

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

Period = Feb 2016

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000 INCOME										
3100-00-000 TENANT INCOME										
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	135,687.00	0.00	135,687.00	N/A	671,351.63	0.00	671,351.63	N/A	0.00
3119-00-000	Total Rental Income	135,687.00	0.00	135,687.00	N/A	671,351.63	0.00	671,351.63	N/A	0.00
3120-00-000	Other Tenant Income									
3120-00-001	Laundry and Vending	4,600.89	0.00	4,600.89	N/A	11,220.29	11,600.00	-379.71	-3.27	23,200.00
3120-00-006	NSF Charges	0.00	0.00	0.00	N/A	50.00	0.00	50.00	N/A	0.00
3120-00-007	Tenant Owned / Excess Utilities	0.00	0.00	0.00	N/A	80.00	0.00	80.00	N/A	24,100.00
3120-00-009	Other Misc.Tenant Charges	105.00	0.00	105.00	N/A	907.50	0.00	907.50	N/A	0.00
3129-00-000	Total Other Tenant Income	4,705.89	0.00	4,705.89	N/A	12,257.79	11,600.00	657.79	5.67	47,300.00
3199-00-000	NET TENANT INCOME	140,392.89	0.00	140,392.89	N/A	683,609.42	11,600.00	672,009.42	5,793.18	47,300.00
3400-00-000 GRANT INCOME										
3401-00-000	HUD PHA Operating Grants/Subsidy	128,463.00	111,956.00	16,507.00	14.74	641,692.00	559,780.00	81,912.00	14.63	1,343,516.00
3410-00-001	Section 8 HAP Earned	0.00	16,294.00	-16,294.00	-100.00	0.00	81,470.00	-81,470.00	-100.00	195,536.00
3499-00-000	TOTAL GRANT INCOME	128,463.00	128,250.00	213.00	0.17	641,692.00	641,250.00	442.00	0.07	1,539,052.00
3600-00-000 OTHER INCOME										
3610-00-000	Interest Income	188.53	258.00	-69.47	-26.93	919.41	1,290.00	-370.59	-28.73	3,096.00
3611-00-000	Investment Income	58.86	0.00	58.86	N/A	147.80	0.00	147.80	N/A	0.00
3620-00-114	Computer/IT Support Income	3,880.00	3,975.00	-95.00	-2.39	24,880.00	19,875.00	5,005.00	25.18	47,700.00
3620-50-041	IBS - IT Services Income	0.00	0.00	0.00	N/A	935.00	0.00	935.00	N/A	0.00
3620-50-042	NRTC - Management Services Income	0.00	6,000.00	-6,000.00	-100.00	9,445.11	30,000.00	-20,554.89	-68.52	72,000.00
3620-99-710	Property Mgnt Fee Income	32,376.11	32,240.00	136.11	0.42	161,476.68	161,200.00	276.68	0.17	386,880.00
3620-99-720	Asset Mgnt Fee Income	1,000.00	4,960.00	-3,960.00	-79.84	13,760.00	24,800.00	-11,040.00	-44.52	59,520.00
3620-99-730	Bookkeeping Fee Income	5,032.50	4,972.00	60.50	1.22	24,412.60	24,860.00	-447.40	-1.80	59,664.00
3620-99-740	Prog Mgnt Fee Inc - JCP Antenna Rental 10%	304.37	300.00	4.37	1.46	1,521.85	1,500.00	21.85	1.46	3,600.00
3620-99-741	Prog Mgnt Fee Inc - JCP Office Space Rental 10%	100.50	96.00	4.50	4.69	502.50	480.00	22.50	4.69	1,152.00
3620-99-742	Prog Mgnt Fee Inc - RVW Office Space Rental 10%	25.50	24.00	1.50	6.25	127.50	120.00	7.50	6.25	288.00
3620-99-743	Prog Mgnt Fee Inc - MVP Office Space Rental 10%	506.00	500.00	6.00	1.20	2,530.00	2,500.00	30.00	1.20	6,000.00
3620-99-744	Prog Mgnt Fee Inc - Capital Fund 8%	4,467.25	4,466.00	1.25	0.03	22,336.25	22,330.00	6.25	0.03	53,592.00
3620-99-745	Prog Mgnt Fee Inc - HCFC 10% NetInc	0.00	50.00	-50.00	-100.00	0.00	250.00	-250.00	-100.00	600.00
3620-99-746	Prog Mgnt Fee Inc - HCPM 10% NetInc	0.00	50.00	-50.00	-100.00	0.00	250.00	-250.00	-100.00	600.00
3620-99-747	Prog Mgnt Fee Inc - Wildwood HA	6,800.00	6,800.00	0.00	0.00	34,000.00	34,000.00	0.00	0.00	81,600.00

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3620-99-748	Prog Mgmt Fee Inc - S8 Admin 10%	1,266.10	960.00	306.10	31.89	6,383.40	4,800.00	1,583.40	32.99	11,520.00
3620-99-749	Prog Mgmt Fee Inc - Salem HA	13,768.33	13,770.00	-1.67	-0.01	68,841.65	68,850.00	-8.35	-0.01	165,240.00
3620-99-760	Lease Enforcement Fee For Service Income	3,360.00	3,532.00	-172.00	-4.87	17,580.00	17,660.00	-80.00	-0.45	42,384.00
3620-99-765	Maintenance Fee For Service Income	5,587.05	11,114.00	-5,526.95	-49.73	49,838.42	44,458.00	5,380.42	12.10	100,032.00
3620-99-770	Caring Licensing Fee	1,693.67	1,000.00	693.67	69.37	8,862.02	5,000.00	3,862.02	77.24	12,000.00
3620-99-800	Prog Mgmt Fee Inc - NRTC	0.00	1,583.00	-1,583.00	-100.00	0.00	7,919.00	-7,919.00	-100.00	19,000.00
3650-00-000	Miscellaneous Other Income	6,114.10	1,645.00	4,469.10	271.68	35,361.99	8,525.00	26,836.99	314.80	20,240.00
3650-00-002	Misc Other Income-Buck St Office Rental	5,060.00	5,060.00	0.00	0.00	25,300.00	25,300.00	0.00	0.00	60,720.00
3650-00-004	Misc Other Income-Office Space Rental	3,060.00	3,000.00	60.00	2.00	15,300.00	15,000.00	300.00	2.00	36,000.00
3650-00-302	Misc Income-Antenna Rental	3,043.65	3,050.00	-6.35	-0.21	15,218.25	15,250.00	-31.75	-0.21	36,600.00
3699-00-000	TOTAL OTHER INCOME	97,692.52	109,405.00	-11,712.48	-10.71	539,680.43	536,217.00	3,463.43	0.65	1,280,028.00
3999-00-000	TOTAL INCOME	366,548.41	237,655.00	128,893.41	54.24	1,864,981.85	1,189,067.00	675,914.85	56.84	2,866,380.00

4000-00-000 EXPENSES

4100-00-000 ADMINISTRATIVE EXPENSES

4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	54,821.41	64,759.00	9,937.59	15.35	321,215.13	356,174.00	34,958.87	9.82	841,866.00
4110-00-001	Administrative Overtime	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,000.00
4110-00-003	Compensated Absences	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	6,000.00
4110-00-004	Employee Benefit-Health/Dental/Eye	7,907.59	8,381.00	473.41	5.65	33,593.21	41,905.00	8,311.79	19.83	100,572.00
4110-99-000	Total Administrative Salaries	62,729.00	73,140.00	10,411.00	14.23	354,808.34	398,079.00	43,270.66	10.87	952,438.00
4130-00-000	Legal Expense									
4130-00-002	Credit/Criminal Background Checks	942.00	0.00	-942.00	N/A	2,293.50	50.00	-2,243.50	-4,487.00	100.00
4130-00-003	Tenant Screening	0.00	0.00	0.00	N/A	288.00	0.00	-288.00	N/A	0.00
4130-00-004	General Legal Expense	5,501.00	2,000.00	-3,501.00	-175.05	28,909.00	10,000.00	-18,909.00	-189.09	24,000.00
4131-00-000	Total Legal Expense	6,443.00	2,000.00	-4,443.00	-222.15	31,490.50	10,050.00	-21,440.50	-213.34	24,100.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	325.00	0.00	-325.00	N/A	2,332.00	1,000.00	-1,332.00	-133.20	5,000.00
4140-00-001	Staff Training - Travel Expenses	0.00	0.00	0.00	N/A	1,747.68	2,000.00	252.32	12.62	6,000.00
4150-00-000	Staff Travel	1,056.37	1,500.00	443.63	29.58	8,281.69	7,000.00	-1,281.69	-18.31	16,000.00
4170-00-000	Accounting Fees	0.00	250.00	250.00	100.00	3,720.00	10,750.00	7,030.00	65.40	16,500.00
4171-00-000	Auditing Fees	1,929.41	1,950.00	20.59	1.06	13,783.53	9,750.00	-4,033.53	-41.37	23,400.00
4174-00-000	Licenses/Fees/Permits	1,200.00	150.00	-1,050.00	-700.00	4,327.00	300.00	-4,027.00	-1,342.33	600.00
4180-00-000	Office Rent	1,800.00	1,800.00	0.00	0.00	9,000.00	9,000.00	0.00	0.00	21,600.00
4184-00-000	Professional Fees/Services	3,640.12	0.00	-3,640.12	N/A	4,240.12	1,000.00	-3,240.12	-324.01	2,000.00
4189-00-000	Total Other Admin Expenses	9,950.90	5,650.00	-4,300.90	-76.12	47,432.02	40,800.00	-6,632.02	-16.26	91,100.00
4190-00-000	Miscellaneous Admin Expenses									
4190-00-002	Publications/Subscriptions	14.00	20.00	6.00	30.00	1,375.50	100.00	-1,275.50	-1,275.50	240.00
4190-00-004	Membership Dues and Fees	0.00	150.00	150.00	100.00	1,157.49	450.00	-707.49	-157.22	600.00
4190-00-006	Telephone	1,490.57	150.00	-1,340.57	-893.71	7,835.92	750.00	-7,085.92	-944.79	1,800.00
4190-00-008	Office Supplies	824.23	500.00	-324.23	-64.85	6,481.59	2,500.00	-3,981.59	-159.26	6,000.00
4190-00-010	Copier and Supplies	604.91	400.00	-204.91	-51.23	7,656.00	2,000.00	-5,656.00	-282.80	4,800.00
4190-00-012	Cell Phones/Pagers	1,641.04	500.00	-1,141.04	-228.21	8,500.09	2,500.00	-6,000.09	-240.00	6,000.00
4190-00-014	Payroll Services	491.41	375.00	-116.41	-31.04	3,312.53	1,485.00	-1,827.53	-123.07	3,330.00
4190-00-016	Postage/Express	520.99	0.00	-520.99	N/A	7,071.47	500.00	-6,571.47	-1,314.29	1,500.00
4190-00-018	Legal Ads	269.30	20.00	-249.30	-1,246.50	2,546.90	100.00	-2,446.90	-2,446.90	240.00
4190-00-020	Printer Supplies	0.00	0.00	0.00	N/A	215.30	0.00	-215.30	N/A	0.00
4190-00-022	Internet	1,527.93	300.00	-1,227.93	-409.31	7,518.10	1,500.00	-6,018.10	-401.21	3,600.00
4190-00-024	Answering Service/Voicemail	379.42	120.00	-259.42	-216.18	2,573.09	600.00	-1,973.09	-328.85	1,440.00
4190-00-026	Other Misc Admin Expenses	0.00	100.00	100.00	100.00	100.00	500.00	400.00	80.00	1,200.00
4190-00-028	Employee Services	107.50	150.00	42.50	28.33	690.84	850.00	159.16	18.72	2,400.00
4190-00-029	Employee Services - Health	0.00	0.00	0.00	N/A	255.00	300.00	45.00	15.00	600.00
4190-00-031	Commissioner Training	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,000.00
4190-00-032	Commissioner Travel	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,000.00
4190-00-036	Marketing/Promotions/Advertising	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	800.00

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4190-00-038	Bank/Credit Card Fees	97.84	85.00	-12.84	-15.11	1,280.16	425.00	-855.16	-201.21	1,020.00
4190-00-040	Meetings / Seminars	0.00	300.00	300.00	100.00	1,270.00	600.00	-670.00	-111.67	1,200.00
4190-00-050	Cable TV	108.86	30.00	-78.86	-262.87	753.49	150.00	-603.49	-402.33	360.00
4190-00-111	Computer Hardware	0.00	0.00	0.00	N/A	149.32	2,000.00	1,850.68	92.53	3,000.00
4190-00-112	Computer Software	84.00	0.00	-84.00	N/A	296.93	400.00	103.07	25.77	1,200.00
4190-00-113	Computer Supplies	0.00	100.00	100.00	100.00	649.99	300.00	-349.99	-116.66	600.00
4190-00-114	Computer/IT Support Expense	4,572.00	2,600.00	-1,972.00	-75.85	26,198.70	13,000.00	-13,198.70	-101.53	31,200.00
4190-00-115	Computer System Support	2,238.47	2,280.00	41.53	1.82	11,192.35	11,400.00	207.65	1.82	27,360.00
4190-00-400	Caring, Inc. misc	-107.25	0.00	107.25	N/A	-396.56	0.00	396.56	N/A	0.00
4190-00-600	HCPM - Mgmt Fee Expense	3,612.60	1,865.00	-1,747.60	-93.71	15,323.45	10,155.00	-5,168.45	-50.90	24,040.00
4190-99-710	Property Mgmt Fee Expense	32,376.11	32,240.00	-136.11	-0.42	161,476.68	161,202.00	-274.68	-0.17	386,892.00
4190-99-720	Asset Mgmt Fee Expense	1,000.00	4,960.00	3,960.00	79.84	13,017.50	24,800.00	11,782.50	47.51	59,520.00
4190-99-730	Bookkeeping Fee Expense	3,607.50	3,592.00	-15.50	-0.43	17,895.00	17,960.00	65.00	0.36	43,104.00
4190-99-740	Prog Mgmt Fee Exp - JCP Antenna Rental 11	304.37	300.00	-4.37	-1.46	1,521.85	1,500.00	-21.85	-1.46	3,600.00
4190-99-741	Prog Mgmt Fee Exp - JCP Office Space Rent	100.50	96.00	-4.50	-4.69	502.50	480.00	-22.50	-4.69	1,152.00
4190-99-742	Prog Mgmt Fee Exp - RVW Office Space Rent	25.50	24.00	-1.50	-6.25	127.50	120.00	-7.50	-6.25	288.00
4190-99-743	Prog Mgmt Fee Exp - MVP Office Space Rent	506.00	506.00	0.00	0.00	2,530.00	2,530.00	0.00	0.00	6,072.00
4190-99-750	HCPM-Contract - Fee For Service Expense	11,790.00	9,504.00	-2,286.00	-24.05	43,037.14	52,272.00	9,234.86	17.67	123,552.00
4191-00-000	Total Miscellaneous Admin Expenses	68,187.80	61,267.00	-6,920.80	-11.30	354,115.82	313,629.00	-40,486.82	-12.91	754,710.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	147,310.70	142,057.00	-5,253.70	-3.70	787,846.68	762,558.00	-25,288.68	-3.32	1,822,348.00
4200-00-000 TENANT SERVICES										
4220-00-003	Tenant Svcs - Tenant Participation	170.56	0.00	-170.56	N/A	170.56	0.00	-170.56	N/A	0.00
4220-00-004	Tenant Svcs - HCFC Activities-	871.83	2,070.00	1,198.17	57.88	6,368.21	10,350.00	3,981.79	38.47	24,840.00
4220-00-008	Tenant Svcs - Food/Snacks	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
4220-00-022	Tenant Svcs - Monitoring Services	0.00	0.00	0.00	N/A	1,567.50	0.00	-1,567.50	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,042.39	2,070.00	1,027.61	49.64	8,206.27	10,350.00	2,143.73	20.71	24,840.00
4300-00-000 UTILITY EXPENSES										
4310-00-000	Water & Sewer	26,683.16	0.00	-26,683.16	N/A	133,881.47	0.00	-133,881.47	N/A	0.00
4320-00-000	Electricity	30,656.90	0.00	-30,656.90	N/A	131,354.98	0.00	-131,354.98	N/A	0.00
4320-00-001	Electricity-Vacant Units	0.00	0.00	0.00	N/A	375.74	0.00	-375.74	N/A	0.00
4330-00-000	Gas	19,951.64	0.00	-19,951.64	N/A	58,193.92	0.00	-58,193.92	N/A	0.00
4399-00-000	TOTAL UTILITY EXPENSES	77,291.70	0.00	-77,291.70	N/A	323,806.11	0.00	-323,806.11	N/A	0.00
4400-00-000 MAINTENANCE EXPENSES										
4400-99-000	General Maint Expense									
4400-99-765	Maintenance Fee For Service Expense	5,520.85	7,321.00	1,800.15	24.59	49,553.05	40,276.00	-9,277.05	-23.03	95,195.00
4410-00-000	Maintenance Salaries	19,303.80	20,264.00	960.20	4.74	136,171.49	111,451.00	-24,720.49	-22.18	263,430.00
4410-00-001	Maintenance Labor Overtime	3,586.84	1,841.00	-1,745.84	-94.83	16,737.45	9,205.00	-7,532.45	-81.83	22,092.00
4410-00-003	Compensated Absences-Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	11,000.00
4410-00-004	Employee Benefit-Health/Dental/Eye	4,422.02	2,703.00	-1,719.02	-63.60	14,934.34	13,515.00	-1,419.34	-10.50	32,436.00
4410-00-005	Temporary Labor-Maintenance	0.00	826.00	826.00	100.00	0.00	4,130.00	4,130.00	100.00	9,912.00
4411-00-000	Maintenance Uniforms	3,342.96	0.00	-3,342.96	N/A	3,053.04	0.00	-3,053.04	N/A	0.00
4413-00-000	Vehicle Gas, Oil, Repairs, Supplies	852.99	0.00	-852.99	N/A	3,331.71	0.00	-3,331.71	N/A	0.00
4414-00-000	Vehicle Title/Registration	0.00	0.00	0.00	N/A	75.00	0.00	-75.00	N/A	0.00
4419-00-000	Total General Maint Expense	37,029.46	32,955.00	-4,074.46	-12.36	223,856.08	178,577.00	-45,279.08	-25.36	434,065.00
4420-00-000	Materials									
4420-00-002	Materials-Electrical	323.76	0.00	-323.76	N/A	1,822.95	100.00	-1,722.95	-1,722.95	200.00
4420-00-004	Materials-Plumbing	2,023.34	0.00	-2,023.34	N/A	8,095.47	100.00	-7,995.47	-7,995.47	200.00
4420-00-006	Materials-Heating	434.42	0.00	-434.42	N/A	6,281.11	100.00	-6,181.11	-6,181.11	200.00
4420-00-007	Materials-Flooring	797.35	0.00	-797.35	N/A	15,597.43	100.00	-15,497.43	-15,497.43	200.00
4420-00-008	Materials-Paint	0.00	100.00	100.00	100.00	2,446.01	100.00	-2,346.01	-2,346.01	200.00
4420-00-010	Materials-Janitorial/Cleaning	0.00	0.00	0.00	N/A	726.49	0.00	-726.49	N/A	200.00
4420-00-012	Materials-Lumber	600.66	0.00	-600.66	N/A	1,529.80	0.00	-1,529.80	N/A	0.00

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-00-014	Materials-Maintenance Supplies	0.00	0.00	0.00	N/A	310.36	0.00	-310.36	N/A	0.00
4420-00-016	Materials-Grounds	2,372.95	0.00	-2,372.95	N/A	2,372.95	100.00	-2,272.95	-2,272.95	200.00
4420-00-018	Materials-Miscellaneous	28.27	0.00	-28.27	N/A	912.81	100.00	-812.81	-812.81	200.00
4420-00-022	Materials-Equipment Repairs	0.00	0.00	0.00	N/A	3,382.05	0.00	-3,382.05	N/A	0.00
4420-00-024	Materials-Appliance Parts	472.90	0.00	-472.90	N/A	3,064.92	0.00	-3,064.92	N/A	0.00
4420-00-026	Materials-Safety Equipment	693.73	0.00	-693.73	N/A	28,747.73	100.00	-28,647.73	-28,647.73	200.00
4420-00-028	Materials-Hardware	63.85	0.00	-63.85	N/A	1,574.34	0.00	-1,574.34	N/A	0.00
4420-00-030	Materials-Glass/Screens	272.50	0.00	-272.50	N/A	830.00	0.00	-830.00	N/A	0.00
4420-00-032	Materials-Doors / Keys	5,189.69	0.00	-5,189.69	N/A	14,694.13	0.00	-14,694.13	N/A	0.00
4420-00-034	Materials-Drywall/Plaster	0.00	0.00	0.00	N/A	10.10	0.00	-10.10	N/A	0.00
4420-00-036	Materials-Extermination/Pest Control	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	200.00
4420-00-038	Materials-Tools	5.98	0.00	-5.98	N/A	45.14	0.00	-45.14	N/A	0.00
4429-00-000	Total Materials	13,279.40	100.00	-13,179.40	-13,179.40	92,443.79	900.00	-91,543.79	-10,171.53	2,000.00
4430-00-000	Contract Costs									
4430-00-002	Contract-Elevator Monitoring	2,996.24	2,925.00	-71.24	-2.44	17,577.76	14,625.00	-2,952.76	-20.19	35,100.00
4430-00-004	Contract-Trash Removal	0.00	0.00	0.00	N/A	17,823.00	0.00	-17,823.00	N/A	0.00
4430-00-006	Contract-Extermination/Pest Control	935.00	0.00	-935.00	N/A	5,659.00	0.00	-5,659.00	N/A	0.00
4430-00-007	Contract-Extermination/Bed Bug	0.00	0.00	0.00	N/A	5,715.00	0.00	-5,715.00	N/A	0.00
4430-00-008	Contract-Grounds	0.00	0.00	0.00	N/A	20,906.42	0.00	-20,906.42	N/A	0.00
4430-00-012	Contract-Fire Alarm	0.00	0.00	0.00	N/A	2,820.96	0.00	-2,820.96	N/A	0.00
4430-00-020	Contract-HVAC	0.00	0.00	0.00	N/A	4,872.16	0.00	-4,872.16	N/A	0.00
4430-00-024	Contract-Alarm System Monitoring	981.79	50.00	-931.79	-1,863.58	1,395.91	150.00	-1,245.91	-830.61	200.00
4430-00-030	Contract-Electrical	419.08	0.00	-419.08	N/A	2,602.12	50.00	-2,552.12	-5,104.24	200.00
4430-00-032	Contract-Plumbing	5,638.65	0.00	-5,638.65	N/A	26,661.43	50.00	-26,611.43	-53,222.86	200.00
4430-00-034	Contract-Roofing	0.00	0.00	0.00	N/A	1,495.00	0.00	-1,495.00	N/A	0.00
4430-00-036	Contract-Painting	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	200.00
4430-00-050	Contract Costs-Other Misc	-3,807.40	0.00	3,807.40	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4439-00-000	Total Contract Costs	7,163.36	2,975.00	-4,188.36	-140.79	108,528.76	14,975.00	-93,553.76	-624.73	35,900.00
4499-00-000	TOTAL MAINTENACE EXPENSES	57,472.22	36,030.00	-21,442.22	-59.51	424,828.63	194,452.00	-230,376.63	-118.47	471,965.00
4500-00-000 GENERAL EXPENSES										
4510-00-000	Insurance	18,541.80	18,265.00	-276.80	-1.52	91,836.29	91,325.00	-511.29	-0.56	219,180.00
4520-00-000	PILOT-Payments in Lieu of Taxes	6,707.72	7,090.00	382.28	5.39	33,437.29	35,450.00	2,012.71	5.68	85,080.00
4540-00-000	Employee Benefits-Health/Dental/Optical	906.00	400.00	-506.00	-126.50	3,369.47	2,000.00	-1,369.47	-68.47	4,800.00
4541-00-000	Employee Benefits-Pension	10,274.17	11,405.00	1,130.83	9.92	56,205.72	57,025.00	819.28	1.44	136,860.00
4545-00-000	Employer Tax Expense	7,451.77	8,770.00	1,318.23	15.03	41,002.18	39,835.00	-1,167.18	-2.93	91,470.00
4580-00-000	Security/Lease Enforcement Fee For Service	1,820.71	1,785.00	-35.71	-2.00	9,942.36	8,925.00	-1,017.36	-11.40	21,420.00
4580-99-760	Lease Enforcement Fee For Service Expense	3,360.00	2,115.00	-1,245.00	-58.87	18,060.00	11,610.00	-6,450.00	-55.56	27,450.00
4590-00-000	Other General Expense	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	49,062.17	49,830.00	767.83	1.54	253,853.31	246,370.00	-7,483.31	-3.04	586,860.00
4700-00-000 HOUSING ASSISTANCE PAYMENTS										
4715-10-001	URP-PH-Tenant Utility Reimbursement-Public I	53.00	0.00	-53.00	N/A	1,003.00	0.00	-1,003.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	53.00	0.00	-53.00	N/A	1,003.00	0.00	-1,003.00	N/A	0.00
4800-00-000 FINANCING EXPENSE										
4855-00-000	Interest Expense - Energy Performance Contrz	2,002.11	2,010.00	7.89	0.39	10,244.93	10,050.00	-194.93	-1.94	24,120.00
4899-00-000	TOTAL FINANCING EXPENSES	2,002.11	2,010.00	7.89	0.39	10,244.93	10,050.00	-194.93	-1.94	24,120.00
8000-00-000 TOTAL EXPENSES		334,234.29	231,997.00	-102,237.29	-44.07	1,809,788.93	1,223,780.00	-586,008.93	-47.89	2,930,133.00
9000-00-000 NET INCOME		32,314.12	5,658.00	26,656.12	471.12	55,192.92	-34,713.00	89,905.92	259.00	-63,753.00