

MHA + COCC  
Income statement PUM

Period = Feb 2015

Book = Accrual ; Tree = ysl\_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
<b>INCOME</b>						
<b>TENANT INCOME</b>						
Rental Income						
Tenant Rent	137,838.00	277.90	0.00	695,292.00	280.36	0.00
Total Rental Income	137,838.00	277.90	0.00	695,292.00	280.36	0.00
Other Tenant Income						
Laundry and Vending	6,540.33	13.19	0.00	13,047.86	5.26	0.00
NSF Charges	25.00	0.05	0.00	125.00	0.05	0.00
Tenant Owned / Excess Utilities	0.00	0.00	0.00	180.00	0.07	0.00
Other Misc.Tenant Charges	85.00	0.17	0.00	625.00	0.25	0.00
Total Other Tenant Income	6,650.33	13.41	0.00	13,977.86	5.64	0.00
NET TENANT INCOME	144,488.33	291.31	0.00	709,269.86	286.00	0.00
<b>GRANT INCOME</b>						
HUD PHA Operating Grants/Subsidy	106,709.00	215.14	0.00	593,799.00	239.44	0.00
TOTAL GRANT INCOME	106,709.00	215.14	0.00	593,799.00	239.44	0.00
<b>OTHER INCOME</b>						
Interest Income	239.62	0.48	0.00	2,490.91	1.00	0.00
Computer/IT Support Income	3,802.40	7.67	0.00	20,913.20	8.43	0.00
IBS - IT Services Income	0.00	0.00	0.00	467.50	0.19	0.00
HCDC - Management Services Income	8,440.19	17.02	0.00	39,390.16	15.88	0.00
Property Mgmt Fee Income	32,174.18	64.87	0.00	161,611.31	65.17	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	24,630.00	9.93	0.00
Bookkeeping Fee Income	4,723.70	9.52	0.00	24,202.20	9.76	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	0.61	0.00	2,045.53	0.82	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 10'	96.00	0.19	0.00	384.00	0.15	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental 10'	24.00	0.05	0.00	96.00	0.04	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 10'	500.00	1.01	0.00	2,500.00	1.01	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	4,392.83	8.86	0.00	21,964.15	8.86	0.00
Prog Mgmt Fee Inc - HCFC 10% NetInc	0.00	0.00	0.00	96.85	0.04	0.00
Prog Mgmt Fee Inc - HCPM 10% NetInc	0.00	0.00	0.00	629.54	0.25	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,800.00	13.71	0.00	33,600.01	13.55	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,380.00	2.78	0.00	5,482.50	2.21	0.00
Prog Mgmt Fee Inc - Salem HA	13,768.33	27.76	0.00	58,989.65	23.79	0.00
Lease Enforcement Fee For Service Income	3,155.60	6.36	0.00	17,355.80	7.00	0.00
Maintenance Fee For Service Income	12,964.08	26.14	0.00	54,290.50	21.89	0.00
Caring Licensing Fee	0.00	0.00	0.00	4,539.84	1.83	0.00
Miscellaneous Other Income	2,889.31	5.83	0.00	20,066.79	8.09	0.00
Misc Other Income-Buck St Office Rental	4,949.27	9.98	0.00	25,120.00	10.13	0.00
Misc Other Income-Office Space Rental	3,000.00	6.05	0.00	13,800.00	5.56	0.00
Misc Income-Antenna Rental	3,043.65	6.14	0.00	20,455.11	8.25	0.00
TOTAL OTHER INCOME	111,607.53	225.02	0.00	555,121.55	223.84	0.00
<b>TOTAL INCOME</b>	<b>362,804.86</b>	<b>731.46</b>	<b>0.00</b>	<b>1,858,190.41</b>	<b>749.27</b>	<b>0.00</b>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE EXPENSES</b>						
Administrative Salaries						
Administrative Salaries	78,485.62	158.24	0.00	336,550.01	135.71	0.00
Administrative Overtime	0.00	0.00	0.00	2,553.52	1.03	0.00
Employee Benefit-Health/Dental/Eye	7,256.90	14.63	0.00	27,941.15	11.27	0.00
Total Administrative Salaries	85,742.52	172.87	0.00	367,044.68	148.00	0.00
Legal Expense						
Credit/Criminal Background Checks	96.00	0.19	0.00	584.52	0.24	0.00
General Legal Expense	7,896.00	15.92	0.00	36,870.52	14.87	0.00
Total Legal Expense	7,992.00	16.11	0.00	37,455.04	15.10	0.00
Other Admin Expenses						
Staff Training	1,680.00	3.39	0.00	3,046.00	1.23	0.00
Staff Travel	1,433.22	2.89	0.00	8,885.54	3.58	0.00
Accounting Fees	816.25	1.65	0.00	10,041.25	4.05	0.00
Auditing Fees	1,915.35	3.86	0.00	9,576.75	3.86	0.00
Licenses/Fees/Permits	0.00	0.00	0.00	6,010.00	2.42	0.00
Office Rent	1,800.00	3.63	0.00	9,000.00	3.63	0.00
Professional Fees/Services	50.00	0.10	0.00	4,802.50	1.94	0.00
Total Other Admin Expenses	7,694.82	15.51	0.00	51,362.04	20.71	0.00
Miscellaneous Admin Expenses						
Publications/Subscriptions	0.00	0.00	0.00	1,022.60	0.41	0.00
Membership Dues and Fees	175.00	0.35	0.00	797.50	0.32	0.00
Telephone	1,507.61	3.04	0.00	8,206.05	3.31	0.00
Office Supplies	1,524.59	3.07	0.00	5,784.13	2.33	0.00
Copier and Supplies	425.43	0.86	0.00	5,460.52	2.20	0.00
Cell Phones/Pagers	1,705.63	3.44	0.00	8,291.15	3.34	0.00
Payroll Services	619.52	1.25	0.00	2,913.00	1.17	0.00
Postage/Express	1,408.87	2.84	0.00	6,045.31	2.44	0.00
Legal Ads	0.00	0.00	0.00	1,818.91	0.73	0.00
Printer Supplies	45.61	0.09	0.00	115.60	0.05	0.00
Internet	1,392.74	2.81	0.00	6,594.45	2.66	0.00
Answering Service/Voicemail	384.78	0.78	0.00	2,198.52	0.89	0.00
Other Misc Admin Expenses	1,021.57	2.06	0.00	1,746.57	0.70	0.00
Employee Services	56.50	0.11	0.00	487.73	0.20	0.00
Commissioner Meetings	0.00	0.00	0.00	2,729.48	1.10	0.00
Commissioner Travel	5,581.90	11.25	0.00	5,581.90	2.25	0.00

Sponsorships	0.00	0.00	0.00	995.00	0.40	0.00
Marketing/Promotions/Advertising	0.00	0.00	0.00	255.96	0.10	0.00
Bank/Credit Card Fees	86.24	0.17	0.00	612.73	0.25	0.00
Meetings / Seminars	26.00	0.05	0.00	26.00	0.01	0.00
Cable TV	196.33	0.40	0.00	770.25	0.31	0.00
Computer Hardware	0.00	0.00	0.00	808.99	0.33	0.00
Computer Software	84.00	0.17	0.00	283.00	0.11	0.00
Computer Supplies	0.00	0.00	0.00	500.75	0.20	0.00
Computer/IT Support Expense	3,754.51	7.57	0.00	22,745.89	9.17	0.00
Computer System Support	2,279.76	4.60	0.00	10,835.08	4.37	0.00
Caring, Inc. misc	20.68	0.04	0.00	770.36	0.31	0.00
HCPM - Mgmt Fee Expense	2,430.87	4.90	0.00	11,010.43	4.44	0.00
Property Mgmt Fee Expense	32,174.18	64.87	0.00	161,611.31	65.17	0.00
Asset Mgmt Fee Expense	4,960.00	10.00	0.00	24,800.00	10.00	0.00
Bookkeeping Fee Expense	3,585.00	7.23	0.00	18,507.50	7.46	0.00
Prog Mgmt Fee Exp - JCP Antenna Rental 10'	304.37	0.61	0.00	2,045.53	0.82	0.00
Prog Mgmt Fee Exp - JCP Office Space Renta	96.00	0.19	0.00	384.00	0.15	0.00
Prog Mgmt Fee Exp - RVW Office Space Rent	24.00	0.05	0.00	96.00	0.04	0.00
Prog Mgmt Fee Exp - MVP Office Space Rent	500.00	1.01	0.00	2,000.00	0.81	0.00
HCPM-Contract - Fee For Service Expense	5,804.50	11.70	0.00	27,891.50	11.25	0.00
Total Miscellaneous Admin Expenses	72,176.19	145.52	0.00	346,743.70	139.82	0.00
TOTAL ADMINISTRATIVE EXPENSES	173,605.53	350.01	0.00	802,605.46	323.63	0.00

#### TENANT SERVICES

Tenant Svcs - Tenant Participation	0.00	0.00	0.00	14,298.55	5.77	0.00
Tenant Svcs - HCFC Activities-	2,071.83	4.18	0.00	10,547.16	4.25	0.00
Tenant Svcs - Food/Snacks	57.56	0.12	0.00	159.75	0.06	0.00
TOTAL TENANT SERVICES EXPENSES	2,129.39	4.29	0.00	25,005.46	10.08	0.00

#### UTILITY EXPENSES

Water & Sewer	28,893.98	58.25	0.00	138,815.12	55.97	0.00
Electricity	28,441.47	57.34	0.00	132,189.20	53.30	0.00
Electricity-Vacant Units	3.45	0.01	0.00	464.27	0.19	0.00
Gas	9,993.00	20.15	0.00	64,744.31	26.11	0.00
TOTAL UTILITY EXPENSES	67,331.90	135.75	0.00	336,212.90	135.57	0.00

#### MAINTENANCE EXPENSES

General Maint Expense						
Maintenance Fee For Service Expense	12,721.04	25.65	0.00	53,247.78	21.47	0.00
Maintenance Salaries	25,293.20	50.99	0.00	111,601.94	45.00	0.00
Maintenance Labor Overtime	5,929.94	11.96	0.00	20,828.47	8.40	0.00
Employee Benefit-Health/Dental/Eye	1,661.83	3.35	0.00	8,076.76	3.26	0.00
Maintenance Uniforms	94.14	0.19	0.00	1,294.14	0.52	0.00
Vehicle Gas, Oil, Repairs, Supplies	52.49	0.11	0.00	4,123.50	1.66	0.00
Vehicle Title/Registration	188.00	0.38	0.00	263.00	0.11	0.00
Total General Maint Expense	45,940.64	92.62	0.00	199,435.59	80.42	0.00
Materials						
Materials-Electrical	48.58	0.10	0.00	767.41	0.31	0.00
Materials-Plumbing	780.68	1.57	0.00	3,618.98	1.46	0.00
Materials-Heating	3,659.59	7.38	0.00	7,755.99	3.13	0.00
Materials-Flooring	1,737.67	3.50	0.00	5,303.32	2.14	0.00
Materials-Paint	727.12	1.47	0.00	2,473.85	1.00	0.00
Materials-Janitorial/Cleaning	660.73	1.33	0.00	2,825.63	1.14	0.00
Materials-Lumber	7.92	0.02	0.00	831.77	0.34	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	1,169.56	0.47	0.00
Materials-Grounds	4,401.28	8.87	0.00	10,235.27	4.13	0.00
Materials-Miscellaneous	821.15	1.66	0.00	1,758.97	0.71	0.00
Materials-Equipment Repairs	2,867.18	5.78	0.00	12,207.91	4.92	0.00
Materials-Appliance Parts	353.52	0.71	0.00	1,145.52	0.46	0.00
Materials-Safety Equipment	1,027.05	2.07	0.00	12,071.85	4.87	0.00
Materials-Hardware	191.92	0.39	0.00	733.53	0.30	0.00
Materials-Glass/Screens	1,654.50	3.34	0.00	12,796.60	5.16	0.00
Materials-Doors / Keys	2,410.86	4.86	0.00	6,316.34	2.55	0.00
Materials-Drywall/Plaster	0.00	0.00	0.00	1,400.59	0.56	0.00
Materials-Tools	331.66	0.67	0.00	432.20	0.17	0.00
Total Materials	21,681.41	43.71	0.00	83,845.29	33.81	0.00
Contract Costs						
Contract-Elevator Monitoring	5,635.25	11.36	0.00	33,008.81	13.31	0.00
Contract-Trash Removal	3,860.08	7.78	0.00	19,642.75	7.92	0.00
Contract-Extermination/Pest Control	1,046.00	2.11	0.00	5,625.00	2.27	0.00
Contract-Extermination/Bed Bug	1,050.00	2.12	0.00	3,350.00	1.35	0.00
Contract-Grounds	3,055.00	6.16	0.00	21,038.72	8.48	0.00
Contract-Floor Covering	0.00	0.00	0.00	1,962.00	0.79	0.00
Contract-Alarm System Monitoring	8,973.67	18.09	0.00	14,746.61	5.95	0.00
Contract-Electrical	7,902.78	15.93	0.00	8,902.78	3.59	0.00
Contract-Plumbing	7,567.23	15.26	0.00	14,290.40	5.76	0.00
Contract-Roofing	350.00	0.71	0.00	1,725.00	0.70	0.00
Contract-Painting	400.00	0.81	0.00	2,000.00	0.81	0.00
Contract-Consultants	0.00	0.00	0.00	732.00	0.30	0.00
Total Contract Costs	39,840.01	80.32	0.00	127,024.07	51.22	0.00
TOTAL MAINTENANCE EXPENSES	107,462.06	216.66	0.00	410,304.95	165.45	0.00

#### GENERAL EXPENSES

Insurance	18,277.20	36.85	0.00	89,606.23	36.13	0.00
PILOT-Payments in Lieu of Taxes	7,045.44	14.20	0.00	35,227.20	14.20	0.00
Employee Benefits-Health/Dental/Optical	1,991.36	4.01	0.00	8,177.21	3.30	0.00
Employee Benefits-Pension	8,679.17	17.50	0.00	43,395.85	17.50	0.00
Employer Tax Expense	9,639.61	19.43	0.00	38,957.34	15.71	0.00
Security/Lease Enforcement Fee For Service	1,785.01	3.60	0.00	9,817.54	3.96	0.00
Lease Enforcement Fee For Service Expense	3,155.60	6.36	0.00	17,355.80	7.00	0.00

TOTAL GENERAL EXPENSES	50,573.39	101.96	0.00	242,537.17	97.80	0.00
<b>HOUSING ASSISTANCE PAYMENTS</b>						
URP-PH-Tenant Utility Reimbursement-Public H	241.00	0.49	0.00	948.00	0.38	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	241.00	0.49	0.00	948.00	0.38	0.00
<b>FINANCING EXPENSE</b>						
Interest Expense - Energy Performance Contrac	2,236.39	4.51	0.00	11,405.27	4.60	0.00
TOTAL FINANCING EXPENSES	2,236.39	4.51	0.00	11,405.27	4.60	0.00
<b>TOTAL EXPENSES</b>	<b>403,579.66</b>	<b>813.67</b>	<b>0.00</b>	<b>1,829,019.21</b>	<b>737.51</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>-40,774.80</b>	<b>-82.21</b>	<b>0.00</b>	<b>29,171.20</b>	<b>11.76</b>	<b>0.00</b>

**CASH**

Cash - General Fund	232,472.47
Cash - Central Office	453,658.18
Cash - Payroll	27,860.27
Cash - Rental	59,990.06
Cash - Sun Bank	61,994.08
Cash - Century Savings Bank	613,864.97
Interprogram-Due From Section 8	(14,557.70)
Interprogram-Due From HCFC	(57,398.33)
Interprogram-Due From HCPM	-
<b>Total Cash Available</b>	<b>1,377,884.00</b>

**RESTRICTED CASH**

Cash - AFLAC Unreimb Medical Exp	7,198.01
Cash - HRA Health Care Exp	52,860.83
Cash - Senior Services	-
Cash Restricted-Security Deposits	7,648.48
<b>Total Restricted Cash</b>	<b>67,707.32</b>