

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

Budget Comparison

Period = Feb 2013

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
Rental Income									
Tenant Rent	136,609.00	116,732.44	19,876.56	17.03	677,316.55	657,439.99	19,876.56	3.02	1,474,558.03
Total Rental Income	136,609.00	116,732.44	19,876.56	17.03	677,316.55	657,439.99	19,876.56	3.02	1,474,558.03
Other Tenant Income									
Laundry and Vending	0.00	0.00	0.00	N/A	1,947.62	1,947.62	0.00	0.00	2,497.68
Damages	0.00	0.00	0.00	N/A	110.00	110.00	0.00	0.00	110.00
NSF Charges	50.00	0.00	50.00	N/A	150.00	100.00	50.00	50.00	100.00
Tenant Owned Utilities	96.20	1,082.00	-985.80	-91.11	584.44	1,570.24	-985.80	-62.78	8,570.24
Misc.Tenant Income	130.00	0.00	130.00	N/A	1,210.00	1,070.00	140.00	13.08	1,070.00
Total Other Tenant Income	276.20	1,082.00	-805.80	-74.47	4,002.06	4,797.86	-795.80	-16.59	12,347.92
NET TENANT INCOME	136,885.20	117,814.44	19,070.76	16.19	681,318.61	662,237.85	19,080.76	2.88	1,486,905.95
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	126,315.00	100,224.10	26,090.90	26.03	678,058.00	651,966.60	26,091.40	4.00	1,353,535.30
Other Grants	7,403.50	0.00	7,403.50	N/A	27,915.50	0.00	27,915.50	N/A	0.00
Capital Fund Grants	0.00	4,369.50	-4,369.50	-100.00	0.00	21,847.50	-21,847.50	-100.00	52,434.00
TOTAL GRANT INCOME	133,718.50	104,593.60	29,124.90	27.85	705,973.50	673,814.10	32,159.40	4.77	1,405,969.30
OTHER INCOME									
Interest Income	742.68	322.77	419.91	130.10	4,239.43	3,819.52	419.91	10.99	6,078.90
Investment Income	2.00	2.00	0.00	0.00	10.89	10.89	0.00	0.00	24.00
CPM - Property Mgnt Fee Income	12,159.34	3,425.00	8,734.34	255.02	57,547.52	48,813.18	8,734.34	17.89	72,800.00
Property Mgnt Fee Income	31,922.85	31,608.00	314.85	1.00	159,746.75	159,431.90	314.85	0.20	380,690.04
Asset Mgnt Fee Income	4,980.00	4,950.00	30.00	0.61	24,900.00	24,870.00	30.00	0.12	59,520.00
Bookkeeping Fee Income	4,606.50	4,980.00	-373.50	-7.50	23,175.80	23,549.30	-373.50	-1.59	58,410.00
Prog Mgnt Fee Inc - JCP Antenna Rental 10%	577.79	577.00	0.79	0.14	2,813.95	2,813.16	0.79	0.03	6,840.00
Prog Mgnt Fee Inc - JCP Office Space Rental 10%	287.58	366.00	-78.42	-21.43	1,228.35	1,306.77	-78.42	-6.00	3,884.40
Prog Mgnt Fee Inc - RVW Office Space Rental 10%	24.00	24.00	0.00	0.00	120.00	120.00	0.00	0.00	288.00
Prog Mgnt Fee Inc - MVP Office Space Rental 10%	533.68	533.67	0.01	0.00	2,624.77	2,624.76	0.01	0.00	6,360.45
Prog Mgnt Fee Inc - Capital Fund 8%	4,024.71	4,024.71	0.00	0.00	20,123.55	20,123.55	0.00	0.00	48,296.52
Prog Mgnt Fee Inc - HCFC 10% NetInc	0.00	846.26	-846.26	-100.00	3,229.88	4,076.14	-846.26	-20.76	10,000.00
Prog Mgnt Fee Inc - HCPM 10% NetInc	0.00	195.49	-195.49	-100.00	1,436.07	1,631.56	-195.49	-11.98	3,000.00
Prog Mgnt Fee Inc - Wildwood HA	6,666.67	6,666.66	0.01	0.00	49,793.28	32,083.32	17,709.96	55.20	72,750.00
Prog Mgnt Fee Inc - S8 Admin 10%	1,305.00	906.00	399.00	44.04	6,390.00	5,991.00	399.00	6.66	12,333.10
Prog Mgnt Fee Inc - Salem HA	7,083.33	7,083.33	0.00	0.00	7,083.33	21,249.99	-14,166.66	-66.67	70,833.30
Contract - Fee For Service Income	0.00	0.00	0.00	N/A	19,610.00	0.00	19,610.00	N/A	0.00
Lease Enforcement Fee For Service Income	2,682.26	2,378.00	304.26	12.79	11,833.50	11,529.24	304.26	2.64	28,175.24
Maintenance Fee For Service Income	7,244.70	5,064.49	2,180.21	43.05	44,683.75	62,113.54	-17,429.79	-28.06	97,565.00
Fraud Recovery - S8 HAP	0.00	1,581.50	-1,581.50	-100.00	0.00	7,907.50	-7,907.50	-100.00	18,978.00
Miscellaneous Other Income	2,866.16	1,006.00	1,860.16	184.91	28,521.60	26,661.44	1,860.16	6.98	32,439.08
Misc Other Income-Buck St Office Rental	5,336.76	4,942.38	394.38	7.98	26,247.72	25,853.34	394.38	1.53	60,450.00
Misc Other Income-Office Space Rental	3,115.80	5,901.03	-2,785.23	-47.20	12,136.50	29,972.79	-17,836.29	-59.51	71,280.00

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Misc Income-Antenna Rental	5,777.94	5,700.00	77.94	1.37	28,889.70	28,500.00	389.70	1.37	68,400.00
TOTAL OTHER INCOME	101,939.75	93,084.29	8,855.46	9.51	536,386.34	545,052.89	-8,666.55	-1.59	1,189,396.03
TOTAL INCOME	372,543.45	315,492.33	57,051.12	18.08	1,923,678.45	1,881,104.84	42,573.61	2.26	4,082,271.28

EXPENSES

ADMINISTRATIVE

Administrative Salaries									
Administrative Salaries	44,544.29	52,365.05	7,820.76	14.94	238,557.73	246,378.49	7,820.76	3.17	629,466.02
Compensated Absences	0.00	166.67	166.67	100.00	0.00	833.35	833.35	100.00	2,000.00
Employee Benefit-Health/Dental/Eye	4,202.72	10,042.88	5,840.16	58.15	31,025.47	36,865.56	5,840.09	15.84	107,164.05
Total Administrative Salaries	48,747.01	62,574.60	13,827.59	22.10	269,583.20	284,077.40	14,494.20	5.10	738,630.07
Legal Expense									
Criminal/Criminal Background Checks	402.00	307.56	-94.44	-30.71	1,830.50	1,706.06	-124.44	-7.29	3,860.98
Tenant Screening	0.00	41.67	41.67	100.00	0.00	208.35	208.35	100.00	500.00
General Legal Expense	5,221.00	4,524.92	-696.08	-15.38	19,086.50	19,110.04	23.54	0.12	49,784.46
Total Legal Expense	5,623.00	4,874.15	-748.85	-15.36	20,917.00	21,024.45	107.45	0.51	54,145.44
Other Admin Expenses									
Staff Training	10,332.72	1,788.08	-8,544.64	-477.87	16,317.36	8,172.72	-8,144.64	-99.66	24,289.12
Staff Travel	1,878.72	610.00	-1,268.72	-207.99	18,989.59	17,687.55	-1,302.04	-7.36	21,978.31
Accounting Fees	0.00	218.59	218.59	100.00	9,966.92	10,185.51	218.59	2.15	13,559.27
Auditing Fees	0.00	0.00	0.00	N/A	24,484.00	24,483.90	-0.10	0.00	24,483.90
Licenses/Fees/Permits	0.00	55.75	55.75	100.00	5,262.00	5,317.75	55.75	1.05	5,823.00
Professional Fees/Services	9,560.00	535.44	-9,024.56	-1,685.45	21,952.21	12,927.65	-9,024.56	-69.81	15,937.83
Total Other Admin Expenses	21,771.44	3,207.86	-18,563.58	-578.69	96,972.08	78,775.08	-18,197.00	-23.10	106,071.43
Miscellaneous Admin Expenses									
Publications/Subscriptions	152.10	36.95	-115.15	-311.64	695.55	590.40	-105.15	-17.81	1,371.62
Membership Dues and Fees	1,140.00	0.00	-1,140.00	N/A	2,375.00	1,235.00	-1,140.00	-92.31	2,735.00
Telephone	915.07	1,107.40	192.33	17.37	24,071.19	24,255.20	184.01	0.76	32,032.67
Office Supplies	-1,012.07	742.83	1,754.90	236.25	-1,212.85	3,086.97	4,299.82	139.29	8,639.99
Copier and Supplies	687.61	796.45	108.84	13.67	3,010.51	3,119.35	108.84	3.49	8,677.39
Cell Phones/Pagers	1,292.01	1,413.33	121.32	8.58	6,707.63	6,709.25	1.62	0.02	16,599.98
Payroll Services	435.94	663.98	228.04	34.34	2,538.04	2,666.89	128.85	4.83	7,350.01
Postage/Express	733.52	727.10	-6.42	-0.88	2,867.00	2,860.58	-6.42	-0.22	7,810.06
Legal Ads	55.64	114.78	59.14	51.52	236.88	296.02	59.14	19.98	1,209.70
Printer Supplies	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	450.00
Internet	711.74	1,159.39	447.65	38.61	3,085.87	3,733.52	647.65	17.35	11,850.03
Answering Service/Voicemail	1,190.35	407.56	-782.79	-192.07	2,144.02	1,361.26	-782.76	-57.50	4,240.01
Other Misc Admin Expenses	0.00	90.00	90.00	100.00	80.00	170.00	90.00	52.94	900.00
Employee Services	0.00	209.15	209.15	100.00	1,297.50	1,506.65	209.15	13.88	3,156.32
Employee Services - Health	160.00	0.00	-160.00	N/A	160.00	0.00	-160.00	N/A	0.00
Commissioner Meetings	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	600.00
Commissioner Training	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	4,000.00
Commissioner Travel	4,186.84	0.00	-4,186.84	N/A	4,186.84	0.00	-4,186.84	N/A	4,000.00
Sponsorships	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
Marketing/Promotions/Advertising	272.00	167.50	-104.50	-62.39	1,658.53	1,554.03	-104.50	-6.72	3,401.53
Bank/Credit Card Fees	35.31	250.00	214.69	85.88	138.49	1,366.87	1,228.38	89.87	3,310.87

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Meetings / Seminars	1,950.00	255.42	-1,694.58	-663.45	4,009.04	2,336.14	-1,672.90	-71.61	4,330.00
Cable TV	113.93	72.62	-41.31	-56.89	558.30	516.99	-41.31	-7.99	1,025.00
Computer Hardware	0.00	433.34	433.34	100.00	0.00	666.70	666.70	100.00	7,200.00
Computer Software	267.75	0.00	-267.75	N/A	267.75	0.00	-267.75	N/A	600.00
Computer Supplies	0.00	487.50	487.50	100.00	0.00	1,087.50	1,087.50	100.00	5,100.00
Computer Support	81.01	1,887.63	1,806.62	95.71	9,714.85	11,721.37	2,006.52	17.12	24,288.43
Computer System Support	2,082.72	2,020.76	-61.96	-3.07	12,863.78	12,801.82	-61.96	-0.48	27,168.24
Caring, Inc. misc	-1,303.60	0.00	1,303.60	N/A	-1,486.07	0.00	1,486.07	N/A	0.00
Wildwood HA misc	8,587.12	200.00	-8,387.12	-4,193.56	19,196.95	800.00	-18,396.95	-2,299.62	2,400.00
Salem HA misc	9,001.82	200.00	-8,801.82	-4,400.91	9,291.57	489.75	-8,801.82	-1,797.21	2,400.00
CPM - Property Mgnt Fee Expense	10,737.16	4,475.00	-6,262.16	-139.94	28,941.78	22,679.62	-6,262.16	-27.61	54,000.00
CPM - Bridgeton Villas Misc Expense	108.82	80.00	-28.82	-36.02	1,839.06	1,810.24	-28.82	-1.59	2,400.00
CPM - Chester Misc Expense	500.00	0.00	-500.00	N/A	500.00	0.00	-500.00	N/A	0.00
Property Mgnt Fee Expense	32,422.85	31,608.26	-814.59	-2.58	160,246.75	159,432.16	-814.59	-0.51	380,689.46
Asset Mgnt Fee Expense	4,480.00	4,950.00	470.00	9.49	24,400.00	24,870.00	470.00	1.89	59,520.00
Bookkeeping Fee Expense	3,615.00	3,601.65	-13.35	-0.37	18,090.00	18,084.65	-5.35	-0.03	43,298.12
Prog Mgnt Fee Exp - JCP Antenna Rental 10¢	577.79	536.67	-41.12	-7.66	3,683.58	3,129.32	-554.26	-17.71	6,886.01
Prog Mgnt Fee Exp - JCP Office Space Rental	287.58	408.77	121.19	29.65	901.86	1,023.05	121.19	11.85	3,884.44
Prog Mgnt Fee Exp - RVW Office Space Rental	24.00	27.00	3.00	11.11	96.00	99.00	3.00	3.03	288.00
Prog Mgnt Fee Exp - MVP Office Space Rental	533.68	582.16	48.48	8.33	2,105.63	2,154.11	48.48	2.25	6,229.20
Contract - Fee For Service Expense	6,181.50	0.00	-6,181.50	N/A	25,688.00	13,435.50	-12,252.50	-91.20	13,435.50
Total Miscellaneous Admin Expenses	91,205.19	61,763.20	-29,441.99	-47.67	374,949.03	333,699.91	-41,249.12	-12.36	767,677.58
TOTAL ADMINISTRATIVE EXPENSES	167,346.64	132,419.81	-34,926.83	-26.38	762,421.31	717,576.84	-44,844.47	-6.25	1,666,524.52

TENANT SERVICES									
Tenant Services Salaries	7,452.00	5,126.00	-2,326.00	-45.38	37,260.00	25,630.00	-11,630.00	-45.38	61,512.00
Employee Benefit-Health/Dental/Eye	1,208.34	541.67	-666.67	-123.08	6,041.70	2,708.35	-3,333.35	-123.08	6,500.00
Resident Council	0.00	0.00	0.00	N/A	259.00	259.00	0.00	0.00	259.00
Tenant Svcs - Tenant Participation	255.00	125.00	-130.00	-104.00	467.28	587.28	120.00	20.43	2,212.28
Tenant Svcs - HCFC Activities-	2,197.92	2,991.90	793.98	26.54	8,812.53	9,606.51	793.98	8.26	30,550.32
Tenant Svcs - Food/Snacks	0.00	14.17	14.17	100.00	0.00	70.85	70.85	100.00	170.00
Tenant Svcs - Medical Supplies	0.00	0.83	0.83	100.00	0.00	4.15	4.15	100.00	10.00
Tenant Svcs - Personal Care Supplies	0.00	111.66	111.66	100.00	0.00	558.30	558.30	100.00	1,340.00
Tenant Svcs - Linen Supplies	0.00	1.67	1.67	100.00	0.00	8.35	8.35	100.00	20.00
Tenant Svcs - Recreation/Education	0.00	8.33	8.33	100.00	331.64	41.65	-289.99	-696.25	100.00
Tenant Svcs - Monitoring Service	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	0.00
Tenant Svcs - Moving Expenses	0.00	233.33	233.33	100.00	1,969.90	2,336.55	366.65	15.69	4,269.90
TOTAL TENANT SERVICES EXPENSES	11,113.26	9,154.56	-1,958.70	-21.40	55,442.05	41,810.99	-13,631.06	-32.60	106,943.50
Water & Sewer	20,527.16	24,713.77	4,186.61	16.94	105,769.00	113,974.19	8,205.19	7.20	286,970.85
Electricity	25,974.20	27,119.07	1,144.87	4.22	102,286.59	103,431.46	1,144.87	1.11	301,000.09
Electricity-Vacant Units	312.89	147.79	-165.10	-111.71	1,519.99	1,354.89	-165.10	-12.19	2,550.09
Gas	31,158.52	16,156.74	-15,001.78	-92.85	82,297.77	67,295.99	-15,001.78	-22.29	152,200.06
Gas-Vacant Units	51.24	250.00	198.76	79.50	51.24	250.00	198.76	79.50	2,000.00
TOTAL UTILITY EXPENSES	78,024.01	68,387.37	-9,636.64	-14.09	291,924.59	286,306.53	-5,618.06	-1.96	744,721.09
General Maint Expense									
Fee For Service Expense	0.00	235.97	235.97	100.00	12,854.20	11,202.43	-1,651.77	-14.74	12,854.20
Maintenance Fee For Service Expense	4,364.68	6,885.64	2,520.96	36.61	35,277.88	37,798.84	2,520.96	6.67	85,999.06

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Maintenance Salaries	18,008.71	22,080.08	4,071.37	18.44	120,119.31	124,190.68	4,071.37	3.28	279,887.45
Maintenance Labor Overtime	4,004.96	2,169.43	-1,835.53	-84.61	18,250.92	16,415.39	-1,835.53	-11.18	31,608.10
Compensated Absences-Maintenance	0.00	-437.50	-437.50	-100.00	0.00	-437.50	-437.50	-100.00	-3,500.00
Employee Benefit-Health/Dental/Eye	7,216.04	6,015.04	-1,201.00	-19.97	17,976.40	25,791.43	7,815.03	30.30	67,904.76
Maint-On Call Service	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	600.00
Maintenance Uniforms	0.00	87.50	87.50	100.00	0.00	187.50	187.50	100.00	1,150.00
Maintenance Travel/Training	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,000.00
Vehicle Gas, Oil, Repairs, Supplies	0.00	1,735.21	1,735.21	100.00	3,113.58	4,607.43	1,493.85	32.42	16,260.87
Vehicle Title/Registration	188.00	85.62	-102.38	-119.57	263.00	160.62	-102.38	-63.74	709.98
Total General Maint Expense	33,782.39	39,056.99	5,274.60	13.50	207,855.29	220,116.82	12,261.53	5.57	494,474.42
Materials									
Materials-Electrical	0.00	740.50	740.50	100.00	124.87	865.37	740.50	85.57	6,550.10
Materials-Plumbing	42.23	1,272.61	1,230.38	96.68	2,656.66	4,020.36	1,363.70	33.92	13,094.04
Materials-Heating	4,754.20	1,398.03	-3,356.17	-240.06	10,920.31	7,780.82	-3,139.49	-40.35	13,991.68
Materials-Flooring	0.00	541.73	541.73	100.00	2,818.00	3,426.41	608.41	17.76	7,722.50
Materials-Paint	0.00	1,119.49	1,119.49	100.00	2,408.49	3,694.66	1,286.17	34.81	13,037.60
Materials-Janitorial/Cleaning	300.73	285.41	-15.32	-5.37	936.91	971.59	34.68	3.57	3,170.02
Materials-Lumber	0.00	381.18	381.18	100.00	3,336.15	3,734.01	397.86	10.66	6,402.23
Materials-Maint Paper/Supplies	0.00	12.08	12.08	100.00	0.00	45.40	45.40	100.00	130.00
Materials-Grounds	0.00	1,537.73	1,537.73	100.00	3,743.43	5,236.16	1,492.73	28.51	16,007.09
Materials-Miscellaneous	360.70	1,950.50	1,589.80	81.51	-3,973.69	-1,883.89	2,089.80	110.93	11,775.22
Materials-Equipment Repairs	186.00	469.88	283.88	60.42	887.76	1,111.48	223.72	20.13	4,450.00
Materials-Appliance Parts	206.99	113.87	-93.12	-81.78	229.43	202.99	-26.44	-13.03	1,500.04
Materials-Safety Equipment	103.64	1,025.79	922.15	89.90	822.66	2,511.49	1,688.83	67.24	9,850.02
Materials-Hardware	222.24	317.13	94.89	29.92	231.83	660.04	428.21	64.88	3,179.99
Materials-Glass/Screens	433.80	674.85	241.05	35.72	778.38	1,686.11	907.73	53.84	6,525.02
Materials-Doors / Keys	1,158.30	1,151.67	-6.63	-0.58	2,124.42	2,307.73	183.31	7.94	10,619.46
Materials-Drywall/Plaster	0.00	37.50	37.50	100.00	0.00	187.50	187.50	100.00	450.00
Materials-Extermination/Pest Control	0.00	0.00	0.00	N/A	350.00	350.00	0.00	0.00	1,850.00
Materials-Tools	0.00	533.33	533.33	100.00	313.99	1,380.64	1,066.65	77.26	6,113.99
Materials-Cabinets	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	8,060.00
Materials-HCFC-Fitness Equipment	0.00	41.67	41.67	100.00	0.00	208.35	208.35	100.00	500.00
Total Materials	7,768.83	14,604.95	6,836.12	46.81	28,709.60	39,497.22	10,787.62	27.31	144,979.00
Contract Costs									
Contract-Elevator Monitoring	2,716.84	3,698.15	981.31	26.54	10,629.97	11,611.28	981.31	8.45	37,500.04
Contract-Trash Removal	3,853.53	4,693.40	839.87	17.89	19,280.58	20,120.45	839.87	4.17	52,974.25
Contract-Extermination/Pest Control	3,892.20	7,090.93	3,198.73	45.11	20,937.20	24,735.93	3,798.73	15.36	74,435.94
Contract-Grounds	0.00	1,487.50	1,487.50	100.00	2,085.00	4,772.50	2,687.50	56.31	20,100.00
Contract-Unit Cleaning/Prep	0.00	791.67	791.67	100.00	0.00	3,458.35	3,458.35	100.00	10,400.00
Contract-Fire Alarm	4,255.17	821.60	-3,433.57	-417.91	10,952.74	9,019.17	-1,933.57	-21.44	15,120.37
Contract-Boilers	0.00	265.00	265.00	100.00	800.00	1,065.00	265.00	24.88	2,925.00
Contract-Floor Covering	1,127.50	416.67	-710.83	-170.60	1,127.50	2,083.35	955.85	45.88	5,000.00
Contract-HVAC	0.00	2,654.17	2,654.17	100.00	0.00	9,260.85	9,260.85	100.00	27,940.00
Contract-Janitorial/Cleaning	0.00	181.25	181.25	100.00	0.00	231.25	231.25	100.00	2,500.00
Contract-Alarm System Monitoring	0.00	478.07	478.07	100.00	4,255.53	4,733.60	478.07	10.10	8,299.42
Contract-Auto Lease	0.00	166.67	166.67	100.00	0.00	833.35	833.35	100.00	2,000.00
Contract-Carpet Cleaning	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00

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

Budget Comparison

Period = Feb 2013

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Contract-Electrical	0.00	817.50	817.50	100.00	0.00	817.50	817.50	100.00	7,190.00
Contract-Plumbing	3,592.32	2,989.17	-603.15	-20.18	3,592.32	6,655.85	3,063.53	46.03	27,600.00
Contract-Roofing	125.00	375.00	250.00	66.67	1,065.00	375.00	-690.00	-184.00	3,150.00
Contract-Painting	497.50	187.50	-310.00	-165.33	497.50	187.50	-310.00	-165.33	2,100.00
Contract-Energy Audit	0.00	886.75	886.75	100.00	0.00	4,433.75	4,433.75	100.00	10,641.00
Contract-Human Resources	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00
Total Contract Costs	20,060.06	28,101.00	8,040.94	28.61	75,223.34	104,894.68	29,671.34	28.29	311,676.02
TOTAL MAINTENACE EXPENSES	61,611.28	81,762.94	20,151.66	24.65	311,788.23	364,508.72	52,720.49	14.46	951,129.44
GENERAL EXPENSES									
Insurance	15,159.62	10,493.41	-4,666.21	-44.47	74,252.93	69,586.72	-4,666.21	-6.71	143,041.28
PILOT-Payments in Lieu of Taxes	7,228.67	5,413.57	-1,815.10	-33.53	36,243.57	34,428.56	-1,815.01	-5.27	72,326.02
Employee Benefits-Health/Dental/Optical	-4,083.67	550.00	4,633.67	842.49	-2,920.54	5,969.55	8,890.09	148.92	9,819.55
Employee Benefits-Pension	14,291.04	8,003.71	-6,287.33	-78.56	71,455.20	65,167.87	-6,287.33	-9.65	121,205.00
Employer Tax Expense	7,095.76	7,466.21	370.45	4.96	35,453.19	35,823.64	370.45	1.03	88,671.49
Bad Debt-Tenant Rents	194.00	0.00	-194.00	N/A	194.00	0.00	-194.00	N/A	0.00
Security/Lease Enforcement Fee For Service	2,565.59	1,246.51	-1,319.08	-105.82	13,095.33	11,746.25	-1,349.08	-11.49	20,146.25
Lease Enforcement Fee For Service Expense	2,682.26	2,722.29	40.03	1.47	11,833.50	13,075.53	1,242.03	9.50	32,141.68
TOTAL GENERAL EXPENSES	45,133.27	35,895.70	-9,237.57	-25.73	239,607.18	235,798.12	-3,809.06	-1.62	487,351.27
HOUSING ASSISTANCE PAYMENTS									
URP-PH-Tenant Utility Reimbursement-Public Ho	298.00	0.00	-298.00	N/A	680.00	112.00	-568.00	-507.14	112.00
TOTAL HOUSING ASSISTANCE PAYMENTS	298.00	0.00	-298.00	N/A	680.00	112.00	-568.00	-507.14	112.00
FINANCING EXPENSE									
Interest Expense-Ford	64.88	0.00	-64.88	N/A	380.75	315.87	-64.88	-20.54	315.87
Interest Expense - Energy Performance Contrac	2,672.09	2,056.08	-616.01	-29.96	13,562.87	12,946.86	-616.01	-4.76	27,349.51
TOTAL FINANCING EXPENSES	2,736.97	2,056.08	-680.89	-33.12	13,943.62	13,262.73	-680.89	-5.13	27,665.38
TOTAL EXPENSES	366,263.43	329,676.46	-36,586.97	-11.10	1,675,806.98	1,659,375.93	-16,431.05	-0.99	3,984,447.20
NET INCOME	6,280.02	-14,184.13	20,464.15	144.28	247,871.47	221,728.91	26,142.56	11.79	97,824.08