

**Income statement PUM**

Period = Jul 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	136,036.00	274.27	0.00	1,387,872.42	279.81	0.00
Total Rental Income	136,036.00	274.27	0.00	1,387,872.42	279.81	0.00
Other Tenant Income						
Laundry and Vending	0.00	0.00	0.00	18,430.17	3.72	0.00
Damages	0.00	0.00	0.00	899.58	0.18	0.00
NSF Charges	0.00	0.00	0.00	175.00	0.04	0.00
Tenant Owned / Excess Utilities	6,120.00	12.34	0.00	16,370.00	3.30	0.00
Other Misc.Tenant Charges	155.00	0.31	0.00	1,105.25	0.22	0.00
Total Other Tenant Income	6,275.00	12.65	0.00	36,980.00	7.46	0.00
NET TENANT INCOME	142,311.00	286.92	0.00	1,424,852.42	287.27	0.00
<b>GRANT INCOME</b>						
HUD PHA Operating Grants/Subsidy	128,181.00	258.43	0.00	1,271,508.00	256.35	0.00
TOTAL GRANT INCOME	128,181.00	258.43	0.00	1,271,508.00	256.35	0.00
<b>OTHER INCOME</b>						
Interest Income	203.96	0.41	0.00	3,654.06	0.74	0.00
Investment Income	13.36	0.03	0.00	-99.91	-0.02	0.00
Computer/IT Support Income	6,720.00	13.55	0.00	44,198.00	8.91	0.00
IBS - IT Services Income	0.00	0.00	0.00	892.50	0.18	0.00
NRTC - Management Services Income	0.00	0.00	0.00	64,237.98	12.95	0.00
Property Mgmt Fee Income	32,241.49	65.00	0.00	323,963.03	65.32	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	49,430.00	9.97	0.00
Bookkeeping Fee Income	5,017.50	10.12	0.00	49,199.70	9.92	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	0.61	0.00	3,567.38	0.72	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 1	96.00	0.19	0.00	864.00	0.17	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental	24.00	0.05	0.00	216.00	0.04	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 1	500.00	1.01	0.00	5,000.00	1.01	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	4,392.83	8.86	0.00	43,928.30	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	154.97	0.31	0.00	1,579.35	0.32	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,800.00	13.71	0.00	67,600.01	13.63	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,224.30	2.47	0.00	11,271.60	2.27	0.00
Prog Mgmt Fee Inc - Salem HA	13,768.33	27.76	0.00	127,831.30	25.77	0.00
Lease Enforcement Fee For Service Income	5,040.00	10.16	0.00	35,427.00	7.14	0.00
Maintenance Fee For Service Income	15,895.08	32.05	0.00	112,452.48	22.67	0.00
Caring Licensing Fee	1,685.67	3.40	0.00	16,131.97	3.25	0.00
Miscellaneous Other Income	2,679.65	5.40	0.00	29,479.63	5.94	0.00
Misc Other Income-Buck St Office Rental	5,060.00	10.20	0.00	50,420.00	10.17	0.00
Misc Other Income-Office Space Rental	3,000.00	6.05	0.00	30,000.00	6.05	0.00
Misc Income-Antenna Rental	3,043.65	6.14	0.00	35,673.36	7.19	0.00
TOTAL OTHER INCOME	112,825.16	227.47	0.00	1,107,014.59	223.19	0.00
<b>TOTAL INCOME</b>	<b>383,317.16</b>	<b>772.82</b>	<b>0.00</b>	<b>3,803,375.01</b>	<b>766.81</b>	<b>0.00</b>

**EXPENSES****ADMINISTRATIVE EXPENSES**

## Administrative Salaries

Administrative Salaries	83,122.74	167.59	0.00	647,832.23	130.61	0.00
Administrative Overtime	0.00	0.00	0.00	2,553.52	0.51	0.00
Employee Benefit-Health/Dental/Eye	7,048.47	14.21	0.00	79,278.91	15.98	0.00
Total Administrative Salaries	90,171.21	181.80	0.00	729,664.66	147.11	0.00

## Legal Expense

Credit/Criminal Background Checks	408.54	0.82	0.00	1,101.06	0.22	0.00
General Legal Expense	6,768.50	13.65	0.00	63,310.50	12.76	0.00
Total Legal Expense	7,177.04	14.47	0.00	64,411.56	12.99	0.00

## Other Admin Expenses

Staff Training	1,475.01	2.97	0.00	7,229.00	1.46	0.00
Staff Training - Travel Expenses	1,453.94	2.93	0.00	6,689.37	1.35	0.00
Staff Travel	1,757.24	3.54	0.00	19,118.02	3.85	0.00
Accounting Fees	0.00	0.00	0.00	10,816.25	2.18	0.00
Auditing Fees	2,033.56	4.10	0.00	19,432.91	3.92	0.00
Licenses/Fees/Permits	1,836.00	3.70	0.00	8,111.00	1.64	0.00
Office Rent	1,800.00	3.63	0.00	18,000.00	3.63	0.00
Professional Fees/Services	0.00	0.00	0.00	8,585.00	1.73	0.00
Total Other Admin Expenses	10,355.75	20.88	0.00	97,981.55	19.75	0.00
Miscellaneous Admin Expenses						

Publications/Subscriptions	7.00	0.01	0.00	2,409.50	0.49	0.00
Membership Dues and Fees	0.00	0.00	0.00	877.50	0.18	0.00
Telephone	1,596.88	3.22	0.00	16,089.30	3.24	0.00
Office Supplies	1,366.56	2.76	0.00	15,424.61	3.11	0.00
Copier and Supplies	1,526.67	3.08	0.00	12,491.20	2.52	0.00
Cell Phones/Pagers	1,841.44	3.71	0.00	17,702.80	3.57	0.00
Payroll Services	707.97	1.43	0.00	5,460.41	1.10	0.00
Postage/Express	25.60	0.05	0.00	11,123.08	2.24	0.00
Legal Ads	445.90	0.90	0.00	5,734.95	1.16	0.00
Printer Supplies	176.78	0.36	0.00	292.38	0.06	0.00
Internet	1,959.57	3.95	0.00	14,037.03	2.83	0.00
Answering Service/Voicemail	382.78	0.77	0.00	4,259.83	0.86	0.00
Other Misc Admin Expenses	0.00	0.00	0.00	4,059.01	0.82	0.00
Employee Services	0.00	0.00	0.00	2,509.81	0.51	0.00
Commissioner Meetings	0.00	0.00	0.00	2,729.48	0.55	0.00
Commissioner Travel	0.00	0.00	0.00	12,171.05	2.45	0.00
Sponsorships	0.00	0.00	0.00	995.00	0.20	0.00
Marketing/Promotions/Advertising	369.99	0.75	0.00	2,566.95	0.52	0.00
Bank/Credit Card Fees	191.55	0.39	0.00	1,323.87	0.27	0.00
Meetings / Seminars	0.00	0.00	0.00	26.00	0.01	0.00
Cable TV	133.04	0.27	0.00	1,940.27	0.39	0.00
Computer Hardware	0.00	0.00	0.00	808.99	0.16	0.00
Computer Software	0.00	0.00	0.00	306.18	0.06	0.00
Computer Supplies	0.00	0.00	0.00	2,413.96	0.49	0.00
Computer/IT Support Expense	6,412.00	12.93	0.00	48,067.32	9.69	0.00
Computer System Support	2,161.26	4.36	0.00	21,996.88	4.43	0.00
Caring, Inc. misc	172.93	0.35	0.00	254.77	0.05	0.00
HCPM - Mgmt Fee Expense	3,339.29	6.73	0.00	22,366.43	4.51	0.00
Property Mgmt Fee Expense	32,241.49	65.00	0.00	324,463.03	65.42	0.00
Asset Mgmt Fee Expense	4,960.00	10.00	0.00	49,100.00	9.90	0.00
Bookkeeping Fee Expense	3,592.50	7.24	0.00	36,597.50	7.38	0.00
Prog Mgmt Fee Exp - JCP Antenna Rental 1	304.37	0.61	0.00	3,567.38	0.72	0.00
Prog Mgmt Fee Exp - JCP Office Space Rent	96.00	0.19	0.00	864.00	0.17	0.00
Prog Mgmt Fee Exp - RVW Office Space Ren	24.00	0.05	0.00	216.00	0.04	0.00
Prog Mgmt Fee Exp - MVP Office Space Ren	500.00	1.01	0.00	4,500.00	0.91	0.00
HCPM-Contract - Fee For Service Expense	7,920.00	15.97	0.00	56,580.00	11.41	0.00
Total Miscellaneous Admin Expenses	72,455.57	146.08	0.00	706,326.47	142.40	0.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>180,159.57</b>	<b>363.22</b>	<b>0.00</b>	<b>1,598,384.24</b>	<b>322.25</b>	<b>0.00</b>

#### TENANT SERVICES

Tenant Svcs - Tenant Participation	82.80	0.17	0.00	9,904.88	2.00	0.00
Tenant Svcs - HCFC Activities-	871.83	1.76	0.00	18,747.07	3.78	0.00
Tenant Svcs - Food/Snacks	0.00	0.00	0.00	159.75	0.03	0.00
Tenant Svcs - Moving Expenses	0.00	0.00	0.00	2,321.00	0.47	0.00
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>954.63</b>	<b>1.92</b>	<b>0.00</b>	<b>31,132.70</b>	<b>6.28</b>	<b>0.00</b>

#### UTILITY EXPENSES

Water & Sewer	27,121.31	54.68	0.00	275,049.05	55.45	0.00
Electricity	30,422.55	61.34	0.00	270,773.47	54.59	0.00
Electricity-Vacant Units	0.00	0.00	0.00	515.31	0.10	0.00
Gas	3,762.93	7.59	0.00	224,748.39	45.31	0.00
<b>TOTAL UTILITY EXPENSES</b>	<b>61,306.79</b>	<b>123.60</b>	<b>0.00</b>	<b>771,086.22</b>	<b>155.46</b>	<b>0.00</b>

#### MAINTENANCE EXPENSES

General Maint Expense						
Maintenance Fee For Service Expense	15,597.94	31.45	0.00	111,318.36	22.44	0.00
Maintenance Salaries	22,991.35	46.35	0.00	213,977.72	43.14	0.00
Maintenance Labor Overtime	3,831.82	7.73	0.00	39,638.28	7.99	0.00
Employee Benefit-Health/Dental/Eye	1,523.54	3.07	0.00	16,677.77	3.36	0.00
Maintenance Uniforms	0.00	0.00	0.00	4,597.07	0.93	0.00
Vehicle Gas, Oil, Repairs, Supplies	1,259.01	2.54	0.00	13,876.63	2.80	0.00
Vehicle Title/Registration	143.00	0.29	0.00	438.00	0.09	0.00
Total General Maint Expense	45,346.66	91.42	0.00	400,523.83	80.75	0.00
Materials						
Materials-Electrical	98.49	0.20	0.00	2,953.15	0.60	0.00
Materials-Plumbing	2,519.22	5.08	0.00	13,554.20	2.73	0.00
Materials-Heating	102.93	0.21	0.00	15,136.66	3.05	0.00
Materials-Flooring	180.00	0.36	0.00	14,139.01	2.85	0.00
Materials-Paint	1,666.30	3.36	0.00	6,134.66	1.24	0.00
Materials-Janitorial/Cleaning	100.61	0.20	0.00	8,024.01	1.62	0.00
Materials-Lumber	26.69	0.05	0.00	5,253.65	1.06	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	1,189.54	0.24	0.00
Materials-Grounds	0.00	0.00	0.00	13,964.03	2.82	0.00
Materials-Miscellaneous	0.00	0.00	0.00	1,758.97	0.35	0.00
Materials-Equipment Repairs	487.98	0.98	0.00	15,812.59	3.19	0.00
Materials-Appliance Parts	0.00	0.00	0.00	1,784.87	0.36	0.00
Materials-Safety Equipment	161.05	0.32	0.00	22,242.20	4.48	0.00
Materials-Hardware	2,104.28	4.24	0.00	5,918.20	1.19	0.00

Materials-Glass/Screens	136.00	0.27	0.00	15,617.35	3.15	0.00
Materials-Doors / Keys	775.22	1.56	0.00	9,116.75	1.84	0.00
Materials-Drywall/Plaster	0.00	0.00	0.00	1,400.59	0.28	0.00
Materials-Extermination/Pest Control	0.00	0.00	0.00	11.60	0.00	0.00
Materials-Tools	12.32	0.02	0.00	1,390.69	0.28	0.00
<b>Total Materials</b>	<b>8,371.09</b>	<b>16.88</b>	<b>0.00</b>	<b>155,402.72</b>	<b>31.33</b>	<b>0.00</b>
<b>Contract Costs</b>						
Contract-Elevator Monitoring	2,896.32	5.84	0.00	47,880.41	9.65	0.00
Contract-Trash Removal	3,680.08	7.42	0.00	38,748.15	7.81	0.00
Contract-Extermination/Pest Control	1,561.00	3.15	0.00	12,315.00	2.48	0.00
Contract-Extermination/Bed Bug	4,500.00	9.07	0.00	9,600.00	1.94	0.00
Contract-Grounds	0.00	0.00	0.00	22,494.72	4.54	0.00
Contract-Floor Covering	0.00	0.00	0.00	1,962.00	0.40	0.00
Contract-HVAC	0.00	0.00	0.00	1,163.98	0.23	0.00
Contract-Alarm System Monitoring	2,451.50	4.94	0.00	25,990.35	5.24	0.00
Contract-Electrical	0.00	0.00	0.00	10,677.61	2.15	0.00
Contract-Plumbing	5,019.39	10.12	0.00	65,515.21	13.21	0.00
Contract-Roofing	0.00	0.00	0.00	2,245.00	0.45	0.00
Contract-Painting	0.00	0.00	0.00	19,200.00	3.87	0.00
Contract Costs-Other Misc	0.00	0.00	0.00	3,044.93	0.61	0.00
<b>Total Contract Costs</b>	<b>20,108.29</b>	<b>40.54</b>	<b>0.00</b>	<b>260,837.36</b>	<b>52.59</b>	<b>0.00</b>
<b>TOTAL MAINTENACE EXPENSES</b>	<b>73,826.04</b>	<b>148.84</b>	<b>0.00</b>	<b>816,763.91</b>	<b>164.67</b>	<b>0.00</b>

**GENERAL EXPENSES**

Insurance	18,277.18	36.85	0.00	181,147.18	36.52	0.00
PILOT-Payments in Lieu of Taxes	7,772.45	15.67	0.00	70,522.78	14.22	0.00
Property Tax Expense	0.00	0.00	0.00	1,747.74	0.35	0.00
Employee Benefits-Health/Dental/Optical	-446.36	-0.90	0.00	13,137.97	2.65	0.00
Employee Benefits-Pension	11,482.90	23.15	0.00	98,006.62	19.76	0.00
Employer Tax Expense	9,947.27	20.05	0.00	80,259.19	16.18	0.00
Security/Lease Enforcement Fee For Service	2,713.21	5.47	0.00	19,670.80	3.97	0.00
Lease Enforcement Fee For Service Expense	5,040.00	10.16	0.00	35,427.00	7.14	0.00
<b>TOTAL GENERAL EXPENSES</b>	<b>54,786.65</b>	<b>110.46</b>	<b>0.00</b>	<b>499,919.28</b>	<b>100.79</b>	<b>0.00</b>

**HOUSING ASSISTANCE PAYMENTS**

URP-PH-Tenant Utility Reimbursement-Public I	241.00	0.49	0.00	2,153.00	0.43	0.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>241.00</b>	<b>0.49</b>	<b>0.00</b>	<b>2,153.00</b>	<b>0.43</b>	<b>0.00</b>

**FINANCING EXPENSE**

Interest Expense - Energy Performance Contr	2,236.39	4.51	0.00	22,587.22	4.55	0.00
<b>TOTAL FINANCING EXPENSES</b>	<b>2,236.39</b>	<b>4.51</b>	<b>0.00</b>	<b>22,587.22</b>	<b>4.55</b>	<b>0.00</b>

**TOTAL EXPENSES**

**373,511.07      753.05      0.00      3,742,026.57      754.44      0.00**

**NET INCOME**

**9,806.09      19.77      0.00      61,348.44      12.37      0.00**

**CASH**

Cash - General Fund	352,963.16
Cash - Central Office	98,181.35
Cash - Payroll	27,939.46
Cash - Rental	63,914.26
Cash - Sun Bank	61,996.69
Cash - Century Savings Bank	614,994.30
Interprogram-Due From Section 8	(15,061.44)
Interprogram-Due From HCFC	(14,663.13)
Interprogram-Due From HCPM	-
<b>Total Cash Available</b>	<b>1,190,264.65</b>

**RESTRICTED CASH**

Cash - AFLAC Unreimb Medical Exp	5,636.72
Cash - HRA Health Care Exp	52,863.05
Cash - Senior Services	-
Cash Restricted-Security Deposits	7,755.47
<b>Total Restricted Cash</b>	<b>66,255.24</b>