

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

Budget Comparison

Period = Mar 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	136,924.07	134,550.07	2,374.00	1.76	810,862.62	808,488.62	2,374.00	0.29	1,508,876.22
Total Rental Income	136,924.07	134,550.07	2,374.00	1.76	810,862.62	808,488.62	2,374.00	0.29	1,508,876.22
Other Tenant Income									
Laundry and Vending	5,341.17	5,341.17	0.00	0.00	7,288.79	7,288.79	0.00	0.00	7,538.85
Damages	0.00	0.00	0.00	N/A	110.00	110.00	0.00	0.00	110.00
NSF Charges	0.00	0.00	0.00	N/A	150.00	150.00	0.00	0.00	150.00
Tenant Owned Utilities	0.00	1,000.00	-1,000.00	-100.00	584.44	2,666.44	-2,082.00	-78.08	8,666.44
Misc.Tenant Income	100.00	125.00	-25.00	-20.00	1,310.00	1,325.00	-15.00	-1.13	1,325.00
Total Other Tenant Income	5,441.17	6,466.17	-1,025.00	-15.85	9,443.23	11,540.23	-2,097.00	-18.17	17,790.29
NET TENANT INCOME	142,365.24	141,016.24	1,349.00	0.96	820,305.85	820,028.85	277.00	0.03	1,526,666.51
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	113,952.00	113,952.00	0.00	0.00	792,010.00	783,009.50	9,000.50	1.15	1,458,488.72
Other Grants	7,403.50	0.00	7,403.50	N/A	35,319.00	0.00	35,319.00	N/A	0.00
Capital Fund Grants	0.00	4,369.50	-4,369.50	-100.00	0.00	26,217.00	-26,217.00	-100.00	52,434.00
TOTAL GRANT INCOME	121,355.50	118,321.50	3,034.00	2.56	827,329.00	809,226.50	18,102.50	2.24	1,510,922.72
OTHER INCOME									
Interest Income	771.93	771.93	0.00	0.00	5,011.36	5,011.36	0.00	0.00	6,106.90
Investment Income	2.33	2.33	0.00	0.00	13.22	13.22	0.00	0.00	24.33
CPM - Property Mgnt Fee Income	8,995.00	8,995.00	0.00	0.00	66,542.52	66,542.52	0.00	0.00	111,728.52
Property Mgnt Fee Income	32,055.31	32,055.31	0.00	0.00	191,802.06	191,802.06	0.00	0.00	381,452.20
Asset Mgnt Fee Income	4,980.00	4,980.00	0.00	0.00	29,880.00	29,880.00	0.00	0.00	59,580.00
Bookkeeping Fee Income	4,621.50	4,621.50	0.00	0.00	27,797.30	27,797.30	0.00	0.00	57,678.00
Prog Mgnt Fee Inc - JCP Antenna Rental 10%	577.79	577.79	0.00	0.00	3,391.74	3,391.74	0.00	0.00	6,841.58
Prog Mgnt Fee Inc - JCP Office Space Rental 10%	96.00	96.00	0.00	0.00	1,324.35	1,324.35	0.00	0.00	3,535.98
Prog Mgnt Fee Inc - RVW Office Space Rental 10%	24.00	24.00	0.00	0.00	144.00	144.00	0.00	0.00	288.00
Prog Mgnt Fee Inc - MVP Office Space Rental 10%	533.68	533.68	0.00	0.00	3,158.45	3,158.45	0.00	0.00	6,360.47
Prog Mgnt Fee Inc - Capital Fund 8%	4,024.71	4,024.71	0.00	0.00	24,148.26	24,148.26	0.00	0.00	48,296.52
Prog Mgnt Fee Inc - HCFC 10% NetInc	0.00	846.26	-846.26	-100.00	3,309.40	4,155.66	-846.26	-20.36	9,233.26
Prog Mgnt Fee Inc - HCPM 10% NetInc	0.00	195.49	-195.49	-100.00	1,852.71	2,048.20	-195.49	-9.54	3,221.15
Prog Mgnt Fee Inc - Wildwood HA	0.00	6,666.66	-6,666.66	-100.00	38,333.34	38,749.99	-416.65	-1.08	72,750.01
Prog Mgnt Fee Inc - S8 Admin 10%	1,290.00	1,290.00	0.00	0.00	7,680.00	7,680.00	0.00	0.00	13,116.10
Prog Mgnt Fee Inc - Salem HA	14,166.66	14,166.66	0.00	0.00	21,249.99	35,416.65	-14,166.66	-40.00	77,916.63
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	3,155.60	3,155.60	0.00	0.00	14,989.10	14,989.10	0.00	0.00	29,257.10
Maintenance Fee For Service Income	12,743.62	12,743.62	0.00	0.00	57,427.37	77,037.37	-19,610.00	-25.46	107,424.34
Fraud Recovery - S8 HAP	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	9,489.00
Miscellaneous Other Income	2,992.91	12,992.91	-10,000.00	-76.97	31,514.51	41,909.51	-10,395.00	-24.80	47,076.15
Misc Other Income-Buck St Office Rental	5,336.76	5,336.76	0.00	0.00	31,584.48	31,584.48	0.00	0.00	61,238.76
Misc Other Income-Office Space Rental	1,200.00	1,200.00	0.00	0.00	13,336.50	13,336.50	0.00	0.00	48,742.68

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Misc Income-Antenna Rental	5,777.94	5,777.94	0.00	0.00	34,667.64	34,667.64	0.00	0.00	68,867.64
TOTAL OTHER INCOME	103,345.74	121,054.15	-17,708.41	-14.63	628,768.30	654,788.36	-26,020.06	-3.97	1,230,225.32
TOTAL INCOME	367,066.48	380,391.89	-13,325.41	-3.50	2,276,403.15	2,284,043.71	-7,640.56	-0.33	4,267,814.55

EXPENSES

ADMINISTRATIVE

Administrative Salaries									
Administrative Salaries	70,663.18	70,663.18	0.00	0.00	307,333.05	307,333.05	0.00	0.00	627,525.31
Compensated Absences	0.00	166.67	166.67	100.00	0.00	1,000.02	1,000.02	100.00	2,000.00
Employee Benefit-Health/Dental/Eye	6,102.17	6,102.17	0.00	0.00	37,127.64	37,127.57	-0.07	0.00	93,546.80
Total Administrative Salaries	76,765.35	76,932.02	166.67	0.22	344,460.69	345,460.64	999.95	0.29	723,072.11
Legal Expense									
Criminal/Criminal Background Checks	237.00	207.00	-30.00	-14.49	2,067.50	1,944.50	-123.00	-6.33	3,791.86
Tenant Screening	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	279.98
General Legal Expense	4,051.00	4,410.81	359.81	8.16	23,137.50	23,496.81	359.31	1.53	49,896.31
Total Legal Expense	4,288.00	4,647.81	359.81	7.74	25,205.00	25,471.31	266.31	1.05	53,968.15
Other Admin Expenses									
Staff Training	3,920.00	7,061.69	3,141.69	44.49	20,237.36	24,487.40	4,250.04	17.36	36,465.72
Staff Travel	3,208.38	3,200.05	-8.33	-0.26	22,197.97	22,147.99	-49.98	-0.23	25,828.75
Accounting Fees	0.00	150.00	150.00	100.00	9,966.92	10,116.92	150.00	1.48	12,472.09
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	799.00	839.00	40.00	4.77	6,061.00	6,141.00	80.00	1.30	6,475.50
Professional Fees/Services	825.00	881.67	56.67	6.43	22,777.21	22,833.88	56.67	0.25	25,414.77
Total Other Admin Expenses	8,752.38	12,132.41	3,380.03	27.86	105,724.46	110,211.09	4,486.63	4.07	131,140.73
Miscellaneous Admin Expenses									
Publications/Subscriptions	360.76	360.76	0.00	0.00	1,056.31	1,056.31	0.00	0.00	1,515.53
Membership Dues and Fees	125.00	125.00	0.00	0.00	2,500.00	2,500.00	0.00	0.00	3,500.00
Telephone	1,370.08	1,370.08	0.00	0.00	25,441.27	25,441.27	0.00	0.00	32,123.86
Office Supplies	-607.11	-628.37	-21.26	-3.38	-1,819.96	-212.97	1,606.99	754.56	4,497.22
Copier and Supplies	686.66	686.66	0.00	0.00	3,697.17	3,697.17	0.00	0.00	8,458.76
Cell Phones/Pagers	1,461.57	1,461.57	0.00	0.00	8,169.20	8,169.18	-0.02	0.00	16,646.58
Payroll Services	648.10	636.03	-12.07	-1.90	3,186.14	3,110.18	-75.96	-2.44	7,129.32
Postage/Express	1,104.83	1,104.83	0.00	0.00	3,971.83	3,971.83	0.00	0.00	8,194.21
Legal Ads	141.32	205.60	64.28	31.26	378.20	496.76	118.56	23.87	1,265.66
Printer Supplies	475.80	158.60	-317.20	-200.00	475.80	158.60	-317.20	-200.00	483.60
Internet	724.78	724.78	0.00	0.00	3,810.65	4,045.62	234.97	5.81	11,002.74
Answering Service/Voicemail	750.00	810.00	60.00	7.41	2,894.02	2,954.05	60.03	2.03	5,425.24
Other Misc Admin Expenses	83.90	133.90	50.00	37.34	163.90	213.90	50.00	23.38	803.90
Employee Services	-183.15	199.21	382.36	191.94	1,114.35	1,670.92	556.57	33.31	3,086.44
Employee Services - Health	0.00	0.00	0.00	N/A	160.00	0.00	-160.00	N/A	0.00
Commissioner Meetings	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	600.00
Commissioner Training	0.00	2,000.00	2,000.00	100.00	0.00	3,500.00	3,500.00	100.00	4,000.00
Commissioner Travel	0.00	3,000.00	3,000.00	100.00	4,186.84	7,186.84	3,000.00	41.74	8,186.84
Sponsorships	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	200.00
Marketing/Promotions/Advertising	71.76	271.76	200.00	73.59	1,730.29	1,930.29	200.00	10.36	3,365.29
Bank/Credit Card Fees	47.31	32.31	-15.00	-46.43	185.80	184.49	-1.31	-0.71	1,823.49

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Meetings / Seminars	4,144.60	4,144.60	0.00	0.00	4,138.14	8,153.64	4,015.50	49.25	9,807.08
Cable TV	113.93	113.93	0.00	0.00	672.23	672.23	0.00	0.00	1,107.62
Computer Hardware	4,129.20	4,129.20	0.00	0.00	4,129.20	4,129.20	0.00	0.00	8,479.16
Computer Software	0.00	0.00	0.00	N/A	267.75	267.75	0.00	0.00	667.75
Computer Supplies	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	3,525.00
Computer Support	1,240.47	758.97	-481.50	-63.44	10,955.32	11,155.22	199.90	1.79	21,834.65
Computer System Support	2,082.72	2,059.72	-23.00	-1.12	9,563.17	14,949.50	5,386.33	36.03	27,295.16
Caring, Inc. misc	-46.77	-46.77	0.00	0.00	-1,532.84	-1,591.71	-58.87	-3.70	-1,591.71
Wildwood HA misc	0.00	200.00	200.00	100.00	0.00	1,000.00	1,000.00	100.00	2,400.00
Salem HA misc	0.00	200.00	200.00	100.00	0.00	689.75	689.75	100.00	2,400.00
HCPM - Mgmt Fee Expense	8,457.00	0.00	-8,457.00	N/A	32,162.70	0.00	-32,162.70	N/A	0.00
CPM - Property Mgmt Fee Expense	0.00	8,457.00	8,457.00	100.00	0.00	32,562.70	32,562.70	100.00	59,408.08
CPM - Bridgeton Villas Misc Expense	0.00	80.00	80.00	100.00	1,274.22	1,890.24	616.02	32.59	2,400.00
CPM - Alexa Misc Expense	0.00	0.00	0.00	N/A	500.00	500.00	0.00	0.00	500.00
Property Mgmt Fee Expense	32,055.31	32,055.31	0.00	0.00	192,302.06	192,302.06	0.00	0.00	381,951.10
Asset Mgmt Fee Expense	4,980.00	4,980.00	0.00	0.00	29,380.00	29,380.00	0.00	0.00	59,080.00
Bookkeeping Fee Expense	3,630.00	3,627.19	-2.81	-0.08	21,720.00	21,722.38	2.38	0.01	43,334.20
Prog Mgmt Fee Exp - JCP Antenna Rental 10¢	577.79	577.79	0.00	0.00	4,261.37	3,742.23	-519.14	-13.87	6,962.25
Prog Mgmt Fee Exp - JCP Office Space Rental	96.00	96.00	0.00	0.00	997.86	997.86	0.00	0.00	3,450.48
Prog Mgmt Fee Exp - RVW Office Space Rental	24.00	24.00	0.00	0.00	120.00	120.00	0.00	0.00	282.00
Prog Mgmt Fee Exp - MVP Office Space Rental	533.68	533.67	-0.01	0.00	2,639.31	2,639.29	-0.02	0.00	6,132.22
Contract - Fee For Service Expense	5,817.50	5,817.50	0.00	0.00	31,505.50	31,505.50	0.00	0.00	31,505.50
Total Miscellaneous Admin Expenses	75,097.04	80,860.83	5,763.79	7.13	406,357.80	427,762.28	21,404.48	5.00	793,239.22
TOTAL ADMINISTRATIVE EXPENSES	164,902.77	174,573.07	9,670.30	5.54	881,747.95	908,905.32	27,157.37	2.99	1,701,420.21
TENANT SERVICES									
Tenant Services Salaries	7,452.00	5,126.00	-2,326.00	-45.38	44,712.00	30,756.00	-13,956.00	-45.38	61,512.00
Employee Benefit-Health/Dental/Eye	1,208.34	541.67	-666.67	-123.08	7,250.04	3,250.02	-4,000.02	-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	0.00	433.33	433.33	100.00	467.28	812.26	344.98	42.47	1,962.26
Tenant Svcs - HCFC Activities-	2,204.17	2,206.17	2.00	0.09	11,016.70	11,018.70	2.00	0.02	28,970.61
Tenant Svcs - Food/Snacks	597.90	612.07	14.17	2.32	597.90	682.92	85.02	12.45	767.90
Tenant Svcs - Medical Supplies	0.00	0.83	0.83	100.00	0.00	4.98	4.98	100.00	10.00
Tenant Svcs - Personal Care Supplies	0.00	3.33	3.33	100.00	0.00	19.98	19.98	100.00	690.02
Tenant Svcs - Linen Supplies	0.00	1.67	1.67	100.00	0.00	10.02	10.02	100.00	20.00
Tenant Svcs - Recreation/Education	0.00	8.33	8.33	100.00	331.64	49.98	-281.66	-563.55	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	383.33	383.33	100.00	1,969.90	2,719.88	749.98	27.57	4,269.90
TOTAL TENANT SERVICES EXPENSES	11,462.41	9,316.73	-2,145.68	-23.03	66,904.46	49,583.74	-17,320.72	-34.93	105,061.69
Water & Sewer	25,067.64	25,067.64	0.00	0.00	130,836.64	130,822.66	-13.98	-0.01	279,105.55
Electricity	24,707.64	24,707.64	0.00	0.00	126,994.23	146,044.23	19,050.00	13.04	316,523.09
Electricity-Vacant Units	286.31	286.31	0.00	0.00	1,806.30	1,806.30	0.00	0.00	2,803.71
Gas	32,113.90	32,113.90	0.00	0.00	114,411.67	114,411.67	0.00	0.00	185,486.12
Gas-Vacant Units	36.43	36.43	0.00	0.00	87.67	87.67	0.00	0.00	1,587.67
TOTAL UTILITY EXPENSES	82,211.92	82,211.92	0.00	0.00	374,136.51	393,172.53	19,036.02	4.84	785,506.14
General Maint Expense									
Fee For Service Expense	742.92	742.92	0.00	0.00	13,597.12	13,597.12	0.00	0.00	13,597.12

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Maintenance Fee For Service Expense	10,462.79	10,462.79	0.00	0.00	45,740.67	45,740.67	0.00	0.00	87,055.25
Maintenance Salaries	29,562.31	29,562.31	0.00	0.00	149,681.62	149,681.62	0.00	0.00	282,109.58
Maintenance Labor Overtime	5,354.15	5,354.15	0.00	0.00	23,605.07	23,605.07	0.00	0.00	36,628.35
Compensated Absences-Maintenance	0.00	-437.50	-437.50	-100.00	0.00	-875.00	-875.00	-100.00	-3,500.00
Employee Benefit-Health/Dental/Eye	1,940.44	4,132.59	2,192.15	53.05	19,916.84	33,317.17	13,400.33	40.22	69,415.46
Maint-On Call Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	450.00
Maintenance Uniforms	0.00	37.50	37.50	100.00	0.00	75.00	75.00	100.00	950.00
Maintenance Travel/Training	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,000.00
Vehicle Gas, Oil, Repairs, Supplies	119.00	119.00	0.00	0.00	3,232.58	3,193.97	-38.61	-1.21	13,212.20
Vehicle Title/Registration	0.00	0.00	0.00	N/A	263.00	288.00	25.00	8.68	726.74
Total General Maint Expense	48,181.61	50,098.76	1,917.15	3.83	256,036.90	268,873.62	12,836.72	4.77	501,644.70
Materials									
Materials-Electrical	181.30	346.96	165.66	47.75	306.17	637.49	331.32	51.97	5,581.72
Materials-Plumbing	409.89	916.35	506.46	55.27	3,066.55	4,079.47	1,012.92	24.83	11,880.54
Materials-Heating	3,638.04	3,638.04	0.00	0.00	14,558.35	14,558.35	0.00	0.00	20,171.18
Materials-Flooring	359.65	359.65	0.00	0.00	3,177.65	3,203.21	25.56	0.80	6,932.01
Materials-Paint	15.82	515.82	500.00	96.93	2,424.31	3,131.47	707.16	22.58	10,854.92
Materials-Janitorial/Cleaning	179.05	279.05	100.00	35.84	1,115.96	1,215.96	100.00	8.22	3,028.98
Materials-Lumber	33.00	33.00	0.00	0.00	3,369.15	3,369.15	0.00	0.00	5,656.19
Materials-Maint Paper/Supplies	0.00	0.00	0.00	N/A	0.00	8.33	8.33	100.00	80.85
Materials-Grounds	1,150.00	2,010.68	860.68	42.81	4,893.43	6,614.79	1,721.36	26.02	15,847.99
Materials-Miscellaneous	1,578.58	1,500.14	-78.44	-5.23	-2,395.11	-2,609.68	-214.57	-8.22	9,098.93
Materials-Equipment Repairs	265.00	265.00	0.00	0.00	1,152.76	966.76	-186.00	-19.24	3,835.40
Materials-Appliance Parts	39.95	239.95	200.00	83.35	269.38	262.39	-6.99	-2.66	1,245.57
Materials-Safety Equipment	169.44	269.44	100.00	37.11	992.10	1,092.10	100.00	9.16	7,312.98
Materials-Hardware	358.65	330.09	-28.56	-8.65	590.48	457.86	-132.62	-28.97	2,510.68
Materials-Glass/Screens	350.00	542.68	192.68	35.51	1,128.38	1,411.00	282.62	20.03	5,512.51
Materials-Doors / Keys	559.16	547.71	-11.45	-2.09	2,683.58	2,672.13	-11.45	-0.43	9,682.19
Materials-Drywall/Plaster	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	225.00
Materials-Extermination/Pest Control	1,170.00	1,670.00	500.00	29.94	1,520.00	2,020.00	500.00	24.75	3,020.00
Materials-Tools	368.24	357.69	-10.55	-2.95	682.23	671.68	-10.55	-1.57	4,371.70
Materials-Cabinets	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	6,060.00
Materials-HCFC-Fitness Equipment	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	249.98
Total Materials	10,825.77	13,852.25	3,026.48	21.85	39,535.37	43,792.46	4,257.09	9.72	133,159.32
Contract Costs									
Contract-Elevator Monitoring	2,716.84	2,716.84	0.00	0.00	13,346.81	13,346.81	0.00	0.00	35,537.42
Contract-Trash Removal	3,862.26	3,872.76	10.50	0.27	23,142.84	23,163.84	21.00	0.09	51,324.24
Contract-Extermination/Pest Control	3,318.90	3,318.90	0.00	0.00	24,256.10	24,856.10	600.00	2.41	67,465.18
Contract-Grounds	0.00	0.00	0.00	N/A	2,085.00	2,085.00	0.00	0.00	14,925.00
Contract-Unit Cleaning/Prep	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5,449.98
Contract-Fire Alarm	210.83	210.83	0.00	0.00	11,163.57	10,545.57	-618.00	-5.86	15,725.17
Contract-Boilers	0.00	0.00	0.00	N/A	800.00	800.00	0.00	0.00	2,395.00
Contract-Floor Covering	0.00	0.00	0.00	N/A	1,127.50	1,127.50	0.00	0.00	3,627.48
Contract-HVAC	0.00	0.00	0.00	N/A	0.00	940.00	940.00	100.00	16,964.98
Contract-Janitorial/Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,587.50
Contract-Alarm System Monitoring	0.00	0.00	0.00	N/A	4,255.53	4,255.53	0.00	0.00	7,123.95
Contract-Auto Lease	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	999.98

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

Budget Comparison

Period = Mar 2013

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Contract-Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00
Contract-Electrical	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5,205.00
Contract-Plumbing	0.00	916.67	916.67	100.00	3,592.32	4,508.99	916.67	20.33	22,463.97
Contract-Roofing	2,005.00	2,005.00	0.00	0.00	3,070.00	2,130.00	-940.00	-44.13	4,430.00
Contract-Painting	0.00	0.00	0.00	N/A	497.50	497.50	0.00	0.00	2,122.50
Contract-Energy Audit	0.00	291.58	291.58	100.00	0.00	1,749.48	1,749.48	100.00	3,499.00
Contract-Human Resources	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	600.00
Total Contract Costs	12,113.83	13,482.58	1,368.75	10.15	87,337.17	90,156.32	2,819.15	3.13	262,046.35
TOTAL MAINTENACE EXPENSES	71,121.21	77,433.59	6,312.38	8.15	382,909.44	402,822.40	19,912.96	4.94	896,850.37
GENERAL EXPENSES									
Insurance	15,151.35	15,151.35	0.00	0.00	89,404.28	89,404.28	0.00	0.00	152,365.43
PILOT-Payments in Lieu of Taxes	7,228.67	7,228.67	0.00	0.00	43,472.24	43,472.33	0.09	0.00	75,956.22
Employee Benefits-Health/Dental/Optical	-959.15	200.00	1,159.15	579.58	-3,879.69	1,256.86	5,136.55	408.68	4,556.86
Employee Benefits-Pension	14,290.87	14,290.96	0.09	0.00	85,746.07	85,746.16	0.09	0.00	133,779.58
Employer Tax Expense	10,577.62	10,577.62	0.00	0.00	46,030.81	46,030.81	0.00	0.00	87,472.44
Bad Debt-Tenant Rents	0.00	0.00	0.00	N/A	194.00	194.00	0.00	0.00	194.00
Security/Lease Enforcement Fee For Service	4,793.17	4,793.17	0.00	0.00	17,888.50	17,888.50	0.00	0.00	25,088.50
Lease Enforcement Fee For Service Expense	3,155.60	3,155.60	0.00	0.00	14,989.10	14,989.10	0.00	0.00	31,332.96
TOTAL GENERAL EXPENSES	54,238.13	55,397.37	1,159.24	2.09	293,845.31	298,982.04	5,136.73	1.72	510,745.99
HOUSING ASSISTANCE PAYMENTS									
URP-PH-Tenant Utility Reimbursement-Public Hc	298.00	298.00	0.00	0.00	978.00	978.00	0.00	0.00	978.00
TOTAL HOUSING ASSISTANCE PAYMENTS	298.00	298.00	0.00	0.00	978.00	978.00	0.00	0.00	978.00
FINANCING EXPENSE									
Interest Expense-Ford	59.12	59.12	0.00	0.00	439.87	439.87	0.00	0.00	439.87
Interest Expense - Energy Performance Contrac	2,672.09	2,672.09	0.00	0.00	16,234.96	16,234.96	0.00	0.00	28,581.53
TOTAL FINANCING EXPENSES	2,731.21	2,731.21	0.00	0.00	16,674.83	16,674.83	0.00	0.00	29,021.40
TOTAL EXPENSES	386,965.65	401,961.89	14,996.24	3.73	2,017,196.50	2,071,118.86	53,922.36	2.60	4,029,583.80
NET INCOME	-19,899.17	-21,570.00	1,670.83	7.75	259,206.65	212,924.85	46,281.80	21.74	238,230.75