

MHA Properties + COCC
Income statement PUM

Period = Nov 2015

Book = Accrual ; Tree = ysi_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent	134,170.00	0.00	0.00	264,174.00	0.00	0.00
Total Rental Income	134,170.00	0.00	0.00	264,174.00	0.00	0.00
Other Tenant Income						
Laundry and Vending	314.56	0.00	0.00	314.56	0.00	0.00
NSF Charges	0.00	0.00	0.00	25.00	0.00	0.00
Tenant Owned / Excess Utilities	0.00	0.00	0.00	40.00	0.00	0.00
Other Misc.Tenant Charges	340.00	0.00	0.00	415.00	0.00	0.00
Total Other Tenant Income	654.56	0.00	0.00	794.56	0.00	0.00
NET TENANT INCOME	134,824.56	0.00	0.00	264,968.56	0.00	0.00
GRANT INCOME						
HUD PHA Operating Grants/Subsidy	128,481.00	0.00	0.00	256,962.00	0.00	0.00
TOTAL GRANT INCOME	128,481.00	0.00	0.00	256,962.00	0.00	0.00
OTHER INCOME						
Interest Income	189.30	0.00	0.00	373.06	0.00	0.00
Investment Income	17.85	0.00	0.00	34.33	0.00	0.00
Computer/IT Support Income	5,320.00	0.00	0.00	9,800.00	0.00	0.00
IBS - IT Services Income	0.00	0.00	0.00	255.00	0.00	0.00
NRTC - Management Services Income	4,608.43	0.00	0.00	9,445.11	0.00	0.00
Property Mgmt Fee Income	32,241.49	0.00	0.00	64,146.43	0.00	0.00
Asset Mgmt Fee Income	5,057.50	0.00	0.00	10,017.50	0.00	0.00
Bookkeeping Fee Income	4,905.00	0.00	0.00	9,885.00	0.00	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	0.00	0.00	608.74	0.00	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 10	100.50	0.00	0.00	201.00	0.00	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental 10	25.50	0.00	0.00	51.00	0.00	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 10	506.00	0.00	0.00	1,012.00	0.00	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	4,467.25	0.00	0.00	8,934.50	0.00	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,800.00	0.00	0.00	13,600.00	0.00	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,248.70	0.00	0.00	2,473.00	0.00	0.00
Prog Mgmt Fee Inc - Salem HA	13,768.33	0.00	0.00	27,536.66	0.00	0.00
Lease Enforcement Fee For Service Income	2,940.00	0.00	0.00	6,300.00	0.00	0.00
Maintenance Fee For Service Income	7,589.81	0.00	0.00	18,425.11	0.00	0.00
Caring Licensing Fee	1,808.82	0.00	0.00	3,587.57	0.00	0.00
Miscellaneous Other Income	711.33	0.00	0.00	1,846.22	0.00	0.00
Misc Other Income-Buck St Office Rental	5,060.00	0.00	0.00	10,120.00	0.00	0.00
Misc Other Income-Office Space Rental	3,060.00	0.00	0.00	6,120.00	0.00	0.00
Misc Income-Antenna Rental	3,043.65	0.00	0.00	6,087.30	0.00	0.00
TOTAL OTHER INCOME	103,773.83	0.00	0.00	210,859.53	0.00	0.00
TOTAL INCOME	367,079.39	0.00	0.00	732,790.09	0.00	0.00

EXPENSES

ADMINISTRATIVE EXPENSES

Administrative Salaries						
Administrative Salaries	54,721.52	0.00	0.00	109,149.64	0.00	0.00
Employee Benefit-Health/Dental/Eye	5,572.69	0.00	0.00	11,450.43	0.00	0.00
Total Administrative Salaries	60,294.21	0.00	0.00	120,600.07	0.00	0.00
Legal Expense						
Credit/Criminal Background Checks	696.00	0.00	0.00	696.00	0.00	0.00
Tenant Screening	0.00	0.00	0.00	288.00	0.00	0.00
General Legal Expense	6,340.50	0.00	0.00	14,749.50	0.00	0.00
Total Legal Expense	7,036.50	0.00	0.00	15,733.50	0.00	0.00
Other Admin Expenses						
Staff Training	0.00	0.00	0.00	1,899.00	0.00	0.00
Staff Training - Travel Expenses	338.52	0.00	0.00	1,747.68	0.00	0.00
Staff Travel	1,683.16	0.00	0.00	4,760.04	0.00	0.00
Auditing Fees	2,033.53	0.00	0.00	4,067.06	0.00	0.00
Licenses/Fees/Permits	3,107.00	0.00	0.00	3,107.00	0.00	0.00
Office Rent	1,800.00	0.00	0.00	3,600.00	0.00	0.00

Professional Fees/Services	375.00	0.00	0.00	375.00	0.00	0.00
Total Other Admin Expenses	9,337.21	0.00	0.00	19,555.78	0.00	0.00
Miscellaneous Admin Expenses						
Publications/Subscriptions	7.00	0.00	0.00	711.50	0.00	0.00
Membership Dues and Fees	672.49	0.00	0.00	982.49	0.00	0.00
Telephone	685.77	0.00	0.00	2,291.90	0.00	0.00
Office Supplies	226.20	0.00	0.00	898.13	0.00	0.00
Copier and Supplies	1,110.47	0.00	0.00	3,358.53	0.00	0.00
Cell Phones/Pagers	1,814.95	0.00	0.00	3,467.41	0.00	0.00
Payroll Services	497.99	0.00	0.00	998.63	0.00	0.00
Postage/Express	47.03	0.00	0.00	1,633.86	0.00	0.00
Legal Ads	658.97	0.00	0.00	988.09	0.00	0.00
Internet	1,513.08	0.00	0.00	2,848.87	0.00	0.00
Answering Service/Voicemail	0.00	0.00	0.00	1,028.16	0.00	0.00
Other Misc Admin Expenses	0.00	0.00	0.00	100.00	0.00	0.00
Employee Services	107.50	0.00	0.00	215.00	0.00	0.00
Employee Services - Health	0.00	0.00	0.00	85.00	0.00	0.00
Bank/Credit Card Fees	98.16	0.00	0.00	186.32	0.00	0.00
Cable TV	178.54	0.00	0.00	283.15	0.00	0.00
Computer Hardware	149.32	0.00	0.00	149.32	0.00	0.00
Computer Software	212.93	0.00	0.00	212.93	0.00	0.00
Computer/IT Support Expense	5,252.00	0.00	0.00	9,744.00	0.00	0.00
Computer System Support	2,238.47	0.00	0.00	4,476.94	0.00	0.00
Caring, Inc. misc	-169.58	0.00	0.00	-275.86	0.00	0.00
HCPM - Mgmt Fee Expense	1,874.11	0.00	0.00	5,105.98	0.00	0.00
Property Mgmt Fee Expense	32,241.49	0.00	0.00	64,146.43	0.00	0.00
Asset Mgmt Fee Expense	5,057.50	0.00	0.00	10,017.50	0.00	0.00
Bookkeeping Fee Expense	3,495.00	0.00	0.00	7,050.00	0.00	0.00
Prog Mgmt Fee Exp - JCP Antenna Rental 10'	304.37	0.00	0.00	608.74	0.00	0.00
Prog Mgmt Fee Exp - JCP Office Space Renta	100.50	0.00	0.00	201.00	0.00	0.00
Prog Mgmt Fee Exp - RVW Office Space Rent	25.50	0.00	0.00	51.00	0.00	0.00
Prog Mgmt Fee Exp - MVP Office Space Rent	506.00	0.00	0.00	1,012.00	0.00	0.00
HCPM-Contract - Fee For Service Expense	7,380.00	0.00	0.00	13,283.14	0.00	0.00
Total Miscellaneous Admin Expenses	66,285.76	0.00	0.00	135,860.16	0.00	0.00
TOTAL ADMINISTRATIVE EXPENSES	142,953.68	0.00	0.00	291,749.51	0.00	0.00
TENANT SERVICES						
Tenant Svcs - HCFC Activities-	1,876.36	0.00	0.00	2,752.72	0.00	0.00
Tenant Svcs - Food/Snacks	0.00	0.00	0.00	100.00	0.00	0.00
TOTAL TENANT SERVICES EXPENSES	1,876.36	0.00	0.00	2,852.72	0.00	0.00
UTILITY EXPENSES						
Water & Sewer	27,123.15	0.00	0.00	54,036.47	0.00	0.00
Electricity	20,802.27	0.00	0.00	52,213.51	0.00	0.00
Gas	6,448.91	0.00	0.00	8,737.14	0.00	0.00
TOTAL UTILITY EXPENSES	54,374.33	0.00	0.00	114,987.12	0.00	0.00
MAINTENANCE EXPENSES						
General Maint Expense						
Maintenance Fee For Service Expense	7,563.46	0.00	0.00	18,339.08	0.00	0.00
Maintenance Salaries	17,912.50	0.00	0.00	64,614.85	0.00	0.00
Maintenance Labor Overtime	3,326.50	0.00	0.00	5,387.35	0.00	0.00
Employee Benefit-Health/Dental/Eye	2,829.05	0.00	0.00	4,504.19	0.00	0.00
Maintenance Uniforms	-612.71	0.00	0.00	-612.71	0.00	0.00
Vehicle Gas, Oil, Repairs, Supplies	1,656.78	0.00	0.00	1,660.37	0.00	0.00
Total General Maint Expense	32,675.58	0.00	0.00	93,893.13	0.00	0.00
Materials						
Materials-Electrical	626.19	0.00	0.00	1,355.17	0.00	0.00
Materials-Plumbing	1,987.55	0.00	0.00	4,185.60	0.00	0.00
Materials-Heating	4,275.77	0.00	0.00	4,333.89	0.00	0.00
Materials-Flooring	6,407.85	0.00	0.00	9,546.19	0.00	0.00
Materials-Paint	13.98	0.00	0.00	293.99	0.00	0.00
Materials-Janitorial/Cleaning	0.00	0.00	0.00	4.39	0.00	0.00
Materials-Lumber	0.00	0.00	0.00	433.14	0.00	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	310.36	0.00	0.00
Materials-Miscellaneous	0.00	0.00	0.00	884.54	0.00	0.00
Materials-Equipment Repairs	0.00	0.00	0.00	2,913.34	0.00	0.00
Materials-Appliance Parts	1,000.56	0.00	0.00	2,592.02	0.00	0.00
Materials-Safety Equipment	7,874.90	0.00	0.00	7,369.37	0.00	0.00
Materials-Hardware	1,029.02	0.00	0.00	1,506.72	0.00	0.00
Materials-Glass/Screens	115.00	0.00	0.00	325.00	0.00	0.00

Materials-Doors / Keys	1,753.80	0.00	0.00	5,559.49	0.00	0.00
Materials-Drywall/Plaster	0.00	0.00	0.00	10.10	0.00	0.00
Materials-Tools	0.00	0.00	0.00	13.84	0.00	0.00
Total Materials	25,084.62	0.00	0.00	41,637.15	0.00	0.00
Contract Costs						
Contract-Elevator Monitoring	2,896.32	0.00	0.00	5,792.64	0.00	0.00
Contract-Trash Removal	4,130.08	0.00	0.00	7,810.16	0.00	0.00
Contract-Extermination/Pest Control	705.00	0.00	0.00	2,732.00	0.00	0.00
Contract-Extermination/Bed Bug	2,450.00	0.00	0.00	4,665.00	0.00	0.00
Contract-Grounds	6,602.14	0.00	0.00	13,204.28	0.00	0.00
Contract-Fire Alarm	0.00	0.00	0.00	2,820.96	0.00	0.00
Contract-HVAC	4,872.16	0.00	0.00	4,872.16	0.00	0.00
Contract-Electrical	2,064.94	0.00	0.00	2,064.94	0.00	0.00
Contract-Plumbing	11,409.80	0.00	0.00	11,409.80	0.00	0.00
Total Contract Costs	35,130.44	0.00	0.00	55,371.94	0.00	0.00
TOTAL MAINTENANCE EXPENSES	92,890.64	0.00	0.00	190,902.22	0.00	0.00

GENERAL EXPENSES

Insurance	18,242.34	0.00	0.00	36,484.68	0.00	0.00
PILOT-Payments in Lieu of Taxes	6,707.72	0.00	0.00	13,314.13	0.00	0.00
Employee Benefits-Health/Dental/Optical	656.51	0.00	0.00	698.30	0.00	0.00
Employee Benefits-Pension	11,482.90	0.00	0.00	22,965.80	0.00	0.00
Employer Tax Expense	6,865.88	0.00	0.00	15,510.82	0.00	0.00
Security/Lease Enforcement Fee For Service	1,820.71	0.00	0.00	3,641.42	0.00	0.00
Lease Enforcement Fee For Service Expense	2,940.00	0.00	0.00	6,300.00	0.00	0.00
TOTAL GENERAL EXPENSES	48,716.06	0.00	0.00	98,915.15	0.00	0.00

HOUSING ASSISTANCE PAYMENTS

URP-PH-Tenant Utility Reimbursement-Public H	241.00	0.00	0.00	482.00	0.00	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	241.00	0.00	0.00	482.00	0.00	0.00

FINANCING EXPENSE

Interest Expense - Energy Performance Contrac	2,002.11	0.00	0.00	4,238.60	0.00	0.00
TOTAL FINANCING EXPENSES	2,002.11	0.00	0.00	4,238.60	0.00	0.00

TOTAL EXPENSES

343,054.18 0.00 0.00 704,127.32 0.00 0.00

NET INCOME

24,025.21 0.00 0.00 28,662.77 0.00 0.00

CASH

Cash - General Fund	318,739.22
Cash - Central Office	254,755.53
Cash - Payroll	28,370.11
Cash - Rental	43,059.56
Cash - Sun Bank	61,998.77
Cash - Century Savings Bank	615,714.07
Interprogram-Due From Section 8	(10,026.43)
Interprogram-Due From HCFC	(90,656.57)
Interprogram-Due From HCPM	-
Total Cash Available	1,221,954.26

RESTRICTED CASH

Cash - AFLAC Unreimb Medical Exp	6,013.77
Cash - HRA Health Care Exp	52,864.73
Cash - Senior Services	-
Cash Restricted-Security Deposits	8,011.38
Total Restricted Cash	66,889.88