

Income statement PUM

Period = Apr 2015

Book = Accrual ; Tree = ysi_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent	139,737.50	281.73	0.00	972,172.50	280.00	0.00
Total Rental Income	139,737.50	281.73	0.00	972,172.50	280.00	0.00
Other Tenant Income						
Laundry and Vending	0.00	0.00	0.00	13,047.86	3.76	0.00
Damages	899.58	1.81	0.00	899.58	0.26	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	0.05	0.00
Other Misc.Tenant Charges	15.00	0.03	0.00	664.25	0.19	0.00
Total Other Tenant Income	914.58	1.84	0.00	14,916.69	4.30	0.00
NET TENANT INCOME	140,652.08	283.57	0.00	987,089.19	284.30	0.00
GRANT INCOME						
HUD PHA Operating Grants/Subsidy	181,863.00	366.66	0.00	882,377.00	254.14	0.00
TOTAL GRANT INCOME	181,863.00	366.66	0.00	882,377.00	254.14	0.00
OTHER INCOME						
Interest Income	233.42	0.47	0.00	2,974.46	0.86	0.00
Computer/IT Support Income	3,802.40	7.67	0.00	28,518.00	8.21	0.00
IBS - IT Services Income	425.00	0.86	0.00	892.50	0.26	0.00
NRTC - Management Services Income	6,215.11	12.53	0.00	51,820.37	14.93	0.00
Property Mgmt Fee Income	32,510.73	65.55	0.00	226,498.15	65.24	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	34,550.00	9.95	0.00
Bookkeeping Fee Income	4,950.00	9.98	0.00	34,139.70	9.83	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	0.61	0.00	2,654.27	0.76	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 1	96.00	0.19	0.00	576.00	0.17	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental	24.00	0.05	0.00	144.00	0.04	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 1	500.00	1.01	0.00	3,500.00	1.01	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	4,392.83	8.86	0.00	30,749.81	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	194.61	0.39	0.00	1,083.86	0.31	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,800.00	13.71	0.00	47,200.01	13.59	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,148.90	2.32	0.00	7,770.10	2.24	0.00
Prog Mgmt Fee Inc - Salem HA	13,768.33	27.76	0.00	86,526.31	24.92	0.00
Lease Enforcement Fee For Service Income	3,155.60	6.36	0.00	23,667.00	6.82	0.00
Maintenance Fee For Service Income	9,898.08	19.96	0.00	75,797.27	21.83	0.00
Caring Licensing Fee	1,216.07	2.45	0.00	7,045.72	2.03	0.00
Miscellaneous Other Income	1,160.23	2.34	0.00	22,168.99	6.39	0.00
Misc Other Income-Buck St Office Rental	5,060.00	10.20	0.00	35,240.00	10.15	0.00
Misc Other Income-Office Space Rental	4,200.00	8.47	0.00	21,000.00	6.05	0.00
Misc Income-Antenna Rental	3,043.65	6.14	0.00	26,542.41	7.64	0.00
TOTAL OTHER INCOME	108,059.33	217.86	0.00	771,155.78	222.11	0.00
TOTAL INCOME	430,574.41	868.09	0.00	2,640,621.97	760.55	0.00

EXPENSES**ADMINISTRATIVE EXPENSES**

Administrative Salaries						
Administrative Salaries	64,573.12	130.19	0.00	463,094.95	133.38	0.00
Administrative Overtime	0.00	0.00	0.00	2,553.52	0.74	0.00
Employee Benefit-Health/Dental/Eye	10,238.20	20.64	0.00	57,963.96	16.69	0.00
Total Administrative Salaries	74,811.32	150.83	0.00	523,612.43	150.81	0.00
Legal Expense						
Credit/Criminal Background Checks	0.00	0.00	0.00	656.52	0.19	0.00
General Legal Expense	4,285.00	8.64	0.00	46,994.00	13.54	0.00
Total Legal Expense	4,285.00	8.64	0.00	47,650.52	13.72	0.00
Other Admin Expenses						
Staff Training	98.99	0.20	0.00	3,333.99	0.96	0.00
Staff Training - Travel Expenses	281.20	0.57	0.00	4,891.63	1.41	0.00
Staff Travel	1,531.16	3.09	0.00	13,073.34	3.77	0.00
Accounting Fees	0.00	0.00	0.00	10,041.25	2.89	0.00
Auditing Fees	1,915.35	3.86	0.00	13,407.45	3.86	0.00
Licenses/Fees/Permits	0.00	0.00	0.00	6,010.00	1.73	0.00
Office Rent	1,800.00	3.63	0.00	12,600.00	3.63	0.00
Professional Fees/Services	1,245.00	2.51	0.00	7,047.50	2.03	0.00
Total Other Admin Expenses	6,871.70	13.85	0.00	70,405.16	20.28	0.00
Miscellaneous Admin Expenses						
Publications/Subscriptions	465.90	0.94	0.00	1,495.50	0.43	0.00

Membership Dues and Fees	80.00	0.16	0.00	877.50	0.25	0.00
Telephone	1,611.17	3.25	0.00	10,900.03	3.14	0.00
Office Supplies	1,358.12	2.74	0.00	12,779.12	3.68	0.00
Copier and Supplies	2,240.04	4.52	0.00	9,375.91	2.70	0.00
Cell Phones/Pagers	1,712.88	3.45	0.00	12,599.56	3.63	0.00
Payroll Services	474.47	0.96	0.00	3,729.45	1.07	0.00
Postage/Express	1,637.22	3.30	0.00	9,391.54	2.70	0.00
Legal Ads	86.46	0.17	0.00	2,101.35	0.61	0.00
Printer Supplies	0.00	0.00	0.00	115.60	0.03	0.00
Internet	1,255.00	2.53	0.00	8,926.77	2.57	0.00
Answering Service/Voicemail	561.71	1.13	0.00	3,154.34	0.91	0.00
Other Misc Admin Expenses	330.00	0.67	0.00	4,059.01	1.17	0.00
Employee Services	423.50	0.85	0.00	1,022.73	0.29	0.00
Commissioner Meetings	0.00	0.00	0.00	2,729.48	0.79	0.00
Commissioner Travel	5,375.70	10.84	0.00	12,171.05	3.51	0.00
Sponsorships	0.00	0.00	0.00	995.00	0.29	0.00
Marketing/Promotions/Advertising	300.00	0.60	0.00	555.96	0.16	0.00
Bank/Credit Card Fees	86.56	0.17	0.00	888.56	0.26	0.00
Meetings / Seminars	0.00	0.00	0.00	26.00	0.01	0.00
Cable TV	232.16	0.47	0.00	1,447.60	0.42	0.00
Computer Hardware	0.00	0.00	0.00	808.99	0.23	0.00
Computer Software	0.00	0.00	0.00	283.00	0.08	0.00
Computer Supplies	400.00	0.81	0.00	2,413.96	0.70	0.00
Computer/IT Support Expense	3,776.75	7.61	0.00	31,062.50	8.95	0.00
Computer System Support	2,279.76	4.60	0.00	15,394.60	4.43	0.00
Caring, Inc. misc	-827.84	-1.67	0.00	279.83	0.08	0.00
HCPM - Mgnt Fee Expense	1,679.66	3.39	0.00	14,977.46	4.31	0.00
Property Mgnt Fee Expense	33,010.73	66.55	0.00	226,998.15	65.38	0.00
Asset Mgnt Fee Expense	4,460.00	8.99	0.00	34,220.00	9.86	0.00
Bookkeeping Fee Expense	3,622.50	7.30	0.00	25,737.50	7.41	0.00
Prog Mgnt Fee Exp - JCP Antenna Rental 11	304.37	0.61	0.00	2,654.27	0.76	0.00
Prog Mgnt Fee Exp - JCP Office Space Rent	96.00	0.19	0.00	576.00	0.17	0.00
Prog Mgnt Fee Exp - RVW Office Space Rer	24.00	0.05	0.00	144.00	0.04	0.00
Prog Mgnt Fee Exp - MVP Office Space Ren	500.00	1.01	0.00	3,000.00	0.86	0.00
HCPM-Contract - Fee For Service Expense	3,841.50	7.74	0.00	35,646.00	10.27	0.00
Total Miscellaneous Admin Expenses	71,398.32	143.95	0.00	493,538.32	142.15	0.00
TOTAL ADMINISTRATIVE EXPENSES	157,366.34	317.27	0.00	1,135,206.43	326.96	0.00

TENANT SERVICES

Tenant Svcs - Tenant Participation	94.60	0.19	0.00	9,164.60	2.64	0.00
Tenant Svcs - HCFC Activities-	2,071.83	4.18	0.00	14,931.58	4.30	0.00
Tenant Svcs - Food/Snacks	0.00	0.00	0.00	159.75	0.05	0.00
Tenant Svcs - Moving Expenses	1,006.97	2.03	0.00	1,006.97	0.29	0.00
TOTAL TENANT SERVICES EXPENSES	3,173.40	6.40	0.00	25,262.90	7.28	0.00

UTILITY EXPENSES

Water & Sewer	28,140.84	56.74	0.00	193,353.07	55.69	0.00
Electricity	28,895.74	58.26	0.00	195,087.32	56.19	0.00
Electricity-Vacant Units	0.00	0.00	0.00	515.31	0.15	0.00
Gas	28,295.09	57.05	0.00	167,045.76	48.11	0.00
TOTAL UTILITY EXPENSES	85,331.67	172.04	0.00	556,001.46	160.14	0.00

MAINTENANCE EXPENSES

General Maint Expense						
Maintenance Fee For Service Expense	10,710.80	21.59	0.00	75,351.25	21.70	0.00
Maintenance Salaries	20,109.78	40.54	0.00	150,257.43	43.28	0.00
Maintenance Labor Overtime	2,524.23	5.09	0.00	29,244.01	8.42	0.00
Employee Benefit-Health/Dental/Eye	1,834.96	3.70	0.00	11,573.55	3.33	0.00
Maintenance Uniforms	224.99	0.45	0.00	4,597.07	1.32	0.00
Vehicle Gas, Oil, Repairs, Supplies	1,374.51	2.77	0.00	9,175.80	2.64	0.00
Vehicle Title/Registration	0.00	0.00	0.00	295.00	0.08	0.00
Total General Maint Expense	36,779.27	74.15	0.00	280,494.11	80.79	0.00
Materials						
Materials-Electrical	653.30	1.32	0.00	1,696.02	0.49	0.00
Materials-Plumbing	789.98	1.59	0.00	7,234.24	2.08	0.00
Materials-Heating	2,231.42	4.50	0.00	11,387.04	3.28	0.00
Materials-Flooring	1,888.50	3.81	0.00	9,189.85	2.65	0.00
Materials-Paint	131.37	0.26	0.00	4,282.89	1.23	0.00
Materials-Janitorial/Cleaning	295.68	0.60	0.00	3,537.45	1.02	0.00
Materials-Lumber	450.00	0.91	0.00	1,290.15	0.37	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	1,189.54	0.34	0.00
Materials-Grounds	2,025.51	4.08	0.00	13,555.78	3.90	0.00
Materials-Miscellaneous	0.00	0.00	0.00	1,758.97	0.51	0.00
Materials-Equipment Repairs	428.75	0.86	0.00	14,477.11	4.17	0.00
Materials-Appliance Parts	39.00	0.08	0.00	1,485.67	0.43	0.00
Materials-Safety Equipment	730.00	1.47	0.00	15,657.09	4.51	0.00
Materials-Hardware	1,128.95	2.28	0.00	2,101.25	0.61	0.00
Materials-Glass/Screens	148.00	0.30	0.00	14,941.90	4.30	0.00

Materials-Doors / Keys	906.46	1.83	0.00	7,555.60	2.18	0.00
Materials-Drywall/Plaster	0.00	0.00	0.00	1,400.59	0.40	0.00
Materials-Extermination/Pest Control	11.60	0.02	0.00	11.60	0.00	0.00
Materials-Tools	11.57	0.02	0.00	1,367.52	0.39	0.00
Total Materials	11,870.09	23.93	0.00	114,120.26	32.87	0.00
Contract Costs						
Contract-Elevator Monitoring	3,286.32	6.63	0.00	39,191.45	11.29	0.00
Contract-Trash Removal	3,915.08	7.89	0.00	27,460.41	7.91	0.00
Contract-Extermination/Pest Control	1,281.00	2.58	0.00	9,042.00	2.60	0.00
Contract-Extermination/Bed Bug	1,050.00	2.12	0.00	5,100.00	1.47	0.00
Contract-Grounds	0.00	0.00	0.00	21,038.72	6.06	0.00
Contract-Floor Covering	0.00	0.00	0.00	1,962.00	0.57	0.00
Contract-Alarm System Monitoring	733.51	1.48	0.00	20,162.25	5.81	0.00
Contract-Electrical	0.00	0.00	0.00	10,553.61	3.04	0.00
Contract-Plumbing	6,569.55	13.25	0.00	55,993.45	16.13	0.00
Contract-Roofing	370.00	0.75	0.00	2,245.00	0.65	0.00
Contract-Painting	0.00	0.00	0.00	19,200.00	5.53	0.00
Total Contract Costs	17,205.46	34.69	0.00	211,948.89	61.05	0.00
TOTAL MAINTENACE EXPENSES	65,854.82	132.77	0.00	606,563.26	174.70	0.00

GENERAL EXPENSES

Insurance	18,277.20	36.85	0.00	126,315.63	36.38	0.00
PILOT-Payments in Lieu of Taxes	7,045.44	14.20	0.00	49,318.08	14.20	0.00
Employee Benefits-Health/Dental/Optical	862.97	1.74	0.00	10,758.86	3.10	0.00
Employee Benefits-Pension	11,482.90	23.15	0.00	63,557.92	18.31	0.00
Employer Tax Expense	9,505.17	19.16	0.00	56,215.14	16.19	0.00
Security/Lease Enforcement Fee For Service	1,785.02	3.60	0.00	13,387.57	3.86	0.00
Lease Enforcement Fee For Service Expense	3,155.60	6.36	0.00	23,667.00	6.82	0.00
TOTAL GENERAL EXPENSES	52,114.30	105.07	0.00	343,220.20	98.85	0.00

HOUSING ASSISTANCE PAYMENTS

URP-PH-Tenant Utility Reimbursement-Public I	241.00	0.49	0.00	1,430.00	0.41	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	241.00	0.49	0.00	1,430.00	0.41	0.00

FINANCING EXPENSE

Interest Expense - Energy Performance Contr	2,236.39	4.51	0.00	15,878.05	4.57	0.00
TOTAL FINANCING EXPENSES	2,236.39	4.51	0.00	15,878.05	4.57	0.00

TOTAL EXPENSES **366,317.92** **738.54** **0.00** **2,683,562.30** **772.92** **0.00**

NET INCOME **64,256.49** **129.55** **0.00** **-42,940.33** **-12.37** **0.00**

CASH

Cash - General Fund	190,025.52
Cash - Central Office	301,901.55
Cash - Payroll	27,983.10
Cash - Rental	37,598.44
Cash - Sun Bank	61,995.12
Cash - Century Savings Bank	614,334.29
Interprogram-Due From Section 8	(21,290.81)
Interprogram-Due From HCFC	(33,002.62)
Interprogram-Due From HCPM	-
Total Cash Available	1,179,544.59