

Income statement PUM

Period = Mar 2014

Book = Accrual ; Tree = ysi_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent	136,923.00	276.05	0.00	818,675.26	275.09	0.00
Total Rental Income	136,923.00	276.05	0.00	818,675.26	275.09	0.00
Other Tenant Income						
Laundry and Vending	0.00	0.00	0.00	24,653.96	8.28	0.00
Late Charges	0.00	0.00	0.00	-25.00	-0.01	0.00
NSF Charges	0.00	0.00	0.00	75.00	0.03	0.00
Tenant Owned / Excess Utilities	0.00	0.00	0.00	749.00	0.25	0.00
Other Misc.Tenant Charges	35.00	0.07	0.00	595.00	0.20	0.00
Total Other Tenant Income	35.00	0.07	0.00	26,047.96	8.75	0.00
NET TENANT INCOME	136,958.00	276.12	0.00	844,723.22	283.85	0.00
GRANT INCOME						
HUD PHA Operating Grants/Subsidy	134,673.00	271.52	0.00	710,411.00	238.71	0.00
TOTAL GRANT INCOME	134,673.00	271.52	0.00	710,411.00	238.71	0.00
OTHER INCOME						
Interest Income	715.49	1.44	0.00	4,561.48	1.53	0.00
Investment Income	0.00	0.00	0.00	0.74	0.00	0.00
IBS - IT Services Income	108.00	0.22	0.00	1,148.00	0.39	0.00
IBS - Management Services Income	2,708.33	5.46	0.00	17,999.98	6.05	0.00
CPM - Property Mgmt Fee Income	0.00	0.00	0.00	11,033.00	3.71	0.00
Property Mgmt Fee Income	38,081.39	76.78	0.00	230,547.27	77.47	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	29,760.00	10.00	0.00
Bookkeeping Fee Income	4,793.40	9.66	0.00	27,946.80	9.39	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	583.41	1.18	0.00	3,500.46	1.18	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 10%	211.17	0.43	0.00	1,612.50	0.54	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental 10%	24.00	0.05	0.00	144.00	0.05	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 10%	500.00	1.01	0.00	3,101.01	1.04	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	3,841.37	7.74	0.00	23,048.22	7.74	0.00
Prog Mgmt Fee Inc - HCFC 10% NetInc	283.31	0.57	0.00	1,057.61	0.36	0.00
Prog Mgmt Fee Inc - HCPM 10% NetInc	125.20	0.25	0.00	680.12	0.23	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,666.67	13.44	0.00	40,000.02	13.44	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,425.00	2.87	0.00	7,950.00	2.67	0.00
Prog Mgmt Fee Inc - Salem HA	7,083.33	14.28	0.00	42,499.98	14.28	0.00
Lease Enforcement Fee For Service Income	3,155.60	6.36	0.00	15,792.11	5.31	0.00
Maintenance Fee For Service Income	7,296.74	14.71	0.00	64,147.57	21.55	0.00
Caring Licensing Fee	3,683.91	7.43	0.00	3,683.91	1.24	0.00
Miscellaneous Other Income	787.23	1.59	0.00	31,438.34	10.56	0.00
Misc Other Income-Buck St Office Rental	5,000.00	10.08	0.00	31,010.28	10.42	0.00
Misc Other Income-Office Space Rental	3,957.90	7.98	0.00	19,421.10	6.53	0.00
Misc Income-Antenna Rental	5,834.14	11.76	0.00	35,004.84	11.76	0.00
TOTAL OTHER INCOME	101,825.59	205.29	0.00	647,089.34	217.44	0.00
TOTAL INCOME	373,456.59	752.94	0.00	2,202,223.56	739.99	0.00

EXPENSES**ADMINISTRATIVE**

Administrative Salaries						
Administrative Salaries	52,921.29	106.70	0.00	367,114.24	123.36	0.00
Employee Benefit-Health/Dental/Eye	7,185.02	14.49	0.00	43,295.29	14.55	0.00
Total Administrative Salaries	60,106.31	121.18	0.00	410,409.53	137.91	0.00
Legal Expense						
Credit/Criminal Background Checks	36.00	0.07	0.00	690.00	0.23	0.00
General Legal Expense	3,705.50	7.47	0.00	52,878.32	17.77	0.00
Total Legal Expense	3,741.50	7.54	0.00	53,568.32	18.00	0.00
Other Admin Expenses						
Staff Training	0.00	0.00	0.00	9,463.65	3.18	0.00
Staff Training - Travel Expenses	0.00	0.00	0.00	9,279.19	3.12	0.00
Staff Travel	2,753.03	5.55	0.00	9,117.18	3.06	0.00
Accounting Fees	250.00	0.50	0.00	11,940.17	4.01	0.00
Auditing Fees	1,915.35	3.86	0.00	3,830.70	1.29	0.00

Licenses/Fees/Permits	708.00	1.43	0.00	7,010.00	2.36	0.00
Office Rent	1,800.00	3.63	0.00	3,600.00	1.21	0.00
Professional Fees/Services	950.00	1.92	0.00	16,449.46	5.53	0.00
Total Other Admin Expenses	8,376.38	16.89	0.00	70,690.35	23.75	0.00
Miscellaneous Admin Expenses						
Publications/Subscriptions	317.24	0.64	0.00	990.84	0.33	0.00
Membership Dues and Fees	0.00	0.00	0.00	1,888.50	0.63	0.00
Telephone	2,056.03	4.15	0.00	10,254.46	3.45	0.00
Office Supplies	1,261.99	2.54	0.00	12,081.59	4.06	0.00
Copier and Supplies	820.54	1.65	0.00	6,793.82	2.28	0.00
Cell Phones/Pagers	1,903.80	3.84	0.00	11,216.18	3.77	0.00
Payroll Services	434.96	0.88	0.00	3,305.68	1.11	0.00
Postage/Express	1,438.68	2.90	0.00	5,159.19	1.73	0.00
Legal Ads	9.36	0.02	0.00	2,656.82	0.89	0.00
Internet	1,462.49	2.95	0.00	9,322.77	3.13	0.00
Answering Service/Voicemail	699.28	1.41	0.00	2,524.20	0.85	0.00
Employee Services	155.65	0.31	0.00	3,273.70	1.10	0.00
Employee Services - Health	0.00	0.00	0.00	225.00	0.08	0.00
Commissioner Training	1,095.66	2.21	0.00	5,124.24	1.72	0.00
Marketing/Promotions/Advertising	72.00	0.15	0.00	1,238.04	0.42	0.00
Bank/Credit Card Fees	366.21	0.74	0.00	2,461.89	0.83	0.00
Cable TV	110.85	0.22	0.00	743.56	0.25	0.00
Computer Hardware	0.00	0.00	0.00	288.62	0.10	0.00
Computer Software	467.14	0.94	0.00	502.57	0.17	0.00
Computer Supplies	199.45	0.40	0.00	225.82	0.08	0.00
Computer Support	192.00	0.39	0.00	1,345.24	0.45	0.00
Computer System Support	1,932.62	3.90	0.00	11,660.86	3.92	0.00
Caring, Inc. misc	-100.08	-0.20	0.00	-104.08	-0.03	0.00
HCPM - Mgmt Fee Expense	1,729.48	3.49	0.00	17,823.28	5.99	0.00
Property Mgmt Fee Expense	38,081.39	76.78	0.00	224,825.83	75.55	0.00
Asset Mgmt Fee Expense	4,960.00	10.00	0.00	29,760.00	10.00	0.00
Bookkeeping Fee Expense	3,592.50	7.24	0.00	21,690.00	7.29	0.00
Prog Mgmt Fee Exp - JCP Antenna Rental 10'	583.41	1.18	0.00	3,500.46	1.18	0.00
Prog Mgmt Fee Exp - JCP Office Space Renta	211.17	0.43	0.00	1,612.50	0.54	0.00
Prog Mgmt Fee Exp - RVW Office Space Rent	24.00	0.05	0.00	144.00	0.05	0.00
Prog Mgmt Fee Exp - MVP Office Space Rent	500.00	1.01	0.00	3,101.01	1.04	0.00
Contract - Fee For Service Expense	3,835.00	7.73	0.00	34,541.00	11.61	0.00
Total Miscellaneous Admin Expenses	68,412.82	137.93	0.00	430,177.59	144.55	0.00
TOTAL ADMINISTRATIVE EXPENSES	140,637.01	283.54	0.00	964,845.79	324.21	0.00

TENANT SERVICES

Resident Council	0.00	0.00	0.00	69.00	0.02	0.00
Tenant Svcs - Tenant Participation	1,011.97	2.04	0.00	1,507.73	0.51	0.00
Tenant Svcs - HCFC Activities-	871.83	1.76	0.00	11,090.88	3.73	0.00
Tenant Svcs - Food/Snacks	0.00	0.00	0.00	110.39	0.04	0.00
Tenant Services - Security Credit	-50.12	-0.10	0.00	1.08	0.00	0.00
TOTAL TENANT SERVICES EXPENSES	1,833.68	3.70	0.00	12,779.08	4.29	0.00

Water & Sewer	26,909.37	54.25	0.00	134,280.55	45.12	0.00
Electricity	30,194.01	60.88	0.00	170,804.88	57.39	0.00
Electricity-Vacant Units	53.12	0.11	0.00	1,042.34	0.35	0.00
Gas	55,565.56	112.03	0.00	153,569.66	51.60	0.00
Gas-Vacant Units	0.00	0.00	0.00	118.38	0.04	0.00
TOTAL UTILITY EXPENSES	112,722.06	227.26	0.00	459,815.81	154.51	0.00

General Maint Expense						
Maintenance Fee For Service Expense	7,130.00	14.38	0.00	58,670.10	19.71	0.00
Maintenance Salaries	19,307.85	38.93	0.00	143,166.92	48.11	0.00
Maintenance Labor Overtime	1,795.09	3.62	0.00	22,732.68	7.64	0.00
Employee Benefit-Health/Dental/Eye	1,393.79	2.81	0.00	15,124.16	5.08	0.00
Maintenance Uniforms	0.00	0.00	0.00	3,089.43	1.04	0.00
Vehicle Gas, Oil, Repairs, Supplies	2,813.58	5.67	0.00	10,064.48	3.38	0.00
Vehicle Title/Registration	220.00	0.44	0.00	295.00	0.10	0.00
Total General Maint Expense	32,660.31	65.85	0.00	253,142.77	85.06	0.00

Materials						
Materials-Electrical	410.14	0.83	0.00	4,118.39	1.38	0.00
Materials-Plumbing	1,288.67	2.60	0.00	8,404.49	2.82	0.00
Materials-Heating	1,679.38	3.39	0.00	6,749.33	2.27	0.00
Materials-Flooring	2,752.05	5.55	0.00	6,090.17	2.05	0.00
Materials-Paint	1,434.69	2.89	0.00	5,717.93	1.92	0.00
Materials-Janitorial/Cleaning	0.00	0.00	0.00	251.80	0.08	0.00
Materials-Lumber	0.00	0.00	0.00	302.03	0.10	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	202.41	0.07	0.00
Materials-Grounds	1,299.84	2.62	0.00	4,371.81	1.47	0.00

Materials-Miscellaneous	1,487.34	3.00	0.00	5,576.03	1.87	0.00
Materials-Equipment Repairs	3,714.34	7.49	0.00	5,268.17	1.77	0.00
Materials-Appliance Parts	212.43	0.43	0.00	1,459.32	0.49	0.00
Materials-Safety Equipment	562.44	1.13	0.00	12,876.74	4.33	0.00
Materials-Hardware	0.00	0.00	0.00	984.57	0.33	0.00
Materials-Glass/Screens	994.10	2.00	0.00	2,515.26	0.85	0.00
Materials-Doors / Keys	238.00	0.48	0.00	2,636.50	0.89	0.00
Materials-Tools	835.52	1.68	0.00	3,213.27	1.08	0.00
Total Materials	16,908.94	34.09	0.00	70,738.22	23.77	0.00
Contract Costs						
Contract-Elevator Monitoring	2,805.14	5.66	0.00	16,477.64	5.54	0.00
Contract-Trash Removal	3,680.08	7.42	0.00	28,121.48	9.45	0.00
Contract-Extermination/Pest Control	2,632.00	5.31	0.00	13,319.44	4.48	0.00
Contract-Extermination/Bed Bug	1,400.00	2.82	0.00	1,400.00	0.47	0.00
Contract-Grounds	0.00	0.00	0.00	14,500.72	4.87	0.00
Contract-Fire Alarm	1,451.87	2.93	0.00	12,912.84	4.34	0.00
Contract-Alarm System Monitoring	327.06	0.66	0.00	6,208.80	2.09	0.00
Contract-Plumbing	0.00	0.00	0.00	6,125.70	2.06	0.00
Contract-Roofing	700.00	1.41	0.00	3,000.00	1.01	0.00
Total Contract Costs	12,996.15	26.20	0.00	102,066.62	34.30	0.00
TOTAL MAINTENANCE EXPENSES	62,565.40	126.14	0.00	425,947.61	143.13	0.00
GENERAL EXPENSES						
Insurance	16,819.83	33.91	0.00	95,998.58	32.26	0.00
PILOT-Payments in Lieu of Taxes	7,272.13	14.66	0.00	43,632.78	14.66	0.00
Employee Benefits-Health/Dental/Optical	1,421.06	2.87	0.00	4,667.18	1.57	0.00
Employee Benefits-Pension	12,570.94	25.34	0.00	75,425.64	25.34	0.00
Employer Tax Expense	6,488.38	13.08	0.00	46,172.25	15.51	0.00
Security/Lease Enforcement Fee For Service	2,120.47	4.28	0.00	12,082.97	4.06	0.00
Lease Enforcement Fee For Service Expense	3,155.60	6.36	0.00	15,237.04	5.12	0.00
TOTAL GENERAL EXPENSES	49,848.41	100.50	0.00	293,216.44	98.53	0.00
HOUSING ASSISTANCE PAYMENTS						
URP-PH-Tenant Utility Reimbursement-Public H	145.00	0.29	0.00	1,035.00	0.35	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	145.00	0.29	0.00	1,035.00	0.35	0.00
FINANCING EXPENSE						
Interest Expense-Ford	0.00	0.00	0.00	34.44	0.01	0.00
Interest Expense - Energy Performance Contrac	2,459.53	4.96	0.00	14,969.71	5.03	0.00
TOTAL FINANCING EXPENSES	2,459.53	4.96	0.00	15,004.15	5.04	0.00
TOTAL EXPENSES	370,211.09	746.39	0.00	2,172,643.88	730.06	0.00
NET INCOME	3,245.50	6.54	0.00	29,579.68	9.94	0.00

CASH

Cash - General Fund	210,386.65
Cash - Central Office	564,328.58
Cash - Payroll	24,699.55
Cash - Rental	28,901.86
Cash - Sun Bank	61,988.38
Cash - Century Savings Bank	611,040.75
Interprogram-Due From Section 8	11,318.73
Interprogram-Due From HCFC	30,507.89
Interprogram-Due From HCPM	-
Total Cash Available	1,543,172.39

RESTRICTED CASH

Cash - AFLAC Unreimb Medical Exp	4,220.47
Cash - HRA Health Care Exp	52,429.67
Cash - Senior Services	1,111.87
Cash Restricted-Security Deposits	6,903.17
Total Restricted Cash	64,665.18