

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3110-00-000	Rent Income-Gross Potential	0	0	0	N/A	227	0	227	N/A
3111-00-000	Tenant Rent	83,214	101,890	-18,676	-18	635,409	713,230	-77,821	-11
3119-00-000	Total Rental Income	83,214	101,890	-18,676	-18	635,636	713,230	-77,594	-11
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	0	0	0	N/A	57	0	57	N/A
3120-02-000	Cleaning Fee	0	0	0	N/A	100	0	100	N/A
3120-09-000	Misc.Tenant Income	0	167	-167	-100	-458	1,169	-1,627	-139
3120-11-000	Pet Fee	0	0	0	N/A	25	0	25	N/A
3129-00-000	Total Other Tenant Income	0	167	-167	-100	-276	1,169	-1,445	-124
3199-00-000	NET TENANT INCOME	83,214	102,057	-18,843	-18	635,360	714,399	-79,039	-11
3400-00-000	GRANT INCOME								
3401-00-000	HUD PHA Operating Grants/Subsidy	150,304	171,000	-20,696	-12	1,086,368	1,197,000	-110,632	-9
3401-10-000	HUD PHA Shortfall Funds	184,015	0	184,015	N/A	515,050	0	515,050	N/A
3410-01-000	Section 8 HAP Earned	328,986	351,819	-22,833	-6	2,115,874	2,462,733	-346,859	-14
3410-02-000	Section 8 Admin. Fee Income	58,215	38,001	20,214	53	236,362	266,007	-29,645	-11
3410-08-000	Section 8 EHV Prelim & Srvc Fees	0	0	0	N/A	32,250	0	32,250	N/A
3499-00-000	TOTAL GRANT INCOME	721,520	560,820	160,700	29	3,985,903	3,925,740	60,163	2
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	0	28	-28	-100	0	196	-196	-100
3620-00-000	Management Fee Income	32,365	40,451	-8,086	-20	212,593	283,157	-70,564	-25
3620-10-000	Bookkeeping Fee Income	5,370	6,131	-761	-12	38,978	42,917	-3,940	-9
3620-20-000	Asset Management Fee Income	3,240	3,460	-220	-6	25,280	24,220	1,060	4
3640-00-000	Fraud Recovery - HAP	0	200	-200	-100	1,411	1,400	11	1
3650-00-000	Miscellaneous Other Income	40	2,833	-2,793	-99	2,221	19,831	-17,610	-89
3660-00-000	Operating Transfers IN	0	21,370	-21,370	-100	0	149,590	-149,590	-100
3699-00-000	TOTAL OTHER INCOME	41,015	74,473	-33,458	-45	280,482	521,311	-240,829	-46
3999-00-000	TOTAL INCOME	845,749	737,350	108,399	15	4,901,745	5,161,450	-259,705	-5
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE								
4100-99-000	Administrative Salaries								

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		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4110-00-000	Administrative Salaries	46,174	66,207	20,033	30	345,802	463,449	117,647	25
4110-00-900	Administrative Salaries - Contra Account	0	0	0	N/A	-125,404	0	125,404	N/A
4110-04-000	Employee Benefit FICA - Admin	3,373	16,597	13,224	80	28,983	116,179	87,196	75
4110-04-900	Emp Benefit FICA - Admin - Contra Account	0	0	0	N/A	-4,062	0	4,062	N/A
4110-05-000	Employee Insurance - Admin	7,135	0	-7,135	N/A	46,323	0	-46,323	N/A
4110-06-000	Retirement - Admin	0	0	0	N/A	3,479	0	-3,479	N/A
4110-07-000	Unemployment Insurance - Admin	0	0	0	N/A	1,805	0	-1,805	N/A
4110-08-000	Disability - Admin	0	0	0	N/A	1,042	0	-1,042	N/A
4110-09-000	Fitness - Admin	0	0	0	N/A	195	0	-195	N/A
4110-10-000	Workers Comp - Admin	742	901	159	18	8,344	6,307	-2,037	-32
4110-99-000	Total Administrative Salaries	57,424	83,705	26,280	31	306,506	585,935	279,429	48
4130-00-000	Legal Expense								
4130-02-000	Criminal Background Checks	52	0	-52	N/A	192	0	-192	N/A
4130-03-000	Tenant Screening	455	0	-455	N/A	4,039	0	-4,039	N/A
4130-04-000	General Legal Expense	858	5,466	4,608	84	9,703	38,262	28,559	75
4131-00-000	Total Legal Expense	1,366	5,466	4,100	75	13,935	38,262	24,327	64
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	328	2,503	2,175	87	8,552	17,521	8,969	51
4150-00-000	Travel	284	104	-180	-173	2,425	728	-1,697	-233
4171-00-000	Auditing Fees	0	0	0	N/A	0	18,994	18,994	100
4172-00-000	Port Out Admin Fee Paid	93	0	-93	N/A	699	0	-699	N/A
4173-10-000	Management Fee	32,365	31,904	-461	-1	212,593	223,328	10,735	5
4173-20-000	Bookkeeping Fee	5,380	6,135	755	12	39,048	42,945	3,898	9
4173-30-000	Asset Management Fee	3,230	3,460	230	7	25,210	24,220	-990	-4
4180-00-000	Office Rent	300	3,050	2,750	90	1,800	21,350	19,550	92
4182-00-000	Consultants	560	6,127	5,567	91	28,058	42,889	14,831	35
4182-00-099	Contract Services COVID	0	0	0	N/A	2,501	0	-2,501	N/A
4183-00-000	Professional Meetings	967	0	-967	N/A	1,061	0	-1,061	N/A
4189-00-000	Total Other Admin Expenses	43,507	53,283	9,776	18	321,947	391,975	70,028	18
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	100	575	475	83	2,997	4,025	1,028	26
4190-02-000	Publications	0	0	0	N/A	82	0	-82	N/A
4190-03-000	Advertising	270	363	93	26	1,112	2,541	1,429	56
4190-04-000	Office Supplies	1,122	1,221	99	8	5,894	8,547	2,653	31
4190-04-099	Office Supplies COVID	1,737	0	-1,737	N/A	1,737	0	-1,737	N/A
4190-07-000	Telecom & Cell Services	685	3,017	2,332	77	5,745	21,119	15,374	73
4190-08-000	Postage	1,242	1,102	-140	-13	7,313	7,714	401	5
4190-09-000	Software Liscense Fees	15	0	-15	N/A	1,711	0	-1,711	N/A
4190-10-000	Copy & Print Services	829	1,047	218	21	6,295	7,329	1,034	14
4190-11-000	Printer Supplies	0	0	0	N/A	228	0	-228	N/A

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		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4190-13-000	Network & Broadband Services	3,667	0	-3,667	N/A	24,380	0	-24,380	N/A
4190-18-000	Small Office Equipment	0	0	0	N/A	1,319	0	-1,319	N/A
4190-19-000	TV/Cable	0	3,138	3,138	100	0	21,966	21,966	100
4190-20-000	Bank & Service Fees	17,567	0	-17,567	N/A	17,620	0	-17,620	N/A
4190-22-000	Other Misc Admin Expenses	420	558	138	25	3,913	3,906	-7	0
4191-00-000	Total Miscellaneous Admin Expenses	27,654	11,021	-16,633	-151	80,345	77,147	-3,198	-4
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	129,952	153,475	23,523	15	722,733	1,093,319	370,586	34
4200-00-000	TENANT SERVICES								
4220-01-000	Other Tenant Svcs.	0	0	0	N/A	37,951	0	-37,951	N/A
4230-00-000	Tenant Services Contract Costs	0	4,886	4,886	100	0	34,202	34,202	100
4230-01-000	Tenant Relocation	4,931	0	-4,931	N/A	8,337	0	-8,337	N/A
4299-00-000	TOTAL TENANT SERVICES EXPENSES	4,931	4,886	-45	-1	46,288	34,202	-12,086	-35
4300-00-000	UTILITIES								
4310-00-000	Water	9,036	17,301	8,265	48	99,679	121,107	21,428	18
4320-00-000	Electricity	21,765	24,385	2,620	11	172,288	170,695	-1,593	-1
4330-00-000	Gas	7,107	11,489	4,382	38	60,180	80,423	20,243	25
4340-00-000	Garbage/Trash Removal	7,232	6,797	-435	-6	48,673	47,579	-1,094	-2
4390-00-000	Sewer	13,395	23,835	10,440	44	127,463	166,845	39,382	24
4395-00-000	Stormwater Tax	0	1,602	1,602	100	8,006	11,214	3,208	29
4399-00-000	TOTAL UTILITY EXPENSES	58,535	85,409	26,874	31	516,289	597,863	81,574	14
4400-00-000	MAINTENANCE AND OPERATIONS								
4400-10-000	General Maint Expense								
4410-00-000	Maintenance Salaries	37,034	45,363	8,329	18	316,033	317,541	1,508	0
4410-05-000	FICA - Maintenance	2,726	12,866	10,140	79	23,322	90,062	66,740	74
4410-06-000	Employee Insurance - Maintenance	9,489	0	-9,489	N/A	46,932	0	-46,932	N/A
4410-07-000	Retirement - Maintenance	0	0	0	N/A	1,066	0	-1,066	N/A
4410-08-000	Unemployment Insurance - Maintenance	0	0	0	N/A	1,356	0	-1,356	N/A
4410-09-000	Disability - Maintenance	0	0	0	N/A	116	0	-116	N/A
4410-10-000	Fitness - Maintenance	65	0	-65	N/A	292	0	-292	N/A
4410-11-000	Workers Comp - Maintenance	509	617	108	18	2,034	4,319	2,285	53
4419-00-000	Total General Maint Expense	49,822	58,846	9,024	15	391,151	411,922	20,771	5
4420-00-000	Materials								
4420-01-000	Supplies - Grounds	0	1,669	1,669	100	2,701	11,683	8,982	77
4420-02-000	Supplies-Appliance	100	0	-100	N/A	1,610	0	-1,610	N/A
4420-03-000	Supplies-Decorating/Painting	896	939	43	5	9,109	6,573	-2,536	-39
4420-04-000	Supplies-Electrical	142	283	141	50	4,795	1,981	-2,814	-142
4420-05-000	Supplies-Exterminating	6	100	94	94	552	700	148	21

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4420-06-000	Supplies-Janitorial/Cleaning	354	554	200	36	3,042	3,878	836	22
4420-07-000	Supplies-Maint/Repairs	2,565	5,756	3,191	55	51,231	40,292	-10,939	-27
4420-08-000	Supplies-Plumbing	2,388	3,992	1,604	40	19,044	27,944	8,900	32
4420-09-000	Tools and Equipment	91	0	-91	N/A	2,166	0	-2,166	N/A
4420-10-000	Maintenance Paper/Supplies	0	0	0	N/A	4	0	-4	N/A
4420-11-000	Supplies-Turn	0	468	468	100	1,871	3,276	1,405	43
4420-13-000	Supplies - HVAC	1,348	142	-1,206	-849	4,749	994	-3,755	-378
4422-01-000	Vehicle-Gas & Oil	1,276	0	-1,276	N/A	10,534	0	-10,534	N/A
4429-00-000	Total Materials	9,167	13,903	4,736	34	111,408	97,321	-14,087	-14
4430-00-000	Contract Costs								
4430-03-000	Contract-Building Repairs	0	4,191	4,191	100	0	29,337	29,337	100
4430-06-000	Contract-Electrical	0	250	250	100	0	1,750	1,750	100
4430-07-000	Contract-Pest Control	2,456	4,759	2,304	48	26,218	33,313	7,095	21
4430-09-000	Contract-Grounds	15,075	0	-15,075	N/A	39,507	0	-39,507	N/A
4430-11-000	Contract-Plumbing	795	1,693	898	53	2,062	11,851	9,789	83
4430-13-000	Contract-HVAC	0	2,758	2,758	100	3,669	19,306	15,637	81
4430-14-000	Contract-Vehicle Maintenance	0	0	0	N/A	4,880	0	-4,880	N/A
4430-15-000	Contract-Equipment Rental	3,150	0	-3,150	N/A	25,200	0	-25,200	N/A
4430-16-000	Contract-Maintenance Consultants	0	0	0	N/A	468	0	-468	N/A
4430-17-000	Contract-Elevator Monitoring	0	1,500	1,500	100	12,822	10,500	-2,322	-22
4430-18-000	Contract-Alarm Monitoring	0	488	488	100	3,860	3,416	-444	-13
4430-20-000	Answering Service	0	0	0	N/A	191	0	-191	N/A
4430-99-000	Contract Costs-Other	325	1,305	980	75	2,181	9,135	6,954	76
4439-00-000	Total Contract Costs	21,800	16,944	-4,856	-29	121,058	118,608	-2,450	-2
4499-00-000	TOTAL MAINTENACE EXPENSES	80,789	89,693	8,904	10	623,617	627,851	4,234	1
4500-00-000	GENERAL EXPENSES								
4510-10-000	Property Insurance	4,442	4,067	-375	-9	28,962	28,469	-493	-2
4510-20-000	Liability Insurance	1,461	1,642	181	11	7,148	11,494	4,346	38
4510-30-000	Auto Insurance	493	0	-493	N/A	1,972	0	-1,972	N/A
4510-50-000	Other Business Insurance	270	0	-270	N/A	1,082	0	-1,082	N/A
4520-00-000	Payments in Lieu of Taxes	0	2,422	2,422	100	0	16,954	16,954	100
4521-00-000	Misc. Taxes/Liscenses/Insurance	0	457	457	100	1,195	3,199	2,004	63
4535-00-000	Retiree Expense	2,387	0	-2,387	N/A	10,343	0	-10,343	N/A
4570-00-000	Bad Debt-Tenant Rents	0	1,531	1,531	100	0	10,717	10,717	100
4590-00-000	Other General Expense	0	0	0	N/A	234	0	-234	N/A
4599-00-000	TOTAL GENERAL EXPENSES	9,053	10,119	1,066	11	50,935	70,833	19,898	28
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-00-000	Housing Assistance Payments	334,204	351,819	17,615	5	2,122,572	2,462,733	340,161	14

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4715-01-000	Tenant Utility Payments-Voucher	2,310	0	-2,310	N/A	13,538	0	-13,538	N/A
4715-02-000	Portable Out HAP Payments	1,690	0	-1,690	N/A	12,476	0	-12,476	N/A
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	338,204	351,819	13,615	4	2,148,586	2,462,733	314,147	13
5000-00-000	NON-OPERATING ITEMS								
5210-00-000	Operating Transfers OUT	0	-123	-123	-100	0	-861	-861	-100
5999-00-000	TOTAL NON-OPERATING ITEMS	0	-123	-123	-100	0	-861	-861	-100
8000-00-000	TOTAL EXPENSES	621,464	695,278	73,814	11	4,108,448	4,885,940	777,492	16
9000-00-000	NET INCOME	224,285	42,072	182,213	433	793,297	275,510	517,787	188

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3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3110-00-000	Rent Income-Gross Potential	0	0	0	N/A	227	0	227	N/A
3111-00-000	Tenant Rent	83,214	101,890	-18,676	-18	635,409	713,230	-77,821	-11
3119-00-000	Total Rental Income	83,214	101,890	-18,676	-18	635,636	713,230	-77,594	-11
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	0	0	0	N/A	57	0	57	N/A
3120-02-000	Cleaning Fee	0	0	0	N/A	100	0	100	N/A
3120-09-000	Misc.Tenant Income	0	167	-167	-100	-458	1,169	-1,627	-139
3120-11-000	Pet Fee	0	0	0	N/A	25	0	25	N/A
3129-00-000	Total Other Tenant Income	0	167	-167	-100	-276	1,169	-1,445	-124
3199-00-000	NET TENANT INCOME	83,214	102,057	-18,843	-18	635,360	714,399	-79,039	-11
3400-00-000	GRANT INCOME								
3401-00-000	HUD PHA Operating Grants/Subsidy	150,304	171,000	-20,696	-12	1,086,368	1,197,000	-110,632	-9
3401-10-000	HUD PHA Shortfall Funds	184,015	0	184,015	N/A	515,050	0	515,050	N/A
3499-00-000	TOTAL GRANT INCOME	334,319	171,000	163,319	96	1,601,417	1,197,000	404,417	34
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	0	3	-3	-100	0	21	-21	-100
3650-00-000	Miscellaneous Other Income	0	2,833	-2,833	-100	0	19,831	-19,831	-100
3660-00-000	Operating Transfers IN	0	21,370	-21,370	-100	0	149,590	-149,590	-100
3699-00-000	TOTAL OTHER INCOME	0	24,206	-24,206	-100	0	169,442	-169,442	-100
3999-00-000	TOTAL INCOME	417,533	297,263	120,270	40	2,236,777	2,080,841	155,936	7
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	14,956	21,671	6,715	31	130,539	151,697	21,158	14
4110-04-000	Employee Benefit FICA - Admin	1,100	6,295	5,195	83	9,399	44,065	34,666	79
4110-05-000	Employee Insurance - Admin	4,051	0	-4,051	N/A	26,218	0	-26,218	N/A
4110-06-000	Retirement - Admin	0	0	0	N/A	851	0	-851	N/A
4110-07-000	Unemployment Insurance - Admin	0	0	0	N/A	885	0	-885	N/A
4110-08-000	Disability - Admin	0	0	0	N/A	307	0	-307	N/A
4110-09-000	Fitness - Admin	0	0	0	N/A	195	0	-195	N/A

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4110-10-000	Workers Comp - Admin	243	296	53	18	5,043	2,072	-2,971	-143
4110-99-000	Total Administrative Salaries	20,351	28,262	7,911	28	173,438	197,834	24,396	12
4130-00-000	Legal Expense								
4130-02-000	Criminal Background Checks	35	0	-35	N/A	88	0	-88	N/A
4130-03-000	Tenant Screening	88	0	-88	N/A	140	0	-140	N/A
4130-04-000	General Legal Expense	124	3,670	3,546	97	1,220	25,690	24,470	95
4131-00-000	Total Legal Expense	246	3,670	3,424	93	1,447	25,690	24,243	94
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	0	1,587	1,587	100	5,907	11,109	5,202	47
4150-00-000	Travel	284	62	-222	-358	2,386	434	-1,952	-450
4171-00-000	Auditing Fees	0	0	0	N/A	0	13,294	13,294	100
4173-10-000	Management Fee	20,970	25,720	4,750	18	166,311	180,040	13,729	8
4173-20-000	Bookkeeping Fee	2,290	2,556	266	10	18,152	17,892	-260	-1
4173-30-000	Asset Management Fee	3,230	3,460	230	7	25,210	24,220	-990	-4
4182-00-000	Consultants	233	710	477	67	4,921	4,970	49	1
4182-00-099	Contract Services COVID	0	0	0	N/A	2,501	0	-2,501	N/A
4183-00-000	Professional Meetings	54	0	-54	N/A	54	0	-54	N/A
4189-00-000	Total Other Admin Expenses	27,061	34,095	7,034	21	225,442	251,959	26,517	11
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0	96	96	100	400	672	272	41
4190-03-000	Advertising	100	350	250	71	600	2,450	1,850	76
4190-04-000	Office Supplies	0	741	741	100	1,256	5,187	3,931	76
4190-07-000	Telecom & Cell Services	369	2,125	1,756	83	3,609	14,875	11,266	76
4190-08-000	Postage	821	535	-286	-53	4,194	3,745	-449	-12
4190-09-000	Software Liscense Fees	0	0	0	N/A	1,000	0	-1,000	N/A
4190-10-000	Copy & Print Services	311	588	277	47	2,899	4,116	1,217	30
4190-11-000	Printer Supplies	0	0	0	N/A	196	0	-196	N/A
4190-13-000	Network & Broadband Services	2,005	0	-2,005	N/A	14,317	0	-14,317	N/A
4190-19-000	TV/Cable	0	2,138	2,138	100	0	14,966	14,966	100
4190-22-000	Other Misc Admin Expenses	0	267	267	100	252	1,869	1,616	86
4191-00-000	Total Miscellaneous Admin Expenses	3,606	6,840	3,234	47	28,721	47,880	19,159	40
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	51,264	72,867	21,603	30	429,048	523,363	94,315	18
4200-00-000	TENANT SERVICES								
4220-01-000	Other Tenant Svcs.	0	0	0	N/A	37,951	0	-37,951	N/A
4230-00-000	Tenant Services Contract Costs	0	4,886	4,886	100	0	34,202	34,202	100
4230-01-000	Tenant Relocation	4,931	0	-4,931	N/A	8,337	0	-8,337	N/A
4299-00-000	TOTAL TENANT SERVICES EXPENSES	4,931	4,886	-45	-1	46,288	34,202	-12,086	-35
4300-00-000	UTILITIES								

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4310-00-000	Water	9,036	17,301	8,265	48	99,679	121,107	21,428	18
4320-00-000	Electricity	21,765	24,385	2,620	11	172,288	170,695	-1,593	-1
4330-00-000	Gas	7,107	11,489	4,382	38	60,180	80,423	20,243	25
4340-00-000	Garbage/Trash Removal	7,232	6,797	-435	-6	48,673	47,579	-1,094	-2
4390-00-000	Sewer	13,395	23,835	10,440	44	127,463	166,845	39,382	24
4395-00-000	Stormwater Tax	0	1,602	1,602	100	8,006	11,214	3,208	29
4399-00-000	TOTAL UTILITY EXPENSES	58,535	85,409	26,874	31	516,289	597,863	81,574	14
4400-00-000	MAINTENANCE AND OPERATIONS								
4400-10-000	General Maint Expense								
4410-00-000	Maintenance Salaries	37,034	45,363	8,329	18	316,033	317,541	1,508	0
4410-05-000	FICA - Maintenance	2,726	12,866	10,140	79	23,322	90,062	66,740	74
4410-06-000	Employee Insurance - Maintenance	9,489	0	-9,489	N/A	46,932	0	-46,932	N/A
4410-07-000	Retirement - Maintenance	0	0	0	N/A	1,066	0	-1,066	N/A
4410-08-000	Unemployment Insurance - Maintenance	0	0	0	N/A	1,356	0	-1,356	N/A
4410-09-000	Disability - Maintenance	0	0	0	N/A	116	0	-116	N/A
4410-10-000	Fitness - Maintenance	65	0	-65	N/A	292	0	-292	N/A
4410-11-000	Workers Comp - Maintenance	509	617	108	18	2,034	4,319	2,285	53
4419-00-000	Total General Maint Expense	49,822	58,846	9,024	15	391,151	411,922	20,771	5
4420-00-000	Materials								
4420-01-000	Supplies - Grounds	0	1,669	1,669	100	2,701	11,683	8,982	77
4420-02-000	Supplies-Appliance	100	0	-100	N/A	1,610	0	-1,610	N/A
4420-03-000	Supplies-Decorating/Painting	896	939	43	5	9,109	6,573	-2,536	-39
4420-04-000	Supplies-Electrical	142	283	141	50	4,795	1,981	-2,814	-142
4420-05-000	Supplies-Exterminating	6	100	94	94	552	700	148	21
4420-06-000	Supplies-Janitorial/Cleaning	354	554	200	36	3,042	3,878	836	22
4420-07-000	Supplies-Maint/Repairs	2,565	5,756	3,191	55	50,790	40,292	-10,498	-26
4420-08-000	Supplies-Plumbing	2,388	3,992	1,604	40	19,044	27,944	8,900	32
4420-09-000	Tools and Equipment	91	0	-91	N/A	2,166	0	-2,166	N/A
4420-10-000	Maintenance Paper/Supplies	0	0	0	N/A	4	0	-4	N/A
4420-11-000	Supplies-Turn	0	468	468	100	1,871	3,276	1,405	43
4420-13-000	Supplies - HVAC	1,348	142	-1,206	-849	4,749	994	-3,755	-378
4422-01-000	Vehicle-Gas & Oil	1,256	0	-1,256	N/A	10,514	0	-10,514	N/A
4429-00-000	Total Materials	9,147	13,903	4,756	34	110,947	97,321	-13,626	-14
4430-00-000	Contract Costs								
4430-03-000	Contract-Building Repairs	0	4,191	4,191	100	0	29,337	29,337	100
4430-06-000	Contract-Electrical	0	250	250	100	0	1,750	1,750	100
4430-07-000	Contract-Pest Control	2,456	4,759	2,304	48	26,218	33,313	7,095	21
4430-09-000	Contract-Grounds	15,075	0	-15,075	N/A	39,507	0	-39,507	N/A
4430-11-000	Contract-Plumbing	795	1,693	898	53	2,062	11,851	9,789	83

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4430-13-000	Contract-HVAC	0	2,758	2,758	100	3,669	19,306	15,637	81
4430-14-000	Contract-Vehicle Maintenance	0	0	0	N/A	4,630	0	-4,630	N/A
4430-15-000	Contract-Equipment Rental	3,150	0	-3,150	N/A	25,200	0	-25,200	N/A
4430-16-000	Contract-Maintenance Consultants	0	0	0	N/A	468	0	-468	N/A
4430-17-000	Contract-Elevator Monitoring	0	1,500	1,500	100	12,822	10,500	-2,322	-22
4430-18-000	Contract-Alarm Monitoring	0	488	488	100	3,860	3,416	-444	-13
4430-20-000	Answering Service	0	0	0	N/A	191	0	-191	N/A
4430-99-000	Contract Costs-Other	325	1,305	980	75	1,950	9,135	7,185	79
4439-00-000	Total Contract Costs	21,800	16,944	-4,856	-29	120,577	118,608	-1,969	-2
4499-00-000	TOTAL MAINTENACE EXPENSES	80,769	89,693	8,924	10	622,676	627,851	5,175	1
4500-00-000	GENERAL EXPENSES								
4510-10-000	Property Insurance	4,442	4,041	-401	-10	28,962	28,287	-675	-2
4510-20-000	Liability Insurance	913	816	-97	-12	4,957	5,712	755	13
4510-30-000	Auto Insurance	493	0	-493	N/A	1,972	0	-1,972	N/A
4510-50-000	Other Business Insurance	163	0	-163	N/A	651	0	-651	N/A
4520-00-000	Payments in Lieu of Taxes	0	2,422	2,422	100	0	16,954	16,954	100
4521-00-000	Misc. Taxes/Liscenses/Insurance	0	347	347	100	1,126	2,429	1,303	54
4570-00-000	Bad Debt-Tenant Rents	0	1,531	1,531	100	0	10,717	10,717	100
4599-00-000	TOTAL GENERAL EXPENSES	6,011	9,157	3,146	34	37,668	64,099	26,431	41
5000-00-000	NON-OPERATING ITEMS								
5210-00-000	Operating Transfers OUT	0	-123	-123	-100	0	-861	-861	-100
5999-00-000	TOTAL NON-OPERATING ITEMS	0	-123	-123	-100	0	-861	-861	-100
8000-00-000	TOTAL EXPENSES	201,510	261,889	60,379	23	1,651,968	1,846,517	194,549	11
9000-00-000	NET INCOME	216,023	35,374	180,649	511	584,809	234,324	350,485	150

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3000-00-000	INCOME								
3400-00-000	GRANT INCOME								
3410-01-000	Section 8 HAP Earned	328,986	351,819	-22,833	-6	2,115,874	2,462,733	-346,859	-14
3410-02-000	Section 8 Admin. Fee Income	58,215	38,001	20,214	53	236,362	266,007	-29,645	-11
3410-08-000	Section 8 EHV Prelim & Srvc Fees	0	0	0	N/A	32,250	0	32,250	N/A
3499-00-000	TOTAL GRANT INCOME	387,201	389,820	-2,619	-1	2,384,486	2,728,740	-344,254	-13
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	0	17	-17	-100	0	119	-119	-100
3640-00-000	Fraud Recovery - HAP	0	200	-200	-100	1,411	1,400	11	1
3699-00-000	TOTAL OTHER INCOME	0	217	-217	-100	1,411	1,519	-108	-7
3999-00-000	TOTAL INCOME	387,201	390,037	-2,836	-1	2,385,897	2,730,259	-344,362	-13
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	6,901	14,199	7,298	51	49,894	99,393	49,499	50
4110-04-000	Employee Benefit FICA - Admin	515	3,997	3,482	87	3,904	27,979	24,075	86
4110-05-000	Employee Insurance - Admin	860	0	-860	N/A	7,692	0	-7,692	N/A
4110-06-000	Retirement - Admin	0	0	0	N/A	623	0	-623	N/A
4110-07-000	Unemployment Insurance - Admin	0	0	0	N/A	187	0	-187	N/A
4110-08-000	Disability - Admin	0	0	0	N/A	172	0	-172	N/A
4110-10-000	Workers Comp - Admin	159	193	34	18	1,288	1,351	63	5
4110-99-000	Total Administrative Salaries	8,435	18,389	9,954	54	63,761	128,723	64,962	50
4130-00-000	Legal Expense								
4130-02-000	Criminal Background Checks	9	0	-9	N/A	9	0	-9	N/A
4130-03-000	Tenant Screening	368	0	-368	N/A	3,899	0	-3,899	N/A
4130-04-000	General Legal Expense	0	125	125	100	465	875	410	47
4131-00-000	Total Legal Expense	376	125	-251	-201	4,373	875	-3,498	-400
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	0	583	583	100	1,830	4,081	2,252	55
4150-00-000	Travel	0	42	42	100	39	294	255	87
4171-00-000	Auditing Fees	0	0	0	N/A	0	1,900	1,900	100
4172-00-000	Port Out Admin Fee Paid	93	0	-93	N/A	699	0	-699	N/A
4173-10-000	Management Fee	11,395	6,184	-5,211	-84	46,282	43,288	-2,994	-7
4173-20-000	Bookkeeping Fee	3,090	3,579	489	14	20,895	25,053	4,158	17

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4180-00-000	Office Rent	0	2,750	2,750	100	0	19,250	19,250	100
4182-00-000	Consultants	32	417	385	92	1,681	2,919	1,238	42
4183-00-000	Professional Meetings	913	0	-913	N/A	918	0	-918	N/A
4189-00-000	Total Other Admin Expenses	15,523	13,555	-1,968	-15	72,344	96,785	24,441	25
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0	21	21	100	400	147	-252	-172
4190-03-000	Advertising	0	2	2	100	33	14	-19	-138
4190-04-000	Office Supplies	1,038	188	-850	-452	4,180	1,316	-2,864	-218
4190-04-099	Office Supplies COVID	1,737	0	-1,737	N/A	1,737	0	-1,737	N/A
4190-07-000	Telecom & Cell Services	173	500	327	65	1,269	3,500	2,231	64
4190-08-000	Postage	421	417	-4	-1	1,944	2,919	975	33
4190-09-000	Software Liscense Fees	0	0	0	N/A	333	0	-333	N/A
4190-10-000	Copy & Print Services	207	167	-40	-24	1,532	1,169	-363	-31
4190-13-000	Network & Broadband Services	481	0	-481	N/A	3,056	0	-3,056	N/A
4190-18-000	Small Office Equipment	0	0	0	N/A	422	0	-422	N/A
4190-19-000	TV/Cable	0	417	417	100	0	2,919	2,919	100
4190-22-000	Other Misc Admin Expenses	0	83	83	100	0	581	581	100
4191-00-000	Total Miscellaneous Admin Expenses	4,058	1,795	-2,263	-126	14,906	12,565	-2,341	-19
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	28,393	33,864	5,471	16	155,384	238,948	83,564	35
4400-00-000	MAINTENANCE AND OPERATIONS								
4420-00-000	Materials								
4420-07-000	Supplies-Maint/Repairs	0	0	0	N/A	84	0	-84	N/A
4429-00-000	Total Materials	0	0	0	N/A	84	0	-84	N/A
4499-00-000	TOTAL MAINTENACE EXPENSES	0	0	0	N/A	84	0	-84	N/A
4500-00-000	GENERAL EXPENSES								
4510-20-000	Liability Insurance	0	328	328	100	0	2,296	2,296	100
4510-50-000	Other Business Insurance	47	0	-47	N/A	190	0	-190	N/A
4521-00-000	Misc. Taxes/Liscenses/Insurance	0	44	44	100	20	308	288	94
4590-00-000	Other General Expense	0	0	0	N/A	234	0	-234	N/A
4599-00-000	TOTAL GENERAL EXPENSES	47	372	325	87	443	2,604	2,161	83
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-00-000	Housing Assistance Payments	334,204	351,819	17,615	5	2,122,572	2,462,733	340,161	14
4715-01-000	Tenant Utility Payments-Voucher	2,310	0	-2,310	N/A	13,538	0	-13,538	N/A
4715-02-000	Portable Out HAP Payments	1,690	0	-1,690	N/A	12,476	0	-12,476	N/A
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	338,204	351,819	13,615	4	2,148,586	2,462,733	314,147	13
8000-00-000	TOTAL EXPENSES	366,644	386,055	19,411	5	2,304,498	2,704,285	399,787	15

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
9000-00-000	NET INCOME	20,557	3,982	16,575	416	81,399	25,974	55,425	213

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3000-00-000	INCOME								
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	0	8	-8	-100	0	56	-56	-100
3620-00-000	Management Fee Income	32,365	40,451	-8,086	-20	212,593	283,157	-70,564	-25
3620-10-000	Bookkeeping Fee Income	5,370	6,131	-761	-12	38,978	42,917	-3,940	-9
3620-20-000	Asset Management Fee Income	3,240	3,460	-220	-6	25,280	24,220	1,060	4
3650-00-000	Miscellaneous Other Income	40	0	40	N/A	2,221	0	2,221	N/A
3699-00-000	TOTAL OTHER INCOME	41,015	50,050	-9,035	-18	279,071	350,350	-71,279	-20
3999-00-000	TOTAL INCOME	41,015	50,050	-9,035	-18	279,071	350,350	-71,279	-20
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	24,318	30,337	6,019	20	165,369	212,359	46,990	22
4110-00-900	Administrative Salaries - Contra Account	0	0	0	N/A	-125,404	0	125,404	N/A
4110-04-000	Employee Benefit FICA - Admin	1,758	6,305	4,547	72	15,681	44,135	28,454	64
4110-04-900	Emp Benefit FICA - Admin - Contra Account	0	0	0	N/A	-4,062	0	4,062	N/A
4110-05-000	Employee Insurance - Admin	2,223	0	-2,223	N/A	12,412	0	-12,412	N/A
4110-06-000	Retirement - Admin	0	0	0	N/A	2,005	0	-2,005	N/A
4110-07-000	Unemployment Insurance - Admin	0	0	0	N/A	732	0	-732	N/A
4110-08-000	Disability - Admin	0	0	0	N/A	562	0	-562	N/A
4110-10-000	Workers Comp - Admin	340	412	72	17	2,012	2,884	872	30
4110-99-000	Total Administrative Salaries	28,639	37,054	8,415	23	69,307	259,378	190,071	73
4130-00-000	Legal Expense								
4130-02-000	Criminal Background Checks	9	0	-9	N/A	96	0	-96	N/A
4130-04-000	General Legal Expense	734	1,671	936	56	8,018	11,697	3,678	31
4131-00-000	Total Legal Expense	743	1,671	928	56	8,115	11,697	3,582	31
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	328	333	5	2	815	2,331	1,516	65
4171-00-000	Auditing Fees	0	0	0	N/A	0	3,800	3,800	100
4180-00-000	Office Rent	300	300	0	0	1,800	2,100	300	14
4182-00-000	Consultants	295	5,000	4,705	94	21,456	35,000	13,544	39
4183-00-000	Professional Meetings	0	0	0	N/A	89	0	-89	N/A
4189-00-000	Total Other Admin Expenses	923	5,633	4,710	84	24,161	43,231	19,070	44
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	100	458	358	78	2,198	3,206	1,008	31

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4190-02-000	Publications	0	0	0	N/A	82	0	-82	N/A
4190-03-000	Advertising	170	11	-159	-1,447	479	77	-402	-522
4190-04-000	Office Supplies	83	292	209	71	458	2,044	1,586	78
4190-07-000	Telecom & Cell Services	143	392	249	64	867	2,744	1,877	68
4190-08-000	Postage	0	150	150	100	1,175	1,050	-125	-12
4190-09-000	Software Liscense Fees	15	0	-15	N/A	378	0	-378	N/A
4190-10-000	Copy & Print Services	311	292	-19	-6	1,865	2,044	179	9
4190-11-000	Printer Supplies	0	0	0	N/A	32	0	-32	N/A
4190-13-000	Network & Broadband Services	1,181	0	-1,181	N/A	7,007	0	-7,007	N/A
4190-18-000	Small Office Equipment	0	0	0	N/A	897	0	-897	N/A
4190-19-000	TV/Cable	0	583	583	100	0	4,081	4,081	100
4190-20-000	Bank & Service Fees	17,567	0	-17,567	N/A	17,620	0	-17,620	N/A
4190-22-000	Other Misc Admin Expenses	420	208	-212	-102	3,661	1,456	-2,205	-151
4191-00-000	Total Miscellaneous Admin Expenses	19,990	2,386	-17,604	-738	36,718	16,702	-20,016	-120
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	50,295	46,744	-3,551	-8	138,300	331,008	192,708	58
4400-00-000	MAINTENANCE AND OPERATIONS								
4420-00-000	Materials								
4420-07-000	Supplies-Maint/Repairs	0	0	0	N/A	356	0	-356	N/A
4422-01-000	Vehicle-Gas & Oil	20	0	-20	N/A	20	0	-20	N/A
4429-00-000	Total Materials	20	0	-20	N/A	376	0	-376	N/A
4430-00-000	Contract Costs								
4430-99-000	Contract Costs-Other	0	0	0	N/A	231	0	-231	N/A
4439-00-000	Total Contract Costs	0	0	0	N/A	231	0	-231	N/A
4499-00-000	TOTAL MAINTENACE EXPENSES	20	0	-20	N/A	608	0	-608	N/A
4500-00-000	GENERAL EXPENSES								
4510-10-000	Property Insurance	0	26	26	100	0	182	182	100
4510-20-000	Liability Insurance	548	498	-50	-10	2,191	3,486	1,295	37
4510-50-000	Other Business Insurance	60	0	-60	N/A	241	0	-241	N/A
4521-00-000	Misc. Taxes/Liscenses/Insurance	0	66	66	100	50	462	412	89
4535-00-000	Retiree Expense	2,387	0	-2,387	N/A	10,343	0	-10,343	N/A
4599-00-000	TOTAL GENERAL EXPENSES	2,995	590	-2,405	-408	12,824	4,130	-8,694	-211
8000-00-000	TOTAL EXPENSES	53,310	47,334	-5,976	-13	151,732	335,138	183,406	55
9000-00-000	NET INCOME	-12,295	2,716	-15,011	-553	127,339	15,212	112,127	737

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3110-00-000	Rent Income-Gross Potential	0	0	0	N/A	-100	0	-100	N/A
3111-00-000	Tenant Rent	32,357	35,980	-3,623	-10	237,328	251,860	-14,532	-6
3119-00-000	Total Rental Income	32,357	35,980	-3,623	-10	237,228	251,860	-14,632	-6
3120-00-000	Other Tenant Income								
3120-02-000	Cleaning Fee	0	0	0	N/A	100	0	100	N/A
3120-09-000	Misc.Tenant Income	0	0	0	N/A	18	0	18	N/A
3129-00-000	Total Other Tenant Income	0	0	0	N/A	118	0	118	N/A
3199-00-000	NET TENANT INCOME	32,357	35,980	-3,623	-10	237,346	251,860	-14,514	-6
3400-00-000	GRANT INCOME								
3401-00-000	HUD PHA Operating Grants/Subsidy	52,348	64,400	-12,052	-19	391,809	450,800	-58,991	-13
3401-10-000	HUD PHA Shortfall Funds	62,359	0	62,359	N/A	176,801	0	176,801	N/A
3499-00-000	TOTAL GRANT INCOME	114,707	64,400	50,307	78	568,610	450,800	117,810	26
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	0	2	-2	-100	0	14	-14	-100
3660-00-000	Operating Transfers IN	0	17,047	-17,047	-100	0	119,329	-119,329	-100
3699-00-000	TOTAL OTHER INCOME	0	17,049	-17,049	-100	0	119,343	-119,343	-100
3999-00-000	TOTAL INCOME	147,064	117,429	29,635	25	805,956	822,003	-16,047	-2
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	4,515	6,734	2,219	33	38,099	47,138	9,039	19
4110-04-000	Employee Benefit FICA - Admin	336	1,840	1,504	82	2,779	12,880	10,101	78
4110-05-000	Employee Insurance - Admin	1,184	0	-1,184	N/A	7,333	0	-7,333	N/A
4110-06-000	Retirement - Admin	0	0	0	N/A	177	0	-177	N/A
4110-07-000	Unemployment Insurance - Admin	0	0	0	N/A	281	0	-281	N/A
4110-08-000	Disability - Admin	0	0	0	N/A	103	0	-103	N/A
4110-09-000	Fitness - Admin	0	0	0	N/A	71	0	-71	N/A
4110-10-000	Workers Comp - Admin	76	92	16	18	1,415	644	-771	-120
4110-99-000	Total Administrative Salaries	6,111	8,666	2,555	29	50,258	60,662	10,404	17
4130-00-000	Legal Expense								

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4130-02-000	Criminal Background Checks	13	0	-13	N/A	31	0	-31	N/A
4130-03-000	Tenant Screening	32	0	-32	N/A	51	0	-51	N/A
4130-04-000	General Legal Expense	124	1,418	1,294	91	211	9,926	9,715	98
4131-00-000	Total Legal Expense	169	1,418	1,249	88	293	9,926	9,633	97
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	0	500	500	100	1,762	3,500	1,738	50
4150-00-000	Travel	103	17	-86	-508	850	119	-731	-615
4171-00-000	Auditing Fees	0	0	0	N/A	0	4,843	4,843	100
4173-10-000	Management Fee	7,795	9,485	1,690	18	56,219	66,395	10,176	15
4173-20-000	Bookkeeping Fee	848	941	94	10	6,112	6,587	474	7
4173-30-000	Asset Management Fee	1,260	1,260	0	0	8,820	8,820	0	0
4182-00-000	Consultants	85	167	82	49	1,715	1,169	-546	-47
4182-00-099	Contract Services COVID	0	0	0	N/A	2,501	0	-2,501	N/A
4183-00-000	Professional Meetings	20	0	-20	N/A	20	0	-20	N/A
4189-00-000	Total Other Admin Expenses	10,111	12,370	2,259	18	77,999	91,433	13,434	15
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0	29	29	100	145	203	58	28
4190-03-000	Advertising	36	118	82	69	219	826	607	74
4190-04-000	Office Supplies	0	242	242	100	455	1,694	1,239	73
4190-07-000	Telecom & Cell Services	93	708	615	87	1,033	4,956	3,923	79
4190-08-000	Postage	299	167	-132	-79	1,488	1,169	-319	-27
4190-09-000	Software Liscense Fees	0	0	0	N/A	335	0	-335	N/A
4190-10-000	Copy & Print Services	104	167	63	38	971	1,169	198	17
4190-11-000	Printer Supplies	0	0	0	N/A	69	0	-69	N/A
4190-13-000	Network & Broadband Services	1,349	0	-1,349	N/A	9,020	0	-9,020	N/A
4190-19-000	TV/Cable	0	1,042	1,042	100	0	7,294	7,294	100
4190-22-000	Other Misc Admin Expenses	0	125	125	100	88	875	787	90
4191-00-000	Total Miscellaneous Admin Expenses	1,882	2,598	716	28	13,823	18,186	4,363	24
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	18,272	25,052	6,780	27	142,373	180,207	37,834	21
4200-00-000	TENANT SERVICES								
4220-01-000	Other Tenant Svcs.	0	0	0	N/A	3,151	0	-3,151	N/A
4230-00-000	Tenant Services Contract Costs	0	2,200	2,200	100	0	15,400	15,400	100
4230-01-000	Tenant Relocation	0	0	0	N/A	636	0	-636	N/A
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0	2,200	2,200	100	3,787	15,400	11,613	75
4300-00-000	UTILITIES								
4310-00-000	Water	4,394	5,422	1,028	19	38,097	37,954	-143	0
4320-00-000	Electricity	7,409	8,394	985	12	59,003	58,758	-245	0
4330-00-000	Gas	1,636	3,355	1,719	51	17,489	23,485	5,996	26

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4340-00-000	Garbage/Trash Removal	2,788	2,278	-510	-22	18,776	15,946	-2,830	-18
4390-00-000	Sewer	6,585	7,535	950	13	49,129	52,745	3,616	7
4395-00-000	Stormwater Tax	0	654	654	100	3,269	4,578	1,309	29
4399-00-000	TOTAL UTILITY EXPENSES	22,812	27,638	4,826	17	185,762	193,466	7,704	4
4400-00-000	MAINTENANCE AND OPERATIONS								
4400-10-000	General Maint Expense								
4410-00-000	Maintenance Salaries	14,402	20,156	5,754	29	116,944	141,092	24,148	17
4410-05-000	FICA - Maintenance	1,060	5,799	4,739	82	8,629	40,593	31,964	79
4410-06-000	Employee Insurance - Maintenance	3,682	0	-3,682	N/A	17,468	0	-17,468	N/A
4410-07-000	Retirement - Maintenance	0	0	0	N/A	388	0	-388	N/A
4410-08-000	Unemployment Insurance - Maintenance	0	0	0	N/A	494	0	-494	N/A
4410-09-000	Disability - Maintenance	0	0	0	N/A	39	0	-39	N/A
4410-10-000	Fitness - Maintenance	24	0	-24	N/A	106	0	-106	N/A
4410-11-000	Workers Comp - Maintenance	226	274	48	18	904	1,918	1,014	53
4419-00-000	Total General Maint Expense	19,394	26,229	6,835	26	144,972	183,603	38,631	21
4420-00-000	Materials								
4420-01-000	Supplies - Grounds	0	1,250	1,250	100	902	8,750	7,848	90
4420-02-000	Supplies-Appliance	100	0	-100	N/A	317	0	-317	N/A
4420-03-000	Supplies-Decorating/Painting	896	542	-354	-65	5,396	3,794	-1,602	-42
4420-04-000	Supplies-Electrical	109	104	-5	-5	765	728	-37	-5
4420-05-000	Supplies-Exterminating	0	33	33	100	218	231	13	6
4420-06-000	Supplies-Janitorial/Cleaning	340	250	-90	-36	1,364	1,750	386	22
4420-07-000	Supplies-Maint/Repairs	2,032	2,042	10	0	20,018	14,294	-5,724	-40
4420-08-000	Supplies-Plumbing	1,957	1,667	-290	-17	7,591	11,669	4,078	35
4420-09-000	Tools and Equipment	76	0	-76	N/A	828	0	-828	N/A
4420-11-000	Supplies-Turn	0	167	167	100	0	1,169	1,169	100
4420-13-000	Supplies - HVAC	1,090	71	-1,019	-1,436	1,509	497	-1,012	-204
4422-01-000	Vehicle-Gas & Oil	457	0	-457	N/A	3,777	0	-3,777	N/A
4429-00-000	Total Materials	7,058	6,126	-932	-15	42,684	42,882	198	0
4430-00-000	Contract Costs								
4430-03-000	Contract-Building Repairs	0	2,083	2,083	100	0	14,581	14,581	100
4430-07-000	Contract-Pest Control	1,800	833	-967	-116	9,592	5,831	-3,761	-64
4430-09-000	Contract-Grounds	10,125	0	-10,125	N/A	12,185	0	-12,185	N/A
4430-11-000	Contract-Plumbing	0	150	150	100	918	1,050	132	13
4430-13-000	Contract-HVAC	0	1,458	1,458	100	0	10,206	10,206	100
4430-14-000	Contract-Vehicle Maintenance	0	0	0	N/A	1,686	0	-1,686	N/A
4430-20-000	Answering Service	0	0	0	N/A	64	0	-64	N/A
4430-99-000	Contract Costs-Other	0	204	204	100	0	1,428	1,428	100
4439-00-000	Total Contract Costs	11,925	4,728	-7,197	-152	24,445	33,096	8,651	26

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4499-00-000	TOTAL MAINTENACE EXPENSES	38,377	37,083	-1,294	-3	212,101	259,581	47,480	18
4500-00-000	GENERAL EXPENSES								
4510-10-000	Property Insurance	1,453	1,321	-132	-10	9,564	9,247	-317	-3
4510-20-000	Liability Insurance	332	267	-66	-25	1,767	1,869	102	5
4510-30-000	Auto Insurance	180	0	-180	N/A	718	0	-718	N/A
4510-50-000	Other Business Insurance	54	0	-54	N/A	214	0	-214	N/A
4520-00-000	Payments in Lieu of Taxes	0	1,062	1,062	100	0	7,434	7,434	100
4521-00-000	Misc. Taxes/Liscenses/Insurance	0	275	275	100	377	1,925	1,548	80
4570-00-000	Bad Debt-Tenant Rents	0	540	540	100	0	3,780	3,780	100
4599-00-000	TOTAL GENERAL EXPENSES	2,019	3,465	1,446	42	12,641	24,255	11,614	48
8000-00-000	TOTAL EXPENSES	81,480	95,438	13,958	15	556,664	672,909	116,245	17
9000-00-000	NET INCOME	65,584	21,991	43,593	198	249,292	149,094	100,198	67

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	9,126	26,459	-17,333	-66	116,612	185,213	-68,601	-37
3119-00-000	Total Rental Income	9,126	26,459	-17,333	-66	116,612	185,213	-68,601	-37
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	0	0	0	N/A	57	0	57	N/A
3120-09-000	Misc.Tenant Income	0	0	0	N/A	151	0	151	N/A
3129-00-000	Total Other Tenant Income	0	0	0	N/A	208	0	208	N/A
3199-00-000	NET TENANT INCOME	9,126	26,459	-17,333	-66	116,820	185,213	-68,393	-37
3400-00-000	GRANT INCOME								
3401-00-000	HUD PHA Operating Grants/Subsidy	34,979	29,649	5,330	18	237,984	207,543	30,441	15
3401-10-000	HUD PHA Shortfall Funds	36,730	0	36,730	N/A	107,100	0	107,100	N/A
3499-00-000	TOTAL GRANT INCOME	71,709	29,649	42,060	142	345,084	207,543	137,541	66
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	0	1	-1	-100	0	7	-7	-100
3650-00-000	Miscellaneous Other Income	0	83	-83	-100	0	581	-581	-100
3660-00-000	Operating Transfers IN	0	4,323	-4,323	-100	0	30,261	-30,261	-100
3699-00-000	TOTAL OTHER INCOME	0	4,407	-4,407	-100	0	30,849	-30,849	-100
3999-00-000	TOTAL INCOME	80,835	60,515	20,320	34	461,904	423,605	38,299	9
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	1,899	4,726	2,827	60	21,000	33,082	12,082	37
4110-04-000	Employee Benefit FICA - Admin	142	1,214	1,072	88	1,532	8,498	6,966	82
4110-05-000	Employee Insurance - Admin	509	0	-509	N/A	3,980	0	-3,980	N/A
4110-06-000	Retirement - Admin	0	0	0	N/A	105	0	-105	N/A
4110-07-000	Unemployment Insurance - Admin	0	0	0	N/A	167	0	-167	N/A
4110-08-000	Disability - Admin	0	0	0	N/A	86	0	-86	N/A
4110-09-000	Fitness - Admin	0	0	0	N/A	42	0	-42	N/A
4110-10-000	Workers Comp - Admin	53	64	11	17	1,933	448	-1,485	-331
4110-99-000	Total Administrative Salaries	2,602	6,004	3,402	57	28,844	42,028	13,184	31
4130-00-000	Legal Expense								

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4130-02-000	Criminal Background Checks	8	0	-8	N/A	20	0	-20	N/A
4130-03-000	Tenant Screening	19	0	-19	N/A	30	0	-30	N/A
4130-04-000	General Legal Expense	0	626	626	100	691	4,382	3,691	84
4131-00-000	Total Legal Expense	27	626	599	96	741	4,382	3,641	83
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	0	417	417	100	1,321	2,919	1,598	55
4150-00-000	Travel	62	17	-45	-262	557	119	-438	-368
4171-00-000	Auditing Fees	0	0	0	N/A	0	2,880	2,880	100
4173-10-000	Management Fee	3,311	5,672	2,361	42	43,181	39,704	-3,477	-9
4173-20-000	Bookkeeping Fee	360	563	203	36	4,695	3,941	-754	-19
4173-30-000	Asset Management Fee	530	750	220	29	6,310	5,250	-1,060	-20
4182-00-000	Consultants	36	83	47	57	1,220	581	-639	-110
4183-00-000	Professional Meetings	12	0	-12	N/A	12	0	-12	N/A
4189-00-000	Total Other Admin Expenses	4,310	7,502	3,192	43	57,295	55,394	-1,901	-3
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0	23	23	100	87	161	74	46
4190-03-000	Advertising	22	98	76	78	130	686	556	81
4190-04-000	Office Supplies	0	208	208	100	276	1,456	1,180	81
4190-07-000	Telecom & Cell Services	117	600	483	81	1,136	4,200	3,064	73
4190-08-000	Postage	178	154	-24	-16	994	1,078	84	8
4190-09-000	Software Liscense Fees	0	0	0	N/A	279	0	-279	N/A
4190-10-000	Copy & Print Services	87	138	51	37	809	966	157	16
4190-11-000	Printer Supplies	0	0	0	N/A	48	0	-48	N/A
4190-13-000	Network & Broadband Services	193	0	-193	N/A	1,584	0	-1,584	N/A
4190-19-000	TV/Cable	0	542	542	100	0	3,794	3,794	100
4190-22-000	Other Misc Admin Expenses	0	63	63	100	64	441	377	85
4191-00-000	Total Miscellaneous Admin Expenses	597	1,826	1,229	67	5,407	12,782	7,375	58
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	7,535	15,958	8,423	53	92,288	114,586	22,298	19
4200-00-000	TENANT SERVICES								
4220-01-000	Other Tenant Svcs.	0	0	0	N/A	31,029	0	-31,029	N/A
4230-00-000	Tenant Services Contract Costs	0	156	156	100	0	1,092	1,092	100
4230-01-000	Tenant Relocation	4,931	0	-4,931	N/A	6,747	0	-6,747	N/A
4299-00-000	TOTAL TENANT SERVICES EXPENSES	4,931	156	-4,775	-3,061	37,776	1,092	-36,684	-3,359
4300-00-000	UTILITIES								
4310-00-000	Water	154	4,480	4,326	97	14,238	31,360	17,122	55
4320-00-000	Electricity	4,615	5,574	959	17	36,723	39,018	2,295	6
4330-00-000	Gas	488	1,719	1,231	72	5,690	12,033	6,343	53
4340-00-000	Garbage/Trash Removal	1,087	1,898	811	43	7,255	13,286	6,031	45

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4390-00-000	Sewer	162	6,220	6,058	97	18,600	43,540	24,940	57
4395-00-000	Stormwater Tax	0	143	143	100	713	1,001	288	29
4399-00-000	TOTAL UTILITY EXPENSES	6,505	20,034	13,529	68	83,219	140,238	57,019	41
4400-00-000	MAINTENANCE AND OPERATIONS								
4400-10-000	General Maint Expense								
4410-00-000	Maintenance Salaries	6,058	8,401	2,343	28	64,511	58,807	-5,704	-10
4410-05-000	FICA - Maintenance	446	2,357	1,911	81	4,762	16,499	11,737	71
4410-06-000	Employee Insurance - Maintenance	1,569	0	-1,569	N/A	9,351	0	-9,351	N/A
4410-07-000	Retirement - Maintenance	0	0	0	N/A	231	0	-231	N/A
4410-08-000	Unemployment Insurance - Maintenance	0	0	0	N/A	294	0	-294	N/A
4410-09-000	Disability - Maintenance	0	0	0	N/A	32	0	-32	N/A
4410-10-000	Fitness - Maintenance	14	0	-14	N/A	63	0	-63	N/A
4410-11-000	Workers Comp - Maintenance	94	114	20	17	377	798	421	53
4419-00-000	Total General Maint Expense	8,181	10,872	2,691	25	79,621	76,104	-3,517	-5
4420-00-000	Materials								
4420-01-000	Supplies - Grounds	0	167	167	100	749	1,169	420	36
4420-02-000	Supplies-Appliance	0	0	0	N/A	707	0	-707	N/A
4420-03-000	Supplies-Decorating/Painting	0	125	125	100	0	875	875	100
4420-04-000	Supplies-Electrical	0	42	42	100	2,558	294	-2,264	-770
4420-05-000	Supplies-Exterminating	0	33	33	100	50	231	181	78
4420-06-000	Supplies-Janitorial/Cleaning	0	138	138	100	322	966	644	67
4420-07-000	Supplies-Maint/Repairs	263	542	279	51	3,588	3,794	206	5
4420-08-000	Supplies-Plumbing	94	125	31	25	2,243	875	-1,368	-156
4420-09-000	Tools and Equipment	0	0	0	N/A	280	0	-280	N/A
4420-11-000	Supplies-Turn	0	63	63	100	0	441	441	100
4420-13-000	Supplies - HVAC	257	71	-186	-262	2,456	497	-1,959	-394
4422-01-000	Vehicle-Gas & Oil	272	0	-272	N/A	2,391	0	-2,391	N/A
4429-00-000	Total Materials	887	1,306	419	32	15,345	9,142	-6,203	-68
4430-00-000	Contract Costs								
4430-03-000	Contract-Building Repairs	0	1,250	1,250	100	0	8,750	8,750	100
4430-06-000	Contract-Electrical	0	167	167	100	0	1,169	1,169	100
4430-07-000	Contract-Pest Control	0	2,500	2,500	100	7,808	17,500	9,692	55
4430-11-000	Contract-Plumbing	570	1,042	472	45	919	7,294	6,375	87
4430-13-000	Contract-HVAC	0	1,042	1,042	100	3,669	7,294	3,625	50
4430-14-000	Contract-Vehicle Maintenance	0	0	0	N/A	1,004	0	-1,004	N/A
4430-15-000	Contract-Equipment Rental	3,150	0	-3,150	N/A	25,200	0	-25,200	N/A
4430-17-000	Contract-Elevator Monitoring	0	1,500	1,500	100	12,822	10,500	-2,322	-22
4430-18-000	Contract-Alarm Monitoring	0	488	488	100	3,860	3,416	-444	-13
4430-20-000	Answering Service	0	0	0	N/A	53	0	-53	N/A

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4430-99-000	Contract Costs-Other	325	833	508	61	1,950	5,831	3,881	67
4439-00-000	Total Contract Costs	4,045	8,822	4,777	54	57,285	61,754	4,469	7
4499-00-000	TOTAL MAINTENACE EXPENSES	13,112	21,000	7,888	38	152,250	147,000	-5,250	-4
4500-00-000	GENERAL EXPENSES								
4510-10-000	Property Insurance	1,112	1,012	-100	-10	7,575	7,084	-491	-7
4510-20-000	Liability Insurance	198	204	6	3	1,156	1,428	272	19
4510-30-000	Auto Insurance	107	0	-107	N/A	428	0	-428	N/A
4510-50-000	Other Business Insurance	32	0	-32	N/A	127	0	-127	N/A
4520-00-000	Payments in Lieu of Taxes	0	832	832	100	0	5,824	5,824	100
4521-00-000	Misc. Taxes/Liscenses/Insurance	0	27	27	100	314	189	-125	-66
4570-00-000	Bad Debt-Tenant Rents	0	397	397	100	0	2,779	2,779	100
4599-00-000	TOTAL GENERAL EXPENSES	1,449	2,472	1,023	41	9,600	17,304	7,704	45
8000-00-000	TOTAL EXPENSES	33,532	59,620	26,088	44	375,134	420,220	45,086	11
9000-00-000	NET INCOME	47,303	895	46,408	5,185	86,770	3,385	83,385	2,463

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3110-00-000	Rent Income-Gross Potential	0	0	0	N/A	23	0	23	N/A
3111-00-000	Tenant Rent	23,975	22,160	1,815	8	160,911	155,120	5,791	4
3119-00-000	Total Rental Income	23,975	22,160	1,815	8	160,934	155,120	5,814	4
3120-00-000	Other Tenant Income								
3120-09-000	Misc.Tenant Income	0	167	-167	-100	-187	1,169	-1,356	-116
3129-00-000	Total Other Tenant Income	0	167	-167	-100	-187	1,169	-1,356	-116
3199-00-000	NET TENANT INCOME	23,975	22,327	1,648	7	160,747	156,289	4,458	3
3400-00-000	GRANT INCOME								
3401-00-000	HUD PHA Operating Grants/Subsidy	41,648	49,830	-8,182	-16	305,346	348,810	-43,464	-12
3401-10-000	HUD PHA Shortfall Funds	54,827	0	54,827	N/A	144,990	0	144,990	N/A
3499-00-000	TOTAL GRANT INCOME	96,476	49,830	46,646	94	450,336	348,810	101,526	29
3600-00-000	OTHER INCOME								
3650-00-000	Miscellaneous Other Income	0	2,750	-2,750	-100	0	19,250	-19,250	-100
3699-00-000	TOTAL OTHER INCOME	0	2,750	-2,750	-100	0	19,250	-19,250	-100
3999-00-000	TOTAL INCOME	120,451	74,907	45,544	61	611,083	524,349	86,734	17
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	6,320	6,305	-15	0	52,693	44,135	-8,558	-19
4110-04-000	Employee Benefit FICA - Admin	457	2,239	1,782	80	3,720	15,673	11,953	76
4110-05-000	Employee Insurance - Admin	1,776	0	-1,776	N/A	11,309	0	-11,309	N/A
4110-06-000	Retirement - Admin	0	0	0	N/A	481	0	-481	N/A
4110-07-000	Unemployment Insurance - Admin	0	0	0	N/A	299	0	-299	N/A
4110-08-000	Disability - Admin	0	0	0	N/A	68	0	-68	N/A
4110-09-000	Fitness - Admin	0	0	0	N/A	47	0	-47	N/A
4110-10-000	Workers Comp - Admin	71	86	15	18	1,010	602	-408	-68
4110-99-000	Total Administrative Salaries	8,624	8,630	6	0	69,627	60,410	-9,217	-15
4130-00-000	Legal Expense								
4130-02-000	Criminal Background Checks	8	0	-8	N/A	21	0	-21	N/A
4130-03-000	Tenant Screening	21	0	-21	N/A	34	0	-34	N/A

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4130-04-000	General Legal Expense	0	1,106	1,106	100	301	7,742	7,441	96
4131-00-000	Total Legal Expense	29	1,106	1,077	97	355	7,742	7,387	95
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	0	417	417	100	1,956	2,919	963	33
4150-00-000	Travel	68	12	-56	-467	560	84	-476	-567
4171-00-000	Auditing Fees	0	0	0	N/A	0	3,192	3,192	100
4173-10-000	Management Fee	5,587	6,265	678	11	38,077	43,855	5,778	13
4173-20-000	Bookkeeping Fee	608	622	14	2	4,140	4,354	214	5
4173-30-000	Asset Management Fee	830	830	0	0	5,810	5,810	0	0
4182-00-000	Consultants	70	250	180	72	1,149	1,750	601	34
4183-00-000	Professional Meetings	13	0	-13	N/A	13	0	-13	N/A
4189-00-000	Total Other Admin Expenses	7,176	8,396	1,220	15	51,705	61,964	10,259	17
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0	25	25	100	96	175	79	45
4190-03-000	Advertising	24	77	53	69	144	539	395	73
4190-04-000	Office Supplies	0	158	158	100	300	1,106	806	73
4190-07-000	Telecom & Cell Services	113	455	342	75	931	3,185	2,254	71
4190-08-000	Postage	197	121	-76	-63	980	847	-133	-16
4190-09-000	Software Liscense Fees	0	0	0	N/A	221	0	-221	N/A
4190-10-000	Copy & Print Services	69	125	56	45	640	875	235	27
4190-11-000	Printer Supplies	0	0	0	N/A	45	0	-45	N/A
4190-13-000	Network & Broadband Services	416	0	-416	N/A	3,087	0	-3,087	N/A
4190-19-000	TV/Cable	0	513	513	100	0	3,591	3,591	100
4190-22-000	Other Misc Admin Expenses	0	50	50	100	58	350	292	84
4191-00-000	Total Miscellaneous Admin Expenses	818	1,524	706	46	6,501	10,668	4,167	39
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	16,648	19,656	3,008	15	128,189	140,784	12,595	9
4200-00-000	TENANT SERVICES								
4220-01-000	Other Tenant Svcs.	0	0	0	N/A	2,218	0	-2,218	N/A
4230-00-000	Tenant Services Contract Costs	0	1,449	1,449	100	0	10,143	10,143	100
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0	1,449	1,449	100	2,218	10,143	7,925	78
4300-00-000	UTILITIES								
4310-00-000	Water	2,802	5,009	2,207	44	29,654	35,063	5,409	15
4320-00-000	Electricity	6,021	6,916	895	13	47,545	48,412	867	2
4330-00-000	Gas	3,359	3,803	444	12	23,151	26,621	3,470	13
4340-00-000	Garbage/Trash Removal	1,838	1,501	-337	-22	12,374	10,507	-1,867	-18
4390-00-000	Sewer	4,162	6,777	2,615	39	37,529	47,439	9,910	21
4395-00-000	Stormwater Tax	0	497	497	100	2,484	3,479	995	29
4399-00-000	TOTAL UTILITY EXPENSES	18,181	24,503	6,322	26	152,737	171,521	18,784	11

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4400-00-000	MAINTENANCE AND OPERATIONS								
4400-10-000	General Maint Expense								
4410-00-000	Maintenance Salaries	9,487	11,846	2,359	20	77,034	82,922	5,888	7
4410-05-000	FICA - Maintenance	698	3,401	2,703	79	5,684	23,807	18,123	76
4410-06-000	Employee Insurance - Maintenance	2,426	0	-2,426	N/A	11,516	0	-11,516	N/A
4410-07-000	Retirement - Maintenance	0	0	0	N/A	256	0	-256	N/A
4410-08-000	Unemployment Insurance - Maintenance	0	0	0	N/A	325	0	-325	N/A
4410-09-000	Disability - Maintenance	0	0	0	N/A	26	0	-26	N/A
4410-10-000	Fitness - Maintenance	16	0	-16	N/A	70	0	-70	N/A
4410-11-000	Workers Comp - Maintenance	133	162	29	18	531	1,134	603	53
4419-00-000	Total General Maint Expense	12,759	15,409	2,650	17	95,443	107,863	12,420	12
4420-00-000	Materials								
4420-01-000	Supplies - Grounds	0	146	146	100	583	1,022	439	43
4420-02-000	Supplies-Appliance	0	0	0	N/A	337	0	-337	N/A
4420-03-000	Supplies-Decorating/Painting	0	255	255	100	668	1,785	1,117	63
4420-04-000	Supplies-Electrical	0	54	54	100	345	378	33	9
4420-05-000	Supplies-Exterminating	0	34	34	100	49	238	189	80
4420-06-000	Supplies-Janitorial/Cleaning	0	125	125	100	212	875	663	76
4420-07-000	Supplies-Maint/Repairs	98	2,359	2,261	96	7,660	16,513	8,853	54
4420-08-000	Supplies-Plumbing	326	1,959	1,633	83	3,057	13,713	10,656	78
4420-09-000	Tools and Equipment	0	0	0	N/A	708	0	-708	N/A
4420-11-000	Supplies-Turn	0	175	175	100	774	1,225	451	37
4420-13-000	Supplies - HVAC	0	0	0	N/A	669	0	-669	N/A
4422-01-000	Vehicle-Gas & Oil	301	0	-301	N/A	2,487	0	-2,487	N/A
4429-00-000	Total Materials	725	5,107	4,382	86	17,548	35,749	18,201	51
4430-00-000	Contract Costs								
4430-03-000	Contract-Building Repairs	0	838	838	100	0	5,866	5,866	100
4430-06-000	Contract-Electrical	0	83	83	100	0	581	581	100
4430-07-000	Contract-Pest Control	0	709	709	100	5,605	4,963	-642	-13
4430-09-000	Contract-Grounds	450	0	-450	N/A	13,644	0	-13,644	N/A
4430-11-000	Contract-Plumbing	225	438	213	49	225	3,066	2,841	93
4430-13-000	Contract-HVAC	0	258	258	100	0	1,806	1,806	100
4430-14-000	Contract-Vehicle Maintenance	0	0	0	N/A	1,110	0	-1,110	N/A
4430-16-000	Contract-Maintenance Consultants	0	0	0	N/A	468	0	-468	N/A
4430-20-000	Answering Service	0	0	0	N/A	42	0	-42	N/A
4430-99-000	Contract Costs-Other	0	142	142	100	0	994	994	100
4439-00-000	Total Contract Costs	675	2,468	1,793	73	21,095	17,276	-3,819	-22
4499-00-000	TOTAL MAINTENACE EXPENSES	14,159	22,984	8,825	38	134,085	160,888	26,803	17

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4500-00-000	GENERAL EXPENSES								
4510-10-000	Property Insurance	1,174	1,067	-108	-10	7,169	7,469	300	4
4510-20-000	Liability Insurance	219	215	-4	-2	1,164	1,505	341	23
4510-30-000	Auto Insurance	118	0	-118	N/A	473	0	-473	N/A
4510-50-000	Other Business Insurance	51	0	-51	N/A	204	0	-204	N/A
4521-00-000	Misc. Taxes/Liscenses/Insurance	0	28	28	100	249	196	-53	-27
4570-00-000	Bad Debt-Tenant Rents	0	335	335	100	0	2,345	2,345	100
4599-00-000	TOTAL GENERAL EXPENSES	1,563	1,645	82	5	9,259	11,515	2,256	20
8000-00-000	TOTAL EXPENSES	50,550	70,237	19,687	28	426,488	494,851	68,363	14
9000-00-000	NET INCOME	69,900	4,670	65,230	1,397	184,596	29,498	155,098	526

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3110-00-000	Rent Income-Gross Potential	0	0	0	N/A	304	0	304	N/A
3111-00-000	Tenant Rent	17,756	17,291	465	3	120,558	121,037	-479	0
3119-00-000	Total Rental Income	17,756	17,291	465	3	120,862	121,037	-175	0
3120-00-000	Other Tenant Income								
3120-09-000	Misc.Tenant Income	0	0	0	N/A	-440	0	-440	N/A
3120-11-000	Pet Fee	0	0	0	N/A	25	0	25	N/A
3129-00-000	Total Other Tenant Income	0	0	0	N/A	-415	0	-415	N/A
3199-00-000	NET TENANT INCOME	17,756	17,291	465	3	120,447	121,037	-590	0
3400-00-000	GRANT INCOME								
3401-00-000	HUD PHA Operating Grants/Subsidy	21,329	27,121	-5,792	-21	151,229	189,847	-38,618	-20
3401-10-000	HUD PHA Shortfall Funds	30,098	0	30,098	N/A	86,158	0	86,158	N/A
3499-00-000	TOTAL GRANT INCOME	51,427	27,121	24,306	90	237,387	189,847	47,540	25
3999-00-000	TOTAL INCOME	69,183	44,412	24,771	56	357,834	310,884	46,950	15
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	2,222	3,906	1,684	43	18,747	27,342	8,595	31
4110-04-000	Employee Benefit FICA - Admin	166	1,002	836	83	1,368	7,014	5,646	81
4110-05-000	Employee Insurance - Admin	583	0	-583	N/A	3,597	0	-3,597	N/A
4110-06-000	Retirement - Admin	0	0	0	N/A	87	0	-87	N/A
4110-07-000	Unemployment Insurance - Admin	0	0	0	N/A	138	0	-138	N/A
4110-08-000	Disability - Admin	0	0	0	N/A	51	0	-51	N/A
4110-09-000	Fitness - Admin	0	0	0	N/A	35	0	-35	N/A
4110-10-000	Workers Comp - Admin	44	54	10	19	686	378	-308	-81
4110-99-000	Total Administrative Salaries	3,014	4,962	1,948	39	24,709	34,734	10,025	29
4130-00-000	Legal Expense								
4130-02-000	Criminal Background Checks	6	0	-6	N/A	16	0	-16	N/A
4130-03-000	Tenant Screening	16	0	-16	N/A	25	0	-25	N/A
4130-04-000	General Legal Expense	0	520	520	100	17	3,640	3,623	100
4131-00-000	Total Legal Expense	22	520	498	96	57	3,640	3,583	98
4139-00-000	Other Admin Expenses								

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4140-00-000	Staff Training	0	253	253	100	868	1,771	903	51
4150-00-000	Travel	51	16	-35	-218	419	112	-307	-274
4171-00-000	Auditing Fees	0	0	0	N/A	0	2,379	2,379	100
4173-10-000	Management Fee	4,277	4,298	21	0	28,834	30,086	1,252	4
4173-20-000	Bookkeeping Fee	475	430	-45	-10	3,205	3,010	-195	-6
4173-30-000	Asset Management Fee	610	620	10	2	4,270	4,340	70	2
4182-00-000	Consultants	42	210	168	80	837	1,470	633	43
4183-00-000	Professional Meetings	10	0	-10	N/A	10	0	-10	N/A
4189-00-000	Total Other Admin Expenses	5,464	5,827	363	6	38,442	43,168	4,726	11
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0	19	19	100	72	133	61	46
4190-03-000	Advertising	18	57	39	69	108	399	291	73
4190-04-000	Office Supplies	0	133	133	100	224	931	707	76
4190-07-000	Telecom & Cell Services	46	362	316	87	509	2,534	2,025	80
4190-08-000	Postage	147	93	-54	-58	733	651	-82	-13
4190-09-000	Software Liscense Fees	0	0	0	N/A	165	0	-165	N/A
4190-10-000	Copy & Print Services	51	158	107	68	478	1,106	628	57
4190-11-000	Printer Supplies	0	0	0	N/A	34	0	-34	N/A
4190-13-000	Network & Broadband Services	47	0	-47	N/A	625	0	-625	N/A
4190-19-000	TV/Cable	0	41	41	100	0	287	287	100
4190-22-000	Other Misc Admin Expenses	0	29	29	100	43	203	160	79
4191-00-000	Total Miscellaneous Admin Expenses	309	892	583	65	2,990	6,244	3,254	52
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	8,809	12,201	3,392	28	66,199	87,786	21,587	25
4200-00-000	TENANT SERVICES								
4220-01-000	Other Tenant Svcs.	0	0	0	N/A	1,552	0	-1,552	N/A
4230-00-000	Tenant Services Contract Costs	0	1,081	1,081	100	0	7,567	7,567	100
4230-01-000	Tenant Relocation	0	0	0	N/A	954	0	-954	N/A
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0	1,081	1,081	100	2,506	7,567	5,061	67
4300-00-000	UTILITIES								
4310-00-000	Water	1,686	2,390	704	29	17,690	16,730	-960	-6
4320-00-000	Electricity	3,721	3,501	-220	-6	29,017	24,507	-4,510	-18
4330-00-000	Gas	1,625	2,612	987	38	13,850	18,284	4,434	24
4340-00-000	Garbage/Trash Removal	1,519	1,120	-399	-36	10,267	7,840	-2,427	-31
4390-00-000	Sewer	2,487	3,303	816	25	22,205	23,121	916	4
4395-00-000	Stormwater Tax	0	308	308	100	1,541	2,156	615	29
4399-00-000	TOTAL UTILITY EXPENSES	11,037	13,234	2,197	17	94,571	92,638	-1,933	-2
4400-00-000	MAINTENANCE AND OPERATIONS								

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4400-10-000	General Maint Expense								
4410-00-000	Maintenance Salaries	7,087	4,960	-2,127	-43	57,544	34,720	-22,824	-66
4410-05-000	FICA - Maintenance	522	1,309	787	60	4,246	9,163	4,917	54
4410-06-000	Employee Insurance - Maintenance	1,812	0	-1,812	N/A	8,597	0	-8,597	N/A
4410-07-000	Retirement - Maintenance	0	0	0	N/A	191	0	-191	N/A
4410-08-000	Unemployment Insurance - Maintenance	0	0	0	N/A	243	0	-243	N/A
4410-09-000	Disability - Maintenance	0	0	0	N/A	19	0	-19	N/A
4410-10-000	Fitness - Maintenance	12	0	-12	N/A	53	0	-53	N/A
4410-11-000	Workers Comp - Maintenance	56	67	11	17	223	469	246	53
4419-00-000	Total General Maint Expense	9,488	6,336	-3,152	-50	71,116	44,352	-26,764	-60
4420-00-000	Materials								
4420-01-000	Supplies - Grounds	0	106	106	100	467	742	275	37
4420-02-000	Supplies-Appliance	0	0	0	N/A	249	0	-249	N/A
4420-03-000	Supplies-Decorating/Painting	0	17	17	100	3,046	119	-2,927	-2,459
4420-04-000	Supplies-Electrical	33	83	50	60	1,127	581	-546	-94
4420-05-000	Supplies-Exterminating	6	0	-6	N/A	236	0	-236	N/A
4420-06-000	Supplies-Janitorial/Cleaning	14	41	27	65	1,144	287	-857	-299
4420-07-000	Supplies-Maint/Repairs	173	813	640	79	19,525	5,691	-13,834	-243
4420-08-000	Supplies-Plumbing	10	241	231	96	6,153	1,687	-4,466	-265
4420-09-000	Tools and Equipment	15	0	-15	N/A	349	0	-349	N/A
4420-10-000	Maintenance Paper/Supplies	0	0	0	N/A	4	0	-4	N/A
4420-11-000	Supplies-Turn	0	63	63	100	1,097	441	-656	-149
4420-13-000	Supplies - HVAC	0	0	0	N/A	115	0	-115	N/A
4422-01-000	Vehicle-Gas & Oil	225	0	-225	N/A	1,859	0	-1,859	N/A
4429-00-000	Total Materials	478	1,364	886	65	35,371	9,548	-25,823	-270
4430-00-000	Contract Costs								
4430-03-000	Contract-Building Repairs	0	20	20	100	0	140	140	100
4430-07-000	Contract-Pest Control	656	717	62	9	3,214	5,019	1,805	36
4430-09-000	Contract-Grounds	4,500	0	-4,500	N/A	13,678	0	-13,678	N/A
4430-11-000	Contract-Plumbing	0	63	63	100	0	441	441	100
4430-14-000	Contract-Vehicle Maintenance	0	0	0	N/A	830	0	-830	N/A
4430-20-000	Answering Service	0	0	0	N/A	32	0	-32	N/A
4430-99-000	Contract Costs-Other	0	126	126	100	0	882	882	100
4439-00-000	Total Contract Costs	5,156	926	-4,230	-457	17,753	6,482	-11,271	-174
4499-00-000	TOTAL MAINTENACE EXPENSES	15,121	8,626	-6,495	-75	124,240	60,382	-63,858	-106
4500-00-000	GENERAL EXPENSES								
4510-10-000	Property Insurance	702	641	-61	-10	4,654	4,487	-167	-4
4510-20-000	Liability Insurance	164	130	-34	-26	870	910	40	4
4510-30-000	Auto Insurance	88	0	-88	N/A	353	0	-353	N/A

Budget Comparison (with PTD)

Period = Apr 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4510-50-000	Other Business Insurance	26	0	-26	N/A	105	0	-105	N/A
4520-00-000	Payments in Lieu of Taxes	0	528	528	100	0	3,696	3,696	100
4521-00-000	Misc. Taxes/Liscenses/Insurance	0	17	17	100	186	119	-67	-56
4570-00-000	Bad Debt-Tenant Rents	0	259	259	100	0	1,813	1,813	100
4599-00-000	TOTAL GENERAL EXPENSES	980	1,575	595	38	6,168	11,025	4,858	44
5000-00-000	NON-OPERATING ITEMS								
5210-00-000	Operating Transfers OUT	0	-123	-123	-100	0	-861	-861	-100
5999-00-000	TOTAL NON-OPERATING ITEMS	0	-123	-123	-100	0	-861	-861	-100
8000-00-000	TOTAL EXPENSES	35,947	36,594	647	2	293,683	258,537	-35,146	-14
9000-00-000	NET INCOME	33,236	7,818	25,418	325	64,151	52,347	11,804	23