

MHA Properties + COCC
Income statement PUM

Period = Aug 2015

Book = Accrual ; Tree = ysi_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent	136,789.59	275.79	0.00	1,524,662.01	279.45	0.00
Total Rental Income	136,789.59	275.79	0.00	1,524,662.01	279.45	0.00
Other Tenant Income						
Laundry and Vending	5,385.45	10.86	0.00	23,815.62	4.37	0.00
Damages	265.50	0.54	0.00	1,165.08	0.21	0.00
NSF Charges	25.00	0.05	0.00	200.00	0.04	0.00
Tenant Owned / Excess Utilities	5,876.00	11.85	0.00	22,246.00	4.08	0.00
Other Misc.Tenant Charges	30.00	0.06	0.00	1,135.25	0.21	0.00
Total Other Tenant Income	11,581.95	23.35	0.00	48,561.95	8.90	0.00
NET TENANT INCOME	148,371.54	299.14	0.00	1,573,223.96	288.35	0.00
GRANT INCOME						
HUD PHA Operating Grants/Subsidy	128,179.00	258.43	0.00	1,399,687.00	256.54	0.00
TOTAL GRANT INCOME	128,179.00	258.43	0.00	1,399,687.00	256.54	0.00
OTHER INCOME						
Interest Income	194.73	0.39	0.00	3,848.79	0.71	0.00
Investment Income	14.22	0.03	0.00	-94.68	-0.02	0.00
Computer/IT Support Income	4,480.00	9.03	0.00	48,678.00	8.92	0.00
IBS - IT Services Income	382.50	0.77	0.00	1,275.00	0.23	0.00
NRTC - Management Services Income	4,995.29	10.07	0.00	76,499.69	14.02	0.00
Property Mgmt Fee Income	32,510.73	65.55	0.00	356,473.76	65.34	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	54,390.00	9.97	0.00
Bookkeeping Fee Income	5,062.50	10.21	0.00	54,262.20	9.95	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	0.61	0.00	3,871.75	0.71	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 1	96.00	0.19	0.00	960.00	0.18	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental	24.00	0.05	0.00	240.00	0.04	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 1	500.00	1.01	0.00	5,500.00	1.01	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	4,392.83	8.86	0.00	48,321.13	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	1,579.35	0.29	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,800.00	13.71	0.00	74,400.01	13.64	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,224.30	2.47	0.00	12,495.90	2.29	0.00
Prog Mgmt Fee Inc - Salem HA	13,768.33	27.76	0.00	141,599.63	25.95	0.00
Lease Enforcement Fee For Service Income	3,360.00	6.77	0.00	38,787.00	7.11	0.00
Maintenance Fee For Service Income	10,492.03	21.15	0.00	122,944.51	22.53	0.00
Caring Licensing Fee	657.84	1.33	0.00	16,789.81	3.08	0.00
Miscellaneous Other Income	927.86	1.87	0.00	30,407.49	5.57	0.00
Misc Other Income-Buck St Office Rental	5,060.00	10.20	0.00	55,480.00	10.17	0.00
Misc Other Income-Office Space Rental	3,000.00	6.05	0.00	33,000.00	6.05	0.00
Misc Income-Antenna Rental	3,043.65	6.14	0.00	38,717.01	7.10	0.00
TOTAL OTHER INCOME	106,251.18	214.22	0.00	1,220,523.20	223.70	0.00
TOTAL INCOME	382,801.72	771.78	0.00	4,193,434.16	768.59	0.00

EXPENSES

ADMINISTRATIVE EXPENSES

Administrative Salaries

Administrative Salaries	54,243.02	109.36	0.00	702,119.77	128.69	0.00
Administrative Overtime	0.00	0.00	0.00	2,553.52	0.47	0.00
Employee Benefit-Health/Dental/Eye	5,641.97	11.37	0.00	84,920.88	15.56	0.00
Total Administrative Salaries	59,884.99	120.74	0.00	789,594.17	144.72	0.00

Legal Expense

Credit/Criminal Background Checks	216.00	0.44	0.00	1,317.06	0.24	0.00
General Legal Expense	7,558.00	15.24	0.00	70,868.50	12.99	0.00
Total Legal Expense	7,774.00	15.67	0.00	72,185.56	13.23	0.00

Other Admin Expenses

Staff Training	1,289.99	2.60	0.00	8,518.99	1.56	0.00
Staff Training - Travel Expenses	247.50	0.50	0.00	6,936.87	1.27	0.00
Staff Travel	718.52	1.45	0.00	19,836.54	3.64	0.00
Accounting Fees	0.00	0.00	0.00	10,816.25	1.98	0.00
Auditing Fees	2,033.56	4.10	0.00	21,466.47	3.93	0.00
Licenses/Fees/Permits	0.00	0.00	0.00	8,111.00	1.49	0.00
Office Rent	1,800.00	3.63	0.00	19,800.00	3.63	0.00
Professional Fees/Services	85.00	0.17	0.00	8,670.00	1.59	0.00
Total Other Admin Expenses	6,174.57	12.45	0.00	104,156.12	19.09	0.00
Miscellaneous Admin Expenses						

Publications/Subscriptions	0.00	0.00	0.00	2,409.50	0.44	0.00
Membership Dues and Fees	0.00	0.00	0.00	877.50	0.16	0.00
Telephone	886.35	1.79	0.00	16,975.65	3.11	0.00
Office Supplies	783.52	1.58	0.00	16,207.91	2.97	0.00
Copier and Supplies	573.84	1.16	0.00	13,065.04	2.39	0.00
Cell Phones/Pagers	1,810.92	3.65	0.00	19,513.72	3.58	0.00
Payroll Services	490.60	0.99	0.00	5,951.01	1.09	0.00
Postage/Express	2,227.64	4.49	0.00	13,350.72	2.45	0.00
Legal Ads	87.12	0.18	0.00	5,822.07	1.07	0.00
Printer Supplies	0.00	0.00	0.00	292.38	0.05	0.00
Internet	1,219.71	2.46	0.00	15,256.74	2.80	0.00
Answering Service/Voicemail	0.00	0.00	0.00	4,259.83	0.78	0.00
Other Misc Admin Expenses	0.00	0.00	0.00	4,059.01	0.74	0.00
Employee Services	230.68	0.47	0.00	2,740.49	0.50	0.00
Commissioner Meetings	0.00	0.00	0.00	2,729.48	0.50	0.00
Commissioner Travel	0.00	0.00	0.00	12,171.05	2.23	0.00
Sponsorships	0.00	0.00	0.00	995.00	0.18	0.00
Marketing/Promotions/Advertising	1,247.01	2.51	0.00	3,813.96	0.70	0.00
Bank/Credit Card Fees	87.20	0.18	0.00	1,411.07	0.26	0.00
Meetings / Seminars	37.00	0.07	0.00	63.00	0.01	0.00
Cable TV	133.14	0.27	0.00	2,073.41	0.38	0.00
Computer Hardware	944.56	1.90	0.00	1,753.55	0.32	0.00
Computer Software	54.00	0.11	0.00	360.18	0.07	0.00
Computer Supplies	0.00	0.00	0.00	2,413.96	0.44	0.00
Computer/IT Support Expense	4,492.00	9.06	0.00	52,559.32	9.63	0.00
Computer System Support	2,238.47	4.51	0.00	24,235.35	4.44	0.00
Caring, Inc. misc	-268.64	-0.54	0.00	-13.87	0.00	0.00
HCPM - Mgmt Fee Expense	2,093.41	4.22	0.00	24,459.84	4.48	0.00
Property Mgmt Fee Expense	32,510.73	65.55	0.00	356,973.76	65.43	0.00
Asset Mgmt Fee Expense	4,960.00	10.00	0.00	54,060.00	9.91	0.00
Bookkeeping Fee Expense	3,622.50	7.30	0.00	40,220.00	7.37	0.00
Prog Mgmt Fee Exp - JCP Antenna Rental 1	304.37	0.61	0.00	3,871.75	0.71	0.00
Prog Mgmt Fee Exp - JCP Office Space Rent	96.00	0.19	0.00	960.00	0.18	0.00
Prog Mgmt Fee Exp - RVW Office Space Ren	24.00	0.05	0.00	240.00	0.04	0.00
Prog Mgmt Fee Exp - MVP Office Space Ren	500.00	1.01	0.00	5,000.00	0.92	0.00
HCPM-Contract - Fee For Service Expense	7,182.00	14.48	0.00	63,762.00	11.69	0.00
Total Miscellaneous Admin Expenses	68,568.13	138.24	0.00	774,894.38	142.03	0.00
TOTAL ADMINISTRATIVE EXPENSES	142,401.69	287.10	0.00	1,740,830.23	319.07	0.00

TENANT SERVICES

Tenant Svcs - Tenant Participation	0.00	0.00	0.00	9,904.88	1.82	0.00
Tenant Svcs - HCFC Activities-	1,000.00	2.02	0.00	19,747.07	3.62	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	0.43	0.00
TOTAL TENANT SERVICES EXPENSES	1,000.00	2.02	0.00	32,132.70	5.89	0.00

UTILITY EXPENSES

Water & Sewer	22,098.00	44.55	0.00	297,147.05	54.46	0.00
Electricity	35,387.31	71.35	0.00	306,160.78	56.11	0.00
Electricity-Vacant Units	0.00	0.00	0.00	515.31	0.09	0.00
Gas	4,641.68	9.36	0.00	229,390.07	42.04	0.00
TOTAL UTILITY EXPENSES	62,126.99	125.26	0.00	833,213.21	152.72	0.00

MAINTENANCE EXPENSES

General Maint Expense						
Maintenance Fee For Service Expense	10,294.23	20.75	0.00	121,612.59	22.29	0.00
Maintenance Salaries	18,450.74	37.20	0.00	232,428.46	42.60	0.00
Maintenance Labor Overtime	2,302.70	4.64	0.00	41,940.98	7.69	0.00
Employee Benefit-Health/Dental/Eye	2,392.36	4.82	0.00	19,070.13	3.50	0.00
Maintenance Uniforms	0.00	0.00	0.00	4,597.07	0.84	0.00
Vehicle Gas, Oil, Repairs, Supplies	1,497.15	3.02	0.00	15,373.78	2.82	0.00
Vehicle Title/Registration	139.50	0.28	0.00	577.50	0.11	0.00
Total General Maint Expense	35,076.68	70.72	0.00	435,600.51	79.84	0.00
Materials						
Materials-Electrical	42.58	0.09	0.00	2,995.73	0.55	0.00
Materials-Plumbing	1,060.86	2.14	0.00	14,615.06	2.68	0.00
Materials-Heating	68.00	0.14	0.00	15,204.66	2.79	0.00
Materials-Flooring	537.39	1.08	0.00	14,676.40	2.69	0.00
Materials-Paint	133.57	0.27	0.00	6,268.23	1.15	0.00
Materials-Janitorial/Cleaning	1,683.40	3.39	0.00	9,707.41	1.78	0.00
Materials-Lumber	0.00	0.00	0.00	5,253.65	0.96	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	1,189.54	0.22	0.00
Materials-Grounds	1,207.48	2.43	0.00	15,171.51	2.78	0.00
Materials-Miscellaneous	0.00	0.00	0.00	1,758.97	0.32	0.00
Materials-Equipment Repairs	0.00	0.00	0.00	15,812.59	2.90	0.00
Materials-Appliance Parts	0.00	0.00	0.00	1,784.87	0.33	0.00
Materials-Safety Equipment	533.70	1.08	0.00	22,775.90	4.17	0.00
Materials-Hardware	51.44	0.10	0.00	5,969.64	1.09	0.00

Materials-Glass/Screens	685.20	1.38	0.00	16,302.55	2.99	0.00
Materials-Doors / Keys	466.69	0.94	0.00	9,583.44	1.76	0.00
Materials-Drywall/Plaster	0.00	0.00	0.00	1,400.59	0.26	0.00
Materials-Extermination/Pest Control	0.00	0.00	0.00	11.60	0.00	0.00
Materials-Tools	0.00	0.00	0.00	1,390.69	0.25	0.00
Total Materials	6,470.31	13.04	0.00	161,873.03	29.67	0.00
Contract Costs						
Contract-Elevator Monitoring	5,079.84	10.24	0.00	52,960.25	9.71	0.00
Contract-Trash Removal	0.00	0.00	0.00	38,748.15	7.10	0.00
Contract-Extermination/Pest Control	0.00	0.00	0.00	12,315.00	2.26	0.00
Contract-Extermination/Bed Bug	1,050.00	2.12	0.00	10,650.00	1.95	0.00
Contract-Grounds	0.00	0.00	0.00	22,494.72	4.12	0.00
Contract-Floor Covering	0.00	0.00	0.00	1,962.00	0.36	0.00
Contract-HVAC	0.00	0.00	0.00	1,163.98	0.21	0.00
Contract-Alarm System Monitoring	0.00	0.00	0.00	25,990.35	4.76	0.00
Contract-Electrical	0.00	0.00	0.00	10,677.61	1.96	0.00
Contract-Plumbing	3,776.73	7.61	0.00	69,291.94	12.70	0.00
Contract-Roofing	0.00	0.00	0.00	2,245.00	0.41	0.00
Contract-Painting	0.00	0.00	0.00	19,200.00	3.52	0.00
Contract Costs-Other Misc	2,353.78	4.75	0.00	5,398.71	0.99	0.00
Total Contract Costs	12,260.35	24.72	0.00	273,097.71	50.05	0.00
TOTAL MAINTENACE EXPENSES	53,807.34	108.48	0.00	870,571.25	159.56	0.00

GENERAL EXPENSES

Insurance	18,277.17	36.85	0.00	199,424.35	36.55	0.00
PILOT-Payments in Lieu of Taxes	6,386.81	12.88	0.00	75,523.95	13.84	0.00
Property Tax Expense	0.00	0.00	0.00	1,747.74	0.32	0.00
Employee Benefits-Health/Dental/Optical	853.80	1.72	0.00	13,991.77	2.56	0.00
Employee Benefits-Pension	11,482.90	23.15	0.00	109,489.52	20.07	0.00
Employer Tax Expense	7,038.46	14.19	0.00	87,297.65	16.00	0.00
Security/Lease Enforcement Fee For Service	1,820.70	3.67	0.00	21,491.50	3.94	0.00
Lease Enforcement Fee For Service Expense	3,360.00	6.77	0.00	38,787.00	7.11	0.00
TOTAL GENERAL EXPENSES	49,219.84	99.23	0.00	547,753.48	100.39	0.00

HOUSING ASSISTANCE PAYMENTS

URP-PH-Tenant Utility Reimbursement-Public I	241.00	0.49	0.00	2,394.00	0.44	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	241.00	0.49	0.00	2,394.00	0.44	0.00

FINANCING EXPENSE

Interest Expense - Energy Performance Contr	2,236.39	4.51	0.00	24,823.61	4.55	0.00
TOTAL FINANCING EXPENSES	2,236.39	4.51	0.00	24,823.61	4.55	0.00

TOTAL EXPENSES

311,033.25 627.08 0.00 4,051,718.48 742.62 0.00

NET INCOME

71,768.47 144.69 0.00 141,715.68 25.97 0.00

CASH

Cash - General Fund	380,079.11
Cash - Central Office	93,317.14
Cash - Payroll	27,939.77
Cash - Rental	74,327.76
Cash - Sun Bank	61,997.22
Cash - Century Savings Bank	615,177.11
Interprogram-Due From Section 8	(11,158.32)
Interprogram-Due From HCFC	(102,017.45)
Interprogram-Due From HCPM	-
Total Cash Available	1,139,662.34

RESTRICTED CASH

Cash - AFLAC Unreimb Medical Exp	5,637.22
Cash - HRA Health Care Exp	52,863.50
Cash - Senior Services	-
Cash Restricted-Security Deposits	7,745.27
Total Restricted Cash	66,245.99