

Income statement PUM

Period = Aug 2014

Book = Accrual ; Tree = ysl_js

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
INCOME						
TENANT INCOME						
Rental Income						
Rent Income-Gross Potential	0.00	0.00	0.00	50.00	0.01	0.00
Tenant Rent	143,304.00	288.92	0.00	1,504,646.85	275.78	0.00
Total Rental Income	143,304.00	288.92	0.00	1,504,696.85	275.79	0.00
Other Tenant Income						
Laundry and Vending	0.00	0.00	0.00	31,339.22	5.74	0.00
Late Charges	0.00	0.00	0.00	-25.00	0.00	0.00
NSF Charges	0.00	0.00	0.00	125.00	0.02	0.00
Tenant Owned / Excess Utilities	6,128.00	12.35	0.00	21,277.00	3.90	0.00
Other Misc.Tenant Charges	90.00	0.18	0.00	1,081.90	0.20	0.00
Total Other Tenant Income	6,218.00	12.54	0.00	53,798.12	9.86	0.00
NET TENANT INCOME	149,522.00	301.46	0.00	1,558,494.97	285.65	0.00
GRANT INCOME						
HUD PHA Operating Grants/Subsidy	123,840.00	249.68	0.00	1,328,278.00	243.45	0.00
TOTAL GRANT INCOME	123,840.00	249.68	0.00	1,328,278.00	243.45	0.00
OTHER INCOME						
Interest Income	291.30	0.59	0.00	7,865.05	1.44	0.00
Investment Income	0.00	0.00	0.00	0.74	0.00	0.00
Computer/IT Support Income	5,703.60	11.50	0.00	24,763.20	4.54	0.00
IBS - IT Services Income	0.00	0.00	0.00	1,445.50	0.26	0.00
IBS - Management Services Income	2,708.33	5.46	0.00	33,291.63	6.10	0.00
CPM - Property Mgmt Fee Income	0.00	0.00	0.00	11,033.00	2.02	0.00
Property Mgmt Fee Income	32,779.97	66.09	0.00	393,370.16	72.10	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	54,560.00	10.00	0.00
Bookkeeping Fee Income	4,782.30	9.64	0.00	52,107.90	9.55	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	458.12	0.92	0.00	5,707.78	1.05	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 10'	96.00	0.19	0.00	2,553.18	0.47	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental 10'	24.00	0.05	0.00	264.00	0.05	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 10'	500.00	1.01	0.00	5,601.01	1.03	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	3,841.37	7.74	0.00	42,255.07	7.74	0.00
Prog Mgmt Fee Inc - HCFC 10% NetInc	1,157.93	2.33	0.00	3,598.41	0.66	0.00
Prog Mgmt Fee Inc - HCPM 10% NetInc	109.89	0.22	0.00	1,527.47	0.28	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,666.67	13.44	0.00	73,333.37	13.44	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,357.50	2.74	0.00	14,835.00	2.72	0.00
Prog Mgmt Fee Inc - Salem HA	11,305.33	22.79	0.00	90,582.63	16.60	0.00
Lease Enforcement Fee For Service Income	4,733.40	9.54	0.00	32,246.31	5.91	0.00
Maintenance Fee For Service Income	16,828.48	33.93	0.00	112,500.64	20.62	0.00
Caring Licensing Fee	0.00	0.00	0.00	10,244.45	1.88	0.00
Miscellaneous Other Income	352.00	0.71	0.00	42,153.59	7.73	0.00
Misc Other Income-Buck St Office Rental	5,000.00	10.08	0.00	56,010.28	10.27	0.00
Misc Other Income-Office Space Rental	3,000.00	6.05	0.00	37,292.70	6.84	0.00
Misc Income-Antenna Rental	4,581.15	9.24	0.00	57,078.11	10.46	0.00
TOTAL OTHER INCOME	111,237.34	224.27	0.00	1,166,221.18	213.75	0.00
TOTAL INCOME	384,599.34	775.40	0.00	4,052,994.15	742.85	0.00
EXPENSES						
ADMINISTRATIVE						
Administrative Salaries						
Administrative Salaries	83,722.45	168.80	0.00	666,475.88	122.15	0.00
Administrative Overtime	620.12	1.25	0.00	620.12	0.11	0.00
Employee Benefit-Health/Dental/Eye	6,133.77	12.37	0.00	75,737.73	13.88	0.00
Total Administrative Salaries	90,476.34	182.41	0.00	742,833.73	136.15	0.00
Legal Expense						
Credit/Criminal Background Checks	567.00	1.14	0.00	2,298.00	0.42	0.00
General Legal Expense	9,747.00	19.65	0.00	85,523.57	15.68	0.00
Total Legal Expense	10,314.00	20.79	0.00	87,821.57	16.10	0.00
Other Admin Expenses						
Staff Training	2,332.00	4.70	0.00	13,938.65	2.55	0.00
Staff Training - Travel Expenses	0.00	0.00	0.00	12,483.59	2.29	0.00
Staff Travel	1,440.10	2.90	0.00	19,529.81	3.58	0.00
Accounting Fees	0.00	0.00	0.00	11,940.17	2.19	0.00
Auditing Fees	3,094.86	6.24	0.00	14,586.96	2.67	0.00
Licenses/Fees/Permits	0.00	0.00	0.00	8,352.00	1.53	0.00
Office Rent	1,800.00	3.63	0.00	12,600.00	2.31	0.00
Consultants	0.00	0.00	0.00	557.50	0.10	0.00
Professional Fees/Services	700.00	1.41	0.00	19,200.57	3.52	0.00
Total Other Admin Expenses	9,366.96	18.89	0.00	113,189.25	20.75	0.00
Miscellaneous Admin Expenses						
Publications/Subscriptions	7.00	0.01	0.00	1,176.84	0.22	0.00
Membership Dues and Fees	172.80	0.35	0.00	2,061.30	0.38	0.00
Telephone	1,571.52	3.17	0.00	17,337.20	3.18	0.00

Office Supplies	780.73	1.57	0.00	22,004.20	4.03	0.00
Copier and Supplies	1,104.29	2.23	0.00	12,650.34	2.32	0.00
Cell Phones/Pagers	1,387.20	2.80	0.00	19,011.64	3.48	0.00
Payroll Services	663.95	1.34	0.00	5,819.38	1.07	0.00
Postage/Express	936.78	1.89	0.00	11,039.83	2.02	0.00
Legal Ads	208.08	0.42	0.00	2,979.14	0.55	0.00
Internet	1,223.76	2.47	0.00	15,400.59	2.82	0.00
Answering Service/Voicemail	328.30	0.66	0.00	4,102.05	0.75	0.00
Other Misc Admin Expenses	0.00	0.00	0.00	100.00	0.02	0.00
Employee Services	0.00	0.00	0.00	3,680.27	0.67	0.00
Employee Services - Health	85.00	0.17	0.00	345.00	0.06	0.00
Commissioner Training	0.00	0.00	0.00	11,679.20	2.14	0.00
Commissioner Travel	0.00	0.00	0.00	1,838.27	0.34	0.00
Marketing/Promotions/Advertising	0.00	0.00	0.00	2,463.32	0.45	0.00
Bank/Credit Card Fees	111.31	0.22	0.00	3,146.16	0.58	0.00
Meetings / Seminars	39.00	0.08	0.00	39.00	0.01	0.00
Cable TV	111.03	0.22	0.00	1,271.10	0.23	0.00
Computer Hardware	0.00	0.00	0.00	288.62	0.05	0.00
Computer Software	0.00	0.00	0.00	502.57	0.09	0.00
Computer Supplies	0.00	0.00	0.00	225.82	0.04	0.00
Computer/IT Support Expense	5,432.00	10.95	0.00	25,086.44	4.60	0.00
Computer System Support	1,988.04	4.01	0.00	19,464.72	3.57	0.00
Caring, Inc. misc	193.07	0.39	0.00	-700.11	-0.13	0.00
HCPM - Mgnt Fee Expense	3,122.99	6.30	0.00	27,748.33	5.09	0.00
Property Mgnt Fee Expense	32,779.97	66.09	0.00	387,648.72	71.05	0.00
Asset Mgnt Fee Expense	4,960.00	10.00	0.00	54,560.00	10.00	0.00
Bookkeeping Fee Expense	3,652.50	7.36	0.00	39,832.50	7.30	0.00
Prog Mgnt Fee Exp - JCP Antenna Rental 10'	458.12	0.92	0.00	5,707.78	1.05	0.00
Prog Mgnt Fee Exp - JCP Office Space Renta	96.00	0.19	0.00	2,553.18	0.47	0.00
Prog Mgnt Fee Exp - RVW Office Space Rent	24.00	0.05	0.00	264.00	0.05	0.00
Prog Mgnt Fee Exp - MVP Office Space Rent	500.00	1.01	0.00	5,601.01	1.03	0.00
HCPM-Contract - Fee For Service Expense	6,214.00	12.53	0.00	62,835.50	11.52	0.00
Total Miscellaneous Admin Expenses	68,151.44	137.40	0.00	769,763.91	141.09	0.00
TOTAL ADMINISTRATIVE EXPENSES	178,308.74	359.49	0.00	1,713,608.46	314.08	0.00
TENANT SERVICES						
Resident Council	55.00	0.11	0.00	124.00	0.02	0.00
Tenant Svcs - Tenant Participation	275.20	0.55	0.00	2,030.22	0.37	0.00
Tenant Svcs - HCFC Activities-	2,071.83	4.18	0.00	21,535.22	3.95	0.00
Tenant Svcs - Food/Snacks	4,228.22	8.52	0.00	4,338.61	0.80	0.00
Tenant Services - Security Credit	0.00	0.00	0.00	51.20	0.01	0.00
TOTAL TENANT SERVICES EXPENSES	6,630.25	13.37	0.00	28,079.25	5.15	0.00
UTILITY EXPENSES						
Water & Sewer	26,972.48	54.38	0.00	269,280.60	49.35	0.00
Electricity	31,577.05	63.66	0.00	303,953.71	55.71	0.00
Electricity-Vacant Units	318.54	0.64	0.00	2,106.87	0.39	0.00
Gas	4,937.07	9.95	0.00	252,665.16	46.31	0.00
Gas-Vacant Units	0.00	0.00	0.00	118.38	0.02	0.00
TOTAL UTILITY EXPENSES	63,805.14	128.64	0.00	828,124.72	151.78	0.00
MAINTENANCE EXPENSES						
General Maint Expense						
Maintenance Fee For Service Expense	16,507.00	33.28	0.00	106,104.10	19.45	0.00
Maintenance Salaries	26,499.75	53.43	0.00	250,908.27	45.99	0.00
Maintenance Labor Overtime	3,552.58	7.16	0.00	35,183.95	6.45	0.00
Employee Benefit-Health/Dental/Eye	1,656.80	3.34	0.00	23,068.28	4.23	0.00
Maintenance Uniforms	0.00	0.00	0.00	3,277.94	0.60	0.00
Vehicle Gas, Oil, Repairs, Supplies	1,060.04	2.14	0.00	18,216.01	3.34	0.00
Vehicle Title/Registration	214.50	0.43	0.00	581.00	0.11	0.00
Total General Maint Expense	49,490.67	99.78	0.00	437,339.55	80.16	0.00
Materials						
Materials-Electrical	1,127.50	2.27	0.00	9,509.61	1.74	0.00
Materials-Plumbing	434.71	0.88	0.00	13,242.51	2.43	0.00
Materials-Heating	1,293.92	2.61	0.00	13,038.00	2.39	0.00
Materials-Flooring	125.51	0.25	0.00	9,822.52	1.80	0.00
Materials-Paint	343.34	0.69	0.00	8,226.94	1.51	0.00
Materials-Janitorial/Cleaning	0.00	0.00	0.00	3,292.27	0.60	0.00
Materials-Lumber	70.33	0.14	0.00	5,204.39	0.95	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	202.41	0.04	0.00
Materials-Grounds	5,205.56	10.50	0.00	10,229.19	1.87	0.00
Materials-Miscellaneous	374.95	0.76	0.00	9,701.35	1.78	0.00
Materials-Equipment Repairs	1,135.24	2.29	0.00	8,220.80	1.51	0.00
Materials-Appliance Parts	130.00	0.26	0.00	3,058.00	0.56	0.00
Materials-Safety Equipment	1,825.32	3.68	0.00	24,424.40	4.48	0.00
Materials-Hardware	0.00	0.00	0.00	1,678.22	0.31	0.00
Materials-Glass/Screens	277.50	0.56	0.00	3,515.26	0.64	0.00
Materials-Doors / Keys	320.00	0.65	0.00	4,521.29	0.83	0.00
Materials-Extermination/Pest Control	0.00	0.00	0.00	530.00	0.10	0.00
Materials-Tools	0.00	0.00	0.00	3,637.16	0.67	0.00
Total Materials	12,663.88	25.53	0.00	132,054.32	24.20	0.00
Contract Costs						
Contract-Elevator Monitoring	2,805.14	5.66	0.00	35,870.96	6.57	0.00

Contract-Trash Removal	3,680.08	7.42	0.00	46,521.88	8.53	0.00
Contract-Extermination/Pest Control	1,606.00	3.24	0.00	21,073.44	3.86	0.00
Contract-Extermination/Bed Bug	350.00	0.71	0.00	4,900.00	0.90	0.00
Contract-Grounds	7,287.86	14.69	0.00	40,877.16	7.49	0.00
Contract-Fire Alarm	0.00	0.00	0.00	14,318.84	2.62	0.00
Contract-Alarm System Monitoring	81.00	0.16	0.00	7,414.17	1.36	0.00
Contract-Carpet Cleaning	0.00	0.00	0.00	115.00	0.02	0.00
Contract-Electrical	217.00	0.44	0.00	217.00	0.04	0.00
Contract-Plumbing	635.35	1.28	0.00	11,828.77	2.17	0.00
Contract-Roofing	0.00	0.00	0.00	3,150.00	0.58	0.00
Contract-Painting	4,250.00	8.57	0.00	4,250.00	0.78	0.00
Total Contract Costs	20,912.43	42.16	0.00	190,537.22	34.92	0.00
TOTAL MAINTENACE EXPENSES	83,066.98	167.47	0.00	759,931.09	139.28	0.00

GENERAL EXPENSES

Insurance	16,819.83	33.91	0.00	180,097.75	33.01	0.00
PILOT-Payments in Lieu of Taxes	6,608.76	13.32	0.00	77,275.88	14.16	0.00
Employee Benefits-Health/Dental/Optical	1,759.81	3.55	0.00	14,293.35	2.62	0.00
Employee Benefits-Pension	8,679.17	17.50	0.00	118,821.49	21.78	0.00
Employer Tax Expense	9,507.92	19.17	0.00	82,278.97	15.08	0.00
Bad Debt-Tenant Rents	0.00	0.00	0.00	1,680.00	0.31	0.00
Security/Lease Enforcement Fee For Service	2,677.51	5.40	0.00	22,345.48	4.10	0.00
Lease Enforcement Fee For Service Expense	4,733.40	9.54	0.00	31,691.24	5.81	0.00
TOTAL GENERAL EXPENSES	50,786.40	102.39	0.00	528,484.16	96.86	0.00

HOUSING ASSISTANCE PAYMENTS

URP-PH-Tenant Utility Reimbursement-Public H	176.00	0.35	0.00	1,853.00	0.34	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	176.00	0.35	0.00	1,853.00	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 Contrac	2,459.53	4.96	0.00	27,267.36	5.00	0.00
TOTAL FINANCING EXPENSES	2,459.53	4.96	0.00	27,301.80	5.00	0.00

TOTAL EXPENSES

385,233.04	776.68	0.00	3,887,382.48	712.50	0.00
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NET INCOME

-633.70	-1.28	0.00	165,611.67	30.35	0.00
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CASH

Cash - General Fund	200,839.88
Cash - Central Office	491,416.46
Cash - Payroll	27,550.32
Cash - Rental	26,335.93
Cash - Sun Bank	61,990.99
Cash - Century Savings Bank	612,343.45
Interprogram-Due From Section 8	(17,693.78)
Interprogram-Due From HCFC	(21,356.52)
Interprogram-Due From HCPM	-
Total Cash Available	1,381,426.73

RESTRICTED CASH

Cash - AFLAC Unreimb Medical Exp	5,178.55
Cash - HRA Health Care Exp	52,858.21
Cash - Senior Services	-
Cash Restricted-Security Deposits	7,309.98
Total Restricted Cash	65,346.74