148.39	N/A	0.00
4300-00-000	UTILITIES									
4310-00-000	Water	152.59	70.00	-82.59	-117.99	806.10	700.00	-106.10	-15.16	840.00
4340-00-000	Garbage/Trash Removal	0.00	20.00	20.00	100.00	86.94	200.00	113.06	56.53	240.00
4390-00-000	Sewer	40.75	30.00	-10.75	-35.83	220.21	300.00	79.79	26.60	360.00
4399-00-000	TOTAL UTILITY EXPENSES	193.34	120.00	-73.34	-61.12	1,113.25	1,200.00	86.75	7.23	1,440.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4420-00-000	Materials									
4420-02-000	Supplies-Appliance	0.00	0.00	0.00	N/A	50.00	0.00	-50.00	N/A	0.00
4420-07-000	Supplies-Maint/Repairs	0.00	0.00	0.00	N/A	22.21	0.00	-22.21	N/A	0.00
4429-00-000	Total Materials	0.00	0.00	0.00	N/A	72.21	0.00	-72.21	N/A	0.00
4430-00-000	Contract Costs									
4430-07-000	Contract-Pest Control	0.00	0.00	0.00	N/A	600.00	0.00	-600.00	N/A	0.00
4430-11-000	Contract-Plumbing	0.00	0.00	0.00	N/A	512.50	0.00	-512.50	N/A	0.00
4430-13-000	Contract-HVAC	0.00	0.00	0.00	N/A	515.50	0.00	-515.50	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	25.00	0.00	-25.00	N/A	1,298.04	0.00	-1,298.04	N/A	0.00
4430-22-000	Contract-IT Contracts	371.40	0.00	-371.40	N/A	8,061.61	0.00	-8,061.61	N/A	0.00
4430-80-000	Contract-Bookkeeping Fees	0.00	0.00	0.00	N/A	23,215.29	0.00	-23,215.29	N/A	0.00
4430-99-000	Contract Costs-Other	266.39	0.00	-266.39	N/A	651.39	0.00	-651.39	N/A	0.00
4439-00-000	Total Contract Costs	662.79	0.00	-662.79	N/A	34,854.33	0.00	-34,854.33	N/A	0.00
4499-00-000	TOTAL MAINTENACE EXPENSES	662.79	0.00	-662.79	N/A	34,926.54	0.00	-34,926.54	N/A	0.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	0.00	0.00	0.00	N/A	2,194.75	0.00	-2,194.75	N/A	0.00
4510-20-000	Liability Insurance	0.00	1,150.00	1,150.00	100.00	0.00	11,500.00	11,500.00	100.00	13,800.00
4540-00-000	Employee Benefits	390.30	300.00	-90.30	-30.10	2,437.02	3,000.00	562.98	18.77	3,600.00
4540-10-000	Retiree Insurance	2,983.45	2,750.00	-233.45	-8.49	29,819.57	27,500.00	-2,319.57	-8.43	33,000.00
4540-20-000	Workers Compensation	1,056.90	300.00	-756.90	-252.30	5,325.00	3,000.00	-2,325.00	-77.50	3,600.00
4580-00-000	Security/Law Enforcement	0.00	0.00	0.00	N/A	5.00	0.00	-5.00	N/A	0.00
4599-00-000	TOTAL GENERAL EXPENSES	4,430.65	4,500.00	69.35	1.54	39,781.34	45,000.00	5,218.66	11.60	54,000.00
8000-00-000	TOTAL EXPENSES	57,702.22	53,907.00	-3,795.22	-7.04	596,646.22	539,070.00	-57,576.22	-10.68	646,884.00

Central Offices - COCC (cocc)

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9000-00-000	NET INCOME	115,738.36	-19,557.00	135,295.36	691.80	-109,507.17	-195,570.00	86,062.83	44.01	-234,684.00

All Section 8 Properties (.alls8)

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
1408-18-000	CFP 2018 Management Improvements	0.00	0.00	0.00	N/A	680.00	0.00	-680.00	N/A	0.00
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3120-10-000	Fraud Recovery	0.00	0.00	0.00	N/A	3,096.00	0.00	3,096.00	N/A	0.00
3129-00-000	Total Other Tenant Income	0.00	0.00	0.00	N/A	3,096.00	0.00	3,096.00	N/A	0.00
3199-00-000	NET TENANT INCOME	0.00	0.00	0.00	N/A	3,096.00	0.00	3,096.00	N/A	0.00
3400-00-000	GRANT INCOME									
3410-01-000	Section 8 HAP Earned	204,196.00	225,000.00	-20,804.00	-9.25	1,928,095.00	2,250,000.00	-321,905.00	-14.31	2,700,000.00
3410-02-000	Section 8 Admin. Fee Income	23,022.00	21,250.00	1,772.00	8.34	237,418.00	212,500.00	24,918.00	11.73	255,000.00
3499-00-000	TOTAL GRANT INCOME	227,218.00	246,250.00	-19,032.00	-7.73	2,165,513.00	2,462,500.00	-296,987.00	-12.06	2,955,000.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	26.24	8.00	18.24	228.00	166.49	80.00	86.49	108.11	96.00
3699-00-000	TOTAL OTHER INCOME	26.24	8.00	18.24	228.00	166.49	80.00	86.49	108.11	96.00
3999-00-000	TOTAL INCOME	227,244.24	246,258.00	-19,013.76	-7.72	2,168,775.49	2,462,580.00	-293,804.51	-11.93	2,955,096.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	7,464.90	8,500.00	1,035.10	12.18	81,748.61	85,000.00	3,251.39	3.83	102,000.00
4110-04-000	Employee Benefit Contribution-Admin	10,017.87	9,000.00	-1,017.87	-11.31	91,876.98	90,000.00	-1,876.98	-2.09	108,000.00
4110-99-000	Total Administrative Salaries	17,482.77	17,500.00	17.23	0.10	173,625.59	175,000.00	1,374.41	0.79	210,000.00
4130-00-000	Legal Expense									
4130-03-000	Tenant Screening	935.78	225.00	-710.78	-315.90	2,506.13	2,250.00	-256.13	-11.38	2,700.00
4130-04-000	General Legal Expense	0.00	0.00	0.00	N/A	90.00	0.00	-90.00	N/A	0.00
4131-00-000	Total Legal Expense	935.78	225.00	-710.78	-315.90	2,596.13	2,250.00	-346.13	-15.38	2,700.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	75.00	75.00	100.00	838.00	750.00	-88.00	-11.73	900.00
4150-00-000	Travel	60.82	0.00	-60.82	N/A	60.82	0.00	-60.82	N/A	0.00
4160-00-000	Meals	15.20	0.00	-15.20	N/A	162.04	0.00	-162.04	N/A	0.00
4170-00-000	Accounting Fees	120.00	575.00	455.00	79.13	4,335.00	5,750.00	1,415.00	24.61	6,900.00
4171-00-000	Auditing Fees	0.00	425.00	425.00	100.00	5,439.00	4,250.00	-1,189.00	-27.98	5,100.00
4172-00-000	Port Out Admin Fee Paid	106.96	75.00	-31.96	-42.61	1,560.93	750.00	-810.93	-108.12	900.00
4173-00-000	Management Fee	3,000.00	3,000.00	0.00	0.00	30,000.00	30,000.00	0.00	0.00	36,000.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	981.25	0.00	-981.25	N/A	0.00
4189-00-000	Total Other Admin Expenses	3,302.98	4,150.00	847.02	20.41	43,377.04	41,500.00	-1,877.04	-4.52	49,800.00
4190-00-000	Miscellaneous Admin Expenses									

All Section 8 Properties (.alls8)

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership and Fees	0.00	20.00	20.00	100.00	179.80	200.00	20.20	10.10	240.00
4190-03-000	Advertising	1,091.88	0.00	-1,091.88	N/A	1,427.80	0.00	-1,427.80	N/A	0.00
4190-04-000	Office Supplies	280.49	0.00	-280.49	N/A	1,839.73	0.00	-1,839.73	N/A	0.00
4190-05-000	Fuel-Administrative	0.00	0.00	0.00	N/A	172.35	0.00	-172.35	N/A	0.00
4190-07-000	Telephone	3.08	75.00	71.92	95.89	16.94	750.00	733.06	97.74	900.00
4190-08-000	Postage	268.63	150.00	-118.63	-79.09	1,294.34	1,500.00	205.66	13.71	1,800.00
4190-09-000	Software License Fees	0.00	900.00	900.00	100.00	11,359.27	9,000.00	-2,359.27	-26.21	10,800.00
4190-10-000	Copiers	143.69	75.00	-68.69	-91.59	1,164.25	750.00	-414.25	-55.23	900.00
4190-12-000	Software	0.00	0.00	0.00	N/A	3,539.44	0.00	-3,539.44	N/A	0.00
4190-15-000	Cell Phones/Pagers	0.00	0.00	0.00	N/A	1,191.70	0.00	-1,191.70	N/A	0.00
4190-20-000	Bank Fees	0.00	0.00	0.00	N/A	35.20	0.00	-35.20	N/A	0.00
4190-22-000	Other Misc Admin Expenses	56.98	1,750.00	1,693.02	96.74	6,636.13	17,500.00	10,863.87	62.08	21,000.00
4191-00-000	Total Miscellaneous Admin Expenses	1,844.75	2,970.00	1,125.25	37.89	28,856.95	29,700.00	843.05	2.84	35,640.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	23,566.28	24,845.00	1,278.72	5.15	248,455.71	248,450.00	-5.71	0.00	298,140.00
4300-00-000	UTILITIES									
4310-00-000	Water	152.59	62.00	-90.59	-146.11	806.09	620.00	-186.09	-30.01	744.00
4340-00-000	Garbage/Trash Removal	0.00	30.00	30.00	100.00	86.95	300.00	213.05	71.02	360.00
4390-00-000	Sewer	40.74	28.00	-12.74	-45.50	220.21	280.00	59.79	21.35	336.00
4399-00-000	TOTAL UTILITY EXPENSES	193.33	120.00	-73.33	-61.11	1,113.25	1,200.00	86.75	7.23	1,440.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	1,127.40	0.00	-1,127.40	N/A	2,208.25	0.00	-2,208.25	N/A	0.00
4412-00-000	Maintenance Travel/Training	0.00	0.00	0.00	N/A	97.90	0.00	-97.90	N/A	0.00
4419-00-000	Total General Maint Expense	1,127.40	0.00	-1,127.40	N/A	2,306.15	0.00	-2,306.15	N/A	0.00
4430-00-000	Contract Costs									
4430-11-000	Contract-Plumbing	0.00	0.00	0.00	N/A	187.50	0.00	-187.50	N/A	0.00
4430-13-000	Contract-HVAC	0.00	0.00	0.00	N/A	515.50	0.00	-515.50	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	192.00	0.00	-192.00	N/A	0.00
4430-22-000	Contract-IT Contracts	247.59	200.00	-47.59	-23.80	2,367.45	2,000.00	-367.45	-18.37	2,400.00
4430-90-000	Contract-Fee For Service	0.00	325.00	325.00	100.00	1,111.50	3,250.00	2,138.50	65.80	3,900.00
4430-99-000	Contract Costs-Other	266.38	0.00	-266.38	N/A	266.38	0.00	-266.38	N/A	0.00
4439-00-000	Total Contract Costs	513.97	525.00	11.03	2.10	4,640.33	5,250.00	609.67	11.61	6,300.00
4499-00-000	TOTAL MAINTENACE EXPENSES	1,641.37	525.00	-1,116.37	-212.64	6,946.48	5,250.00	-1,696.48	-32.31	6,300.00
4500-00-000	GENERAL EXPENSES									
4510-20-000	Liability Insurance	0.00	800.00	800.00	100.00	0.00	8,000.00	8,000.00	100.00	9,600.00
4540-00-000	Employee Benefits	116.93	200.00	83.07	41.54	1,169.30	2,000.00	830.70	41.54	2,400.00
4540-20-000	Workers Compensation	704.60	200.00	-504.60	-252.30	3,550.00	2,000.00	-1,550.00	-77.50	2,400.00
4570-00-000	Bad Debt-Tenant Rents	-912.00	0.00	912.00	N/A	-912.00	0.00	912.00	N/A	0.00
4599-00-000	TOTAL GENERAL EXPENSES	-90.47	1,200.00	1,290.47	107.54	3,807.30	12,000.00	8,192.70	68.27	14,400.00

All Section 8 Properties (.alls8)

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-00-000	Housing Assistance Payments	201,991.00	186,900.00	-15,091.00	-8.07	1,951,838.00	1,869,000.00	-82,838.00	-4.43	2,242,800.00
4715-01-000	Tenant Utility Payments-Voucher	2,546.00	2,250.00	-296.00	-13.16	23,574.00	22,500.00	-1,074.00	-4.77	27,000.00
4715-02-000	Portable Out HAP Payments	3,908.00	1,700.00	-2,208.00	-129.88	46,954.00	17,000.00	-29,954.00	-176.20	20,400.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	208,445.00	190,850.00	-17,595.00	-9.22	2,022,366.00	1,908,500.00	-113,866.00	-5.97	2,290,200.00
8000-00-000	TOTAL EXPENSES	233,755.51	217,540.00	-16,215.51	-7.45	2,282,688.74	2,175,400.00	-107,288.74	-4.93	2,610,480.00
9000-00-000	NET INCOME	-6,511.27	28,718.00	-35,229.27	-122.67	-113,913.25	287,180.00	-401,093.25	-139.67	344,616.00

Chalet Terrace (amp1)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
1408-18-000	CFP 2018 Management Improvements	0.00	0.00	0.00	N/A	3,320.00	0.00	-3,320.00	N/A	0.00
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	17,479.00	25,500.00	-8,021.00	-31.45	246,563.37	255,000.00	-8,436.63	-3.31	306,000.00
3112-01-000	Utility Reimb.-LIPH	-676.00	-550.00	-126.00	-22.91	-6,587.51	-5,500.00	-1,087.51	-19.77	-6,600.00
3112-05-000	Utility Reimbursement Recovery	0.00	0.00	0.00	N/A	3.00	0.00	3.00	N/A	0.00
3119-00-000	Total Rental Income	16,803.00	24,950.00	-8,147.00	-32.65	239,978.86	249,500.00	-9,521.14	-3.82	299,400.00
3120-00-000	Other Tenant Income	168.00	225.00	-57.00	-25.33	2,169.00	2,250.00	-81.00	-3.60	2,700.00
3120-01-000	Laundry and Vending	0.00	20.00	-20.00	-100.00	24.87	200.00	-175.13	-87.56	240.00
3120-03-000	Damages	221.00	50.00	171.00	342.00	944.00	500.00	444.00	88.80	600.00
3120-04-000	Late Charges	1,030.00	625.00	405.00	64.80	-70.00	6,250.00	-6,320.00	-101.12	7,500.00
3120-05-000	Legal Fees - Tenant	0.00	200.00	-200.00	-100.00	164.56	2,000.00	-1,835.44	-91.77	2,400.00
3120-07-000	Tenant Owed Utilities	0.00	0.00	0.00	N/A	41.61	0.00	41.61	N/A	0.00
3120-09-000	Misc.Tenant Income	0.00	75.00	-75.00	-100.00	-48.00	750.00	-798.00	-106.40	900.00
3121-00-000	TPA Rent	-122.00	0.00	-122.00	N/A	-2,798.33	0.00	-2,798.33	N/A	0.00
3121-01-000	TPA Damage	-89.00	0.00	-89.00	N/A	-492.00	0.00	-492.00	N/A	0.00
3121-02-000	TPA Legal	0.00	0.00	0.00	N/A	25,057.13	0.00	-25,057.13	N/A	0.00
3129-00-000	Total Other Tenant Income	1,208.00	1,195.00	13.00	1.09	-25,121.42	11,950.00	-37,071.42	-310.22	14,340.00
3199-00-000	NET TENANT INCOME	18,011.00	26,145.00	-8,134.00	-31.11	214,857.44	261,450.00	-46,592.56	-17.82	313,740.00
3400-00-000	GRANT INCOME									
3401-00-000	HUD PHA Operating Grants/Subsidy	0.00	49,500.00	-49,500.00	-100.00	566,390.00	495,000.00	71,390.00	14.42	594,000.00
3420-00-000	Capital Fund Grants	0.00	6,000.00	-6,000.00	-100.00	21,281.00	60,000.00	-38,719.00	-64.53	72,000.00
3499-00-000	TOTAL GRANT INCOME	0.00	55,500.00	-55,500.00	-100.00	587,671.00	555,000.00	32,671.00	5.89	666,000.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	0.00	0.00	0.00	N/A	2.29	0.00	2.29	N/A	0.00
3645-00-000	Donation Income	0.00	0.00	0.00	N/A	-3,930.37	0.00	-3,930.37	N/A	0.00
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	N/A	256.25	0.00	256.25	N/A	0.00
3655-00-000	Insurance Proceeds	0.00	0.00	0.00	N/A	4,456.80	0.00	4,456.80	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	0.00	0.00	N/A	784.97	0.00	784.97	N/A	0.00
3999-00-000	TOTAL INCOME	18,011.00	81,645.00	-63,634.00	-77.94	803,313.41	816,450.00	-13,136.59	-1.61	979,740.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	9,610.84	12,250.00	2,639.16	21.54	105,052.38	122,500.00	17,447.62	14.24	147,000.00

Chalet Terrace (amp1)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4110-04-000	Employee Benefit Contribution-Admin	6,953.84	4,750.00	-2,203.84	-46.40	60,047.03	47,500.00	-12,547.03	-26.41	57,000.00
4110-99-000	Total Administrative Salaries	16,564.68	17,000.00	435.32	2.56	165,099.41	170,000.00	4,900.59	2.88	204,000.00
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	87.10	0.00	-87.10	N/A	258.46	0.00	-258.46	N/A	0.00
4130-03-000	Tenant Screening	514.08	150.00	-364.08	-242.72	4,264.35	1,500.00	-2,764.35	-184.29	1,800.00
4130-04-000	General Legal Expense	630.00	400.00	-230.00	-57.50	15,022.55	4,000.00	-11,022.55	-275.56	4,800.00
4131-00-000	Total Legal Expense	1,231.18	550.00	-681.18	-123.85	19,545.36	5,500.00	-14,045.36	-255.37	6,600.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	75.00	75.00	100.00	-129.00	750.00	879.00	117.20	900.00
4150-00-000	Travel	150.00	0.00	-150.00	N/A	970.77	0.00	-970.77	N/A	0.00
4155-00-000	Mailbox Keys/Postmaster	50.00	35.00	-15.00	-42.86	450.00	350.00	-100.00	-28.57	420.00
4160-00-000	Meals	8.36	0.00	-8.36	N/A	127.95	0.00	-127.95	N/A	0.00
4170-00-000	Accounting Fees	66.00	375.00	309.00	82.40	3,404.66	3,750.00	345.34	9.21	4,500.00
4171-00-000	Auditing Fees	0.00	500.00	500.00	100.00	5,439.00	5,000.00	-439.00	-8.78	6,000.00
4173-00-000	Management Fee	6,340.23	6,500.00	159.77	2.46	63,727.24	65,000.00	1,272.76	1.96	78,000.00
4175-40-000	Asset Management Fees	516.00	516.00	0.00	0.00	5,160.00	5,160.00	0.00	0.00	6,192.00
4176-00-000	Bookkeeping Fees	870.00	0.00	-870.00	N/A	8,700.00	0.00	-8,700.00	N/A	0.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	1,631.25	0.00	-1,631.25	N/A	0.00
4189-00-000	Total Other Admin Expenses	8,000.59	8,001.00	0.41	0.01	89,481.87	80,010.00	-9,471.87	-11.84	96,012.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	125.00	125.00	100.00	335.80	1,250.00	914.20	73.14	1,500.00
4190-03-000	Advertising	552.00	0.00	-552.00	N/A	4,415.11	0.00	-4,415.11	N/A	0.00
4190-04-000	Office Supplies	44.56	150.00	105.44	70.29	1,118.05	1,500.00	381.95	25.46	1,800.00
4190-05-000	Fuel-Administrative	0.00	0.00	0.00	N/A	676.13	0.00	-676.13	N/A	0.00
4190-07-000	Telephone	804.70	575.00	-229.70	-39.95	2,223.05	5,750.00	3,526.95	61.34	6,900.00
4190-08-000	Postage	0.00	75.00	75.00	100.00	865.63	750.00	-115.63	-15.42	900.00
4190-09-000	Software License Fees	0.00	1,000.00	1,000.00	100.00	11,228.44	10,000.00	-1,228.44	-12.28	12,000.00
4190-10-000	Copiers	43.11	100.00	56.89	56.89	999.42	1,000.00	0.58	0.06	1,200.00
4190-12-000	Software	0.00	325.00	325.00	100.00	2,199.77	3,250.00	1,050.23	32.31	3,900.00
4190-13-000	Internet	869.12	400.00	-469.12	-117.28	4,293.04	4,000.00	-293.04	-7.33	4,800.00
4190-14-000	Fax	33.90	0.00	-33.90	N/A	305.10	0.00	-305.10	N/A	0.00
4190-15-000	Cell Phones/Pagers	0.00	350.00	350.00	100.00	4,182.33	3,500.00	-682.33	-19.50	4,200.00
4190-17-000	Payroll Services Fees	911.30	1,000.00	88.70	8.87	10,037.20	10,000.00	-37.20	-0.37	12,000.00
4190-20-000	Bank Fees	32.75	30.00	-2.75	-9.17	327.71	300.00	-27.71	-9.24	360.00
4190-22-000	Other Misc Admin Expenses	355.01	300.00	-55.01	-18.34	1,807.51	3,000.00	1,192.49	39.75	3,600.00
4191-00-000	Total Miscellaneous Admin Expenses	3,646.45	4,430.00	783.55	17.69	45,014.29	44,300.00	-714.29	-1.61	53,160.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	29,442.90	29,981.00	538.10	1.79	319,140.93	299,810.00	-19,330.93	-6.45	359,772.00
4200-00-000	TENANT SERVICES									
4220-01-000	Other Tenant Svcs.	0.00	425.00	425.00	100.00	607.09	4,250.00	3,642.91	85.72	5,100.00
4230-00-000	Tenant Services Contract Costs	1,620.00	0.00	-1,620.00	N/A	1,620.00	0.00	-1,620.00	N/A	0.00
4230-01-000	Tenant Relocation	770.57	500.00	-270.57	-54.11	6,145.31	5,000.00	-1,145.31	-22.91	6,000.00
4236-00-000	Resident Services-Youth	0.00	0.00	0.00	N/A	8,691.66	0.00	-8,691.66	N/A	0.00

Chalet Terrace (amp1)

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4299-00-000	TOTAL TENANT SERVICES EXPENSES	2,390.57	925.00	-1,465.57	-158.44	17,064.06	9,250.00	-7,814.06	-84.48	11,100.00
4300-00-000	UTILITIES									
4310-00-000	Water	1,116.74	4,750.00	3,633.26	76.49	55,168.35	47,500.00	-7,668.35	-16.14	57,000.00
4320-00-000	Electricity	8,576.29	7,000.00	-1,576.29	-22.52	75,394.51	70,000.00	-5,394.51	-7.71	84,000.00
4320-01-000	Electricity-Vacant Units	60.05	0.00	-60.05	N/A	258.50	0.00	-258.50	N/A	0.00
4330-00-000	Gas	18,695.17	5,000.00	-13,695.17	-273.90	60,216.96	50,000.00	-10,216.96	-20.43	60,000.00
4330-01-000	Gas-Vacant Units	129.93	0.00	-129.93	N/A	1,238.84	0.00	-1,238.84	N/A	0.00
4340-00-000	Garbage/Trash Removal	0.00	2,000.00	2,000.00	100.00	505.70	20,000.00	19,494.30	97.47	24,000.00
4390-00-000	Sewer	579.83	2,540.00	1,960.17	77.17	29,586.84	25,400.00	-4,186.84	-16.48	30,480.00
4399-00-000	TOTAL UTILITY EXPENSES	29,158.01	21,290.00	-7,868.01	-36.96	222,369.70	212,900.00	-9,469.70	-4.45	255,480.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	16,503.06	16,000.00	-503.06	-3.14	170,603.28	160,000.00	-10,603.28	-6.63	192,000.00
4410-01-000	Maintenance Labor-Grounds	0.00	0.00	0.00	N/A	1,333.33	0.00	-1,333.33	N/A	0.00
4410-05-000	Employee Benefit Contribution-Maint.	7,567.54	7,750.00	182.46	2.35	65,349.64	77,500.00	12,150.36	15.68	93,000.00
4411-00-000	Maintenace Uniforms	0.00	75.00	75.00	100.00	1,180.21	750.00	-430.21	-57.36	900.00
4412-00-000	Maintenance Travel/Training	20.28	0.00	-20.28	N/A	795.78	0.00	-795.78	N/A	0.00
4413-00-000	Vehicle Gas, Oil, Grease	86.11	40.00	-46.11	-115.28	1,136.99	400.00	-736.99	-184.25	480.00
4419-00-000	Total General Maint Expense	24,176.99	23,865.00	-311.99	-1.31	240,399.23	238,650.00	-1,749.23	-0.73	286,380.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	0.00	0.00	N/A	4,020.99	0.00	-4,020.99	N/A	0.00
4420-02-000	Supplies-Appliance	32.98	200.00	167.02	83.51	1,272.07	2,000.00	727.93	36.40	2,400.00
4420-04-000	Supplies-Electrical	385.27	200.00	-185.27	-92.64	2,765.32	2,000.00	-765.32	-38.27	2,400.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	60.87	0.00	-60.87	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	630.64	300.00	-330.64	-110.21	2,989.78	3,000.00	10.22	0.34	3,600.00
4420-07-000	Supplies-Maint/Repairs	2,136.52	350.00	-1,786.52	-510.43	34,356.38	3,500.00	-30,856.38	-881.61	4,200.00
4420-08-000	Supplies-Plumbing	1,116.47	150.00	-966.47	-644.31	4,603.59	1,500.00	-3,103.59	-206.91	1,800.00
4420-09-000	Tools and Equipment	0.00	0.00	0.00	N/A	600.94	0.00	-600.94	N/A	0.00
4420-10-000	Maintenance Paper/Supplies	59.98	0.00	-59.98	N/A	59.98	0.00	-59.98	N/A	0.00
4429-00-000	Total Materials	4,361.86	1,200.00	-3,161.86	-263.49	50,729.92	12,000.00	-38,729.92	-322.75	14,400.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Alarm/Extinguisher	0.00	30.00	30.00	100.00	74.00	300.00	226.00	75.33	360.00
4430-04-000	Contract-Carpet Cleaning	0.00	0.00	0.00	N/A	99.00	0.00	-99.00	N/A	0.00
4430-05-000	Contract-Decorating/Painting	0.00	50.00	50.00	100.00	-450.00	500.00	950.00	190.00	600.00
4430-06-000	Contract-Electrical	0.00	100.00	100.00	100.00	1,827.49	1,000.00	-827.49	-82.75	1,200.00
4430-07-000	Contract-Pest Control	2,492.66	4,500.00	2,007.34	44.61	25,621.98	45,000.00	19,378.02	43.06	54,000.00
4430-09-000	Contract-Grounds	1,500.00	4,000.00	2,500.00	62.50	31,202.23	40,000.00	8,797.77	21.99	48,000.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	250.00	250.00	100.00	680.00	2,500.00	1,820.00	72.80	3,000.00
4430-11-000	Contract-Plumbing	1,850.00	800.00	-1,050.00	-131.25	10,875.99	8,000.00	-2,875.99	-35.95	9,600.00
4430-13-000	Contract-HVAC	794.08	150.00	-644.08	-429.39	5,627.23	1,500.00	-4,127.23	-275.15	1,800.00
4430-14-000	Contract-Vehicle Maintenance	0.00	100.00	100.00	100.00	2,021.35	1,000.00	-1,021.35	-102.14	1,200.00

Chalet Terrace (amp1)

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4430-18-000	Contract-Alarm Monitoring	344.00	550.00	206.00	37.45	3,966.45	5,500.00	1,533.55	27.88	6,600.00
4430-20-000	Contract-Trash/Garbage Removal	3,309.46	0.00	-3,309.46	N/A	50,787.34	0.00	-50,787.34	N/A	0.00
4430-22-000	Contract-IT Contracts	136.18	300.00	163.82	54.61	3,029.61	3,000.00	-29.61	-0.99	3,600.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	7,251.95	0.00	-7,251.95	N/A	0.00
4430-80-000	Contract-Bookkeeping Fees	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4430-90-000	Contract-Fee For Service	0.00	50.00	50.00	100.00	420.00	500.00	80.00	16.00	600.00
4430-99-000	Contract Costs-Other	266.39	1,550.00	1,283.61	82.81	11,719.18	15,500.00	3,780.82	24.39	18,600.00
4439-00-000	Total Contract Costs	10,692.77	12,530.00	1,837.23	14.66	154,753.80	125,300.00	-29,453.80	-23.51	150,360.00
4499-00-000	TOTAL MAINTENACE EXPENSES	39,231.62	37,595.00	-1,636.62	-4.35	445,882.95	375,950.00	-69,932.95	-18.60	451,140.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	0.00	0.00	0.00	N/A	3,194.75	0.00	-3,194.75	N/A	0.00
4510-10-000	Property Insurance	0.00	1,500.00	1,500.00	100.00	986.39	15,000.00	14,013.61	93.42	18,000.00
4510-20-000	Liability Insurance	0.00	400.00	400.00	100.00	0.00	4,000.00	4,000.00	100.00	4,800.00
4520-00-000	Payments in Lieu of Taxes	0.00	15.00	15.00	100.00	112.00	150.00	38.00	25.33	180.00
4540-00-000	Employee Benefits	439.91	250.00	-189.91	-75.96	4,506.43	2,500.00	-2,006.43	-80.26	3,000.00
4540-10-000	Retiree Insurance	1,517.49	0.00	-1,517.49	N/A	14,981.48	0.00	-14,981.48	N/A	0.00
4540-20-000	Workers Compensation	387.53	125.00	-262.53	-210.02	1,952.50	1,250.00	-702.50	-56.20	1,500.00
4570-00-000	Bad Debt-Tenant Rents	0.00	600.00	600.00	100.00	4,841.70	6,000.00	1,158.30	19.30	7,200.00
4570-01-000	Bad Debt-Other	0.00	0.00	0.00	N/A	215.71	0.00	-215.71	N/A	0.00
4580-00-000	Security/Law Enforcement	120.00	75.00	-45.00	-60.00	583.50	750.00	166.50	22.20	900.00
4599-00-000	TOTAL GENERAL EXPENSES	2,464.93	2,965.00	500.07	16.87	31,374.46	29,650.00	-1,724.46	-5.82	35,580.00
8000-00-000	TOTAL EXPENSES	102,688.03	92,756.00	-9,932.03	-10.71	1,035,832.10	927,560.00	-108,272.10	-11.67	1,113,072.00
9000-00-000	NET INCOME	-84,677.03	-11,111.00	-73,566.03	-662.10	-232,518.69	-111,110.00	-121,408.69	-109.27	-133,332.00

Reed Manor (amp2)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
1408-18-000	CFP 2018 Management Improvements	0.00	0.00	0.00	N/A	1,660.00	0.00	-1,660.00	N/A	0.00
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	58,912.40	50,500.00	8,412.40	16.66	546,001.21	505,000.00	41,001.21	8.12	606,000.00
3112-05-000	Utility Reimbursement Recovery	0.00	0.00	0.00	N/A	-359.00	0.00	-359.00	N/A	0.00
3119-00-000	Total Rental Income	58,912.40	50,500.00	8,412.40	16.66	545,642.21	505,000.00	40,642.21	8.05	606,000.00
3120-00-000	Other Tenant Income	36.00	300.00	-264.00	-88.00	2,979.60	3,000.00	-20.40	-0.68	3,600.00
3120-01-000	Laundry and Vending	141.27	600.00	-458.73	-76.46	4,543.42	6,000.00	-1,456.58	-24.28	7,200.00
3120-03-000	Damages	175.00	7.50	167.50	2,233.33	175.00	75.00	100.00	133.33	90.00
3120-04-000	Late Charges	2,250.00	1,000.00	1,250.00	125.00	3,575.00	10,000.00	-6,425.00	-64.25	12,000.00
3120-05-000	Legal Fees - Tenant	85.31	120.00	-34.69	-28.91	527.74	1,200.00	-672.26	-56.02	1,440.00
3120-09-000	Misc.Tenant Income	24.00	0.00	24.00	N/A	89.00	0.00	89.00	N/A	0.00
3121-00-000	TPA Rent	2,428.73	0.00	2,428.73	N/A	-8,162.81	0.00	-8,162.81	N/A	0.00
3121-02-000	TPA Legal	0.00	0.00	0.00	N/A	442.43	0.00	-442.43	N/A	0.00
3129-00-000	Total Other Tenant Income	5,140.31	2,027.50	3,112.81	153.53	3,284.52	20,275.00	-16,990.48	-83.80	24,330.00
3199-00-000	NET TENANT INCOME	64,052.71	52,527.50	11,525.21	21.94	548,926.73	525,275.00	23,651.73	4.50	630,330.00
3400-00-000	GRANT INCOME									
3401-00-000	HUD PHA Operating Grants/Subsidy	0.00	75,000.00	-75,000.00	-100.00	743,645.00	750,000.00	-6,355.00	-0.85	900,000.00
3420-00-000	Capital Fund Grants	0.00	4,333.33	-4,333.33	-100.00	135,618.66	43,333.30	92,285.36	212.97	52,000.00
3499-00-000	TOTAL GRANT INCOME	0.00	79,333.33	-79,333.33	-100.00	879,263.66	793,333.30	85,930.36	10.83	952,000.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	0.00	5.00	-5.00	-100.00	21.35	50.00	-28.65	-57.30	60.00
3645-00-000	Donation Income	0.00	0.00	0.00	N/A	-2,542.26	0.00	-2,542.26	N/A	0.00
3650-00-000	Miscellaneous Other Income	0.00	5.00	-5.00	-100.00	0.00	50.00	-50.00	-100.00	60.00
3655-00-000	Insurance Proceeds	0.00	0.00	0.00	N/A	526,896.73	0.00	526,896.73	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	10.00	-10.00	-100.00	524,375.82	100.00	524,275.82	524,275.82	120.00
3999-00-000	TOTAL INCOME	64,052.71	131,870.83	-67,818.12	-51.43	1,952,566.21	1,318,708.30	633,857.91	48.07	1,582,450.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	12,764.82	17,000.00	4,235.18	24.91	157,575.75	170,000.00	12,424.25	7.31	204,000.00
4110-04-000	Employee Benefit Contribution-Admin	7,595.97	0.00	-7,595.97	N/A	95,311.85	0.00	-95,311.85	N/A	0.00
4110-99-000	Total Administrative Salaries	20,360.79	17,000.00	-3,360.79	-19.77	252,887.60	170,000.00	-82,887.60	-48.76	204,000.00
4130-00-000	Legal Expense									

Reed Manor (amp2)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4130-02-000	Criminal Background Checks	0.00	40.00	40.00	100.00	646.85	400.00	-246.85	-61.71	480.00
4130-03-000	Tenant Screening	26.20	75.00	48.80	65.07	491.77	750.00	258.23	34.43	900.00
4130-04-000	General Legal Expense	14,685.00	1,025.00	-13,660.00	-1,332.68	52,502.16	10,250.00	-42,252.16	-412.22	12,300.00
4131-00-000	Total Legal Expense	14,711.20	1,140.00	-13,571.20	-1,190.46	53,640.78	11,400.00	-42,240.78	-370.53	13,680.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	150.00	150.00	100.00	4,896.00	1,500.00	-3,396.00	-226.40	1,800.00
4150-00-000	Travel	2,693.00	0.00	-2,693.00	N/A	8,332.73	0.00	-8,332.73	N/A	0.00
4155-00-000	Mailbox Keys/Postmaster	100.00	175.00	75.00	42.86	950.00	1,750.00	800.00	45.71	2,100.00
4160-00-000	Meals	1,154.28	0.00	-1,154.28	N/A	2,190.35	0.00	-2,190.35	N/A	0.00
4170-00-000	Accounting Fees	162.00	800.00	638.00	79.75	6,732.67	8,000.00	1,267.33	15.84	9,600.00
4171-00-000	Auditing Fees	0.00	1,000.00	1,000.00	100.00	14,314.00	10,000.00	-4,314.00	-43.14	12,000.00
4173-00-000	Management Fee	12,084.37	13,000.00	915.63	7.04	121,947.57	130,000.00	8,052.43	6.19	156,000.00
4175-40-000	Asset Management Fees	1,176.00	0.00	-1,176.00	N/A	11,760.00	0.00	-11,760.00	N/A	0.00
4176-00-000	Bookkeeping Fees	2,168.00	0.00	-2,168.00	N/A	21,680.00	0.00	-21,680.00	N/A	0.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	4,521.25	0.00	-4,521.25	N/A	0.00
4189-00-000	Total Other Admin Expenses	19,537.65	15,125.00	-4,412.65	-29.17	197,324.57	151,250.00	-46,074.57	-30.46	181,500.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	100.00	100.00	100.00	179.80	1,000.00	820.20	82.02	1,200.00
4190-03-000	Advertising	629.50	0.00	-629.50	N/A	3,421.50	0.00	-3,421.50	N/A	0.00
4190-04-000	Office Supplies	0.00	450.00	450.00	100.00	2,274.70	4,500.00	2,225.30	49.45	5,400.00
4190-05-000	Fuel-Administrative	0.00	0.00	0.00	N/A	859.94	0.00	-859.94	N/A	0.00
4190-07-000	Telephone	2,792.10	1,125.00	-1,667.10	-148.19	21,614.26	11,250.00	-10,364.26	-92.13	13,500.00
4190-08-000	Postage	0.00	80.00	80.00	100.00	865.63	800.00	-65.63	-8.20	960.00
4190-09-000	Software License Fees	0.00	1,000.00	1,000.00	100.00	11,461.02	10,000.00	-1,461.02	-14.61	12,000.00
4190-10-000	Copiers	105.81	100.00	-5.81	-5.81	1,330.74	1,000.00	-330.74	-33.07	1,200.00
4190-12-000	Software	0.00	375.00	375.00	100.00	1,952.79	3,750.00	1,797.21	47.93	4,500.00
4190-13-000	Internet	0.00	375.00	375.00	100.00	3,080.59	3,750.00	669.41	17.85	4,500.00
4190-14-000	Fax	33.90	0.00	-33.90	N/A	305.10	0.00	-305.10	N/A	0.00
4190-15-000	Cell Phones/Pagers	0.00	500.00	500.00	100.00	6,376.06	5,000.00	-1,376.06	-27.52	6,000.00
4190-17-000	Payroll Services Fees	2,833.20	1,000.00	-1,833.20	-183.32	17,062.70	10,000.00	-7,062.70	-70.63	12,000.00
4190-19-000	COVID 19 Expenses	144.20	0.00	-144.20	N/A	144.20	0.00	-144.20	N/A	0.00
4190-20-000	Bank Fees	240.44	140.00	-100.44	-71.74	1,990.41	1,400.00	-590.41	-42.17	1,680.00
4190-22-000	Other Misc Admin Expenses	755.35	700.00	-55.35	-7.91	3,071.91	7,000.00	3,928.09	56.12	8,400.00
4191-00-000	Total Miscellaneous Admin Expenses	7,534.50	5,945.00	-1,589.50	-26.74	75,991.35	59,450.00	-16,541.35	-27.82	71,340.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	62,144.14	39,210.00	-22,934.14	-58.49	579,844.30	392,100.00	-187,744.30	-47.88	470,520.00
4200-00-000	TENANT SERVICES									
4220-00-000	Resident Council	0.00	0.00	0.00	N/A	-5,000.00	0.00	5,000.00	N/A	0.00
4220-01-000	Other Tenant Svcs.	5,201.12	550.00	-4,651.12	-845.66	8,382.25	5,500.00	-2,882.25	-52.40	6,600.00
4230-00-000	Tenant Services Contract Costs	6,170.00	1,250.00	-4,920.00	-393.60	28,150.00	12,500.00	-15,650.00	-125.20	15,000.00
4230-01-000	Tenant Relocation	0.00	200.00	200.00	100.00	1,802.65	2,000.00	197.35	9.87	2,400.00
4235-00-000	Community Living Room	720.00	0.00	-720.00	N/A	720.00	0.00	-720.00	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	12,091.12	2,000.00	-10,091.12	-504.56	34,054.90	20,000.00	-14,054.90	-70.27	24,000.00

Reed Manor (amp2)

Budget Comparison

Period = Jan 2023

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4300-00-000	UTILITIES									
4310-00-000	Water	12,904.25	4,750.00	-8,154.25	-171.67	55,632.52	47,500.00	-8,132.52	-17.12	57,000.00
4320-00-000	Electricity	15,547.19	14,000.00	-1,547.19	-11.05	149,681.21	140,000.00	-9,681.21	-6.92	168,000.00
4330-00-000	Gas	14,854.57	7,000.00	-7,854.57	-112.21	60,413.45	70,000.00	9,586.55	13.70	84,000.00
4330-01-000	Gas-Vacant Units	0.00	0.00	0.00	N/A	12.60	0.00	-12.60	N/A	0.00
4340-00-000	Garbage/Trash Removal	0.00	750.00	750.00	100.00	347.81	7,500.00	7,152.19	95.36	9,000.00
4390-00-000	Sewer	6,746.71	2,500.00	-4,246.71	-169.87	29,709.37	25,000.00	-4,709.37	-18.84	30,000.00
4399-00-000	TOTAL UTILITY EXPENSES	50,052.72	29,000.00	-21,052.72	-72.60	295,796.96	290,000.00	-5,796.96	-2.00	348,000.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	47,280.43	27,500.00	-19,780.43	-71.93	410,026.34	275,000.00	-135,026.34	-49.10	330,000.00
4410-01-000	Maintenance Labor-Grounds	0.00	0.00	0.00	N/A	1,501.87	0.00	-1,501.87	N/A	0.00
4410-05-000	Employee Benefit Contribution-Maint.	14,539.52	11,000.00	-3,539.52	-32.18	104,368.58	110,000.00	5,631.42	5.12	132,000.00
4411-00-000	Maintenace Uniforms	402.00	200.00	-202.00	-101.00	2,070.40	2,000.00	-70.40	-3.52	2,400.00
4412-00-000	Maintenance Travel/Training	20.29	0.00	-20.29	N/A	679.24	0.00	-679.24	N/A	0.00
4413-00-000	Vehicle Gas, Oil, Grease	438.20	300.00	-138.20	-46.07	4,290.42	3,000.00	-1,290.42	-43.01	3,600.00
4419-00-000	Total General Maint Expense	62,680.44	39,000.00	-23,680.44	-60.72	522,936.85	390,000.00	-132,936.85	-34.09	468,000.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	29.98	0.00	-29.98	N/A	1,409.57	0.00	-1,409.57	N/A	0.00
4420-02-000	Supplies-Appliance	0.00	100.00	100.00	100.00	1,481.96	1,000.00	-481.96	-48.20	1,200.00
4420-04-000	Supplies-Electrical	2,259.56	50.00	-2,209.56	-4,419.12	8,216.37	500.00	-7,716.37	-1,543.27	600.00
4420-05-000	Supplies-Exterminating	15.18	0.00	-15.18	N/A	10,979.00	0.00	-10,979.00	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	1,703.19	625.00	-1,078.19	-172.51	13,379.31	6,250.00	-7,129.31	-114.07	7,500.00
4420-07-000	Supplies-Maint/Repairs	3,626.66	7,250.00	3,623.34	49.98	53,441.05	72,500.00	19,058.95	26.29	87,000.00
4420-08-000	Supplies-Plumbing	1,448.72	100.00	-1,348.72	-1,348.72	6,006.54	1,000.00	-5,006.54	-500.65	1,200.00
4420-09-000	Tools and Equipment	0.00	0.00	0.00	N/A	577.75	0.00	-577.75	N/A	0.00
4429-00-000	Total Materials	9,083.29	8,125.00	-958.29	-11.79	95,491.55	81,250.00	-14,241.55	-17.53	97,500.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Alarm/Extinguisher	0.00	125.00	125.00	100.00	2,667.00	1,250.00	-1,417.00	-113.36	1,500.00
4430-03-000	Contract-Building Repairs	0.00	0.00	0.00	N/A	29,584.94	0.00	-29,584.94	N/A	0.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	N/A	657.87	0.00	-657.87	N/A	0.00
4430-07-000	Contract-Pest Control	10,298.67	15,000.00	4,701.33	31.34	224,883.00	150,000.00	-74,883.00	-49.92	180,000.00
4430-09-000	Contract-Grounds	0.00	1,500.00	1,500.00	100.00	13,550.00	15,000.00	1,450.00	9.67	18,000.00
4430-10-000	Contract-Janitorial/Cleaning	1,930.00	0.00	-1,930.00	N/A	2,016.75	0.00	-2,016.75	N/A	0.00
4430-11-000	Contract-Plumbing	5,580.00	850.00	-4,730.00	-556.47	19,990.23	8,500.00	-11,490.23	-135.18	10,200.00
4430-13-000	Contract-HVAC	0.00	200.00	200.00	100.00	1,871.50	2,000.00	128.50	6.42	2,400.00
4430-14-000	Contract-Vehicle Maintenance	57.00	0.00	-57.00	N/A	865.82	0.00	-865.82	N/A	0.00
4430-17-000	Contract-Elevator Monitoring	6,307.50	1,500.00	-4,807.50	-320.50	31,078.77	15,000.00	-16,078.77	-107.19	18,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	800.00	800.00	100.00	4,552.47	8,000.00	3,447.53	43.09	9,600.00
4430-20-000	Contract-Trash/Garbage Removal	3,094.65	0.00	-3,094.65	N/A	30,740.78	0.00	-30,740.78	N/A	0.00
4430-22-000	Contract-IT Contracts	433.26	700.00	266.74	38.11	4,689.78	7,000.00	2,310.22	33.00	8,400.00

Reed Manor (amp2)

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	4,650.00	0.00	-4,650.00	N/A	0.00
4430-90-000	Contract-Fee For Service	0.00	15.00	15.00	100.00	0.00	150.00	150.00	100.00	180.00
4430-99-000	Contract Costs-Other	2,503.89	26,500.00	23,996.11	90.55	50,468.56	265,000.00	214,531.44	80.96	318,000.00
4439-00-000	Total Contract Costs	30,204.97	47,190.00	16,985.03	35.99	422,267.47	471,900.00	49,632.53	10.52	566,280.00
4499-00-000	TOTAL MAINTENACE EXPENSES	101,968.70	94,315.00	-7,653.70	-8.12	1,040,695.87	943,150.00	-97,545.87	-10.34	1,131,780.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	0.00	500.00	500.00	100.00	3,746.65	5,000.00	1,253.35	25.07	6,000.00
4510-10-000	Property Insurance	0.00	3,750.00	3,750.00	100.00	0.00	37,500.00	37,500.00	100.00	45,000.00
4510-20-000	Liability Insurance	0.00	1,000.00	1,000.00	100.00	0.00	10,000.00	10,000.00	100.00	12,000.00
4520-00-000	Payments in Lieu of Taxes	0.00	500.00	500.00	100.00	17,624.00	5,000.00	-12,624.00	-252.48	6,000.00
4540-00-000	Employee Benefits	910.93	500.00	-410.93	-82.19	6,074.08	5,000.00	-1,074.08	-21.48	6,000.00
4540-10-000	Retiree Insurance	517.10	0.00	-517.10	N/A	8,579.89	0.00	-8,579.89	N/A	0.00
4540-20-000	Workers Compensation	951.21	275.00	-676.21	-245.89	4,792.50	2,750.00	-2,042.50	-74.27	3,300.00
4570-00-000	Bad Debt-Tenant Rents	-10.00	3,000.00	3,010.00	100.33	9,759.00	30,000.00	20,241.00	67.47	36,000.00
4570-01-000	Bad Debt-Other	0.00	0.00	0.00	N/A	-234.57	0.00	234.57	N/A	0.00
4580-00-000	Security/Law Enforcement	3,989.87	300.00	-3,689.87	-1,229.96	28,817.73	3,000.00	-25,817.73	-860.59	3,600.00
4599-00-000	TOTAL GENERAL EXPENSES	6,359.11	9,825.00	3,465.89	35.28	79,159.28	98,250.00	19,090.72	19.43	117,900.00
5000-00-000	NON-OPERATING ITEMS									
5210-00-000	Operating Transfers OUT	139,074.00	0.00	-139,074.00	N/A	238,074.00	0.00	-238,074.00	N/A	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	139,074.00	0.00	-139,074.00	N/A	238,074.00	0.00	-238,074.00	N/A	0.00
8000-00-000	TOTAL EXPENSES	371,689.79	174,350.00	-197,339.79	-113.19	2,267,625.31	1,743,500.00	-524,125.31	-30.06	2,092,200.00
9000-00-000	NET INCOME	-307,637.08	-42,479.17	-265,157.91	-624.21	-315,059.10	-424,791.70	109,732.60	25.83	-509,750.00

Shahan-Blackstone (amp3)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
1408-18-000	CFP 2018 Management Improvements	0.00	0.00	0.00	N/A	1,579.00	0.00	-1,579.00	N/A	0.00
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	10,787.00	16,500.00	-5,713.00	-34.62	174,735.20	165,000.00	9,735.20	5.90	198,000.00
3112-01-000	Utility Reimb.-LIPH	-989.00	-840.00	-149.00	-17.74	-11,139.93	-8,400.00	-2,739.93	-32.62	-10,080.00
3112-05-000	Utility Reimbursement Recovery	0.00	0.00	0.00	N/A	356.00	0.00	356.00	N/A	0.00
3119-00-000	Total Rental Income	9,798.00	15,660.00	-5,862.00	-37.43	163,951.27	156,600.00	7,351.27	4.69	187,920.00
3120-00-000	Other Tenant Income	42.00	25.00	17.00	68.00	434.97	250.00	184.97	73.99	300.00
3120-01-000	Laundry and Vending	0.00	25.00	-25.00	-100.00	0.00	250.00	-250.00	-100.00	300.00
3120-03-000	Damages	0.00	60.00	-60.00	-100.00	400.00	600.00	-200.00	-33.33	720.00
3120-04-000	Late Charges	200.00	417.00	-217.00	-52.04	950.00	4,170.00	-3,220.00	-77.22	5,000.00
3120-05-000	Legal Fees - Tenant	24.69	208.00	-183.31	-88.13	2,076.33	2,080.00	-3.67	-0.18	2,500.00
3120-07-000	Tenant Owed Utilities	0.00	0.00	0.00	N/A	145.14	0.00	145.14	N/A	0.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	N/A	384.50	0.00	384.50	N/A	0.00
3121-00-000	TPA Rent	2,078.00	0.00	2,078.00	N/A	1,261.80	0.00	1,261.80	N/A	0.00
3129-00-000	Total Other Tenant Income	2,344.69	735.00	1,609.69	219.01	5,652.74	7,350.00	-1,697.26	-23.09	8,820.00
3199-00-000	NET TENANT INCOME	12,142.69	16,395.00	-4,252.31	-25.94	169,604.01	163,950.00	5,654.01	3.45	196,740.00
3400-00-000	GRANT INCOME									
3401-00-000	HUD PHA Operating Grants/Subsidy	0.00	55,000.00	-55,000.00	-100.00	473,988.00	550,000.00	-76,012.00	-13.82	660,000.00
3420-00-000	Capital Fund Grants	0.00	0.00	0.00	N/A	25,530.42	0.00	25,530.42	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	0.00	55,000.00	-55,000.00	-100.00	499,518.42	550,000.00	-50,481.58	-9.18	660,000.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	0.00	0.00	0.00	N/A	2.21	0.00	2.21	N/A	0.00
3645-00-000	Donation Income	0.00	0.00	0.00	N/A	-3,342.14	0.00	-3,342.14	N/A	0.00
3650-00-000	Miscellaneous Other Income	30.40	0.00	30.40	N/A	435.40	0.00	435.40	N/A	0.00
3655-00-000	Insurance Proceeds	0.00	0.00	0.00	N/A	4,456.80	0.00	4,456.80	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	30.40	0.00	30.40	N/A	1,552.27	0.00	1,552.27	N/A	0.00
3999-00-000	TOTAL INCOME	12,173.09	71,395.00	-59,221.91	-82.95	670,674.70	713,950.00	-43,275.30	-6.06	856,740.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	7,692.16	13,000.00	5,307.84	40.83	96,561.69	130,000.00	33,438.31	25.72	156,000.00
4110-04-000	Employee Benefit Contribution-Admin	5,573.36	6,700.00	1,126.64	16.82	49,706.42	67,000.00	17,293.58	25.81	80,400.00
4110-99-000	Total Administrative Salaries	13,265.52	19,700.00	6,434.48	32.66	146,268.11	197,000.00	50,731.89	25.75	236,400.00

Shahan-Blackstone (amp3)

Budget Comparison

Period = Jan 2023

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	N/A	59.87	0.00	-59.87	N/A	0.00
4130-03-000	Tenant Screening	467.89	0.00	-467.89	N/A	4,373.53	0.00	-4,373.53	N/A	0.00
4130-04-000	General Legal Expense	795.00	167.00	-628.00	-376.05	3,993.47	1,670.00	-2,323.47	-139.13	2,000.00
4131-00-000	Total Legal Expense	1,262.89	167.00	-1,095.89	-656.22	8,426.87	1,670.00	-6,756.87	-404.60	2,000.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4150-00-000	Travel	0.00	0.00	0.00	N/A	172.43	0.00	-172.43	N/A	0.00
4155-00-000	Mailbox Keys/Postmaster	25.00	40.00	15.00	37.50	275.00	400.00	125.00	31.25	480.00
4160-00-000	Meals	9.12	0.00	-9.12	N/A	136.05	0.00	-136.05	N/A	0.00
4170-00-000	Accounting Fees	72.00	400.00	328.00	82.00	3,612.67	4,000.00	387.33	9.68	4,800.00
4171-00-000	Auditing Fees	0.00	500.00	500.00	100.00	5,439.00	5,000.00	-439.00	-8.78	6,000.00
4173-00-000	Management Fee	5,635.76	6,000.00	364.24	6.07	58,209.65	60,000.00	1,790.35	2.98	72,000.00
4175-40-000	Asset Management Fees	480.00	480.00	0.00	0.00	4,800.00	4,800.00	0.00	0.00	5,760.00
4176-00-000	Bookkeeping Fees	908.00	0.00	-908.00	N/A	9,080.00	0.00	-9,080.00	N/A	0.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	1,771.25	0.00	-1,771.25	N/A	0.00
4189-00-000	Total Other Admin Expenses	7,129.88	7,520.00	390.12	5.19	83,496.05	75,200.00	-8,296.05	-11.03	90,240.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	170.00	170.00	100.00	179.80	1,700.00	1,520.20	89.42	2,040.00
4190-03-000	Advertising	533.00	0.00	-533.00	N/A	2,779.69	0.00	-2,779.69	N/A	0.00
4190-04-000	Office Supplies	135.57	150.00	14.43	9.62	1,726.07	1,500.00	-226.07	-15.07	1,800.00
4190-05-000	Fuel-Administrative	0.00	0.00	0.00	N/A	576.84	0.00	-576.84	N/A	0.00
4190-07-000	Telephone	854.29	350.00	-504.29	-144.08	2,972.28	3,500.00	527.72	15.08	4,200.00
4190-08-000	Postage	0.00	80.00	80.00	100.00	865.63	800.00	-65.63	-8.20	960.00
4190-09-000	Software License Fees	0.00	1,000.00	1,000.00	100.00	11,242.98	10,000.00	-1,242.98	-12.43	12,000.00
4190-10-000	Copiers	47.03	100.00	52.97	52.97	1,084.57	1,000.00	-84.57	-8.46	1,200.00
4190-12-000	Software	0.00	200.00	200.00	100.00	2,270.79	2,000.00	-270.79	-13.54	2,400.00
4190-13-000	Internet	430.23	400.00	-30.23	-7.56	4,042.83	4,000.00	-42.83	-1.07	4,800.00
4190-14-000	Fax	33.90	0.00	-33.90	N/A	305.10	0.00	-305.10	N/A	0.00
4190-15-000	Cell Phones/Pagers	0.00	150.00	150.00	100.00	3,934.08	1,500.00	-2,434.08	-162.27	1,800.00
4190-17-000	Payroll Services Fees	911.30	1,000.00	88.70	8.87	10,037.18	10,000.00	-37.18	-0.37	12,000.00
4190-19-000	COVID 19 Expenses	0.00	0.00	0.00	N/A	69.17	0.00	-69.17	N/A	0.00
4190-20-000	Bank Fees	68.65	0.00	-68.65	N/A	316.12	0.00	-316.12	N/A	0.00
4190-22-000	Other Misc Admin Expenses	145.88	0.00	-145.88	N/A	2,130.32	0.00	-2,130.32	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	3,159.85	3,600.00	440.15	12.23	44,533.45	36,000.00	-8,533.45	-23.70	43,200.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	24,818.14	30,987.00	6,168.86	19.91	282,724.48	309,870.00	27,145.52	8.76	371,840.00
4200-00-000	TENANT SERVICES									
4220-01-000	Other Tenant Svcs.	0.00	0.00	0.00	N/A	604.91	0.00	-604.91	N/A	0.00
4230-01-000	Tenant Relocation	496.86	0.00	-496.86	N/A	685.56	0.00	-685.56	N/A	0.00
4236-00-000	Resident Services-Youth	0.00	0.00	0.00	N/A	7,904.00	0.00	-7,904.00	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	496.86	0.00	-496.86	N/A	9,194.47	0.00	-9,194.47	N/A	0.00

Shahan-Blackstone (amp3)

Budget Comparison

Period = Jan 2023

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4300-00-000	UTILITIES									
4310-00-000	Water	15,112.42	5,000.00	-10,112.42	-202.25	64,682.33	50,000.00	-14,682.33	-29.36	60,000.00
4320-00-000	Electricity	598.73	350.00	-248.73	-71.07	3,146.53	3,500.00	353.47	10.10	4,200.00
4320-01-000	Electricity-Vacant Units	395.49	0.00	-395.49	N/A	2,901.34	0.00	-2,901.34	N/A	0.00
4330-00-000	Gas	1,241.09	250.00	-991.09	-396.44	5,739.01	2,500.00	-3,239.01	-129.56	3,000.00
4330-01-000	Gas-Vacant Units	892.72	0.00	-892.72	N/A	2,881.66	0.00	-2,881.66	N/A	0.00
4340-00-000	Garbage/Trash Removal	0.00	33.00	33.00	100.00	197.85	330.00	132.15	40.05	396.00
4390-00-000	Sewer	7,282.35	2,500.00	-4,782.35	-191.29	31,468.20	25,000.00	-6,468.20	-25.87	30,000.00
4399-00-000	TOTAL UTILITY EXPENSES	25,522.80	8,133.00	-17,389.80	-213.82	111,016.92	81,330.00	-29,686.92	-36.50	97,596.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	8,354.10	12,000.00	3,645.90	30.38	105,422.05	120,000.00	14,577.95	12.15	144,000.00
4410-01-000	Maintenance Labor-Grounds	0.00	0.00	0.00	N/A	1,333.34	0.00	-1,333.34	N/A	0.00
4410-05-000	Employee Benefit Contribution-Maint.	3,282.14	2,000.00	-1,282.14	-64.11	21,315.18	20,000.00	-1,315.18	-6.58	24,000.00
4411-00-000	Maintenace Uniforms	-77.00	0.00	77.00	N/A	462.26	0.00	-462.26	N/A	0.00
4412-00-000	Maintenance Travel/Training	20.28	0.00	-20.28	N/A	411.08	0.00	-411.08	N/A	0.00
4413-00-000	Vehicle Gas, Oil, Grease	237.96	100.00	-137.96	-137.96	1,720.98	1,000.00	-720.98	-72.10	1,200.00
4419-00-000	Total General Maint Expense	11,817.48	14,100.00	2,282.52	16.19	130,664.89	141,000.00	10,335.11	7.33	169,200.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	3,021.49	300.00	-2,721.49	-907.16	9,571.11	3,000.00	-6,571.11	-219.04	3,600.00
4420-02-000	Supplies-Appliance	278.10	50.00	-228.10	-456.20	5,231.08	500.00	-4,731.08	-946.22	600.00
4420-04-000	Supplies-Electrical	349.43	50.00	-299.43	-598.86	2,460.94	500.00	-1,960.94	-392.19	600.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	37.85	0.00	-37.85	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	243.57	125.00	-118.57	-94.86	2,355.50	1,250.00	-1,105.50	-88.44	1,500.00
4420-07-000	Supplies-Maint/Repairs	2,719.00	2,250.00	-469.00	-20.84	32,103.20	22,500.00	-9,603.20	-42.68	27,000.00
4420-08-000	Supplies-Plumbing	1,442.71	0.00	-1,442.71	N/A	4,282.75	0.00	-4,282.75	N/A	0.00
4420-09-000	Tools and Equipment	0.00	0.00	0.00	N/A	1,418.63	0.00	-1,418.63	N/A	0.00
4429-00-000	Total Materials	8,054.30	2,775.00	-5,279.30	-190.24	57,461.06	27,750.00	-29,711.06	-107.07	33,300.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Alarm/Extinguisher	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4430-03-000	Contract-Building Repairs	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4430-05-000	Contract-Decorating/Painting	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4430-06-000	Contract-Electrical	0.00	40.00	40.00	100.00	871.30	400.00	-471.30	-117.82	480.00
4430-07-000	Contract-Pest Control	2,073.67	5,000.00	2,926.33	58.53	29,898.02	50,000.00	20,101.98	40.20	60,000.00
4430-09-000	Contract-Grounds	0.00	1,500.00	1,500.00	100.00	25,262.00	15,000.00	-10,262.00	-68.41	18,000.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	300.00	300.00	100.00	2,630.00	3,000.00	370.00	12.33	3,600.00
4430-11-000	Contract-Plumbing	555.00	200.00	-355.00	-177.50	3,508.08	2,000.00	-1,508.08	-75.40	2,400.00
4430-13-000	Contract-HVAC	0.00	175.00	175.00	100.00	976.86	1,750.00	773.14	44.18	2,100.00
4430-14-000	Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	1,056.76	0.00	-1,056.76	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	288.00	350.00	62.00	17.71	3,887.44	3,500.00	-387.44	-11.07	4,200.00
4430-20-000	Contract-Trash/Garbage Removal	4,022.48	0.00	-4,022.48	N/A	41,517.24	0.00	-41,517.24	N/A	0.00
4430-22-000	Contract-IT Contracts	341.06	0.00	-341.06	N/A	3,215.54	0.00	-3,215.54	N/A	0.00

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	4,650.00	0.00	-4,650.00	N/A	0.00
4430-80-000	Contract-Bookkeeping Fees	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4430-99-000	Contract Costs-Other	749.39	0.00	-749.39	N/A	26,314.42	0.00	-26,314.42	N/A	0.00
4439-00-000	Total Contract Costs	8,029.60	7,665.00	-364.60	-4.76	143,787.66	76,650.00	-67,137.66	-87.59	91,980.00
4499-00-000	TOTAL MAINTENACE EXPENSES	27,901.38	24,540.00	-3,361.38	-13.70	331,913.61	245,400.00	-86,513.61	-35.25	294,480.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	0.00	0.00	0.00	N/A	3,181.14	0.00	-3,181.14	N/A	0.00
4510-10-000	Property Insurance	0.00	1,750.00	1,750.00	100.00	0.00	17,500.00	17,500.00	100.00	21,000.00
4510-20-000	Liability Insurance	0.00	450.00	450.00	100.00	0.00	4,500.00	4,500.00	100.00	5,400.00
4520-00-000	Payments in Lieu of Taxes	0.00	250.00	250.00	100.00	3,096.00	2,500.00	-596.00	-23.84	3,000.00
4540-00-000	Employee Benefits	244.08	0.00	-244.08	N/A	2,760.40	0.00	-2,760.40	N/A	0.00
4540-20-000	Workers Compensation	422.76	0.00	-422.76	N/A	2,130.00	0.00	-2,130.00	N/A	0.00
4570-00-000	Bad Debt-Tenant Rents	-369.45	550.00	919.45	167.17	17,222.93	5,500.00	-11,722.93	-213.14	6,600.00
4580-00-000	Security/Law Enforcement	120.00	70.00	-50.00	-71.43	583.49	700.00	116.51	16.64	840.00
4599-00-000	TOTAL GENERAL EXPENSES	417.39	3,070.00	2,652.61	86.40	28,973.96	30,700.00	1,726.04	5.62	36,840.00
8000-00-000	TOTAL EXPENSES	79,156.57	66,730.00	-12,426.57	-18.62	763,823.44	667,300.00	-96,523.44	-14.46	800,756.00
9000-00-000	NET INCOME	-66,983.48	4,665.00	-71,648.48	-1,535.87	-93,148.74	46,650.00	-139,798.74	-299.68	55,984.00