

MHA Combined = COCC, CVC, FER, HCB, JCP, MVP, RVE, RVW, SCT, ALP, SSBG, PEER

Budget Comparison

Period = Sep 2012

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
Rental Income									
Rent Income-Gross Potential	0.00	0.00	0.00	N/A	-2,563.50	0.00	-2,563.50	N/A	0.00
Tenant Rent	100,288.78	125,876.63	-25,587.85	-20.33	1,540,704.88	1,510,520.00	30,184.88	2.00	1,510,520.00
Less: Prepaid Rents	-488.00	0.00	-488.00	N/A	-488.00	0.00	-488.00	N/A	0.00
Total Rental Income	99,800.78	125,876.63	-26,075.85	-20.72	1,537,653.38	1,510,520.00	27,133.38	1.80	1,510,520.00
Other Tenant Income									
Laundry and Vending	0.00	500.00	-500.00	-100.00	4,697.92	6,000.00	-1,302.08	-21.70	6,000.00
Cleaning Fee	242.00	0.00	242.00	N/A	242.00	0.00	242.00	N/A	0.00
Damages	111.71	25.00	86.71	346.84	868.59	300.00	568.59	189.53	300.00
NSF Charges	25.00	6.25	18.75	300.00	150.00	75.00	75.00	100.00	75.00
Tenant Owned Utilities	-1,290.40	601.63	-1,892.03	-314.48	17,929.06	7,220.00	10,709.06	148.32	7,220.00
Misc. Tenant Income	20.00	220.76	-200.76	-90.94	-5,867.61	2,650.00	-8,517.61	-321.42	2,650.00
Assisted Living-Medicaid Waiver	0.00	0.00	0.00	N/A	24,000.00	0.00	24,000.00	N/A	0.00
Total Other Tenant Income	-891.69	1,353.64	-2,245.33	-165.87	42,019.96	16,245.00	25,774.96	158.66	16,245.00
NET TENANT INCOME	98,909.09	127,230.27	-28,321.18	-22.26	1,579,673.34	1,526,765.00	52,908.34	3.47	1,526,765.00
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	142,053.00	142,719.61	-666.61	-0.47	1,708,192.00	1,712,634.00	-4,442.00	-0.26	1,712,634.00
Other Grants	7,403.50	7,272.37	131.13	1.80	79,740.00	87,268.00	-7,528.00	-8.63	87,268.00
TOTAL GRANT INCOME	149,456.50	149,991.98	-535.48	-0.36	1,787,932.00	1,799,902.00	-11,970.00	-0.66	1,799,902.00
OTHER INCOME									
Interest Income	708.25	277.02	431.23	155.67	9,657.74	3,326.00	6,331.74	190.37	3,326.00
Investment Income	2.47	8.37	-5.90	-70.49	24.32	100.00	-75.68	-75.68	100.00
CPM - Property Mgnt Fee Income	13,288.00	0.00	13,288.00	N/A	64,807.09	0.00	64,807.09	N/A	0.00
Property Mgnt Fee Income	31,525.48	31,724.13	-198.65	-0.63	377,120.16	380,690.00	-3,569.84	-0.94	380,690.00
Asset Mgnt Fee Income	4,980.00	4,960.00	20.00	0.40	58,760.00	59,520.00	-760.00	-1.28	59,520.00
Bookkeeping Fee Income	4,597.80	4,867.50	-269.70	-5.54	56,448.50	58,410.00	-1,961.50	-3.36	58,410.00
Prog Mgnt Fee Inc - JCP Antenna Rental 10%	829.28	11,675.00	-10,845.72	-92.90	7,294.12	140,100.00	-132,805.88	-94.79	140,100.00
Prog Mgnt Fee Inc - JCP Office Space Rental 10%	826.49	0.00	826.49	N/A	4,768.52	0.00	4,768.52	N/A	0.00
Prog Mgnt Fee Inc - RVW Office Space Rental 10%	24.00	0.00	24.00	N/A	168.00	0.00	168.00	N/A	0.00
Prog Mgnt Fee Inc - MVP Office Space Rental 10%	519.14	0.00	519.14	N/A	6,173.12	0.00	6,173.12	N/A	0.00
Prog Mgnt Fee Inc - Capital Fund 8%	4,024.71	0.00	4,024.71	N/A	48,296.52	0.00	48,296.52	N/A	0.00
Prog Mgnt Fee Inc - HCFC 10% NetInc	0.00	0.00	0.00	N/A	8,376.93	0.00	8,376.93	N/A	0.00
Prog Mgnt Fee Inc - HCPM 10% NetInc	0.00	0.00	0.00	N/A	1,161.46	0.00	1,161.46	N/A	0.00
Prog Mgnt Fee Inc - Wildwood HA	0.00	0.00	0.00	N/A	55,690.93	0.00	55,690.93	N/A	0.00
Prog Mgnt Fee Inc - S8 Admin 10%	1,245.00	0.00	1,245.00	N/A	14,490.00	0.00	14,490.00	N/A	0.00
Contract - Fee For Service Income	0.00	13,501.38	-13,501.38	-100.00	0.00	162,017.00	-162,017.00	-100.00	162,017.00
Lease Enforcement Fee For Service Income	2,521.48	3,592.25	-1,070.77	-29.81	61,221.36	43,107.00	18,114.36	42.02	43,107.00
Maintenance Fee For Service Income	16,878.33	0.00	16,878.33	N/A	207,829.71	0.00	207,829.71	N/A	0.00
Caring Licensing Fee	0.00	0.00	0.00	N/A	26,601.78	0.00	26,601.78	N/A	0.00

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Miscellaneous Other Income	4,885.38	2,823.87	2,061.51	73.00	50,682.96	33,886.00	16,796.96	49.57	33,886.00
Misc Other Income-Buck St Office Rental	5,191.40	5,037.50	153.90	3.06	60,721.94	60,450.00	271.94	0.45	60,450.00
Misc Other Income-Office Space Rental	3,504.90	0.00	3,504.90	N/A	44,071.15	0.00	44,071.15	N/A	0.00
Misc Income-Antenna Rental	5,777.94	4,572.50	1,205.44	26.36	67,935.02	54,870.00	13,065.02	23.81	54,870.00
TOTAL OTHER INCOME	101,330.05	83,039.52	18,290.53	22.03	1,232,301.33	996,476.00	235,825.33	23.67	996,476.00
TOTAL INCOME	349,695.64	360,261.77	-10,566.13	-2.93	4,599,906.67	4,323,143.00	276,763.67	6.40	4,323,143.00

EXPENSES

ADMINISTRATIVE

Administrative Salaries

Administrative Salaries	41,497.34	44,844.50	3,347.16	7.46	511,534.87	538,134.00	26,599.13	4.94	538,134.00
Employee Benefit-Health/Dental/Eye	6,115.18	10,585.13	4,469.95	42.23	91,665.73	127,022.00	35,356.27	27.83	127,022.00
Total Administrative Salaries	47,612.52	55,429.63	7,817.11	14.10	603,200.60	665,156.00	61,955.40	9.31	665,156.00

Legal Expense

Criminal/Criminal Background Checks	360.00	233.37	-126.63	-54.26	5,771.55	2,800.00	-2,971.55	-106.13	2,800.00
General Legal Expense	5,849.50	2,554.13	-3,295.37	-129.02	57,240.08	30,650.00	-26,590.08	-86.75	30,650.00
Total Legal Expense	6,209.50	2,787.50	-3,422.00	-122.76	63,011.63	33,450.00	-29,561.63	-88.38	33,450.00

Other Admin Expenses

Staff Training	330.01	1,316.63	986.62	74.94	7,564.19	15,800.00	8,235.81	52.13	15,800.00
Staff Travel	457.57	225.00	-232.57	-103.36	14,107.59	2,700.00	-11,407.59	-422.50	2,700.00
Admin Exp Wildwood HA	0.00	0.00	0.00	N/A	903.39	0.00	-903.39	N/A	0.00
Accounting Fees	127.50	0.00	-127.50	N/A	13,087.50	0.00	-13,087.50	N/A	0.00
Auditing Fees	0.00	1,566.63	1,566.63	100.00	26,784.00	18,800.00	-7,984.00	-42.47	18,800.00
Licenses/Fees/Permits	0.00	429.13	429.13	100.00	5,436.00	5,150.00	-286.00	-5.55	5,150.00
Professional Fees/Services	6,321.90	421.63	-5,900.27	-1,399.40	26,428.10	5,060.00	-21,368.10	-422.29	5,060.00
Total Other Admin Expenses	7,236.98	3,959.02	-3,277.96	-82.80	94,310.77	47,510.00	-46,800.77	-98.51	47,510.00

Miscellaneous Admin Expenses

Publications/Subscriptions	0.00	81.39	81.39	100.00	580.90	978.00	397.10	40.60	978.00
Membership Dues and Fees	0.00	250.00	250.00	100.00	4,450.61	3,000.00	-1,450.61	-48.35	3,000.00
Telephone	2,602.30	2,142.01	-460.29	-21.49	30,396.09	25,705.00	-4,691.09	-18.25	25,705.00
Office Supplies	-431.67	854.78	1,286.45	150.50	4,157.87	10,260.00	6,102.13	59.48	10,260.00
Copier and Supplies	759.48	764.89	5.41	0.71	11,233.16	9,180.00	-2,053.16	-22.37	9,180.00
Cell Phones/Pagers	1,431.84	1,169.13	-262.71	-22.47	17,052.85	14,030.00	-3,022.85	-21.55	14,030.00
Payroll Services	431.82	465.60	33.78	7.26	6,933.36	5,585.00	-1,348.36	-24.14	5,585.00
Postage/Express	18.58	466.74	448.16	96.02	7,901.30	5,600.00	-2,301.30	-41.09	5,600.00
Legal Ads	224.12	55.00	-169.12	-307.49	1,711.17	660.00	-1,051.17	-159.27	660.00
Internet	593.48	579.24	-14.24	-2.46	6,790.29	6,950.00	159.71	2.30	6,950.00
Answering Service/Voicemail	734.25	320.87	-413.38	-128.83	3,564.79	3,850.00	285.21	7.41	3,850.00
Other Misc Admin Expenses	0.00	83.37	83.37	100.00	2,362.01	1,000.00	-1,362.01	-136.20	1,000.00
Employee Services	1,019.00	103.00	-916.00	-889.32	4,778.75	1,236.00	-3,542.75	-286.63	1,236.00
Employee Services - Health	35.00	0.00	-35.00	N/A	70.00	0.00	-70.00	N/A	0.00
Commissioner Meetings	0.00	50.00	50.00	100.00	545.53	600.00	54.47	9.08	600.00
Commissioner Training	0.00	333.37	333.37	100.00	2,902.36	4,000.00	1,097.64	27.44	4,000.00
Commissioner Travel	0.00	250.00	250.00	100.00	5,688.93	3,000.00	-2,688.93	-89.63	3,000.00
Sponsorships	0.00	16.63	16.63	100.00	100.00	200.00	100.00	50.00	200.00

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Marketing/Promotions/Advertising	365.03	172.99	-192.04	-111.01	1,497.90	2,075.00	577.10	27.81	2,075.00
Bank/Credit Card Fees	0.00	12.87	12.87	100.00	318.30	154.00	-164.30	-106.69	154.00
Meetings / Seminars	132.00	83.37	-48.63	-58.33	5,001.24	1,000.00	-4,001.24	-400.12	1,000.00
Cable TV	110.06	56.00	-54.06	-96.54	1,378.29	672.00	-706.29	-105.10	672.00
Computer Hardware	0.00	279.13	279.13	100.00	9,403.58	3,350.00	-6,053.58	-180.70	3,350.00
Computer Software	0.00	41.63	41.63	100.00	39.95	500.00	460.05	92.01	500.00
Computer Supplies	0.00	75.38	75.38	100.00	0.00	905.00	905.00	100.00	905.00
Computer Support	5,413.73	1,241.74	-4,171.99	-335.98	59,360.08	14,900.00	-44,460.08	-298.39	14,900.00
Computer System Support	2,004.72	1,808.37	-196.35	-10.86	24,258.38	21,700.00	-2,558.38	-11.79	21,700.00
Caring, Inc. misc	-25.33	0.00	25.33	N/A	-3,378.83	0.00	3,378.83	N/A	0.00
Wildwood HA misc	0.00	0.00	0.00	N/A	5,911.56	0.00	-5,911.56	N/A	0.00
CPM - Property Mgmt Fee Expense	2,595.00	0.00	-2,595.00	N/A	5,085.00	0.00	-5,085.00	N/A	0.00
Property Mgmt Fee Expense	31,525.48	31,230.88	-294.60	-0.94	382,941.85	374,771.00	-8,170.85	-2.18	374,771.00
Asset Mgmt Fee Expense	4,980.00	4,994.13	14.13	0.28	52,938.31	59,930.00	6,991.69	11.67	59,930.00
Bookkeeping Fee Expense	3,570.00	3,217.73	-352.27	-10.95	43,365.00	38,611.00	-4,754.00	-12.31	38,611.00
Prog Mgmt Fee Exp - JCP Antenna Rental 10%	829.28	0.00	-829.28	N/A	5,688.16	0.00	-5,688.16	N/A	0.00
Prog Mgmt Fee Exp - JCP Office Space Rental	826.49	0.00	-826.49	N/A	4,768.52	0.00	-4,768.52	N/A	0.00
Prog Mgmt Fee Exp - RVW Office Space Rental	24.00	0.00	-24.00	N/A	168.00	0.00	-168.00	N/A	0.00
Prog Mgmt Fee Exp - MVP Office Space Rental	519.14	0.00	-519.14	N/A	6,173.12	0.00	-6,173.12	N/A	0.00
Contract - Fee For Service Expense	7,468.50	1,867.87	-5,600.63	-299.84	78,754.49	22,414.00	-56,340.49	-251.36	22,414.00
Total Miscellaneous Admin Expenses	67,756.30	53,068.11	-14,688.19	-27.68	794,892.87	636,816.00	-158,076.87	-24.82	636,816.00
TOTAL ADMINISTRATIVE EXPENSES	128,815.30	115,244.26	-13,571.04	-11.78	1,555,415.87	1,382,932.00	-172,483.87	-12.47	1,382,932.00
TENANT SERVICES									
Tenant Services Salaries	7,452.00	7,320.50	-131.50	-1.80	108,049.51	87,846.00	-20,203.51	-23.00	87,846.00
Tenant Services Overtime	0.00	0.00	0.00	N/A	632.77	0.00	-632.77	N/A	0.00
Employee Benefit-Health/Dental/Eye	591.05	1,208.26	617.21	51.08	30,285.69	14,500.00	-15,785.69	-108.87	14,500.00
Tenant Svcs - HCFC Activities-	2,191.68	2,225.37	33.69	1.51	26,864.67	26,704.00	-160.67	-0.60	26,704.00
Tenant Svcs - Food/Snacks	0.00	14.13	14.13	100.00	332.78	170.00	-162.78	-95.75	170.00
Tenant Svcs - Medical Supplies	0.00	0.87	0.87	100.00	-1.59	10.00	11.59	115.90	10.00
Tenant Svcs - Personal Care Supplies	0.00	3.37	3.37	100.00	305.36	40.00	-265.36	-663.40	40.00
Tenant Svcs - Linen Supplies	0.00	1.63	1.63	100.00	0.00	20.00	20.00	100.00	20.00
Tenant Svcs - Recreation/Education	0.00	8.37	8.37	100.00	-546.50	100.00	646.50	646.50	100.00
Tenant Svcs - Monitoring Service	0.00	0.00	0.00	N/A	944.12	0.00	-944.12	N/A	0.00
Tenant Svcs - Moving Expenses	0.00	175.00	175.00	100.00	4,580.48	2,100.00	-2,480.48	-118.12	2,100.00
TOTAL TENANT SERVICES EXPENSES	10,234.73	10,957.50	722.77	6.60	171,447.29	131,490.00	-39,957.29	-30.39	131,490.00
Water & Sewer	25,662.31	25,212.24	-450.07	-1.79	268,528.52	302,546.00	34,017.48	11.24	302,546.00
Electricity	34,981.90	30,675.00	-4,306.90	-14.04	310,915.60	368,100.00	57,184.40	15.54	368,100.00
Electricity-Vacant Units	447.75	379.24	-68.51	-18.07	3,847.76	4,550.00	702.24	15.43	4,550.00
Gas	4,121.01	19,441.74	15,320.73	78.80	143,501.55	233,300.00	89,798.45	38.49	233,300.00
Gas-Vacant Units	0.00	0.00	0.00	N/A	283.09	0.00	-283.09	N/A	0.00
TOTAL UTILITY EXPENSES	65,212.97	75,708.22	10,495.25	13.86	727,076.52	908,496.00	181,419.48	19.97	908,496.00
General Maint Expense									
Fee For Service Expense	0.00	10,058.36	10,058.36	100.00	0.00	120,699.00	120,699.00	100.00	120,699.00
Maintenance Fee For Service Expense	16,570.60	0.00	-16,570.60	N/A	204,198.44	0.00	-204,198.44	N/A	0.00
Maintenance Salaries	19,984.16	22,766.12	2,781.96	12.22	279,769.39	273,193.00	-6,576.39	-2.41	273,193.00

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Maintenance Labor Overtime	3,236.84	1,791.52	-1,445.32	-80.68	44,262.34	21,500.00	-22,762.34	-105.87	21,500.00
Compensated Absences-Maintenance	0.00	125.00	125.00	100.00	0.00	1,500.00	1,500.00	100.00	1,500.00
Employee Benefit-Health/Dental/Eye	2,001.31	6,472.01	4,470.70	69.08	42,555.97	77,665.00	35,109.03	45.21	77,665.00
Maint-On Call Service	0.00	48.37	48.37	100.00	0.00	580.00	580.00	100.00	580.00
Maintenance Uniforms	0.00	123.25	123.25	100.00	735.88	1,479.00	743.12	50.24	1,479.00
Maintenance Travel/Training	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
Vehicle Gas, Oil, Repairs, Supplies	533.47	691.63	158.16	22.87	10,593.61	8,300.00	-2,293.61	-27.63	8,300.00
Vehicle Title/Registration	75.00	33.24	-41.76	-125.63	699.00	398.00	-301.00	-75.63	398.00
Total General Maint Expense	42,401.38	42,134.50	-266.88	-0.63	582,814.63	505,614.00	-77,200.63	-15.27	505,614.00
Materials									
Materials-Electrical	527.03	337.39	-189.64	-56.21	4,447.41	4,050.00	-397.41	-9.81	4,050.00
Materials-Plumbing	539.00	825.00	286.00	34.67	13,239.40	9,900.00	-3,339.40	-33.73	9,900.00
Materials-Heating	773.89	1,083.15	309.26	28.55	15,375.38	13,000.00	-2,375.38	-18.27	13,000.00
Materials-Flooring	1,002.00	316.52	-685.48	-216.57	13,195.99	3,800.00	-9,395.99	-247.26	3,800.00
Materials-Paint	1,805.09	495.76	-1,309.33	-264.11	10,266.16	5,950.00	-4,316.16	-72.54	5,950.00
Materials-Janitorial/Cleaning	1,049.27	437.50	-611.77	-139.83	10,599.35	5,250.00	-5,349.35	-101.89	5,250.00
Materials-Lumber	0.00	217.39	217.39	100.00	7,852.96	2,610.00	-5,242.96	-200.88	2,610.00
Materials-Maint Paper/Supplies	0.00	9.13	9.13	100.00	124.16	110.00	-14.16	-12.87	110.00
Materials-Grounds	0.00	504.24	504.24	100.00	8,695.55	6,050.00	-2,645.55	-43.73	6,050.00
Materials-Miscellaneous	753.38	297.88	-455.50	-152.91	11,449.46	3,575.00	-7,874.46	-220.26	3,575.00
Materials-Equipment Repairs	0.00	395.76	395.76	100.00	3,329.86	4,750.00	1,420.14	29.90	4,750.00
Materials-Appliance Parts	0.00	137.50	137.50	100.00	1,255.72	1,650.00	394.28	23.90	1,650.00
Materials-Safety Equipment	2,239.82	1,024.89	-1,214.93	-118.54	4,444.06	12,300.00	7,855.94	63.87	12,300.00
Materials-Hardware	0.00	313.26	313.26	100.00	827.13	3,760.00	2,932.87	78.00	3,760.00
Materials-Glass/Screens	790.10	204.24	-585.86	-286.85	5,196.04	2,450.00	-2,746.04	-112.08	2,450.00
Materials-Doors / Keys	14.00	425.00	411.00	96.71	6,111.54	5,100.00	-1,011.54	-19.83	5,100.00
Materials-Drywall/Plaster	0.00	16.63	16.63	100.00	0.00	200.00	200.00	100.00	200.00
Materials-Extermination/Pest Control	0.00	127.39	127.39	100.00	-3,988.59	1,530.00	5,518.59	360.69	1,530.00
Materials-Tools	259.98	43.75	-216.23	-494.24	8,310.61	525.00	-7,785.61	-1,482.97	525.00
Materials-Cabinets	0.00	133.37	133.37	100.00	0.00	1,600.00	1,600.00	100.00	1,600.00
Total Materials	9,753.56	7,345.75	-2,407.81	-32.78	120,732.19	88,160.00	-32,572.19	-36.95	88,160.00
Contract Costs									
Contract-Elevator Monitoring	2,637.70	2,533.26	-104.44	-4.12	41,453.51	30,400.00	-11,053.51	-36.36	30,400.00
Contract-Trash Removal	3,859.62	3,725.63	-133.99	-3.60	45,643.15	44,708.00	-935.15	-2.09	44,708.00
Contract-Extermination/Pest Control	8,506.60	5,357.50	-3,149.10	-58.78	92,306.95	64,290.00	-28,016.95	-43.58	64,290.00
Contract-Grounds	0.00	4,694.96	4,694.96	100.00	3,288.50	56,336.00	53,047.50	94.16	56,336.00
Contract-Unit Cleaning/Prep	0.00	400.00	400.00	100.00	0.00	4,800.00	4,800.00	100.00	4,800.00
Contract-Fire Alarm	1,646.93	3,338.26	1,691.33	50.66	11,250.36	40,060.00	28,809.64	71.92	40,060.00
Contract-Boilers	0.00	166.63	166.63	100.00	1,121.79	2,000.00	878.21	43.91	2,000.00
Contract-Floor Covering	1,139.50	83.37	-1,056.13	-1,266.80	6,414.16	1,000.00	-5,414.16	-541.42	1,000.00
Contract-HVAC	1,542.54	1,633.15	90.61	5.55	25,502.33	19,600.00	-5,902.33	-30.11	19,600.00
Contract-Janitorial/Cleaning	5,927.00	275.00	-5,652.00	-2,055.27	6,297.00	3,300.00	-2,997.00	-90.82	3,300.00
Contract-Alarm System Monitoring	0.00	298.15	298.15	100.00	811.50	3,580.00	2,768.50	77.33	3,580.00
Contract-Carpet Cleaning	0.00	16.63	16.63	100.00	0.00	200.00	200.00	100.00	200.00
Contract-Electrical	5,137.18	116.74	-5,020.44	-4,300.53	13,575.61	1,400.00	-12,175.61	-869.69	1,400.00
Contract-Plumbing	0.00	2,083.26	2,083.26	100.00	22,176.32	25,000.00	2,823.68	11.29	25,000.00

MHA Combined = COCC, CVC, FER, HCB, JCP, MVP, RVE, RVW, SCT, ALP, SSBG, PEER

Budget Comparison

Period = Sep 2012

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Contract-Roofing	75.00	393.75	318.75	80.95	2,775.00	4,725.00	1,950.00	41.27	4,725.00
Contract-Painting	0.00	0.00	0.00	N/A	8,590.00	0.00	-8,590.00	N/A	0.00
Contract-Energy Audit	0.00	4,673.37	4,673.37	100.00	0.00	56,080.00	56,080.00	100.00	56,080.00
Contract-Human Resources	0.00	509.35	509.35	100.00	0.00	6,110.00	6,110.00	100.00	6,110.00
Contract Costs-Other	0.00	33.37	33.37	100.00	12,903.10	400.00	-12,503.10	-3,125.78	400.00
Total Contract Costs	30,472.07	30,332.38	-139.69	-0.46	294,109.28	363,989.00	69,879.72	19.20	363,989.00
TOTAL MAINTENACE EXPENSES	82,627.01	79,812.63	-2,814.38	-3.53	997,656.10	957,763.00	-39,893.10	-4.17	957,763.00
GENERAL EXPENSES									
Insurance	14,635.12	6,535.87	-8,099.25	-123.92	177,538.35	78,430.00	-99,108.35	-126.37	78,430.00
PILOT-Payments in Lieu of Taxes	942.24	5,301.00	4,358.76	82.23	53,261.80	63,612.00	10,350.20	16.27	63,612.00
Employee Benefits-Health/Dental/Optical	760.46	9,736.12	8,975.66	92.19	-28,402.31	116,833.00	145,235.31	124.31	116,833.00
Employee Benefits-Pension	14,291.04	6,649.89	-7,641.15	-114.91	163,332.15	79,800.00	-83,532.15	-104.68	79,800.00
Employer Tax Expense	6,850.95	6,866.63	15.68	0.23	84,114.53	82,400.00	-1,714.53	-2.08	82,400.00
Security/Lease Enforcement Fee For Service	2,345.95	408.37	-1,937.58	-474.47	29,988.30	4,900.00	-25,088.30	-512.01	4,900.00
Lease Enforcement Fee For Service Expense	2,366.70	2,686.40	319.70	11.90	60,280.24	32,239.00	-28,041.24	-86.98	32,239.00
TOTAL GENERAL EXPENSES	42,192.46	38,184.28	-4,008.18	-10.50	540,113.06	458,214.00	-81,899.06	-17.87	458,214.00
HOUSING ASSISTANCE PAYMENTS									
Housing Assistance Payments	0.00	191.00	191.00	100.00	0.00	2,292.00	2,292.00	100.00	2,292.00
URP-PH-Tenant Utility Reimbursement-Public Hc	6.00	0.00	-6.00	N/A	266.00	0.00	-266.00	N/A	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	6.00	191.00	185.00	96.86	266.00	2,292.00	2,026.00	88.39	2,292.00
FINANCING EXPENSE									
Interest Expense-Ford	92.84	100.00	7.16	7.16	1,464.33	1,200.00	-264.33	-22.03	1,200.00
Interest Expense - Energy Performance Contract	2,874.53	0.00	-2,874.53	N/A	34,687.19	0.00	-34,687.19	N/A	0.00
TOTAL FINANCING EXPENSES	2,967.37	100.00	-2,867.37	-2,867.37	36,151.52	1,200.00	-34,951.52	-2,912.63	1,200.00
TOTAL EXPENSES	332,055.84	320,197.89	-11,857.95	-3.70	4,028,126.36	3,842,387.00	-185,739.36	-4.83	3,842,387.00
NET INCOME	17,639.80	40,063.88	-22,424.08	-55.97	571,780.31	480,756.00	91,024.31	18.93	480,756.00