INCOME   DWELLING RENTAL   2,417,060   2,425,076   2,425,000   EXCESS UTILITIES   3,030   2,932   3,000   INTEREST ON GEN FUND INVEST.   13,000   19,524   14,500   MANAGEMENT FEES-H & SB   526,800   532,510   543,310   MANAGEMENT FEES-H & SB   526,800   532,510   543,310   MANAGEMENT FEES-H & SB   526,800   532,510   543,310   MANAGEMENT FEES-SB HUD   201,520   229,318   198,680   630,000   72,		ANNUAL BUDGET	CURRENT YEAR	PROJECTED BUDGET FOR
DWELLING RENTAL         2,417,060         2,425,076         2,425,000           EXCESS UTILITIES         3,030         2,932         3,000           INTEREST ON GEN FUND INVEST.         13,000         19,524         14,500           MANAGEMENT FEES-PH & S8         526,800         532,510         543,710           MANAGEMENT FEES-SA HUD         201,620         229,318         198,680           MANAGEMENT FEES-SE HUD         201,620         229,318         198,680           MANAGEMENT FEES-BELROSE         0         0         0         66,020           ASSET MANAGEMENT FEE         72,000         72,000         72,000           BOOKKEEPING FEE         89,100         88,216         88,380           CAPITAL FUNDS-OPERATIONS 2013         100,000         100,000         0           CAPITAL FUNDS-OPERATIONS 2015         0         0         189,660           CAPITAL FUNDS-ADMIN 2015         0         0         0         189,660           CAPITAL FUNDS-ADMIN 2015         0         0         7,570         0           ROSS GRANT         86,000         86,000         86,000         2,000           SS GRANT-H         89,000         69,000         89,000         89,000           S	INCOME	9-30-15	ANNUALIZED	9-30-2016
EXCESS UTILITIES		2 447 060	2 425 076	2 425 000
INTEREST ON GEN FUND INVEST.   13,000   19,524   14,500   MANAGEMENT FEES-PH & S8   526,800   532,510   543,310   MANAGEMENT FEES-OAKVIEW   88,540   106,430   87,720   MANAGEMENT FEES-S8 HUD   201,620   229,318   198,680   MANAGEMENT FEES-S8 HUD   201,620   229,318   198,680   68,000   68,000   72,000   72,000   72,000   ASSET MANAGEMENT FEE   72,000   72,000   72,000   BOOKKEPING FEE   89,100   88,216   88,380   6APTILL FUNDS-OPERATIONS 2013   100,000   100,000   00   CAPITAL FUNDS-OPERATIONS 2014   100,000   70,570   0   0   189,660   CAPITAL FUNDS-OPERATIONS 2015   0   0   0   189,660   CAPITAL FUNDS-OPERATIONS 2015   0   0   0   75,870   0   0   CAPITAL FUNDS-ADMIN 2013   65,610   65,610   6   65,610   0   0   75,870   0   0   75,870   0   0   0   75,870   0   0   0   75,870   0   0   0   0   75,870   0   0   0   0   0   0   0   0   0		· · ·	• •	· · ·
MANAGEMENT FEES-H & SS         526,800         532,510         543,310           MANAGEMENT FEES-OAKVIEW         88,540         106,430         87,720           MANAGEMENT FEES-SS HUD         201,620         229,318         198,680           MANAGEMENT FEES-SB HUD         201,620         229,318         198,680           MANAGEMENT FEES MELROSE         0         0         56,020           ASSET MANAGEMENT FEE         72,000         72,000         72,000           BOOKKEEPING FEE         89,100         88,216         88,380           CAPITAL FUNDS-OPERATIONS 2013         100,000         100,000         70,570         0           CAPITAL FUNDS-OPERATIONS 2015         0         0         189,660         CAPITAL FUNDS-ADMIN 2013         65,610         65,610         60,510         0           CAPITAL FUNDS-ADMIN 2014         70,990         70,990         70         0         76,870           ROSS GRANT         86,000         86,000         82,000         89,000         69,000         89,000         69,000           SHELTER FUS CARE GRANT         3,600         0         3,600         0         3,600         0         3,600         0         3,600         0         3,600         0         3,600		· · · · · · · · · · · · · · · · · · ·	•	
MANAGEMENT FEES-OAKVIEW         88,540         106,430         87,720           MANAGEMENT FEES-SR HUD         201,620         229,318         198,680           MANAGEMENT FEES-MELROSE         0         0         56,020           ASSET MANAGEMENT FEE         72,000         72,000         72,000           BOOKKEEPING FEE         89,100         88,216         88,346           CAPITAL FUNDS-OPERATIONS 2013         100,000         100,000         0           CAPITAL FUNDS-OPERATIONS 2014         100,000         70,570         0           CAPITAL FUNDS-ADMIN 2013         65,610         65,610         0           CAPITAL FUNDS-ADMIN 2014         70,990         70,990         0           CAPITAL FUNDS-ADMIN 2015         0         0         75,870           ROSS GRANT         86,000         86,000         82,000           PSS GRANTPH         69,000         69,000         69,000           SHELTER PLUS CARE GRANT         3,600         0         3,500           COMGREGATE SERVICE         15,000         163,200         59,000           SHILTER PLUS CARE GRANT         3,600         0         3,500           OTHER AUTHORITIES         49,000         163,200         59,000		•	•	•
MANAGEMENT FEES-SE HUD         201,620         229,318         198,680           MANAGEMENT FEES-MELROSE         0         0         56,020           ASSET MANAGEMENT FEE         72,000         72,000         72,000           BOOKKEEPING FEE         89,100         88,216         88,330           CAPITAL FUNDS-OPERATIONS 2013         100,000         100,000         70,570         0           CAPITAL FUNDS-OPERATIONS 2015         0         0         189,660           CAPITAL FUNDS-ADMIN 2013         65,610         65,610         60         189,660           CAPITAL FUNDS-ADMIN 2014         70,990         70,990         0         75,700         0           ROSS GRANT         86,000         86,000         86,000         82,000         69,000         7,000         7,000         7,000         7,800         7,800         7,800		•	•	•
MANAGEMENT FEES-MELROSE         0         56,020           ASSET MANAGEMENT FEE         72,000         72,000         72,000           BOOKKEEPING FEE         89,100         88,216         88,300           CAPITAL FUNDS-OPERATIONS 2013         100,000         70,570         0           CAPITAL FUNDS-OPERATIONS 2015         0         0         189,660           CAPITAL FUNDS-ADMIN 2013         65,610         65,610         0           CAPITAL FUNDS-ADMIN 2014         70,990         70,990         0           CAPITAL FUNDS-ADMIN 2015         0         0         75,870           ROSS GRANT         86,000         86,000         86,000           FSS GRANT-PH         69,000         69,000         69,000           SHELTER PLUS CARE GRANT         3,600         0         3,600           CONGREGATE SERVICE         115,000         133,2628         92,410           OTHER AUTHORITIES         49,000         163,200         58,000           RENTAL INCOME         44,000         163,200         58,000           RENTAL INCOME-TARKILN OFFICE         7,300         7,800         7,800           OTHER         45,500         83,756         50,000           TOTAL INCOME         8,		· · · · · · · · · · · · · · · · · · ·	•	•
ASSET MANAGEMENT FEE 72,000 72,000 72,000 BOOKKEEPING FEE 89,100 88,216 88,380 CAPITAL FUNDS-OPERATIONS 2013 100,000 100,000 0 CAPITAL FUNDS-OPERATIONS 2014 100,000 70,570 0 CAPITAL FUNDS-OPERATIONS 2015 0 0 0 CAPITAL FUNDS-OPERATIONS 2015 0 0 0 88,600 CAPITAL FUNDS-ADMIN 2013 65,610 65,610 0 CAPITAL FUNDS-ADMIN 2014 70,990 70,990 0 0 CAPITAL FUNDS-ADMIN 2015 0 0 0 75,870 ROSS GRANT 86,000 86,000 82,000 FSS GRANT 86,000 69,000 69,000 69,000 CONGREGATE SERVICE 115,000 132,628 92,410 COMPER AUTHORITIES 49,000 163,200 58,000 RENTAL INCOME 142,200 144,096 121,290 RENTAL INCOME 142,200 144,096 121,290 RENTAL INCOME 45,500 83,755 50,000 COPERATING SUBSIDY 1,162,680 1,209,540 1,209,600  TOTAL INCOME 8,946,650 9,151,558 9,068,240  EXPENSES  ADMINISTRATIVE SALARIES 970,180 973,694 871,430 EMPLOYEE BENEFITS 320,850 9,151,558 9,068,240  EXPENSES  ADMINISTRATIVE SALARIES 970,180 973,694 48,000 LEGAL-GABAGE 17,500 16,300 17,500 STAFF TRAINING 6,000 10,930 10,000 STAFF TRAINING 65,000 65,000 65,000 ACCOUNTING 90,000 150 5,000 TRAVEL 5,000 150 5,000 ACCOUNTING 65,000 65,000 65,000 FORT AT TAYEL 5,000 16,646 14,000 FORT OUT ADMIN FEES 5,200 3,684 5,000 FORMS, STATIONARY, ETC 6,050 3,684 5,000 MEMBERSHIP DUES/FEES 2,500 6,98 1,000		•		•
BOOKKEEPING FEE         89,100         88,216         89,380           CAPITAL FUNDS-OPERATIONS 2013         100,000         100,000         0           CAPITAL FUNDS-OPERATIONS 2015         0         0         189,660           CAPITAL FUNDS-ADMIN 2013         65,610         65,610         0           CAPITAL FUNDS-ADMIN 2014         70,990         70,990         0           CAPITAL FUNDS-ADMIN 2015         0         0         75,870           CAPITAL FUNDS-ADMIN 2015         0         0         75,870           CROSS GRANT         86,000         86,000         82,000           FSS GRANT-PH         69,000         69,000         69,000           SHELTER PLUS CARE GRANT         3,600         0         3,600           CONGREGATE SERVICE         115,000         132,628         92,410           OTHER AUTHORITIES         49,000         163,200         58,000           RENTAL INCOME         142,200         144,096         121,290           OTHER         445,500         83,756         50,000           HAP-HOUSING ASSISTANCE PAYMENTS         3,518,120         3,472,362         3,624,000           OPERATING SUBSIDY         1,162,680         1,209,540         1,206,000			•	
CAPITAL FUNDS-OPERATIONS 2013         100,000         100,000         0           CAPITAL FUNDS-OPERATIONS 2014         100,000         70,570         0           CAPITAL FUNDS-OPERATIONS 2015         0         0         189,660           CAPITAL FUNDS-ADMIN 2014         70,990         70,990         0           CAPITAL FUNDS-ADMIN 2015         0         0         75,870           ROSS GRANT         86,000         86,000         82,000           SHELTER PLUS CARE GRANT         3,600         0         3,600           CONGREGATE SERVICE         115,000         132,628         92,410           OTHER AUTHORITIES         49,000         163,200         58,000           RENTAL INCOME         142,200         144,096         121,290           RENTAL INCOME-TARKILN OFFICE         7,800         7,800         7,800           OTHER         45,500         83,756         50,000           HAPHOUSING ASSISTANCE PAYMENTS         3,518,120         3,472,362         3,624,000           OPERATING SUBSIDY         1,162,680         1,209,540         1,206,000           TOTAL INCOME         8,946,650         9,151,558         9,068,240           EXPENSES           ADMINISTRATION:         3		· ·		· ·
CAPITAL FUNDS-OPERATIONS 2014         100,000         70,570         0         189,660           CAPITAL FUNDS-OPERATIONS 2015         0         0         189,660         0         189,660         0         0         189,660         0         0         189,660         0         0         189,660         0         0         0         189,660         0         0         0         76,870         0         0         76,870         0         0         75,870         0         0         75,870         0         0         75,870         0         0         75,870         0         0         75,870         0         0         75,870         0         0         3,600         0         0 <td></td> <td>•</td> <td>The state of the s</td> <td>· _</td>		•	The state of the s	· _
CAPITAL FUNDS-OPERATIONS 2015         0         0         189,660           CAPITAL FUNDS-ADMIN 2013         65,610         65,610         0           CAPITAL FUNDS-ADMIN 2014         70,990         70,990         0           CAPITAL FUNDS-ADMIN 2015         0         0         75,870           ROSS GRANT         86,000         86,000         82,000           PSS GRANTH         69,000         69,000         69,000           SHELTER PLUS CARE GRANT         3,600         0         3,600           COMGREGATE SERVICE         115,000         132,628         92,410           OTHER AUTHORITIES         49,000         163,200         58,000           RENTAL INCOME         142,200         144,096         121,290           RENTAL INCOME-TARKILN OFFICE         7,800         7,800         7,800           OTHER         45,500         83,756         50,000           HAP-HOUSING ASSISTANCE PAYMENTS         3,518,120         3,472,362         3,624,000           OPERATING SUBSIDY         1,162,680         9,151,558         9,068,240           EXPENSES           ADMINISTRATIVE SALARIES         970,180         973,694         871,430           EMPLOYEE BENEFITS         320,850 <td< td=""><td></td><td>•</td><td>· · · · · · · · · · · · · · · · · · ·</td><td></td></td<>		•	· · · · · · · · · · · · · · · · · · ·	
CAPITAL FUNDS-ADMIN 2013         65,610         65,610         0           CAPITAL FUNDS-ADMIN 2014         70,990         70,990         0           CAPITAL FUNDS-ADMIN 2015         0         0         75,870           ROSS GRANT         86,000         86,000         82,000           FSS GRANT-PH         69,000         69,000         69,000           SHELTER PLUS CARE GRANT         3,600         0         3,600           CONGREGATE SERVICE         115,000         132,628         92,410           OTHER AUTHORITIES         49,000         163,200         58,000           RENTAL INCOME         142,200         144,096         121,290           RENTAL INCOME-TARKILN OFFICE         7,800         7,800         7,800           OTHER         45,500         83,756         50,000           HAP-HOUSING ASSISTANCE PAYMENTS         3,518,120         3,472,362         3,524,000           OPERATING SUBSIDY         1,162,680         1,209,540         1,206,000           EXPENSES           ADMINISTRATIVE SALARIES         970,180         973,694         871,430           EMPLOYEE BENEFITS         320,850         291,309         3068,910           INSPECTION FEES         47,520 <td< td=""><td></td><td>•</td><td>· · · · · · · · · · · · · · · · · · ·</td><td>•</td></td<>		•	· · · · · · · · · · · · · · · · · · ·	•
CAPITAL FUNDS-ADMIN 2014         70,990         70,990         0           CAPITAL FUNDS-ADMIN 2015         0         0         75,870           ROSS GRANT         86,000         86,000         82,000           FSS GRANT-PH         69,000         69,000         69,000           SHELTER PLUS CARE GRANT         3,600         0         3,600           CONGREGATE SERVICE         115,000         122,628         32,410           OTHER AUTHORITIES         49,000         163,200         58,000           RENTAL INCOME         142,200         144,096         121,290           OTHER         45,500         83,756         50,000           HAP-HOUSING ASSISTANCE PAYMENTS         3,518,120         3,472,362         3,624,000           OPERATING SUBSIDY         1,162,680         1,209,540         1,206,000           TOTAL INCOME         8,946,650         9,151,558         9,068,240           EXPENSES           ADMINISTRATIVE         320,850         291,309         306,910           INSPECTION FEES         47,520         47,924         48,000           LEGAL-GABAGE         17,500         16,300         17,500           LEGAL-GABAGE         17,500         16,300         17,5			<del>-</del>	•
CAPITAL FUNDS-ADMIN 2015         0         0         75,870           ROSS GRANT         86,000         86,000         82,000           FSS GRANTPH         69,000         69,000         69,000           SHELTER PLUS CARE GRANT         3,600         0         3,600           COMGREGATE SERVICE         115,000         132,628         92,410           OTHER AUTHORITIES         49,000         163,200         58,000           RENTAL INCOME         142,200         144,096         121,290           RENTAL INCOME-TARKILN OFFICE         7,800         7,800         7,800           OTHER         45,500         83,756         50,000           HAP-HOUSING ASSISTANCE PAYMENTS         3,518,120         3,472,362         3,624,000           OPERATING SUBSIDY         1,162,680         1,209,540         1,206,000           EXPENSES         ADMINISTRATION:         **         **           ADMINISTRATION:         **         **         **           ADMINISTRATION:         **         **         **           ADMINISTRATION FEES         47,520         47,924         48,000           LEGAL-GABAGE         17,500         16,300         17,500           LEGAL-OTHER         18,		· · · · · · · · · · · · · · · · · · ·	· ·	
ROSS GRANT         86,000         86,000         82,000           FSS GRANT-PH         69,000         69,000         69,000           SHELTER PLUS CARE GRANT         3,600         0         3,500           COMGREGATE SERVICE         115,000         132,628         92,410           OTHER AUTHORITIES         49,000         163,200         58,000           RENTAL INCOME         142,200         144,096         121,290           RENTAL INCOME-TARKILN OFFICE         7,800         7,800         7,800           OTHER         45,500         83,756         50,000           HAP-HOUSING ASSISTANCE PAYMENTS         3,518,120         3,472,362         3,624,000           OPERATING SUBSIDY         1,162,680         1,209,540         1,206,000           TOTAL INCOME         8,946,650         9,151,558         9,068,240           EXPENSES           ADMINISTRATION:         30,880         291,309         306,910           INSPECTION FEES         47,520         47,924         48,000           LEGAL GRAGGE         17,500         16,300         17,500           LEGAL-OTHER         18,200         7,032         10,000           STAFF TRAINING         6,000         10,930         1		•	•	•
FSS GRANT-PH 69,000 69,000 69,000 SHELTER PLUS CARE GRANT 3,600 0 3,600 CONGREGATE SERVICE 115,000 132,628 92,410 OTHER AUTHORITIES 49,000 163,200 58,000 RENTAL INCOME 142,200 144,096 121,290 RENTAL INCOME-TARKILN OFFICE 7,800 7,800 7,800 OTHER 45,500 83,756 50,000 GRAP-HOUSING ASSISTANCE PAYMENTS 3,518,120 3,472,362 3,624,000 OPERATING SUBSIDY 1,162,680 1,209,540 1,206,000 TOTAL INCOME 8,946,650 9,151,558 9,068,240 EXPENSES  ADMINISTRATION:  ADMINISTRATIVE SALARIES 970,180 973,694 871,430 EMPLOYEE BENEFITS 320,850 291,309 306,910 INSPECTION FEES 47,520 47,924 48,000 LEGAL-GABAGE 17,500 16,300 17,500 LEGAL-OTHER 18,200 7,032 10,000 STAFF TRAINING 6,000 10,930 10,000 STAFF TRAINING 6,000 10,930 10,000 STAFF TRAINING 65,000 65,000 65,000 ACCOUNTING 65,000 65,000 65,000 ACCOUNTING 65,000 65,000 65,000 FORMS, STATIONARY, ETC 6,655 3,684 5,000 CONFUTER SERVICES 37,240 32,554 55,000 CONSULTANTS 28,500 16,466 14,000 FORMS, STATIONARY, ETC 6,655 3,684 5,000 FORMS, STATIONARY, ETC 6,655 3,684 5,000 MEMBERSHIP DUES/FEES 1,500 698 1,000 MEMBERSHIP DUES/FEES 2,500 698 1,000 ADVERTISING 600 1,966 2,000		<del>-</del>	-	•
SHELTER PLUS CARE GRANT   3,600   0   3,600   CONGREGATE SERVICE   115,000   132,628   92,410   OTHER AUTHORITIES   49,000   163,200   58,000   RENTAL INCOME   142,200   144,096   121,290   RENTAL INCOME   142,200   144,096   121,290   RENTAL INCOME-TARKILN OFFICE   7,800   7,800   7,800   OTHER   45,500   33,756   50,000   OTHER   3,518,120   3,472,362   3,624,000   OPERATING SUBSIDY   1,162,680   1,209,540   1,206,000   OTHER   S,946,650   9,151,558   9,068,240   OTHER   S,946,650   S,151,558   S,068,240   OTHER   S,		•	•	•
CONGREGATE SERVICE         115,000         132,628         92,410           OTHER AUTHORITIES         49,000         163,200         58,000           RENTAL INCOME         142,200         144,096         121,290           RENTAL INCOME-TARKILN OFFICE         7,800         7,800         7,800           OTHER         45,500         83,756         50,000           HAP-HOUSING ASSISTANCE PAYMENTS         3,518,120         3,472,362         3,624,000           OPERATING SUBSIDY         1,162,680         1,209,540         1,206,000           TOTAL INCOME         8,946,650         9,151,558         9,068,240           EXPENSES           ADMINISTRATION:         320,850         291,309         306,910           INSPECTION FEES         47,520         47,924         48,000           LEGAL-GABAGE         17,500         16,300         17,500           LEGAL-OTHER         18,200         7,032         10,000           STAFF TRAINING         6,000         10,930         10,000           STAFF TRAINING         65,000         65,000         65,000           ACCOUNTING         65,000         50,000         50,000           AUDITING         50,000         50,000         50,000		•	•	•
OTHER AUTHORITIES         49,000         163,200         58,000           RENTAL INCOME         142,200         144,096         121,290           OTHER         7,800         7,800         7,800           OTHER         45,500         83,756         50,000           HAP-HOUSING ASSISTANCE PAYMENTS         3,518,120         3,472,362         3,624,000           OPERATING SUBSIDY         1,162,680         1,209,540         1,206,000           TOTAL INCOME         8,946,650         9,151,558         9,068,240           EXPENSES           ADMINISTRATION:           ADMINISTRATIVE SALARIES         970,180         973,694         871,430           EMPLOYEE BENEFITS         320,850         291,309         306,910           INSPECTION FEES         47,520         47,924         48,000           LEGAL-GABAGE         17,500         16,300         17,500           LEGAL-OTHER         18,200         7,032         10,000           STAFF TRAINING         6,000         10,930         10,000           TRAVEL         5,000         65,000         65,000           ACCOUNTING         65,000         65,000         65,000           AUDITING		·	•	•
RENTAL INCOME         142,200         144,096         121,290           RENTAL INCOME-TARKILN OFFICE         7,800         7,800         7,800           OTHER         45,500         83,756         50,000           HAP-HOUSING ASSISTANCE PAYMENTS         3,518,120         3,472,362         3,624,000           OPERATING SUBSIDY         1,162,680         1,209,540         1,206,000           TOTAL INCOME         8,946,650         9,151,558         9,068,240           EXPENSES           ADMINISTRATIVE SALARIES         970,180         973,694         871,430           EMPLOYEE BENEFITS         320,850         291,309         306,910           INSPECTION FEES         47,520         47,924         48,000           LEGAL-GABAGE         17,500         16,300         17,500           LEGAL-OTHER         18,200         7,032         10,000           STAFF TRAINING         6,000         10,930         10,000           TRAVEL         5,000         65,000         65,000           ACCOUNTING         65,000         65,000         65,000           PORT OUT ADMIN FEES         5,200         3,756         4,000           TELEPHONE         30,140		•	•	•
RENTAL INCOME-TARKILN OFFICE         7,800         7,800         7,800           OTHER         45,500         83,756         50,000           HAP-HOUSING ASSISTANCE PAYMENTS         3,518,120         3,472,362         3,624,000           OPERATING SUBSIDY         1,162,680         1,209,540         1,206,000           TOTAL INCOME         8,946,650         9,151,558         9,068,240           EXPENSES           ADMINISTRATIVE SALARIES         970,180         973,694         871,430           EMPLOYEE BENEFITS         320,850         291,309         306,910           INSPECTION FEES         47,520         47,924         48,000           LEGAL-GABAGE         17,500         16,300         17,500           LEGAL-OTHER         18,200         7,032         10,000           STAFF TRAINING         6,000         10,930         10,000           TRAVEL         5,000         150         5,000           ACCOUNTING         65,000         65,000         65,000           PORT OUT ADMIN FEES         5,200         3,756         4,000           TELEPHONE         30,140         27,624         28,000           COMPUTER SERVICES         37,240         32,554         55,000		•	•	•
OTHER         45,500         83,756         50,000           HAP-HOUSING ASSISTANCE PAYMENTS         3,518,120         3,472,362         3,624,000           OPERATING SUBSIDY         1,162,680         1,209,540         1,206,000           TOTAL INCOME         8,946,650         9,151,558         9,068,240           EXPENSES           ADMINISTRATION:         ADMINISTRATIVE SALARIES         970,180         973,694         871,430           EMPLOYEE BENEFITS         320,850         291,309         306,910           INSPECTION FEES         47,520         47,924         48,000           LEGAL-GABAGE         17,500         16,300         17,500           LEGAL-OTHER         18,200         7,032         10,000           STAFF TRAINING         6,000         10,930         10,000           TRAVEL         5,000         150         5,000           ACCOUNTING         65,000         65,000         65,000           AUDITING         50,000         50,000         50,000           PORT OUT ADMIN FEES         5,200         3,756         4,000           TELEPHONE         30,140         27,624         28,000           COMPUTER SERVICES         37,240         32,554		·	*	·
HAP-HOUSING ASSISTANCE PAYMENTS   3,518,120   3,472,362   3,624,000		•	•	•
OPERATING SUBSIDY         1,162,680         1,209,540         1,206,000           TOTAL INCOME         8,946,650         9,151,558         9,068,240           EXPENSES           ADMINISTRATION:         STATION:		•	*	
TOTAL INCOME   8,946,650   9,151,558   9,068,240		· · ·	· ·	·
EXPENSES  ADMINISTRATION:  ADMINISTRATIVE SALARIES 970,180 973,694 871,430  EMPLOYEE BENEFITS 320,850 291,309 306,910  INSPECTION FEES 47,520 47,924 48,000  LEGAL-GABAGE 17,500 16,300 17,500  LEGAL-OTHER 18,200 7,032 10,000  STAFF TRAINING 6,000 10,930 10,000  TRAVEL 5,000 150 5,000  ACCOUNTING 65,000 65,000 65,000  AUDITING 50,000 50,000 50,000  PORT OUT ADMIN FEES 5,200 3,756 4,000  TELEPHONE 30,140 27,624 28,000  COMPUTER SERVICES 37,240 32,554 55,000  CONSULTANTS 28,500 16,646 14,000  FORMS, STATIONARY, ETC 6,050 3,684 5,000  POSTAGE 12,920 14,324 15,000  MEMBERSHIP DUES/FEES 2,500 698 1,000  MEMBERSHIP DUES/FEES 2,500 698 1,000  ADVERTISING 600 1,966 2,000		1,102,000	1,203,340	1,200,000
ADMINISTRATION: ADMINISTRATIVE SALARIES 970,180 973,694 871,430 EMPLOYEE BENEFITS 320,850 291,309 306,910 INSPECTION FEES 47,520 47,924 48,000 LEGAL-GABAGE 17,500 16,300 17,500 LEGAL-OTHER 18,200 7,032 10,000 STAFF TRAINING 6,000 10,930 10,000 TRAVEL 5,000 150 5,000 ACCOUNTING 65,000 65,000 65,000 AUDITING 50,000 50,000 50,000 PORT OUT ADMIN FEES 5,200 3,756 4,000 TELEPHONE 30,140 27,624 28,000 COMPUTER SERVICES 37,240 32,554 55,000 CONSULTANTS 28,500 16,646 14,000 FORMS, STATIONARY, ETC 6,050 3,684 5,000 POSTAGE 12,920 14,324 15,000 MISCELLANEOUS 35,980 34,070 35,000 MEMBERSHIP DUES/FEES 2,500 698 1,000 ADVERTISING 600 1,966 2,000	TOTAL INCOME	8,946,650	9,151,558	9,068,240
ADMINISTRATIVE SALARIES       970,180       973,694       871,430         EMPLOYEE BENEFITS       320,850       291,309       306,910         INSPECTION FEES       47,520       47,924       48,000         LEGAL-GABAGE       17,500       16,300       17,500         LEGAL-OTHER       18,200       7,032       10,000         STAFF TRAINING       6,000       10,930       10,000         TRAVEL       5,000       150       5,000         ACCOUNTING       65,000       65,000       65,000         AUDITING       50,000       50,000       50,000         PORT OUT ADMIN FEES       5,200       3,756       4,000         TELEPHONE       30,140       27,624       28,000         COMPUTER SERVICES       37,240       32,554       55,000         CONSULTANTS       28,500       16,646       14,000         FORMS, STATIONARY, ETC       6,050       3,684       5,000         POSTAGE       12,920       14,324       15,000         MISCELLANEOUS       35,980       34,070       35,000         MEMBERSHIP DUES/FEES       2,500       698       1,000         ADVERTISING       600       1,966       2,000 <td>EXPENSES</td> <td></td> <td></td> <td></td>	EXPENSES			
EMPLOYEE BENEFITS         320,850         291,309         306,910           INSPECTION FEES         47,520         47,924         48,000           LEGAL-GABAGE         17,500         16,300         17,500           LEGAL-OTHER         18,200         7,032         10,000           STAFF TRAINING         6,000         10,930         10,000           TRAVEL         5,000         150         5,000           ACCOUNTING         65,000         65,000         65,000           AUDITING         50,000         50,000         50,000           PORT OUT ADMIN FEES         5,200         3,756         4,000           TELEPHONE         30,140         27,624         28,000           COMPUTER SERVICES         37,240         32,554         55,000           CONSULTANTS         28,500         16,646         14,000           FORMS, STATIONARY, ETC         6,050         3,684         5,000           POSTAGE         12,920         14,324         15,000           MISCELLANEOUS         35,980         34,070         35,000           MEMBERSHIP DUES/FEES         2,500         698         1,000           ADVERTISING         600         1,966         2,000	ADMINISTRATION:			
EMPLOYEE BENEFITS         320,850         291,309         306,910           INSPECTION FEES         47,520         47,924         48,000           LEGAL-GABAGE         17,500         16,300         17,500           LEGAL-OTHER         18,200         7,032         10,000           STAFF TRAINING         6,000         10,930         10,000           TRAVEL         5,000         150         5,000           ACCOUNTING         65,000         65,000         65,000           AUDITING         50,000         50,000         50,000           PORT OUT ADMIN FEES         5,200         3,756         4,000           TELEPHONE         30,140         27,624         28,000           COMPUTER SERVICES         37,240         32,554         55,000           CONSULTANTS         28,500         16,646         14,000           FORMS, STATIONARY, ETC         6,050         3,684         5,000           MISCELLANEOUS         35,980         34,070         35,000           MEMBERSHIP DUES/FEES         2,500         698         1,000           ADVERTISING         600         1,966         2,000	ADMINISTRATIVE SALARIES	970,180	973,694	871,430
INSPECTION FEES       47,520       47,924       48,000         LEGAL-GABAGE       17,500       16,300       17,500         LEGAL-OTHER       18,200       7,032       10,000         STAFF TRAINING       6,000       10,930       10,000         TRAVEL       5,000       150       5,000         ACCOUNTING       65,000       65,000       65,000         AUDITING       50,000       50,000       50,000         PORT OUT ADMIN FEES       5,200       3,756       4,000         TELEPHONE       30,140       27,624       28,000         COMPUTER SERVICES       37,240       32,554       55,000         CONSULTANTS       28,500       16,646       14,000         FORMS, STATIONARY, ETC       6,050       3,684       5,000         POSTAGE       12,920       14,324       15,000         MISCELLANEOUS       35,980       34,070       35,000         MEMBERSHIP DUES/FEES       2,500       698       1,000         ADVERTISING       600       1,966       2,000	EMPLOYEE BENEFITS		•	
LEGAL-GABAGE       17,500       16,300       17,500         LEGAL-OTHER       18,200       7,032       10,000         STAFF TRAINING       6,000       10,930       10,000         TRAVEL       5,000       150       5,000         ACCOUNTING       65,000       65,000       65,000         AUDITING       50,000       50,000       50,000         PORT OUT ADMIN FEES       5,200       3,756       4,000         TELEPHONE       30,140       27,624       28,000         COMPUTER SERVICES       37,240       32,554       55,000         CONSULTANTS       28,500       16,646       14,000         FORMS, STATIONARY, ETC       6,050       3,684       5,000         POSTAGE       12,920       14,324       15,000         MISCELLANEOUS       35,980       34,070       35,000         MEMBERSHIP DUES/FEES       2,500       698       1,000         ADVERTISING       600       1,966       2,000	INSPECTION FEES		•	
LEGAL-OTHER       18,200       7,032       10,000         STAFF TRAINING       6,000       10,930       10,000         TRAVEL       5,000       150       5,000         ACCOUNTING       65,000       65,000       65,000         AUDITING       50,000       50,000       50,000         PORT OUT ADMIN FEES       5,200       3,756       4,000         TELEPHONE       30,140       27,624       28,000         COMPUTER SERVICES       37,240       32,554       55,000         CONSULTANTS       28,500       16,646       14,000         FORMS, STATIONARY, ETC       6,050       3,684       5,000         POSTAGE       12,920       14,324       15,000         MISCELLANEOUS       35,980       34,070       35,000         MEMBERSHIP DUES/FEES       2,500       698       1,000         ADVERTISING       600       1,966       2,000	LEGAL-GABAGE		•	
STAFF TRAINING       6,000       10,930       10,000         TRAVEL       5,000       150       5,000         ACCOUNTING       65,000       65,000       65,000         AUDITING       50,000       50,000       50,000         PORT OUT ADMIN FEES       5,200       3,756       4,000         TELEPHONE       30,140       27,624       28,000         COMPUTER SERVICES       37,240       32,554       55,000         CONSULTANTS       28,500       16,646       14,000         FORMS, STATIONARY, ETC       6,050       3,684       5,000         POSTAGE       12,920       14,324       15,000         MISCELLANEOUS       35,980       34,070       35,000         MEMBERSHIP DUES/FEES       2,500       698       1,000         ADVERTISING       600       1,966       2,000	LEGAL-OTHER	18,200	-	
TRAVEL         5,000         150         5,000           ACCOUNTING         65,000         65,000         65,000           AUDITING         50,000         50,000         50,000           PORT OUT ADMIN FEES         5,200         3,756         4,000           TELEPHONE         30,140         27,624         28,000           COMPUTER SERVICES         37,240         32,554         55,000           CONSULTANTS         28,500         16,646         14,000           FORMS, STATIONARY, ETC         6,050         3,684         5,000           POSTAGE         12,920         14,324         15,000           MISCELLANEOUS         35,980         34,070         35,000           MEMBERSHIP DUES/FEES         2,500         698         1,000           ADVERTISING         600         1,966         2,000	STAFF TRAINING	6,000	10,930	
ACCOUNTING       65,000       65,000       65,000         AUDITING       50,000       50,000       50,000         PORT OUT ADMIN FEES       5,200       3,756       4,000         TELEPHONE       30,140       27,624       28,000         COMPUTER SERVICES       37,240       32,554       55,000         CONSULTANTS       28,500       16,646       14,000         FORMS, STATIONARY, ETC       6,050       3,684       5,000         POSTAGE       12,920       14,324       15,000         MISCELLANEOUS       35,980       34,070       35,000         MEMBERSHIP DUES/FEES       2,500       698       1,000         ADVERTISING       600       1,966       2,000	TRAVEL	5,000	150	
AUDITING       50,000       50,000       50,000         PORT OUT ADMIN FEES       5,200       3,756       4,000         TELEPHONE       30,140       27,624       28,000         COMPUTER SERVICES       37,240       32,554       55,000         CONSULTANTS       28,500       16,646       14,000         FORMS, STATIONARY, ETC       6,050       3,684       5,000         POSTAGE       12,920       14,324       15,000         MISCELLANEOUS       35,980       34,070       35,000         MEMBERSHIP DUES/FEES       2,500       698       1,000         ADVERTISING       600       1,966       2,000	ACCOUNTING	65,000	65,000	
PORT OUT ADMIN FEES         5,200         3,756         4,000           TELEPHONE         30,140         27,624         28,000           COMPUTER SERVICES         37,240         32,554         55,000           CONSULTANTS         28,500         16,646         14,000           FORMS, STATIONARY, ETC         6,050         3,684         5,000           POSTAGE         12,920         14,324         15,000           MISCELLANEOUS         35,980         34,070         35,000           MEMBERSHIP DUES/FEES         2,500         698         1,000           ADVERTISING         600         1,966         2,000	AUDITING	50,000	50,000	
TELEPHONE       30,140       27,624       28,000         COMPUTER SERVICES       37,240       32,554       55,000         CONSULTANTS       28,500       16,646       14,000         FORMS, STATIONARY, ETC       6,050       3,684       5,000         POSTAGE       12,920       14,324       15,000         MISCELLANEOUS       35,980       34,070       35,000         MEMBERSHIP DUES/FEES       2,500       698       1,000         ADVERTISING       600       1,966       2,000	PORT OUT ADMIN FEES	5,200		
COMPUTER SERVICES       37,240       32,554       55,000         CONSULTANTS       28,500       16,646       14,000         FORMS, STATIONARY, ETC       6,050       3,684       5,000         POSTAGE       12,920       14,324       15,000         MISCELLANEOUS       35,980       34,070       35,000         MEMBERSHIP DUES/FEES       2,500       698       1,000         ADVERTISING       600       1,966       2,000	TELEPHONE	30,140	27,624	
FORMS, STATIONARY, ETC       6,050       3,684       5,000         POSTAGE       12,920       14,324       15,000         MISCELLANEOUS       35,980       34,070       35,000         MEMBERSHIP DUES/FEES       2,500       698       1,000         ADVERTISING       600       1,966       2,000	COMPUTER SERVICES	37,240	32,554	
FORMS, STATIONARY, ETC       6,050       3,684       5,000         POSTAGE       12,920       14,324       15,000         MISCELLANEOUS       35,980       34,070       35,000         MEMBERSHIP DUES/FEES       2,500       698       1,000         ADVERTISING       600       1,966       2,000	CONSULTANTS	•		
POSTAGE       12,920       14,324       15,000         MISCELLANEOUS       35,980       34,070       35,000         MEMBERSHIP DUES/FEES       2,500       698       1,000         ADVERTISING       600       1,966       2,000	FORMS, STATIONARY, ETC		· · · · · · · · · · · · · · · · · · ·	
MISCELLANEOUS       35,980       34,070       35,000         MEMBERSHIP DUES/FEES       2,500       698       1,000         ADVERTISING       600       1,966       2,000	POSTAGE	12,920	14,324	
MEMBERSHIP DUES/FEES         2,500         698         1,000           ADVERTISING         600         1,966         2,000	MISCELLANEOUS	35,980	34,070	· · · · · · · · · · · · · · · · · · ·
ADVERTISING 600 1,966 2,000	MEMBERSHIP DUES/FEES	2,500	698	
<b>PUBLICATIONS</b> 1,800 952 1,200	ADVERTISING	600	1,966	2,000
·	PUBLICATIONS	1,800	952	1,200

	ANNUAL BUDGET	CURRENT YEAR	PROJECTED BUDGET FOR
<u></u>	9-30-15	ANNUALIZED	9-30-2016
COPIER SUPPLIES	8,160	6,182	6,500
MANAGEMENT FEES	526,800	532,512	543,300
ASSET MANAGEMENT FEE	72,000	72,000	72,000
BOOKKEEPING FEES	89,100	88,216	88,380_
TOTAL ADMINISTRATION EXPENSES	2,357,240	2,297,523	2,254,220
TENANT SERVICES:			
SALARIES-CONGREGATE SERVICES	71,930	47,794	50,760
EMPLOYEE BENEFITS	4,300	3,944	4,320
MEALS	28,110	31,892	30,000
OTHER	21,000	25,358	5,000
TOTAL TENANT SERVICES	125,340	108,988	90,080
TANK TANKS			
UTILITIES:	74 540	74 450	75.000
WATER	71,540	74,152	75,000
ELECTRIC	610,760	642,770	630,000
GAS	230,000	272,936	250,000
SEWER _	206,560	205,620	208,000
TOTAL UTILITIES EXPENSE	1,118,860	1,195,478	1,163,000
ORDINARY MAINTENANCE AND OPERATIONS:	0.40.400	222.222	
MAINTENANCE LABOR	348,460	383,258	366,210
EMPLOYEE BENEFITS	200,260	195,814	200,760
MATERIALS	182,800	149,346	150,000
CONTRACT COSTS	223,050	318,184	275,000
GAS-VEHICLES	21,640	13,372	15,000
REPAIRS-VEHICLES	17,990	19,332	20,000
RENT EXPENSE	45,000 27,540	45,000 42,472	45,000
EXTERMINATION  TRACKLE PROCESS	27,510	12,172	15,000
TRASH REMOVAL	62,900	62,136	64,000
TOTAL ORDINARY MAINT. & OPERATIONS	1,129,610	1,198,614	1,150,970
GENERAL EXPENSES:			
INSURANCE	190,000	193,380	200,000
PAYMENTS IN LIEU OF TAXES	136,170	138,414	132,200
COMPENSATED ABSENCES	4,860	4,860	31,000
HAP-HOUSING ASSISTANCE PAYMENTS	3,518,120	3,552,586	3,624,000
FSS ESCROW-PH	26,920	42,144	27,400
PENSION CONTRIBUTIONS	132,000	152,563	179,940
RETIREE HEALTH BENEFITS	182,540	182,000	191,130
OTHER GENERAL EXPENSES	12,890	13,170	13,500
TOTAL GENERAL EXPENSES	4,203,500	4,279,117	4,399,170
TOTAL OPERATING EXPENSES	8,934,550	9,079,720	9,057,440
PROFIT (LOSS)	12,100	71,838	10,800