

MHA Properties + COCC
Income statement PUM

Period = Sep 2015
 Book = Accrual ; Tree = ysi_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent	133,347.90	268.85	0.00	1,658,009.91	278.56	0.00
Total Rental Income	133,347.90	268.85	0.00	1,658,009.91	278.56	0.00
Other Tenant Income						
Laundry and Vending	0.00	0.00	0.00	23,815.62	4.00	0.00
Damages	100.00	0.20	0.00	1,265.08	0.21	0.00
NSF Charges	50.00	0.10	0.00	250.00	0.04	0.00
Tenant Owned / Excess Utilities	6,413.33	12.93	0.00	28,659.33	4.82	0.00
Other Misc.Tenant Charges	90.00	0.18	0.00	1,225.25	0.21	0.00
Total Other Tenant Income	6,653.33	13.41	0.00	55,215.28	9.28	0.00
NET TENANT INCOME	140,001.23	282.26	0.00	1,713,225.19	287.84	0.00
GRANT INCOME						
HUD PHA Operating Grants/Subsidy	128,542.00	259.16	0.00	1,528,229.00	256.76	0.00
TOTAL GRANT INCOME	128,542.00	259.16	0.00	1,528,229.00	256.76	0.00
OTHER INCOME						
Interest Income	182.80	0.37	0.00	4,031.15	0.68	0.00
Investment Income	15.23	0.03	0.00	-79.45	-0.01	0.00
Computer/IT Support Income	4,480.00	9.03	0.00	53,158.00	8.93	0.00
IBS - IT Services Income	0.00	0.00	0.00	1,275.00	0.21	0.00
NRTC - Management Services Income	4,851.94	9.78	0.00	81,351.63	13.67	0.00
Property Mgmt Fee Income	31,904.94	64.32	0.00	388,378.70	65.25	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	59,350.00	9.97	0.00
Bookkeeping Fee Income	4,987.50	10.06	0.00	59,249.70	9.95	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	0.61	0.00	4,176.12	0.70	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 10	96.00	0.19	0.00	1,056.00	0.18	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental 10	24.00	0.05	0.00	264.00	0.04	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 10	500.00	1.01	0.00	6,000.00	1.01	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	4,392.83	8.86	0.00	52,713.96	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	0.27	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,800.00	13.71	0.00	81,200.01	13.64	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,224.30	2.47	0.00	13,720.20	2.31	0.00
Prog Mgmt Fee Inc - Salem HA	13,768.33	27.76	0.00	155,367.96	26.10	0.00
Lease Enforcement Fee For Service Income	3,360.00	6.77	0.00	42,147.00	7.08	0.00
Maintenance Fee For Service Income	9,809.18	19.78	0.00	132,753.69	22.30	0.00
Caring Licensing Fee	5,033.95	10.15	0.00	21,823.76	3.67	0.00
Miscellaneous Other Income	1,539.08	3.10	0.00	31,946.57	5.37	0.00
Misc Other Income-Buck St Office Rental	5,060.00	10.20	0.00	60,540.00	10.17	0.00
Misc Other Income-Office Space Rental	3,000.00	6.05	0.00	36,000.00	6.05	0.00
Misc Income-Antenna Rental	3,043.65	6.14	0.00	41,760.66	7.02	0.00
TOTAL OTHER INCOME	109,338.10	220.44	0.00	1,329,860.86	223.43	0.00
TOTAL INCOME	377,881.33	761.86	0.00	4,571,315.05	768.03	0.00
EXPENSES						
ADMINISTRATIVE EXPENSES						
Administrative Salaries						
Administrative Salaries	57,204.16	115.33	0.00	764,823.93	128.50	0.00
Administrative Overtime	0.00	0.00	0.00	2,553.52	0.43	0.00
Employee Benefit-Health/Dental/Eye	5,328.87	10.74	0.00	90,248.70	15.16	0.00
Total Administrative Salaries	62,533.03	126.07	0.00	857,626.15	144.09	0.00
Legal Expense						
Credit/Criminal Background Checks	504.00	1.02	0.00	1,821.06	0.31	0.00
General Legal Expense	4,748.50	9.57	0.00	75,617.00	12.70	0.00
Total Legal Expense	5,252.50	10.59	0.00	77,438.06	13.01	0.00
Other Admin Expenses						
Staff Training	98.99	0.20	0.00	8,617.98	1.45	0.00
Staff Training - Travel Expenses	3,385.81	6.83	0.00	10,322.68	1.73	0.00
Staff Travel	1,404.41	2.83	0.00	21,240.95	3.57	0.00
Accounting Fees	588.00	1.19	0.00	11,404.25	1.92	0.00
Auditing Fees	2,033.53	4.10	0.00	23,500.00	3.95	0.00
Licenses/Fees/Permits	4,044.00	8.15	0.00	12,155.00	2.04	0.00
Office Rent	1,800.00	3.63	0.00	21,600.00	3.63	0.00
Professional Fees/Services	1,597.50	3.22	0.00	10,267.50	1.73	0.00
Total Other Admin Expenses	14,952.24	30.15	0.00	119,108.36	20.01	0.00
Miscellaneous Admin Expenses						
Publications/Subscriptions	7.00	0.01	0.00	2,416.50	0.41	0.00
Membership Dues and Fees	190.00	0.38	0.00	1,067.50	0.18	0.00
Telephone	2,351.61	4.74	0.00	19,327.26	3.25	0.00
Office Supplies	1,058.18	2.13	0.00	17,266.09	2.90	0.00
Copier and Supplies	1,607.74	3.24	0.00	14,672.78	2.47	0.00

Cell Phones/Pagers	2,004.99	4.04	0.00	2,518.71	3.62	0.00
Payroll Services	499.51	1.01	0.00	6,450.52	1.08	0.00
Postage/Express	2,681.95	5.41	0.00	16,032.67	2.69	0.00
Legal Ads	85.36	0.17	0.00	5,907.43	0.99	0.00
Printer Supplies	0.00	0.00	0.00	292.38	0.05	0.00
Internet	1,576.20	3.18	0.00	16,832.94	2.83	0.00
Answering Service/Voicemail	491.87	0.99	0.00	4,751.70	0.80	0.00
Other Misc Admin Expenses	0.00	0.00	0.00	4,059.01	0.68	0.00
Employee Services	440.50	0.89	0.00	4,180.99	0.70	0.00
Employee Services - Health	85.00	0.17	0.00	85.00	0.01	0.00
Commissioner Meetings	0.00	0.00	0.00	2,729.48	0.46	0.00
Commissioner Travel	0.00	0.00	0.00	12,171.05	2.04	0.00
Sponsorships	0.00	0.00	0.00	995.00	0.17	0.00
Marketing/Promotions/Advertising	0.00	0.00	0.00	3,813.96	0.64	0.00
Bank/Credit Card Fees	87.52	0.18	0.00	1,609.26	0.27	0.00
Meetings / Seminars	0.00	0.00	0.00	63.00	0.01	0.00
Cable TV	104.62	0.21	0.00	2,178.03	0.37	0.00
Computer Hardware	0.00	0.00	0.00	1,753.55	0.29	0.00
Computer Software	0.00	0.00	0.00	360.18	0.06	0.00
Computer Supplies	0.00	0.00	0.00	2,413.96	0.41	0.00
Computer/IT Support Expense	4,572.00	9.22	0.00	57,131.32	9.60	0.00
Computer System Support	2,238.47	4.51	0.00	26,473.82	4.45	0.00
Caring, Inc. misc	201.94	0.41	0.00	188.07	0.03	0.00
HCPM - Mgnt Fee Expense	1,747.62	3.52	0.00	26,207.46	4.40	0.00
Property Mgnt Fee Expense	31,904.94	64.32	0.00	388,878.70	65.34	0.00
Asset Mgnt Fee Expense	4,960.00	10.00	0.00	59,020.00	9.92	0.00
Bookkeeping Fee Expense	3,555.00	7.17	0.00	43,775.00	7.35	0.00
Prog Mgnt Fee Exp - JCP Antenna Rental 10	304.37	0.61	0.00	4,176.12	0.70	0.00
Prog Mgnt Fee Exp - JCP Office Space Renta	96.00	0.19	0.00	1,056.00	0.18	0.00
Prog Mgnt Fee Exp - RVW Office Space Rent	24.00	0.05	0.00	264.00	0.04	0.00
Prog Mgnt Fee Exp - MVP Office Space Rent	500.00	1.01	0.00	5,500.00	0.92	0.00
HCPM-Contract - Fee For Service Expense	7,398.00	14.92	0.00	71,160.00	11.96	0.00
Total Miscellaneous Admin Expenses	70,774.39	142.69	0.00	846,779.44	142.27	0.00
TOTAL ADMINISTRATIVE EXPENSES	153,512.16	309.50	0.00	1,900,952.01	319.38	0.00

TENANT SERVICES

Tenant Svcs - Tenant Participation	178.20	0.36	0.00	10,083.08	1.69	0.00
Tenant Svcs - HCFC Activities-	2,743.66	5.53	0.00	22,490.73	3.78	0.00
Tenant Svcs - Food/Snacks	0.00	0.00	0.00	159.75	0.03	0.00
Tenant Svcs - Moving Expenses	1,230.52	2.48	0.00	3,551.52	0.60	0.00
TOTAL TENANT SERVICES EXPENSES	4,152.38	8.37	0.00	36,285.08	6.10	0.00

UTILITY EXPENSES

Water & Sewer	27,150.67	54.74	0.00	324,297.72	54.49	0.00
Electricity	33,702.90	67.95	0.00	339,863.68	57.10	0.00
Electricity-Vacant Units	0.00	0.00	0.00	515.31	0.09	0.00
Gas	5,343.34	10.77	0.00	234,733.41	39.44	0.00
TOTAL UTILITY EXPENSES	66,196.91	133.46	0.00	899,410.12	151.11	0.00

MAINTENANCE EXPENSES

General Maint Expense						
Maintenance Fee For Service Expense	9,762.29	19.68	0.00	131,374.88	22.07	0.00
Maintenance Salaries	16,359.17	32.98	0.00	248,787.63	41.80	0.00
Maintenance Labor Overtime	1,920.22	3.87	0.00	43,861.20	7.37	0.00
Employee Benefit-Health/Dental/Eye	1,514.39	3.05	0.00	20,584.52	3.46	0.00
Maintenance Uniforms	803.25	1.62	0.00	5,400.32	0.91	0.00
Vehicle Gas, Oil, Repairs, Supplies	586.40	1.18	0.00	15,960.18	2.68	0.00
Vehicle Title/Registration	75.00	0.15	0.00	652.50	0.11	0.00
Total General Maint Expense	31,020.72	62.54	0.00	466,621.23	78.40	0.00
Materials						
Materials-Electrical	646.62	1.30	0.00	3,642.35	0.61	0.00
Materials-Plumbing	3,419.04	6.89	0.00	18,034.10	3.03	0.00
Materials-Heating	2,397.33	4.83	0.00	17,601.99	2.96	0.00
Materials-Flooring	2,890.50	5.83	0.00	17,566.90	2.95	0.00
Materials-Paint	1,963.72	3.96	0.00	8,231.95	1.38	0.00
Materials-Janitorial/Cleaning	0.00	0.00	0.00	9,707.41	1.63	0.00
Materials-Lumber	593.62	1.20	0.00	5,847.27	0.98	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	1,189.54	0.20	0.00
Materials-Grounds	0.00	0.00	0.00	15,171.51	2.55	0.00
Materials-Miscellaneous	0.00	0.00	0.00	1,758.97	0.30	0.00
Materials-Equipment Repairs	2,040.86	4.11	0.00	17,853.45	3.00	0.00
Materials-Appliance Parts	92.42	0.19	0.00	1,877.29	0.32	0.00
Materials-Safety Equipment	5,910.75	11.92	0.00	28,686.65	4.82	0.00
Materials-Hardware	0.00	0.00	0.00	5,969.64	1.00	0.00
Materials-Glass/Screens	1,530.00	3.08	0.00	17,832.55	3.00	0.00
Materials-Doors / Keys	440.50	0.89	0.00	10,023.94	1.68	0.00
Materials-Drywall/Plaster	0.00	0.00	0.00	1,400.59	0.24	0.00
Materials-Extermination/Pest Control	0.00	0.00	0.00	11.60	0.00	0.00
Materials-Tools	289.61	0.58	0.00	1,680.30	0.28	0.00
Total Materials	22,214.97	44.79	0.00	184,088.00	30.93	0.00
Contract Costs						
Contract-Elevator Monitoring	2,896.32	5.84	0.00	55,856.57	9.38	0.00
Contract-Trash Removal	7,683.14	15.49	0.00	46,431.29	7.80	0.00

Contract-Extermination/Pest Control	2,418.00	4.88	0.00	14,733.00	2.48	0.00
Contract-Extermination/Bed Bug	700.00	1.41	0.00	11,350.00	1.91	0.00
Contract-Grounds	26,408.56	53.24	0.00	48,903.28	8.22	0.00
Contract-Floor Covering	0.00	0.00	0.00	1,962.00	0.33	0.00
Contract-HVAC	0.00	0.00	0.00	1,163.98	0.20	0.00
Contract-Alarm System Monitoring	203.40	0.41	0.00	26,193.75	4.40	0.00
Contract-Electrical	0.00	0.00	0.00	10,677.61	1.79	0.00
Contract-Plumbing	8,805.25	17.75	0.00	78,097.19	13.12	0.00
Contract-Roofing	0.00	0.00	0.00	2,245.00	0.38	0.00
Contract-Painting	0.00	0.00	0.00	19,200.00	3.23	0.00
Contract Costs-Other Misc	500.00	1.01	0.00	5,898.71	0.99	0.00
Contract-General Maintenance	0.00	0.00	0.00	740.09	0.12	0.00
Total Contract Costs	49,614.67	100.03	0.00	323,452.47	54.34	0.00
TOTAL MAINTENACE EXPENSES	102,850.36	207.36	0.00	974,161.70	163.67	0.00

GENERAL EXPENSES

Insurance	18,906.92	38.12	0.00	218,331.27	36.68	0.00
PILOT-Payments in Lieu of Taxes	6,386.81	12.88	0.00	81,910.76	13.76	0.00
Property Tax Expense	0.00	0.00	0.00	1,747.74	0.29	0.00
Employee Benefits-Health/Dental/Optical	961.97	1.94	0.00	14,953.74	2.51	0.00
Employee Benefits-Pension	11,482.90	23.15	0.00	120,972.42	20.32	0.00
Employer Tax Expense	7,275.84	14.67	0.00	94,573.49	15.89	0.00
Security/Lease Enforcement Fee For Service	1,820.72	3.67	0.00	23,312.22	3.92	0.00
Lease Enforcement Fee For Service Expense	3,360.00	6.77	0.00	42,147.00	7.08	0.00
TOTAL GENERAL EXPENSES	50,195.16	101.20	0.00	597,948.64	100.46	0.00

HOUSING ASSISTANCE PAYMENTS

URP-PH-Tenant Utility Reimbursement-Public H	241.00	0.49	0.00	2,635.00	0.44	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	241.00	0.49	0.00	2,635.00	0.44	0.00

FINANCING EXPENSE

Interest Expense - Energy Performance Contract	2,236.39	4.51	0.00	27,060.00	4.55	0.00
TOTAL FINANCING EXPENSES	2,236.39	4.51	0.00	27,060.00	4.55	0.00

TOTAL EXPENSES	379,384.36	764.89	0.00	4,438,452.55	745.71	0.00
-----------------------	-------------------	---------------	-------------	---------------------	---------------	-------------

NET INCOME	-1,503.03	-3.03	0.00	132,862.50	22.32	0.00
-------------------	------------------	--------------	-------------	-------------------	--------------	-------------

CASH

Cash - General Fund	390,650.17
Cash - Central Office	135,201.32
Cash - Payroll	27,940.05
Cash - Rental	56,139.45
Cash - Sun Bank	61,997.73
Cash - Century Savings Bank	615,354.08
Interprogram-Due From Section 8	(12,798.20)
Interprogram-Due From HCFC	(104,884.34)
Interprogram-Due From HCPM	-
Total Cash Available	1,169,600.26

RESTRICTED CASH

Cash - AFLAC Unreimb Medical Exp	5,948.26
Cash - HRA Health Care Exp	52,863.85
Cash - Senior Services	-
Cash Restricted-Security Deposits	7,758.42
Total Restricted Cash	66,570.53