

Administrative Salaries	49,602.70	45,248.00	-4,354.70	-9.62	288,212.12	283,858.87	-4,353.25	-1.53	592,083.87
Compensated Absences	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	7,100.00
Employee Benefit-Health/Dental/Eye	10,166.60	11,074.25	907.65	8.20	72,445.18	73,353.86	908.68	1.24	141,557.36
Total Administrative Salaries	59,769.30	56,322.25	-3,447.05	-6.12	360,657.30	357,212.73	-3,444.57	-0.96	740,741.23
Legal Expense									
Criminal/Criminal Background Checks	1,170.50	458.34	-712.16	-155.38	2,704.50	2,039.19	-665.31	-32.63	4,877.15
General Legal Expense	4,022.50	2,508.33	-1,514.17	-60.37	29,648.62	28,914.45	-734.17	-2.54	49,964.47
Total Legal Expense	5,193.00	2,966.67	-2,226.33	-75.04	32,353.12	30,953.64	-1,399.48	-4.52	54,841.62
Other Admin Expenses									
Staff Training	4,457.76	5,153.83	696.07	13.51	11,038.76	12,071.15	1,032.39	8.55	18,346.17
Staff Travel	433.79	279.51	-154.28	-55.20	1,435.46	1,326.18	-109.28	-8.24	2,751.16
Auditing Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	20,650.00
Licenses/Fees/Permits	100.00	233.34	133.34	57.14	4,455.00	5,488.99	1,033.99	18.84	7,388.95
Professional Fees/Services	0.00	474.99	474.99	100.00	5,305.98	2,601.95	-2,704.03	-103.92	5,652.01
Total Other Admin Expenses	4,991.55	6,141.67	1,150.12	18.73	22,235.20	21,488.27	-746.93	-3.48	54,788.29
Miscellaneous Admin Expenses									
Publications/Subscriptions	0.00	0.00	0.00	N/A	1,197.85	1,012.12	-185.73	-18.35	1,162.12
Membership Dues and Fees	59.00	59.00	0.00	0.00	2,404.25	2,345.25	-59.00	-2.52	3,749.25
Telephone	2,241.56	2,927.49	685.93	23.43	17,403.28	16,933.13	-470.15	-2.78	34,573.07
Office Supplies	522.90	682.11	159.21	23.34	6,359.80	4,488.83	-1,870.97	-41.68	12,221.39
Copier and Supplies	1,389.15	990.31	-398.84	-40.27	6,839.73	5,709.25	-1,130.48	-19.80	12,439.23
Cell Phones/Pagers	1,477.52	1,703.94	226.42	13.29	9,596.16	10,221.29	625.13	6.12	20,345.31
Payroll Services	556.53	610.44	53.91	8.83	4,136.58	3,870.61	-265.97	-6.87	7,575.67
Postage/Express	348.84	521.92	173.08	33.16	3,412.73	3,250.86	-161.87	-4.98	7,100.88
Legal Ads	24.24	45.07	20.83	46.22	324.08	344.91	20.83	6.04	919.93
Printer Supplies	0.00	37.50	37.50	100.00	226.27	237.50	11.23	4.73	462.50
Internet	776.08	792.49	16.41	2.07	4,030.08	4,174.95	144.87	3.47	8,930.01
Answering Service/Voicemail	497.43	150.41	-347.02	-230.72	1,665.61	1,198.77	-466.84	-38.94	3,151.31
Other Misc Admin Expenses	55.00	63.33	8.33	13.15	259.00	267.33	8.33	3.12	577.35
Employee Services	82.96	149.63	66.67	44.56	637.63	856.20	218.57	25.53	1,781.18
Commissioner Meetings	167.64	167.64	0.00	0.00	167.64	167.64	0.00	0.00	167.64
Commissioner Training	1,800.00	1,800.00	0.00	0.00	3,700.00	3,700.00	0.00	0.00	5,700.00
Commissioner Travel	1,189.94	1,189.94	0.00	0.00	1,189.94	1,189.94	0.00	0.00	1,189.94
Sponsorships	100.00	100.00	0.00	0.00	200.00	200.00	0.00	0.00	200.00
Marketing/Promotions/Advertising	0.00	358.33	358.33	100.00	3,376.03	4,556.37	1,180.34	25.91	6,706.39
Bank/Credit Card Fees	0.00	58.33	58.33	100.00	43.12	101.33	58.21	57.45	601.35
Meetings / Seminars	1,009.71	1,009.71	0.00	0.00	1,859.71	1,859.71	0.00	0.00	2,559.71
Cable TV	101.27	98.50	-2.77	-2.81	507.60	531.00	23.40	4.41	1,122.00
Computer Hardware	50.00	133.34	83.34	62.50	3,177.95	2,865.64	-312.31	-10.90	5,657.60
Computer Software	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	1,025.00
Computer Supplies	0.00	0.00	0.00	N/A	404.94	405.00	0.06	0.01	605.00
Computer Support	1,712.15	1,495.66	-216.49	-14.47	9,856.75	9,632.25	-224.50	-2.33	19,118.29
Computer System Support	2,358.79	2,290.34	-68.45	-2.99	14,402.64	13,938.58	-464.06	-3.33	27,796.56
Property Mgmt Fee Expense	31,657.94	31,045.75	-612.19	-1.97	185,046.62	184,433.77	-612.85	-0.33	374,771.77
Asset Mgmt Fee Expense	5,000.00	5,050.00	50.00	0.99	29,960.00	30,050.00	90.00	0.30	59,930.00
Bookkeeping Fee Expense	3,585.00	3,556.09	-28.91	-0.81	20,962.50	20,940.09	-22.41	-0.11	42,492.09
Program Mgmt Fee Expense	8,526.45	5,000.00	-3,526.45	-70.53	30,938.97	30,000.00	-938.97	-3.13	60,000.00
Contract - Fee For Service Expense	2,540.00	560.00	-1,980.00	-353.57	18,367.00	16,077.00	-2,290.00	-14.24	26,420.00
Total Miscellaneous Admin Expenses	67,830.10	62,647.27	-5,182.83	-8.27	382,654.46	375,709.32	-6,945.14	-1.85	751,052.54
TOTAL ADMINISTRATIVE EXPENSES	137,783.95	128,077.86	-9,706.09	-7.58	797,900.08	785,363.96	-12,536.12	-1.60	1,601,423.68

TENANT SERVICES

Tenant Services Salaries	45,441.55	36,989.50	-8,452.05	-22.85	282,359.21	221,937.00	-60,422.21	-27.22	443,872.00
Tenant Services Overtime	4,683.86	1,000.00	-3,683.86	-368.39	29,514.02	6,000.00	-23,514.02	-391.90	12,000.00
Compensated Absences-Tenant Svcs.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,000.00
Employee Benefit-Health/Dental/Eye	8,959.36	6,725.84	-2,233.52	-33.21	52,051.76	40,355.02	-11,696.74	-28.98	80,709.97
Resident Council	0.00	0.00	0.00	N/A	-126.65	-1,604.08	-1,477.43	-92.10	-1,604.08
Tenant Svcs - HCFC Activities-	2,585.41	2,486.50	-98.91	-3.98	13,787.51	14,970.83	1,183.32	7.90	29,889.83
Tenant Svcs - Meals Service	1,764.54	125.00	-1,639.54	-1,311.63	3,589.27	750.00	-2,839.27	-378.57	1,550.00
Tenant Svcs - Food/Snacks	985.14	430.84	-554.30	-128.66	4,571.53	2,585.04	-1,986.49	-76.85	5,170.00
Tenant Svcs - Medical Supplies	238.57	267.50	28.93	10.82	1,907.97	1,605.00	-302.97	-18.88	3,210.00
Tenant Svcs - Personal Care Supplies	122.23	3.33	-118.90	-3,570.57	172.73	219.98	47.25	21.48	240.00
Tenant Svcs - Linen Supplies	0.00	1.67	1.67	100.00	0.00	10.02	10.02	100.00	20.00
Tenant Svcs - Recreation/Education	0.00	175.00	175.00	100.00	1,882.47	1,050.00	-832.47	-79.28	2,100.00
Tenant Svcs - Monitoring Service	910.28	583.33	-326.95	-56.05	5,515.00	3,499.98	-2,015.02	-57.57	7,000.00
Tenant Svcs - Moving Expenses	300.00	108.33	-191.67	-176.93	2,577.92	2,386.33	-191.59	-8.03	3,036.35
TOTAL TENANT SERVICES EXPENSES	65,990.94	48,896.84	-17,094.10	-34.96	397,802.74	293,765.12	-104,037.62	-35.42	590,194.07
Water & Sewer	25,051.04	25,147.33	96.29	0.38	150,340.88	150,438.48	97.60	0.06	302,270.50
Electricity	31,381.07	36,208.53	4,827.46	13.33	163,316.13	168,147.04	4,830.91	2.87	346,633.33
Electricity-Vacant Units	538.45	379.17	-159.28	-42.01	3,539.11	2,963.06	-576.05	-19.44	5,238.04
Gas	28,591.58	39,839.00	11,247.42	28.23	150,009.02	163,081.80	13,072.78	8.02	246,965.13
Gas-Vacant Units	1,164.85	0.00	-1,164.85	N/A	2,884.07	0.00	-2,884.07	N/A	0.00
TOTAL UTILITY EXPENSES	86,726.99	101,574.03	14,847.04	14.62	470,089.21	484,630.38	14,541.17	3.00	901,107.00
General Maint Expense									
Maintenance Fee For Service Expense	15,528.24	10,977.50	-4,550.74	-41.46	124,197.42	120,127.63	-4,069.79	-3.39	206,992.63
Maintenance Salaries	18,988.43	26,395.16	7,406.73	28.06	146,454.24	155,604.37	9,150.13	5.88	327,506.47
Maintenance Labor Overtime	2,325.69	1,775.00	-550.69	-31.02	16,058.05	14,541.57	-1,516.48	-10.43	25,483.24
Compensated Absences-Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	9,800.00
Employee Benefit-Health/Dental/Eye	5,625.06	6,707.75	1,082.69	16.14	37,751.37	39,134.60	1,383.23	3.53	80,320.62
Temporary Labor-Maintenance	0.00	0.00	0.00	N/A	7,607.60	7,287.14	-320.46	-4.40	7,287.14
Maint-On Call Service	0.00	0.00	0.00	N/A	579.84	580.00	0.16	0.03	580.00
Maintenance Uniforms	0.00	0.00	0.00	N/A	1,472.09	5,950.46	4,478.37	75.26	5,950.46
Maintenance Travel/Training	0.00	41.67	41.67	100.00	0.00	250.02	250.02	100.00	500.00
Vehicle Gas, Oil, Repairs, Supplies	1,867.36	852.08	-1,015.28	-119.15	3,819.41	4,202.68	383.27	9.12	13,565.20
Vehicle Title/Registration	116.50	0.00	-116.50	N/A	281.00	386.42	105.42	27.28	386.42
Total General Maint Expense	44,451.28	46,749.16	2,297.88	4.92	338,221.02	348,064.89	9,843.87	2.83	678,372.18
Materials									
Materials-Electrical	363.09	574.99	211.90	36.85	1,427.77	2,139.21	711.44	33.26	5,589.27
Materials-Plumbing	75.49	1,571.67	1,496.18	95.20	3,520.33	5,968.82	2,448.49	41.02	16,598.80
Materials-Heating	164.06	1,383.34	1,219.28	88.14	7,124.89	9,618.67	2,493.78	25.93	15,918.63
Materials-Flooring	119.59	666.68	547.09	82.06	2,248.97	2,098.03	-150.94	-7.19	6,597.95
Materials-Paint	-137.50	183.25	320.75	175.03	2,914.93	3,062.10	147.17	4.81	6,562.10
Materials-Janitorial/Cleaning	1,070.80	941.67	-129.13	-13.71	3,762.24	4,482.80	720.56	16.07	10,232.78
Materials-Lumber	529.24	166.67	-362.57	-217.54	3,498.32	3,178.43	-319.89	-10.06	6,178.41
Materials-Maint Paper/Supplies	0.00	0.00	0.00	N/A	106.69	147.00	40.31	27.42	237.00
Materials-Grounds	0.00	1,033.32	1,033.32	100.00	2,928.69	3,956.34	1,027.65	25.97	12,656.42
Materials-Miscellaneous	-127.28	353.53	480.81	136.00	1,849.39	2,765.12	915.73	33.12	5,865.14
Materials-Equipment Repairs	0.00	466.67	466.67	100.00	3,179.74	3,851.31	671.57	17.44	7,551.29
Materials-Appliance Parts	0.00	375.00	375.00	100.00	801.67	1,276.80	475.13	37.21	4,326.80
Materials-Safety Equipment	2,328.40	879.80	-1,448.60	-164.65	7,768.79	7,343.13	-425.66	-5.80	12,808.09
Materials-Hardware	547.72	341.67	-206.05	-60.31	3,376.92	3,359.01	-17.91	-0.53	5,708.99
Materials-Glass/Screens	109.60	328.34	218.74	66.62	1,946.63	2,290.14	343.51	15.00	4,510.10
Materials-Doors / Keys	1,402.87	425.00	-977.87	-230.09	5,800.13	3,954.22	-1,845.91	-46.68	7,004.22
Materials-Drywall/Plaster	0.00	75.00	75.00	100.00	0.00	175.00	175.00	100.00	625.00

Materials-Extermination/Pest Control	9.55	189.58	180.03	94.96	592.55	897.13	304.58	33.95	2,034.65
Materials-Tools	228.08	75.00	-153.08	-204.11	503.15	387.83	-115.32	-29.73	1,787.81
Materials-Cabinets	57.00	0.00	-57.00	N/A	1,412.01	1,356.91	-55.10	-4.06	1,856.93
Total Materials	6,740.71	10,031.18	3,290.47	32.80	54,763.81	62,308.00	7,544.19	12.11	134,650.38
Contract Costs									
Contract-Elevator Monitoring	3,264.96	2,543.00	-721.96	-28.39	16,769.20	16,057.00	-712.20	-4.44	31,315.00
Contract-Trash Removal	4,804.58	4,709.66	-94.92	-2.02	28,719.22	28,518.56	-200.66	-0.70	56,776.60
Contract-Extermination/Pest Control	4,325.00	3,090.00	-1,235.00	-39.97	20,560.85	18,726.00	-1,834.85	-9.80	45,266.00
Contract-Grounds	0.00	416.66	416.66	100.00	14,247.99	14,734.86	486.87	3.30	28,884.92
Contract-Unit Cleaning/Prep	0.00	0.00	0.00	N/A	4,475.00	4,475.00	0.00	0.00	4,475.00
Contract-Fire Alarm	443.88	466.67	22.79	4.88	9,985.95	8,373.99	-1,611.96	-19.25	11,173.97
Contract-Boilers	0.00	700.00	700.00	100.00	985.48	1,685.00	699.52	41.51	5,885.00
Contract-Floor Covering	3,195.75	0.00	-3,195.75	N/A	4,077.75	882.00	-3,195.75	-362.33	882.00
Contract-HVAC	1,459.39	700.00	-759.39	-108.48	14,778.47	12,484.78	-2,293.69	-18.37	19,184.78
Contract-Janitorial/Cleaning	0.00	41.67	41.67	100.00	1,227.35	1,477.37	250.02	16.92	2,577.35
Contract-Alarm System Monitoring	428.00	116.67	-311.33	-266.85	2,669.64	661.67	-2,007.97	-303.47	1,361.65
Contract-Auto Lease	0.00	660.00	660.00	100.00	0.00	660.00	660.00	100.00	4,620.00
Contract-Carpet Cleaning	0.00	0.00	0.00	N/A	330.00	330.00	0.00	0.00	330.00
Contract-Electrical	0.00	0.00	0.00	N/A	314.60	315.37	0.77	0.24	1,315.37
Contract-Plumbing	1,580.07	8,060.00	6,479.93	80.40	19,097.85	25,577.93	6,480.08	25.33	36,437.93
Contract-Roofing	8,300.00	0.00	-8,300.00	N/A	8,450.00	150.00	-8,300.00	-5,533.33	650.00
Contract-Painting	0.00	41.67	41.67	100.00	2,250.00	850.02	-1,399.98	-164.70	1,600.00
Contract-Energy Audit	6,931.45	6,933.50	2.05	0.03	41,588.70	41,604.20	15.50	0.04	83,205.20
Contract-Human Resources	1,388.91	619.63	-769.28	-124.15	5,580.66	3,090.18	-2,490.48	-80.59	6,330.18
Contract Costs-Other	0.00	0.00	0.00	N/A	3,105.40	1,888.20	-1,217.20	-64.46	1,888.20
Total Contract Costs	36,121.99	29,099.13	-7,022.86	-24.13	199,214.11	182,542.13	-16,671.98	-9.13	344,159.15
TOTAL MAINTENACE EXPENSES	87,313.98	85,879.47	-1,434.51	-1.67	592,198.94	592,915.02	716.08	0.12	1,157,181.71
GENERAL EXPENSES									
Insurance	16,140.03	17,299.79	1,159.76	6.70	95,637.62	101,477.49	5,839.87	5.75	205,280.49
PILOT-Payments in Lieu of Taxes	5,609.69	5,482.00	-127.69	-2.33	33,766.00	33,865.71	99.71	0.29	66,757.71
Employee Benefits-Health/Dental/Optical	3,617.05	6,610.72	2,993.67	45.29	2,816.85	19,497.22	16,680.37	85.55	39,859.20
Employee Benefits-Pension	9,892.03	5,424.93	-4,467.10	-82.34	59,352.18	33,113.18	-26,239.00	-79.24	65,699.18
Employer Tax Expense	10,685.68	10,995.39	309.71	2.82	63,519.86	55,357.47	-8,162.39	-14.74	124,542.47
Security/Lease Enforcement Fee For Service	525.68	1,498.01	972.33	64.91	3,437.68	6,796.12	3,358.44	49.42	16,230.14
Security/Lease Enforcement Overtime	0.00	1,374.99	1,374.99	100.00	120.00	24,754.64	24,634.64	99.52	33,004.70
Lease Enforcement Fee For Service Expense	4,698.90	0.00	-4,698.90	N/A	25,843.95	272.00	-25,571.95	-9,401.45	272.00
TOTAL GENERAL EXPENSES	51,169.06	48,685.83	-2,483.23	-5.10	284,494.14	275,133.83	-9,360.31	-3.40	551,645.89
HOUSING ASSISTANCE PAYMENTS									
Housing Assistance Payments	0.00	0.00	0.00	N/A	0.00	47.00	47.00	100.00	47.00
URP-Tenant Utility Reimbursement Payments	0.00	0.00	0.00	N/A	0.00	1,552.00	1,552.00	100.00	1,552.00
FSS Escrow Payments	505.00	0.00	-505.00	N/A	2,679.00	2,072.00	-607.00	-29.30	2,072.00
URP-PH-Tenant Utility Reimbursement-Public Hc	309.00	0.00	-309.00	N/A	1,861.00	0.00	-1,861.00	N/A	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	814.00	0.00	-814.00	N/A	4,540.00	3,671.00	-869.00	-23.67	3,671.00
FINANCING EXPENSE									
Interest Expense-Ford	569.24	0.00	-569.24	N/A	1,561.13	803.00	-758.13	-94.41	803.00
TOTAL FINANCING EXPENSES	569.24	0.00	-569.24	N/A	1,561.13	803.00	-758.13	-94.41	803.00
TOTAL EXPENSES	430,368.16	413,114.03	-17,254.13	-4.18	2,548,586.24	2,436,282.31	-112,303.93	-4.61	4,806,026.35

NET INCOME

8,300.20	-19,703.61	28,003.81	142.13	302,490.99	240,289.73	62,201.26	25.89	355,072.80
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