

MHA Properties + COCC
Income statement PUM

Period = Jan 2016

Book = Accrual ; Tree = ysi_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent	136,369.00	0.00	0.00	535,674.58	0.00	0.00
Total Rental Income	136,369.00	0.00	0.00	535,674.58	0.00	0.00
Other Tenant Income						
Laundry and Vending	0.00	0.00	0.00	6,619.40	0.00	0.00
NSF Charges	25.00	0.00	0.00	50.00	0.00	0.00
Tenant Owned / Excess Utilities	0.00	0.00	0.00	80.00	0.00	0.00
Other Misc.Tenant Charges	207.50	0.00	0.00	802.50	0.00	0.00
Total Other Tenant Income	232.50	0.00	0.00	7,551.90	0.00	0.00
NET TENANT INCOME	136,601.50	0.00	0.00	543,226.48	0.00	0.00
GRANT INCOME						
HUD PHA Operating Grants/Subsidy	141,284.00	0.00	0.00	526,729.00	0.00	0.00
TOTAL GRANT INCOME	141,284.00	0.00	0.00	526,729.00	0.00	0.00
OTHER INCOME						
Interest Income	178.03	0.00	0.00	730.88	0.00	0.00
Investment Income	36.95	0.00	0.00	88.94	0.00	0.00
Computer/IT Support Income	4,480.00	0.00	0.00	21,000.00	0.00	0.00
IBS - IT Services Income	0.00	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	32,510.72	0.00	0.00	129,100.57	0.00	0.00
Asset Mgmt Fee Income	1,742.50	0.00	0.00	12,760.00	0.00	0.00
Bookkeeping Fee Income	4,485.10	0.00	0.00	19,380.10	0.00	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	0.00	0.00	1,217.48	0.00	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 1	100.50	0.00	0.00	402.00	0.00	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental	25.50	0.00	0.00	102.00	0.00	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 1	506.00	0.00	0.00	2,024.00	0.00	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	4,467.25	0.00	0.00	17,869.00	0.00	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,800.00	0.00	0.00	27,200.00	0.00	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,395.60	0.00	0.00	5,117.30	0.00	0.00
Prog Mgmt Fee Inc - Salem HA	13,768.33	0.00	0.00	55,073.32	0.00	0.00
Lease Enforcement Fee For Service Income	2,880.00	0.00	0.00	14,220.00	0.00	0.00
Maintenance Fee For Service Income	9,950.15	0.00	0.00	44,251.37	0.00	0.00
Caring Licensing Fee	1,782.03	0.00	0.00	7,168.35	0.00	0.00
Miscellaneous Other Income	3,772.40	0.00	0.00	29,247.89	0.00	0.00
Misc Other Income-Buck St Office Rental	5,060.00	0.00	0.00	20,240.00	0.00	0.00
Misc Other Income-Office Space Rental	3,060.00	0.00	0.00	12,240.00	0.00	0.00
Misc Income-Antenna Rental	3,043.65	0.00	0.00	12,174.60	0.00	0.00
TOTAL OTHER INCOME	100,349.08	0.00	0.00	441,987.91	0.00	0.00
TOTAL INCOME	378,234.58	0.00	0.00	1,511,943.39	0.00	0.00

EXPENSES

ADMINISTRATIVE EXPENSES

Administrative Salaries						
Administrative Salaries	71,758.90	0.00	0.00	266,393.72	0.00	0.00
Employee Benefit-Health/Dental/Eye	6,675.74	0.00	0.00	25,685.62	0.00	0.00
Total Administrative Salaries	78,434.64	0.00	0.00	292,079.34	0.00	0.00
Legal Expense						
Credit/Criminal Background Checks	655.50	0.00	0.00	1,351.50	0.00	0.00
Tenant Screening	0.00	0.00	0.00	288.00	0.00	0.00
General Legal Expense	3,889.00	0.00	0.00	23,408.00	0.00	0.00
Total Legal Expense	4,544.50	0.00	0.00	25,047.50	0.00	0.00
Other Admin Expenses						
Staff Training	0.00	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	1,468.06	0.00	0.00	7,225.32	0.00	0.00
Accounting Fees	3,720.00	0.00	0.00	3,720.00	0.00	0.00
Auditing Fees	5,753.53	0.00	0.00	11,854.12	0.00	0.00
Licenses/Fees/Permits	0.00	0.00	0.00	3,127.00	0.00	0.00
Office Rent	1,800.00	0.00	0.00	7,200.00	0.00	0.00
Professional Fees/Services	225.00	0.00	0.00	600.00	0.00	0.00
Total Other Admin Expenses	12,966.59	0.00	0.00	37,481.12	0.00	0.00
Miscellaneous Admin Expenses						
Publications/Subscriptions	99.00	0.00	0.00	1,361.50	0.00	0.00
Membership Dues and Fees	175.00	0.00	0.00	1,157.49	0.00	0.00
Telephone	1,837.36	0.00	0.00	6,345.35	0.00	0.00
Office Supplies	1,248.66	0.00	0.00	5,657.36	0.00	0.00

Copier and Supplies	2,599.13	0.00	0.00	7,051.09	0.00	0.00
Cell Phones/Pagers	1,703.28	0.00	0.00	6,859.05	0.00	0.00
Payroll Services	1,043.83	0.00	0.00	2,821.12	0.00	0.00
Postage/Express	2,129.74	0.00	0.00	6,550.48	0.00	0.00
Legal Ads	1,129.31	0.00	0.00	2,277.60	0.00	0.00
Printer Supplies	0.00	0.00	0.00	215.30	0.00	0.00
Internet	1,639.71	0.00	0.00	5,990.17	0.00	0.00
Answering Service/Voicemail	812.01	0.00	0.00	2,193.67	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	583.34	0.00	0.00
Employee Services - Health	0.00	0.00	0.00	255.00	0.00	0.00
Bank/Credit Card Fees	797.84	0.00	0.00	1,182.32	0.00	0.00
Meetings / Seminars	1,270.00	0.00	0.00	1,270.00	0.00	0.00
Cable TV	182.95	0.00	0.00	644.63	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 Supplies	649.99	0.00	0.00	649.99	0.00	0.00
Computer/IT Support Expense	4,591.99	0.00	0.00	21,626.70	0.00	0.00
Computer System Support	2,238.47	0.00	0.00	8,953.88	0.00	0.00
Caring, Inc. misc	-375.93	0.00	0.00	-289.31	0.00	0.00
HCPM - Mgnt Fee Expense	2,754.02	0.00	0.00	11,710.85	0.00	0.00
Property Mgnt Fee Expense	32,510.72	0.00	0.00	129,100.57	0.00	0.00
Asset Mgnt Fee Expense	1,000.00	0.00	0.00	12,017.50	0.00	0.00
Bookkeeping Fee Expense	3,622.50	0.00	0.00	14,287.50	0.00	0.00
Prog Mgnt Fee Exp - JCP Antenna Rental 1	304.37	0.00	0.00	1,217.48	0.00	0.00
Prog Mgnt Fee Exp - JCP Office Space Rent	100.50	0.00	0.00	402.00	0.00	0.00
Prog Mgnt Fee Exp - RVW Office Space Rer	25.50	0.00	0.00	102.00	0.00	0.00
Prog Mgnt Fee Exp - MVP Office Space Ren	506.00	0.00	0.00	2,024.00	0.00	0.00
HCPM-Contract - Fee For Service Expense	10,512.00	0.00	0.00	31,247.14	0.00	0.00
Total Miscellaneous Admin Expenses	75,215.45	0.00	0.00	285,928.02	0.00	0.00
TOTAL ADMINISTRATIVE EXPENSES	171,161.18	0.00	0.00	640,535.98	0.00	0.00

TENANT SERVICES

Tenant Svcs - HCFE Activities-	871.83	0.00	0.00	5,496.38	0.00	0.00
Tenant Svcs - Food/Snacks	0.00	0.00	0.00	100.00	0.00	0.00
Tenant Svcs - Monitoring Services	0.00	0.00	0.00	1,567.50	0.00	0.00
TOTAL TENANT SERVICES EXPENSES	871.83	0.00	0.00	7,163.88	0.00	0.00

UTILITY EXPENSES

Water & Sewer	26,044.51	0.00	0.00	107,198.31	0.00	0.00
Electricity	24,898.83	0.00	0.00	100,698.08	0.00	0.00
Electricity-Vacant Units	0.00	0.00	0.00	375.74	0.00	0.00
Gas	19,212.06	0.00	0.00	38,242.28	0.00	0.00
TOTAL UTILITY EXPENSES	70,155.40	0.00	0.00	246,514.41	0.00	0.00

MAINTENANCE EXPENSES

General Maint Expense						
Maintenance Fee For Service Expense	9,905.27	0.00	0.00	44,032.20	0.00	0.00
Maintenance Salaries	23,812.98	0.00	0.00	116,867.69	0.00	0.00
Maintenance Labor Overtime	3,166.81	0.00	0.00	13,150.61	0.00	0.00
Employee Benefit-Health/Dental/Eye	2,381.02	0.00	0.00	10,512.32	0.00	0.00
Maintenance Uniforms	322.79	0.00	0.00	-289.92	0.00	0.00
Vehicle Gas, Oil, Repairs, Supplies	818.35	0.00	0.00	2,478.72	0.00	0.00
Vehicle Title/Registration	0.00	0.00	0.00	75.00	0.00	0.00
Total General Maint Expense	40,407.22	0.00	0.00	186,826.62	0.00	0.00
Materials						
Materials-Electrical	14.24	0.00	0.00	1,499.19	0.00	0.00
Materials-Plumbing	405.17	0.00	0.00	6,072.13	0.00	0.00
Materials-Heating	109.50	0.00	0.00	5,846.69	0.00	0.00
Materials-Flooring	1,941.18	0.00	0.00	14,800.08	0.00	0.00
Materials-Paint	2,083.44	0.00	0.00	2,446.01	0.00	0.00
Materials-Janitorial/Cleaning	0.00	0.00	0.00	726.49	0.00	0.00
Materials-Lumber	496.00	0.00	0.00	929.14	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	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	6,556.76	0.00	0.00	28,054.00	0.00	0.00
Materials-Hardware	3.77	0.00	0.00	1,510.49	0.00	0.00
Materials-Glass/Screens	232.50	0.00	0.00	557.50	0.00	0.00
Materials-Doors / Keys	2,036.87	0.00	0.00	9,504.44	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	39.16	0.00	0.00
Total Materials	13,879.43	0.00	0.00	79,164.39	0.00	0.00
Contract Costs						
Contract-Elevator Monitoring	5,892.56	0.00	0.00	14,581.52	0.00	0.00
Contract-Trash Removal	4,182.43	0.00	0.00	17,823.00	0.00	0.00
Contract-Extermination/Pest Control	1,106.00	0.00	0.00	4,724.00	0.00	0.00
Contract-Extermination/Bed Bug	700.00	0.00	0.00	5,715.00	0.00	0.00

Contract-Grounds	1,100.00	0.00	0.00	20,906.42	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-Alarm System Monitoring	414.12	0.00	0.00	414.12	0.00	0.00
Contract-Electrical	118.10	0.00	0.00	2,183.04	0.00	0.00
Contract-Plumbing	3,552.23	0.00	0.00	21,022.78	0.00	0.00
Contract-Roofing	1,495.00	0.00	0.00	1,495.00	0.00	0.00
Contract Costs-Other Misc	4,807.40	0.00	0.00	4,807.40	0.00	0.00
Total Contract Costs	23,367.84	0.00	0.00	101,365.40	0.00	0.00
TOTAL MAINTENACE EXPENSES	77,654.49	0.00	0.00	367,356.41	0.00	0.00

GENERAL EXPENSES

Insurance	18,567.30	0.00	0.00	73,294.49	0.00	0.00
PILOT-Payments in Lieu of Taxes	6,707.72	0.00	0.00	26,729.57	0.00	0.00
Employee Benefits-Health/Dental/Optical	969.15	0.00	0.00	2,463.47	0.00	0.00
Employee Benefits-Pension	11,482.90	0.00	0.00	45,931.55	0.00	0.00
Employer Tax Expense	9,257.59	0.00	0.00	33,550.41	0.00	0.00
Security/Lease Enforcement Fee For Service	1,820.71	0.00	0.00	8,121.65	0.00	0.00
Lease Enforcement Fee For Service Expense	3,360.00	0.00	0.00	14,700.00	0.00	0.00
TOTAL GENERAL EXPENSES	52,165.37	0.00	0.00	204,791.14	0.00	0.00

HOUSING ASSISTANCE PAYMENTS

URP-PH-Tenant Utility Reimbursement-Public I	53.00	0.00	0.00	950.00	0.00	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	53.00	0.00	0.00	950.00	0.00	0.00

FINANCING EXPENSE

Interest Expense - Energy Performance Contr	2,002.11	0.00	0.00	8,242.82	0.00	0.00
TOTAL FINANCING EXPENSES	2,002.11	0.00	0.00	8,242.82	0.00	0.00

TOTAL EXPENSES

374,063.38 0.00 0.00 1,475,554.64 0.00 0.00

NET INCOME

4,171.20 0.00 0.00 36,388.75 0.00 0.00

CASH

Cash - General Fund	192,455.98
Cash - Central Office	316,691.23
Cash - Payroll	28,371.04
Cash - Rental	63,411.25
Cash - Sun Bank	61,999.83
Cash - Century Savings Bank	616,077.90
Interprogram-Due From Section 8	(14,150.74)
Interprogram-Due From HCFC	(96,736.28)
Interprogram-Due From HCPM	-
Total Cash Available	1,168,120.21

RESTRICTED CASH

Cash - AFLAC Unreimb Medical Exp	4,125.06
Cash - HRA Health Care Exp	52,865.63
Cash - Senior Services	-
Cash Restricted-Security Deposits	8,114.20
Total Restricted Cash	65,104.89