

## Income statement PUM

Period = Jan 2015

Book = Accrual ; Tree = ysi\_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
<b>INCOME</b>						
<b>TENANT INCOME</b>						
Rental Income						
Tenant Rent	139,224.00	280.69	0.00	556,664.00	280.58	0.00
Total Rental Income	139,224.00	280.69	0.00	556,664.00	280.58	0.00
Other Tenant Income						
Laundry and Vending	0.00	0.00	0.00	6,507.53	3.28	0.00
NSF Charges	50.00	0.10	0.00	100.00	0.05	0.00
Tenant Owned / Excess Utilities	0.00	0.00	0.00	180.00	0.09	0.00
Other Misc.Tenant Charges	75.00	0.15	0.00	540.00	0.27	0.00
Total Other Tenant Income	125.00	0.25	0.00	7,327.53	3.69	0.00
NET TENANT INCOME	139,349.00	280.95	0.00	563,991.53	284.27	0.00
<b>GRANT INCOME</b>						
HUD PHA Operating Grants/Subsidy	119,005.00	239.93	0.00	487,090.00	245.51	0.00
TOTAL GRANT INCOME	119,005.00	239.93	0.00	487,090.00	245.51	0.00
<b>OTHER INCOME</b>						
Interest Income	261.62	0.53	0.00	2,251.29	1.13	0.00
Computer/IT Support Income	5,703.60	11.50	0.00	17,110.80	8.62	0.00
IBS - IT Services Income	467.50	0.94	0.00	467.50	0.24	0.00
HCDC - Management Services Income	10,840.52	21.86	0.00	32,555.88	16.41	0.00
Property Mgmt Fee Income	32,376.11	65.27	0.00	129,437.13	65.24	0.00
Asset Mgmt Fee Income	4,790.00	9.66	0.00	19,670.00	9.91	0.00
Bookkeeping Fee Income	4,993.20	10.07	0.00	19,478.50	9.82	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	0.61	0.00	1,741.16	0.88	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 1	0.00	0.00	0.00	288.00	0.15	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental	0.00	0.00	0.00	72.00	0.04	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 1	500.00	1.01	0.00	2,000.00	1.01	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	4,392.83	8.86	0.00	17,571.32	8.86	0.00
Prog Mgmt Fee Inc - HCFC 10% NetInc	8.44	0.02	0.00	96.85	0.05	0.00
Prog Mgmt Fee Inc - HCPM 10% NetInc	338.77	0.68	0.00	629.54	0.32	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,800.00	13.71	0.00	26,800.01	13.51	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	0.00	0.00	0.00	4,102.50	2.07	0.00
Prog Mgmt Fee Inc - Salem HA	11,305.33	22.79	0.00	45,221.32	22.79	0.00
Lease Enforcement Fee For Service Income	4,733.40	9.54	0.00	14,200.20	7.16	0.00
Maintenance Fee For Service Income	15,228.14	30.70	0.00	41,326.42	20.83	0.00
Caring Licensing Fee	0.00	0.00	0.00	4,539.84	2.29	0.00
Miscellaneous Other Income	1,113.88	2.25	0.00	17,177.48	8.66	0.00
Misc Other Income-Buck St Office Rental	5,170.73	10.42	0.00	20,170.73	10.17	0.00
Misc Other Income-Office Space Rental	1,800.00	3.63	0.00	10,800.00	5.44	0.00
Misc Income-Antenna Rental	3,043.65	6.14	0.00	17,411.46	8.78	0.00
TOTAL OTHER INCOME	114,172.09	230.19	0.00	445,119.93	224.35	0.00
<b>TOTAL INCOME</b>	<b>372,526.09</b>	<b>751.06</b>	<b>0.00</b>	<b>1,496,201.46</b>	<b>754.13</b>	<b>0.00</b>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE</b>						
Administrative Salaries						
Administrative Salaries	92,763.54	187.02	0.00	258,064.39	130.07	0.00
Administrative Overtime	2,553.52	5.15	0.00	2,553.52	1.29	0.00
Employee Benefit-Health/Dental/Eye	4,965.33	10.01	0.00	20,684.25	10.43	0.00
Total Administrative Salaries	100,282.39	202.18	0.00	281,302.16	141.79	0.00
Legal Expense						
Credit/Criminal Background Checks	152.00	0.31	0.00	488.52	0.25	0.00
General Legal Expense	7,432.00	14.98	0.00	28,974.52	14.60	0.00
Total Legal Expense	7,584.00	15.29	0.00	29,463.04	14.85	0.00
Other Admin Expenses						
Staff Training	1,893.00	3.82	0.00	1,366.00	0.69	0.00
Staff Travel	564.97	1.14	0.00	7,452.32	3.76	0.00
Accounting Fees	0.00	0.00	0.00	9,225.00	4.65	0.00
Auditing Fees	1,915.35	3.86	0.00	7,661.40	3.86	0.00
Licenses/Fees/Permits	494.00	1.00	0.00	6,010.00	3.03	0.00
Office Rent	1,800.00	3.63	0.00	7,200.00	3.63	0.00
Professional Fees/Services	4,047.50	8.16	0.00	4,752.50	2.40	0.00
Total Other Admin Expenses	10,714.82	21.60	0.00	43,667.22	22.01	0.00
Miscellaneous Admin Expenses						
Publications/Subscriptions	254.10	0.51	0.00	1,022.60	0.52	0.00
Membership Dues and Fees	0.00	0.00	0.00	622.50	0.31	0.00
Telephone	1,580.12	3.19	0.00	6,698.44	3.38	0.00

Office Supplies	538.44	1.09	0.00	4,259.54	2.15	0.00
Copier and Supplies	1,634.77	3.30	0.00	5,035.09	2.54	0.00
Cell Phones/Pagers	1,521.77	3.07	0.00	6,585.52	3.32	0.00
Payroll Services	898.37	1.81	0.00	2,293.48	1.16	0.00
Postage/Express	268.97	0.54	0.00	4,636.44	2.34	0.00
Legal Ads	412.50	0.83	0.00	1,818.91	0.92	0.00
Printer Supplies	69.99	0.14	0.00	69.99	0.04	0.00
Internet	1,360.86	2.74	0.00	5,201.71	2.62	0.00
Answering Service/Voicemail	808.31	1.63	0.00	1,813.74	0.91	0.00
Other Misc Admin Expenses	0.00	0.00	0.00	725.00	0.37	0.00
Employee Services	548.23	1.11	0.00	431.23	0.22	0.00
Commissioner Meetings	2,729.48	5.50	0.00	2,729.48	1.38	0.00
Sponsorships	0.00	0.00	0.00	995.00	0.50	0.00
Marketing/Promotions/Advertising	255.96	0.52	0.00	255.96	0.13	0.00
Bank/Credit Card Fees	139.19	0.28	0.00	412.81	0.21	0.00
Cable TV	177.56	0.36	0.00	573.92	0.29	0.00
Computer Hardware	808.99	1.63	0.00	808.99	0.41	0.00
Computer Software	84.00	0.17	0.00	199.00	0.10	0.00
Computer Supplies	500.75	1.01	0.00	500.75	0.25	0.00
Computer/IT Support Expense	5,587.81	11.27	0.00	18,991.38	9.57	0.00
Computer System Support	2,193.70	4.42	0.00	8,555.32	4.31	0.00
Caring, Inc. misc	288.48	0.58	0.00	749.68	0.38	0.00
HCPM - Mgmt Fee Expense	2,734.72	5.51	0.00	8,579.56	4.32	0.00
Property Mgmt Fee Expense	32,376.11	65.27	0.00	129,437.13	65.24	0.00
Asset Mgmt Fee Expense	4,960.00	10.00	0.00	19,840.00	10.00	0.00
Bookkeeping Fee Expense	3,607.50	7.27	0.00	14,922.50	7.52	0.00
Prog Mgmt Fee Exp - JCP Antenna Rental 1)	304.37	0.61	0.00	1,741.16	0.88	0.00
Prog Mgmt Fee Exp - JCP Office Space Rent	0.00	0.00	0.00	288.00	0.15	0.00
Prog Mgmt Fee Exp - RVW Office Space Ren	0.00	0.00	0.00	72.00	0.04	0.00
Prog Mgmt Fee Exp - MVP Office Space Ren	500.00	1.01	0.00	1,500.00	0.76	0.00
HCPM-Contract - Fee For Service Expense	3,360.50	6.78	0.00	22,087.00	11.13	0.00
Total Miscellaneous Admin Expenses	70,505.55	142.15	0.00	274,453.83	138.33	0.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>189,086.76</b>	<b>381.22</b>	<b>0.00</b>	<b>628,886.25</b>	<b>316.98</b>	<b>0.00</b>
<b>TENANT SERVICES</b>						
Tenant Svcs - Tenant Participation	9,070.00	18.29	0.00	14,298.55	7.21	0.00
Tenant Svcs - HCFC Activities-	2,071.83	4.18	0.00	8,475.33	4.27	0.00
Tenant Svcs - Food/Snacks	102.19	0.21	0.00	102.19	0.05	0.00
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>11,244.02</b>	<b>22.67</b>	<b>0.00</b>	<b>22,876.07</b>	<b>11.53</b>	<b>0.00</b>
<b>UTILITY EXPENSES</b>						
Water & Sewer	28,287.30	57.03	0.00	109,921.14	55.40	0.00
Electricity	30,239.06	60.97	0.00	103,747.73	52.29	0.00
Electricity-Vacant Units	311.70	0.63	0.00	460.82	0.23	0.00
Gas	25,395.23	51.20	0.00	54,751.31	27.60	0.00
<b>TOTAL UTILITY EXPENSES</b>	<b>84,233.29</b>	<b>169.83</b>	<b>0.00</b>	<b>268,881.00</b>	<b>135.52</b>	<b>0.00</b>
<b>MAINTENANCE EXPENSES</b>						
General Maint Expense						
Maintenance Fee For Service Expense	14,938.00	30.12	0.00	40,526.74	20.43	0.00
Maintenance Salaries	28,406.32	57.27	0.00	86,308.74	43.50	0.00
Maintenance Labor Overtime	5,589.35	11.27	0.00	14,898.53	7.51	0.00
Employee Benefit-Health/Dental/Eye	1,661.83	3.35	0.00	6,414.93	3.23	0.00
Maintenance Uniforms	0.00	0.00	0.00	1,200.00	0.60	0.00
Vehicle Gas, Oil, Repairs, Supplies	871.44	1.76	0.00	4,071.01	2.05	0.00
Vehicle Title/Registration	0.00	0.00	0.00	75.00	0.04	0.00
Total General Maint Expense	51,466.94	103.76	0.00	153,494.95	77.37	0.00
Materials						
Materials-Electrical	89.26	0.18	0.00	718.83	0.36	0.00
Materials-Plumbing	417.25	0.84	0.00	2,838.30	1.43	0.00
Materials-Heating	0.00	0.00	0.00	4,096.40	2.06	0.00
Materials-Flooring	672.46	1.36	0.00	3,565.65	1.80	0.00
Materials-Paint	1,221.90	2.46	0.00	1,746.73	0.88	0.00
Materials-Janitorial/Cleaning	0.00	0.00	0.00	2,164.90	1.09	0.00
Materials-Lumber	305.57	0.62	0.00	823.85	0.42	0.00
Materials-Maintenance Supplies	205.46	0.41	0.00	1,169.56	0.59	0.00
Materials-Grounds	0.00	0.00	0.00	5,833.99	2.94	0.00
Materials-Miscellaneous	0.00	0.00	0.00	937.82	0.47	0.00
Materials-Equipment Repairs	0.00	0.00	0.00	9,340.73	4.71	0.00
Materials-Appliance Parts	0.00	0.00	0.00	792.00	0.40	0.00
Materials-Safety Equipment	1,929.23	3.89	0.00	11,044.80	5.57	0.00
Materials-Hardware	55.07	0.11	0.00	541.61	0.27	0.00
Materials-Glass/Screens	0.00	0.00	0.00	11,142.10	5.62	0.00
Materials-Doors / Keys	93.10	0.19	0.00	3,905.48	1.97	0.00
Materials-Drywall/Plaster	0.00	0.00	0.00	1,400.59	0.71	0.00
Materials-Tools	0.00	0.00	0.00	100.54	0.05	0.00
Total Materials	4,989.30	10.06	0.00	62,163.88	31.33	0.00
Contract Costs						

Contract-Elevator Monitoring	2,805.06	5.66	0.00	27,373.56	13.80	0.00
Contract-Trash Removal	3,930.08	7.92	0.00	15,782.67	7.95	0.00
Contract-Extermination/Pest Control	986.00	1.99	0.00	4,579.00	2.31	0.00
Contract-Extermination/Bed Bug	0.00	0.00	0.00	2,300.00	1.16	0.00
Contract-Grounds	0.00	0.00	0.00	17,983.72	9.06	0.00
Contract-Floor Covering	0.00	0.00	0.00	1,962.00	0.99	0.00
Contract-Alarm System Monitoring	1,952.04	3.94	0.00	5,772.94	2.91	0.00
Contract-Electrical	0.00	0.00	0.00	1,000.00	0.50	0.00
Contract-Plumbing	-3,267.55	-6.59	0.00	6,723.17	3.39	0.00
Contract-Roofing	0.00	0.00	0.00	1,375.00	0.69	0.00
Contract-Painting	0.00	0.00	0.00	1,600.00	0.81	0.00
Contract-Consultants	0.00	0.00	0.00	732.00	0.37	0.00
<b>Total Contract Costs</b>	<b>6,405.63</b>	<b>12.91</b>	<b>0.00</b>	<b>87,184.06</b>	<b>43.94</b>	<b>0.00</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>62,861.87</b>	<b>126.74</b>	<b>0.00</b>	<b>302,842.89</b>	<b>152.64</b>	<b>0.00</b>

#### GENERAL EXPENSES

Insurance	18,277.20	36.85	0.00	71,329.03	35.95	0.00
PILOT-Payments in Lieu of Taxes	7,045.44	14.20	0.00	28,181.76	14.20	0.00
Employee Benefits-Health/Dental/Optical	1,765.86	3.56	0.00	6,185.85	3.12	0.00
Employee Benefits-Pension	8,679.17	17.50	0.00	34,716.68	17.50	0.00
Employer Tax Expense	11,400.13	22.98	0.00	29,317.73	14.78	0.00
Security/Lease Enforcement Fee For Service	2,677.52	5.40	0.00	8,032.53	4.05	0.00
Lease Enforcement Fee For Service Expense	4,733.40	9.54	0.00	14,200.20	7.16	0.00
<b>TOTAL GENERAL EXPENSES</b>	<b>54,578.72</b>	<b>110.04</b>	<b>0.00</b>	<b>191,963.78</b>	<b>96.76</b>	<b>0.00</b>

#### HOUSING ASSISTANCE PAYMENTS

URP-PH-Tenant Utility Reimbursement-Public I	241.00	0.49	0.00	707.00	0.36	0.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>241.00</b>	<b>0.49</b>	<b>0.00</b>	<b>707.00</b>	<b>0.36</b>	<b>0.00</b>

#### FINANCING EXPENSE

Interest Expense - Energy Performance Contr	2,236.39	4.51	0.00	9,168.88	4.62	0.00
<b>TOTAL FINANCING EXPENSES</b>	<b>2,236.39</b>	<b>4.51</b>	<b>0.00</b>	<b>9,168.88</b>	<b>4.62</b>	<b>0.00</b>

<b>TOTAL EXPENSES</b>	<b>404,482.05</b>	<b>815.49</b>	<b>0.00</b>	<b>1,425,325.87</b>	<b>718.41</b>	<b>0.00</b>
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<b>NET INCOME</b>	<b>-31,955.96</b>	<b>-64.43</b>	<b>0.00</b>	<b>70,875.59</b>	<b>35.72</b>	<b>0.00</b>
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#### CASH

Cash - General Fund	320,400.81
Cash - Central Office	440,159.62
Cash - Payroll	27,974.01
Cash - Rental	52,769.03
Cash - Sun Bank	61,993.60
Cash - Century Savings Bank	613,636.33
Interprogram-Due From Section 8	(16,684.04)
Interprogram-Due From HCFC	(33,891.18)
Interprogram-Due From HCPM	-
<b>Total Cash Available</b>	<b>1,466,358.18</b>

#### RESTRICTED CASH

Cash - AFLAC Unreimb Medical Exp	6,928.74
Cash - HRA Health Care Exp	52,860.43
Cash - Senior Services	-
Cash Restricted-Security Deposits	7,517.05
<b>Total Restricted Cash</b>	<b>67,306.22</b>