

## CONSOLIDATED BUDGET TO ACTUAL REPORT

Period = July 2013 - May 2014

7/11/2014 6:23 PM

	COCC As of: 05/2014	COCC Budget As of: 05/2014	DEVELOPMENT As of: 05/2014	DEVELOPMENT Budget As of: 05/2014	WEST As of: 05/2014	WEST Budget As of: 05/2014	EAST As of: 05/2014	EAST Budget As of: 05/2014	SECTION 8 As of: 05/2014	SECTION 8 Budget As of: 05/2014	S8NC As of: 05/2014	S8NC Budget As of: 05/2014	GARDEN As of: 05/2014	GARDEN Budget As of: 05/2014	TOTAL As of: 05/2014	TOTAL Budget As of: 05/2014
<b>TENANT INCOME</b>																
Rental Income																
Tenant Rent	0.00	0	0.00	0	\$343,385.50	\$366,666	\$408,167.00	\$394,166	0.00	0	0.00	0	\$1,034.00	\$1,375	\$752,586.50	\$762,208
Dwelling Rent-Negative	0.00	0	0.00	0	(\$12,012.00)	(\$11,916)	(\$8,200.00)	(\$9,166)	0.00	0	0.00	0	0.00	0	(\$20,212.00)	(\$21,083)
FSS Escrows	0.00	0	0.00	0	0.00	0	(\$3.00)	0	0.00	0	0.00	0	0.00	0	(\$3.00)	0
Total Rental Income	0.00	0	0.00	0	\$331,373.50	\$354,750	\$399,964.00	\$385,000	0.00	0	0.00	0	\$1,034.00	\$1,375	\$732,371.50	\$741,125
<b>Other Tenant Income</b>																
Laundry and Vending	0.00	0	0.00	0	\$4,143.91	\$2,750	\$1,453.29	\$2,016	0.00	0	0.00	0	0.00	0	\$5,597.20	\$4,766
Damages	0.00	0	0.00	0	\$106.60	\$1,008	\$183.00	\$733	0.00	0	0.00	0	0.00	0	\$289.60	\$1,741
Late Charges	0.00	0	0.00	0	\$4,450.00	\$2,291	\$4,160.00	\$2,566	0.00	0	0.00	0	0.00	0	\$8,610.00	\$4,858
Legal Fees - Tenant	0.00	0	0.00	0	\$2,768.00	\$1,283	\$1,483.00	\$1,375	0.00	0	0.00	0	0.00	0	\$4,251.00	\$2,658
NSF Charges	0.00	0	0.00	0	0.00	\$45	\$35.00	\$45	0.00	0	0.00	0	0.00	0	\$35.00	\$91
Tenant Owed Utilities	0.00	0	0.00	0	\$7,745.21	\$8,250	\$204.18	\$1,833	0.00	0	0.00	0	0.00	0	\$7,949.39	\$10,083
Misc. Tenant Income	0.00	0	0.00	0	\$373.14	\$916	\$250.00	\$916	0.00	0	0.00	0	0.00	0	\$623.14	\$1,833
Total Other Tenant Income	0.00	0	0.00	0	\$19,586.86	\$16,545	\$7,768.47	\$9,487	0.00	0	0.00	0	0.00	0	\$27,355.33	\$26,033
NET TENANT INCOME	0.00	0	0.00	0	\$350,960.36	\$371,295	\$407,732.47	\$394,487	0.00	0	0.00	0	\$1,034.00	\$1,375	\$759,726.83	\$767,158
<b>GRANT INCOME</b>																
HUD PHA Operating Grants/Subsidy	0.00	0	0.00	0	\$503,029.00	\$473,000	\$467,539.00	\$473,000	0.00	0	0.00	0	0.00	0	\$970,568.00	\$946,000
Family Self-Sufficiency Grant	\$1,741.45	0	0.00	0	\$30,554.51	\$31,625	\$30,330.91	\$31,625	\$2,725.66	0	0.00	0	0.00	0	\$65,352.53	\$63,250
RAD PBV Rent	0.00	0	0.00	0	0.00	\$17,060	0.00	\$31,270	0.00	0	0.00	0	0.00	0	0.00	\$48,330
Section 8 HAP Earned	0.00	0	0.00	0	0.00	0	0.00	0	\$8,161,906.00	\$8,027,261	\$739,332.00	\$1,329,166	0.00	0	\$8,901,238.00	\$9,356,427
Section 8 Admin. Fee Income	0.00	0	0.00	0	0.00	0	0.00	0	\$798,130.00	\$755,883	\$40,930.80	\$66,000	0.00	0	\$839,060.80	\$821,883
Section 8 FSS Grant Income	0.00	0	0.00	0	0.00	0	0.00	0	\$31,625.00	\$31,625	0.00	0	0.00	0	\$31,625.00	\$31,625
Section 8 Port-In Admin Fees	0.00	0	0.00	0	0.00	0	0.00	0	\$236.81	0	0.00	0	0.00	0	\$236.81	0
Section 8 VASH Program Income	0.00	0	0.00	0	0.00	0	0.00	0	\$18,935.00	0	0.00	0	0.00	0	\$18,935.00	0
Other Government Grants	\$1,469.50	0	0.00	0	\$787.25	0	\$18,094.75	\$100,000	\$510.50	0	0.00	0	0.00	0	\$20,862.00	\$100,000
City CD Grant Revenue	\$475.00	0	0.00	0	0.00	0	\$91.58	0	0.00	0	0.00	0	0.00	0	\$566.58	0
City General Fund Revenue	\$9,209.36	0	0.00	0	\$145,734.92	\$150,333	\$102,890.49	\$89,833	\$125,908.23	\$110,000	0.00	0	0.00	0	\$383,743.00	\$350,166
City Customer Service Grant	0.00	0	0.00	0	\$250.00	0	\$250.00	0	0.00	0	0.00	0	0.00	0	\$500.00	0
City Energy Grant	0.00	0	\$125,726.17	0	\$14,183.53	0	\$20,000.00	0	0.00	0	0.00	0	0.00	0	\$159,909.70	0
<b>TOTAL GRANT INCOME</b>	<b>\$12,895.31</b>	<b>0</b>	<b>\$125,726.17</b>	<b>0</b>	<b>\$694,539.21</b>	<b>\$672,018</b>	<b>\$639,196.73</b>	<b>\$725,728</b>	<b>\$9,139,977.20</b>	<b>\$8,924,769</b>	<b>\$780,262.80</b>	<b>\$1,395,166</b>	<b>0.00</b>	<b>0</b>	<b>\$11,392,597.42</b>	<b>\$11,717,682</b>
<b>OTHER INCOME</b>																
Investment Income - Unrestricted	\$9,841.92	\$13,750	0.00	0	\$245.34	\$916	\$257.40	\$916	\$326.79	\$641	\$230.49	\$527	\$220.07	\$550	\$11,122.01	\$17,302
Investment Income - Restricted	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$1,191	0.00	0	0.00	0	0.00	\$1,191
Management Fee Income	\$325,989.00	\$282,709	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$325,989.00	\$282,709
Fraud Recovery-Admin Fee	0.00	0	0.00	0	0.00	0	0.00	0	\$8,240.12	\$3,391	0.00	0	0.00	0	\$8,240.12	\$3,391
Fraud Recovery-HAP	0.00	0	0.00	0	0.00	0	0.00	0	\$8,240.13	\$3,391	0.00	0	0.00	0	\$8,240.13	\$3,391
Miscellaneous Other Income	0.00	\$687	0.00	0	\$34.00	0	\$16.38	\$3,666	\$20.51	0	0.00	0	0.00	0	\$70.89	\$4,354
Sales Proceeds-Non RAD Units	0.00	\$100,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$100,000
Other Income-Earned Discounts	\$228.44	\$229	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$228.44	\$229
<b>TOTAL OTHER INCOME</b>	<b>\$336,059.36</b>	<b>\$397,375</b>	<b>0.00</b>	<b>0</b>	<b>\$279.34</b>	<b>\$916</b>	<b>\$273.78</b>	<b>\$4,583</b>	<b>\$16,827.55</b>	<b>\$8,616</b>	<b>\$230.49</b>	<b>\$527</b>	<b>\$220.07</b>	<b>\$550</b>	<b>\$353,890.59</b>	<b>\$412,569</b>
<b>TOTAL INCOME</b>	<b>\$348,954.67</b>	<b>\$397,375</b>	<b>\$125,726.17</b>	<b>0</b>	<b>\$1,045,778.91</b>	<b>\$1,044,230</b>	<b>\$1,047,202.98</b>	<b>\$1,124,799</b>	<b>\$9,156,804.75</b>	<b>\$8,933,385</b>	<b>\$780,493.29</b>	<b>\$1,395,693</b>	<b>\$1,254.07</b>	<b>\$1,925</b>	<b>\$12,506,214.84</b>	<b>\$12,897,410</b>
<b>EXPENSES</b>																
<b>ADMINISTRATIVE</b>																
Administrative Salaries																
Administrative Salaries	\$189,536.50	\$182,784	0.00	0	\$150,161.27	\$150,703	\$154,994.83	\$156,426	\$275,438.96	\$284,065	0.00	0	0.00	\$458	\$770,131.56	\$774,436
Admin-Overtime Pay	0.00	0	0.00	0	\$11,574.17	\$5,769	\$6,445.38	\$6,000	\$32,939.68	\$13,846	0.00	0	0.00	0	\$50,959.23	\$25,615
Compensated Absences	0.00	0	0.00	0	0.00	0	0.00	\$458	0.00	0	0.00	0	0.00	0	0.00	\$458
Employee Benefit Contribution-Admin	\$128,015.63	\$129,773	0.00	0	\$112,205.97	\$136,992	\$121,663.00	\$126,467	\$261,747.48	\$277,920	0.00	0	0.00	\$275	\$623,632.08	\$671,427
Employee Benefit Contribution-Admin-FSS	0.00	0	0.00	0	0.00	0	0.00	0	\$1,056.15	0	0.00	0	0.00	0	\$1,056.15	0

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Employee Benefit-Education	0.00	0	0.00	0	0.00	0	0.00	0	\$5,000.00	0	0.00	0	0.00	0	\$5,000.00	0
Administrative Salaries-FSS	0.00	0	0.00	0	0.00	0	0.00	0	\$1,415.81	0	0.00	0	0.00	0	\$1,415.81	0
Temporary Help	\$10,761.50	\$3,666	0.00	0	\$7,232.43	\$3,666	\$7,232.49	\$3,666	\$19,186.77	\$18,333	0.00	0	0.00	0	\$44,413.19	\$29,333
Admin Salaries charged to CFP	(\$26,503.36)	(\$9,166)	0.00	0	(\$7,836.36)	(\$13,750)	(\$7,836.30)	(\$13,750)	0.00	0	0.00	0	0.00	0	(\$42,176.02)	(\$36,666)
Admin Benefits charged to CFP	(\$16,984.81)	(\$4,583)	0.00	0	(\$4,663.64)	(\$7,333)	(\$4,663.70)	(\$6,966)	0.00	0	0.00	0	0.00	0	(\$26,312.15)	(\$18,883)
Inter dept Billings	(\$1,407.77)	(\$911)	0.00	0	(\$1,666.50)	(\$1,666)	(\$1,022.99)	0	(\$2,471.96)	0	0.00	0	0.00	0	(\$6,569.22)	(\$2,577)
Inter dept Charges	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$496.86	0	\$2,577.41	0	\$3,074.27	0
Retiree Insurance Benefits	\$21,213.50	\$14,142	0.00	0	\$3,535.62	\$6,718	\$3,535.62	\$6,718	\$21,213.50	\$22,627	0.00	0	0.00	0	\$49,498.24	\$50,206
<b>Total Administrative Salaries</b>	<b>\$304,631.19</b>	<b>\$315,704</b>	<b>0.00</b>	<b>0</b>	<b>\$270,542.96</b>	<b>\$281,099</b>	<b>\$280,348.33</b>	<b>\$279,019</b>	<b>\$615,526.39</b>	<b>\$616,792</b>	<b>\$496.86</b>	<b>0</b>	<b>\$2,577.41</b>	<b>\$733</b>	<b>\$1,474,123.14</b>	<b>\$1,493,349</b>
<b>Legal Expense</b>																
Criminal Background Checks	\$326.05	0	0.00	0	\$249.34	\$128	\$192.89	\$128	\$742.42	\$229	0.00	0	0.00	0	\$1,510.70	\$485
Tenant Screening	0.00	0	0.00	0	\$65.00	\$366	\$65.00	\$366	0.00	\$45	0.00	0	0.00	0	\$130.00	\$779
General Legal Expense	\$1,536.25	0	\$12,493.80	\$18,333	\$18,213.10	\$12,833	\$3,651.39	\$8,250	\$2,059.14	\$7,333	0.00	0	0.00	0	\$37,953.68	\$46,750
<b>Total Legal Expense</b>	<b>\$1,862.30</b>	<b>0</b>	<b>\$12,493.80</b>	<b>\$18,333</b>	<b>\$18,527.44</b>	<b>\$13,328</b>	<b>\$3,909.28</b>	<b>\$8,745</b>	<b>\$2,801.56</b>	<b>\$7,608</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$39,594.38</b>	<b>\$48,015</b>
<b>Other Admin Expenses</b>																
Staff Training	\$19,235.61	\$1,833	0.00	0	\$3,016.61	\$916	\$4,096.52	\$916	\$5,294.97	\$4,583	0.00	0	0.00	0	\$31,643.71	\$8,250
Travel	\$1,034.30	\$458	0.00	0	\$502.05	0	\$1,482.83	0	\$24.64	\$114	0.00	0	0.00	0	\$3,043.82	\$572
Auditing Fees	\$860.00	\$850	0.00	0	\$4,300.00	\$4,500	\$4,300.00	\$4,500	\$5,160.00	\$5,100	\$860.00	\$1,050	0.00	0	\$15,480.00	\$16,000
Port Out Admin Fee Paid	0.00	0	0.00	0	0.00	0	0.00	0	\$16,334.57	\$14,666	0.00	0	0.00	0	\$16,334.57	\$14,666
Management Fee	0.00	0	0.00	0	\$88,165.00	\$84,768	\$88,429.00	\$87,207	\$140,694.00	\$91,666	\$8,184.00	\$18,333	\$517.00	\$513	\$325,989.00	\$282,489
Mgt Fee-outside	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,727.00	\$5,041	0.00	0	\$2,727.00	\$5,041
Office Rent	0.00	0	0.00	0	0.00	0	0.00	0	\$4,232.00	\$4,125	0.00	0	0.00	0	\$4,232.00	\$4,125
Office Security Expense	0.00	0	0.00	0	\$118.18	\$183	\$545.88	\$458	\$181.11	\$275	0.00	0	0.00	0	\$845.17	\$916
Office Janitorial Expense	\$1,894.55	\$2,200	0.00	0	\$2,662.85	\$595	\$2,197.80	0	\$3,731.54	\$2,016	0.00	0	0.00	0	\$10,486.74	\$4,812
Consultants	\$2,000.00	0	\$294,571.14	\$22,916	0.00	\$458	0.00	\$458	\$400.00	0	0.00	0	0.00	0	\$296,971.14	\$23,833
Consultants-FSS	0.00	0	0.00	0	0.00	0	0.00	0	\$9,000.00	\$31,625	0.00	0	0.00	0	\$9,000.00	\$31,625
Inspections	0.00	0	\$1,775.00	0	0.00	\$1,833	0.00	\$1,833	\$75,603.00	\$76,083	0.00	\$1,833	0.00	0	\$77,378.00	\$81,583
<b>Total Other Admin Expenses</b>	<b>\$25,024.46</b>	<b>\$5,341</b>	<b>\$296,346.14</b>	<b>\$22,916</b>	<b>\$98,764.69</b>	<b>\$93,256</b>	<b>\$101,052.03</b>	<b>\$95,373</b>	<b>\$260,655.83</b>	<b>\$230,256</b>	<b>\$11,771.00</b>	<b>\$26,258</b>	<b>\$517.00</b>	<b>\$513</b>	<b>\$794,131.15</b>	<b>\$473,916</b>
<b>Miscellaneous Admin Expenses</b>																
Membership and Fees	\$4,202.43	\$3,666	0.00	0	\$436.25	\$366	\$255.20	\$206	\$1,074.87	\$1,466	0.00	0	0.00	0	\$5,968.75	\$5,706
Publications	\$349.00	\$458	0.00	0	0.00	0	0.00	0	0.00	\$458	0.00	0	0.00	0	\$349.00	\$916
Advertising	\$350.00	\$183	0.00	0	\$3.59	\$91	\$3.59	\$91	0.00	0	0.00	0	0.00	0	\$357.18	\$366
Office Supplies	\$921.90	\$825	\$384.68	0	\$1,859.86	\$1,375	\$1,379.06	\$1,650	\$3,204.75	\$4,583	0.00	0	0.00	0	\$7,750.25	\$8,433
Telephone	\$1,995.76	\$1,191	0.00	0	\$4,955.85	\$6,875	\$5,186.31	\$5,500	\$5,988.02	\$4,583	0.00	0	0.00	0	\$18,125.94	\$18,150
Postage	\$433.00	\$91	\$39.90	0	\$4,072.57	\$5,500	\$4,471.23	\$5,500	\$12,338.53	\$17,416	0.00	0	0.00	0	\$21,355.23	\$28,508
Software License Fees	\$46,293.68	\$36,666	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$46,293.68	\$36,666
Copiers	\$757.43	\$916	0.00	0	\$606.74	\$1,100	\$345.31	\$366	\$2,943.26	\$3,666	0.00	0	0.00	0	\$4,652.74	\$6,049
Printer Supplies	\$179.95	\$110	0.00	0	0.00	\$458	0.00	\$458	0.00	\$91	0.00	0	0.00	0	\$179.95	\$1,118
Software	0.00	\$550	0.00	0	0.00	0	0.00	0	\$1,400.00	0	0.00	0	0.00	0	\$1,400.00	\$550
Printing Expenses	0.00	\$91	\$969.56	0	\$118.94	0	\$118.93	\$458	\$1,699.13	\$3,666	0.00	0	0.00	0	\$2,906.56	\$4,216
Cell Phones/Pagers	\$1,793.00	\$1,741	0.00	0	\$3,699.38	\$4,583	\$4,866.80	\$4,400	\$1,248.01	\$1,558	0.00	0	0.00	0	\$11,607.19	\$12,283
Small Office Equipment	0.00	0	0.00	0	0.00	\$45	0.00	\$45	0.00	\$183	0.00	0	0.00	0	0.00	\$275
Late Fees/Lost Discounts	\$48.95	\$91	0.00	0	(\$1.90)	0	(\$2.79)	0	\$340.00	0	0.00	0	0.00	0	\$384.26	\$91
Bank Fees	0.00	0	0.00	0	\$810.52	\$641	\$810.52	\$641	\$5,703.60	\$3,666	0.00	0	0.00	0	\$7,324.64	\$4,949
Other Misc Admin Expenses	\$1,547.84	\$4,125	0.00	0	\$814.00	\$183	\$181.28	\$183	\$1,333.84	\$1,833	0.00	0	0.00	0	\$3,876.96	\$6,325
<b>Total Miscellaneous Admin Expenses</b>	<b>\$58,872.94</b>	<b>\$50,709</b>	<b>\$1,394.14</b>	<b>0</b>	<b>\$17,375.80</b>	<b>\$21,220</b>	<b>\$17,615.44</b>	<b>\$19,502</b>	<b>\$37,274.01</b>	<b>\$43,175</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$132,532.33</b>	<b>\$134,607</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$390,390.89</b>	<b>\$371,756</b>	<b>\$310,234.08</b>	<b>\$41,250</b>	<b>\$405,210.89</b>	<b>\$408,904</b>	<b>\$402,925.08</b>	<b>\$402,640</b>	<b>\$916,257.79</b>	<b>\$897,831</b>	<b>\$12,267.86</b>	<b>\$26,258</b>	<b>\$3,094.41</b>	<b>\$1,246</b>	<b>\$2,440,381.00</b>	<b>\$2,149,888</b>
<b>TENANT SERVICES</b>																
Resident Council	\$179.80	0	0.00	0	0.00	\$3,025	0.00	\$2,658	0.00	0	0.00	0	0.00	0	\$179.80	\$5,683
Other Tenant Svcs.	0.00	0	0.00	0	\$64.37	0	\$243.09	\$458	0.00	0	0.00	0	0.00	0	\$307.46	\$458
Tenant Services Support	\$5,833.00	\$9,166	0.00	0	\$49,905.30	\$22,500	\$50,027.84	\$22,500	0.00	0	0.00	0	0.00	0	\$105,766.14	\$54,166
Tenant Support Services-FSS	0.00	0	0.00	0	\$30.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$30.00	0
Resident Participation Funds	0.00	0	0.00	0	0.00	\$916	\$458	\$458	0.00	0	0.00	0	0.00	0	\$501.06	\$1,375
Tenant Relocation	0.00	0	\$1,379.32	0	\$476.62	0	\$678.82	0	0.00	0	0.00	0	0.00	0	\$2,534.76	0
Application Fees	0.00	0	\$759.59	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$759.59	0

**CONSOLIDATED BUDGET TO ACTUAL REPORT**

Period = July 2013 - May 2014

	COCC As of: 05/2014	COCC Budget As of: 05/2014	DEVELOPMENT As of: 05/2014	DEVELOPMENT Budget As of: 05/2014	WEST As of: 05/2014	WEST Budget As of: 05/2014	EAST As of: 05/2014	EAST Budget As of: 05/2014	SECTION 8 As of: 05/2014	SECTION 8 Budget As of: 05/2014	S8NC As of: 05/2014	S8NC Budget As of: 05/2014	GARDEN As of: 05/2014	GARDEN Budget As of: 05/2014	TOTAL As of: 05/2014	TOTAL Budget As of: 05/2014
Other Set-Up Fees	0.00	0	\$0.75	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$0.75	0
Moving Company Expenses	0.00	0	\$1,750.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,750.00	0
Sr Nutrition Program Expenses	0.00	0	0.00	0	0.00	0	\$1,153.31	0	0.00	0	0.00	0	0.00	0	\$1,153.31	0
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>\$6,012.80</b>	<b>\$9,166</b>	<b>\$3,889.66</b>	<b>0</b>	<b>\$50,476.29</b>	<b>\$26,441</b>	<b>\$52,604.12</b>	<b>\$26,075</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$112,982.87</b>	<b>\$61,683</b>
Water	0.00	0	0.00	0	\$74,872.56	\$75,166	\$71,139.10	\$66,000	0.00	0	0.00	0	0.00	0	\$146,011.66	\$141,166
Electricity	0.00	0	0.00	0	\$80,502.96	\$85,250	\$46,449.44	\$49,500	0.00	0	0.00	0	0.00	0	\$126,952.40	\$134,750
Electricity-Vacant Units	0.00	0	0.00	0	\$728.66	\$458	\$1,528.13	\$458	0.00	0	0.00	0	0.00	0	\$2,256.79	\$916
Electricity-Tenant Owed	0.00	0	0.00	0	\$106.16	\$183	\$121.57	\$733	0.00	0	0.00	0	0.00	0	\$227.73	\$916
Gas	0.00	0	0.00	0	\$55,124.09	\$44,000	\$32,092.48	\$24,750	0.00	0	0.00	0	0.00	0	\$87,216.57	\$68,750
Gas-Vacant Units	0.00	0	0.00	0	\$1,316.91	\$550	\$2,600.59	\$458	0.00	0	0.00	0	0.00	0	\$3,917.50	\$1,008
Gas-Tenant Owed	0.00	0	0.00	0	\$308.98	\$183	\$127.15	0	0.00	0	0.00	0	0.00	0	\$436.13	\$183
Comcast Internet	0.00	0	0.00	0	0.00	0	\$437.80	0	0.00	0	0.00	0	0.00	0	\$437.80	0
Utilities billed to HCV Program	0.00	0	0.00	0	(\$4,232.00)	(\$4,125)	0.00	0	0.00	0	0.00	0	0.00	0	(\$4,232.00)	(\$4,125)
<b>TOTAL UTILITY EXPENSES</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$208,728.32</b>	<b>\$201,666</b>	<b>\$154,496.26</b>	<b>\$141,900</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$363,224.58</b>	<b>\$343,566</b>
General Maint Expense																
Maintenance Salaries	0.00	0	0.00	0	\$69,294.24	\$69,251	\$75,594.62	\$71,671	0.00	0	0.00	0	0.00	\$366	\$144,888.86	\$141,288
Maintenance Overtime Pay	0.00	0	0.00	0	\$9,002.91	\$15,692	\$8,970.95	\$23,077	0.00	0	0.00	0	0.00	0	\$17,973.86	\$38,769
Maintenance - Temporary Labor	0.00	0	0.00	0	\$2,572.15	\$5,500	\$2,572.16	\$4,583	0.00	0	0.00	0	0.00	0	\$5,144.31	\$10,083
Employee Benefit Contribution-Maint.	0.00	0	0.00	0	\$63,764.46	\$64,073	\$79,970.85	\$76,294	0.00	0	0.00	0	0.00	\$275	\$143,735.31	\$140,642
Inter-dept billings	0.00	0	0.00	0	0.00	0	(\$1,356.98)	0	0.00	0	0.00	0	0.00	0	(\$1,356.98)	0
Retiree Insurance Benefits	0.00	0	0.00	0	\$7,071.13	\$6,718	\$7,071.13	\$13,435	0.00	0	0.00	0	0.00	0	\$14,142.26	\$20,153
Maintenance Uniforms	0.00	0	0.00	0	\$1,017.85	\$916	\$1,017.85	\$1,100	0.00	0	0.00	0	0.00	0	\$2,035.70	\$2,016
Safety Supplies	0.00	0	0.00	0	\$1,178.23	\$458	\$610.33	\$275	\$245.52	\$45	0.00	0	0.00	0	\$2,034.08	\$779
Vehicle Gas, Oil, Grease	0.00	0	0.00	0	\$47.57	\$2,750	\$11.49	\$2,750	0.00	0	0.00	0	0.00	0	\$59.06	\$5,500
Maintenance Facility Rent	0.00	0	0.00	0	\$1,906.26	0	\$1,906.26	0	0.00	0	0.00	0	0.00	0	\$3,812.52	0
<b>Total General Maint Expense</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$155,854.80</b>	<b>\$165,359</b>	<b>\$176,368.66</b>	<b>\$193,185</b>	<b>\$245.52</b>	<b>\$45</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>\$641</b>	<b>\$332,468.98</b>	<b>\$359,232</b>
Materials																
Grounds Supplies	0.00	0	0.00	0	\$456.08	\$825	\$920.56	\$825	0.00	0	0.00	0	0.00	0	\$1,376.64	\$1,650
Appliance Parts Supplies	\$2,500.00	0	0.00	0	\$4,035.84	\$2,750	\$3,210.08	\$5,500	0.00	0	0.00	0	0.00	0	\$9,745.92	\$8,250
Window Treatment Supplies	0.00	0	0.00	0	\$308.38	\$733	\$478.43	\$183	\$52.47	0	0.00	0	0.00	0	\$839.28	\$916
Electrical Supplies	0.00	0	0.00	0	\$5,961.42	\$5,041	\$5,462.53	\$4,583	0.00	0	0.00	0	0.00	0	\$11,423.95	\$9,625
Exterminating Supplies	0.00	0	0.00	0	\$179.43	\$91	0.00	\$91	0.00	0	0.00	0	0.00	0	\$179.43	\$183
Janitorial/Cleaning Supplies	0.00	0	0.00	0	\$2,658.08	\$1,650	\$1,313.15	\$1,237	\$553.18	\$458	0.00	0	0.00	0	\$4,524.41	\$3,345
Plumbing Supplies	0.00	0	0.00	0	\$6,864.31	\$5,500	\$5,287.89	\$6,416	0.00	0	0.00	0	0.00	0	\$12,152.20	\$11,916
Tools and Equipment	0.00	0	0.00	0	\$2,674.01	\$1,375	\$2,163.09	\$1,375	0.00	0	0.00	0	0.00	0	\$4,837.10	\$2,750
Paint Supplies	0.00	0	0.00	0	\$468.78	\$1,833	\$164.01	\$916	0.00	0	0.00	0	0.00	0	\$632.79	\$2,750
Hardware Supplies	0.00	0	0.00	0	\$3,333.57	\$1,100	\$2,775.68	\$5,041	0.00	0	0.00	0	0.00	0	\$6,109.25	\$6,141
HVAC Supplies	0.00	0	0.00	0	\$2,217.12	\$6,416	\$1,823.86	\$2,291	0.00	0	0.00	0	0.00	0	\$4,040.98	\$8,708
Vehicle Supplies	0.00	0	0.00	0	\$292.88	\$916	\$318.56	\$183	0.00	0	0.00	0	0.00	0	\$611.44	\$1,100
Locks & Keys	0.00	0	0.00	0	\$2,541.56	\$183	\$1,932.67	\$2,291	0.00	\$45	0.00	0	0.00	0	\$4,474.23	\$2,520
Cabinet Supplies	0.00	0	0.00	0	0.00	\$458	0.00	\$458	0.00	0	0.00	0	0.00	0	0.00	\$916
Flooring Supplies	0.00	0	0.00	0	0.00	\$1,375	\$7.58	0	0.00	0	0.00	0	0.00	0	\$7.58	\$1,375
Unit Turn Supplies	0.00	0	0.00	0	\$3,410.00	\$9,166	\$803.28	\$8,250	0.00	0	0.00	0	0.00	0	\$4,213.28	\$17,416
Miscellaneous Supplies	0.00	0	0.00	0	0.00	\$458	0.00	\$458	0.00	0	0.00	0	0.00	0	0.00	\$916
<b>Total Materials</b>	<b>\$2,500.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$35,401.46</b>	<b>\$39,875</b>	<b>\$26,661.37</b>	<b>\$40,104</b>	<b>\$605.65</b>	<b>\$504</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$65,168.48</b>	<b>\$80,483</b>
Contract Costs																
Fire Extinguisher Contract Costs	0.00	0	0.00	0	\$336.80	\$641	\$420.35	\$916	0.00	0	0.00	0	0.00	0	\$757.15	\$1,558
Appliance Contract Costs	0.00	0	\$50.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$50.00	0
Building Repairs Contract Costs	0.00	0	0.00	0	0.00	\$18,333	\$1,773.45	\$25,666	0.00	0	0.00	0	0.00	\$91	\$1,773.45	\$44,091
Building Repairs-CDBG Grant	0.00	0	0.00	0	0.00	0	\$28,945.10	\$100,000	0.00	0	0.00	0	0.00	0	\$28,945.10	\$100,000
Carpet Cleaning Contract Costs	0.00	0	0.00	0	\$1,224.00	\$916	\$45.00	\$183	0.00	0	0.00	0	0.00	0	\$1,269.00	\$1,100
Decorating/Painting Contract Costs	0.00	0	0.00	0	\$2,070.00	\$458	\$1,850.00	\$1,558	0.00	0	0.00	0	0.00	0	\$3,920.00	\$2,016
Electrical Contract Costs	0.00	0	0.00	0	\$1,680.59	\$9,166	\$5,598.95	\$2,291	0.00	0	0.00	0	0.00	0	\$7,279.54	\$11,458
Pest Control Contract Costs	0.00	0	0.00	0	\$25,009.00	\$2,291	\$6,416	\$6,416	0.00	0	0.00	0	0.00	0	\$34,596.00	\$8,708
Pest Control-budgeted	0.00	0	0.00	0	\$1,363.30	\$2,016	\$1,497.00	\$1,466	0.00	0	0.00	0	0.00	0	\$2,860.30	\$3,483
Floor Covering Contract Costs	0.00	0	0.00	0	\$2,240.30	0	\$545.28	\$916	0.00	0	0.00	0	0.00	0	\$2,785.58	\$916

**CONSOLIDATED BUDGET TO ACTUAL REPORT**

Period = July 2013 - May 2014

7/11/2014 6:23 PM

	COCC As of: 05/2014	COCC Budget As of: 05/2014	DEVELOPMENT As of: 05/2014	DEVELOPMENT Budget As of: 05/2014	WEST As of: 05/2014	WEST Budget As of: 05/2014	EAST As of: 05/2014	EAST Budget As of: 05/2014	SECTION 8 As of: 05/2014	SECTION 8 Budget As of: 05/2014	S8NC As of: 05/2014	S8NC Budget As of: 05/2014	GARDEN As of: 05/2014	GARDEN Budget As of: 05/2014	TOTAL As of: 05/2014	TOTAL Budget As of: 05/2014
Grounds Contract Costs	0.00	0	0.00	0	0.00	\$9,166	\$2,597.00	\$4,583	0.00	0	0.00	0	0.00	0	\$2,597.00	\$13,750
Janitorial/Cleaning Contract Costs	0.00	0	0.00	0	\$4,884.50	\$4,308	\$5,375.25	\$6,875	0.00	0	0.00	0	0.00	0	\$10,259.75	\$11,183
Janitorial-Monthly Contract	0.00	0	0.00	0	\$8,964.58	\$5,500	\$13,446.85	\$8,250	0.00	0	0.00	0	0.00	0	\$22,411.43	\$13,750
Plumbing Contract Costs	0.00	0	0.00	0	\$4,495.05	\$1,375	\$3,107.00	\$2,750	0.00	0	0.00	0	0.00	0	\$7,602.05	\$4,125
Windows-Contract Costs	0.00	0	0.00	0	\$1,602.33	\$916	\$166.14	\$1,833	0.00	0	0.00	0	0.00	0	\$1,768.47	\$2,750
HVAC Contract Costs	0.00	0	0.00	0	\$1,956.70	\$3,666	\$40,353.34	\$7,333	0.00	0	0.00	0	0.00	0	\$42,310.04	\$11,000
Vehicle Maintenance Contract Costs	0.00	0	0.00	0	\$4,079.51	\$1,833	\$2,635.30	\$1,833	0.00	0	0.00	0	0.00	0	\$6,714.81	\$3,666
Elevator Inspection Fees	0.00	0	0.00	0	0.00	\$916	\$530.00	\$916	0.00	0	0.00	0	0.00	0	\$530.00	\$1,833
Boiler Inspection Fees	0.00	0	0.00	0	\$1,165.00	\$733	\$60.00	\$458	0.00	0	0.00	0	0.00	0	\$1,225.00	\$1,191
Fire Sprinkler Inspection Fees	0.00	0	0.00	0	\$1,100.00	\$916	0.00	\$916	0.00	0	0.00	0	0.00	0	\$1,100.00	\$1,833
Fire Alarm Inspection Fees	0.00	0	0.00	0	0.00	\$916	0.00	\$916	0.00	0	0.00	0	0.00	0	0.00	\$1,833
Elevator Monitoring Contract Costs	0.00	0	0.00	0	\$9,968.21	\$8,250	\$13,456.38	\$12,000	0.00	0	0.00	0	0.00	0	\$23,424.59	\$20,250
Alarm Monitoring Contract Costs	0.00	0	0.00	0	\$1,298.44	\$1,375	\$939.75	\$458	\$40.26	0	0.00	0	0.00	0	\$2,278.45	\$1,833
Sprinkler Monitoring Contract Costs	0.00	0	0.00	0	\$815.48	\$1,466	\$420.00	\$458	0.00	0	0.00	0	0.00	0	\$1,235.48	\$1,925
Trash Disposal Contract Costs	0.00	0	0.00	0	\$4,868.00	\$3,116	\$1,782.00	\$1,650	0.00	0	0.00	0	0.00	0	\$6,650.00	\$4,766
Consultants Contract Costs	0.00	0	0.00	0	\$650.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$650.00	0
Sewer Backups Emergency	0.00	0	0.00	0	\$5,853.23	\$6,416	\$8,625.26	\$9,166	0.00	0	0.00	0	0.00	0	\$14,478.49	\$15,583
Equipment Repair Contract Costs	0.00	0	0.00	0	\$1,872.45	\$2,750	\$2,318.17	\$4,583	0.00	0	0.00	0	0.00	0	\$4,190.62	\$7,333
Vehicle Towing Contact Costs	0.00	0	0.00	0	\$110.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$110.00	0
Unit Turn Contract Costs	0.00	0	0.00	0	\$9,893.72	\$32,083	\$8,325.01	\$33,916	0.00	0	0.00	0	0.00	0	\$18,218.73	\$66,000
Lawn Care Contract	0.00	0	0.00	0	\$12,154.99	\$12,000	\$13,770.01	\$12,000	0.00	0	0.00	0	0.00	0	\$25,925.00	\$24,000
Snow Plow Contract	0.00	0	0.00	0	\$32,180.00	\$30,000	\$25,630.00	\$30,000	0.00	0	0.00	0	0.00	0	\$57,810.00	\$60,000
Asbestos Removal-Contract Costs	0.00	0	0.00	0	\$10,732.42	0	\$4,675.00	0	0.00	0	0.00	0	0.00	0	\$15,407.42	0
Tenant Stipends	0.00	0	0.00	0	\$8,848.15	\$9,166	\$9,619.73	\$9,166	0.00	0	0.00	0	0.00	0	\$18,467.88	\$18,333
<b>Total Contract Costs</b>	<b>0.00</b>	<b>0</b>	<b>\$50.00</b>	<b>0</b>	<b>\$161,416.75</b>	<b>\$170,699</b>	<b>\$208,094.32</b>	<b>\$289,483</b>	<b>\$40.26</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>\$91</b>	<b>\$369,601.33</b>	<b>\$460,274</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>\$2,500.00</b>	<b>0</b>	<b>\$50.00</b>	<b>0</b>	<b>\$352,673.01</b>	<b>\$375,933</b>	<b>\$411,124.35</b>	<b>\$522,773</b>	<b>\$891.43</b>	<b>\$550</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>\$733</b>	<b>\$767,238.79</b>	<b>\$899,990</b>
<b>GENERAL EXPENSES</b>																
Property Insurance	0.00	0	0.00	0	\$19,553.00	\$19,250	\$19,272.00	\$19,250	0.00	0	0.00	0	\$105.00	\$107	\$38,930.00	\$38,607
Casualty Loss	0.00	0	0.00	0	\$247.50	0	\$94,241.66	0	0.00	0	0.00	0	0.00	0	\$94,489.16	0
Liability Insurance	\$475.00	\$27	0.00	0	\$11,986.00	\$10,083	\$11,857.00	\$10,083	\$8,790.00	\$6,600	0.00	0	0.00	0	\$33,108.00	\$26,794
Workers Comp Insurance	\$529.32	\$504	0.00	0	\$1,732.73	\$1,833	\$1,835.63	\$1,833	\$863.48	\$944	0.00	0	0.00	0	\$4,961.16	\$5,115
Insurance Proceeds-Credit	0.00	0	0.00	0	0.00	0	(\$32,916.35)	0	0.00	0	0.00	0	0.00	0	(\$32,916.35)	0
Bad Debt-Tenant Rents	0.00	0	0.00	0	\$1,373.10	\$1,833	\$1,372.26	\$4,583	0.00	0	0.00	0	0.00	0	\$2,745.36	\$6,416
Bad Debt Recovery	0.00	0	0.00	0	(\$50.00)	0	0.00	0	0.00	0	0.00	0	0.00	0	(\$50.00)	0
Security/Law Enforcement	0.00	0	0.00	0	\$10,495.81	0	\$3,498.59	0	0.00	0	0.00	0	0.00	0	\$13,994.40	0
Port-In HAP Expense	0.00	0	0.00	0	0.00	0	0.00	0	(\$7,029.00)	0	0.00	0	0.00	0	(\$7,029.00)	0
<b>TOTAL GENERAL EXPENSES</b>	<b>\$1,004.32</b>	<b>\$531</b>	<b>0.00</b>	<b>0</b>	<b>\$45,338.14</b>	<b>\$33,000</b>	<b>\$99,160.79</b>	<b>\$35,750</b>	<b>\$2,624.48</b>	<b>\$7,544</b>	<b>0.00</b>	<b>0</b>	<b>\$105.00</b>	<b>\$107</b>	<b>\$148,232.73</b>	<b>\$76,933</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>																
Housing Assistance Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$7,752,874.71	\$8,027,261	\$739,332.00	\$1,329,166	0.00	0	\$8,492,206.71	\$9,356,427
Tenant Utility Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$115,218.00	0	0.00	0	0.00	0	\$115,218.00	0
Portable Out HAP Payments	0.00	0	0.00	0	0.00	0	0.00	0	\$261,853.77	0	0.00	0	0.00	0	\$261,853.77	0
FSS Escrow Payments	0.00	0	0.00	0	0.00	0	\$1,321.00	0	\$41,276.85	0	0.00	0	0.00	0	\$42,597.85	0
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$1,321.00</b>	<b>0</b>	<b>\$8,171,223.33</b>	<b>\$8,027,261</b>	<b>\$739,332.00</b>	<b>\$1,329,166</b>	<b>0.00</b>	<b>0</b>	<b>\$8,911,876.33</b>	<b>\$9,356,427</b>
<b>NON-OPERATING ITEMS</b>																
Operating Transfers-IN	0.00	0	0.00	0	(\$36,577.50)	0	(\$51,577.50)	0	0.00	0	0.00	0	0.00	0	(\$88,155.00)	0
Gain/Loss on Sale of Fixed Assets	0.00	0	0.00	0	(\$3,575.00)	0	0.00	0	0.00	0	0.00	0	0.00	0	(\$3,575.00)	0
<b>TOTAL NON-OPERATING ITEMS</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>(\$40,152.50)</b>	<b>0</b>	<b>(\$51,577.50)</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>(\$91,730.00)</b>	<b>0</b>
<b>TOTAL EXPENSES</b>	<b>\$399,908.01</b>	<b>\$381,454</b>	<b>\$314,173.74</b>	<b>\$41,250</b>	<b>\$1,022,274.15</b>	<b>\$1,045,947</b>	<b>\$1,070,054.10</b>	<b>\$1,129,139</b>	<b>\$9,090,997.03</b>	<b>\$8,933,187</b>	<b>\$751,599.86</b>	<b>\$1,355,425</b>	<b>\$3,199.41</b>	<b>\$2,087</b>	<b>\$12,652,206.30</b>	<b>\$12,888,490</b>
<b>NET INCOME</b>	<b>(\$50,953.34)</b>	<b>\$15,921</b>	<b>(\$188,447.57)</b>	<b>(\$41,250)</b>	<b>\$23,504.76</b>	<b>(\$1,716)</b>	<b>(\$2,851.12)</b>	<b>(\$4,340)</b>	<b>\$65,807.72</b>	<b>\$198</b>	<b>\$28,893.43</b>	<b>\$40,268</b>	<b>(\$1,945.34)</b>	<b>(\$162)</b>	<b>(\$145,991.45)</b>	<b>\$8,920</b>
<b>NET INCOME-ADMIN</b>	<b>(50,953.34)</b>	<b>15,921</b>	<b>(188,447.57)</b>	<b>(41,250)</b>	<b>23,504.76</b>	<b>(1,716)</b>	<b>(22,851.12)</b>	<b>(4,340)</b>	<b>20,767.88</b>	<b>198</b>	<b>28,893.43</b>	<b>40,268</b>	<b>(1,945.34)</b>	<b>(162)</b>	<b>(191,031.30)</b>	<b>8,919</b>

**CONSOLIDATED BUDGET TO ACTUAL REPORT**

Period = July 2013 - May 2014

7/11/2014 6:23 PM

	COCC	COCC	DEVELOPMENT	DEVELOPMENT	WEST	WEST	EAST	EAST	SECTION 8	SECTION 8	S8NC	S8NC	GARDEN	GARDEN	TOTAL	TOTAL
	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	05/2014	05/2014	05/2014	05/2014	05/2014	05/2014	05/2014	05/2014	05/2014	05/2014	05/2014	05/2014	05/2014	05/2014	05/2014	05/2014
<b>NET INCOME-FSS PROGRAM</b>	0.00	0	0.00	0	0.00	-	0.00	0	\$20,153.04	0	0.00	0	\$0.00	0	20,153.04	
<b>NET INCOME-HAP</b>	0.00		0.00		0.00		0.00	0	24,886.80		0.00		0.00	0	24,886.80	
<b>BEGINNING UNRESTRICTED EQUITY</b>	546,876.33		(61,672.33)		204,518.00		181,396.00		222,885.00		384,908.00		225,433.00		1,704,344.00	
<b>ADD CURRENT YEAR INCOME(LOSS)</b>	(50,953.34)		(188,447.57)		23,504.76		(22,851.12)		20,767.88		28,893.43		(1,945.34)		(191,031.30)	
<b>PURCHASE OF FIXED ASSETS</b>					(1,250.00)		(6,370.00)								(7,620.00)	
<b>PROJECTED YEAR-END UNRESTRICTED EQUITY</b>	<b>495,922.99</b>		<b>(250,119.90)</b>		<b>228,022.76</b>		<b>152,174.88</b>		<b>243,652.88</b>		<b>413,801.43</b>		<b>223,487.66</b>		<b>1,506,942.70</b>	
<b>4 months operating reserve</b>					<b>338,250.00</b>		<b>330,282.00</b>		<b>329,600.00</b>							
<b>BEGINNING NRA-HAP EQUITY</b>									395,016.00							
<b>HUD Took back NRA based on December 2013 balance</b>									(195,880.00)							
<b>ADD CURRENT YEAR INCOME(LOSS)</b>									24,886.80							
<b>PROJECTED YEAR-END NRA-HAP EQUITY</b>									<b>224,022.80</b>							
<b>BEGINNING FSS EQUITY</b>									0.00							
<b>ADD CURRENT YEAR INCOME(LOSS)</b>									20,153.04							
<b>PROJECTED YEAR-END FSS EQUITY</b>									<b>20,153.04</b>							