

MHA Properties + COCC
Income statement PUM

Period = Dec 2015

Book = Accrual ; Tree = ysi_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent	134,503.00	0.00	0.00	398,706.29	0.00	0.00
Total Rental Income	134,503.00	0.00	0.00	398,706.29	0.00	0.00
Other Tenant Income						
Laundry and Vending	6,304.84	0.00	0.00	6,619.40	0.00	0.00
NSF Charges	0.00	0.00	0.00	25.00	0.00	0.00
Tenant Owned / Excess Utilities	40.00	0.00	0.00	80.00	0.00	0.00
Other Misc.Tenant Charges	180.00	0.00	0.00	595.00	0.00	0.00
Total Other Tenant Income	6,524.84	0.00	0.00	7,319.40	0.00	0.00
NET TENANT INCOME	141,027.84	0.00	0.00	406,025.69	0.00	0.00
GRANT INCOME						
HUD PHA Operating Grants/Subsidy	128,483.00	0.00	0.00	385,445.00	0.00	0.00
TOTAL GRANT INCOME	128,483.00	0.00	0.00	385,445.00	0.00	0.00
OTHER INCOME						
Interest Income	179.79	0.00	0.00	552.85	0.00	0.00
Investment Income	17.66	0.00	0.00	51.99	0.00	0.00
Computer/IT Support Income	6,720.00	0.00	0.00	16,520.00	0.00	0.00
IBS - IT Services Income	680.00	0.00	0.00	935.00	0.00	0.00
NRTC - Management Services Income	0.00	0.00	0.00	9,445.11	0.00	0.00
Property Mgmt Fee Income	32,443.42	0.00	0.00	96,589.85	0.00	0.00
Asset Mgmt Fee Income	1,000.00	0.00	0.00	11,017.50	0.00	0.00
Bookkeeping Fee Income	5,010.00	0.00	0.00	14,895.00	0.00	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	0.00	0.00	913.11	0.00	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 10	100.50	0.00	0.00	301.50	0.00	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental 10	25.50	0.00	0.00	76.50	0.00	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 10	506.00	0.00	0.00	1,518.00	0.00	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	4,467.25	0.00	0.00	13,401.75	0.00	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,800.00	0.00	0.00	20,400.00	0.00	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,248.70	0.00	0.00	3,721.70	0.00	0.00
Prog Mgmt Fee Inc - Salem HA	13,768.33	0.00	0.00	41,304.99	0.00	0.00
Lease Enforcement Fee For Service Income	5,040.00	0.00	0.00	11,340.00	0.00	0.00
Maintenance Fee For Service Income	15,876.11	0.00	0.00	34,301.22	0.00	0.00
Caring Licensing Fee	1,798.75	0.00	0.00	5,386.32	0.00	0.00
Miscellaneous Other Income	23,629.27	0.00	0.00	25,475.49	0.00	0.00
Misc Other Income-Buck St Office Rental	5,060.00	0.00	0.00	15,180.00	0.00	0.00
Misc Other Income-Office Space Rental	3,060.00	0.00	0.00	9,180.00	0.00	0.00
Misc Income-Antenna Rental	3,043.65	0.00	0.00	9,130.95	0.00	0.00
TOTAL OTHER INCOME	130,779.30	0.00	0.00	341,638.83	0.00	0.00
TOTAL INCOME	400,290.14	0.00	0.00	1,133,109.52	0.00	0.00

EXPENSES

ADMINISTRATIVE EXPENSES

Administrative Salaries						
Administrative Salaries	85,485.18	0.00	0.00	194,634.82	0.00	0.00
Employee Benefit-Health/Dental/Eye	7,559.52	0.00	0.00	19,009.95	0.00	0.00
Total Administrative Salaries	93,044.70	0.00	0.00	213,644.77	0.00	0.00
Legal Expense						
Credit/Criminal Background Checks	0.00	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	4,769.50	0.00	0.00	19,519.00	0.00	0.00
Total Legal Expense	4,769.50	0.00	0.00	20,503.00	0.00	0.00
Other Admin Expenses						
Staff Training	108.00	0.00	0.00	2,007.00	0.00	0.00
Staff Training - Travel Expenses	0.00	0.00	0.00	1,747.68	0.00	0.00
Staff Travel	997.22	0.00	0.00	5,757.26	0.00	0.00
Auditing Fees	2,033.53	0.00	0.00	6,100.59	0.00	0.00
Licenses/Fees/Permits	20.00	0.00	0.00	3,127.00	0.00	0.00
Office Rent	1,800.00	0.00	0.00	5,400.00	0.00	0.00

Professional Fees/Services	0.00	0.00	0.00	375.00	0.00	0.00
Total Other Admin Expenses	4,958.75	0.00	0.00	24,514.53	0.00	0.00
Miscellaneous Admin Expenses						
Publications/Subscriptions	551.00	0.00	0.00	1,262.50	0.00	0.00
Membership Dues and Fees	0.00	0.00	0.00	982.49	0.00	0.00
Telephone	2,216.09	0.00	0.00	4,507.99	0.00	0.00
Office Supplies	3,318.32	0.00	0.00	4,408.70	0.00	0.00
Copier and Supplies	1,093.43	0.00	0.00	4,451.96	0.00	0.00
Cell Phones/Pagers	1,688.36	0.00	0.00	5,155.77	0.00	0.00
Payroll Services	778.66	0.00	0.00	1,777.29	0.00	0.00
Postage/Express	2,786.88	0.00	0.00	4,420.74	0.00	0.00
Legal Ads	160.20	0.00	0.00	1,148.29	0.00	0.00
Printer Supplies	215.30	0.00	0.00	215.30	0.00	0.00
Internet	1,501.59	0.00	0.00	4,350.46	0.00	0.00
Answering Service/Voicemail	353.50	0.00	0.00	1,381.66	0.00	0.00
Other Misc Admin Expenses	0.00	0.00	0.00	100.00	0.00	0.00
Employee Services	260.84	0.00	0.00	475.84	0.00	0.00
Employee Services - Health	170.00	0.00	0.00	255.00	0.00	0.00
Bank/Credit Card Fees	98.16	0.00	0.00	284.48	0.00	0.00
Cable TV	178.53	0.00	0.00	461.68	0.00	0.00
Computer Hardware	0.00	0.00	0.00	149.32	0.00	0.00
Computer Software	0.00	0.00	0.00	212.93	0.00	0.00
Computer/IT Support Expense	7,290.71	0.00	0.00	17,034.71	0.00	0.00
Computer System Support	2,238.47	0.00	0.00	6,715.41	0.00	0.00
Caring, Inc. misc	362.48	0.00	0.00	86.62	0.00	0.00
HCPM - Mgmt Fee Expense	3,850.85	0.00	0.00	8,956.83	0.00	0.00
Property Mgmt Fee Expense	32,443.42	0.00	0.00	96,589.85	0.00	0.00
Asset Mgmt Fee Expense	1,000.00	0.00	0.00	11,017.50	0.00	0.00
Bookkeeping Fee Expense	3,615.00	0.00	0.00	10,665.00	0.00	0.00
Prog Mgmt Fee Exp - JCP Antenna Rental 10'	304.37	0.00	0.00	913.11	0.00	0.00
Prog Mgmt Fee Exp - JCP Office Space Renta	100.50	0.00	0.00	301.50	0.00	0.00
Prog Mgmt Fee Exp - RVW Office Space Rent	25.50	0.00	0.00	76.50	0.00	0.00
Prog Mgmt Fee Exp - MVP Office Space Renta	506.00	0.00	0.00	1,518.00	0.00	0.00
HCPM-Contract - Fee For Service Expense	7,452.00	0.00	0.00	20,735.14	0.00	0.00
Total Miscellaneous Admin Expenses	74,560.16	0.00	0.00	210,612.57	0.00	0.00
TOTAL ADMINISTRATIVE EXPENSES	177,333.11	0.00	0.00	469,274.87	0.00	0.00

TENANT SERVICES

Tenant Svcs - HCFC Activities-	1,871.83	0.00	0.00	4,624.55	0.00	0.00
Tenant Svcs - Food/Snacks	0.00	0.00	0.00	100.00	0.00	0.00
Tenant Svcs - Monitoring Services	1,567.50	0.00	0.00	1,567.50	0.00	0.00
TOTAL TENANT SERVICES EXPENSES	3,439.33	0.00	0.00	6,292.05	0.00	0.00

UTILITY EXPENSES

Water & Sewer	27,117.33	0.00	0.00	81,153.80	0.00	0.00
Electricity	23,585.74	0.00	0.00	75,799.25	0.00	0.00
Electricity-Vacant Units	375.74	0.00	0.00	375.74	0.00	0.00
Gas	10,293.08	0.00	0.00	19,030.22	0.00	0.00
TOTAL UTILITY EXPENSES	61,371.89	0.00	0.00	176,359.01	0.00	0.00

MAINTENANCE EXPENSES

General Maint Expense						
Maintenance Fee For Service Expense	15,787.85	0.00	0.00	34,126.93	0.00	0.00
Maintenance Salaries	28,439.86	0.00	0.00	93,054.71	0.00	0.00
Maintenance Labor Overtime	4,596.45	0.00	0.00	9,983.80	0.00	0.00
Employee Benefit-Health/Dental/Eye	3,627.11	0.00	0.00	8,131.30	0.00	0.00
Maintenance Uniforms	0.00	0.00	0.00	-612.71	0.00	0.00
Vehicle Gas, Oil, Repairs, Supplies	0.00	0.00	0.00	1,660.37	0.00	0.00
Vehicle Title/Registration	75.00	0.00	0.00	75.00	0.00	0.00
Total General Maint Expense	52,526.27	0.00	0.00	146,419.40	0.00	0.00
Materials						
Materials-Electrical	129.78	0.00	0.00	1,484.95	0.00	0.00
Materials-Plumbing	1,481.36	0.00	0.00	5,666.96	0.00	0.00
Materials-Heating	1,403.30	0.00	0.00	5,737.19	0.00	0.00
Materials-Flooring	3,312.71	0.00	0.00	12,858.90	0.00	0.00
Materials-Paint	68.58	0.00	0.00	362.57	0.00	0.00
Materials-Janitorial/Cleaning	722.10	0.00	0.00	726.49	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	468.71	0.00	0.00	3,382.05	0.00	0.00

Materials-Appliance Parts	0.00	0.00	0.00	2,592.02	0.00	0.00
Materials-Safety Equipment	14,127.87	0.00	0.00	21,497.24	0.00	0.00
Materials-Hardware	0.00	0.00	0.00	1,506.72	0.00	0.00
Materials-Glass/Screens	0.00	0.00	0.00	325.00	0.00	0.00
Materials-Doors / Keys	1,908.08	0.00	0.00	7,467.57	0.00	0.00
Materials-Drywall/Plaster	0.00	0.00	0.00	10.10	0.00	0.00
Materials-Tools	25.32	0.00	0.00	39.16	0.00	0.00
Total Materials	23,647.81	0.00	0.00	65,284.96	0.00	0.00
Contract Costs						
Contract-Elevator Monitoring	2,896.32	0.00	0.00	8,688.96	0.00	0.00
Contract-Trash Removal	5,830.41	0.00	0.00	13,640.57	0.00	0.00
Contract-Extermination/Pest Control	886.00	0.00	0.00	3,618.00	0.00	0.00
Contract-Extermination/Bed Bug	350.00	0.00	0.00	5,015.00	0.00	0.00
Contract-Grounds	6,602.14	0.00	0.00	19,806.42	0.00	0.00
Contract-Fire Alarm	0.00	0.00	0.00	2,820.96	0.00	0.00
Contract-HVAC	0.00	0.00	0.00	4,872.16	0.00	0.00
Contract-Electrical	0.00	0.00	0.00	2,064.94	0.00	0.00
Contract-Plumbing	6,060.75	0.00	0.00	17,470.55	0.00	0.00
Total Contract Costs	22,625.62	0.00	0.00	77,997.56	0.00	0.00
TOTAL MAINTENANCE EXPENSES	98,799.70	0.00	0.00	289,701.92	0.00	0.00

GENERAL EXPENSES

Insurance	18,242.51	0.00	0.00	54,727.19	0.00	0.00
PILOT-Payments in Lieu of Taxes	6,707.72	0.00	0.00	20,021.85	0.00	0.00
Employee Benefits-Health/Dental/Optical	796.02	0.00	0.00	1,494.32	0.00	0.00
Employee Benefits-Pension	11,482.85	0.00	0.00	34,448.65	0.00	0.00
Employer Tax Expense	9,242.41	0.00	0.00	24,292.82	0.00	0.00
Security/Lease Enforcement Fee For Service	2,659.52	0.00	0.00	6,300.94	0.00	0.00
Lease Enforcement Fee For Service Expense	5,040.00	0.00	0.00	11,340.00	0.00	0.00
TOTAL GENERAL EXPENSES	54,171.03	0.00	0.00	152,625.77	0.00	0.00

HOUSING ASSISTANCE PAYMENTS

URP-PH-Tenant Utility Reimbursement-Public H	241.00	0.00	0.00	897.00	0.00	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	241.00	0.00	0.00	897.00	0.00	0.00

FINANCING EXPENSE

Interest Expense - Energy Performance Contract	2,002.11	0.00	0.00	6,240.71	0.00	0.00
TOTAL FINANCING EXPENSES	2,002.11	0.00	0.00	6,240.71	0.00	0.00

TOTAL EXPENSES

397,358.17 0.00 0.00 1,101,391.33 0.00 0.00

NET INCOME

2,931.97 0.00 0.00 31,718.19 0.00 0.00

CASH

Cash - General Fund	333,936.97
Cash - Central Office	290,225.64
Cash - Payroll	28,370.68
Cash - Rental	51,727.04
Cash - Sun Bank	61,999.30
Cash - Century Savings Bank	615,887.10
Interprogram-Due From Section 8	(14,283.71)
Interprogram-Due From HCFC	(92,003.22)
Interprogram-Due From HCPM	-
Total Cash Available	1,275,859.80

RESTRICTED CASH

Cash - AFLAC Unreimb Medical Exp	3,817.35
Cash - HRA Health Care Exp	52,865.18
Cash - Senior Services	-
Cash Restricted-Security Deposits	7,912.69
Total Restricted Cash	64,595.22