

**Income statement PUM**

Period = Apr 2014

Book = Accrual ; Tree = ysi\_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
<b>INCOME</b>						
<b>TENANT INCOME</b>						
Rental Income						
Tenant Rent	133,740.99	269.64	0.00	952,416.25	274.31	0.00
Total Rental Income	133,740.99	269.64	0.00	952,416.25	274.31	0.00
Other Tenant Income						
Laundry and Vending	0.00	0.00	0.00	24,653.96	7.10	0.00
Late Charges	0.00	0.00	0.00	-25.00	-0.01	0.00
NSF Charges	25.00	0.05	0.00	100.00	0.03	0.00
Tenant Owned / Excess Utilities	0.00	0.00	0.00	749.00	0.22	0.00
Other Misc.Tenant Charges	107.00	0.22	0.00	702.00	0.20	0.00
Total Other Tenant Income	132.00	0.27	0.00	26,179.96	7.54	0.00
NET TENANT INCOME	133,872.99	269.91	0.00	978,596.21	281.85	0.00
<b>GRANT INCOME</b>						
HUD PHA Operating Grants/Subsidy	123,867.00	249.73	0.00	834,278.00	240.29	0.00
TOTAL GRANT INCOME	123,867.00	249.73	0.00	834,278.00	240.29	0.00
<b>OTHER INCOME</b>						
Interest Income	701.87	1.42	0.00	5,263.35	1.52	0.00
Investment Income	0.00	0.00	0.00	0.74	0.00	0.00
Computer/IT Support Income	5,727.40	11.55	0.00	5,727.40	1.65	0.00
IBS - IT Services Income	0.00	0.00	0.00	1,148.00	0.33	0.00
IBS - Management Services Income	3,583.33	7.22	0.00	21,583.31	6.22	0.00
CPM - Property Mgmt Fee Income	0.00	0.00	0.00	11,033.00	3.18	0.00
Property Mgmt Fee Income	32,510.73	65.55	0.00	263,058.00	75.77	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	34,720.00	10.00	0.00
Bookkeeping Fee Income	4,823.40	9.72	0.00	32,770.20	9.44	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	437.30	0.88	0.00	3,937.76	1.13	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 1	211.17	0.43	0.00	1,823.67	0.53	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental	24.00	0.05	0.00	168.00	0.05	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental	500.00	1.01	0.00	3,601.01	1.04	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	3,841.37	7.74	0.00	26,889.59	7.74	0.00
Prog Mgmt Fee Inc - HCFC 10% NetInc	1,194.14	2.41	0.00	2,251.75	0.65	0.00
Prog Mgmt Fee Inc - HCPM 10% NetInc	109.90	0.22	0.00	790.02	0.23	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,666.67	13.44	0.00	46,666.69	13.44	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,425.00	2.87	0.00	9,375.00	2.70	0.00
Prog Mgmt Fee Inc - Salem HA	7,083.33	14.28	0.00	49,583.31	14.28	0.00
Lease Enforcement Fee For Service Income	2,569.56	5.18	0.00	18,361.67	5.29	0.00
Maintenance Fee For Service Income	3,926.35	7.92	0.00	68,073.92	19.61	0.00
Caring Licensing Fee	1,611.31	3.25	0.00	5,295.22	1.53	0.00
Miscellaneous Other Income	4,491.19	9.05	0.00	35,929.53	10.35	0.00
Misc Other Income-Buck St Office Rental	5,000.00	10.08	0.00	36,010.28	10.37	0.00
Misc Other Income-Office Space Rental	2,997.90	6.04	0.00	22,419.00	6.46	0.00
Misc Income-Antenna Rental	4,373.03	8.82	0.00	39,377.87	11.34	0.00
TOTAL OTHER INCOME	98,768.95	199.13	0.00	745,858.29	214.82	0.00
<b>TOTAL INCOME</b>	<b>356,508.94</b>	<b>718.77</b>	<b>0.00</b>	<b>2,558,732.50</b>	<b>736.96</b>	<b>0.00</b>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE</b>						
Administrative Salaries						
Administrative Salaries	53,201.80	107.26	0.00	420,316.04	121.06	0.00
Employee Benefit-Health/Dental/Eye	6,079.89	12.26	0.00	49,375.18	14.22	0.00
Total Administrative Salaries	59,281.69	119.52	0.00	469,691.22	135.28	0.00
Legal Expense						
Credit/Criminal Background Checks	525.00	1.06	0.00	1,215.00	0.35	0.00
General Legal Expense	6,614.00	13.33	0.00	59,492.32	17.13	0.00
Total Legal Expense	7,139.00	14.39	0.00	60,707.32	17.48	0.00
Other Admin Expenses						
Staff Training	0.00	0.00	0.00	9,463.65	2.73	0.00
Staff Training - Travel Expenses	392.00	0.79	0.00	9,671.19	2.79	0.00
Staff Travel	1,671.74	3.37	0.00	10,788.92	3.11	0.00
Accounting Fees	0.00	0.00	0.00	11,940.17	3.44	0.00
Auditing Fees	1,915.35	3.86	0.00	5,746.05	1.65	0.00
Licenses/Fees/Permits	0.00	0.00	0.00	7,010.00	2.02	0.00
Office Rent	1,800.00	3.63	0.00	5,400.00	1.56	0.00
Professional Fees/Services	1,431.11	2.89	0.00	17,880.57	5.15	0.00
Total Other Admin Expenses	7,210.20	14.54	0.00	77,900.55	22.44	0.00
Miscellaneous Admin Expenses						

Publications/Subscriptions	7.00	0.01	0.00	997.84	0.29	0.00
Membership Dues and Fees	0.00	0.00	0.00	1,888.50	0.54	0.00
Telephone	1,030.98	2.08	0.00	11,285.44	3.25	0.00
Office Supplies	3,359.04	6.77	0.00	15,440.63	4.45	0.00
Copier and Supplies	256.42	0.52	0.00	7,050.24	2.03	0.00
Cell Phones/Pagers	1,458.51	2.94	0.00	12,674.69	3.65	0.00
Payroll Services	494.63	1.00	0.00	3,800.31	1.09	0.00
Postage/Express	2,161.07	4.36	0.00	7,320.26	2.11	0.00
Legal Ads	35.28	0.07	0.00	2,692.10	0.78	0.00
Internet	1,444.40	2.91	0.00	10,767.17	3.10	0.00
Answering Service/Voicemail	329.07	0.66	0.00	2,853.27	0.82	0.00
Other Misc Admin Expenses	100.00	0.20	0.00	100.00	0.03	0.00
Employee Services	92.00	0.19	0.00	3,365.70	0.97	0.00
Employee Services - Health	0.00	0.00	0.00	225.00	0.06	0.00
Commissioner Training	6,809.30	13.73	0.00	11,933.54	3.44	0.00
Commissioner Travel	1,838.27	3.71	0.00	1,838.27	0.53	0.00
Marketing/Promotions/Advertising	1,152.50	2.32	0.00	2,390.54	0.69	0.00
Bank/Credit Card Fees	368.71	0.74	0.00	2,912.14	0.84	0.00
Cable TV	110.82	0.22	0.00	854.38	0.25	0.00
Computer Hardware	0.00	0.00	0.00	288.62	0.08	0.00
Computer Software	0.00	0.00	0.00	502.57	0.14	0.00
Computer Supplies	0.00	0.00	0.00	225.82	0.07	0.00
Computer/IT Support Expense	5,517.80	11.12	0.00	6,863.04	1.98	0.00
Computer System Support	1,880.90	3.79	0.00	13,541.76	3.90	0.00
Caring, Inc. misc	-101.77	-0.21	0.00	-205.85	-0.06	0.00
HCPM - Mgmt Fee Expense	1,588.80	3.20	0.00	19,412.08	5.59	0.00
Property Mgmt Fee Expense	32,510.73	65.55	0.00	257,336.56	74.12	0.00
Asset Mgmt Fee Expense	4,960.00	10.00	0.00	34,720.00	10.00	0.00
Bookkeeping Fee Expense	3,622.50	7.30	0.00	25,312.50	7.29	0.00
Prog Mgmt Fee Exp - JCP Antenna Rental 1	437.30	0.88	0.00	3,937.76	1.13	0.00
Prog Mgmt Fee Exp - JCP Office Space Renl	211.17	0.43	0.00	1,823.67	0.53	0.00
Prog Mgmt Fee Exp - RVW Office Space Rei	24.00	0.05	0.00	168.00	0.05	0.00
Prog Mgmt Fee Exp - MVP Office Space Rer	500.00	1.01	0.00	3,601.01	1.04	0.00
HCPM-Contract - Fee For Service Expense	4,543.50	9.16	0.00	39,084.50	11.26	0.00
Total Miscellaneous Admin Expenses	76,742.93	154.72	0.00	507,002.06	146.03	0.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>150,373.82</b>	<b>303.17</b>	<b>0.00</b>	<b>1,115,301.15</b>	<b>321.23</b>	<b>0.00</b>
<b>TENANT SERVICES</b>						
Resident Council	0.00	0.00	0.00	69.00	0.02	0.00
Tenant Svcs - Tenant Participation	0.00	0.00	0.00	1,507.73	0.43	0.00
Tenant Svcs - HCFC Activities-	2,071.83	4.18	0.00	13,162.71	3.79	0.00
Tenant Svcs - Food/Snacks	0.00	0.00	0.00	110.39	0.03	0.00
Tenant Services - Security Credit	0.00	0.00	0.00	1.08	0.00	0.00
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>2,071.83</b>	<b>4.18</b>	<b>0.00</b>	<b>14,850.91</b>	<b>4.28</b>	<b>0.00</b>
Water & Sewer	26,922.24	54.28	0.00	161,202.79	46.43	0.00
Electricity	26,554.48	53.54	0.00	197,359.36	56.84	0.00
Electricity-Vacant Units	83.94	0.17	0.00	1,126.28	0.32	0.00
Gas	51,056.48	102.94	0.00	204,626.14	58.94	0.00
Gas-Vacant Units	0.00	0.00	0.00	118.38	0.03	0.00
<b>TOTAL UTILITY EXPENSES</b>	<b>104,617.14</b>	<b>210.92</b>	<b>0.00</b>	<b>564,432.95</b>	<b>162.57</b>	<b>0.00</b>
<b>General Maint Expense</b>						
Maintenance Fee For Service Expense	3,837.00	7.74	0.00	62,507.10	18.00	0.00
Maintenance Salaries	19,336.20	38.98	0.00	162,503.12	46.80	0.00
Maintenance Labor Overtime	2,243.22	4.52	0.00	24,975.90	7.19	0.00
Employee Benefit-Health/Dental/Eye	1,517.20	3.06	0.00	16,641.36	4.79	0.00
Maintenance Uniforms	0.00	0.00	0.00	3,089.43	0.89	0.00
Vehicle Gas, Oil, Repairs, Supplies	145.86	0.29	0.00	10,210.34	2.94	0.00
Vehicle Title/Registration	0.00	0.00	0.00	295.00	0.08	0.00
<b>Total General Maint Expense</b>	<b>27,079.48</b>	<b>54.60</b>	<b>0.00</b>	<b>280,222.25</b>	<b>80.71</b>	<b>0.00</b>
<b>Materials</b>						
Materials-Electrical	0.00	0.00	0.00	4,118.39	1.19	0.00
Materials-Plumbing	277.97	0.56	0.00	8,682.46	2.50	0.00
Materials-Heating	702.02	1.42	0.00	7,451.35	2.15	0.00
Materials-Flooring	0.00	0.00	0.00	6,090.17	1.75	0.00
Materials-Paint	0.00	0.00	0.00	5,717.93	1.65	0.00
Materials-Janitorial/Cleaning	1,070.95	2.16	0.00	1,322.75	0.38	0.00
Materials-Lumber	1,784.20	3.60	0.00	2,086.23	0.60	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	202.41	0.06	0.00
Materials-Grounds	0.00	0.00	0.00	4,371.81	1.26	0.00
Materials-Miscellaneous	493.57	1.00	0.00	6,069.60	1.75	0.00
Materials-Equipment Repairs	476.50	0.96	0.00	5,744.67	1.65	0.00
Materials-Appliance Parts	0.00	0.00	0.00	1,459.32	0.42	0.00
Materials-Safety Equipment	825.00	1.66	0.00	13,701.74	3.95	0.00
Materials-Hardware	0.00	0.00	0.00	984.57	0.28	0.00
Materials-Glass/Screens	45.00	0.09	0.00	2,560.26	0.74	0.00
Materials-Doors / Keys	0.00	0.00	0.00	2,636.50	0.76	0.00
Materials-Tools	51.11	0.10	0.00	3,264.38	0.94	0.00
<b>Total Materials</b>	<b>5,726.32</b>	<b>11.54</b>	<b>0.00</b>	<b>76,464.54</b>	<b>22.02</b>	<b>0.00</b>

Contract Costs							
Contract-Elevator Monitoring	2,805.13	5.66	0.00	19,282.77	5.55	0.00	
Contract-Trash Removal	3,680.08	7.42	0.00	31,801.56	9.16	0.00	
Contract-Extermination/Pest Control	2,130.00	4.29	0.00	15,449.44	4.45	0.00	
Contract-Extermination/Bed Bug	700.00	1.41	0.00	2,100.00	0.60	0.00	
Contract-Grounds	0.00	0.00	0.00	14,500.72	4.18	0.00	
Contract-Fire Alarm	1,509.00	3.04	0.00	14,318.84	4.12	0.00	
Contract-Alarm System Monitoring	1,010.25	2.04	0.00	7,219.05	2.08	0.00	
Contract-Plumbing	4,380.22	8.83	0.00	10,505.92	3.03	0.00	
Contract-Roofing	0.00	0.00	0.00	3,000.00	0.86	0.00	
Total Contract Costs	16,214.68	32.69	0.00	118,178.30	34.04	0.00	
TOTAL MAINTENACE EXPENSES	49,020.48	98.83	0.00	474,865.09	136.77	0.00	
GENERAL EXPENSES							
Insurance	16,819.83	33.91	0.00	112,818.41	32.49	0.00	
PILOT-Payments in Lieu of Taxes	7,272.13	14.66	0.00	50,904.91	14.66	0.00	
Employee Benefits-Health/Dental/Optical	2,523.88	5.09	0.00	7,191.06	2.07	0.00	
Employee Benefits-Pension	8,679.17	17.50	0.00	84,104.81	24.22	0.00	
Employer Tax Expense	6,461.02	13.03	0.00	52,633.27	15.16	0.00	
Security/Lease Enforcement Fee For Service	1,750.00	3.53	0.00	13,832.97	3.98	0.00	
Lease Enforcement Fee For Service Expense	2,569.56	5.18	0.00	17,806.60	5.13	0.00	
TOTAL GENERAL EXPENSES	46,075.59	92.89	0.00	339,292.03	97.72	0.00	
HOUSING ASSISTANCE PAYMENTS							
URP-PH-Tenant Utility Reimbursement-Public	145.00	0.29	0.00	1,180.00	0.34	0.00	
TOTAL HOUSING ASSISTANCE PAYMENTS	145.00	0.29	0.00	1,180.00	0.34	0.00	
FINANCING EXPENSE							
Interest Expense-Ford	0.00	0.00	0.00	34.44	0.01	0.00	
Interest Expense - Energy Performance Contr	2,459.53	4.96	0.00	17,429.24	5.02	0.00	
TOTAL FINANCING EXPENSES	2,459.53	4.96	0.00	17,463.68	5.03	0.00	
TOTAL EXPENSES	354,763.39	715.25	0.00	2,527,385.81	727.93	0.00	
NET INCOME	1,745.55	3.52	0.00	31,346.69	9.03	0.00	

#### CASH

Cash - General Fund	275,684.43
Cash - Central Office	491,447.43
Cash - Payroll	24,469.83
Cash - Rental	28,022.61
Cash - Sun Bank	61,988.38
Cash - Century Savings Bank	611,040.75
Interprogram-Due From Section 8	(16,556.78)
Interprogram-Due From HCFC	5,181.05
Interprogram-Due From HCPM	-
<b>Total Cash Available</b>	<b>1,481,277.70</b>

#### RESTRICTED CASH

Cash - AFLAC Unreimb Medical Exp	4,489.73
Cash - HRA Health Care Exp	52,882.45
Cash - Senior Services	1,111.88
Cash Restricted-Security Deposits	6,954.56
<b>Total Restricted Cash</b>	<b>65,438.62</b>