

**Income statement PUM**

Period = Jul 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						
Rent Income-Gross Potential	50.00	0.10	0.00	50.00	0.01	0.00
Tenant Rent	136,185.60	274.57	0.00	1,361,342.85	274.46	0.00
Total Rental Income	136,235.60	274.67	0.00	1,361,392.85	274.47	0.00
Other Tenant Income						
Laundry and Vending	0.00	0.00	0.00	31,339.22	6.32	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	6,020.00	12.14	0.00	15,149.00	3.05	0.00
Other Misc.Tenant Charges	224.90	0.45	0.00	991.90	0.20	0.00
Total Other Tenant Income	6,244.90	12.59	0.00	47,580.12	9.59	0.00
NET TENANT INCOME	142,480.50	287.26	0.00	1,408,972.97	284.07	0.00
<b>GRANT INCOME</b>						
HUD PHA Operating Grants/Subsidy	123,144.00	248.27	0.00	1,204,438.00	242.83	0.00
TOTAL GRANT INCOME	123,144.00	248.27	0.00	1,204,438.00	242.83	0.00
<b>OTHER INCOME</b>						
Interest Income	678.24	1.37	0.00	7,573.75	1.53	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	19,059.60	3.84	0.00
IBS - IT Services Income	0.00	0.00	0.00	1,445.50	0.29	0.00
IBS - Management Services Income	3,583.33	7.22	0.00	30,583.30	6.17	0.00
CPM - Property Mgmt Fee Income	0.00	0.00	0.00	11,033.00	2.22	0.00
Property Mgmt Fee Income	32,376.11	65.27	0.00	360,590.19	72.70	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	49,600.00	10.00	0.00
Bookkeeping Fee Income	4,737.00	9.55	0.00	47,325.60	9.54	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	437.30	0.88	0.00	5,249.66	1.06	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 1	211.17	0.43	0.00	2,457.18	0.50	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental	24.00	0.05	0.00	240.00	0.05	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental	500.00	1.01	0.00	5,101.01	1.03	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	3,841.37	7.74	0.00	38,413.70	7.74	0.00
Prog Mgmt Fee Inc - HCFC 10% NetInc	188.73	0.38	0.00	2,440.48	0.49	0.00
Prog Mgmt Fee Inc - HCPM 10% NetInc	178.49	0.36	0.00	1,417.58	0.29	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,666.67	13.44	0.00	66,666.70	13.44	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,357.50	2.74	0.00	13,477.50	2.72	0.00
Prog Mgmt Fee Inc - Salem HA	11,305.33	22.79	0.00	79,277.30	15.98	0.00
Lease Enforcement Fee For Service Income	3,155.60	6.36	0.00	27,512.91	5.55	0.00
Maintenance Fee For Service Income	11,129.24	22.44	0.00	95,672.16	19.29	0.00
Caring Licensing Fee	1,405.83	2.83	0.00	10,244.45	2.07	0.00
Miscellaneous Other Income	1,311.90	2.64	0.00	41,801.59	8.43	0.00
Misc Other Income-Buck St Office Rental	5,000.00	10.08	0.00	51,010.28	10.28	0.00
Misc Other Income-Office Space Rental	3,957.90	7.98	0.00	34,292.70	6.91	0.00
Misc Income-Antenna Rental	4,373.03	8.82	0.00	52,496.96	10.58	0.00
TOTAL OTHER INCOME	105,181.14	212.06	0.00	1,054,983.84	212.70	0.00
<b>TOTAL INCOME</b>	<b>370,805.64</b>	<b>747.59</b>	<b>0.00</b>	<b>3,668,394.81</b>	<b>739.60</b>	<b>0.00</b>

**EXPENSES****ADMINISTRATIVE**

## Administrative Salaries

Administrative Salaries	54,547.15	109.97	0.00	582,753.43	117.49	0.00
Employee Benefit-Health/Dental/Eye	8,625.79	17.39	0.00	69,603.96	14.03	0.00
Total Administrative Salaries	63,172.94	127.36	0.00	652,357.39	131.52	0.00

## Legal Expense

Credit/Criminal Background Checks	0.00	0.00	0.00	1,731.00	0.35	0.00
General Legal Expense	4,505.50	9.08	0.00	75,776.57	15.28	0.00
Total Legal Expense	4,505.50	9.08	0.00	77,507.57	15.63	0.00

## Other Admin Expenses

Staff Training	0.00	0.00	0.00	11,606.65	2.34	0.00
Staff Training - Travel Expenses	117.56	0.24	0.00	12,483.59	2.52	0.00
Staff Travel	2,572.05	5.19	0.00	18,089.71	3.65	0.00
Accounting Fees	0.00	0.00	0.00	11,940.17	2.41	0.00
Auditing Fees	1,915.35	3.86	0.00	11,492.10	2.32	0.00
Licenses/Fees/Permits	988.00	1.99	0.00	8,352.00	1.68	0.00
Office Rent	1,800.00	3.63	0.00	10,800.00	2.18	0.00
Consultants	455.00	0.92	0.00	557.50	0.11	0.00
Professional Fees/Services	500.00	1.01	0.00	18,500.57	3.73	0.00

Total Other Admin Expenses	8,347.96	16.83	0.00	103,822.29	20.93	0.00
Miscellaneous Admin Expenses						
Publications/Subscriptions	0.00	0.00	0.00	1,169.84	0.24	0.00
Membership Dues and Fees	0.00	0.00	0.00	1,888.50	0.38	0.00
Telephone	1,966.35	3.96	0.00	15,765.68	3.18	0.00
Office Supplies	4,455.75	8.98	0.00	21,223.47	4.28	0.00
Copier and Supplies	1,353.98	2.73	0.00	11,546.05	2.33	0.00
Cell Phones/Pagers	1,465.57	2.95	0.00	17,624.44	3.55	0.00
Payroll Services	450.96	0.91	0.00	5,155.43	1.04	0.00
Postage/Express	1,096.09	2.21	0.00	10,103.05	2.04	0.00
Legal Ads	15.60	0.03	0.00	2,771.06	0.56	0.00
Internet	1,215.34	2.45	0.00	14,176.83	2.86	0.00
Answering Service/Voicemail	317.22	0.64	0.00	3,773.75	0.76	0.00
Other Misc Admin Expenses	0.00	0.00	0.00	100.00	0.02	0.00
Employee Services	-158.78	-0.32	0.00	3,680.27	0.74	0.00
Employee Services - Health	35.00	0.07	0.00	260.00	0.05	0.00
Commissioner Training	0.00	0.00	0.00	11,679.20	2.35	0.00
Commissioner Travel	0.00	0.00	0.00	1,838.27	0.37	0.00
Marketing/Promotions/Advertising	0.00	0.00	0.00	2,463.32	0.50	0.00
Bank/Credit Card Fees	84.71	0.17	0.00	3,034.85	0.61	0.00
Cable TV	110.82	0.22	0.00	1,160.07	0.23	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	0.10	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	19,654.44	3.96	0.00
Computer System Support	107.40	0.22	0.00	17,476.68	3.52	0.00
Caring, Inc. misc	-298.95	-0.60	0.00	-893.18	-0.18	0.00
HCPM - Mgmt Fee Expense	1,580.53	3.19	0.00	24,625.34	4.96	0.00
Property Mgmt Fee Expense	32,376.11	65.27	0.00	354,868.75	71.55	0.00
Asset Mgmt Fee Expense	4,960.00	10.00	0.00	49,600.00	10.00	0.00
Bookkeeping Fee Expense	3,607.50	7.27	0.00	36,180.00	7.29	0.00
Prog Mgmt Fee Exp - JCP Antenna Rental 1	437.30	0.88	0.00	5,249.66	1.06	0.00
Prog Mgmt Fee Exp - JCP Office Space Renl	211.17	0.43	0.00	2,457.18	0.50	0.00
Prog Mgmt Fee Exp - RVW Office Space Rei	24.00	0.05	0.00	240.00	0.05	0.00
Prog Mgmt Fee Exp - MVP Office Space Rer	500.00	1.01	0.00	5,101.01	1.03	0.00
HCPM-Contract - Fee For Service Expense	5,954.00	12.00	0.00	56,621.50	11.42	0.00
Total Miscellaneous Admin Expenses	65,610.47	132.28	0.00	701,612.47	141.45	0.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>141,636.87</b>	<b>285.56</b>	<b>0.00</b>	<b>1,535,299.72</b>	<b>309.54</b>	<b>0.00</b>

#### TENANT SERVICES

Resident Council	0.00	0.00	0.00	69.00	0.01	0.00
Tenant Svcs - Tenant Participation	0.00	0.00	0.00	1,755.02	0.35	0.00
Tenant Svcs - HCFC Activities-	2,071.83	4.18	0.00	19,463.39	3.92	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
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>2,071.83</b>	<b>4.18</b>	<b>0.00</b>	<b>21,449.00</b>	<b>4.32</b>	<b>0.00</b>

#### UTILITY EXPENSES

Water & Sewer	26,999.32	54.43	0.00	242,308.12	48.85	0.00
Electricity	24,587.59	49.57	0.00	272,376.66	54.91	0.00
Electricity-Vacant Units	545.59	1.10	0.00	1,788.33	0.36	0.00
Gas	6,698.74	13.51	0.00	247,728.09	49.95	0.00
Gas-Vacant Units	0.00	0.00	0.00	118.38	0.02	0.00
<b>TOTAL UTILITY EXPENSES</b>	<b>58,831.24</b>	<b>118.61</b>	<b>0.00</b>	<b>764,319.58</b>	<b>154.10</b>	<b>0.00</b>

#### MAINTENANCE EXPENSES

General Maint Expense						
Maintenance Fee For Service Expense	10,916.50	22.01	0.00	89,597.10	18.06	0.00
Maintenance Salaries	23,575.89	47.53	0.00	224,408.52	45.24	0.00
Maintenance Labor Overtime	2,359.01	4.76	0.00	31,631.37	6.38	0.00
Employee Benefit-Health/Dental/Eye	1,624.20	3.27	0.00	21,411.48	4.32	0.00
Maintenance Uniforms	0.00	0.00	0.00	3,277.94	0.66	0.00
Vehicle Gas, Oil, Repairs, Supplies	0.00	0.00	0.00	17,155.97	3.46	0.00
Vehicle Title/Registration	71.50	0.14	0.00	366.50	0.07	0.00
Total General Maint Expense	38,547.10	77.72	0.00	387,848.88	78.20	0.00
Materials						
Materials-Electrical	865.81	1.75	0.00	8,382.11	1.69	0.00
Materials-Plumbing	2,982.94	6.01	0.00	12,807.80	2.58	0.00
Materials-Heating	1,707.49	3.44	0.00	11,744.08	2.37	0.00
Materials-Flooring	2,168.63	4.37	0.00	9,697.01	1.96	0.00
Materials-Paint	51.42	0.10	0.00	7,883.60	1.59	0.00
Materials-Janitorial/Cleaning	397.15	0.80	0.00	3,292.27	0.66	0.00
Materials-Lumber	119.67	0.24	0.00	5,134.06	1.04	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	202.41	0.04	0.00
Materials-Grounds	12.17	0.02	0.00	5,023.63	1.01	0.00
Materials-Miscellaneous	2,457.53	4.95	0.00	9,326.40	1.88	0.00
Materials-Equipment Repairs	369.53	0.75	0.00	7,085.56	1.43	0.00
Materials-Appliance Parts	23.68	0.05	0.00	2,928.00	0.59	0.00

Materials-Safety Equipment	5,594.14	11.28	0.00	22,599.08	4.56	0.00
Materials-Hardware	225.00	0.45	0.00	1,678.22	0.34	0.00
Materials-Glass/Screens	87.50	0.18	0.00	3,237.76	0.65	0.00
Materials-Doors / Keys	280.09	0.56	0.00	4,201.29	0.85	0.00
Materials-Extermination/Pest Control	0.00	0.00	0.00	530.00	0.11	0.00
Materials-Tools	107.73	0.22	0.00	3,637.16	0.73	0.00
<b>Total Materials</b>	<b>17,450.48</b>	<b>35.18</b>	<b>0.00</b>	<b>119,390.44</b>	<b>24.07</b>	<b>0.00</b>
<b>Contract Costs</b>						
Contract-Elevator Monitoring	8,172.78	16.48	0.00	33,065.82	6.67	0.00
Contract-Trash Removal	3,680.08	7.42	0.00	42,841.80	8.64	0.00
Contract-Extermination/Pest Control	886.00	1.79	0.00	19,467.44	3.92	0.00
Contract-Extermination/Bed Bug	2,100.00	4.23	0.00	4,550.00	0.92	0.00
Contract-Grounds	6,362.86	12.83	0.00	33,589.30	6.77	0.00
Contract-Fire Alarm	0.00	0.00	0.00	14,318.84	2.89	0.00
Contract-Alarm System Monitoring	0.00	0.00	0.00	7,333.17	1.48	0.00
Contract-Carpet Cleaning	115.00	0.23	0.00	115.00	0.02	0.00
Contract-Plumbing	687.50	1.39	0.00	11,193.42	2.26	0.00
Contract-Roofing	0.00	0.00	0.00	3,150.00	0.64	0.00
<b>Total Contract Costs</b>	<b>22,004.22</b>	<b>44.36</b>	<b>0.00</b>	<b>169,624.79</b>	<b>34.20</b>	<b>0.00</b>
<b>TOTAL MAINTENACE EXPENSES</b>	<b>78,001.80</b>	<b>157.26</b>	<b>0.00</b>	<b>676,864.11</b>	<b>136.46</b>	<b>0.00</b>

**GENERAL EXPENSES**

Insurance	16,819.83	33.91	0.00	163,277.92	32.92	0.00
PILOT-Payments in Lieu of Taxes	6,608.76	13.32	0.00	70,667.12	14.25	0.00
Employee Benefits-Health/Dental/Optical	1,601.47	3.23	0.00	12,533.54	2.53	0.00
Employee Benefits-Pension	8,679.17	17.50	0.00	110,142.32	22.21	0.00
Employer Tax Expense	7,165.17	14.45	0.00	72,771.05	14.67	0.00
Bad Debt-Tenant Rents	1,680.00	3.39	0.00	1,680.00	0.34	0.00
Security/Lease Enforcement Fee For Service	1,945.00	3.92	0.00	19,667.97	3.97	0.00
Lease Enforcement Fee For Service Expense	3,155.60	6.36	0.00	26,957.84	5.44	0.00
<b>TOTAL GENERAL EXPENSES</b>	<b>47,655.00</b>	<b>96.08</b>	<b>0.00</b>	<b>477,697.76</b>	<b>96.31</b>	<b>0.00</b>

**HOUSING ASSISTANCE PAYMENTS**

URP-PH-Tenant Utility Reimbursement-Public	176.00	0.35	0.00	1,677.00	0.34	0.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>176.00</b>	<b>0.35</b>	<b>0.00</b>	<b>1,677.00</b>	<b>0.34</b>	<b>0.00</b>

**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	24,807.83	5.00	0.00
<b>TOTAL FINANCING EXPENSES</b>	<b>2,459.53</b>	<b>4.96</b>	<b>0.00</b>	<b>24,842.27</b>	<b>5.01</b>	<b>0.00</b>

**TOTAL EXPENSES**

**330,832.27      667.00      0.00      3,502,149.44      706.08      0.00**

**NET INCOME**

**39,973.37      80.59      0.00      166,245.37      33.52      0.00**

**CASH**

Cash - General Fund	246,259.39
Cash - Central Office	490,147.48
Cash - Payroll	27,550.00
Cash - Rental	37,819.18
Cash - Sun Bank	61,990.46
Cash - Century Savings Bank	612,100.29
Interprogram-Due From Section 8	(10,300.96)
Interprogram-Due From HCFC	(4,183.85)
Interprogram-Due From HCPM	-
<b>Total Cash Available</b>	<b>1,461,381.99</b>

**RESTRICTED CASH**

Cash - AFLAC Unreimb Medical Exp	5,181.51
Cash - HRA Health Care Exp	52,857.76
Cash - Senior Services	-
Cash Restricted-Security Deposits	7,208.59
<b>Total Restricted Cash</b>	<b>65,247.86</b>