

Fourth Avenue (for022)

Budget Comparison

Period = Oct 2016-Sep 2017

Book = Accrual ; Tree = ysi_bf

	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses					
3000-00-000 INCOME					
3100-00-000 TENANT INCOME					
3101-00-000 Rental Income					
3111-00-000 Tenant Rent	345,509.00	385,560.00	-40,051.00	-10.39	385,560.00
3113-00-000 Less: Vacancies	0.00	-7,711.20	7,711.20	100.00	-7,711.20
3119-00-000 Total Rental Income	345,509.00	377,848.80	-32,339.80	-8.56	377,848.80
3120-00-000 Other Tenant Income					
3120-02-000 Cleaning Fee	1,520.00	0.00	1,520.00	N/A	0.00
3120-03-000 Damages	182.37	883.00	-700.63	-79.35	883.00
3120-04-000 Late Charges	3,628.00	3,409.00	219.00	6.42	3,409.00
3120-05-000 Legal Fees - Tenant	990.00	816.00	174.00	21.32	816.00
3120-06-000 NSF Charges	0.00	30.00	-30.00	-100.00	30.00
3120-08-000 Tenant Transfer Clearing	0.00	100.00	-100.00	-100.00	100.00
3120-09-000 Misc.Tenant Income	265.20	1,273.00	-1,007.80	-79.17	1,273.00
3129-00-000 Total Other Tenant Income	6,585.57	6,511.00	74.57	1.15	6,511.00
3199-00-000 NET TENANT INCOME	352,094.57	384,359.80	-32,265.23	-8.39	384,359.80
3400-00-000 GRANT INCOME					
3401-00-000 HUD PHA Operating Grants/Subsidy	242,192.71	243,387.00	-1,194.29	-0.49	243,387.00
3499-00-000 TOTAL GRANT INCOME	242,192.71	243,387.00	-1,194.29	-0.49	243,387.00
3600-00-000 OTHER INCOME					
3610-00-000 Interest Income - Unrestricted	23.40	4.82	18.58	385.48	4.82
3650-00-000 Miscellaneous Other Income	28,001.57	2,394.67	25,606.90	1,069.33	2,394.67
3660-00-000 CFG Operating Transfers IN	91,138.44	91,138.48	-0.04	0.00	91,138.48
3699-00-000 TOTAL OTHER INCOME	119,163.41	93,537.97	25,625.44	27.40	93,537.97
3999-00-000 TOTAL INCOME	713,450.69	721,284.77	-7,834.08	-1.09	721,284.77

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4000-00-000 EXPENSES					
4100-00-000 ADMINISTRATIVE					
4100-99-000 Administrative Salaries					
4110-00-000 Administrative Salaries	35,817.67	59,074.36	23,256.69	39.37	59,074.36
4110-00-001 Admin Salaries - OT	127.96	0.00	-127.96	N/A	0.00
4110-03-000 Compensated Absences	-13,254.62	0.00	13,254.62	N/A	0.00
4110-04-000 Employee Benefit Contribution-Admin	14,574.44	25,992.72	11,418.28	43.93	25,992.72
4110-99-000 Total Administrative Salaries	37,265.45	85,067.08	47,801.63	56.19	85,067.08
4130-00-000 Legal Expenses					
4130-01-000 Unlawful Detainers	169.00	274.40	105.40	38.41	274.40
4130-02-000 Criminal Background Checks	9.94	0.00	-9.94	N/A	0.00
4130-03-000 Drug Screening	18.57	0.00	-18.57	N/A	0.00
4130-04-000 Attorney Fees	82.24	0.00	-82.24	N/A	0.00
4131-00-000 Total Legal Expense	279.75	274.40	-5.35	-1.95	274.40
4139-00-000 Other Admin Expenses					
4150-00-000 Travel	29.52	0.00	-29.52	N/A	0.00
4171-00-000 Auditing Fees	1,844.67	2,309.75	465.08	20.14	2,309.75
4183-00-000 Professional Services	2,516.00	1,575.00	-941.00	-59.75	1,575.00
4189-00-000 Total Other Admin Expenses	4,390.19	3,884.75	-505.44	-13.01	3,884.75
4190-00-000 Miscellaneous Admin Expenses					
4190-03-000 Advertising	52.74	0.00	-52.74	N/A	0.00
4190-04-000 Supplies	466.27	0.00	-466.27	N/A	0.00
4190-05-000 Automobile Expenses	1,294.78	1,686.87	392.09	23.24	1,686.87
4190-06-000 Computer Rental & Serv Agreements	6,379.42	11,033.77	4,654.35	42.18	11,033.77
4190-07-000 Telephone	5,800.59	6,198.77	398.18	6.42	6,198.77
4190-08-000 Postage, Mailing & shipping	319.15	0.00	-319.15	N/A	0.00
4190-10-000 Equip Rental, Repair & Serv Agreement	2,073.29	2,064.12	-9.17	-0.44	2,064.12
4190-14-000 Records Management	61.56	110.99	49.43	44.54	110.99

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4190-19-000 Printing/Reproduction	71.53	0.00	-71.53	N/A	0.00
4191-00-000 Total Miscellaneous Admin Expenses	16,519.33	21,094.52	4,575.19	21.69	21,094.52
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	58,454.72	110,320.75	51,866.03	47.01	110,320.75
4200-00-000 TENANT SERVICES					
4210-02-000 Elderly/Disabled Prog - Salaries	14,065.34	14,757.63	692.29	4.69	14,757.63
4210-03-000 Elderly/Disabled Prog - Emp Ben	5,223.59	4,427.29	-796.30	-17.99	4,427.29
4220-00-000 Resident Council	1,095.00	2,100.00	1,005.00	47.86	2,100.00
4220-03-000 Tenant Sec Dep Int Expense	0.00	100.00	100.00	100.00	100.00
4220-04-000 Tenant Sec Dep Clearing Expense	113.62	0.00	-113.62	N/A	0.00
4230-01-000 Tenant Relocation	0.00	138.00	138.00	100.00	138.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	20,497.55	21,522.92	1,025.37	4.76	21,522.92
4300-00-000 UTILITIES					
4310-00-000 Water	34,643.45	29,028.00	-5,615.45	-19.34	29,028.00
4311-00-000 Sewer	46,022.49	36,041.00	-9,981.49	-27.69	36,041.00
4320-00-000 Electricity	98,171.98	102,708.00	4,536.02	4.42	102,708.00
4330-00-000 Gas	6,372.70	11,712.00	5,339.30	45.59	11,712.00
4340-00-000 Garbage/Trash Removal	6,064.34	4,447.24	-1,617.10	-36.36	4,447.24
4390-00-000 Misc. Utilities	1,325.81	1,188.00	-137.81	-11.60	1,188.00
4399-00-000 TOTAL UTILITY EXPENSES	192,600.77	185,124.24	-7,476.53	-4.04	185,124.24
4400-00-000 MAINTENANCE AND OPERATIONS					
4400-99-000 General Maint Expense					
4410-00-000 Maintenance Salaries	49,213.95	75,781.84	26,567.89	35.06	75,781.84
4410-00-001 Maintenance Salaries - OT	1,420.55	617.41	-803.14	-130.08	617.41
4410-03-000 Maintenance - Temporary Labor	1,265.99	0.00	-1,265.99	N/A	0.00
4410-05-000 Employee Benefit Contribution-Maint.	24,388.49	36,284.52	11,896.03	32.79	36,284.52
4411-00-000 Maintenance Uniforms	302.65	0.00	-302.65	N/A	0.00
4419-00-000 Total General Maint Expense	76,591.63	112,683.77	36,092.14	32.03	112,683.77
4420-00-000 Materials					
4420-01-000 Supplies-Grounds	0.00	230.00	230.00	100.00	230.00

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4420-02-000	Supplies-Appliance	388.76	1,480.00	1,091.24	73.73	1,480.00
4420-03-000	Supplies-Paint & Decorating	41.97	889.00	847.03	95.28	889.00
4420-04-000	Supplies-Electrical	2,151.49	1,968.00	-183.49	-9.32	1,968.00
4420-06-000	Supplies-Janitorial/Cleaning	350.91	1,580.00	1,229.09	77.79	1,580.00
4420-07-000	Supplies-Structure	950.03	951.00	0.97	0.10	951.00
4420-08-000	Supplies-Plumbing	167.07	1,031.00	863.93	83.80	1,031.00
4420-09-000	Supplies-HVAC	9,347.38	2,863.00	-6,484.38	-226.49	2,863.00
4420-10-000	Supplies-Locksmith	0.00	565.00	565.00	100.00	565.00
4420-11-000	Supplies-Windows	245.87	539.00	293.13	54.38	539.00
4420-12-000	Supplies-Safety	221.70	73.00	-148.70	-203.70	73.00
4420-15-000	Supplies - Vacancy	0.00	285.00	285.00	100.00	285.00
4420-20-000	Tools and Equipment	272.19	400.04	127.85	31.96	400.04
4420-23-000	Inventory Adjustment	10,827.77	0.00	-10,827.77	N/A	0.00
4429-00-000	Total Materials	24,965.14	12,854.04	-12,111.10	-94.22	12,854.04
4430-01-000	Contract-Alarm/Extinguisher	0.00	1,594.00	1,594.00	100.00	1,594.00
4430-03-000	Contract-Building Repairs	950.00	0.00	-950.00	N/A	0.00
4430-07-000	Contract-Pest Control	45,932.00	22,283.13	-23,648.87	-106.13	22,283.13
4430-08-000	Contract-Floor Covering	0.00	913.64	913.64	100.00	913.64
4430-09-000	Contract-Grounds	2,464.53	4,579.96	2,115.43	46.19	4,579.96
4430-10-000	Contract-Janitorial/Cleaning	2,000.00	0.00	-2,000.00	N/A	0.00
4430-11-000	Contract-Plumbing	1,850.00	1,600.04	-249.96	-15.62	1,600.04
4430-13-000	Contract-HVAC	0.00	849.60	849.60	100.00	849.60
4430-17-000	Contract-Elevator Monitoring	6,977.89	5,591.24	-1,386.65	-24.80	5,591.24
4430-18-000	Contract-Alarm Monitoring	5,808.00	7,711.00	1,903.00	24.68	7,711.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	581.56	581.56	100.00	581.56
4430-23-000	Contract-Mat Rentals	0.00	198.00	198.00	100.00	198.00
4430-24-000	Contract-Emerg Maint	0.00	403.20	403.20	100.00	403.20
4430-25-000	Contract-Vacancy Reduction	5,036.00	4,000.04	-1,035.96	-25.90	4,000.04
4431-00-000	Fee-For-Service					
4431-10-000	FFS - HVAC	62,423.19	39,713.12	-22,710.07	-57.19	39,713.12

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4431-20-000	FFS - Electrical & I/C	3,174.01	4,565.27	1,391.26	30.47	4,565.27
4431-30-000	FFS - Specialty	5,093.24	6,799.08	1,705.84	25.09	6,799.08
4431-60-000	FFS - Extermination	302.98	22,743.93	22,440.95	98.67	22,743.93
4431-99-000	Total Fee-For-Service	70,993.42	73,821.40	2,827.98	3.83	73,821.40
4499-00-000	TOTAL MAINTENACE EXPENSES	243,568.61	249,664.62	6,096.01	2.44	249,664.62
4510-00-000	Miscellaneous Expenses					
4520-00-000	Payments in Lieu of TaxesDO NOT USE	0.00	32,614.17	32,614.17	100.00	32,614.17
4521-00-000	Misc. Taxes/Liscenses/Insurance	760.00	0.00	-760.00	N/A	0.00
4531-00-000	Severance Exp - MaintenanceDO NOT USE	0.00	464.34	464.34	100.00	464.34
4570-00-000	Bad Debt-Tenant Rents	5,509.35	2,298.25	-3,211.10	-139.72	2,298.25
4570-02-000	Collection Cost Recovery	0.00	-115.23	-115.23	-100.00	-115.23
4590-10-000	Bank Fees & Service Charges	448.78	644.49	195.71	30.37	644.49
4590-30-000	A/P Discount	-101.97	0.00	101.97	N/A	0.00
4599-00-000	TOTAL MISC. EXPENSES	6,616.16	35,906.02	29,289.86	81.57	35,906.02
4600-00-000	General Expenses					
4610-00-000	Insurance Expense					
4610-10-000	Property Insurance	3,810.00	4,189.05	379.05	9.05	4,189.05
4610-20-000	General Liab. Insurance	5,186.00	5,159.12	-26.88	-0.52	5,159.12
4610-30-000	Workmen's Comp Ins.	1,943.25	2,317.77	374.52	16.16	2,317.77
4610-40-000	Auto Insurance	1,185.76	1,454.21	268.45	18.46	1,454.21
4610-50-000	Retiree Health Ins.	721.62	1,088.24	366.62	33.69	1,088.24
4610-60-000	Other Insurance	94.67	107.18	12.51	11.67	107.18
4610-99-000	Total Insurance Expenses	12,941.30	14,315.57	1,374.27	9.60	14,315.57
4620-00-000	Other General Expenses					
4620-81-000	Old A/P Invoices on Hold	200.82	0.00	-200.82	N/A	0.00
4620-90-000	Other Cost/Expenses	40.00	0.00	-40.00	N/A	0.00
4620-99-000	Total Other General Expenses	240.82	0.00	-240.82	N/A	0.00
4629-00-000	Total General Expenses	13,182.12	14,315.57	1,133.45	7.92	14,315.57
4650-00-000	Asset Management Fees					
4650-10-000	Management Fees	71,834.70	75,044.53	3,209.83	4.28	75,044.53

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4650-20-000 Bookkeeping Fees	8,887.50	9,284.63	397.13	4.28	9,284.63
4650-99-000 Total Management Fees	80,722.20	84,329.16	3,606.96	4.28	84,329.16
4660-00-000 Proration/Allocation/Overhead					
4660-10-000 Public Safety Prorations	25.44	0.00	-25.44	N/A	0.00
4660-20-000 Resident Services Prorations	10,550.77	7,073.48	-3,477.29	-49.16	7,073.48
4660-30-000 Tenant Selection Prorations	6,095.93	6,020.02	-75.91	-1.26	6,020.02
4660-40-001 Call Center Cost Allocations - Exps	10,492.37	9,122.80	-1,369.57	-15.01	9,122.80
4660-99-000 Total Proration/Allocation/Overhead	27,164.51	22,216.30	-4,948.21	-22.27	22,216.30
5000-00-000 NON-OPERATING ITEMS					
5100-01-000 Depreciation -Buildings	14,388.06	0.00	-14,388.06	N/A	0.00
5100-02-000 Depreciation -Equip - Dwellings	1,020.18	0.00	-1,020.18	N/A	0.00
5100-03-000 Depreciation -Equip - Non-Dwelling	3,115.41	0.00	-3,115.41	N/A	0.00
5100-04-000 Depreciation-Land Improvements	3,178.80	0.00	-3,178.80	N/A	0.00
5100-06-000 Depreciation-Building Improvements	41,025.03	0.00	-41,025.03	N/A	0.00
5999-00-000 TOTAL NON-OPERATING ITEMS	62,727.48	0.00	-62,727.48	N/A	0.00
8000-00-000 TOTAL EXPENSES	705,534.12	723,399.58	17,865.46	2.47	723,399.58
9000-00-000 NET INCOME	7,916.57	-2,114.81	10,031.38	474.34	-2,114.81
Net Income Less Depreciation	70,644.05				