

Income statement PUM

Period = May 2015

Book = Accrual ; Tree = ysi_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent	140,875.00	284.02	0.00	1,113,047.50	280.51	0.00
Total Rental Income	140,875.00	284.02	0.00	1,113,047.50	280.51	0.00
Other Tenant Income						
Laundry and Vending	5,429.75	10.95	0.00	18,477.61	4.66	0.00
Damages	0.00	0.00	0.00	899.58	0.23	0.00
NSF Charges	25.00	0.05	0.00	150.00	0.04	0.00
Tenant Owned / Excess Utilities	1,980.00	3.99	0.00	2,160.00	0.54	0.00
Other Misc.Tenant Charges	155.00	0.31	0.00	819.25	0.21	0.00
Total Other Tenant Income	7,589.75	15.30	0.00	22,506.44	5.67	0.00
NET TENANT INCOME	148,464.75	299.32	0.00	1,135,553.94	286.18	0.00
GRANT INCOME						
HUD PHA Operating Grants/Subsidy	130,474.50	263.05	0.00	1,012,851.50	255.25	0.00
TOTAL GRANT INCOME	130,474.50	263.05	0.00	1,012,851.50	255.25	0.00
OTHER INCOME						
Interest Income	226.51	0.46	0.00	3,200.97	0.81	0.00
Investment Income	-126.26	-0.25	0.00	-126.26	-0.03	0.00
Computer/IT Support Income	4,480.00	9.03	0.00	32,998.00	8.32	0.00
IBS - IT Services Income	0.00	0.00	0.00	892.50	0.22	0.00
NRTC - Management Services Income	6,215.10	12.53	0.00	58,035.47	14.63	0.00
Property Mgmt Fee Income	32,712.66	65.95	0.00	259,210.81	65.33	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	39,510.00	9.96	0.00
Bookkeeping Fee Income	5,025.00	10.13	0.00	39,164.70	9.87	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	0.61	0.00	2,958.64	0.75	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 1	96.00	0.19	0.00	672.00	0.17	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental	24.00	0.05	0.00	168.00	0.04	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 1	500.00	1.01	0.00	4,000.00	1.01	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	4,392.83	8.86	0.00	35,142.64	8.86	0.00
Prog Mgmt Fee Inc - HCFC 10% NetInc	0.00	0.00	0.00	96.85	0.02	0.00
Prog Mgmt Fee Inc - HCPM 10% NetInc	0.00	0.00	0.00	1,083.86	0.27	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,800.00	13.71	0.00	54,000.01	13.61	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,138.60	2.30	0.00	8,908.70	2.25	0.00
Prog Mgmt Fee Inc - Salem HA	13,768.33	27.76	0.00	100,294.64	25.28	0.00
Lease Enforcement Fee For Service Income	3,360.00	6.77	0.00	27,027.00	6.81	0.00
Maintenance Fee For Service Income	10,120.58	20.40	0.00	85,917.85	21.65	0.00
Caring Licensing Fee	0.00	0.00	0.00	7,045.72	1.78	0.00
Miscellaneous Other Income	2,124.50	4.28	0.00	24,293.49	6.12	0.00
Misc Other Income-Buck St Office Rental	5,060.00	10.20	0.00	40,300.00	10.16	0.00
Misc Other Income-Office Space Rental	3,000.00	6.05	0.00	24,000.00	6.05	0.00
Misc Income-Antenna Rental	3,043.65	6.14	0.00	29,586.06	7.46	0.00
TOTAL OTHER INCOME	107,225.87	216.18	0.00	878,381.65	221.37	0.00
TOTAL INCOME	386,165.12	778.56	0.00	3,026,787.09	762.80	0.00

EXPENSES

ADMINISTRATIVE EXPENSES

Administrative Salaries						
Administrative Salaries	51,136.11	103.10	0.00	514,231.06	129.59	0.00
Administrative Overtime	0.00	0.00	0.00	2,553.52	0.64	0.00
Employee Benefit-Health/Dental/Eye	8,715.47	17.57	0.00	66,679.43	16.80	0.00
Total Administrative Salaries	59,851.58	120.67	0.00	583,464.01	147.04	0.00
Legal Expense						
Credit/Criminal Background Checks	36.00	0.07	0.00	692.52	0.17	0.00
General Legal Expense	4,554.50	9.18	0.00	51,548.50	12.99	0.00
Total Legal Expense	4,590.50	9.26	0.00	52,241.02	13.17	0.00
Other Admin Expenses						
Staff Training	2,190.00	4.42	0.00	5,523.99	1.39	0.00
Staff Training - Travel Expenses	187.80	0.38	0.00	5,079.43	1.28	0.00
Staff Travel	2,917.31	5.88	0.00	15,990.65	4.03	0.00
Accounting Fees	775.00	1.56	0.00	10,816.25	2.73	0.00
Auditing Fees	1,958.34	3.95	0.00	15,365.79	3.87	0.00
Licenses/Fees/Permits	0.00	0.00	0.00	6,010.00	1.51	0.00
Office Rent	1,800.00	3.63	0.00	14,400.00	3.63	0.00
Professional Fees/Services	712.50	1.44	0.00	7,760.00	1.96	0.00
Total Other Admin Expenses	10,540.95	21.25	0.00	80,946.11	20.40	0.00
Miscellaneous Admin Expenses						
Publications/Subscriptions	0.00	0.00	0.00	1,495.50	0.38	0.00

Membership Dues and Fees	0.00	0.00	0.00	877.50	0.22	0.00
Telephone	1,175.03	2.37	0.00	12,075.06	3.04	0.00
Office Supplies	748.60	1.51	0.00	13,527.72	3.41	0.00
Copier and Supplies	509.27	1.03	0.00	9,885.18	2.49	0.00
Cell Phones/Pagers	1,605.91	3.24	0.00	14,205.47	3.58	0.00
Payroll Services	479.65	0.97	0.00	4,209.10	1.06	0.00
Postage/Express	591.51	1.19	0.00	9,983.05	2.52	0.00
Legal Ads	2,812.46	5.67	0.00	4,913.81	1.24	0.00
Printer Supplies	0.00	0.00	0.00	115.60	0.03	0.00
Internet	1,743.88	3.52	0.00	10,670.65	2.69	0.00
Answering Service/Voicemail	402.36	0.81	0.00	3,556.70	0.90	0.00
Other Misc Admin Expenses	0.00	0.00	0.00	4,059.01	1.02	0.00
Employee Services	1,399.58	2.82	0.00	2,422.31	0.61	0.00
Commissioner Meetings	0.00	0.00	0.00	2,729.48	0.69	0.00
Commissioner Travel	0.00	0.00	0.00	12,171.05	3.07	0.00
Sponsorships	0.00	0.00	0.00	995.00	0.25	0.00
Marketing/Promotions/Advertising	1,341.00	2.70	0.00	1,896.96	0.48	0.00
Bank/Credit Card Fees	86.88	0.18	0.00	975.44	0.25	0.00
Meetings / Seminars	0.00	0.00	0.00	26.00	0.01	0.00
Cable TV	127.56	0.26	0.00	1,575.16	0.40	0.00
Computer Hardware	0.00	0.00	0.00	808.99	0.20	0.00
Computer Software	23.18	0.05	0.00	306.18	0.08	0.00
Computer Supplies	0.00	0.00	0.00	2,413.96	0.61	0.00
Computer/IT Support Expense	4,412.00	8.90	0.00	35,474.50	8.94	0.00
Computer System Support	2,279.76	4.60	0.00	17,674.36	4.45	0.00
Caring, Inc. misc	241.69	0.49	0.00	521.52	0.13	0.00
HCPM - Mgnt Fee Expense	1,814.11	3.66	0.00	16,791.57	4.23	0.00
Property Mgnt Fee Expense	32,712.66	65.95	0.00	259,710.81	65.45	0.00
Asset Mgnt Fee Expense	4,960.00	10.00	0.00	39,180.00	9.87	0.00
Bookkeeping Fee Expense	3,645.00	7.35	0.00	29,382.50	7.40	0.00
Prog Mgnt Fee Exp - JCP Antenna Rental 11	304.37	0.61	0.00	2,958.64	0.75	0.00
Prog Mgnt Fee Exp - JCP Office Space Rent	96.00	0.19	0.00	672.00	0.17	0.00
Prog Mgnt Fee Exp - RVW Office Space Rer	24.00	0.05	0.00	168.00	0.04	0.00
Prog Mgnt Fee Exp - MVP Office Space Ren	500.00	1.01	0.00	3,500.00	0.88	0.00
HCPM-Contract - Fee For Service Expense	4,662.00	9.40	0.00	40,308.00	10.16	0.00
Total Miscellaneous Admin Expenses	68,698.46	138.50	0.00	562,236.78	141.69	0.00
TOTAL ADMINISTRATIVE EXPENSES	143,681.49	289.68	0.00	1,278,887.92	322.30	0.00

TENANT SERVICES

Tenant Svcs - Tenant Participation	657.48	1.33	0.00	9,822.08	2.48	0.00
Tenant Svcs - HCFC Activities-	2,071.83	4.18	0.00	17,003.41	4.29	0.00
Tenant Svcs - Food/Snacks	0.00	0.00	0.00	159.75	0.04	0.00
Tenant Svcs - Moving Expenses	0.00	0.00	0.00	1,006.97	0.25	0.00
TOTAL TENANT SERVICES EXPENSES	2,729.31	5.50	0.00	27,992.21	7.05	0.00

UTILITY EXPENSES

Water & Sewer	27,535.67	55.52	0.00	220,888.74	55.67	0.00
Electricity	23,131.81	46.64	0.00	218,219.13	54.99	0.00
Electricity-Vacant Units	0.00	0.00	0.00	515.31	0.13	0.00
Gas	25,747.84	51.91	0.00	192,793.60	48.59	0.00
TOTAL UTILITY EXPENSES	76,415.32	154.06	0.00	632,416.78	159.38	0.00

MAINTENANCE EXPENSES

General Maint Expense						
Maintenance Fee For Service Expense	9,928.14	20.02	0.00	85,279.39	21.49	0.00
Maintenance Salaries	19,982.43	40.29	0.00	170,239.86	42.90	0.00
Maintenance Labor Overtime	2,287.24	4.61	0.00	31,531.25	7.95	0.00
Employee Benefit-Health/Dental/Eye	1,787.34	3.60	0.00	13,360.89	3.37	0.00
Maintenance Uniforms	0.00	0.00	0.00	4,597.07	1.16	0.00
Vehicle Gas, Oil, Repairs, Supplies	1,029.46	2.08	0.00	10,205.26	2.57	0.00
Vehicle Title/Registration	0.00	0.00	0.00	295.00	0.07	0.00
Total General Maint Expense	35,014.61	70.59	0.00	315,508.72	79.51	0.00
Materials						
Materials-Electrical	557.87	1.12	0.00	2,253.89	0.57	0.00
Materials-Plumbing	3,152.48	6.36	0.00	10,386.72	2.62	0.00
Materials-Heating	1,456.88	2.94	0.00	12,843.92	3.24	0.00
Materials-Flooring	2,679.68	5.40	0.00	11,869.53	2.99	0.00
Materials-Paint	122.17	0.25	0.00	4,405.06	1.11	0.00
Materials-Janitorial/Cleaning	3,227.65	6.51	0.00	6,765.10	1.70	0.00
Materials-Lumber	100.00	0.20	0.00	1,390.15	0.35	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	1,189.54	0.30	0.00
Materials-Grounds	0.00	0.00	0.00	13,555.78	3.42	0.00
Materials-Miscellaneous	0.00	0.00	0.00	1,758.97	0.44	0.00
Materials-Equipment Repairs	410.00	0.83	0.00	14,887.11	3.75	0.00
Materials-Appliance Parts	79.77	0.16	0.00	1,565.44	0.39	0.00
Materials-Safety Equipment	4,072.37	8.21	0.00	19,729.46	4.97	0.00
Materials-Hardware	1,021.13	2.06	0.00	3,122.38	0.79	0.00
Materials-Glass/Screens	203.50	0.41	0.00	15,145.40	3.82	0.00

Materials-Doors / Keys	608.42	1.23	0.00	8,164.02	2.06	0.00
Materials-Drywall/Plaster	0.00	0.00	0.00	1,400.59	0.35	0.00
Materials-Extermination/Pest Control	0.00	0.00	0.00	11.60	0.00	0.00
Materials-Tools	10.85	0.02	0.00	1,378.37	0.35	0.00
Total Materials	17,702.77	35.69	0.00	131,823.03	33.22	0.00
Contract Costs						
Contract-Elevator Monitoring	2,896.32	5.84	0.00	42,087.77	10.61	0.00
Contract-Trash Removal	3,812.58	7.69	0.00	31,272.99	7.88	0.00
Contract-Extermination/Pest Control	606.00	1.22	0.00	9,648.00	2.43	0.00
Contract-Extermination/Bed Bug	0.00	0.00	0.00	5,100.00	1.29	0.00
Contract-Grounds	0.00	0.00	0.00	21,038.72	5.30	0.00
Contract-Floor Covering	0.00	0.00	0.00	1,962.00	0.49	0.00
Contract-HVAC	1,163.98	2.35	0.00	1,163.98	0.29	0.00
Contract-Alarm System Monitoring	1,532.27	3.09	0.00	21,694.52	5.47	0.00
Contract-Electrical	0.00	0.00	0.00	10,553.61	2.66	0.00
Contract-Plumbing	940.26	1.90	0.00	56,933.71	14.35	0.00
Contract-Roofing	0.00	0.00	0.00	2,245.00	0.57	0.00
Contract-Painting	0.00	0.00	0.00	19,200.00	4.84	0.00
Contract Costs-Other Misc	3,044.93	6.14	0.00	3,044.93	0.77	0.00
Total Contract Costs	13,996.34	28.22	0.00	225,945.23	56.94	0.00
TOTAL MAINTENACE EXPENSES	66,713.72	134.50	0.00	673,276.98	169.68	0.00

GENERAL EXPENSES

Insurance	18,277.20	36.85	0.00	144,592.83	36.44	0.00
PILOT-Payments in Lieu of Taxes	7,045.44	14.20	0.00	56,363.52	14.20	0.00
Employee Benefits-Health/Dental/Optical	1,438.98	2.90	0.00	12,197.84	3.07	0.00
Employee Benefits-Pension	11,482.90	23.15	0.00	75,040.82	18.91	0.00
Employer Tax Expense	6,961.27	14.03	0.00	63,176.41	15.92	0.00
Security/Lease Enforcement Fee For Service	1,785.01	3.60	0.00	15,172.58	3.82	0.00
Lease Enforcement Fee For Service Expense	3,360.00	6.77	0.00	27,027.00	6.81	0.00
TOTAL GENERAL EXPENSES	50,350.80	101.51	0.00	393,571.00	99.19	0.00

HOUSING ASSISTANCE PAYMENTS

URP-PH-Tenant Utility Reimbursement-Public I	241.00	0.49	0.00	1,671.00	0.42	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	241.00	0.49	0.00	1,671.00	0.42	0.00

FINANCING EXPENSE

Interest Expense - Energy Performance Contr	2,236.39	4.51	0.00	18,114.44	4.57	0.00
TOTAL FINANCING EXPENSES	2,236.39	4.51	0.00	18,114.44	4.57	0.00

TOTAL EXPENSES	342,368.03	690.26	0.00	3,025,930.33	762.58	0.00
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NET INCOME	43,797.09	88.30	0.00	856.76	0.22	0.00
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CASH

Cash - General Fund	390,550.25
Cash - Central Office	120,349.08
Cash - Payroll	27,983.38
Cash - Rental	44,194.52
Cash - Sun Bank	61,995.65
Cash - Century Savings Bank	614,553.94
Interprogram-Due From Section 8	(11,898.32)
Interprogram-Due From HCFC	(25,167.75)
Interprogram-Due From HCPM	-
Total Cash Available	1,222,560.75