

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

Budget Comparison

Period = Apr 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	135,702.00	116,730.44	18,971.56	16.25	946,564.62	925,219.06	21,345.56	2.31	1,508,876.22
Total Rental Income	135,702.00	116,730.44	18,971.56	16.25	946,564.62	925,219.06	21,345.56	2.31	1,508,876.22
Other Tenant Income									
Laundry and Vending	0.00	0.00	0.00	N/A	7,288.79	7,288.79	0.00	0.00	7,538.85
Damages	1,528.39	0.00	1,528.39	N/A	1,638.39	110.00	1,528.39	1,389.45	110.00
NSF Charges	50.00	0.00	50.00	N/A	200.00	150.00	50.00	33.33	150.00
Tenant Owned Utilities	325.33	1,000.00	-674.67	-67.47	909.77	3,666.44	-2,756.67	-75.19	8,666.44
Misc.Tenant Income	40.00	0.00	40.00	N/A	1,350.00	1,325.00	25.00	1.89	1,325.00
Total Other Tenant Income	1,943.72	1,000.00	943.72	94.37	11,386.95	12,540.23	-1,153.28	-9.20	17,790.29
NET TENANT INCOME	137,645.72	117,730.44	19,915.28	16.92	957,951.57	937,759.29	20,192.28	2.15	1,526,666.51
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	109,777.00	112,579.87	-2,802.87	-2.49	901,787.00	895,589.37	6,197.63	0.69	1,458,488.72
Other Grants	7,403.50	0.00	7,403.50	N/A	42,722.50	0.00	42,722.50	N/A	0.00
Capital Fund Grants	0.00	4,369.50	-4,369.50	-100.00	0.00	30,586.50	-30,586.50	-100.00	52,434.00
TOTAL GRANT INCOME	117,180.50	116,949.37	231.13	0.20	944,509.50	926,175.87	18,333.63	1.98	1,510,922.72
OTHER INCOME									
Interest Income	736.17	182.59	553.58	303.18	5,747.53	5,193.95	553.58	10.66	6,106.90
Investment Income	0.77	2.00	-1.23	-61.50	13.99	15.22	-1.23	-8.08	24.33
CPM - Property Mgnt Fee Income	0.00	8,995.00	-8,995.00	-100.00	66,542.52	75,537.52	-8,995.00	-11.91	111,728.52
Property Mgnt Fee Income	31,657.94	31,608.00	49.94	0.16	223,460.00	223,410.06	49.94	0.02	381,452.20
Asset Mgnt Fee Income	4,980.00	4,950.00	30.00	0.61	34,860.00	34,830.00	30.00	0.09	59,580.00
Bookkeeping Fee Income	4,503.30	4,980.00	-476.70	-9.57	32,300.60	32,777.30	-476.70	-1.45	57,678.00
Prog Mgnt Fee Inc - JCP Antenna Rental 10%	583.41	577.00	6.41	1.11	3,975.15	3,968.74	6.41	0.16	6,841.58
Prog Mgnt Fee Inc - JCP Office Space Rental 10%	96.00	366.00	-270.00	-73.77	1,420.35	1,690.35	-270.00	-15.97	3,535.98
Prog Mgnt Fee Inc - RVW Office Space Rental 10%	24.00	24.00	0.00	0.00	168.00	168.00	0.00	0.00	288.00
Prog Mgnt Fee Inc - MVP Office Space Rental 10%	533.67	533.67	0.00	0.00	3,692.12	3,692.12	0.00	0.00	6,360.47
Prog Mgnt Fee Inc - Capital Fund 8%	4,024.71	4,024.71	0.00	0.00	28,172.97	28,172.97	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	5,001.92	-1,692.52	-33.84	9,233.26
Prog Mgnt Fee Inc - HCPM 10% NetInc	0.00	195.49	-195.49	-100.00	1,852.71	2,243.69	-390.98	-17.43	3,221.15
Prog Mgnt Fee Inc - Wildwood HA	6,666.67	6,666.66	0.01	0.00	45,000.01	45,416.65	-416.64	-0.92	72,750.01
Prog Mgnt Fee Inc - S8 Admin 10%	1,282.50	906.00	376.50	41.56	8,962.50	8,586.00	376.50	4.38	13,116.10
Prog Mgnt Fee Inc - Salem HA	7,083.33	7,083.33	0.00	0.00	28,333.32	42,499.98	-14,166.66	-33.33	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	2,997.82	2,378.00	619.82	26.06	17,986.92	17,367.10	619.82	3.57	29,257.10
Maintenance Fee For Service Income	11,114.08	5,064.49	6,049.59	119.45	68,541.45	82,101.86	-13,560.41	-16.52	107,424.34
Fraud Recovery - S8 HAP	0.00	1,581.50	-1,581.50	-100.00	0.00	1,581.50	-1,581.50	-100.00	9,489.00
Miscellaneous Other Income	8,409.98	611.00	7,798.98	1,276.43	39,924.49	42,520.51	-2,596.02	-6.11	47,076.15
Misc Other Income-Buck St Office Rental	5,336.76	4,942.38	394.38	7.98	36,921.24	36,526.86	394.38	1.08	61,238.76
Misc Other Income-Office Space Rental	1,200.00	5,901.03	-4,701.03	-79.66	14,536.50	19,237.53	-4,701.03	-24.44	48,742.68

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Misc Income-Antenna Rental	5,834.14	5,700.00	134.14	2.35	40,501.78	40,367.64	134.14	0.33	68,867.64
TOTAL OTHER INCOME	97,065.25	98,119.11	-1,053.86	-1.07	725,833.55	752,907.47	-27,073.92	-3.60	1,230,225.32
TOTAL INCOME	351,891.47	332,798.92	19,092.55	5.74	2,628,294.62	2,616,842.63	11,451.99	0.44	4,267,814.55

EXPENSES

ADMINISTRATIVE

Administrative Salaries									
Administrative Salaries	43,986.15	53,365.02	9,378.87	17.57	351,319.20	360,698.07	9,378.87	2.60	627,525.31
Compensated Absences	0.00	166.67	166.67	100.00	0.00	1,166.69	1,166.69	100.00	2,000.00
Employee Benefit-Health/Dental/Eye	5,032.14	9,402.96	4,370.82	46.48	42,159.78	46,530.53	4,370.75	9.39	93,546.80
Total Administrative Salaries	49,018.29	62,934.65	13,916.36	22.11	393,478.98	408,395.29	14,916.31	3.65	723,072.11
Legal Expense									
Criminal/Criminal Background Checks	72.00	307.56	235.56	76.59	2,139.50	2,252.06	112.56	5.00	3,791.86
Tenant Screening	0.00	41.67	41.67	100.00	0.00	71.67	71.67	100.00	279.98
General Legal Expense	6,515.50	4,274.92	-2,240.58	-52.41	29,653.00	27,771.73	-1,881.27	-6.77	49,896.31
Total Legal Expense	6,587.50	4,624.15	-1,963.35	-42.46	31,792.50	30,095.46	-1,697.04	-5.64	53,968.15
Other Admin Expenses									
Staff Training	0.00	1,996.42	1,996.42	100.00	20,237.36	26,483.82	6,246.46	23.59	36,465.72
Staff Travel	3,294.56	610.00	-2,684.56	-440.09	25,492.53	22,757.99	-2,734.54	-12.02	25,828.75
Accounting Fees	0.00	218.59	218.59	100.00	9,966.92	10,335.51	368.59	3.57	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	96.00	55.75	-40.25	-72.20	6,157.00	6,196.75	39.75	0.64	6,475.50
Professional Fees/Services	2,855.00	429.29	-2,425.71	-565.05	25,632.21	23,263.17	-2,369.04	-10.18	25,414.77
Total Other Admin Expenses	6,245.56	3,310.05	-2,935.51	-88.68	111,970.02	113,521.14	1,551.12	1.37	131,140.73
Miscellaneous Admin Expenses									
Publications/Subscriptions	0.00	36.95	36.95	100.00	1,056.31	1,093.26	36.95	3.38	1,515.53
Membership Dues and Fees	0.00	0.00	0.00	N/A	2,500.00	2,500.00	0.00	0.00	3,500.00
Telephone	3,051.89	1,109.48	-1,942.41	-175.07	28,493.16	26,550.75	-1,942.41	-7.32	32,123.86
Office Supplies	1,231.18	742.83	-488.35	-65.74	-588.78	529.86	1,118.64	211.12	4,497.22
Copier and Supplies	813.35	796.45	-16.90	-2.12	4,510.52	4,493.62	-16.90	-0.38	8,458.76
Cell Phones/Pagers	1,489.43	1,413.33	-76.10	-5.38	9,658.63	9,582.51	-76.12	-0.79	16,646.58
Payroll Services	426.75	663.98	237.23	35.73	3,612.89	3,774.16	161.27	4.27	7,129.32
Postage/Express	134.23	727.10	592.87	81.54	4,106.06	4,698.93	592.87	12.62	8,194.21
Legal Ads	140.54	114.78	-25.76	-22.44	518.74	611.54	92.80	15.17	1,265.66
Printer Supplies	0.00	50.00	50.00	100.00	475.80	208.60	-267.20	-128.09	483.60
Internet	779.77	1,159.39	379.62	32.74	4,590.42	5,205.01	614.59	11.81	11,002.74
Answering Service/Voicemail	233.45	407.56	174.11	42.72	3,127.47	3,361.61	234.14	6.97	5,425.24
Other Misc Admin Expenses	100.00	90.00	-10.00	-11.11	263.90	303.90	40.00	13.16	803.90
Employee Services	0.00	209.15	209.15	100.00	1,114.35	1,880.07	765.72	40.73	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	0.00	0.00	N/A	0.00	600.00	600.00	100.00	600.00
Commissioner Training	1,574.99	500.00	-1,074.99	-215.00	1,574.99	4,000.00	2,425.01	60.63	4,000.00
Commissioner Travel	4,635.12	1,000.00	-3,635.12	-363.51	8,821.96	8,186.84	-635.12	-7.76	8,186.84
Sponsorships	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	200.00
Marketing/Promotions/Advertising	0.00	167.50	167.50	100.00	1,730.29	2,097.79	367.50	17.52	3,365.29
Bank/Credit Card Fees	-12.00	250.00	262.00	104.80	173.80	434.49	260.69	60.00	1,823.49

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Meetings / Seminars	0.00	255.42	255.42	100.00	4,138.14	8,409.06	4,270.92	50.79	9,807.08
Cable TV	113.93	72.62	-41.31	-56.89	786.16	744.85	-41.31	-5.55	1,107.62
Computer Hardware	0.00	183.34	183.34	100.00	4,129.20	4,312.54	183.34	4.25	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	487.50	487.50	100.00	0.00	687.50	687.50	100.00	3,525.00
Computer Support	459.10	1,787.63	1,328.53	74.32	11,414.42	12,942.85	1,528.43	11.81	21,834.65
Computer System Support	2,115.00	2,020.76	-94.24	-4.66	11,678.17	16,970.26	5,292.09	31.18	27,295.16
Caring, Inc. misc	14.67	0.00	-14.67	N/A	-1,518.17	-1,591.71	-73.54	-4.62	-1,591.71
Wildwood HA misc	265.24	200.00	-65.24	-32.62	265.24	1,200.00	934.76	77.90	2,400.00
Salem HA misc	106.10	200.00	93.90	46.95	106.10	889.75	783.65	88.08	2,400.00
HCPM - Mgnt Fee Expense	6,244.66	0.00	-6,244.66	N/A	38,407.36	0.00	-38,407.36	N/A	0.00
CPM - Property Mgnt Fee Expense	0.00	4,475.00	4,475.00	100.00	0.00	37,037.70	37,037.70	100.00	59,408.08
CPM - Bridgeton Villas Misc Expense	35.37	80.00	44.63	55.79	1,309.59	1,970.24	660.65	33.53	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 Mgnt Fee Expense	31,657.94	31,608.26	-49.68	-0.16	223,960.00	223,910.32	-49.68	-0.02	381,951.10
Asset Mgnt Fee Expense	4,980.00	4,950.00	-30.00	-0.61	34,360.00	34,330.00	-30.00	-0.09	59,080.00
Bookkeeping Fee Expense	3,585.00	3,601.65	16.65	0.46	25,305.00	25,324.03	19.03	0.08	43,334.20
Prog Mgnt Fee Exp - JCP Antenna Rental 10	583.41	536.67	-46.74	-8.71	4,844.78	4,278.90	-565.88	-13.22	6,962.25
Prog Mgnt Fee Exp - JCP Office Space Rental	96.00	408.77	312.77	76.51	1,093.86	1,406.63	312.77	22.24	3,450.48
Prog Mgnt Fee Exp - RVW Office Space Rental	24.00	27.00	3.00	11.11	144.00	147.00	3.00	2.04	282.00
Prog Mgnt Fee Exp - MVP Office Space Rental	533.67	582.16	48.49	8.33	3,172.98	3,221.45	48.47	1.50	6,132.22
Contract - Fee For Service Expense	8,775.00	0.00	-8,775.00	N/A	40,280.50	31,505.50	-8,775.00	-27.85	31,505.50
Total Miscellaneous Admin Expenses	74,187.79	60,915.28	-13,272.51	-21.79	480,545.59	488,677.56	8,131.97	1.66	793,239.22
TOTAL ADMINISTRATIVE EXPENSES	136,039.14	131,784.13	-4,255.01	-3.23	1,017,787.09	1,040,689.45	22,902.36	2.20	1,701,420.21
TENANT SERVICES									
Tenant Services Salaries	7,452.00	5,126.00	-2,326.00	-45.38	52,164.00	35,882.00	-16,282.00	-45.38	61,512.00
Employee Benefit-Health/Dental/Eye	1,208.34	541.67	-666.67	-123.08	8,458.38	3,791.69	-4,666.69	-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	125.00	125.00	100.00	467.28	937.26	469.98	50.14	1,962.26
Tenant Svcs - HCFC Activities-	2,208.32	2,991.90	783.58	26.19	13,225.02	14,010.60	785.58	5.61	28,970.61
Tenant Svcs - Food/Snacks	0.00	14.17	14.17	100.00	597.90	697.09	99.19	14.23	767.90
Tenant Svcs - Medical Supplies	0.00	0.83	0.83	100.00	0.00	5.81	5.81	100.00	10.00
Tenant Svcs - Personal Care Supplies	0.00	111.66	111.66	100.00	0.00	131.64	131.64	100.00	690.02
Tenant Svcs - Linen Supplies	0.00	1.67	1.67	100.00	0.00	11.69	11.69	100.00	20.00
Tenant Svcs - Recreation/Education	0.00	8.33	8.33	100.00	331.64	58.31	-273.33	-468.75	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	2,953.21	983.31	33.30	4,269.90
TOTAL TENANT SERVICES EXPENSES	10,868.66	9,154.56	-1,714.10	-18.72	77,773.12	58,738.30	-19,034.82	-32.41	105,061.69
Water & Sewer	26,306.69	24,713.77	-1,592.92	-6.45	157,143.33	155,536.43	-1,606.90	-1.03	279,105.55
Electricity	25,321.80	27,389.77	2,067.97	7.55	152,316.03	173,434.00	21,117.97	12.18	316,523.09
Electricity-Vacant Units	158.84	147.79	-11.05	-7.48	1,965.14	1,954.09	-11.05	-0.57	2,803.71
Gas	29,347.59	13,157.44	-16,190.15	-123.05	143,759.26	127,569.11	-16,190.15	-12.69	185,486.12
Gas-Vacant Units	342.66	250.00	-92.66	-37.06	430.33	337.67	-92.66	-27.44	1,587.67
TOTAL UTILITY EXPENSES	81,477.58	65,658.77	-15,818.81	-24.09	455,614.09	458,831.30	3,217.21	0.70	785,506.14
General Maint Expense									
Fee For Service Expense	0.00	0.00	0.00	N/A	13,597.12	13,597.12	0.00	0.00	13,597.12

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Maintenance Fee For Service Expense	10,400.88	6,885.64	-3,515.24	-51.05	56,141.55	52,626.31	-3,515.24	-6.68	87,055.25
Maintenance Salaries	20,834.86	22,068.81	1,233.95	5.59	170,516.48	171,750.43	1,233.95	0.72	282,109.58
Maintenance Labor Overtime	3,477.37	2,169.43	-1,307.94	-60.29	27,082.44	25,774.50	-1,307.94	-5.07	36,628.35
Compensated Absences-Maintenance	0.00	-437.50	-437.50	-100.00	0.00	-1,312.50	-1,312.50	-100.00	-3,500.00
Employee Benefit-Health/Dental/Eye	-1,358.64	6,015.04	7,373.68	122.59	18,558.20	39,332.21	20,774.01	52.82	69,415.46
Maint-On Call Service	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	450.00
Maintenance Uniforms	0.00	87.50	87.50	100.00	0.00	162.50	162.50	100.00	950.00
Maintenance Travel/Training	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	1,000.00
Vehicle Gas, Oil, Repairs, Supplies	1,446.27	1,635.21	188.94	11.55	4,678.85	4,829.18	150.33	3.11	13,212.20
Vehicle Title/Registration	0.00	60.62	60.62	100.00	263.00	348.62	85.62	24.56	726.74
Total General Maint Expense	34,800.74	38,684.75	3,884.01	10.04	290,837.64	307,558.37	16,720.73	5.44	501,644.70
Materials									
Materials-Electrical	680.17	990.50	310.33	31.33	986.34	1,627.99	641.65	39.41	5,581.72
Materials-Plumbing	1,301.01	1,522.61	221.60	14.55	4,367.56	5,602.08	1,234.52	22.04	11,880.54
Materials-Heating	1,637.54	754.43	-883.11	-117.06	16,195.89	15,312.78	-883.11	-5.77	20,171.18
Materials-Flooring	3,641.69	766.17	-2,875.52	-375.31	6,819.34	3,969.38	-2,849.96	-71.80	6,932.01
Materials-Paint	766.84	1,119.49	352.65	31.50	3,191.15	4,250.96	1,059.81	24.93	10,854.92
Materials-Janitorial/Cleaning	294.88	285.41	-9.47	-3.32	1,410.84	1,501.37	90.53	6.03	3,028.98
Materials-Lumber	534.45	381.18	-153.27	-40.21	3,903.60	3,750.33	-153.27	-4.09	5,656.19
Materials-Maint Paper/Supplies	0.00	12.08	12.08	100.00	0.00	20.41	20.41	100.00	80.85
Materials-Grounds	1.91	1,537.73	1,535.82	99.88	4,895.34	8,152.52	3,257.18	39.95	15,847.99
Materials-Miscellaneous	544.96	1,950.50	1,405.54	72.06	-1,850.15	-659.18	1,190.97	180.67	9,098.93
Materials-Equipment Repairs	478.50	519.38	40.88	7.87	1,631.26	1,486.14	-145.12	-9.76	3,835.40
Materials-Appliance Parts	23.96	113.87	89.91	78.96	293.34	376.26	82.92	22.04	1,245.57
Materials-Safety Equipment	0.00	1,017.65	1,017.65	100.00	992.10	2,109.75	1,117.65	52.98	7,312.98
Materials-Hardware	78.87	317.13	238.26	75.13	669.35	774.99	105.64	13.63	2,510.68
Materials-Glass/Screens	54.30	662.30	608.00	91.80	1,182.68	2,073.30	890.62	42.96	5,512.51
Materials-Doors / Keys	2,001.52	1,151.67	-849.85	-73.79	4,685.10	3,823.80	-861.30	-22.52	9,682.19
Materials-Drywall/Plaster	636.26	37.50	-598.76	-1,596.69	636.26	37.50	-598.76	-1,596.69	225.00
Materials-Extermination/Pest Control	0.00	0.00	0.00	N/A	1,520.00	2,020.00	500.00	24.75	3,020.00
Materials-Tools	132.14	533.33	401.19	75.22	814.37	1,205.01	390.64	32.42	4,371.70
Materials-Cabinets	17.28	1,000.00	982.72	98.27	17.28	1,030.00	1,012.72	98.32	6,060.00
Materials-HCFC-Fitness Equipment	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	249.98
Total Materials	12,826.28	14,714.60	1,888.32	12.83	52,361.65	58,507.06	6,145.41	10.50	133,159.32
Contract Costs									
Contract-Elevator Monitoring	2,716.84	3,698.15	981.31	26.54	16,063.65	17,044.96	981.31	5.76	35,537.42
Contract-Trash Removal	4,143.10	4,693.40	550.30	11.72	27,285.94	27,857.24	571.30	2.05	51,324.24
Contract-Extermination/Pest Control	3,420.40	7,090.93	3,670.53	51.76	27,676.50	31,947.03	4,270.53	13.37	67,465.18
Contract-Grounds	1,100.00	2,237.50	1,137.50	50.84	3,185.00	4,322.50	1,137.50	26.32	14,925.00
Contract-Unit Cleaning/Prep	0.00	791.67	791.67	100.00	0.00	791.67	791.67	100.00	5,449.98
Contract-Fire Alarm	542.40	821.60	279.20	33.98	11,705.97	11,367.17	-338.80	-2.98	15,725.17
Contract-Boilers	0.00	265.00	265.00	100.00	800.00	1,065.00	265.00	24.88	2,395.00
Contract-Floor Covering	0.00	416.67	416.67	100.00	1,127.50	1,544.17	416.67	26.98	3,627.48
Contract-HVAC	0.00	2,654.17	2,654.17	100.00	0.00	3,594.17	3,594.17	100.00	16,964.98
Contract-Janitorial/Cleaning	0.00	181.25	181.25	100.00	0.00	181.25	181.25	100.00	1,587.50
Contract-Alarm System Monitoring	0.00	478.07	478.07	100.00	4,255.53	4,733.60	478.07	10.10	7,123.95
Contract-Auto Lease	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	999.98

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

Budget Comparison

Period = Apr 2013

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Contract-Carpet Cleaning	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	600.00
Contract-Electrical	0.00	817.50	817.50	100.00	0.00	817.50	817.50	100.00	5,205.00
Contract-Plumbing	4,605.69	2,989.17	-1,616.52	-54.08	8,198.01	7,498.16	-699.85	-9.33	22,463.97
Contract-Roofing	325.00	375.00	50.00	13.33	3,395.00	2,505.00	-890.00	-35.53	4,430.00
Contract-Painting	0.00	287.50	287.50	100.00	497.50	785.00	287.50	36.62	2,122.50
Contract-Energy Audit	0.00	291.58	291.58	100.00	0.00	2,041.06	2,041.06	100.00	3,499.00
Contract-Human Resources	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	600.00
Total Contract Costs	16,853.43	28,355.83	11,502.40	40.56	104,190.60	118,512.15	14,321.55	12.08	262,046.35
TOTAL MAINTENACE EXPENSES	64,480.45	81,755.18	17,274.73	21.13	447,389.89	484,577.58	37,187.69	7.67	896,850.37
GENERAL EXPENSES									
Insurance	15,159.62	10,493.41	-4,666.21	-44.47	104,563.90	99,897.69	-4,666.21	-4.67	152,365.43
PILOT-Payments in Lieu of Taxes	7,228.67	5,413.57	-1,815.10	-33.53	50,700.91	48,885.90	-1,815.01	-3.71	75,956.22
Employee Benefits-Health/Dental/Optical	46.46	550.00	503.54	91.55	-3,833.23	1,806.86	5,640.09	312.15	4,556.86
Employee Benefits-Pension	12,570.94	8,003.71	-4,567.23	-57.06	98,317.01	93,749.87	-4,567.14	-4.87	133,779.58
Employer Tax Expense	7,119.05	6,906.22	-212.83	-3.08	53,149.86	52,937.03	-212.83	-0.40	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	2,837.19	1,200.00	-1,637.19	-136.43	20,725.69	19,088.50	-1,637.19	-8.58	25,088.50
Lease Enforcement Fee For Service Expense	2,997.82	2,722.29	-275.53	-10.12	17,986.92	17,711.39	-275.53	-1.56	31,332.96
TOTAL GENERAL EXPENSES	47,959.75	35,289.20	-12,670.55	-35.90	341,805.06	334,271.24	-7,533.82	-2.25	510,745.99
HOUSING ASSISTANCE PAYMENTS									
URP-PH-Tenant Utility Reimbursement-Public Housing	197.00	0.00	-197.00	N/A	1,175.00	978.00	-197.00	-20.14	978.00
TOTAL HOUSING ASSISTANCE PAYMENTS	197.00	0.00	-197.00	N/A	1,175.00	978.00	-197.00	-20.14	978.00
FINANCING EXPENSE									
Interest Expense-Ford	53.36	0.00	-53.36	N/A	493.23	439.87	-53.36	-12.13	439.87
Interest Expense - Energy Performance Contract	2,672.09	2,056.08	-616.01	-29.96	18,907.05	18,291.04	-616.01	-3.37	28,581.53
TOTAL FINANCING EXPENSES	2,725.45	2,056.08	-669.37	-32.56	19,400.28	18,730.91	-669.37	-3.57	29,021.40
NON-OPERATING ITEMS									
Gain/Loss on Sale of Fixed Assets	-75,382.76	0.00	75,382.76	N/A	-75,382.76	0.00	75,382.76	N/A	0.00
TOTAL NON-OPERATING ITEMS	-75,382.76	0.00	75,382.76	N/A	-75,382.76	0.00	75,382.76	N/A	0.00
TOTAL EXPENSES	268,365.27	325,697.92	57,332.65	17.60	2,285,561.77	2,396,816.78	111,255.01	4.64	4,029,583.80
NET INCOME	83,526.20	7,101.00	76,425.20	1,076.26	342,732.85	220,025.85	122,707.00	55.77	238,230.75