

AMPS Combined = CVC, FER, HCB, JCP, MVP, RVE, RVW, SCT

Budget Comparison

Period = Sep 2016

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	PUM	YTD Actual	YTD Budget	Variance	PUM	Annual Budget	
					Units				YTD Units		Annual Units
3000-00-000	INCOME				496				5,952		5,952
3100-00-000	TENANT INCOME										
3101-00-000	Rental Income										
3111-00-000	Tenant Rent	133,807.00	144,013.26	-10,206.26	269.77	1,627,526.68	1,658,575.02	-31,048.34	273.44	1,658,575.02	278.66
3119-00-000	Total Rental Income	133,807.00	144,013.26	-10,206.26	269.77	1,627,526.68	1,658,575.02	-31,048.34	273.44	1,658,575.02	278.66
3120-00-000	Other Tenant Income										
3120-00-001	Laundry and Vending	0.00	1,496.61	-1,496.61	-	20,652.48	29,500.08	-8,847.60	3.47	29,500.08	4.96
3120-00-003	Damages	0.00	0.00	0.00	-	300.00	300.00	0.00	0.05	300.00	0.05
3120-00-006	NSF Charges	0.00	0.00	0.00	-	175.00	25.00	150.00	0.03	25.00	0.00
3120-00-007	Tenant Owned / Excess Utilities	7,400.00	5,412.50	1,987.50	14.92	26,120.00	24,100.00	2,020.00	4.39	24,100.00	4.05
3120-00-009	Other Misc.Tenant Charges	72.00	0.00	72.00	0.15	1,897.50	283.75	1,613.75	0.32	283.75	0.05
3129-00-000	Total Other Tenant Income	7,472.00	6,909.11	562.89	15.06	49,144.98	54,208.83	-5,063.85	8.26	54,208.83	9.11
3199-00-000	NET TENANT INCOME	141,279.00	150,922.37	-9,643.37	284.84	1,676,671.66	1,712,783.85	-36,112.19	281.70	1,712,783.85	287.77
3400-00-000	GRANT INCOME										
3401-00-000	HUD PHA Operating Grants/Subsidy	129,352.00	112,905.08	16,446.92	260.79	1,546,471.00	1,343,446.02	203,024.98	259.82	1,343,446.02	225.71
3410-00-001	Section 8 HAP Earned	0.00	34,326.18	-34,326.18	-	0.00	439,519.02	-439,519.02	-	439,519.02	73.84
3499-00-000	TOTAL GRANT INCOME	129,352.00	147,231.26	-17,879.26	260.79	1,546,471.00	1,782,965.04	-236,494.04	259.82	1,782,965.04	299.56
3600-00-000	OTHER INCOME										
3610-00-000	Interest Income	1.00	11.29	-10.29	0.00	12.27	95.89	-83.62	0.00	95.89	0.02
3611-00-000	Investment Income	65.32	0.00	65.32	0.13	787.65	162.14	625.51	0.13	162.14	0.03
3650-00-000	Miscellaneous Other Income	880.81	682.22	198.59	1.78	17,208.73	14,750.96	2,457.77	2.89	14,750.96	2.48
3650-00-002	Misc Other Income-Buck St Office Rental	5,060.00	5,060.00	0.00	10.20	61,517.59	60,720.00	797.59	10.34	60,720.00	10.20
3650-00-004	Misc Other Income-Office Space Rental	3,060.00	2,880.00	180.00	6.17	36,720.00	36,000.00	720.00	6.17	36,000.00	6.05
3650-00-302	Misc Income-Antenna Rental	3,848.03	3,062.70	785.33	7.76	41,391.32	36,600.00	4,791.32	6.95	36,600.00	6.15
3699-00-000	TOTAL OTHER INCOME	12,915.16	11,696.21	1,218.95	26.04	157,637.56	148,328.99	9,308.57	26.48	148,328.99	24.92
3999-00-000	TOTAL INCOME	283,546.16	309,849.84	-26,303.68	571.67	3,380,780.22	3,644,077.88	-263,297.66	568.01	3,644,077.88	612.24
4000-00-000	EXPENSES										
4100-00-000	ADMINISTRATIVE EXPENSES										
4100-99-000	Administrative Salaries										
4110-00-000	Administrative Salaries	17,643.51	14,428.25	-3,215.26	35.57	233,192.21	210,935.94	-22,256.27	39.18	210,935.94	35.44
4110-00-001	Administrative Overtime	0.00	2,125.00	2,125.00	-	1,606.49	4,000.00	2,393.51	0.27	4,000.00	0.67
4110-00-003	Compensated Absences	0.00	2,875.00	2,875.00	-	0.00	4,000.00	4,000.00	-	4,000.00	0.67
4110-00-004	Employee Benefit-Health/Dental/Eye	3,075.63	1,473.77	-1,601.86	6.20	34,289.85	28,267.55	-6,022.30	5.76	28,267.55	4.75
4110-99-000	Total Administrative Salaries	20,719.14	20,902.02	182.88	41.77	269,088.55	247,203.49	-21,885.06	45.21	247,203.49	41.53
4130-00-000	Legal Expense										
4130-00-002	Credit/Criminal Background Checks	0.00	44.38	44.38	-	4,242.50	3,802.02	-440.48	0.71	3,802.02	0.64
4130-00-003	Tenant Screening	0.00	0.00	0.00	-	288.00	72.00	-216.00	0.05	72.00	0.01
4130-00-004	General Legal Expense	2,539.50	7,820.51	5,281.01	5.12	30,961.00	57,025.36	26,064.36	5.20	57,025.36	9.58
4130-00-005	Legal Expense - Board	0.00	52.47	52.47	-	0.00	214.99	214.99	-	214.99	0.04
4131-00-000	Total Legal Expense	2,539.50	7,917.36	5,377.86	5.12	35,491.50	61,114.37	25,622.87	5.96	61,114.37	10.27
4139-00-000	Other Admin Expenses										
4140-00-000	Staff Training	0.00	2,472.23	2,472.23	-	2,809.00	10,307.81	7,498.81	0.47	10,307.81	1.73
4140-00-001	Staff Training - Travel Expenses	0.00	1,150.25	1,150.25	-	0.00	4,601.00	4,601.00	-	4,601.00	0.77
4150-00-000	Staff Travel	2,676.96	1,151.31	-1,525.65	5.40	6,557.99	7,057.14	499.15	1.10	7,057.14	1.19
4170-00-000	Accounting Fees	0.00	2,875.00	2,875.00	-	0.00	13,500.00	13,500.00	-	13,500.00	2.27
4171-00-000	Auditing Fees	1,929.01	1,028.83	-900.18	3.89	27,289.00	23,687.08	-3,601.92	4.58	23,687.08	3.98
4173-00-001	Management Fee - POOL	0.00	192.00	192.00	-	0.00	768.00	768.00	-	768.00	0.13
4174-00-000	Licenses/Fees/Permits	0.00	892.00	892.00	-	3,127.00	5,165.00	2,038.00	0.53	5,165.00	0.87
4182-00-000	Consultants	0.00	714.70	714.70	-	0.00	3,081.02	3,081.02	-	3,081.02	0.52

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		PTD Actual	PTD Budget	Variance	PUM	YTD Actual	YTD Budget	Variance	PUM	Annual Budget	
4184-00-000	Professional Fees/Services	4,410.00	1,518.37	-2,891.63	8.89	21,536.26	12,051.52	-9,484.74	3.62	12,051.52	2.02
4189-00-000	Total Other Admin Expenses	9,015.97	11,994.69	2,978.72	18.18	61,319.25	80,218.57	18,899.32	10.30	80,218.57	13.48
4190-00-000	Miscellaneous Admin Expenses										
4190-00-002	Publications/Subscriptions	0.00	7.63	7.63	-	1,674.50	1,494.52	-179.98	0.28	1,494.52	0.25
4190-00-004	Membership Dues and Fees	190.00	61.86	-128.14	0.38	3,111.01	1,854.93	-1,256.08	0.52	1,854.93	0.31
4190-00-006	Telephone	1,599.56	1,598.61	-0.95	3.22	17,888.79	18,622.04	733.25	3.01	18,622.04	3.13
4190-00-008	Office Supplies	429.73	2,816.08	2,386.35	0.87	9,078.55	18,915.25	9,836.70	1.53	18,915.25	3.18
4190-00-010	Copier and Supplies	791.74	779.78	-11.96	1.60	9,377.16	9,483.79	106.63	1.58	9,483.79	1.59
4190-00-012	Cell Phones/Pagers	1,083.76	3,171.35	2,087.59	2.19	14,496.76	20,886.23	6,389.47	2.44	20,886.23	3.51
4190-00-014	Payroll Services	218.23	100.94	-117.29	0.44	2,903.32	2,400.17	-503.15	0.49	2,400.17	0.40
4190-00-016	Postage/Express	1,058.48	1,161.96	103.48	2.13	9,552.13	11,593.21	2,041.08	1.60	11,593.21	1.95
4190-00-018	Legal Ads	77.40	30.05	-47.35	0.16	4,622.98	4,529.92	-93.06	0.78	4,529.92	0.76
4190-00-020	Printer Supplies	0.00	0.00	0.00	-	151.71	2,229.64	2,077.93	0.03	2,229.64	0.37
4190-00-022	Internet	1,040.15	1,213.27	173.12	2.10	16,473.42	12,467.17	-4,006.25	2.77	12,467.17	2.09
4190-00-024	Answering Service/Voicemail	238.51	357.25	118.74	0.48	3,426.72	3,824.53	397.81	0.58	3,824.53	0.64
4190-00-026	Other Misc Admin Expenses	0.00	0.00	0.00	-	1,000.00	249.51	-750.49	0.17	249.51	0.04
4190-00-028	Employee Services	0.00	0.00	0.00	-	407.92	0.00	-407.92	0.07	0.00	-
4190-00-029	Employee Services - Health	0.00	0.00	0.00	-	340.00	145.74	-194.26	0.06	145.74	0.02
4190-00-036	Marketing/Promotions/Advertising	0.00	307.39	307.39	-	1,516.68	1,322.24	-194.44	0.25	1,322.24	0.22
4190-00-038	Bank/Credit Card Fees	112.38	0.00	-112.38	0.23	274.51	0.00	-274.51	0.05	0.00	-
4190-00-050	Cable TV	108.83	131.34	22.51	0.22	1,703.54	1,607.07	-96.47	0.29	1,607.07	0.27
4190-00-111	Computer Hardware	0.00	0.00	0.00	-	1,883.70	24.66	-1,859.04	0.32	24.66	0.00
4190-00-112	Computer Software	0.00	0.00	0.00	-	189.28	23.66	-165.62	0.03	23.66	0.00
4190-00-113	Computer Supplies	0.00	0.00	0.00	-	577.76	72.22	-505.54	0.10	72.22	0.01
4190-00-114	Computer/IT Support Expense	7,074.60	0.00	-7,074.60	14.26	73,141.83	43,790.27	-29,351.56	12.29	43,790.27	7.36
4190-00-115	Computer System Support	1,504.16	2,241.44	737.28	3.03	18,987.52	21,828.32	2,840.80	3.19	21,828.32	3.67
4190-00-400	Caring, Inc. misc	103.03	0.00	-103.03	0.21	1,219.32	808.39	-410.93	0.20	808.39	0.14
4190-00-600	HCPM - Mgnt Fee Expense	0.00	6,156.00	6,156.00	-	0.00	24,624.00	24,624.00	-	24,624.00	4.14
4190-50-100	CPM - Property Mgnt Fee Expense	0.00	570.00	570.00	-	0.00	2,280.00	2,280.00	-	2,280.00	0.38
4190-99-710	Property Mgnt Fee Expense	31,837.63	31,836.17	-1.46	64.19	388,244.07	386,757.49	-1,486.58	65.23	386,757.49	64.98
4190-99-720	Asset Mgnt Fee Expense	1,000.00	10,050.63	9,050.63	2.02	20,017.50	54,720.02	34,702.52	3.36	54,720.02	9.19
4190-99-730	Bookkeeping Fee Expense	3,547.50	3,570.52	23.02	7.15	43,162.50	43,104.58	-57.92	7.25	43,104.58	7.24
4190-99-740	Prog Mgnt Fee Exp - JCP Antenna Rental 1C	384.80	291.26	-93.54	0.78	4,139.15	3,599.99	-539.16	0.70	3,599.99	0.60
4190-99-741	Prog Mgnt Fee Exp - JCP Office Space Rent	100.50	87.00	-13.50	0.20	1,206.00	1,152.00	-54.00	0.20	1,152.00	0.19
4190-99-742	Prog Mgnt Fee Exp - RVW Office Space Ren	25.50	21.00	-4.50	0.05	306.00	288.00	-18.00	0.05	288.00	0.05
4190-99-743	Prog Mgnt Fee Exp - MVP Office Space Rent	506.00	506.00	0.00	1.02	6,072.00	6,072.00	0.00	1.02	6,072.00	1.02
4190-99-750	HCPM-Contract - Fee For Service Expense	6,075.00	12,729.38	6,654.38	12.25	102,177.90	116,784.02	14,606.12	17.17	116,784.02	19.62
4191-00-000	Total Miscellaneous Admin Expenses	59,107.49	79,796.91	20,689.42	119.17	759,324.23	817,555.58	58,231.35	127.57	817,555.58	137.36
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	91,382.10	120,610.98	29,228.88	184.24	1,125,223.53	1,206,092.01	80,868.48	189.05	1,206,092.01	202.64
4200-00-000	TENANT SERVICES										
4220-00-001	Temporary Labor-Tenant Services	0.00	0.00	0.00	-	1,000.00	0.00	-1,000.00	0.17	0.00	-
4220-00-003	Tenant Svcs - Tenant Participation	0.00	0.00	0.00	-	363.76	200.76	-163.00	0.06	200.76	0.03
4220-00-004	Tenant Svcs - HCFC Activities-	1,871.83	3,463.52	1,591.69	3.77	17,473.69	24,840.02	7,366.33	2.94	24,840.02	4.17
4220-00-008	Tenant Svcs - Food/Snacks	0.00	0.00	0.00	-	100.00	712.23	612.23	0.02	712.23	0.12
4220-00-022	Tenant Svcs - Monitoring Services	0.00	0.00	0.00	-	1,567.50	0.00	-1,567.50	0.26	0.00	-
4220-00-028	Tenant Svcs - Moving Expenses	0.00	0.00	0.00	-	1,424.46	712.23	-712.23	0.24	712.23	0.12
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,871.83	3,463.52	1,591.69	3.77	21,929.41	26,465.24	4,535.83	3.68	26,465.24	4.45
4300-00-000	UTILITY EXPENSES										
4310-00-000	Water & Sewer	26,831.70	28,197.40	1,365.70	54.10	323,307.98	326,799.90	3,491.92	54.32	326,799.90	54.91
4310-00-001	Water & Sewer-Vacant Units	0.00	1,959.63	1,959.63	-	0.00	24,000.00	24,000.00	-	24,000.00	4.03
4320-00-000	Electricity	26,367.84	31,085.00	4,717.16	53.16	325,280.77	340,373.74	15,092.97	54.65	340,373.74	57.19
4320-00-001	Electricity-Vacant Units	0.00	293.66	293.66	-	407.04	1,500.00	1,092.96	0.07	1,500.00	0.25
4330-00-000	Gas	3,772.30	34,285.12	30,512.82	7.61	166,410.68	258,250.29	91,839.61	27.96	258,250.29	43.39
4330-00-001	Gas-Vacant Units	0.00	284.88	284.88	-	0.00	6,293.00	6,293.00	-	6,293.00	1.06

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4399-00-000	TOTAL UTILITY EXPENSES	56,971.84	96,105.69	39,133.85	114.86	815,406.47	957,216.93	141,810.46	137.00	957,216.93	160.82
4400-00-000	MAINTENACE EXPENSES										
4400-99-000	General Maint Expense										
4400-99-750	Fee For Service Expense	0.00	81.97	81.97	-	0.00	3,249.99	3,249.99	-	3,249.99	0.55
4400-99-765	Maintenance Fee For Service Expense	13,692.12	4,378.65	-9,313.47	27.61	131,180.28	95,195.21	-35,985.07	22.04	95,195.21	15.99
4410-00-000	Maintenance Salaries	15,330.34	15,346.87	16.53	30.91	228,955.10	223,193.25	-5,761.85	38.47	223,193.25	37.50
4410-00-001	Maintenance Labor Overtime	4,325.65	1,942.40	-2,383.25	8.72	31,924.91	29,251.79	-2,673.12	5.36	29,251.79	4.91
4410-00-003	Compensated Absences-Maintenance	0.00	6,500.00	6,500.00	-	0.00	11,000.00	11,000.00	-	11,000.00	1.85
4410-00-004	Employee Benefit-Health/Dental/Eye	1,616.13	3,953.96	2,337.83	3.26	36,526.36	42,395.76	5,869.40	6.14	42,395.76	7.12
4410-00-005	Temporary Labor-Maintenance	3,678.16	0.00	-3,678.16	7.42	5,917.04	0.00	-5,917.04	0.99	0.00	-
4411-00-000	Maintenance Uniforms	393.27	144.39	-248.88	0.79	4,264.52	4,545.52	281.00	0.72	4,545.52	0.76
4413-00-000	Vehicle Gas, Oil, Repairs, Supplies	786.83	2,508.86	1,722.03	1.59	11,100.44	18,381.83	7,281.39	1.86	18,381.83	3.09
4414-00-000	Vehicle Title/Registration	75.00	82.02	7.02	0.15	652.50	623.08	-29.42	0.11	623.08	0.10
4419-00-000	Total General Maint Expense	39,897.50	34,939.12	-4,958.38	80.44	450,521.15	427,836.43	-22,684.72	75.69	427,836.43	71.88
4420-00-000	Materials										
4420-00-002	Materials-Electrical	4,569.76	1,054.98	-3,514.78	9.21	18,039.87	14,155.57	-3,884.30	3.03	14,155.57	2.38
4420-00-004	Materials-Plumbing	1,816.98	745.59	-1,071.39	3.66	27,066.59	13,705.69	-13,360.90	4.55	13,705.69	2.30
4420-00-006	Materials-Heating	0.00	2,403.45	2,403.45	-	25,158.56	17,969.52	-7,189.04	4.23	17,969.52	3.02
4420-00-007	Materials-Flooring	901.00	654.46	-246.54	1.82	25,500.94	23,154.55	-2,346.39	4.28	23,154.55	3.89
4420-00-008	Materials-Paint	0.00	760.42	760.42	-	9,659.99	11,327.80	1,667.81	1.62	11,327.80	1.90
4420-00-010	Materials-Janitorial/Cleaning	2,929.27	184.81	-2,744.46	5.91	10,844.64	8,092.11	-2,752.53	1.82	8,092.11	1.36
4420-00-012	Materials-Lumber	2,000.00	1,138.49	-861.51	4.03	4,862.34	7,188.18	2,325.84	0.82	7,188.18	1.21
4420-00-014	Materials-Maintenance Supplies	0.00	220.46	220.46	-	310.36	1,172.08	861.72	0.05	1,172.08	0.20
4420-00-016	Materials-Grounds	5,600.00	1,278.35	-4,321.65	11.29	9,111.32	8,038.20	-1,073.12	1.53	8,038.20	1.35
4420-00-018	Materials-Miscellaneous	0.00	1,682.75	1,682.75	-	912.81	7,644.31	6,731.50	0.15	7,644.31	1.28
4420-00-022	Materials-Equipment Repairs	420.00	1,353.16	933.16	0.85	5,278.99	9,479.03	4,200.04	0.89	9,479.03	1.59
4420-00-024	Materials-Appliance Parts	4,494.00	261.72	-4,232.28	9.06	12,160.70	4,148.82	-8,011.88	2.04	4,148.82	0.70
4420-00-026	Materials-Safety Equipment	10,272.19	828.34	-9,443.85	20.71	61,202.93	37,997.38	-23,205.55	10.28	37,997.38	6.38
4420-00-028	Materials-Hardware	943.25	312.31	-630.94	1.90	3,132.57	3,287.47	154.90	0.53	3,287.47	0.55
4420-00-030	Materials-Glass/Screens	1,069.20	2,108.87	1,039.67	2.16	5,125.40	10,190.08	5,064.68	0.86	10,190.08	1.71
4420-00-032	Materials-Doors / Keys	11,337.64	198.33	-11,139.31	22.86	38,994.54	19,738.11	-19,256.43	6.55	19,738.11	3.32
4420-00-034	Materials-Drywall/Plaster	0.00	494.00	494.00	-	10.10	1,976.00	1,965.90	0.00	1,976.00	0.33
4420-00-036	Materials-Extermination/Pest Control	0.00	100.00	100.00	-	0.00	400.00	400.00	-	400.00	0.07
4420-00-038	Materials-Tools	0.00	561.87	561.87	-	727.73	2,370.00	1,642.27	0.12	2,370.00	0.40
4429-00-000	Total Materials	46,353.29	16,342.36	-30,010.93	93.45	258,100.38	202,034.90	-56,065.48	43.36	202,034.90	33.94
4430-00-000	Contract Costs										
4430-00-002	Contract-Elevator Monitoring	2,996.24	1,951.94	-1,044.30	6.04	39,277.42	35,100.04	-4,177.38	6.60	35,100.04	5.90
4430-00-004	Contract-Trash Removal	0.00	3,836.58	3,836.58	-	39,903.48	44,462.76	4,559.28	6.70	44,462.76	7.47
4430-00-006	Contract-Extermination/Pest Control	280.00	5,087.63	4,807.63	0.56	15,352.00	30,990.00	15,638.00	2.58	30,990.00	5.21
4430-00-007	Contract-Extermination/Bed Bug	0.00	367.51	367.51	-	10,265.00	9,280.00	-985.00	1.72	9,280.00	1.56
4430-00-008	Contract-Grounds	2,701.52	1,482.31	-1,219.21	5.45	57,737.32	33,115.69	-24,621.63	9.70	33,115.69	5.56
4430-00-010	Contract-Unit Cleaning/Prep	0.00	130.25	130.25	-	0.00	521.00	521.00	-	521.00	0.09
4430-00-012	Contract-Fire Alarm	0.00	2,971.62	2,971.62	-	3,539.21	14,707.44	11,168.23	0.59	14,707.44	2.47
4430-00-014	Contract-Boilers	0.00	825.00	825.00	-	0.00	3,300.00	3,300.00	-	3,300.00	0.55
4430-00-020	Contract-HVAC	0.00	23.94	23.94	-	21,797.10	300.01	-21,497.09	3.66	300.01	0.05
4430-00-024	Contract-Alarm System Monitoring	50.00	2,442.02	2,392.02	0.10	1,601.91	11,319.99	9,718.08	0.27	11,319.99	1.90
4430-00-030	Contract-Electrical	0.00	868.75	868.75	-	3,901.26	7,308.26	3,407.00	0.66	7,308.26	1.23
4430-00-032	Contract-Plumbing	672.54	608.74	-63.80	1.36	59,564.23	34,364.55	-25,199.68	10.01	34,364.55	5.77
4430-00-034	Contract-Roofing	0.00	1,129.75	1,129.75	-	3,870.00	6,314.00	2,444.00	0.65	6,314.00	1.06
4430-00-036	Contract-Painting	0.00	1,997.75	1,997.75	-	4,267.60	7,991.00	3,723.40	0.72	7,991.00	1.34
4430-00-038	Contract-Consultants	0.00	1,250.00	1,250.00	-	0.00	5,000.00	5,000.00	-	5,000.00	0.84
4430-00-050	Contract Costs-Other Misc	0.00	883.00	883.00	-	1,000.00	3,532.00	2,532.00	0.17	3,532.00	0.59
4439-00-000	Total Contract Costs	6,700.30	25,856.79	19,156.49	13.51	262,076.53	247,606.74	-14,469.79	44.03	247,606.74	41.60
4499-00-000	TOTAL MAINTENACE EXPENSES	92,951.09	77,138.27	-15,812.82	187.40	970,698.06	877,478.07	-93,219.99	163.09	877,478.07	147.43

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

Period = Sep 2016

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	PUM	YTD Actual	YTD Budget	Variance	PUM	Annual Budget	
4500-00-000	GENERAL EXPENSES										
4510-00-000	Insurance	17,094.02	14,573.18	-2,520.84	34.46	179,917.17	176,612.92	-3,304.25	30.23	176,612.92	29.67
4520-00-000	PILOT-Payments in Lieu of Taxes	7,495.60	8,200.80	705.20	15.11	83,542.97	85,080.21	1,537.24	14.04	85,080.21	14.29
4525-00-000	Property Tax Expense	0.00	879.14	879.14	-	0.00	14,400.00	14,400.00	-	14,400.00	2.42
4540-00-000	Employee Benefits-Health/Dental/Optical	0.00	0.00	0.00	-	140.90	20.00	-120.90	0.02	20.00	0.00
4541-00-000	Employee Benefits-Pension	6,299.66	7,047.57	747.91	12.70	76,276.83	78,062.30	1,785.47	12.82	78,062.30	13.12
4545-00-000	Employer Tax Expense	2,909.99	3,394.68	484.69	5.87	39,655.02	40,650.47	995.45	6.66	40,650.47	6.83
4550-00-101	Lease - Fitness Equipment	0.00	125.00	125.00	-	0.00	500.00	500.00	-	500.00	0.08
4570-00-000	Bad Debt-Tenant Rents	0.00	1,960.50	1,960.50	-	0.00	7,842.00	7,842.00	-	7,842.00	1.32
4570-00-001	Bad Debt-Other	0.00	125.00	125.00	-	0.00	500.00	500.00	-	500.00	0.08
4580-00-000	Security/Lease Enforcement Fee For Service	0.00	0.00	0.00	-	480.00	0.00	-480.00	0.08	0.00	-
4580-99-760	Lease Enforcement Fee For Service Expense	0.00	1,376.50	1,376.50	-	29,690.00	33,518.00	3,828.00	4.99	33,518.00	5.63
4599-00-000	TOTAL GENERAL EXPENSES	33,799.27	37,682.37	3,883.10	68.14	409,702.89	437,185.90	27,483.01	68.83	437,185.90	73.45
4700-00-000	HOUSING ASSISTANCE PAYMENTS										
4715-00-001	URP-Tenant Utility Reimbursement Payments	0.00	437.50	437.50	-	0.00	1,750.00	1,750.00	-	1,750.00	0.29
4715-10-001	URP-PH-Tenant Utility Reimbursement-Public H	62.00	0.00	-62.00	0.13	1,607.00	804.00	-803.00	0.27	804.00	0.14
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	62.00	437.50	375.50	0.13	1,607.00	2,554.00	947.00	0.27	2,554.00	0.43
4800-00-000	FINANCING EXPENSE										
4855-00-000	Interest Expense - Energy Performance Contra	2,002.11	2,069.96	67.85	4.04	24,259.70	24,520.07	260.37	4.08	24,520.07	4.12
4899-00-000	TOTAL FINANCING EXPENSES	2,002.11	2,069.96	67.85	4.04	24,259.70	24,520.07	260.37	4.08	24,520.07	4.12
8000-00-000	TOTAL EXPENSES	279,040.24	337,508.29	58,468.05	562.58	3,368,827.06	3,531,512.22	162,685.16	566.00	3,531,512.22	593.33
9000-00-000	NET INCOME	4,505.92	-27,658.45	32,164.37	9.08	11,953.16	112,565.66	-100,612.50	2.01	112,565.66	18.91