

Income statement PUM

Period = Feb 2014

Book = Accrual ; Tree = ysi_is

| | Period to Date | Period PUM | % | Year to Date | Period PUM | % |
|---|-------------------|---------------|-------------|---------------------|---------------|-------------|
| INCOME | | | | | | |
| TENANT INCOME | | | | | | |
| Rental Income | | | | | | |
| Tenant Rent | 136,121.48 | 274.44 | 0.00 | 681,752.26 | 274.90 | 0.00 |
| Total Rental Income | 136,121.48 | 274.44 | 0.00 | 681,752.26 | 274.90 | 0.00 |
| Other Tenant Income | | | | | | |
| Laundry and Vending | 6,921.83 | 13.96 | 0.00 | 24,653.96 | 9.94 | 0.00 |
| Late Charges | 0.00 | 0.00 | 0.00 | -25.00 | -0.01 | 0.00 |
| NSF Charges | 25.00 | 0.05 | 0.00 | 75.00 | 0.03 | 0.00 |
| Tenant Owned / Excess Utilities | 0.00 | 0.00 | 0.00 | 749.00 | 0.30 | 0.00 |
| Other Misc.Tenant Charges | 120.00 | 0.24 | 0.00 | 560.00 | 0.23 | 0.00 |
| Total Other Tenant Income | 7,066.83 | 14.25 | 0.00 | 26,012.96 | 10.49 | 0.00 |
| NET TENANT INCOME | 143,188.31 | 288.69 | 0.00 | 707,765.22 | 285.39 | 0.00 |
| GRANT INCOME | | | | | | |
| HUD PHA Operating Grants/Subsidy | 119,092.00 | 240.10 | 0.00 | 575,738.00 | 232.15 | 0.00 |
| TOTAL GRANT INCOME | 119,092.00 | 240.10 | 0.00 | 575,738.00 | 232.15 | 0.00 |
| OTHER INCOME | | | | | | |
| Interest Income | 690.32 | 1.39 | 0.00 | 3,845.99 | 1.55 | 0.00 |
| Investment Income | 0.11 | 0.00 | 0.00 | 0.74 | 0.00 | 0.00 |
| IBS - IT Services Income | 760.00 | 1.53 | 0.00 | 1,800.00 | 0.73 | 0.00 |
| IBS - Management Services Income | 4,458.33 | 8.99 | 0.00 | 15,291.65 | 6.17 | 0.00 |
| CPM - Property Mgmt Fee Income | 0.00 | 0.00 | 0.00 | 11,033.00 | 4.45 | 0.00 |
| Property Mgmt Fee Income | 37,935.98 | 76.48 | 0.00 | 192,465.88 | 77.61 | 0.00 |
| Asset Mgmt Fee Income | 4,960.00 | 10.00 | 0.00 | 24,800.00 | 10.00 | 0.00 |
| Bookkeeping Fee Income | 4,727.30 | 9.53 | 0.00 | 23,153.40 | 9.34 | 0.00 |
| Prog Mgmt Fee Inc - JCP Antenna Rental 10% | 583.41 | 1.18 | 0.00 | 2,917.05 | 1.18 | 0.00 |
| Prog Mgmt Fee Inc - JCP Office Space Rental 10% | 211.17 | 0.43 | 0.00 | 1,401.33 | 0.57 | 0.00 |
| Prog Mgmt Fee Inc - RVW Office Space Rental 10% | 24.00 | 0.05 | 0.00 | 120.00 | 0.05 | 0.00 |
| Prog Mgmt Fee Inc - MVP Office Space Rental 10% | 500.00 | 1.01 | 0.00 | 2,601.01 | 1.05 | 0.00 |
| Prog Mgmt Fee Inc - Capital Fund 8% | 3,841.37 | 7.74 | 0.00 | 19,206.85 | 7.74 | 0.00 |
| Prog Mgmt Fee Inc - HCFC 10% NetInc | 80.87 | 0.16 | 0.00 | 774.30 | 0.31 | 0.00 |
| Prog Mgmt Fee Inc - HCPM 10% NetInc | 96.34 | 0.19 | 0.00 | 554.92 | 0.22 | 0.00 |
| Prog Mgmt Fee Inc - Wildwood HA | 6,666.67 | 13.44 | 0.00 | 33,333.35 | 13.44 | 0.00 |
| Prog Mgmt Fee Inc - S8 Admin 10% | 1,425.00 | 2.87 | 0.00 | 6,525.00 | 2.63 | 0.00 |
| Prog Mgmt Fee Inc - Salem HA | 7,083.33 | 14.28 | 0.00 | 35,416.65 | 14.28 | 0.00 |
| Lease Enforcement Fee For Service Income | 2,366.70 | 4.77 | 0.00 | 12,636.51 | 5.10 | 0.00 |
| Maintenance Fee For Service Income | 15,317.62 | 30.88 | 0.00 | 56,850.83 | 22.92 | 0.00 |
| Miscellaneous Other Income | 5,653.66 | 11.40 | 0.00 | 30,651.11 | 12.36 | 0.00 |
| Misc Other Income-Buck St Office Rental | 5,000.00 | 10.08 | 0.00 | 26,010.28 | 10.49 | 0.00 |
| Misc Other Income-Office Space Rental | 3,957.90 | 7.98 | 0.00 | 15,463.20 | 6.24 | 0.00 |
| Misc Income-Antenna Rental | 5,834.14 | 11.76 | 0.00 | 29,170.70 | 11.76 | 0.00 |
| TOTAL OTHER INCOME | 112,174.22 | 226.16 | 0.00 | 546,023.75 | 220.17 | 0.00 |
| TOTAL INCOME | 374,454.53 | 754.95 | 0.00 | 1,829,526.97 | 737.71 | 0.00 |

EXPENSES**ADMINISTRATIVE**

| | | | | | | |
|------------------------------------|-----------|--------|------|------------|--------|------|
| Administrative Salaries | | | | | | |
| Administrative Salaries | 71,641.47 | 144.44 | 0.00 | 314,192.95 | 126.69 | 0.00 |
| Employee Benefit-Health/Dental/Eye | 5,827.74 | 11.75 | 0.00 | 36,110.27 | 14.56 | 0.00 |
| Total Administrative Salaries | 77,469.21 | 156.19 | 0.00 | 350,303.22 | 141.25 | 0.00 |
| Legal Expense | | | | | | |
| Credit/Criminal Background Checks | 195.00 | 0.39 | 0.00 | 654.00 | 0.26 | 0.00 |
| General Legal Expense | 11,211.60 | 22.60 | 0.00 | 49,172.82 | 19.83 | 0.00 |
| Total Legal Expense | 11,406.60 | 23.00 | 0.00 | 49,826.82 | 20.09 | 0.00 |
| Other Admin Expenses | | | | | | |
| Staff Training | 0.00 | 0.00 | 0.00 | 9,463.65 | 3.82 | 0.00 |
| Staff Training - Travel Expenses | 393.29 | 0.79 | 0.00 | 9,279.19 | 3.74 | 0.00 |
| Staff Travel | 2,367.57 | 4.77 | 0.00 | 6,364.15 | 2.57 | 0.00 |
| Accounting Fees | 0.00 | 0.00 | 0.00 | 11,690.17 | 4.71 | 0.00 |
| Auditing Fees | 1,915.35 | 3.86 | 0.00 | 1,915.35 | 0.77 | 0.00 |
| Licenses/Fees/Permits | 970.00 | 1.96 | 0.00 | 6,302.00 | 2.54 | 0.00 |

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|---|-------------------|---------------|-------------|-------------------|---------------|-------------|
| Office Rent | 1,800.00 | 3.63 | 0.00 | 1,800.00 | 0.73 | 0.00 |
| Professional Fees/Services | 5,515.50 | 11.12 | 0.00 | 15,499.46 | 6.25 | 0.00 |
| Total Other Admin Expenses | 12,961.71 | 26.13 | 0.00 | 62,313.97 | 25.13 | 0.00 |
| Miscellaneous Admin Expenses | | | | | | |
| Publications/Subscriptions | 7.00 | 0.01 | 0.00 | 673.60 | 0.27 | 0.00 |
| Membership Dues and Fees | -341.50 | -0.69 | 0.00 | 1,888.50 | 0.76 | 0.00 |
| Telephone | 1,889.00 | 3.81 | 0.00 | 8,198.43 | 3.31 | 0.00 |
| Office Supplies | 1,753.46 | 3.54 | 0.00 | 10,819.60 | 4.36 | 0.00 |
| Copier and Supplies | 1,260.04 | 2.54 | 0.00 | 5,973.28 | 2.41 | 0.00 |
| Cell Phones/Pagers | 1,742.94 | 3.51 | 0.00 | 9,312.38 | 3.75 | 0.00 |
| Payroll Services | 587.17 | 1.18 | 0.00 | 2,870.72 | 1.16 | 0.00 |
| Postage/Express | 1,806.72 | 3.64 | 0.00 | 3,720.51 | 1.50 | 0.00 |
| Legal Ads | 56.16 | 0.11 | 0.00 | 2,647.46 | 1.07 | 0.00 |
| Internet | 902.74 | 1.82 | 0.00 | 7,860.28 | 3.17 | 0.00 |
| Answering Service/Voicemail | 406.21 | 0.82 | 0.00 | 1,824.92 | 0.74 | 0.00 |
| Employee Services | 537.38 | 1.08 | 0.00 | 3,118.05 | 1.26 | 0.00 |
| Employee Services - Health | 0.00 | 0.00 | 0.00 | 225.00 | 0.09 | 0.00 |
| Commissioner Training | 2,978.58 | 6.01 | 0.00 | 4,028.58 | 1.62 | 0.00 |
| Marketing/Promotions/Advertising | 0.00 | 0.00 | 0.00 | 1,166.04 | 0.47 | 0.00 |
| Bank/Credit Card Fees | 491.58 | 0.99 | 0.00 | 2,095.68 | 0.85 | 0.00 |
| Cable TV | 110.94 | 0.22 | 0.00 | 632.71 | 0.26 | 0.00 |
| Computer Hardware | 0.00 | 0.00 | 0.00 | 288.62 | 0.12 | 0.00 |
| Computer Software | 18.92 | 0.04 | 0.00 | 35.43 | 0.01 | 0.00 |
| Computer Supplies | 26.37 | 0.05 | 0.00 | 26.37 | 0.01 | 0.00 |
| Computer Support | 389.44 | 0.79 | 0.00 | 1,153.24 | 0.47 | 0.00 |
| Computer System Support | 1,932.62 | 3.90 | 0.00 | 9,728.24 | 3.92 | 0.00 |
| Caring, Inc. misc | -97.82 | -0.20 | 0.00 | -4.00 | 0.00 | 0.00 |
| HCPM - Mgmt Fee Expense | 2,151.51 | 4.34 | 0.00 | 16,093.80 | 6.49 | 0.00 |
| CPM - Bridgeton Villas Misc Expense | -15,941.00 | -32.14 | 0.00 | 0.00 | 0.00 | 0.00 |
| Property Mgmt Fee Expense | 37,028.58 | 74.65 | 0.00 | 186,744.44 | 75.30 | 0.00 |
| Asset Mgmt Fee Expense | 4,960.00 | 10.00 | 0.00 | 24,800.00 | 10.00 | 0.00 |
| Bookkeeping Fee Expense | 3,622.50 | 7.30 | 0.00 | 18,097.50 | 7.30 | 0.00 |
| Prog Mgmt Fee Exp - JCP Antenna Rental 10% | 583.41 | 1.18 | 0.00 | 2,917.05 | 1.18 | 0.00 |
| Prog Mgmt Fee Exp - JCP Office Space Rental 10% | 211.17 | 0.43 | 0.00 | 1,401.33 | 0.57 | 0.00 |
| Prog Mgmt Fee Exp - RVW Office Space Rental 10% | 24.00 | 0.05 | 0.00 | 120.00 | 0.05 | 0.00 |
| Prog Mgmt Fee Exp - MVP Office Space Rental 10% | 500.00 | 1.01 | 0.00 | 2,601.01 | 1.05 | 0.00 |
| Contract - Fee For Service Expense | 0.00 | 0.00 | 0.00 | 23,146.50 | 9.33 | 0.00 |
| Total Miscellaneous Admin Expenses | 49,598.12 | 100.00 | 0.00 | 354,205.27 | 142.82 | 0.00 |
| TOTAL ADMINISTRATIVE EXPENSES | 151,435.64 | 305.31 | 0.00 | 816,649.28 | 329.29 | 0.00 |

TENANT SERVICES

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|---------------------------------------|------------------|---------------|-------------|-------------------|---------------|-------------|
| Resident Council | 0.00 | 0.00 | 0.00 | 69.00 | 0.03 | 0.00 |
| Tenant Svcs - Tenant Participation | 0.00 | 0.00 | 0.00 | 495.76 | 0.20 | 0.00 |
| Tenant Svcs - HCFC Activities- | 2,071.83 | 4.18 | 0.00 | 10,219.05 | 4.12 | 0.00 |
| Tenant Svcs - Food/Snacks | 39.80 | 0.08 | 0.00 | 110.39 | 0.04 | 0.00 |
| Tenant Services - Security Credit | 51.20 | 0.10 | 0.00 | 51.20 | 0.02 | 0.00 |
| TOTAL TENANT SERVICES EXPENSES | 2,162.83 | 4.36 | 0.00 | 10,945.40 | 4.41 | 0.00 |
| Water & Sewer | 21,417.70 | 43.18 | 0.00 | 107,371.18 | 43.29 | 0.00 |
| Electricity | 30,463.12 | 61.42 | 0.00 | 140,610.87 | 56.70 | 0.00 |
| Electricity-Vacant Units | 0.00 | 0.00 | 0.00 | 989.22 | 0.40 | 0.00 |
| Gas | 38,674.83 | 77.97 | 0.00 | 98,004.10 | 39.52 | 0.00 |
| Gas-Vacant Units | 0.00 | 0.00 | 0.00 | 118.38 | 0.05 | 0.00 |
| TOTAL UTILITY EXPENSES | 90,555.65 | 182.57 | 0.00 | 347,093.75 | 139.96 | 0.00 |
| General Maint Expense | | | | | | |
| Maintenance Fee For Service Expense | 13,805.95 | 27.83 | 0.00 | 51,540.10 | 20.78 | 0.00 |
| Maintenance Salaries | 25,207.40 | 50.82 | 0.00 | 123,859.07 | 49.94 | 0.00 |
| Maintenance Labor Overtime | 4,364.54 | 8.80 | 0.00 | 20,937.59 | 8.44 | 0.00 |
| Employee Benefit-Health/Dental/Eye | 1,851.77 | 3.73 | 0.00 | 13,730.37 | 5.54 | 0.00 |
| Maintenance Uniforms | 3,089.43 | 6.23 | 0.00 | 3,089.43 | 1.25 | 0.00 |
| Vehicle Gas, Oil, Repairs, Supplies | 1,081.81 | 2.18 | 0.00 | 7,250.90 | 2.92 | 0.00 |
| Vehicle Title/Registration | 75.00 | 0.15 | 0.00 | 75.00 | 0.03 | 0.00 |
| Total General Maint Expense | 49,475.90 | 99.75 | 0.00 | 220,482.46 | 88.90 | 0.00 |
| Materials | | | | | | |
| Materials-Electrical | 421.54 | 0.85 | 0.00 | 3,708.25 | 1.50 | 0.00 |
| Materials-Plumbing | 1,897.21 | 3.83 | 0.00 | 7,115.82 | 2.87 | 0.00 |
| Materials-Heating | -340.77 | -0.69 | 0.00 | 5,069.95 | 2.04 | 0.00 |
| Materials-Flooring | 625.36 | 1.26 | 0.00 | 3,338.12 | 1.35 | 0.00 |
| Materials-Paint | 0.00 | 0.00 | 0.00 | 4,283.24 | 1.73 | 0.00 |
| Materials-Janitorial/Cleaning | 0.00 | 0.00 | 0.00 | 251.80 | 0.10 | 0.00 |
| Materials-Lumber | 0.00 | 0.00 | 0.00 | 302.03 | 0.12 | 0.00 |
| Materials-Maintenance Supplies | 129.45 | 0.26 | 0.00 | 202.41 | 0.08 | 0.00 |
| Materials-Grounds | 1,659.65 | 3.35 | 0.00 | 3,071.97 | 1.24 | 0.00 |

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| Materials-Miscellaneous | 703.77 | 1.42 | 0.00 | 4,088.69 | 1.65 | 0.00 |
| Materials-Equipment Repairs | 841.00 | 1.70 | 0.00 | 1,553.83 | 0.63 | 0.00 |
| Materials-Appliance Parts | 363.00 | 0.73 | 0.00 | 1,246.89 | 0.50 | 0.00 |
| Materials-Safety Equipment | 1,915.50 | 3.86 | 0.00 | 12,314.30 | 4.97 | 0.00 |
| Materials-Hardware | 399.18 | 0.80 | 0.00 | 984.57 | 0.40 | 0.00 |
| Materials-Glass/Screens | 0.00 | 0.00 | 0.00 | 1,521.16 | 0.61 | 0.00 |
| Materials-Doors / Keys | 152.66 | 0.31 | 0.00 | 2,398.50 | 0.97 | 0.00 |
| Materials-Tools | 79.69 | 0.16 | 0.00 | 2,377.75 | 0.96 | 0.00 |
| Total Materials | 8,847.24 | 17.84 | 0.00 | 53,829.28 | 21.71 | 0.00 |
| Contract Costs | | | | | | |
| Contract-Elevator Monitoring | 2,805.14 | 5.66 | 0.00 | 13,672.50 | 5.51 | 0.00 |
| Contract-Trash Removal | 3,680.08 | 7.42 | 0.00 | 24,441.40 | 9.86 | 0.00 |
| Contract-Extermination/Pest Control | 0.00 | 0.00 | 0.00 | 10,687.44 | 4.31 | 0.00 |
| Contract-Grounds | 0.00 | 0.00 | 0.00 | 14,500.72 | 5.85 | 0.00 |
| Contract-Fire Alarm | 51.50 | 0.10 | 0.00 | 11,460.97 | 4.62 | 0.00 |
| Contract-Alarm System Monitoring | 5,420.04 | 10.93 | 0.00 | 5,881.74 | 2.37 | 0.00 |
| Contract-Plumbing | 4,858.08 | 9.79 | 0.00 | 6,125.70 | 2.47 | 0.00 |
| Contract-Roofing | 600.00 | 1.21 | 0.00 | 2,300.00 | 0.93 | 0.00 |
| Total Contract Costs | 17,414.84 | 35.11 | 0.00 | 89,070.47 | 35.92 | 0.00 |
| TOTAL MAINTENANCE EXPENSES | 75,737.98 | 152.70 | 0.00 | 363,382.21 | 146.53 | 0.00 |
| GENERAL EXPENSES | | | | | | |
| Insurance | 16,819.83 | 33.91 | 0.00 | 79,178.75 | 31.93 | 0.00 |
| PILOT-Payments in Lieu of Taxes | 7,272.13 | 14.66 | 0.00 | 36,360.65 | 14.66 | 0.00 |
| Employee Benefits-Health/Dental/Optical | 2,154.96 | 4.34 | 0.00 | 3,246.12 | 1.31 | 0.00 |
| Employee Benefits-Pension | 12,570.94 | 25.34 | 0.00 | 62,854.70 | 25.34 | 0.00 |
| Employer Tax Expense | 8,863.90 | 17.87 | 0.00 | 39,683.87 | 16.00 | 0.00 |
| Security/Lease Enforcement Fee For Service | 1,750.00 | 3.53 | 0.00 | 9,962.50 | 4.02 | 0.00 |
| Lease Enforcement Fee For Service Expense | 2,366.70 | 4.77 | 0.00 | 12,081.44 | 4.87 | 0.00 |
| TOTAL GENERAL EXPENSES | 51,798.46 | 104.43 | 0.00 | 243,368.03 | 98.13 | 0.00 |
| HOUSING ASSISTANCE PAYMENTS | | | | | | |
| URP-PH-Tenant Utility Reimbursement-Public Housing | 259.00 | 0.52 | 0.00 | 890.00 | 0.36 | 0.00 |
| TOTAL HOUSING ASSISTANCE PAYMENTS | 259.00 | 0.52 | 0.00 | 890.00 | 0.36 | 0.00 |
| FINANCING EXPENSE | | | | | | |
| Interest Expense-Ford | 0.00 | 0.00 | 0.00 | 34.44 | 0.01 | 0.00 |
| Interest Expense - Energy Performance Contract | 2,459.53 | 4.96 | 0.00 | 12,510.18 | 5.04 | 0.00 |
| TOTAL FINANCING EXPENSES | 2,459.53 | 4.96 | 0.00 | 12,544.62 | 5.06 | 0.00 |
| TOTAL EXPENSES | 374,409.09 | 754.86 | 0.00 | 1,794,873.29 | 723.74 | 0.00 |
| NET INCOME | 45.44 | 0.09 | 0.00 | 34,653.68 | 13.97 | 0.00 |

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|---------------------------------|-------------------|
| CASH | |
| Cash - General Fund | 217,168.65 |
| Cash - Central Office | 536,209.65 |
| Cash - Payroll | 24,699.39 |
| Cash - Rental | 38,879.33 |
| Cash Restricted-Hope 3 | 14,743.16 |
| Interprogram-Due From Section 8 | 15,873.81 |
| Interprogram-Due From HCFC | 4,080.58 |
| Interprogram-Due From HCPM | 9,489.67 |
| Total Cash Available | 861,144.24 |

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|-----------------------------------|------------------|
| RESTRICTED CASH | |
| Cash - AFLAC Unreimb Medical Exp | 3,951.22 |
| Cash - HRA Health Care Exp | 53,345.46 |
| Cash - Senior Services | 1,111.86 |
| Cash Restricted-Security Deposits | 6,952.34 |
| Total Restricted Cash | 65,360.88 |