

Income statement PUM

Period = Jun 2014

Book = Accrual ; Tree = ysi_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent	135,873.00	273.94	0.00	1,225,157.25	274.45	0.00
Total Rental Income	135,873.00	273.94	0.00	1,225,157.25	274.45	0.00
Other Tenant Income						
Laundry and Vending	0.00	0.00	0.00	31,339.22	7.02	0.00
Late Charges	0.00	0.00	0.00	-25.00	-0.01	0.00
NSF Charges	0.00	0.00	0.00	125.00	0.03	0.00
Tenant Owned / Excess Utilities	5,480.00	11.05	0.00	9,129.00	2.05	0.00
Other Misc.Tenant Charges	70.00	0.14	0.00	767.00	0.17	0.00
Total Other Tenant Income	5,550.00	11.19	0.00	41,335.22	9.26	0.00
NET TENANT INCOME	141,423.00	285.13	0.00	1,266,492.47	283.71	0.00
GRANT INCOME						
HUD PHA Operating Grants/Subsidy	123,144.00	248.27	0.00	1,081,294.00	242.23	0.00
TOTAL GRANT INCOME	123,144.00	248.27	0.00	1,081,294.00	242.23	0.00
OTHER INCOME						
Interest Income	937.27	1.89	0.00	6,895.51	1.54	0.00
Investment Income	0.00	0.00	0.00	0.74	0.00	0.00
Computer/IT Support Income	3,802.40	7.67	0.00	15,257.20	3.42	0.00
IBS - IT Services Income	42.50	0.09	0.00	1,445.50	0.32	0.00
IBS - Management Services Income	2,708.33	5.46	0.00	26,999.97	6.05	0.00
CPM - Property Mgmt Fee Income	0.00	0.00	0.00	11,033.00	2.47	0.00
Property Mgmt Fee Income	32,510.73	65.55	0.00	328,214.08	73.52	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	44,640.00	10.00	0.00
Bookkeeping Fee Income	4,980.00	10.04	0.00	42,588.60	9.54	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	437.30	0.88	0.00	4,812.36	1.08	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 1	211.17	0.43	0.00	2,246.01	0.50	0.00
Prog Mgmt Fee Inc - RWV Office Space Rental	24.00	0.05	0.00	216.00	0.05	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 1	500.00	1.01	0.00	4,601.01	1.03	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	3,841.37	7.74	0.00	34,572.33	7.74	0.00
Prog Mgmt Fee Inc - HCFC 10% NetInc	0.00	0.00	0.00	2,251.75	0.50	0.00
Prog Mgmt Fee Inc - HCPM 10% NetInc	235.50	0.47	0.00	1,239.09	0.28	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,666.67	13.44	0.00	60,000.03	13.44	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,365.00	2.75	0.00	12,120.00	2.72	0.00
Prog Mgmt Fee Inc - Salem HA	11,305.33	22.79	0.00	67,971.97	15.23	0.00
Lease Enforcement Fee For Service Income	3,155.60	6.36	0.00	24,357.31	5.46	0.00
Maintenance Fee For Service Income	9,411.91	18.98	0.00	84,542.92	18.94	0.00
Caring Licensing Fee	1,883.23	3.80	0.00	8,838.62	1.98	0.00
Miscellaneous Other Income	2,244.82	4.53	0.00	40,489.69	9.07	0.00
Misc Other Income-Buck St Office Rental	5,000.00	10.08	0.00	46,010.28	10.31	0.00
Misc Other Income-Office Space Rental	3,957.90	7.98	0.00	30,334.80	6.80	0.00
Misc Income-Antenna Rental	4,373.03	8.82	0.00	48,123.93	10.78	0.00
TOTAL OTHER INCOME	104,554.06	210.79	0.00	949,802.70	212.77	0.00
TOTAL INCOME	369,121.06	744.20	0.00	3,297,589.17	738.71	0.00
EXPENSES						
ADMINISTRATIVE						
Administrative Salaries						
Administrative Salaries	54,028.17	108.93	0.00	528,206.28	118.33	0.00
Employee Benefit-Health/Dental/Eye	6,132.63	12.36	0.00	60,978.17	13.66	0.00
Total Administrative Salaries	60,160.80	121.29	0.00	589,184.45	131.99	0.00
Legal Expense						
Credit/Criminal Background Checks	24.00	0.05	0.00	1,731.00	0.39	0.00
General Legal Expense	6,205.75	12.51	0.00	71,271.07	15.97	0.00
Total Legal Expense	6,229.75	12.56	0.00	73,002.07	16.35	0.00
Other Admin Expenses						
Staff Training	0.00	0.00	0.00	11,606.65	2.60	0.00
Staff Training - Travel Expenses	2,305.82	4.65	0.00	12,366.03	2.77	0.00
Staff Travel	2,660.88	5.36	0.00	16,431.53	3.68	0.00
Accounting Fees	0.00	0.00	0.00	11,940.17	2.67	0.00
Auditing Fees	1,915.35	3.86	0.00	9,576.75	2.15	0.00
Licenses/Fees/Permits	354.00	0.71	0.00	7,364.00	1.65	0.00
Office Rent	1,800.00	3.63	0.00	9,000.00	2.02	0.00
Consultants	102.50	0.21	0.00	102.50	0.02	0.00
Professional Fees/Services	0.00	0.00	0.00	18,000.57	4.03	0.00
Total Other Admin Expenses	9,138.55	18.42	0.00	96,388.20	21.59	0.00

Miscellaneous Admin Expenses							
Publications/Subscriptions	165.00	0.33	0.00	1,169.84	0.26	0.00	
Membership Dues and Fees	0.00	0.00	0.00	1,888.50	0.42	0.00	
Telephone	712.24	1.44	0.00	13,799.33	3.09	0.00	
Office Supplies	111.44	0.22	0.00	16,767.72	3.76	0.00	
Copier and Supplies	1,082.93	2.18	0.00	10,192.07	2.28	0.00	
Cell Phones/Pagers	1,533.11	3.09	0.00	16,158.87	3.62	0.00	
Payroll Services	456.19	0.92	0.00	4,704.47	1.05	0.00	
Postage/Express	649.28	1.31	0.00	9,006.96	2.02	0.00	
Legal Ads	30.96	0.06	0.00	2,755.46	0.62	0.00	
Internet	851.59	1.72	0.00	12,961.49	2.90	0.00	
Answering Service/Voicemail	283.25	0.57	0.00	3,456.53	0.77	0.00	
Other Misc Admin Expenses	0.00	0.00	0.00	100.00	0.02	0.00	
Employee Services	180.29	0.36	0.00	3,839.05	0.86	0.00	
Employee Services - Health	0.00	0.00	0.00	225.00	0.05	0.00	
Commissioner Training	0.00	0.00	0.00	11,679.20	2.62	0.00	
Commissioner Travel	0.00	0.00	0.00	1,838.27	0.41	0.00	
Marketing/Promotions/Advertising	0.00	0.00	0.00	2,463.32	0.55	0.00	
Bank/Credit Card Fees	19.00	0.04	0.00	2,950.14	0.66	0.00	
Cable TV	84.05	0.17	0.00	1,049.25	0.24	0.00	
Computer Hardware	0.00	0.00	0.00	288.62	0.06	0.00	
Computer Software	0.00	0.00	0.00	502.57	0.11	0.00	
Computer Supplies	0.00	0.00	0.00	225.82	0.05	0.00	
Computer/IT Support Expense	3,742.80	7.55	0.00	15,911.64	3.56	0.00	
Computer System Support	1,946.65	3.92	0.00	17,369.28	3.89	0.00	
Caring, Inc. misc	-289.84	-0.58	0.00	-594.23	-0.13	0.00	
HCPM - Mgnt Fee Expense	1,663.28	3.35	0.00	23,044.81	5.16	0.00	
Property Mgnt Fee Expense	32,510.73	65.55	0.00	322,492.64	72.24	0.00	
Asset Mgnt Fee Expense	4,960.00	10.00	0.00	44,640.00	10.00	0.00	
Bookkeeping Fee Expense	3,622.50	7.30	0.00	32,572.50	7.30	0.00	
Prog Mgnt Fee Exp - JCP Antenna Rental 1)	437.30	0.88	0.00	4,812.36	1.08	0.00	
Prog Mgnt Fee Exp - JCP Office Space Rent	211.17	0.43	0.00	2,246.01	0.50	0.00	
Prog Mgnt Fee Exp - RVW Office Space Rer	24.00	0.05	0.00	216.00	0.05	0.00	
Prog Mgnt Fee Exp - MVP Office Space Ren	500.00	1.01	0.00	4,601.01	1.03	0.00	
HCPM-Contract - Fee For Service Expense	5,954.00	12.00	0.00	50,667.50	11.35	0.00	
Total Miscellaneous Admin Expenses	61,441.92	123.87	0.00	636,002.00	142.47	0.00	
TOTAL ADMINISTRATIVE EXPENSES	136,971.02	276.15	0.00	1,394,576.72	312.41	0.00	

TENANT SERVICES

Resident Council	0.00	0.00	0.00	69.00	0.02	0.00	
Tenant Svcs - Tenant Participation	247.29	0.50	0.00	1,755.02	0.39	0.00	
Tenant Svcs - HCFC Activities-	2,157.02	4.35	0.00	17,391.56	3.90	0.00	
Tenant Svcs - Food/Snacks	0.00	0.00	0.00	110.39	0.02	0.00	
Tenant Services - Security Credit	0.00	0.00	0.00	51.20	0.01	0.00	
TOTAL TENANT SERVICES EXPENSES	2,404.31	4.85	0.00	19,377.17	4.34	0.00	

UTILITY EXPENSES

Water & Sewer	27,044.85	54.53	0.00	215,308.80	48.23	0.00	
Electricity	23,962.40	48.31	0.00	247,789.07	55.51	0.00	
Electricity-Vacant Units	141.55	0.29	0.00	1,242.74	0.28	0.00	
Gas	12,855.32	25.92	0.00	241,029.35	53.99	0.00	
Gas-Vacant Units	0.00	0.00	0.00	118.38	0.03	0.00	
TOTAL UTILITY EXPENSES	64,004.12	129.04	0.00	705,488.34	158.04	0.00	

MAINTENANCE EXPENSES

General Maint Expense							
Maintenance Fee For Service Expense	9,232.50	18.61	0.00	78,680.60	17.63	0.00	
Maintenance Salaries	19,364.50	39.04	0.00	200,832.63	44.99	0.00	
Maintenance Labor Overtime	2,132.21	4.30	0.00	29,272.36	6.56	0.00	
Employee Benefit-Health/Dental/Eye	1,624.20	3.27	0.00	19,787.28	4.43	0.00	
Maintenance Uniforms	0.00	0.00	0.00	3,277.94	0.73	0.00	
Vehicle Gas, Oil, Repairs, Supplies	2,683.01	5.41	0.00	17,155.97	3.84	0.00	
Vehicle Title/Registration	0.00	0.00	0.00	295.00	0.07	0.00	
Total General Maint Expense	35,036.42	70.64	0.00	349,301.78	78.25	0.00	
Materials							
Materials-Electrical	0.00	0.00	0.00	7,516.30	1.68	0.00	
Materials-Plumbing	30.74	0.06	0.00	9,824.86	2.20	0.00	
Materials-Heating	642.43	1.30	0.00	10,036.59	2.25	0.00	
Materials-Flooring	0.00	0.00	0.00	7,528.38	1.69	0.00	
Materials-Paint	0.00	0.00	0.00	7,832.18	1.75	0.00	
Materials-Janitorial/Cleaning	1,234.50	2.49	0.00	2,895.12	0.65	0.00	
Materials-Lumber	2,906.34	5.86	0.00	5,014.39	1.12	0.00	
Materials-Maintenance Supplies	0.00	0.00	0.00	202.41	0.05	0.00	
Materials-Grounds	0.00	0.00	0.00	5,011.46	1.12	0.00	
Materials-Miscellaneous	274.72	0.55	0.00	6,868.87	1.54	0.00	
Materials-Equipment Repairs	438.50	0.88	0.00	6,716.03	1.50	0.00	
Materials-Appliance Parts	1,125.00	2.27	0.00	2,904.32	0.65	0.00	
Materials-Safety Equipment	305.85	0.62	0.00	17,004.94	3.81	0.00	

Materials-Hardware	0.00	0.00	0.00	1,453.22	0.33	0.00
Materials-Glass/Screens	256.00	0.52	0.00	3,150.26	0.71	0.00
Materials-Doors / Keys	0.00	0.00	0.00	3,921.20	0.88	0.00
Materials-Extermination/Pest Control	0.00	0.00	0.00	530.00	0.12	0.00
Materials-Tools	0.00	0.00	0.00	3,529.43	0.79	0.00
Total Materials	7,214.08	14.54	0.00	101,939.96	22.84	0.00
Contract Costs						
Contract-Elevator Monitoring	2,805.14	5.66	0.00	24,893.04	5.58	0.00
Contract-Trash Removal	3,680.08	7.42	0.00	39,161.72	8.77	0.00
Contract-Extermination/Pest Control	1,806.00	3.64	0.00	18,581.44	4.16	0.00
Contract-Extermination/Bed Bug	0.00	0.00	0.00	2,450.00	0.55	0.00
Contract-Grounds	6,362.86	12.83	0.00	27,226.44	6.10	0.00
Contract-Fire Alarm	0.00	0.00	0.00	14,318.84	3.21	0.00
Contract-Alarm System Monitoring	0.00	0.00	0.00	7,333.17	1.64	0.00
Contract-Plumbing	0.00	0.00	0.00	10,505.92	2.35	0.00
Contract-Roofing	0.00	0.00	0.00	3,150.00	0.71	0.00
Total Contract Costs	14,654.08	29.54	0.00	147,620.57	33.07	0.00
TOTAL MAINTENACE EXPENSES	56,904.58	114.73	0.00	598,862.31	134.15	0.00

GENERAL EXPENSES

Insurance	16,819.85	33.91	0.00	146,458.09	32.81	0.00
PILOT-Payments in Lieu of Taxes	5,881.32	11.86	0.00	64,058.36	14.35	0.00
Employee Benefits-Health/Dental/Optical	1,801.86	3.63	0.00	10,932.07	2.45	0.00
Employee Benefits-Pension	8,679.17	17.50	0.00	101,463.15	22.73	0.00
Employer Tax Expense	6,507.56	13.12	0.00	65,605.88	14.70	0.00
Security/Lease Enforcement Fee For Service	2,140.00	4.31	0.00	17,722.97	3.97	0.00
Lease Enforcement Fee For Service Expense	3,155.60	6.36	0.00	23,802.24	5.33	0.00
TOTAL GENERAL EXPENSES	44,985.36	90.70	0.00	430,042.76	96.34	0.00

HOUSING ASSISTANCE PAYMENTS

URP-PH-Tenant Utility Reimbursement-Public I	176.00	0.35	0.00	1,501.00	0.34	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	176.00	0.35	0.00	1,501.00	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 Contra	2,459.53	4.96	0.00	22,348.30	5.01	0.00
TOTAL FINANCING EXPENSES	2,459.53	4.96	0.00	22,382.74	5.01	0.00

TOTAL EXPENSES

307,904.92 620.78 0.00 3,172,231.04 710.63 0.00

NET INCOME

61,216.14 123.42 0.00 125,358.13 28.08 0.00

CASH

Cash - General Fund	177,755.34
Cash - Central Office	436,648.52
Cash - Payroll	27,549.72
Cash - Rental	49,925.29
Cash - Sun Bank	61,989.93
Cash - Century Savings Bank	611,840.47
Interprogram-Due From Section 8	(10,025.24)
Interprogram-Due From HCFC	(21,724.12)
Interprogram-Due From HCPM	-
Total Cash Available	1,333,959.91

RESTRICTED CASH

Cash - AFLAC Unreimb Medical Exp	4,912.25
Cash - HRA Health Care Exp	52,800.84
Cash - Senior Services	-
Cash Restricted-Security Deposits	7,057.23
Total Restricted Cash	64,770.32