

Edgar Filing: HOME PROPERTIES INC - Form 10-K

HOME PROPERTIES INC  
Form 10-K  
March 10, 2004

SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549  
FORM 10-K

(Mark One)

(X) ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the fiscal year ended December 31, 2003  
-----

OR

( ) TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

Commission File Number 1-13136  
-----

HOME PROPERTIES, INC.  
(Exact name of Registrant as specified in its Charter)

MARYLAND  
(State or other jurisdiction of incorporation or organization)

16-1455126  
(I.R.S. Employer Identification Number)

850 CLINTON SQUARE  
ROCHESTER, NEW YORK 14604  
(Address of principal executive offices)

Registrant's telephone number, including area code: (585) 546-4900  
Securities registered pursuant to Section 12(b) of the Act:

| Title of each class<br>-----  | Name of Each Exchange on<br>Which Registered<br>----- |
|-------------------------------|---|
| Common Stock, \$.01 par value | New York Stock Exchange                               |

Indicate by check mark whether registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

YES X NO  
-----

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K is not contained herein, and will not be contained to the best of Registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of this Form 10-K or any amendment to this Form 10-K. X  
-----

Indicate by check mark whether the registrant is an accelerated filer (as defined in Rule 12b-2 of the Act).

YES X NO

# Edgar Filing: HOME PROPERTIES INC - Form 10-K

-----

The aggregate market value of the shares of common stock held by non-affiliates (based upon the closing sale price on the New York Stock Exchange) on June 30, 2003, was approximately \$996,685,273.

As of February 20, 2004, there were 32,474,539 shares of common stock, \$.01 par value, outstanding.

## DOCUMENTS INCORPORATED BY REFERENCE

Certain portions of the proxy statement to be issued in connection with the Company's 2004 Annual Meeting of Stockholders is incorporated by reference into Part III of this Report.

## HOME PROPERTIES, INC.

-----

## TABLE OF CONTENTS

-----

### PART I.

- Item 1. Business
- Item 2. Properties
- Item 3. Legal Proceedings
- Item 4. Submission of Matters to a Vote of Security Holders
- Item 4A. Executive Officers

### PART II.

- Item 5. Market of the Registrant's Common Equity and Related Shareholder Matters
- Item 6. Selected Financial and Operating Information
- Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations
- Item 7A. Quantitative and Qualitative Disclosures About Market Risk
- Item 8. Financial Statements and Supplementary Data
- Item 9. Changes in and Disagreements with Accountants on Accounting and Financial Disclosure
- Item 9A. Controls and Procedures

### PART III.

- Item 10. Directors and Executive Officers of the Registrant
- Item 11. Executive Compensation
- Item 12. Security Ownership of Certain Beneficial Owners and Management and Related Stockholder Matters
- Item 13. Certain Relationships and Related Transactions
- Item 14. Principal Accounting Fees and Services

### PART IV.

- Item 15. Exhibits, Financial Statement Schedules and Reports on Form 8-K