

EXPENSES REPORT

Administrative/Operating Expenses for January 2010

EXPENSES	HUD's Chart of Accounts	Financial Data Schedule FDS No.	Description	For The Year 2009	The Month of January 2010
	4111	911	Administrative Salaries		
4120	914	Compensated Absences			
4171	912	Auditing Fees			
7196.1	913	Outside management (The Inspection Group)			
7196.2	913	Outside management (Management Partners)			
7196.3	913	Outside management (Consoc)	\$ 1,003,378.00	\$ 73,646.00	
7196.4	913	Outside management (miscellaneous)			
4182	915	Employee Benefit Contributions			
4196	916	Legal Expense			
4196.1	916	Office Supplies			
4196.2	916	Staff Training/Travel			
4196.3	916	Accounting Fees	\$ 12,000.00	\$ 1,000.00	
4196.4	916	Office Rent			
4196.5	916	Telephone			
4196.6	916	Sundry			
4196.9	916	Bank charges	\$ 560.00	\$ -	
4196.9	916	Other Administrative Expenses			
		GENERAL EXPENCES			
4595	962	Other general expences (Port Admin Fee to other PHA's)	\$ 19,714.30	\$ 1,779	
Total operating expenses			\$ 1,035,652.30	\$ 76,425.23	

12/20/2009 to 1/19/2010 COMPLAINT VOLUME SUMMARY	MPHA	CITY	
Descriptions	Number	Number	
NO. OF NEW COMPLAINTS RECEIVED THIS MONTH			
NO. OF PARTICIPANT NEW COMPLAINTS THIS MONTH BY CATEGORY			
Quiet Enjoyment	1		
Criminal (Drug Related)	2		
Criminal (non-drug)		3	
Pets			
Unpaid Utilities		3	
Trash in Yard			
Unawthorized Adults	2		
Unsanitary Unit			
Damage to the unit beyond normal wear and tear			
HQS	4		
Inquires from police report		47	10 out of the 47 may be termed
Non-payment of rent			
Other			
TOTAL NO. OF NEW PARTICIPANT COMPLAINTS	9	53	62
NO. OF LANDLORD NEW COMPLAINTS THIS MONTH BY CATEGORY			
Code Violations			
Deferred maintenance			
Late HQS			
Lease Enforcement			
Other			
TOTAL NO. OF NEW LANDLORD COMPLAINTS	0	0	
TOTAL NO. OF NEW COMPLAINTS	9	53	62
NO. OF ON GOING UNRESOLVED PARTICIPANT COMPLAINTS AS OF THE END OF PREVIOUS MONTH BY CATEGORY			
Quiet Enjoyment	1		
Criminal (Drug Related)			

	Criminal (non-drug)			
	Pets			
	Unpaid Utilities		1	
	Trash in Yard			
	HQS	4		
	Unawthorized Adults	2		
	Inquires from police report		30	
	Unsanitary Unit			
	Damage to the unit beyond normal wear and tear			
	Non-payment of rent			
	Other			
	TOTAL NO. OF ON GOING PARTICIPANT COMPLAINTS	7	31	38
NO.OF ON GOING UNRESOLVED LANDLORD COMPLAINTS AT THE END OF PREVIOUS MONTH BY CATEGORY				
	Code Violations			
	Deferred maintenance			
	Late HQS			
	Lease Enforcement			
	Other			
	TOTAL NO. OF ON GOING LANDLORD COMPLAINTS	0		
	TOTAL NO. OF ON GOING COMPLAINTS	7	31	38
NO. OF ALL RESOLVED PARTICIPANT COMPLAINTS FOR THE CURRENT YEAR TO DATE BY CATEGORY				
	Non payment of Rent			
	Quiet Enjoyment		3	
	Criminal (Drug Related)	2		
	Criminal (non-drug)			
	Pets			
	Unpaid Utilities		2	
	Trash in Yard			
	Unawthorized Adults			
	Inquires from police report		17	
	Unsanitary Unit			

Damage to the unit beyond normal wear and tear			
Non-payment of rent			
Other HQS with may included unsanitary units and Damages Beyond normal ware			
TOTAL NO. OF RESOLVED PARTICIPANT COMPLAINTS YEAR TO DATE	2	22	24
NO. OF RESOLVED LANDLORD COMPLAINTS AT THE END OF PREVIOUS MONTH BY CATEGORY			
Code Violations			
Defered maintance			
Late HQS			
Lease Enforcement			
Other			
TOTAL NO. OF RESOLVED LANDLORD COMPLAINTS YEAR TO DATE	0	0	0
TOTAL NO. OF COMPLAINTS RESOLVED YEAR TO DATE	2	22	24
NO. OF CURRENT UNRESOLVED PARTICIPANT COMPLAINTS BY CATEGORY			
Quiet Enjoyment	1		
Criminal (Drug Related)			
Criminal (non-drug)			
Pets			
HQS	4		
Unpaid Utilities		1	
Unath. Adults	2		
Inquires from police report		30	
Trash in Yard			
Unsanitary Unit			
Damage to the unit beyond normal ware and tare			
Non-payment of rent			
Other			
TOTAL NO. OF CURRENT UNRESOLVED PARTICIPANT COMPLAINTS AT THE END OF PREVIOUS MONTH	7	31	38
NO. OF CURRENT UNRESOLVED LANDLORD COMPLAINTS BY CATEGORY			
Code Violations			
Deferred maintenance			

	Late HQS		
	Lease Enforcement		
	Other		
TOTAL NO. OF UNRESOLVED LANDLORD COMPLAINTS		0	
TOTAL NO. OF COMPLAINTS RESOLVED AT THE END OF PREVIOUS MONTH		0	
UNRESOLVED COMPLAINT AGING SUMMARY			
	# OF UNRESOLVED COMPLAINTS LESS THAN 30 DAYS OLD	7	31
	# OF UNRESOLVED COMPLAINTS 31 TO 60 DAYS OLD	0	0
	# OF UNRESOLVED COMPLAINTS 61 TO 90 DAYS OLD	0	0
	# OF UNRESOLVED COMPLAINTS MORE THAN 90 DAYS OLD	0	0
YEAR-TO-DATE COMPLAINT SUMMARY			
	# OF COMPLAINTS RECEIVED YTD	62	
	# OF COMPLAINTS RESOLVED YTD	24	
	# OF COMPLAINTS UNRESOLVED YTD	38	Scheduled for hearing

TENANT TURNOVER SUMMARY FOR THE MONTH OF DECEMBER		
	#	
NO. OF FAMILIES HOUSED BEGINNING OF MONTH	1517	
NO. OF FAMILIES HOUSED AT THE END OF THE MONTH	1520	
NO. OF FAMILIES LEAVING DURING MONTH	-3	
TURNOVER RATE FOR MONTH	0%	
NO. OF NEW FAMILIES HOUSED DURING MONTH	3	
OCCUPANCY RATE AT END OF MONTH	91.57%	
TURNOVER / "EOP'S" BREAKDOWN BY FAMILY SIZE		
	This Month	Year To Date
EIGHT OR MORE FAMILY MEMBERS	0	0
SEVEN FAMILY MEMBERS	0	1
SIX FAMILY MEMBERS	0	3
FIVE FAMILY MEMBERS	0	8
FOUR FAMILY MEMBERS	0	21
THREE FAMILY MEMBERS	4	29
TWO FAMILY MEMBERS	1	30
ONE FAMILY MEMBER	5	43
TOTAL	10	135
YEAR-TO-DATE TURNOVER SUMMARY FOR 2009		
	#	RATE
JANUARY	21	1.26%
FEBRUARY	13	0.80%
MARCH	13	0.80%
APRIL	13	0.80%
MAY	10	0.62%
JUNE	23	1.45%
JULY	7	0.44%
AUGUST	8	0.52%
SEPTEMBER	12	0.78%
OCTOBER	2	0.13%
NOVEMBER	3	0.18%
DECEMBER	10	0.60%
TOTAL NUMBER OF PARTICIPANTS THAT HAVE LEFT THE PROGRAM YEAR-TO DATE	135.00	
AVERAGE YEARLY PERCENTAGE OF PARTICIPANTS THAT HAVE LEFT THE PROGRAM		0.76%

HOUSING UNITS OCCUPIED DURING FOR DECEMBER 2009 MONTH BY BEDROOM SIZE						
	NO. of UNITS					
0 BR	20					
1 BR	335					
2 BR	559					
3 BR	539					
4 BR	66					
5+ BR	1					
Total	1520					
UNIT MONTHS OF OCCUPANCY FOR 2010						
MONTHS OF THE YEAR	MAXIMUM UNITS ALLOWED PER MONTH	MAXIMUM UNIT MONTHS ALLOWED PER MONTH	% OF UNITS OCCUPIED PER MONTH	% OF UNIT MONTHS LEASED	# OF UNIS LEASED PER MONTH	# OF UNIT MONTHS LEASED YTD
JANUARY	1,662	1,662	91.46%	91.46%	1520	1520
FEBRUARY	1,662	3,324	0.00%	45.73%		1520
MARCH	1,662	4,986	0.00%	30.49%		1520
APRIL	1,662	6,648	0.00%	22.86%		1520
MAY	1,662	8,310	0.00%	18.29%		1520
JUNE	1,662	9,972	0.00%	15.24%		1520
JULY	1,662	11,634	0.00%	13.07%		1520
AUGUST	1,662	13,296	0.00%	11.43%		1520
SEPTEMBER	1,662	14,958	0.00%	10.16%		1520
OCTOBER	1,662	16,620	0.00%	9.15%		1520
NOVEMBER	1,662	18,282	0.00%	8.31%		1520
DECEMBER	1,662	19,944	0.00%	7.62%		1520
Total Unit Months Allowed for One Year	19,944		7.62%		1,520	
Percentage of UML Used Year to Date						
Total Unit Months Leased Year to Date						