

## Income statement PUM

Period = Sep 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	0.00	0.00	0.00	50.00	0.01	0.00
Tenant Rent	138,369.58	278.97	0.00	1,643,016.43	276.04	0.00
Total Rental Income	138,369.58	278.97	0.00	1,643,066.43	276.05	0.00
Other Tenant Income						
Laundry and Vending	5,280.96	10.65	0.00	36,620.18	6.15	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	5,980.00	12.06	0.00	27,257.00	4.58	0.00
Other Misc.Tenant Charges	68.76	0.14	0.00	1,150.66	0.19	0.00
Total Other Tenant Income	11,329.72	22.84	0.00	65,127.84	10.94	0.00
NET TENANT INCOME	149,699.30	301.81	0.00	1,708,194.27	287.00	0.00
<b>GRANT INCOME</b>						
HUD PHA Operating Grants/Subsidy	123,843.00	249.68	0.00	1,452,121.00	243.97	0.00
TOTAL GRANT INCOME	123,843.00	249.68	0.00	1,452,121.00	243.97	0.00
<b>OTHER INCOME</b>						
Interest Income	1,931.77	3.89	0.00	9,787.62	1.64	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	28,565.60	4.80	0.00
IBS - IT Services Income	127.50	0.26	0.00	1,573.00	0.26	0.00
HCDC - Management Services Income	9,756.62	19.67	0.00	86,983.01	14.61	0.00
CPM - Property Mgmt Fee Income	0.00	0.00	0.00	11,033.00	1.85	0.00
Property Mgmt Fee Income	32,443.42	65.41	0.00	425,813.58	71.54	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	59,520.00	10.00	0.00
Bookkeeping Fee Income	4,741.70	9.56	0.00	56,849.60	9.55	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	458.12	0.92	0.00	6,165.90	1.04	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 10	96.00	0.19	0.00	2,649.18	0.45	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental 10	24.00	0.05	0.00	288.00	0.05	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 10	500.00	1.01	0.00	6,101.01	1.03	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	3,841.33	7.74	0.00	46,096.40	7.74	0.00
Prog Mgmt Fee Inc - HCFC 10% NetInc	0.00	0.00	0.00	3,598.41	0.60	0.00
Prog Mgmt Fee Inc - HCPM 10% NetInc	0.00	0.00	0.00	1,527.47	0.26	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,666.67	13.44	0.00	80,000.04	13.44	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,365.00	2.75	0.00	16,200.00	2.72	0.00
Prog Mgmt Fee Inc - Salem HA	11,305.33	22.79	0.00	101,887.96	17.12	0.00
Lease Enforcement Fee For Service Income	3,155.60	6.36	0.00	35,401.91	5.95	0.00
Maintenance Fee For Service Income	11,658.77	23.51	0.00	124,159.41	20.86	0.00
Caring Licensing Fee	1,077.10	2.17	0.00	11,321.55	1.90	0.00
Miscellaneous Other Income	1,329.52	2.68	0.00	43,483.11	7.31	0.00
Misc Other Income-Buck St Office Rental	5,000.00	10.08	0.00	61,010.28	10.25	0.00
Misc Other Income-Office Space Rental	3,000.00	6.05	0.00	40,292.70	6.77	0.00
Misc Income-Antenna Rental	4,581.15	9.24	0.00	61,659.26	10.36	0.00
TOTAL OTHER INCOME	111,822.00	225.45	0.00	1,321,968.74	222.10	0.00
<b>TOTAL INCOME</b>	<b>385,364.30</b>	<b>776.94</b>	<b>0.00</b>	<b>4,482,284.01</b>	<b>753.07</b>	<b>0.00</b>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE</b>						
Administrative Salaries						
Administrative Salaries	54,878.89	110.64	0.00	721,354.77	121.20	0.00
Administrative Overtime	0.00	0.00	0.00	620.12	0.10	0.00
Employee Benefit-Health/Dental/Eye	6,113.69	12.33	0.00	81,851.42	13.75	0.00
Total Administrative Salaries	60,992.58	122.97	0.00	803,826.31	135.05	0.00
Legal Expense						
Credit/Criminal Background Checks	246.93	0.50	0.00	2,544.93	0.43	0.00
General Legal Expense	4,990.00	10.06	0.00	90,513.57	15.21	0.00
Total Legal Expense	5,236.93	10.56	0.00	93,058.50	15.63	0.00
Other Admin Expenses						
Staff Training	0.00	0.00	0.00	13,938.65	2.34	0.00
Staff Training - Travel Expenses	0.00	0.00	0.00	12,483.59	2.10	0.00
Staff Travel	540.60	1.09	0.00	20,070.41	3.37	0.00
Accounting Fees	125.00	0.25	0.00	12,065.17	2.03	0.00
Auditing Fees	1,915.35	3.86	0.00	16,502.31	2.77	0.00
Licenses/Fees/Permits	0.00	0.00	0.00	8,352.00	1.40	0.00
Office Rent	1,800.00	3.63	0.00	14,400.00	2.42	0.00
Consultants	0.00	0.00	0.00	557.50	0.09	0.00
Professional Fees/Services	1,870.00	3.77	0.00	21,070.57	3.54	0.00
Total Other Admin Expenses	6,250.95	12.60	0.00	119,440.20	20.07	0.00
Miscellaneous Admin Expenses						
Publications/Subscriptions	7.00	0.01	0.00	1,183.84	0.20	0.00
Membership Dues and Fees	300.00	0.60	0.00	2,361.30	0.40	0.00

Telephone	1,507.85	3.04	0.00	18,845.05	3.17	0.00
Office Supplies	2,950.42	5.95	0.00	24,954.62	4.19	0.00
Copier and Supplies	1,118.39	2.25	0.00	13,768.73	2.31	0.00
Cell Phones/Pagers	1,309.28	2.64	0.00	20,320.92	3.41	0.00
Payroll Services	528.38	1.07	0.00	6,347.76	1.07	0.00
Postage/Express	1,009.00	2.03	0.00	12,048.83	2.02	0.00
Legal Ads	811.20	1.64	0.00	3,790.34	0.64	0.00
Internet	1,224.51	2.47	0.00	16,625.10	2.79	0.00
Answering Service/Voicemail	358.88	0.72	0.00	4,460.93	0.75	0.00
Other Misc Admin Expenses	0.00	0.00	0.00	100.00	0.02	0.00
Employee Services	1,291.84	2.60	0.00	4,972.11	0.84	0.00
Employee Services - Health	0.00	0.00	0.00	345.00	0.06	0.00
Commissioner Training	0.00	0.00	0.00	11,679.20	1.96	0.00
Commissioner Travel	0.00	0.00	0.00	1,838.27	0.31	0.00
Marketing/Promotions/Advertising	0.00	0.00	0.00	2,463.32	0.41	0.00
Bank/Credit Card Fees	85.60	0.17	0.00	3,231.76	0.54	0.00
Meetings / Seminars	0.00	0.00	0.00	39.00	0.01	0.00
Cable TV	111.03	0.22	0.00	1,382.13	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	0.08	0.00
Computer Supplies	0.00	0.00	0.00	225.82	0.04	0.00
Computer/IT Support Expense	3,564.75	7.19	0.00	28,651.19	4.81	0.00
Computer System Support	1,988.04	4.01	0.00	21,452.76	3.60	0.00
Caring, Inc. misc	-491.48	-0.99	0.00	-1,191.59	-0.20	0.00
Wildwood HA misc	94.53	0.19	0.00	94.53	0.02	0.00
HCPM - Mgmt Fee Expense	2,186.09	4.41	0.00	29,934.42	5.03	0.00
Property Mgmt Fee Expense	32,443.42	65.41	0.00	420,092.14	70.58	0.00
Asset Mgmt Fee Expense	4,960.00	10.00	0.00	59,520.00	10.00	0.00
Bookkeeping Fee Expense	3,615.00	7.29	0.00	43,447.50	7.30	0.00
Prog Mgmt Fee Exp - JCP Antenna Rental 10'	458.12	0.92	0.00	6,165.90	1.04	0.00
Prog Mgmt Fee Exp - JCP Office Space Renta	96.00	0.19	0.00	2,649.18	0.45	0.00
Prog Mgmt Fee Exp - RVW Office Space Rent	24.00	0.05	0.00	288.00	0.05	0.00
Prog Mgmt Fee Exp - MVP Office Space Renti	500.00	1.01	0.00	6,101.01	1.03	0.00
HCPM-Contract - Fee For Service Expense	9,412.00	18.98	0.00	72,247.50	12.14	0.00
Total Miscellaneous Admin Expenses	71,463.85	144.08	0.00	841,227.76	141.34	0.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>143,944.31</b>	<b>290.21</b>	<b>0.00</b>	<b>1,857,552.77</b>	<b>312.09</b>	<b>0.00</b>

#### TENANT SERVICES

Resident Council	0.00	0.00	0.00	124.00	0.02	0.00
Tenant Svcs - Tenant Participation	8,194.60	16.52	0.00	10,224.82	1.72	0.00
Tenant Svcs - HCFC Activities-	2,071.83	4.18	0.00	23,607.05	3.97	0.00
Tenant Svcs - Food/Snacks	0.00	0.00	0.00	4,338.61	0.73	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>10,266.43</b>	<b>20.70</b>	<b>0.00</b>	<b>38,345.68</b>	<b>6.44</b>	<b>0.00</b>

#### UTILITY EXPENSES

Water & Sewer	26,987.68	54.41	0.00	296,268.28	49.78	0.00
Electricity	29,567.18	59.61	0.00	333,520.89	56.04	0.00
Electricity-Vacant Units	94.32	0.19	0.00	2,201.19	0.37	0.00
Gas	4,984.89	10.05	0.00	257,650.05	43.29	0.00
Gas-Vacant Units	0.00	0.00	0.00	118.38	0.02	0.00
<b>TOTAL UTILITY EXPENSES</b>	<b>61,634.07</b>	<b>124.26</b>	<b>0.00</b>	<b>889,758.79</b>	<b>149.49</b>	<b>0.00</b>

#### MAINTENANCE EXPENSES

General Maint Expense						
Maintenance Fee For Service Expense	11,439.00	23.06	0.00	117,543.10	19.75	0.00
Maintenance Salaries	19,430.24	39.17	0.00	270,338.51	45.42	0.00
Maintenance Labor Overtime	3,114.34	6.28	0.00	38,298.29	6.43	0.00
Employee Benefit-Health/Dental/Eye	868.42	1.75	0.00	23,936.70	4.02	0.00
Maintenance Uniforms	0.00	0.00	0.00	3,277.94	0.55	0.00
Vehicle Gas, Oil, Repairs, Supplies	739.04	1.49	0.00	18,955.05	3.18	0.00
Vehicle Title/Registration	0.00	0.00	0.00	581.00	0.10	0.00
Total General Maint Expense	35,591.04	71.76	0.00	472,930.59	79.46	0.00
Materials						
Materials-Electrical	827.95	1.67	0.00	10,337.56	1.74	0.00
Materials-Plumbing	2,126.34	4.29	0.00	15,368.85	2.58	0.00
Materials-Heating	2,555.50	5.15	0.00	15,593.50	2.62	0.00
Materials-Flooring	0.00	0.00	0.00	9,822.52	1.65	0.00
Materials-Paint	1,800.69	3.63	0.00	10,027.63	1.68	0.00
Materials-Janitorial/Cleaning	-0.26	0.00	0.00	3,292.01	0.55	0.00
Materials-Lumber	1,615.89	3.26	0.00	6,820.28	1.15	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	202.41	0.03	0.00
Materials-Grounds	0.00	0.00	0.00	10,229.19	1.72	0.00
Materials-Miscellaneous	847.12	1.71	0.00	10,548.47	1.77	0.00
Materials-Equipment Repairs	0.00	0.00	0.00	8,220.80	1.38	0.00
Materials-Appliance Parts	0.00	0.00	0.00	3,058.00	0.51	0.00
Materials-Safety Equipment	416.56	0.84	0.00	24,840.96	4.17	0.00
Materials-Hardware	0.00	0.00	0.00	1,678.22	0.28	0.00
Materials-Glass/Screens	2,007.60	4.05	0.00	5,522.86	0.93	0.00
Materials-Doors / Keys	2,505.36	5.05	0.00	7,026.65	1.18	0.00
Materials-Extermination/Pest Control	0.00	0.00	0.00	530.00	0.09	0.00
Materials-Tools	174.30	0.35	0.00	3,811.46	0.64	0.00
Total Materials	14,877.05	29.99	0.00	146,931.37	24.69	0.00

Contract Costs						
Contract-Elevator Monitoring	2,805.14	5.66	0.00	38,676.10	6.50	0.00
Contract-Trash Removal	3,680.08	7.42	0.00	50,201.96	8.43	0.00
Contract-Extermination/Pest Control	1,035.00	2.09	0.00	22,108.44	3.71	0.00
Contract-Extermination/Bed Bug	0.00	0.00	0.00	4,900.00	0.82	0.00
Contract-Grounds	6,362.86	12.83	0.00	47,240.02	7.94	0.00
Contract-Fire Alarm	0.00	0.00	0.00	14,318.84	2.41	0.00
Contract-Floor Covering	275.00	0.55	0.00	275.00	0.05	0.00
Contract-Alarm System Monitoring	265.40	0.54	0.00	7,679.57	1.29	0.00
Contract-Carpet Cleaning	0.00	0.00	0.00	115.00	0.02	0.00
Contract-Electrical	148.00	0.30	0.00	365.00	0.06	0.00
Contract-Plumbing	0.00	0.00	0.00	11,828.77	1.99	0.00
Contract-Roofing	150.00	0.30	0.00	3,300.00	0.55	0.00
Contract-Painting	3,900.00	7.86	0.00	8,150.00	1.37	0.00
Total Contract Costs	18,621.48	37.54	0.00	209,158.70	35.14	0.00
<b>TOTAL MAINTENACE EXPENSES</b>	<b>69,089.57</b>	<b>139.29</b>	<b>0.00</b>	<b>829,020.66</b>	<b>139.28</b>	<b>0.00</b>

**GENERAL EXPENSES**

Insurance	16,813.58	33.90	0.00	196,911.33	33.08	0.00
PILOT-Payments in Lieu of Taxes	6,608.68	13.32	0.00	83,884.56	14.09	0.00
Employee Benefits-Health/Dental/Optical	1,774.24	3.58	0.00	16,067.59	2.70	0.00
Employee Benefits-Pension	8,196.99	16.53	0.00	127,018.48	21.34	0.00
Employer Tax Expense	6,309.02	12.72	0.00	88,587.99	14.88	0.00
Bad Debt-Tenant Rents	4,813.30	9.70	0.00	6,493.30	1.09	0.00
Security/Lease Enforcement Fee For Service	1,785.00	3.60	0.00	24,130.48	4.05	0.00
Lease Enforcement Fee For Service Expense	3,155.60	6.36	0.00	34,846.84	5.85	0.00
<b>TOTAL GENERAL EXPENSES</b>	<b>49,456.41</b>	<b>99.71</b>	<b>0.00</b>	<b>577,940.57</b>	<b>97.10</b>	<b>0.00</b>

**HOUSING ASSISTANCE PAYMENTS**

URP-PH-Tenant Utility Reimbursement-Public H	176.00	0.35	0.00	2,029.00	0.34	0.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>176.00</b>	<b>0.35</b>	<b>0.00</b>	<b>2,029.00</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 Contrac	2,459.53	4.96	0.00	29,726.89	4.99	0.00
<b>TOTAL FINANCING EXPENSES</b>	<b>2,459.53</b>	<b>4.96</b>	<b>0.00</b>	<b>29,761.33</b>	<b>5.00</b>	<b>0.00</b>

**TOTAL EXPENSES**

<b>337,026.32</b>	<b>679.49</b>	<b>0.00</b>	<b>4,224,408.80</b>	<b>709.75</b>	<b>0.00</b>
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**NET INCOME**

<b>48,337.98</b>	<b>97.46</b>	<b>0.00</b>	<b>257,875.21</b>	<b>43.33</b>	<b>0.00</b>
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**CASH**

Cash - General Fund	239,884.85
Cash - Central Office	541,606.95
Cash - Payroll	27,550.59
Cash - Rental	48,817.38
Cash - Sun Bank	61,991.50
Cash - Century Savings Bank	612,611.87
Interprogram-Due From Section 8	(28,816.39)
Interprogram-Due From HCFC	(14,603.47)
Interprogram-Due From HCPM	-
<b>Total Cash Available</b>	<b>1,489,043.28</b>

**RESTRICTED CASH**

Cash - AFLAC Unreimb Medical Exp	5,851.64
Cash - HRA Health Care Exp	52,858.65
Cash - Senior Services	-
Cash Restricted-Security Deposits	7,361.38
<b>Total Restricted Cash</b>	<b>66,071.67</b>