

Budget Comparison (with PTD)

Period = Apr 2023-Dec 2023

Book = Accrual

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
Cash - Construction	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
A/R HUD-WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Building - WH - EXCLUDED	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Building - CH - EXCLUDED	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Building - SFS/6th - EXCLUDED	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Building - Scattered - EXC...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Furn and Equip-COVID	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Site Improvement - WH - EXCLUDED	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Site Improvement - CH - EXCLUDED	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Site Improvement - SFS/6th ...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Site Improvement - Scattered...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Accumulated Depreciation - EXC...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Fees Costs	103.92	0.00	-103.92	N/A	103.92	0.00	-103.92	N/A
Deferred Outflows of Resourc...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Deferred Inflows of Resources	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Deferred Inflows of Resource...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A

INCOME

TENANT INCOME

Rental Income								
Rent Income-Gross Potential	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Tenant Rent	97,104.00	83,521.66	13,582.34	16.26	772,307.00	751,694.94	20,612.06	2.74
Pre Yardi Rent Balances	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Pre Yardi Other Balances	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Tenant Assistance Rent	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Utility Reimb.-Affordable	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Tax Credit Subsidy	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Tenant Based Subsidy Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Less: Vacancies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Less: Concessions	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Less: Prepaid Rents	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Less: Delinquencies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Less: Admin/Employee Unit	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A

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	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
Subsidy Adjustments	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Total Rental Income	97,000.08	83,521.66	13,478.42	16.14	772,203.08	751,694.94	20,508.14	2.73
Other Tenant Income								
Laundry and Vending	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Cleaning Fee	0.00	0.00	0.00	N/A	647.00	0.00	647.00	N/A
Damages	190.00	0.00	190.00	N/A	693.00	0.00	693.00	N/A
Late Fees	0.00	0.00	0.00	N/A	4,633.40	0.00	4,633.40	N/A
Legal Fees - Tenant	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
NSF Charges	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Tenant Owed Utilities	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Tenant Screening	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Misc.Tenant Income	24.26	0.00	24.26	N/A	151.93	0.00	151.93	N/A
Tenant Owed Utilities - Water	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Pet Fee	0.00	0.00	0.00	N/A	75.00	0.00	75.00	N/A
Total Other Tenant Income	214.26	0.00	214.26	N/A	6,200.33	0.00	6,200.33	N/A
NET TENANT INCOME	97,214.34	83,521.66	13,692.68	16.39	778,403.41	751,694.94	26,708.47	3.55
GRANT INCOME								
HUD PHA Operating Grants...	0.00	132,312.40	-132,312.40	-100.00	951,595.98	1,190,811.60	-239,215.62	-20.09
HUD Operating Subsidy COVID	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
HUD PHA Shortfall Funds	0.00	43,250.00	-43,250.00	-100.00	399,198.87	389,250.00	9,948.87	2.56
Section 8 HAP Earned	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Section 8 Admin. Fee Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Section 8 FSS Grant Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Port-In Admin Fees Earned	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Section 8 Hard to House Fee...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Port In HAP Earned	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Section 8 EHV Prelim & Srv...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Other Government Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Capital Fund Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
CFP Grants - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
CFP Grants - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
CFP Grants - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
CFP Grants - Scattered	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A

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	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
Capital Fund Grants-Soft Costs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
CFP Grants - Soft - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
CFP Grants - Soft - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
CFP Grants - Soft - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
CFP Grants - Soft - Scattered	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
TOTAL GRANT INCOME	0.00	175,562.40	-175,562.40	-100.00	1,350,794.85	1,580,061.60	-229,266.75	-14.51
OTHER INCOME								
Investment Income - Unrestricted	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Investment Income - Restricted	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Management Fee Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Bookkeeping Fee Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Asset Management Fee Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Fraud Recovery - HAP	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Fraud Recovery - Admin	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Miscellaneous Other Income	0.00	229.17	-229.17	-100.00	13,750.00	2,062.53	11,687.47	566.66
Operating Transfers IN	20,012.00	20,013.00	-1.00	0.00	180,108.00	180,117.00	-9.00	0.00
Community Grant Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Other Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Community Center Rental Fee	0.00	0.00	0.00	N/A	-500.00	0.00	500.00	N/A
TOTAL OTHER INCOME	20,012.00	20,242.17	-230.17	-1.14	194,358.00	182,179.53	12,178.47	6.68
TOTAL INCOME	117,226.34	279,326.23	-162,099.89	-58.03	2,323,556.26	2,513,936.07	-190,379.81	-7.57
EXPENSES								
ADMINISTRATIVE								
Administrative Salaries COVID	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Administrative Salaries	46,885.64	34,136.68	-12,748.96	-37.35	216,936.56	307,230.12	90,293.56	29.39
Administrative Salaries - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Administrative Salaries - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Administrative Salaries - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A

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Administrative Salaries - Scat...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Administrative Salaries - Con...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Administrative Rent Free Unit	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Additional Compensation	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Compensated Absences	0.00	3,962.26	3,962.26	100.00	0.00	35,660.34	35,660.34	100.00
Employee Benefit FICA - Admin	4,751.62	2,614.51	-2,137.11	-81.74	19,843.78	23,530.59	3,686.81	15.67
Employee Benefit FICA - Adm...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Employee Benefit FICA - Adm...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Employee Benefit FICA - Adm...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Employee Benefit FICA - Adm...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Emp Benefit FICA - Admin ...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Employee Insurance - Admin	0.00	2,886.07	2,886.07	100.00	11,901.93	25,974.63	14,072.70	54.18
Retirement - Admin	0.00	461.26	461.26	100.00	450.89	4,151.34	3,700.45	89.14
Unemployment Insurance - ...	0.00	312.82	312.82	100.00	0.00	2,815.38	2,815.38	100.00
Unemployment Ins Admin - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Unemployment Ins Admin - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Unemployment Ins Admin - ...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Unemployment Ins Admin - S...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Disability - Admin	0.00	0.00	0.00	N/A	160.16	0.00	-160.16	N/A
Fitness - Admin	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Workers Comp - Admin	205.59	634.07	428.48	67.58	1,850.31	5,706.63	3,856.32	67.58
Total Administrative Salaries	51,842.85	45,007.67	-6,835.18	-15.19	251,143.63	405,069.03	153,925.40	38.00
Legal Expense								
Unlawful Detainers	0.00	0.00	0.00	N/A	939.00	0.00	-939.00	N/A
Employment Screening Expense	410.67	25.37	-385.30	-1,518.72	2,101.07	228.33	-1,872.74	-820.19
Tenant Screening & Review	0.00	41.29	41.29	100.00	520.42	371.61	-148.81	-40.04
General Legal Expense	0.00	499.52	499.52	100.00	6,952.50	4,495.68	-2,456.82	-54.65
Total Legal Expense	410.67	566.18	155.51	27.47	10,512.99	5,095.62	-5,417.37	-106.31
Other Admin Expenses								
Staff Training	3,079.70	1,249.57	-1,830.13	-146.46	17,829.73	11,246.13	-6,583.60	-58.54
Staff Training - CFP - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Staff Training - CFP - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Staff Training - CFP - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Staff Training - CFP - Scattered	449.00	0.00	-449.00	N/A	449.00	0.00	-449.00	N/A

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Staff Training COVID	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Travel	309.92	500.24	190.32	38.05	2,418.14	4,502.16	2,084.02	46.29
Travel - CFP - Westhaven	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Travel - CFP - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Travel - CFP - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Travel - CFP - Scattered	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Accounting Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Accounting Fees - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Accounting Fees - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Accounting Fees - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Accounting Fees - Scattered	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Auditing Fees	350.00	1,249.57	899.57	71.99	11,510.00	11,246.13	-263.87	-2.35
Port Out Admin Fee Paid	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Management Fee	20,452.74	20,568.05	115.31	0.56	180,086.37	185,112.45	5,026.08	2.72
Bookkeeping Fee	1,995.00	2,006.50	11.50	0.57	17,605.00	18,058.50	453.50	2.51
Asset Management Fee	2,710.00	2,710.00	0.00	0.00	24,340.00	24,390.00	50.00	0.20
Marketing	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Security Deposit Assistance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Office Rent	3,700.00	0.00	-3,700.00	N/A	33,300.00	0.00	-33,300.00	N/A
Consultants	949.89	2,082.93	1,133.04	54.40	22,341.19	18,746.37	-3,594.82	-19.18
Contract Services - CFP - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract Services - CFP - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract Services - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract Services - CFP - Sca...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract Services COVID	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Professional Meetings	0.00	250.11	250.11	100.00	975.95	2,250.99	1,275.04	56.64
Total Other Admin Expenses	33,996.25	30,616.97	-3,379.28	-11.04	310,855.38	275,552.73	-35,302.65	-12.81
Miscellaneous Admin Expenses								
Membership and Fees	0.00	125.06	125.06	100.00	1,191.93	1,125.54	-66.39	-5.90
Publications	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Advertising	0.00	167.07	167.07	100.00	1,606.86	1,503.63	-103.23	-6.87
Office Supplies	469.60	833.36	363.76	43.65	11,389.50	7,500.24	-3,889.26	-51.86
Office Supplies COVID	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Fuel-Administrative	113.00	0.00	-113.00	N/A	417.01	0.00	-417.01	N/A

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Computer Parts	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Telecom & Cell Services	677.20	416.19	-261.01	-62.71	3,090.26	3,745.71	655.45	17.50
Postage	945.04	500.24	-444.80	-88.92	9,041.10	4,502.16	-4,538.94	-100.82
Software Liscense Fees	185.00	125.06	-59.94	-47.93	9,605.68	1,125.54	-8,480.14	-753.43
Software Fees - CFP - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Software Fees - CFP - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Software Fees - CFP - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Software Fees - CFP - Scattered	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Copy & Print Services	0.00	733.53	733.53	100.00	3,722.75	6,601.77	2,879.02	43.61
Printer Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Software/IT	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Software/IT-CFP-WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Software/IT-CFP-CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Software/IT-CFP-SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Software/IT-CFP-Scattered	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Network & Broadband Services	5,515.80	2,500.13	-3,015.67	-120.62	34,389.19	22,501.17	-11,888.02	-52.83
Fax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Cell Phones/Pagers	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Cell Phones - CFP - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Cell Phones - CFP - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Cell Phones - CFP - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Cell Phones - CFP - Scattered	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Temporary Administrative Labor	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Small Office Equipment	18.00	0.00	-18.00	N/A	145.81	0.00	-145.81	N/A
TV/Cable	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Bank & Service Fees	0.00	0.00	0.00	N/A	32.00	0.00	-32.00	N/A
Sponsorships	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Other Misc Admin Expenses	2,682.94	416.19	-2,266.75	-544.64	6,041.50	3,745.71	-2,295.79	-61.29
Total Miscellaneous Admin Exp...	10,606.58	5,816.83	-4,789.75	-82.34	80,673.59	52,351.47	-28,322.12	-54.10
TOTAL ADMINISTRATIVE EXP...	96,856.35	82,007.65	-14,848.70	-18.11	653,185.59	738,068.85	84,883.26	11.50
TENANT SERVICES								
Tenant Services Salaries	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Employee Benefit Contributi...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A

Budget Comparison (with PTD)

Period = Apr 2023-Dec 2023

Book = Accrual

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
Resident Council	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Other Tenant Svcs.	23.69	416.96	393.27	94.32	2,660.62	3,752.64	1,092.02	29.10
Tenant Services Contract Costs	0.00	2,591.67	2,591.67	100.00	4,227.25	23,325.03	19,097.78	81.88
Tenant Relocation	0.00	0.00	0.00	N/A	1,195.00	0.00	-1,195.00	N/A
TOTAL TENANT SERVICES EX...	23.69	3,008.63	2,984.94	99.21	8,082.87	27,077.67	18,994.80	70.15
UTILITIES								
Water	16,779.97	10,472.34	-6,307.63	-60.23	120,698.09	94,251.06	-26,447.03	-28.06
Electricity	19,703.64	16,148.41	-3,555.23	-22.02	166,473.50	145,335.69	-21,137.81	-14.54
Electricity-Vacant Units	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Gas	15,187.62	10,212.58	-4,975.04	-48.71	66,330.83	91,913.22	25,582.39	27.83
Gas-Vacant Units	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Heating Oil	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Garbage/Trash Removal	6,877.71	5,276.34	-1,601.37	-30.35	66,411.54	47,487.06	-18,924.48	-39.85
Sewer	19,453.31	12,789.26	-6,664.05	-52.11	135,351.34	115,103.34	-20,248.00	-17.59
Stormwater Tax	0.00	979.59	979.59	100.00	13,118.40	8,816.31	-4,302.09	-48.80
TOTAL UTILITY EXPENSES	78,002.25	55,878.52	-22,123.73	-39.59	568,383.70	502,906.68	-65,477.02	-13.02
MAINTENANCE AND OPERATIONS								
General Maint Expense								
Maintenance and Repairs - Ex...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maintenance and Repairs - In...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maintenance and Repairs - ...	3,200.00	0.00	-3,200.00	N/A	3,200.00	0.00	-3,200.00	N/A
Maintenance Salaries	57,180.68	45,109.50	-12,071.18	-26.76	396,968.73	405,985.50	9,016.77	2.22
Maintenance Salary - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maintenance Salary - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maintenance Salary - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maintenance Salary - Scattered	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maintenance Salaries COVID	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maintenance Salaries - Con...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maintenance Labor-Grounds	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maint-On Call Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maintenance - Temporary Labor	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maint. Empl. Rent Free Unit	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A

Budget Comparison (with PTD)

Period = Apr 2023-Dec 2023

Book = Accrual

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
FICA - Maintenance	4,868.72	3,456.33	-1,412.39	-40.86	32,021.84	31,106.97	-914.87	-2.94
FICA - Res Appr - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
FICA - Res Appr - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
FICA - Res Appr - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
FICA - Res Appr - Scattered	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Employee Insurance - Maint...	0.00	6,050.42	6,050.42	100.00	11,790.34	54,453.78	42,663.44	78.35
Insurance - Res Appr - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Insurance - Res Appr - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Insurance - Res Appr - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Insurance - Res Appr - Scattered	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Retirement - Maintenance	0.00	997.75	997.75	100.00	1,548.04	8,979.75	7,431.71	82.76
Retirement - Res Appr - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Retirement - Res Appr - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Retirement - Res Appr - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Retirement - Res Appr - Scat...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Unemployment Insurance - M...	0.00	493.33	493.33	100.00	0.00	4,439.97	4,439.97	100.00
Unemployment Ins - Res App...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Unemployment Ins - Res App...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Unemployment Ins - Res App...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Unemployment Ins - Res App...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Disability - Maintenance	0.00	0.00	0.00	N/A	438.99	0.00	-438.99	N/A
Disability - Res Appr - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Disability - Res Appr - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Disability - Res Appr - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Disability - Res Appr - Scattered	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Fitness - Maintenance	0.00	16.91	16.91	100.00	413.00	152.19	-260.81	-171.37
Fitness - Res Appr - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Fitness - Res Appr - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Fitness - Res Appr - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Fitness - Res Appr - Scattered	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Workers Comp - Maintenance	492.09	837.82	345.73	41.27	4,428.81	7,540.38	3,111.57	41.27
Workers Comp - Res Appr - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Workers Comp - Res Appr - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Workers Comp - Res Appr - ...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A

Budget Comparison (with PTD)

Period = Apr 2023-Dec 2023

Book = Accrual

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
Workers Comp - Res Appr - S...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maintenance Uniforms	0.00	400.04	400.04	100.00	24,650.31	3,600.36	-21,049.95	-584.66
Maintenance Uniforms - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maintenance Uniforms - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maintenance Uniforms - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maintenance Uniforms - Scat...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Maintenance Travel/Training	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
XXX Vehicle Gas, Oil, Grease	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Total General Maint Expense	65,741.49	57,362.10	-8,379.39	-14.61	475,460.06	516,258.90	40,798.84	7.90
Materials								
Supplies-Grounds	0.00	683.12	683.12	100.00	9,390.52	6,148.08	-3,242.44	-52.74
Supplies - Grounds - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Supplies - Grounds - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Supplies - Grounds - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Supplies - Grounds - Scattered	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Supplies-Appliance	0.00	416.19	416.19	100.00	6,096.76	3,745.71	-2,351.05	-62.77
Supplies-Decorating/Painting	0.00	1,249.57	1,249.57	100.00	12,074.69	11,246.13	-828.56	-7.37
Supplies-Electrical	0.00	416.19	416.19	100.00	2,945.20	3,745.71	800.51	21.37
Supplies-Exterminating	0.00	99.85	99.85	100.00	163.30	898.65	735.35	81.83
Supplies-Janitorial/Cleaning	652.14	833.36	181.22	21.75	10,487.46	7,500.24	-2,987.22	-39.83
Supplies Cleaning COVID	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Supplies-Maint/Repairs	90.17	7,287.84	7,197.67	98.76	23,531.38	65,590.56	42,059.18	64.12
Supplies-Maint/Repairs - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Supplies-Maint/Repairs - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Supplies-Maint/Repairs - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Supplies-Maint/Repairs - Sca...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Supplies Maintenance COVID	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Supplies-Plumbing	672.22	2,666.20	1,993.98	74.79	20,906.77	23,995.80	3,089.03	12.87
Supplies-Tools and Equipment	1,592.93	500.24	-1,092.69	-218.43	15,534.31	4,502.16	-11,032.15	-245.04
Supplies-Consumables	217.94	0.00	-217.94	N/A	227.33	0.00	-227.33	N/A
Supplies-Turn	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Supplies - Snow Removal	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Supplies-HVAC	0.00	797.82	797.82	100.00	1,118.54	7,180.38	6,061.84	84.42
Vehicle-Gas & Oil	2,018.81	2,500.13	481.32	19.25	22,771.05	22,501.17	-269.88	-1.20

Budget Comparison (with PTD)

Period = Apr 2023-Dec 2023

Book = Accrual

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
Total Materials	5,244.21	17,450.51	12,206.30	69.95	125,247.31	157,054.59	31,807.28	20.25
Contract Costs								
Contract-Alarm/Extinguisher	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Appliance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Building Repairs	0.00	0.00	0.00	N/A	290.00	0.00	-290.00	N/A
Contract- Building Repairs WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract- Building Repairs CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract- Building Repairs SFi...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract- Building Repairs Sc...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Carpet Cleaning	0.00	0.00	0.00	N/A	870.00	0.00	-870.00	N/A
Contract-Decorating/Painting	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Electrical	0.00	520.50	520.50	100.00	0.00	4,684.50	4,684.50	100.00
Contract-Pest Control	4,058.91	5,437.33	1,378.42	25.35	53,381.72	48,935.97	-4,445.75	-9.08
Contract-Floor Covering	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Grounds	0.00	3,416.84	3,416.84	100.00	13,326.50	30,751.56	17,425.06	56.66
Contract-Grounds - WH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Grounds - CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Grounds - SFS/6th	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Grounds - Scattered	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Janitorial/Cleaning	0.00	2,082.93	2,082.93	100.00	8,344.14	18,746.37	10,402.23	55.49
Contract-Plumbing	0.00	513.00	513.00	100.00	12,523.52	4,617.00	-7,906.52	-171.25
Contract-Plumbing-CH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Plumbing COVID	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Window Covering	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-HVAC	0.00	300.00	300.00	100.00	40.00	2,700.00	2,660.00	98.52
Contract-Vehicle Maintenance	700.80	2,500.13	1,799.33	71.97	10,955.39	22,501.17	11,545.78	51.31
Contract-Equipment Rental	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Maintenance Consul...	0.00	0.00	0.00	N/A	98.03	0.00	-98.03	N/A
Contract-Elevator/Lift Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Alarm Monitoring	274.95	0.00	-274.95	N/A	2,819.41	0.00	-2,819.41	N/A
Contract-Sprinkler Monitoring	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Answering Service	2,934.30	0.00	-2,934.30	N/A	4,631.30	0.00	-4,631.30	N/A
Contract-IT Contracts	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Consultants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A

Budget Comparison (with PTD)

Period = Apr 2023-Dec 2023

Book = Accrual

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
Contract-Turn	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Asset Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Bookkeeping Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract-Fee For Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Contract Costs-Other	0.00	499.52	499.52	100.00	0.00	4,495.68	4,495.68	100.00
Total Contract Costs	7,968.96	15,270.25	7,301.29	47.81	107,280.01	137,432.25	30,152.24	21.94
TOTAL MAINTENACE EXPENSES	78,954.66	90,082.86	11,128.20	12.35	707,987.38	810,745.74	102,758.36	12.67
GENERAL EXPENSES								
Insurance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Property Insurance	4,065.90	3,134.83	-931.07	-29.70	36,593.10	28,213.47	-8,379.63	-29.70
Liability Insurance	795.59	653.92	-141.67	-21.66	7,160.31	5,885.28	-1,275.03	-21.66
Auto Insurance	697.41	573.00	-124.41	-21.71	6,276.69	5,157.00	-1,119.69	-21.71
Other Business Insurance	156.41	123.30	-33.11	-26.85	1,407.69	1,109.70	-297.99	-26.85
Payments in Lieu of Taxes	0.00	2,378.03	2,378.03	100.00	0.00	21,402.27	21,402.27	100.00
Misc. Taxes/Liscenses/Insurance	0.00	187.16	187.16	100.00	0.00	1,684.44	1,684.44	100.00
Organizational Costs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Severance Expense	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Retiree Expense	0.00	319.70	319.70	100.00	5.76	2,877.30	2,871.54	99.80
Bad Debt-Tenant Rents	0.00	1,834.85	1,834.85	100.00	-276.00	16,513.65	16,789.65	101.67
Bad Debt-Other	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Security/Law Enforcement	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Security Protective Services...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Port-In HAP Expense	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Other General Expense	0.00	0.00	0.00	N/A	253.41	0.00	-253.41	N/A
Other General Expense COVID	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Expense to Reconcile Bank	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
TOTAL GENERAL EXPENSES	5,715.31	9,204.79	3,489.48	37.91	51,420.96	82,843.11	31,422.15	37.93
HOUSING ASSISTANCE PAYMENTS								
Housing Assistance Payments	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Tenant Utility Payments-Voucher	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Portable Out HAP Payments	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
FSS Escrow Payments	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A

Budget Comparison (with PTD)

Period = Apr 2023-Dec 2023

Book = Accrual

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
Security Deposit Assistance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Misc HAP Expense	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
FINANCING EXPENSE								
Closing Cost	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Interest Expense-Loan 1	0.00	54.00	54.00	100.00	36.88	486.00	449.12	92.41
Interest Expense-Loan 2	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Interest Expense-Bond 1	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Interest Expense-Bond 2	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Interest Expense-Mortgage ...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Interest Expense-Rel Party Loan	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
TOTAL FINANCING EXPENSES	0.00	54.00	54.00	100.00	36.88	486.00	449.12	92.41
NON-OPERATING ITEMS								
Depreciation-Buildings	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Depreciation-Furn,Equip,Mac...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Depreciation-Furn,Equip,Mac...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Depreciation-Leashold Impr...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Depreciation-Infratstructure	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Operating Transfers OUT	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Prior Period Adjustments Affe...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Gain/Loss on Sale of Fixed A...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Gain/Loss from Disposition o...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Gain/Loss from Sale Disposit...	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Casualty Losses-Non Capitalized	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
Prior Period Adjustment	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
TOTAL EXPENSES	259,552.26	240,236.45	-19,315.81	-8.04	1,989,097.38	2,162,128.05	173,030.67	8.00
NET INCOME	-142,325.92	39,089.78	-181,415.70	-464.10	334,458.88	351,808.02	-17,349.14	-4.93