

MHA Combined = COCC, CVC, FER, HCB, JCP, MVP, RVE, RVW, SCT Budget Comparison

Period = Aug 2014

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	50.00	0.00	50.00	N/A	0.00
Tenant Rent	143,304.00	127,084.71	16,219.29	12.76	1,504,646.85	1,397,931.81	106,715.04	7.63	1,525,016.32
Total Rental Income	143,304.00	127,084.71	16,219.29	12.76	1,504,696.85	1,397,931.81	106,765.04	7.64	1,525,016.32
Other Tenant Income									
Laundry and Vending	0.00	0.00	0.00	N/A	31,339.22	0.00	31,339.22	N/A	0.00
Late Charges	0.00	0.00	0.00	N/A	-25.00	0.00	-25.00	N/A	0.00
NSF Charges	0.00	0.00	0.00	N/A	125.00	0.00	125.00	N/A	0.00
Tenant Owned / Excess Utilities	6,128.00	0.00	6,128.00	N/A	21,277.00	0.00	21,277.00	N/A	0.00
Other Misc.Tenant Charges	90.00	0.00	90.00	N/A	1,081.90	0.00	1,081.90	N/A	0.00
Total Other Tenant Income	6,218.00	0.00	6,218.00	N/A	53,798.12	0.00	53,798.12	N/A	0.00
NET TENANT INCOME	149,522.00	127,084.71	22,437.29	17.66	1,558,494.97	1,397,931.81	160,563.16	11.49	1,525,016.32
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	123,840.00	123,563.26	276.74	0.22	1,328,278.00	1,359,195.86	-30,917.86	-2.27	1,482,759.00
TOTAL GRANT INCOME	123,840.00	123,563.26	276.74	0.22	1,328,278.00	1,359,195.86	-30,917.86	-2.27	1,482,759.00
OTHER INCOME									
Interest Income	291.30	0.00	291.30	N/A	7,865.05	0.00	7,865.05	N/A	0.00
Investment Income	0.00	0.00	0.00	N/A	0.74	0.00	0.74	N/A	0.00
Computer/IT Support Income	5,703.60	0.00	5,703.60	N/A	24,763.20	0.00	24,763.20	N/A	0.00
IBS - IT Services Income	0.00	0.00	0.00	N/A	1,445.50	0.00	1,445.50	N/A	0.00
IBS - Management Services Income	2,708.33	0.00	2,708.33	N/A	33,291.63	0.00	33,291.63	N/A	0.00
CPM - Property Mgnt Fee Income	0.00	11,033.00	-11,033.00	-100.00	11,033.00	121,363.00	-110,330.00	-90.91	132,396.00
Property Mgnt Fee Income	32,779.97	32,241.49	538.48	1.67	393,370.16	354,656.39	38,713.77	10.92	386,897.88
Asset Mgnt Fee Income	4,960.00	4,960.00	0.00	0.00	54,560.00	54,560.00	0.00	0.00	59,520.00
Bookkeeping Fee Income	4,782.30	4,830.00	-47.70	-0.99	52,107.90	53,130.00	-1,022.10	-1.92	57,960.00
Prog Mgnt Fee Inc - JCP Antenna Rental 10%	458.12	583.33	-125.21	-21.46	5,707.78	6,416.63	-708.85	-11.05	7,000.00
Prog Mgnt Fee Inc - JCP Office Space Rental 10%	96.00	191.80	-95.80	-49.95	2,553.18	2,109.80	443.38	21.02	2,301.60
Prog Mgnt Fee Inc - RVW Office Space Rental 10%	24.00	24.00	0.00	0.00	264.00	264.00	0.00	0.00	288.00
Prog Mgnt Fee Inc - MVP Office Space Rental 10%	500.00	533.67	-33.67	-6.31	5,601.01	5,870.37	-269.36	-4.59	6,404.00
Prog Mgnt Fee Inc - Capital Fund 8%	3,841.37	1,823.67	2,017.70	110.64	42,255.07	20,060.37	22,194.70	110.64	21,884.00
Prog Mgnt Fee Inc - HCFC 10% NetInc	1,157.93	833.33	324.60	38.95	3,598.41	9,166.63	-5,568.22	-60.74	10,000.00
Prog Mgnt Fee Inc - HCPM 10% NetInc	109.89	166.67	-56.78	-34.07	1,527.47	1,833.37	-305.90	-16.69	2,000.00
Prog Mgnt Fee Inc - Wildwood HA	6,666.67	6,666.67	0.00	0.00	73,333.37	73,333.37	0.00	0.00	80,000.00
Prog Mgnt Fee Inc - S8 Admin 10%	1,357.50	1,027.76	329.74	32.08	14,835.00	11,305.36	3,529.64	31.22	12,333.10
Prog Mgnt Fee Inc - Salem HA	11,305.33	7,083.33	4,222.00	59.60	90,582.63	77,916.63	12,666.00	16.26	85,000.00
Lease Enforcement Fee For Service Income	4,733.40	2,377.97	2,355.43	99.05	32,246.31	26,157.67	6,088.64	23.28	28,535.64
Maintenance Fee For Service Income	16,828.48	13,656.31	3,172.17	23.23	112,500.64	150,219.41	-37,718.77	-25.11	163,875.77
Caring Licensing Fee	0.00	0.00	0.00	N/A	10,244.45	0.00	10,244.45	N/A	0.00
Miscellaneous Other Income	352.00	1,900.00	-1,548.00	-81.47	42,153.59	20,900.00	21,253.59	101.69	22,800.00
Misc Other Income-Buck St Office Rental	5,000.00	5,336.75	-336.75	-6.31	56,010.28	58,704.25	-2,693.97	-4.59	64,041.00

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Budget Comparison

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Misc Other Income-Office Space Rental	3,000.00	2,158.00	842.00	39.02	37,292.70	23,738.00	13,554.70	57.10	25,896.00
Misc Income-Antenna Rental	4,581.15	5,833.33	-1,252.18	-21.47	57,078.11	64,166.63	-7,088.52	-11.05	70,000.00
TOTAL OTHER INCOME	111,237.34	103,261.08	7,976.26	7.72	1,166,221.18	1,135,871.88	30,349.30	2.67	1,239,132.99
TOTAL INCOME	384,599.34	353,909.05	30,690.29	8.67	4,052,994.15	3,892,999.55	159,994.60	4.11	4,246,908.31

EXPENSES

ADMINISTRATIVE

Administrative Salaries									
Administrative Salaries	83,722.45	66,237.46	-17,484.99	-26.40	666,475.88	728,612.06	62,136.18	8.53	794,849.40
Administrative Overtime	620.12	0.00	-620.12	N/A	620.12	0.00	-620.12	N/A	0.00
Compensated Absences	0.00	500.00	500.00	100.00	0.00	5,500.00	5,500.00	100.00	6,000.00
Employee Benefit-Health/Dental/Eye	6,133.77	9,071.13	2,937.36	32.38	75,737.73	99,782.43	24,044.70	24.10	108,853.50
Total Administrative Salaries	90,476.34	75,808.59	-14,667.75	-19.35	742,833.73	833,894.49	91,060.76	10.92	909,702.90
Legal Expense									
Credit/Criminal Background Checks	567.00	370.84	-196.16	-52.90	2,298.00	4,079.24	1,781.24	43.67	4,450.00
General Legal Expense	9,747.00	4,329.18	-5,417.82	-125.15	85,523.57	47,620.98	-37,902.59	-79.59	51,950.00
Total Legal Expense	10,314.00	4,700.02	-5,613.98	-119.45	87,821.57	51,700.22	-36,121.35	-69.87	56,400.00
Other Admin Expenses									
Staff Training	2,332.00	3,125.00	793.00	25.38	13,938.65	34,375.00	20,436.35	59.45	37,500.00
Staff Training - Travel Expenses	0.00	0.00	0.00	N/A	12,483.59	0.00	-12,483.59	N/A	0.00
Staff Travel	1,440.10	3,066.67	1,626.57	53.04	19,529.81	33,733.37	14,203.56	42.11	36,800.00
Accounting Fees	0.00	1,108.33	1,108.33	100.00	11,940.17	12,191.63	251.46	2.06	13,300.00
Auditing Fees	3,094.86	4,766.66	1,671.80	35.07	14,586.96	52,433.26	37,846.30	72.18	57,200.00
Licenses/Fees/Permits	0.00	610.41	610.41	100.00	8,352.00	6,714.51	-1,637.49	-24.39	7,325.00
Office Rent	1,800.00	0.00	-1,800.00	N/A	12,600.00	0.00	-12,600.00	N/A	0.00
Consultants	0.00	0.00	0.00	N/A	557.50	0.00	-557.50	N/A	0.00
Professional Fees/Services	700.00	2,716.67	2,016.67	74.23	19,200.57	29,883.37	10,682.80	35.75	32,600.00
Total Other Admin Expenses	9,366.96	15,393.74	6,026.78	39.15	113,189.25	169,331.14	56,141.89	33.16	184,725.00
Miscellaneous Admin Expenses									
Publications/Subscriptions	7.00	112.49	105.49	93.78	1,176.84	1,237.39	60.55	4.89	1,350.00
Membership Dues and Fees	172.80	260.00	87.20	33.54	2,061.30	2,860.00	798.70	27.93	3,120.00
Telephone	1,571.52	2,066.43	494.91	23.95	17,337.20	22,730.73	5,393.53	23.73	24,797.00
Office Supplies	780.73	385.40	-395.33	-102.58	22,004.20	4,239.40	-17,764.80	-419.04	4,625.00
Copier and Supplies	1,104.29	661.66	-442.63	-66.90	12,650.34	7,278.26	-5,372.08	-73.81	7,940.00
Cell Phones/Pagers	1,387.20	1,400.00	12.80	0.91	19,011.64	15,400.00	-3,611.64	-23.45	16,800.00
Payroll Services	663.95	455.41	-208.54	-45.79	5,819.38	5,009.51	-809.87	-16.17	5,465.00
Postage/Express	936.78	660.41	-276.37	-41.85	11,039.83	7,264.51	-3,775.32	-51.97	7,925.00
Legal Ads	208.08	144.99	-63.09	-43.51	2,979.14	1,594.89	-1,384.25	-86.79	1,740.00
Printer Supplies	0.00	37.50	37.50	100.00	0.00	412.50	412.50	100.00	450.00
Internet	1,223.76	797.50	-426.26	-53.45	15,400.59	8,772.50	-6,628.09	-75.56	9,570.00
Answering Service/Voicemail	328.30	402.94	74.64	18.52	4,102.05	4,432.34	330.29	7.45	4,835.00
Other Misc Admin Expenses	0.00	140.01	140.01	100.00	100.00	1,540.11	1,440.11	93.51	1,680.00
Employee Services	0.00	445.83	445.83	100.00	3,680.27	4,904.13	1,223.86	24.96	5,350.00
Employee Services - Health	85.00	0.00	-85.00	N/A	345.00	0.00	-345.00	N/A	0.00
Commissioner Meetings	0.00	50.00	50.00	100.00	0.00	550.00	550.00	100.00	600.00
Commissioner Training	0.00	375.00	375.00	100.00	11,679.20	4,125.00	-7,554.20	-183.13	4,500.00

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Commissioner Travel	0.00	1,133.34	1,133.34	100.00	1,838.27	12,466.74	10,628.47	85.25	13,600.00
Sponsorships	0.00	50.00	50.00	100.00	0.00	550.00	550.00	100.00	600.00
Marketing/Promotions/Advertising	0.00	224.99	224.99	100.00	2,463.32	2,474.89	11.57	0.47	2,700.00
Bank/Credit Card Fees	111.31	70.84	-40.47	-57.13	3,146.16	779.24	-2,366.92	-303.75	850.00
Meetings / Seminars	39.00	462.50	423.50	91.57	39.00	5,087.50	5,048.50	99.23	5,550.00
Cable TV	111.03	66.67	-44.36	-66.54	1,271.10	733.37	-537.73	-73.32	800.00
Computer Hardware	0.00	395.83	395.83	100.00	288.62	4,354.13	4,065.51	93.37	4,750.00
Computer Software	0.00	50.00	50.00	100.00	502.57	550.00	47.43	8.62	600.00
Computer Supplies	0.00	50.00	50.00	100.00	225.82	550.00	324.18	58.94	600.00
Computer/IT Support Expense	5,432.00	1,283.33	-4,148.67	-323.27	25,086.44	14,116.63	-10,969.81	-77.71	15,400.00
Computer System Support	1,988.04	2,338.69	350.65	14.99	19,464.72	25,725.59	6,260.87	24.34	28,064.00
Caring, Inc. misc	193.07	0.00	-193.07	N/A	-700.11	0.00	700.11	N/A	0.00
HCPM - Mgnt Fee Expense	3,122.99	0.00	-3,122.99	N/A	27,748.33	0.00	-27,748.33	N/A	0.00
CPM - Property Mgnt Fee Expense	0.00	100.00	100.00	100.00	0.00	1,100.00	1,100.00	100.00	1,200.00
CPM - Bridgeton Villas Misc Expense	0.00	100.00	100.00	100.00	0.00	1,100.00	1,100.00	100.00	1,200.00
CPM - Alexa Misc Expense	0.00	100.00	100.00	100.00	0.00	1,100.00	1,100.00	100.00	1,200.00
Property Mgnt Fee Expense	32,779.97	32,241.49	-538.48	-1.67	387,648.72	354,656.39	-32,992.33	-9.30	386,897.88
Asset Mgnt Fee Expense	4,960.00	4,960.00	0.00	0.00	54,560.00	54,560.00	0.00	0.00	59,520.00
Bookkeeping Fee Expense	3,652.50	3,592.50	-60.00	-1.67	39,832.50	39,517.50	-315.00	-0.80	43,110.00
Prog Mgnt Fee Exp - JCP Antenna Rental 10%	458.12	583.33	125.21	21.46	5,707.78	6,416.63	708.85	11.05	7,000.00
Prog Mgnt Fee Exp - JCP Office Space Rental	96.00	191.80	95.80	49.95	2,553.18	2,109.80	-443.38	-21.02	2,301.60
Prog Mgnt Fee Exp - RVW Office Space Rental	24.00	24.00	0.00	0.00	264.00	264.00	0.00	0.00	288.00
Prog Mgnt Fee Exp - MVP Office Space Rental	500.00	533.68	33.68	6.31	5,601.01	5,870.48	269.47	4.59	6,404.10
HCPM-Contract - Fee For Service Expense	6,214.00	0.00	-6,214.00	N/A	62,835.50	0.00	-62,835.50	N/A	0.00
Total Miscellaneous Admin Expenses	68,151.44	56,948.56	-11,202.88	-19.67	769,763.91	626,434.16	-143,329.75	-22.88	683,382.58
TOTAL ADMINISTRATIVE EXPENSES	178,308.74	152,850.91	-25,457.83	-16.66	1,713,608.46	1,681,360.01	-32,248.45	-1.92	1,834,210.48
TENANT SERVICES									
Resident Council	55.00	0.00	-55.00	N/A	124.00	0.00	-124.00	N/A	0.00
Tenant Svcs - Tenant Participation	275.20	101.25	-173.95	-171.80	2,030.22	1,113.75	-916.47	-82.29	1,215.00
Tenant Svcs - HCFC Activities-	2,071.83	2,379.17	307.34	12.92	21,535.22	26,170.87	4,635.65	17.71	28,550.00
Tenant Svcs - Food/Snacks	4,228.22	0.00	-4,228.22	N/A	4,338.61	0.00	-4,338.61	N/A	0.00
Tenant Svcs - Monitoring Services	0.00	16.67	16.67	100.00	0.00	183.37	183.37	100.00	200.00
Tenant Services - Security Credit	0.00	0.00	0.00	N/A	51.20	0.00	-51.20	N/A	0.00
TOTAL TENANT SERVICES EXPENSES	6,630.25	2,497.09	-4,133.16	-165.52	28,079.25	27,467.99	-611.26	-2.23	29,965.00
UTILITY EXPENSES									
Water & Sewer	26,972.48	25,350.00	-1,622.48	-6.40	269,280.60	278,850.00	9,569.40	3.43	304,200.00
Electricity	31,577.05	26,483.33	-5,093.72	-19.23	303,953.71	291,316.63	-12,637.08	-4.34	317,800.00
Electricity-Vacant Units	318.54	100.00	-218.54	-218.54	2,106.87	1,100.00	-1,006.87	-91.53	1,200.00
Gas	4,937.07	15,183.34	10,246.27	67.48	252,665.16	167,016.74	-85,648.42	-51.28	182,200.00
Gas-Vacant Units	0.00	50.00	50.00	100.00	118.38	550.00	431.62	78.48	600.00
TOTAL UTILITY EXPENSES	63,805.14	67,166.67	3,361.53	5.00	828,124.72	738,833.37	-89,291.35	-12.09	806,000.00
MAINTENANCE EXPENSES									
General Maint Expense									
Fee For Service Expense	0.00	291.67	291.67	100.00	0.00	3,208.37	3,208.37	100.00	3,500.00

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Maintenance Fee For Service Expense	16,507.00	13,155.88	-3,351.12	-25.47	106,104.10	144,714.68	38,610.58	26.68	157,870.50
Maintenance Salaries	26,499.75	25,666.95	-832.80	-3.24	250,908.27	282,336.45	31,428.18	11.13	308,003.57
Maintenance Labor Overtime	3,552.58	833.33	-2,719.25	-326.31	35,183.95	9,166.63	-26,017.32	-283.83	10,000.00
Employee Benefit-Health/Dental/Eye	1,656.80	6,736.32	5,079.52	75.40	23,068.28	74,099.52	51,031.24	68.87	80,835.56
Maintenance Uniforms	0.00	175.01	175.01	100.00	3,277.94	1,925.11	-1,352.83	-70.27	2,100.00
Maintenance Travel/Training	0.00	83.33	83.33	100.00	0.00	916.63	916.63	100.00	1,000.00
Vehicle Gas, Oil, Repairs, Supplies	1,060.04	991.65	-68.39	-6.90	18,216.01	10,908.15	-7,307.86	-66.99	11,900.00
Vehicle Title/Registration	214.50	19.16	-195.34	-1,019.52	581.00	210.76	-370.24	-175.67	230.00
Total General Maint Expense	49,490.67	47,953.30	-1,537.37	-3.21	437,339.55	527,486.30	90,146.75	17.09	575,439.63
Materials									
Materials-Electrical	1,127.50	213.76	-913.74	-427.46	9,509.61	2,351.36	-7,158.25	-304.43	2,565.00
Materials-Plumbing	434.71	850.01	415.30	48.86	13,242.51	9,350.11	-3,892.40	-41.63	10,200.00
Materials-Heating	1,293.92	1,241.67	-52.25	-4.21	13,038.00	13,658.37	620.37	4.54	14,900.00
Materials-Flooring	125.51	400.00	274.49	68.62	9,822.52	4,400.00	-5,422.52	-123.24	4,800.00
Materials-Paint	343.34	652.51	309.17	47.38	8,226.94	7,177.61	-1,049.33	-14.62	7,830.00
Materials-Janitorial/Cleaning	0.00	783.33	783.33	100.00	3,292.27	8,616.63	5,324.36	61.79	9,400.00
Materials-Lumber	70.33	354.17	283.84	80.14	5,204.39	3,895.87	-1,308.52	-33.59	4,250.00
Materials-Maintenance Supplies	0.00	8.33	8.33	100.00	202.41	91.63	-110.78	-120.90	100.00
Materials-Grounds	5,205.56	333.33	-4,872.23	-1,461.68	10,229.19	3,666.63	-6,562.56	-178.98	4,000.00
Materials-Miscellaneous	374.95	733.33	358.38	48.87	9,701.35	8,066.63	-1,634.72	-20.27	8,800.00
Materials-Equipment Repairs	1,135.24	333.33	-801.91	-240.58	8,220.80	3,666.63	-4,554.17	-124.21	4,000.00
Materials-Appliance Parts	130.00	33.33	-96.67	-290.04	3,058.00	366.63	-2,691.37	-734.08	400.00
Materials-Safety Equipment	1,825.32	395.84	-1,429.48	-361.13	24,424.40	4,354.24	-20,070.16	-460.93	4,750.00
Materials-Hardware	0.00	79.15	79.15	100.00	1,678.22	870.65	-807.57	-92.75	950.00
Materials-Glass/Screens	277.50	354.17	76.67	21.65	3,515.26	3,895.87	380.61	9.77	4,250.00
Materials-Doors / Keys	320.00	650.00	330.00	50.77	4,521.29	7,150.00	2,628.71	36.77	7,800.00
Materials-Drywall/Plaster	0.00	83.34	83.34	100.00	0.00	916.74	916.74	100.00	1,000.00
Materials-Extermination/Pest Control	0.00	83.33	83.33	100.00	530.00	916.63	386.63	42.18	1,000.00
Materials-Tools	0.00	275.00	275.00	100.00	3,637.16	3,025.00	-612.16	-20.24	3,300.00
Materials-Cabinets	0.00	8.33	8.33	100.00	0.00	91.63	91.63	100.00	100.00
Total Materials	12,663.88	7,866.26	-4,797.62	-60.99	132,054.32	86,528.86	-45,525.46	-52.61	94,395.00
Contract Costs									
Contract-Elevator Monitoring	2,805.14	698.88	-2,106.26	-301.38	35,870.96	7,687.68	-28,183.28	-366.60	8,386.76
Contract-Trash Removal	3,680.08	3,758.00	77.92	2.07	46,521.88	41,338.00	-5,183.88	-12.54	45,096.00
Contract-Extermination/Pest Control	1,606.00	5,518.22	3,912.22	70.90	21,073.44	60,700.42	39,626.98	65.28	66,218.70
Contract-Extermination/Bed Bug	350.00	0.00	-350.00	N/A	4,900.00	0.00	-4,900.00	N/A	0.00
Contract-Grounds	7,287.86	3,711.66	-3,576.20	-96.35	40,877.16	40,828.26	-48.90	-0.12	44,540.00
Contract-Unit Cleaning/Prep	0.00	370.83	370.83	100.00	0.00	4,079.13	4,079.13	100.00	4,450.00
Contract-Fire Alarm	0.00	1,110.43	1,110.43	100.00	14,318.84	12,214.73	-2,104.11	-17.23	13,325.00
Contract-Boilers	0.00	208.33	208.33	100.00	0.00	2,291.63	2,291.63	100.00	2,500.00
Contract-HVAC	0.00	874.99	874.99	100.00	0.00	9,624.89	9,624.89	100.00	10,500.00
Contract-Janitorial/Cleaning	0.00	416.66	416.66	100.00	0.00	4,583.26	4,583.26	100.00	5,000.00
Contract-Alarm System Monitoring	81.00	220.09	139.09	63.20	7,414.17	2,420.99	-4,993.18	-206.25	2,640.90
Contract-Carpet Cleaning	0.00	0.00	0.00	N/A	115.00	0.00	-115.00	N/A	0.00
Contract-Electrical	217.00	341.65	124.65	36.48	217.00	3,758.15	3,541.15	94.23	4,100.00
Contract-Plumbing	635.35	1,599.98	964.63	60.29	11,828.77	17,599.78	5,771.01	32.79	19,200.00
Contract-Roofing	0.00	83.33	83.33	100.00	3,150.00	916.63	-2,233.37	-243.65	1,000.00

MHA Combined = COCC, CVC, FER, HCB, MVP, RVE, RVW, SCT Budget Comparison

Period = Aug 2014

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Contract-Painting	4,250.00	464.27	-3,785.73	-815.42	4,250.00	5,106.97	856.97	16.78	5,571.45
Total Contract Costs	20,912.43	19,377.32	-1,535.11	-7.92	190,537.22	213,150.52	22,613.30	10.61	232,528.81
TOTAL MAINTENACE EXPENSES	83,066.98	75,196.88	-7,870.10	-10.47	759,931.09	827,165.68	67,234.59	8.13	902,363.44
GENERAL EXPENSES									
Insurance	16,819.83	14,491.66	-2,328.17	-16.07	180,097.75	159,408.26	-20,689.49	-12.98	173,900.00
PILOT-Payments in Lieu of Taxes	6,608.76	7,272.13	663.37	9.12	77,275.88	79,993.43	2,717.55	3.40	87,265.69
Employee Benefits-Health/Dental/Optical	1,759.81	0.00	-1,759.81	N/A	14,293.35	0.00	-14,293.35	N/A	0.00
Employee Benefits-Pension	8,679.17	14,291.67	5,612.50	39.27	118,821.49	157,208.37	38,386.88	24.42	171,500.00
Employer Tax Expense	9,507.92	7,216.66	-2,291.26	-31.75	82,278.97	79,383.26	-2,895.71	-3.65	86,600.00
Bad Debt-Tenant Rents	0.00	0.00	0.00	N/A	1,680.00	0.00	-1,680.00	N/A	0.00
Security/Lease Enforcement Fee For Service	2,677.51	1,664.85	-1,012.66	-60.83	22,345.48	18,313.35	-4,032.13	-22.02	19,978.13
Lease Enforcement Fee For Service Expense	4,733.40	2,377.98	-2,355.42	-99.05	31,691.24	26,157.78	-5,533.46	-21.15	28,535.64
TOTAL GENERAL EXPENSES	50,786.40	47,314.95	-3,471.45	-7.34	528,484.16	520,464.45	-8,019.71	-1.54	567,779.46
HOUSING ASSISTANCE PAYMENTS									
URP-PH-Tenant Utility Reimbursement-Public Ho	176.00	0.00	-176.00	N/A	1,853.00	0.00	-1,853.00	N/A	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	176.00	0.00	-176.00	N/A	1,853.00	0.00	-1,853.00	N/A	0.00
FINANCING EXPENSE									
Interest Expense-Ford	0.00	108.33	108.33	100.00	34.44	1,191.63	1,157.19	97.11	1,300.00
Interest Expense - Energy Performance Contrac	2,459.53	2,459.55	0.02	0.00	27,267.36	27,055.05	-212.31	-0.78	29,514.73
TOTAL FINANCING EXPENSES	2,459.53	2,567.88	108.35	4.22	27,301.80	28,246.68	944.88	3.35	30,814.73
TOTAL EXPENSES	385,233.04	347,594.38	-37,638.66	-10.83	3,887,382.48	3,823,538.18	-63,844.30	-1.67	4,171,133.11
NET INCOME	-633.70	6,314.67	-6,948.37	-110.04	165,611.67	69,461.37	96,150.30	138.42	75,775.20