

Income statement PUM

Period = May 2014

Book = Accrual ; Tree = ysi_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent	136,868.00	275.94	0.00	1,089,284.25	274.52	0.00
Total Rental Income	136,868.00	275.94	0.00	1,089,284.25	274.52	0.00
Other Tenant Income						
Laundry and Vending	6,685.26	13.48	0.00	31,339.22	7.90	0.00
Late Charges	0.00	0.00	0.00	-25.00	-0.01	0.00
NSF Charges	25.00	0.05	0.00	125.00	0.03	0.00
Tenant Owned / Excess Utilities	2,900.00	5.85	0.00	3,649.00	0.92	0.00
Other Misc.Tenant Charges	-5.00	-0.01	0.00	697.00	0.18	0.00
Total Other Tenant Income	9,605.26	19.37	0.00	35,785.22	9.02	0.00
NET TENANT INCOME	146,473.26	295.31	0.00	1,125,069.47	283.54	0.00
GRANT INCOME						
HUD PHA Operating Grants/Subsidy	123,872.00	249.74	0.00	958,150.00	241.47	0.00
TOTAL GRANT INCOME	123,872.00	249.74	0.00	958,150.00	241.47	0.00
OTHER INCOME						
Interest Income	694.89	1.40	0.00	5,958.24	1.50	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	11,454.80	2.89	0.00
IBS - IT Services Income	255.00	0.51	0.00	1,403.00	0.35	0.00
IBS - Management Services Income	2,708.33	5.46	0.00	24,291.64	6.12	0.00
CPM - Property Mgmt Fee Income	0.00	0.00	0.00	11,033.00	2.78	0.00
Property Mgmt Fee Income	32,645.35	65.82	0.00	295,703.35	74.52	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	39,680.00	10.00	0.00
Bookkeeping Fee Income	4,838.40	9.75	0.00	37,608.60	9.48	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	437.30	0.88	0.00	4,375.06	1.10	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 1	211.17	0.43	0.00	2,034.84	0.51	0.00
Prog Mgmt Fee Inc - RWV Office Space Rental	24.00	0.05	0.00	192.00	0.05	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 1	500.00	1.01	0.00	4,101.01	1.03	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	3,841.37	7.74	0.00	30,730.96	7.74	0.00
Prog Mgmt Fee Inc - HCFC 10% NetInc	0.00	0.00	0.00	2,251.75	0.57	0.00
Prog Mgmt Fee Inc - HCPM 10% NetInc	213.57	0.43	0.00	1,003.59	0.25	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,666.67	13.44	0.00	53,333.36	13.44	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,380.00	2.78	0.00	10,755.00	2.71	0.00
Prog Mgmt Fee Inc - Salem HA	7,083.33	14.28	0.00	56,666.64	14.28	0.00
Lease Enforcement Fee For Service Income	2,840.04	5.73	0.00	21,201.71	5.34	0.00
Maintenance Fee For Service Income	7,057.09	14.23	0.00	75,131.01	18.93	0.00
Caring Licensing Fee	1,660.17	3.35	0.00	6,955.39	1.75	0.00
Miscellaneous Other Income	2,315.34	4.67	0.00	38,244.87	9.64	0.00
Misc Other Income-Buck St Office Rental	5,000.00	10.08	0.00	41,010.28	10.34	0.00
Misc Other Income-Office Space Rental	3,957.90	7.98	0.00	26,376.90	6.65	0.00
Misc Income-Antenna Rental	4,373.03	8.82	0.00	43,750.90	11.03	0.00
TOTAL OTHER INCOME	99,390.35	200.38	0.00	845,248.64	213.02	0.00
TOTAL INCOME	369,735.61	745.43	0.00	2,928,468.11	738.02	0.00
EXPENSES						
ADMINISTRATIVE						
Administrative Salaries						
Administrative Salaries	53,862.07	108.59	0.00	474,178.11	119.50	0.00
Employee Benefit-Health/Dental/Eye	5,470.36	11.03	0.00	54,845.54	13.82	0.00
Total Administrative Salaries	59,332.43	119.62	0.00	529,023.65	133.32	0.00
Legal Expense						
Credit/Criminal Background Checks	492.00	0.99	0.00	1,707.00	0.43	0.00
General Legal Expense	5,573.00	11.24	0.00	65,065.32	16.40	0.00
Total Legal Expense	6,065.00	12.23	0.00	66,772.32	16.83	0.00
Other Admin Expenses						
Staff Training	2,143.00	4.32	0.00	11,606.65	2.93	0.00
Staff Training - Travel Expenses	389.02	0.78	0.00	10,060.21	2.54	0.00
Staff Travel	2,981.73	6.01	0.00	13,770.65	3.47	0.00
Accounting Fees	0.00	0.00	0.00	11,940.17	3.01	0.00
Auditing Fees	1,915.35	3.86	0.00	7,661.40	1.93	0.00
Licenses/Fees/Permits	0.00	0.00	0.00	7,010.00	1.77	0.00
Office Rent	1,800.00	3.63	0.00	7,200.00	1.81	0.00
Professional Fees/Services	120.00	0.24	0.00	18,000.57	4.54	0.00
Total Other Admin Expenses	9,349.10	18.85	0.00	87,249.65	21.99	0.00
Miscellaneous Admin Expenses						

Publications/Subscriptions	7.00	0.01	0.00	1,004.84	0.25	0.00
Membership Dues and Fees	0.00	0.00	0.00	1,888.50	0.48	0.00
Telephone	1,801.65	3.63	0.00	13,087.09	3.30	0.00
Office Supplies	1,215.85	2.45	0.00	16,656.28	4.20	0.00
Copier and Supplies	2,058.90	4.15	0.00	9,109.14	2.30	0.00
Cell Phones/Pagers	1,951.07	3.93	0.00	14,625.76	3.69	0.00
Payroll Services	447.97	0.90	0.00	4,248.28	1.07	0.00
Postage/Express	1,037.42	2.09	0.00	8,357.68	2.11	0.00
Legal Ads	32.40	0.07	0.00	2,724.50	0.69	0.00
Internet	1,342.73	2.71	0.00	12,109.90	3.05	0.00
Answering Service/Voicemail	320.01	0.65	0.00	3,173.28	0.80	0.00
Other Misc Admin Expenses	0.00	0.00	0.00	100.00	0.03	0.00
Employee Services	393.06	0.79	0.00	3,658.76	0.92	0.00
Employee Services - Health	0.00	0.00	0.00	225.00	0.06	0.00
Commissioner Training	-254.34	-0.51	0.00	11,679.20	2.94	0.00
Commissioner Travel	0.00	0.00	0.00	1,838.27	0.46	0.00
Marketing/Promotions/Advertising	72.78	0.15	0.00	2,463.32	0.62	0.00
Bank/Credit Card Fees	19.00	0.04	0.00	2,931.14	0.74	0.00
Cable TV	110.82	0.22	0.00	965.20	0.24	0.00
Computer Hardware	0.00	0.00	0.00	288.62	0.07	0.00
Computer Software	0.00	0.00	0.00	502.57	0.13	0.00
Computer Supplies	0.00	0.00	0.00	225.82	0.06	0.00
Computer/IT Support Expense	5,305.80	10.70	0.00	12,168.84	3.07	0.00
Computer System Support	1,880.87	3.79	0.00	15,422.63	3.89	0.00
Caring, Inc. misc	-98.54	-0.20	0.00	-304.39	-0.08	0.00
HCPM - Mgnt Fee Expense	1,969.45	3.97	0.00	21,381.53	5.39	0.00
Property Mgnt Fee Expense	32,645.35	65.82	0.00	289,981.91	73.08	0.00
Asset Mgnt Fee Expense	4,960.00	10.00	0.00	39,680.00	10.00	0.00
Bookkeeping Fee Expense	3,637.50	7.33	0.00	28,950.00	7.30	0.00
Prog Mgnt Fee Exp - JCP Antenna Rental 1	437.30	0.88	0.00	4,375.06	1.10	0.00
Prog Mgnt Fee Exp - JCP Office Space Rent	211.17	0.43	0.00	2,034.84	0.51	0.00
Prog Mgnt Fee Exp - RVW Office Space Ren	24.00	0.05	0.00	192.00	0.05	0.00
Prog Mgnt Fee Exp - MVP Office Space Ren	500.00	1.01	0.00	4,101.01	1.03	0.00
HCPM-Contract - Fee For Service Expense	5,629.00	11.35	0.00	44,713.50	11.27	0.00
Total Miscellaneous Admin Expenses	67,658.22	136.41	0.00	574,560.08	144.80	0.00
TOTAL ADMINISTRATIVE EXPENSES	142,404.75	287.11	0.00	1,257,605.70	316.94	0.00

TENANT SERVICES

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	0.38	0.00
Tenant Svcs - HCFC Activities-	2,071.83	4.18	0.00	15,234.54	3.84	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	51.20	0.01	0.00
TOTAL TENANT SERVICES EXPENSES	2,071.83	4.18	0.00	16,972.86	4.28	0.00

UTILITY EXPENSES

Water & Sewer	27,061.16	54.56	0.00	188,263.95	47.45	0.00
Electricity	26,467.31	53.36	0.00	223,826.67	56.41	0.00
Electricity-Vacant Units	25.03	0.05	0.00	1,101.19	0.28	0.00
Gas	23,547.89	47.48	0.00	228,174.03	57.50	0.00
Gas-Vacant Units	0.00	0.00	0.00	118.38	0.03	0.00
TOTAL UTILITY EXPENSES	77,101.39	155.45	0.00	641,484.22	161.66	0.00

MAINTENANCE EXPENSES

General Maint Expense						
Maintenance Fee For Service Expense	6,941.00	13.99	0.00	69,448.10	17.50	0.00
Maintenance Salaries	18,965.01	38.24	0.00	181,468.13	45.73	0.00
Maintenance Labor Overtime	2,164.25	4.36	0.00	27,140.15	6.84	0.00
Employee Benefit-Health/Dental/Eye	1,521.72	3.07	0.00	18,163.08	4.58	0.00
Maintenance Uniforms	188.51	0.38	0.00	3,277.94	0.83	0.00
Vehicle Gas, Oil, Repairs, Supplies	4,262.62	8.59	0.00	14,472.96	3.65	0.00
Vehicle Title/Registration	0.00	0.00	0.00	295.00	0.07	0.00
Total General Maint Expense	34,043.11	68.64	0.00	314,265.36	79.20	0.00
Materials						
Materials-Electrical	3,397.91	6.85	0.00	7,516.30	1.89	0.00
Materials-Plumbing	1,111.66	2.24	0.00	9,794.12	2.47	0.00
Materials-Heating	1,942.81	3.92	0.00	9,394.16	2.37	0.00
Materials-Flooring	1,438.21	2.90	0.00	7,528.38	1.90	0.00
Materials-Paint	2,114.25	4.26	0.00	7,832.18	1.97	0.00
Materials-Janitorial/Cleaning	337.87	0.68	0.00	1,660.62	0.42	0.00
Materials-Lumber	21.82	0.04	0.00	2,108.05	0.53	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	202.41	0.05	0.00
Materials-Grounds	639.65	1.29	0.00	5,011.46	1.26	0.00
Materials-Miscellaneous	524.55	1.06	0.00	6,594.15	1.66	0.00
Materials-Equipment Repairs	532.86	1.07	0.00	6,277.53	1.58	0.00
Materials-Appliance Parts	320.00	0.65	0.00	1,779.32	0.45	0.00
Materials-Safety Equipment	2,997.35	6.04	0.00	16,699.09	4.21	0.00
Materials-Hardware	468.65	0.94	0.00	1,453.22	0.37	0.00

Materials-Glass/Screens	334.00	0.67	0.00	2,894.26	0.73	0.00
Materials-Doors / Keys	1,284.70	2.59	0.00	3,921.20	0.99	0.00
Materials-Extermination/Pest Control	530.00	1.07	0.00	530.00	0.13	0.00
Materials-Tools	265.05	0.53	0.00	3,529.43	0.89	0.00
Total Materials	18,261.34	36.82	0.00	94,725.88	23.87	0.00
Contract Costs						
Contract-Elevator Monitoring	2,805.13	5.66	0.00	22,087.90	5.57	0.00
Contract-Trash Removal	3,680.08	7.42	0.00	35,481.64	8.94	0.00
Contract-Extermination/Pest Control	1,326.00	2.67	0.00	16,775.44	4.23	0.00
Contract-Extermination/Bed Bug	350.00	0.71	0.00	2,450.00	0.62	0.00
Contract-Grounds	6,362.86	12.83	0.00	20,863.58	5.26	0.00
Contract-Fire Alarm	0.00	0.00	0.00	14,318.84	3.61	0.00
Contract-Alarm System Monitoring	114.12	0.23	0.00	7,333.17	1.85	0.00
Contract-Plumbing	0.00	0.00	0.00	10,505.92	2.65	0.00
Contract-Roofing	150.00	0.30	0.00	3,150.00	0.79	0.00
Total Contract Costs	14,788.19	29.81	0.00	132,966.49	33.51	0.00
TOTAL MAINTENACE EXPENSES	67,092.64	135.27	0.00	541,957.73	136.58	0.00

GENERAL EXPENSES

Insurance	16,819.83	33.91	0.00	129,638.24	32.67	0.00
PILOT-Payments in Lieu of Taxes	7,272.13	14.66	0.00	58,177.04	14.66	0.00
Employee Benefits-Health/Dental/Optical	1,939.15	3.91	0.00	9,130.21	2.30	0.00
Employee Benefits-Pension	8,679.17	17.50	0.00	92,783.98	23.38	0.00
Employer Tax Expense	6,465.05	13.03	0.00	59,098.32	14.89	0.00
Security/Lease Enforcement Fee For Service	1,750.00	3.53	0.00	15,582.97	3.93	0.00
Lease Enforcement Fee For Service Expense	2,840.04	5.73	0.00	20,646.64	5.20	0.00
TOTAL GENERAL EXPENSES	45,765.37	92.27	0.00	385,057.40	97.04	0.00

HOUSING ASSISTANCE PAYMENTS

URP-PH-Tenant Utility Reimbursement-Public I	145.00	0.29	0.00	1,325.00	0.33	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	145.00	0.29	0.00	1,325.00	0.33	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	19,888.77	5.01	0.00
TOTAL FINANCING EXPENSES	2,459.53	4.96	0.00	19,923.21	5.02	0.00

TOTAL EXPENSES

337,040.51	679.52	0.00	2,864,326.12	721.86	0.00
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NET INCOME

32,695.10	65.92	0.00	64,141.99	16.16	0.00
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CASH

Cash - General Fund	279,657.61
Cash - Central Office	501,717.37
Cash - Payroll	27,549.47
Cash - Rental	34,851.54
Cash - Sun Bank	61,989.42
Cash - Century Savings Bank	611,580.76
Interprogram-Due From Section 8	(11,210.23)
Interprogram-Due From HCFC	(19,043.48)
Interprogram-Due From HCPM	-
Total Cash Available	1,487,092.46

RESTRICTED CASH

Cash - AFLAC Unreimb Medical Exp	4,755.99
Cash - HRA Health Care Exp	52,869.88
Cash - Senior Services	-
Cash Restricted-Security Deposits	6,955.90
Total Restricted Cash	64,581.77