

Income statement PUM

Period = Mar 2015

Book = Accrual ; Tree = ysi_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent	137,273.00	276.76	0.00	832,485.00	279.73	0.00
Total Rental Income	137,273.00	276.76	0.00	832,485.00	279.73	0.00
Other Tenant Income						
Laundry and Vending	0.00	0.00	0.00	13,047.86	4.38	0.00
NSF Charges	0.00	0.00	0.00	125.00	0.04	0.00
Tenant Owned / Excess Utilities	0.00	0.00	0.00	180.00	0.06	0.00
Other Misc.Tenant Charges	24.25	0.05	0.00	649.25	0.22	0.00
Total Other Tenant Income	24.25	0.05	0.00	14,002.11	4.71	0.00
NET TENANT INCOME	137,297.25	276.81	0.00	846,487.11	284.44	0.00
GRANT INCOME						
HUD PHA Operating Grants/Subsidy	106,715.00	215.15	0.00	700,514.00	235.39	0.00
TOTAL GRANT INCOME	106,715.00	215.15	0.00	700,514.00	235.39	0.00
OTHER INCOME						
Interest Income	250.13	0.50	0.00	2,741.04	0.92	0.00
Computer/IT Support Income	3,802.40	7.67	0.00	24,715.60	8.30	0.00
IBS - IT Services Income	0.00	0.00	0.00	467.50	0.16	0.00
HCDC - Management Services Income	6,215.10	12.53	0.00	45,605.26	15.32	0.00
Property Mgmt Fee Income	32,376.11	65.27	0.00	193,987.42	65.18	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	29,590.00	9.94	0.00
Bookkeeping Fee Income	4,987.50	10.06	0.00	29,189.70	9.81	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	0.61	0.00	2,349.90	0.79	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 10	96.00	0.19	0.00	480.00	0.16	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental 1	24.00	0.05	0.00	120.00	0.04	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 10	500.00	1.01	0.00	3,000.00	1.01	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	4,392.83	8.86	0.00	26,356.98	8.86	0.00
Prog Mgmt Fee Inc - HCFC 10% NetInc	0.00	0.00	0.00	96.85	0.03	0.00
Prog Mgmt Fee Inc - HCPM 10% NetInc	259.71	0.52	0.00	889.25	0.30	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,800.00	13.71	0.00	40,400.01	13.58	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,138.70	2.30	0.00	6,621.20	2.22	0.00
Prog Mgmt Fee Inc - Salem HA	13,768.33	27.76	0.00	72,757.98	24.45	0.00
Lease Enforcement Fee For Service Income	3,155.60	6.36	0.00	20,511.40	6.89	0.00
Maintenance Fee For Service Income	11,608.69	23.40	0.00	65,899.19	22.14	0.00
Caring Licensing Fee	1,289.81	2.60	0.00	5,829.65	1.96	0.00
Miscellaneous Other Income	941.97	1.90	0.00	21,008.76	7.06	0.00
Misc Other Income-Buck St Office Rental	5,060.00	10.20	0.00	30,180.00	10.14	0.00
Misc Other Income-Office Space Rental	3,000.00	6.05	0.00	16,800.00	5.65	0.00
Misc Income-Antenna Rental	3,043.65	6.14	0.00	23,498.76	7.90	0.00
TOTAL OTHER INCOME	107,974.90	217.69	0.00	663,096.45	222.81	0.00
TOTAL INCOME	351,987.15	709.65	0.00	2,210,097.56	742.64	0.00

EXPENSES**ADMINISTRATIVE EXPENSES**

Administrative Salaries						
Administrative Salaries	61,971.82	124.94	0.00	398,521.83	133.91	0.00
Administrative Overtime	0.00	0.00	0.00	2,553.52	0.86	0.00
Employee Benefit-Health/Dental/Eye	19,768.28	39.86	0.00	47,725.76	16.04	0.00
Total Administrative Salaries	81,740.10	164.80	0.00	448,801.11	150.81	0.00
Legal Expense						
Credit/Criminal Background Checks	72.00	0.15	0.00	656.52	0.22	0.00
General Legal Expense	5,838.48	11.77	0.00	42,709.00	14.35	0.00
Total Legal Expense	5,910.48	11.92	0.00	43,365.52	14.57	0.00
Other Admin Expenses						
Staff Training	189.00	0.38	0.00	3,235.00	1.09	0.00
Staff Training - Travel Expenses	4,610.43	9.30	0.00	4,610.43	1.55	0.00
Staff Travel	2,656.64	5.36	0.00	11,542.18	3.88	0.00

Accounting Fees	0.00	0.00	0.00	10,041.25	3.37	0.00
Auditing Fees	1,915.35	3.86	0.00	11,492.10	3.86	0.00
Licenses/Fees/Permits	0.00	0.00	0.00	6,010.00	2.02	0.00
Office Rent	1,800.00	3.63	0.00	10,800.00	3.63	0.00
Professional Fees/Services	1,000.00	2.02	0.00	5,802.50	1.95	0.00
Total Other Admin Expenses	12,171.42	24.54	0.00	63,533.46	21.35	0.00
Miscellaneous Admin Expenses						
Publications/Subscriptions	7.00	0.01	0.00	1,029.60	0.35	0.00
Membership Dues and Fees	0.00	0.00	0.00	797.50	0.27	0.00
Telephone	1,082.81	2.18	0.00	9,288.86	3.12	0.00
Office Supplies	5,703.74	11.50	0.00	11,487.87	3.86	0.00
Copier and Supplies	1,675.35	3.38	0.00	7,135.87	2.40	0.00
Cell Phones/Pagers	2,595.53	5.23	0.00	10,886.68	3.66	0.00
Payroll Services	480.50	0.97	0.00	3,254.98	1.09	0.00
Postage/Express	1,709.01	3.45	0.00	7,754.32	2.61	0.00
Legal Ads	195.98	0.40	0.00	2,014.89	0.68	0.00
Printer Supplies	0.00	0.00	0.00	115.60	0.04	0.00
Internet	1,077.32	2.17	0.00	7,671.77	2.58	0.00
Answering Service/Voicemail	394.11	0.79	0.00	2,592.63	0.87	0.00
Other Misc Admin Expenses	1,982.44	4.00	0.00	3,729.01	1.25	0.00
Employee Services	111.50	0.22	0.00	599.23	0.20	0.00
Commissioner Meetings	0.00	0.00	0.00	2,729.48	0.92	0.00
Commissioner Travel	1,213.45	2.45	0.00	6,795.35	2.28	0.00
Sponsorships	0.00	0.00	0.00	995.00	0.33	0.00
Marketing/Promotions/Advertising	0.00	0.00	0.00	255.96	0.09	0.00
Bank/Credit Card Fees	86.56	0.17	0.00	802.00	0.27	0.00
Meetings / Seminars	0.00	0.00	0.00	26.00	0.01	0.00
Cable TV	445.19	0.90	0.00	1,215.44	0.41	0.00
Computer Hardware	0.00	0.00	0.00	808.99	0.27	0.00
Computer Software	0.00	0.00	0.00	283.00	0.10	0.00
Computer Supplies	1,513.21	3.05	0.00	2,013.96	0.68	0.00
Computer/IT Support Expense	4,539.86	9.15	0.00	27,285.75	9.17	0.00
Computer System Support	2,279.76	4.60	0.00	13,114.84	4.41	0.00
Caring, Inc. misc	337.31	0.68	0.00	1,107.67	0.37	0.00
HCPM - Mgnt Fee Expense	2,287.37	4.61	0.00	13,297.80	4.47	0.00
Property Mgnt Fee Expense	32,376.11	65.27	0.00	193,987.42	65.18	0.00
Asset Mgnt Fee Expense	4,960.00	10.00	0.00	29,760.00	10.00	0.00
Bookkeeping Fee Expense	3,607.50	7.27	0.00	22,115.00	7.43	0.00
Prog Mgnt Fee Exp - JCP Antenna Rental 10	304.37	0.61	0.00	2,349.90	0.79	0.00
Prog Mgnt Fee Exp - JCP Office Space Renta	96.00	0.19	0.00	480.00	0.16	0.00
Prog Mgnt Fee Exp - RVW Office Space Rent	24.00	0.05	0.00	120.00	0.04	0.00
Prog Mgnt Fee Exp - MVP Office Space Rent	500.00	1.01	0.00	2,500.00	0.84	0.00
HCPM-Contract - Fee For Service Expense	3,913.00	7.89	0.00	31,804.50	10.69	0.00
Total Miscellaneous Admin Expenses	75,498.98	152.22	0.00	422,206.87	141.87	0.00
TOTAL ADMINISTRATIVE EXPENSES	175,320.98	353.47	0.00	977,906.96	328.60	0.00

TENANT SERVICES

Tenant Svcs - Tenant Participation	0.00	0.00	0.00	14,298.55	4.80	0.00
Tenant Svcs - HCFC Activities-	2,312.59	4.66	0.00	12,859.75	4.32	0.00
Tenant Svcs - Food/Snacks	0.00	0.00	0.00	159.75	0.05	0.00
TOTAL TENANT SERVICES EXPENSES	2,312.59	4.66	0.00	27,318.05	9.18	0.00

UTILITY EXPENSES

Water & Sewer	26,397.11	53.22	0.00	165,212.23	55.51	0.00
Electricity	34,002.38	68.55	0.00	166,191.58	55.84	0.00
Electricity-Vacant Units	51.04	0.10	0.00	515.31	0.17	0.00
Gas	45,006.36	90.74	0.00	138,750.67	46.62	0.00
TOTAL UTILITY EXPENSES	105,456.89	212.61	0.00	470,669.79	158.16	0.00

MAINTENANCE EXPENSES

General Maint Expense						
Maintenance Fee For Service Expense	11,392.67	22.97	0.00	64,640.45	21.72	0.00
Maintenance Salaries	18,545.71	37.39	0.00	130,147.65	43.73	0.00
Maintenance Labor Overtime	5,891.31	11.88	0.00	26,719.78	8.98	0.00
Employee Benefit-Health/Dental/Eye	1,661.83	3.35	0.00	9,738.59	3.27	0.00
Maintenance Uniforms	3,077.94	6.21	0.00	4,372.08	1.47	0.00
Vehicle Gas, Oil, Repairs, Supplies	3,677.79	7.41	0.00	7,801.29	2.62	0.00
Vehicle Title/Registration	32.00	0.06	0.00	295.00	0.10	0.00
Total General Maint Expense	44,279.25	89.27	0.00	243,714.84	81.89	0.00

Materials							
Materials-Electrical	275.31	0.56	0.00	1,042.72	0.35	0.00	
Materials-Plumbing	2,825.28	5.70	0.00	6,444.26	2.17	0.00	
Materials-Heating	1,399.63	2.82	0.00	9,155.62	3.08	0.00	
Materials-Flooring	1,998.03	4.03	0.00	7,301.35	2.45	0.00	
Materials-Paint	1,677.67	3.38	0.00	4,151.52	1.40	0.00	
Materials-Janitorial/Cleaning	416.14	0.84	0.00	3,241.77	1.09	0.00	
Materials-Lumber	8.38	0.02	0.00	840.15	0.28	0.00	
Materials-Maintenance Supplies	19.98	0.04	0.00	1,189.54	0.40	0.00	
Materials-Grounds	1,295.00	2.61	0.00	11,530.27	3.87	0.00	
Materials-Miscellaneous	0.00	0.00	0.00	1,758.97	0.59	0.00	
Materials-Equipment Repairs	1,840.45	3.71	0.00	14,048.36	4.72	0.00	
Materials-Appliance Parts	301.15	0.61	0.00	1,446.67	0.49	0.00	
Materials-Safety Equipment	2,855.24	5.76	0.00	14,927.09	5.02	0.00	
Materials-Hardware	238.77	0.48	0.00	972.30	0.33	0.00	
Materials-Glass/Screens	1,997.30	4.03	0.00	14,793.90	4.97	0.00	
Materials-Doors / Keys	332.80	0.67	0.00	6,649.14	2.23	0.00	
Materials-Drywall/Plaster	0.00	0.00	0.00	1,400.59	0.47	0.00	
Materials-Tools	923.75	1.86	0.00	1,355.95	0.46	0.00	
Total Materials	18,404.88	37.11	0.00	102,250.17	34.36	0.00	
Contract Costs							
Contract-Elevator Monitoring	2,896.32	5.84	0.00	35,905.13	12.06	0.00	
Contract-Trash Removal	3,902.58	7.87	0.00	23,545.33	7.91	0.00	
Contract-Extermination/Pest Control	2,136.00	4.31	0.00	7,761.00	2.61	0.00	
Contract-Extermination/Bed Bug	700.00	1.41	0.00	4,050.00	1.36	0.00	
Contract-Grounds	0.00	0.00	0.00	21,038.72	7.07	0.00	
Contract-Floor Covering	0.00	0.00	0.00	1,962.00	0.66	0.00	
Contract-Alarm System Monitoring	4,682.13	9.44	0.00	19,428.74	6.53	0.00	
Contract-Electrical	1,650.83	3.33	0.00	10,553.61	3.55	0.00	
Contract-Plumbing	29,904.95	60.29	0.00	44,195.35	14.85	0.00	
Contract-Roofing	150.00	0.30	0.00	1,875.00	0.63	0.00	
Contract-Painting	17,200.00	34.68	0.00	19,200.00	6.45	0.00	
Contract-Consultants	-732.00	-1.48	0.00	0.00	0.00	0.00	
Total Contract Costs	62,490.81	125.99	0.00	189,514.88	63.68	0.00	
TOTAL MAINTENACE EXPENSES	125,174.94	252.37	0.00	535,479.89	179.93	0.00	
GENERAL EXPENSES							
Insurance	18,432.20	37.16	0.00	108,038.43	36.30	0.00	
PILOT-Payments in Lieu of Taxes	7,045.44	14.20	0.00	42,272.64	14.20	0.00	
Employee Benefits-Health/Dental/Optical	1,718.68	3.47	0.00	9,895.89	3.33	0.00	
Employee Benefits-Pension	8,679.17	17.50	0.00	52,075.02	17.50	0.00	
Employer Tax Expense	7,752.63	15.63	0.00	46,709.97	15.70	0.00	
Security/Lease Enforcement Fee For Service	1,785.01	3.60	0.00	11,602.55	3.90	0.00	
Lease Enforcement Fee For Service Expense	3,155.60	6.36	0.00	20,511.40	6.89	0.00	
TOTAL GENERAL EXPENSES	48,568.73	97.92	0.00	291,105.90	97.82	0.00	
HOUSING ASSISTANCE PAYMENTS							
URP-PH-Tenant Utility Reimbursement-Public H	241.00	0.49	0.00	1,189.00	0.40	0.00	
TOTAL HOUSING ASSISTANCE PAYMENTS	241.00	0.49	0.00	1,189.00	0.40	0.00	
FINANCING EXPENSE							
Interest Expense - Energy Performance Contract	2,236.39	4.51	0.00	13,641.66	4.58	0.00	
TOTAL FINANCING EXPENSES	2,236.39	4.51	0.00	13,641.66	4.58	0.00	
TOTAL EXPENSES	459,311.52	926.03	0.00	2,317,311.25	778.67	0.00	
NET INCOME	-107,324.37	-216.38	0.00	-107,213.69	-36.03	0.00	

CASH	
Cash - General Fund	285,633.71
Cash - Central Office	278,326.96
Cash - Payroll	27,982.72
Cash - Rental	48,987.50
Cash - Sun Bank	61,994.61
Cash - Century Savings Bank	614,107.15
Interprogram-Due From Section 8	(13,326.38)
Interprogram-Due From HCFC	(22,108.49)
Interprogram-Due From HCPM	-

Total Cash Available	1,281,597.78
RESTRICTED CASH	
Cash - AFLAC Unreimb Medical Exp	2,198.07
Cash - HRA Health Care Exp	52,861.28
Cash - Senior Services	-
Cash Restricted-Security Deposits	7,649.33
Total Restricted Cash	62,708.68