

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

Period = Mar 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	135,542.00	0.00	135,542.00	N/A	806,783.68	0.00	806,783.68	N/A	0.00
3119-00-000	Total Rental Income	135,542.00	0.00	135,542.00	N/A	806,783.68	0.00	806,783.68	N/A	0.00
3120-00-000	Other Tenant Income									
3120-00-001	Laundry and Vending	0.00	0.00	0.00	N/A	11,220.29	11,600.00	-379.71	-3.27	23,200.00
3120-00-006	NSF Charges	25.00	0.00	25.00	N/A	75.00	0.00	75.00	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	149.50	0.00	149.50	N/A	1,057.00	0.00	1,057.00	N/A	0.00
3129-00-000	Total Other Tenant Income	174.50	0.00	174.50	N/A	12,432.29	11,600.00	832.29	7.17	47,300.00
3199-00-000	NET TENANT INCOME	135,716.50	0.00	135,716.50	N/A	819,215.97	11,600.00	807,615.97	6,962.21	47,300.00
3400-00-000 GRANT INCOME										
3401-00-000	HUD PHA Operating Grants/Subsidy	132,953.00	111,956.00	20,997.00	18.75	774,645.00	671,736.00	102,909.00	15.32	1,343,516.00
3410-00-001	Section 8 HAP Earned	0.00	16,294.00	-16,294.00	-100.00	0.00	97,764.00	-97,764.00	-100.00	195,536.00
3499-00-000	TOTAL GRANT INCOME	132,953.00	128,250.00	4,703.00	3.67	774,645.00	769,500.00	5,145.00	0.67	1,539,052.00
3600-00-000 OTHER INCOME										
3610-00-000	Interest Income	189.49	258.00	-68.51	-26.55	1,108.90	1,548.00	-439.10	-28.37	3,096.00
3611-00-000	Investment Income	63.77	0.00	63.77	N/A	211.57	0.00	211.57	N/A	0.00
3620-00-114	Computer/IT Support Income	4,880.00	3,975.00	905.00	22.77	29,760.00	23,850.00	5,910.00	24.78	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	36,000.00	-26,554.89	-73.76	72,000.00
3620-99-710	Property Mgmt Fee Income	32,712.66	32,240.00	472.66	1.47	194,189.34	193,440.00	749.34	0.39	386,880.00
3620-99-720	Asset Mgmt Fee Income	1,000.00	4,960.00	-3,960.00	-79.84	14,760.00	29,760.00	-15,000.00	-50.40	59,520.00
3620-99-730	Bookkeeping Fee Income	5,062.50	4,972.00	90.50	1.82	29,475.10	29,832.00	-356.90	-1.20	59,664.00
3620-99-740	Prog Mgmt Fee Inc - JCP Antenna Rental 10%	75.00	300.00	-225.00	-75.00	1,596.85	1,800.00	-203.15	-11.29	3,600.00
3620-99-741	Prog Mgmt Fee Inc - JCP Office Space Rental 1	100.50	96.00	4.50	4.69	603.00	576.00	27.00	4.69	1,152.00
3620-99-742	Prog Mgmt Fee Inc - RVW Office Space Rental	25.50	24.00	1.50	6.25	153.00	144.00	9.00	6.25	288.00
3620-99-743	Prog Mgmt Fee Inc - MVP Office Space Rental	506.00	500.00	6.00	1.20	3,036.00	3,000.00	36.00	1.20	6,000.00
3620-99-744	Prog Mgmt Fee Inc - Capital Fund 8%	4,467.25	4,466.00	1.25	0.03	26,803.50	26,796.00	7.50	0.03	53,592.00
3620-99-745	Prog Mgmt Fee Inc - HCFC 10% NetInc	0.00	50.00	-50.00	-100.00	0.00	300.00	-300.00	-100.00	600.00
3620-99-746	Prog Mgmt Fee Inc - HCPM 10% NetInc	0.00	50.00	-50.00	-100.00	0.00	300.00	-300.00	-100.00	600.00
3620-99-747	Prog Mgmt Fee Inc - Wildwood HA	6,800.00	6,800.00	0.00	0.00	40,800.00	40,800.00	0.00	0.00	81,600.00

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

Budget Comparison

Period = Mar 2016

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3620-99-748	Prog Mgmt Fee Inc - S8 Admin 10%	1,266.10	960.00	306.10	31.89	7,649.50	5,760.00	1,889.50	32.80	11,520.00
3620-99-749	Prog Mgmt Fee Inc - Salem HA	13,768.33	13,770.00	-1.67	-0.01	82,609.98	82,620.00	-10.02	-0.01	165,240.00
3620-99-760	Lease Enforcement Fee For Service Income	3,360.00	3,532.00	-172.00	-4.87	20,940.00	21,192.00	-252.00	-1.19	42,384.00
3620-99-765	Maintenance Fee For Service Income	4,535.96	7,410.00	-2,874.04	-38.79	54,374.38	51,868.00	2,506.38	4.83	100,032.00
3620-99-770	Caring Licensing Fee	1,852.49	1,000.00	852.49	85.25	10,714.51	6,000.00	4,714.51	78.58	12,000.00
3620-99-800	Prog Mgmt Fee Inc - NRTC	0.00	1,583.00	-1,583.00	-100.00	0.00	9,502.00	-9,502.00	-100.00	19,000.00
3650-00-000	Miscellaneous Other Income	3,328.58	1,595.00	1,733.58	108.69	38,690.57	10,120.00	28,570.57	282.32	20,240.00
3650-00-002	Misc Other Income-Buck St Office Rental	5,060.00	5,060.00	0.00	0.00	30,360.00	30,360.00	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	18,360.00	18,000.00	360.00	2.00	36,000.00
3650-00-302	Misc Income-Antenna Rental	750.00	3,050.00	-2,300.00	-75.41	15,968.25	18,300.00	-2,331.75	-12.74	36,600.00
3699-00-000	TOTAL OTHER INCOME	92,864.13	105,651.00	-12,786.87	-12.10	632,544.56	641,868.00	-9,323.44	-1.45	1,280,028.00
3999-00-000	TOTAL INCOME	361,533.63	233,901.00	127,632.63	54.57	2,226,405.53	1,422,968.00	803,437.53	56.46	2,866,380.00

4000-00-000 EXPENSES

4100-00-000 ADMINISTRATIVE EXPENSES

4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	54,665.32	64,759.00	10,093.68	15.59	375,880.45	420,933.00	45,052.55	10.70	841,866.00
4110-00-001	Administrative Overtime	1,606.49	0.00	-1,606.49	N/A	1,606.49	0.00	-1,606.49	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	5,537.04	8,381.00	2,843.96	33.93	39,130.25	50,286.00	11,155.75	22.18	100,572.00
4110-99-000	Total Administrative Salaries	61,808.85	73,140.00	11,331.15	15.49	416,617.19	471,219.00	54,601.81	11.59	952,438.00
4130-00-000	Legal Expense									
4130-00-002	Credit/Criminal Background Checks	881.00	0.00	-881.00	N/A	3,174.50	50.00	-3,124.50	-6,249.00	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	2,909.50	2,000.00	-909.50	-45.48	31,818.50	12,000.00	-19,818.50	-165.15	24,000.00
4131-00-000	Total Legal Expense	3,790.50	2,000.00	-1,790.50	-89.52	35,281.00	12,050.00	-23,231.00	-192.79	24,100.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	475.00	1,000.00	525.00	52.50	2,807.00	2,000.00	-807.00	-40.35	5,000.00
4140-00-001	Staff Training - Travel Expenses	0.00	1,000.00	1,000.00	100.00	1,747.68	3,000.00	1,252.32	41.74	6,000.00
4150-00-000	Staff Travel	3,582.49	1,000.00	-2,582.49	-258.25	11,864.18	8,000.00	-3,864.18	-48.30	16,000.00
4170-00-000	Accounting Fees	0.00	250.00	250.00	100.00	3,720.00	11,000.00	7,280.00	66.18	16,500.00
4171-00-000	Auditing Fees	1,929.41	1,950.00	20.59	1.06	15,712.94	11,700.00	-4,012.94	-34.30	23,400.00
4174-00-000	Licenses/Fees/Permits	-1,200.00	0.00	1,200.00	N/A	3,127.00	300.00	-2,827.00	-942.33	600.00
4180-00-000	Office Rent	1,800.00	1,800.00	0.00	0.00	10,800.00	10,800.00	0.00	0.00	21,600.00
4184-00-000	Professional Fees/Services	1,162.50	0.00	-1,162.50	N/A	5,402.62	1,000.00	-4,402.62	-440.26	2,000.00
4189-00-000	Total Other Admin Expenses	7,749.40	7,000.00	-749.40	-10.71	55,181.42	47,800.00	-7,381.42	-15.44	91,100.00
4190-00-000	Miscellaneous Admin Expenses									
4190-00-002	Publications/Subscriptions	47.44	20.00	-27.44	-137.20	1,422.94	120.00	-1,302.94	-1,085.78	240.00
4190-00-004	Membership Dues and Fees	0.00	0.00	0.00	N/A	1,157.49	450.00	-707.49	-157.22	600.00
4190-00-006	Telephone	1,639.36	150.00	-1,489.36	-992.91	9,475.28	900.00	-8,575.28	-952.81	1,800.00
4190-00-008	Office Supplies	4,302.13	500.00	-3,802.13	-760.43	10,783.72	3,000.00	-7,783.72	-259.46	6,000.00
4190-00-010	Copier and Supplies	1,134.14	400.00	-734.14	-183.54	8,790.14	2,400.00	-6,390.14	-266.26	4,800.00
4190-00-012	Cell Phones/Pagers	1,760.75	500.00	-1,260.75	-252.15	10,260.84	3,000.00	-7,260.84	-242.03	6,000.00
4190-00-014	Payroll Services	495.02	245.00	-250.02	-102.05	3,807.55	1,730.00	-2,077.55	-120.09	3,330.00
4190-00-016	Postage/Express	1,529.41	250.00	-1,279.41	-511.76	8,600.88	750.00	-7,850.88	-1,046.78	1,500.00
4190-00-018	Legal Ads	617.96	20.00	-597.96	-2,989.80	3,164.86	120.00	-3,044.86	-2,537.38	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	1,723.00	300.00	-1,423.00	-474.33	9,241.10	1,800.00	-7,441.10	-413.39	3,600.00
4190-00-024	Answering Service/Voicemail	450.08	120.00	-330.08	-275.07	3,023.17	720.00	-2,303.17	-319.88	1,440.00
4190-00-026	Other Misc Admin Expenses	0.00	100.00	100.00	100.00	100.00	600.00	500.00	83.33	1,200.00
4190-00-028	Employee Services	938.10	350.00	-588.10	-168.03	1,628.94	1,200.00	-428.94	-35.74	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	1,900.00	0.00	-1,900.00	N/A	1,900.00	0.00	-1,900.00	N/A	3,000.00
4190-00-032	Commissioner Travel	1,698.44	0.00	-1,698.44	N/A	1,698.44	0.00	-1,698.44	N/A	3,000.00
4190-00-036	Marketing/Promotions/Advertising	25.00	200.00	175.00	87.50	25.00	400.00	375.00	93.75	800.00

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

Budget Comparison

Period = Mar 2016

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-00-038	Bank/Credit Card Fees	98.43	85.00	-13.43	-15.80	1,378.59	510.00	-868.59	-170.31	1,020.00
4190-00-040	Meetings / Seminars	0.00	0.00	0.00	N/A	1,270.00	600.00	-670.00	-111.67	1,200.00
4190-00-050	Cable TV	134.47	30.00	-104.47	-348.23	887.96	180.00	-707.96	-393.31	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	0.00	200.00	200.00	100.00	296.93	600.00	303.07	50.51	1,200.00
4190-00-113	Computer Supplies	0.00	0.00	0.00	N/A	649.99	300.00	-349.99	-116.66	600.00
4190-00-114	Computer/IT Support Expense	5,092.00	2,600.00	-2,492.00	-95.85	31,290.70	15,600.00	-15,690.70	-100.58	31,200.00
4190-00-115	Computer System Support	3,426.47	2,280.00	-1,146.47	-50.28	14,618.82	13,680.00	-938.82	-6.86	27,360.00
4190-00-400	Caring, Inc. misc	-87.73	0.00	87.73	N/A	-484.29	0.00	484.29	N/A	0.00
4190-00-600	HCPM - Mgmt Fee Expense	3,816.71	1,865.00	-1,951.71	-104.65	19,140.16	12,020.00	-7,120.16	-59.24	24,040.00
4190-99-710	Property Mgmt Fee Expense	32,712.66	32,242.00	-470.66	-1.46	194,189.34	193,444.00	-745.34	-0.39	386,892.00
4190-99-720	Asset Mgmt Fee Expense	1,000.00	4,960.00	3,960.00	79.84	14,017.50	29,760.00	15,742.50	52.90	59,520.00
4190-99-730	Bookkeeping Fee Expense	3,645.00	3,592.00	-53.00	-1.48	21,540.00	21,552.00	12.00	0.06	43,104.00
4190-99-740	Prog Mgmt Fee Exp - JCP Antenna Rental	75.00	300.00	225.00	75.00	1,596.85	1,800.00	203.15	11.29	3,600.00
4190-99-741	Prog Mgmt Fee Exp - JCP Office Space Ren	100.50	96.00	-4.50	-4.69	603.00	576.00	-27.00	-4.69	1,152.00
4190-99-742	Prog Mgmt Fee Exp - RVW Office Space Ren	25.50	24.00	-1.50	-6.25	153.00	144.00	-9.00	-6.25	288.00
4190-99-743	Prog Mgmt Fee Exp - MVP Office Space Ren	506.00	506.00	0.00	0.00	3,036.00	3,036.00	0.00	0.00	6,072.00
4190-99-750	HCPM-Contract - Fee For Service Expense	9,063.90	9,504.00	440.10	4.63	52,101.04	61,776.00	9,674.96	15.66	123,552.00
4191-00-000	Total Miscellaneous Admin Expenses	77,869.74	61,439.00	-16,430.74	-26.74	431,985.56	375,068.00	-56,917.56	-15.18	754,710.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	151,218.49	143,579.00	-7,639.49	-5.32	939,065.17	906,137.00	-32,928.17	-3.63	1,822,348.00
4200-00-000 TENANT SERVICES										
4220-00-003	Tenant Svcs - Tenant Participation	0.00	0.00	0.00	N/A	170.56	0.00	-170.56	N/A	0.00
4220-00-004	Tenant Svcs - HCFC Activities-	2,871.83	2,070.00	-801.83	-38.74	9,240.04	12,420.00	3,179.96	25.60	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
4220-00-028	Tenant Svcs - Moving Expenses	1,424.46	0.00	-1,424.46	N/A	1,424.46	0.00	-1,424.46	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	4,296.29	2,070.00	-2,226.29	-107.55	12,502.56	12,420.00	-82.56	-0.66	24,840.00
4300-00-000 UTILITY EXPENSES										
4310-00-000	Water & Sewer	26,701.83	0.00	-26,701.83	N/A	160,583.30	0.00	-160,583.30	N/A	0.00
4320-00-000	Electricity	28,129.18	0.00	-28,129.18	N/A	159,484.16	0.00	-159,484.16	N/A	0.00
4320-00-001	Electricity-Vacant Units	-58.46	0.00	58.46	N/A	317.28	0.00	-317.28	N/A	0.00
4330-00-000	Gas	18,338.11	0.00	-18,338.11	N/A	76,532.03	0.00	-76,532.03	N/A	0.00
4399-00-000	TOTAL UTILITY EXPENSES	73,110.66	0.00	-73,110.66	N/A	396,916.77	0.00	-396,916.77	N/A	0.00
4400-00-000 MAINTENANCE EXPENSES										
4400-99-000	General Maint Expense									
4400-99-765	Maintenance Fee For Service Expense	4,469.51	7,321.00	2,851.49	38.95	54,022.56	47,597.00	-6,425.56	-13.50	95,195.00
4410-00-000	Maintenance Salaries	14,348.53	20,264.00	5,915.47	29.19	150,520.02	131,715.00	-18,805.02	-14.28	263,430.00
4410-00-001	Maintenance Labor Overtime	1,449.45	1,841.00	391.55	21.27	18,186.90	11,046.00	-7,140.90	-64.65	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	5,169.82	2,703.00	-2,466.82	-91.26	20,104.16	16,218.00	-3,886.16	-23.96	32,436.00
4410-00-005	Temporary Labor-Maintenance	0.00	826.00	826.00	100.00	0.00	4,956.00	4,956.00	100.00	9,912.00
4411-00-000	Maintenance Uniforms	420.22	0.00	-420.22	N/A	3,473.26	0.00	-3,473.26	N/A	0.00
4413-00-000	Vehicle Gas, Oil, Repairs, Supplies	423.30	0.00	-423.30	N/A	3,755.01	0.00	-3,755.01	N/A	0.00
4414-00-000	Vehicle Title/Registration	220.00	0.00	-220.00	N/A	295.00	0.00	-295.00	N/A	0.00
4419-00-000	Total General Maint Expense	26,500.83	32,955.00	6,454.17	19.58	250,356.91	211,532.00	-38,824.91	-18.35	434,065.00
4420-00-000	Materials									
4420-00-002	Materials-Electrical	557.25	0.00	-557.25	N/A	2,380.20	100.00	-2,280.20	-2,280.20	200.00
4420-00-004	Materials-Plumbing	294.62	0.00	-294.62	N/A	8,390.09	100.00	-8,290.09	-8,290.09	200.00
4420-00-006	Materials-Heating	616.18	0.00	-616.18	N/A	6,897.29	100.00	-6,797.29	-6,797.29	200.00
4420-00-007	Materials-Flooring	3,717.93	0.00	-3,717.93	N/A	19,315.36	100.00	-19,215.36	-19,215.36	200.00
4420-00-008	Materials-Paint	2,003.35	0.00	-2,003.35	N/A	4,449.36	100.00	-4,349.36	-4,349.36	200.00
4420-00-010	Materials-Janitorial/Cleaning	6,007.25	100.00	-5,907.25	-5,907.25	6,733.74	100.00	-6,633.74	-6,633.74	200.00

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

Period = Mar 2016

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-00-012	Materials-Lumber	0.00	0.00	0.00	N/A	1,529.80	0.00	-1,529.80	N/A	0.00
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	148.24	0.00	-148.24	N/A	2,521.19	100.00	-2,421.19	-2,421.19	200.00
4420-00-018	Materials-Miscellaneous	0.00	0.00	0.00	N/A	912.81	100.00	-812.81	-812.81	200.00
4420-00-022	Materials-Equipment Repairs	684.34	0.00	-684.34	N/A	4,066.39	0.00	-4,066.39	N/A	0.00
4420-00-024	Materials-Appliance Parts	0.00	0.00	0.00	N/A	3,064.92	0.00	-3,064.92	N/A	0.00
4420-00-026	Materials-Safety Equipment	1,032.00	0.00	-1,032.00	N/A	29,779.73	100.00	-29,679.73	-29,679.73	200.00
4420-00-028	Materials-Hardware	84.28	0.00	-84.28	N/A	1,658.62	0.00	-1,658.62	N/A	0.00
4420-00-030	Materials-Glass/Screens	660.00	0.00	-660.00	N/A	1,490.00	0.00	-1,490.00	N/A	0.00
4420-00-032	Materials-Doors / Keys	2,577.73	0.00	-2,577.73	N/A	17,271.86	0.00	-17,271.86	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	27.42	0.00	-27.42	N/A	72.56	0.00	-72.56	N/A	0.00
4429-00-000	Total Materials	18,410.59	100.00	-18,310.59	-18,310.59	110,854.38	1,000.00	-109,854.38	-10,985.44	2,000.00
4430-00-000	Contract Costs									
4430-00-002	Contract-Elevator Monitoring	3,359.23	2,925.00	-434.23	-14.85	20,936.99	17,550.00	-3,386.99	-19.30	35,100.00
4430-00-004	Contract-Trash Removal	7,360.16	0.00	-7,360.16	N/A	25,183.16	0.00	-25,183.16	N/A	0.00
4430-00-006	Contract-Extermination/Pest Control	1,026.00	0.00	-1,026.00	N/A	6,685.00	0.00	-6,685.00	N/A	0.00
4430-00-007	Contract-Extermination/Bed Bug	350.00	0.00	-350.00	N/A	6,065.00	0.00	-6,065.00	N/A	0.00
4430-00-008	Contract-Grounds	2,390.00	0.00	-2,390.00	N/A	23,296.42	0.00	-23,296.42	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	0.00	0.00	0.00	N/A	1,395.91	150.00	-1,245.91	-830.61	200.00
4430-00-030	Contract-Electrical	0.00	50.00	50.00	100.00	2,602.12	100.00	-2,502.12	-2,502.12	200.00
4430-00-032	Contract-Plumbing	3,774.05	0.00	-3,774.05	N/A	30,435.48	50.00	-30,385.48	-60,770.96	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	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4439-00-000	Total Contract Costs	18,259.44	2,975.00	-15,284.44	-513.76	126,788.20	17,950.00	-108,838.20	-606.34	35,900.00
4499-00-000	TOTAL MAINTENACE EXPENSES	63,170.86	36,030.00	-27,140.86	-75.33	487,999.49	230,482.00	-257,517.49	-111.73	471,965.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	18,541.80	18,265.00	-276.80	-1.52	110,378.09	109,590.00	-788.09	-0.72	219,180.00
4520-00-000	PILOT-Payments in Lieu of Taxes	6,707.72	7,090.00	382.28	5.39	40,145.01	42,540.00	2,394.99	5.63	85,080.00
4525-00-000	Property Tax Expense	1,252.77	0.00	-1,252.77	N/A	1,252.77	0.00	-1,252.77	N/A	0.00
4540-00-000	Employee Benefits-Health/Dental/Optical	429.00	400.00	-29.00	-7.25	3,798.47	2,400.00	-1,398.47	-58.27	4,800.00
4541-00-000	Employee Benefits-Pension	11,482.90	11,405.00	-77.90	-0.68	67,688.62	68,430.00	741.38	1.08	136,860.00
4545-00-000	Employer Tax Expense	6,942.10	6,890.00	-52.10	-0.76	47,944.28	46,725.00	-1,219.28	-2.61	91,470.00
4580-00-000	Security/Lease Enforcement Fee For Service	2,300.71	1,785.00	-515.71	-28.89	12,243.07	10,710.00	-1,533.07	-14.31	21,420.00
4580-99-760	Lease Enforcement Fee For Service Expense	2,880.00	2,115.00	-765.00	-36.17	20,940.00	13,725.00	-7,215.00	-52.57	27,450.00
4590-00-000	Other General Expense	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	50,537.00	48,050.00	-2,487.00	-5.18	304,390.31	294,420.00	-9,970.31	-3.39	586,860.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-10-001	URP-PH-Tenant Utility Reimbursement-Public	53.00	0.00	-53.00	N/A	1,056.00	0.00	-1,056.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	53.00	0.00	-53.00	N/A	1,056.00	0.00	-1,056.00	N/A	0.00
4800-00-000	FINANCING EXPENSE									
4855-00-000	Interest Expense - Energy Performance Contr.	2,002.11	2,010.00	7.89	0.39	12,247.04	12,060.00	-187.04	-1.55	24,120.00
4899-00-000	TOTAL FINANCING EXPENSES	2,002.11	2,010.00	7.89	0.39	12,247.04	12,060.00	-187.04	-1.55	24,120.00
8000-00-000	TOTAL EXPENSES	344,388.41	231,739.00	-112,649.41	-48.61	2,154,177.34	1,455,519.00	-698,658.34	-48.00	2,930,133.00
9000-00-000	NET INCOME	17,145.22	2,162.00	14,983.22	693.03	72,228.19	-32,551.00	104,779.19	321.89	-63,753.00