

MHA Properties + COCC
Income statement PUM

Period = Feb 2016

Book = Accrual ; Tree = ysi_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent	135,637.00	0.00	0.00	671,301.63	0.00	0.00
Total Rental Income	135,637.00	0.00	0.00	671,301.63	0.00	0.00
Other Tenant Income						
Laundry and Vending	4,600.89	0.00	0.00	11,220.29	0.00	0.00
NSF Charges	0.00	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	105.00	0.00	0.00	907.50	0.00	0.00
Total Other Tenant Income	4,705.89	0.00	0.00	12,257.79	0.00	0.00
NET TENANT INCOME	140,342.89	0.00	0.00	683,559.42	0.00	0.00
GRANT INCOME						
HUD PHA Operating Grants/Subsidy	128,463.00	0.00	0.00	641,692.00	0.00	0.00
TOTAL GRANT INCOME	128,463.00	0.00	0.00	641,692.00	0.00	0.00
OTHER INCOME						
Interest Income	188.53	0.00	0.00	919.41	0.00	0.00
Investment Income	58.86	0.00	0.00	147.80	0.00	0.00
Computer/IT Support Income	3,880.00	0.00	0.00	24,880.00	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	32,376.11	0.00	0.00	161,476.68	0.00	0.00
Asset Mgmt Fee Income	1,000.00	0.00	0.00	13,760.00	0.00	0.00
Bookkeeping Fee Income	5,032.50	0.00	0.00	24,412.60	0.00	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	304.37	0.00	0.00	1,521.85	0.00	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 1	100.50	0.00	0.00	502.50	0.00	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental	25.50	0.00	0.00	127.50	0.00	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 1	506.00	0.00	0.00	2,530.00	0.00	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	4,467.25	0.00	0.00	22,336.25	0.00	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,800.00	0.00	0.00	34,000.00	0.00	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,266.10	0.00	0.00	6,383.40	0.00	0.00
Prog Mgmt Fee Inc - Salem HA	13,768.33	0.00	0.00	68,841.65	0.00	0.00
Lease Enforcement Fee For Service Income	3,360.00	0.00	0.00	17,580.00	0.00	0.00
Maintenance Fee For Service Income	5,587.05	0.00	0.00	49,838.42	0.00	0.00
Caring Licensing Fee	1,693.67	0.00	0.00	8,862.02	0.00	0.00
Miscellaneous Other Income	6,114.10	0.00	0.00	35,361.99	0.00	0.00
Misc Other Income-Buck St Office Rental	5,060.00	0.00	0.00	25,300.00	0.00	0.00
Misc Other Income-Office Space Rental	3,060.00	0.00	0.00	15,300.00	0.00	0.00
Misc Income-Antenna Rental	3,043.65	0.00	0.00	15,218.25	0.00	0.00
TOTAL OTHER INCOME	97,692.52	0.00	0.00	539,680.43	0.00	0.00
TOTAL INCOME	366,498.41	0.00	0.00	1,864,931.85	0.00	0.00

EXPENSES

ADMINISTRATIVE EXPENSES

Administrative Salaries

Administrative Salaries	54,821.41	0.00	0.00	321,215.13	0.00	0.00
Employee Benefit-Health/Dental/Eye	7,907.59	0.00	0.00	33,593.21	0.00	0.00
Total Administrative Salaries	62,729.00	0.00	0.00	354,808.34	0.00	0.00

Legal Expense

Credit/Criminal Background Checks	942.00	0.00	0.00	2,293.50	0.00	0.00
Tenant Screening	0.00	0.00	0.00	288.00	0.00	0.00
General Legal Expense	5,501.00	0.00	0.00	28,909.00	0.00	0.00
Total Legal Expense	6,443.00	0.00	0.00	31,490.50	0.00	0.00

Other Admin Expenses

Staff Training	325.00	0.00	0.00	2,332.00	0.00	0.00
Staff Training - Travel Expenses	0.00	0.00	0.00	1,747.68	0.00	0.00
Staff Travel	1,056.37	0.00	0.00	8,281.69	0.00	0.00
Accounting Fees	0.00	0.00	0.00	3,720.00	0.00	0.00
Auditing Fees	1,929.41	0.00	0.00	13,783.53	0.00	0.00
Licenses/Fees/Permits	1,200.00	0.00	0.00	4,327.00	0.00	0.00
Office Rent	1,800.00	0.00	0.00	9,000.00	0.00	0.00
Professional Fees/Services	3,640.12	0.00	0.00	4,240.12	0.00	0.00
Total Other Admin Expenses	9,950.90	0.00	0.00	47,432.02	0.00	0.00
Miscellaneous Admin Expenses						
Publications/Subscriptions	14.00	0.00	0.00	1,375.50	0.00	0.00
Membership Dues and Fees	0.00	0.00	0.00	1,157.49	0.00	0.00
Telephone	1,490.57	0.00	0.00	7,835.92	0.00	0.00
Office Supplies	824.23	0.00	0.00	6,481.59	0.00	0.00

Copier and Supplies	604.91	0.00	0.00	7,656.00	0.00	0.00
Cell Phones/Pagers	1,641.04	0.00	0.00	8,500.09	0.00	0.00
Payroll Services	491.41	0.00	0.00	3,312.53	0.00	0.00
Postage/Express	520.99	0.00	0.00	7,071.47	0.00	0.00
Legal Ads	269.30	0.00	0.00	2,546.90	0.00	0.00
Printer Supplies	0.00	0.00	0.00	215.30	0.00	0.00
Internet	1,527.93	0.00	0.00	7,518.10	0.00	0.00
Answering Service/Voicemail	379.42	0.00	0.00	2,573.09	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	690.84	0.00	0.00
Employee Services - Health	0.00	0.00	0.00	255.00	0.00	0.00
Bank/Credit Card Fees	97.84	0.00	0.00	1,280.16	0.00	0.00
Meetings / Seminars	0.00	0.00	0.00	1,270.00	0.00	0.00
Cable TV	108.86	0.00	0.00	753.49	0.00	0.00
Computer Hardware	0.00	0.00	0.00	149.32	0.00	0.00
Computer Software	84.00	0.00	0.00	296.93	0.00	0.00
Computer Supplies	0.00	0.00	0.00	649.99	0.00	0.00
Computer/IT Support Expense	4,572.00	0.00	0.00	26,198.70	0.00	0.00
Computer System Support	2,238.47	0.00	0.00	11,192.35	0.00	0.00
Caring, Inc. misc	-107.25	0.00	0.00	-396.56	0.00	0.00
HCPM - Mgnt Fee Expense	3,612.60	0.00	0.00	15,323.45	0.00	0.00
Property Mgnt Fee Expense	32,376.11	0.00	0.00	161,476.68	0.00	0.00
Asset Mgnt Fee Expense	1,000.00	0.00	0.00	13,017.50	0.00	0.00
Bookkeeping Fee Expense	3,607.50	0.00	0.00	17,895.00	0.00	0.00
Prog Mgnt Fee Exp - JCP Antenna Rental 1	304.37	0.00	0.00	1,521.85	0.00	0.00
Prog Mgnt Fee Exp - JCP Office Space Rent	100.50	0.00	0.00	502.50	0.00	0.00
Prog Mgnt Fee Exp - RVW Office Space Rer	25.50	0.00	0.00	127.50	0.00	0.00
Prog Mgnt Fee Exp - MVP Office Space Ren	506.00	0.00	0.00	2,530.00	0.00	0.00
HCPM-Contract - Fee For Service Expense	11,790.00	0.00	0.00	43,037.14	0.00	0.00
Total Miscellaneous Admin Expenses	68,187.80	0.00	0.00	354,115.82	0.00	0.00
TOTAL ADMINISTRATIVE EXPENSES	147,310.70	0.00	0.00	787,846.68	0.00	0.00

TENANT SERVICES

Tenant Svcs - Tenant Participation	170.56	0.00	0.00	170.56	0.00	0.00
Tenant Svcs - HCFC Activities-	871.83	0.00	0.00	6,368.21	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	1,042.39	0.00	0.00	8,206.27	0.00	0.00

UTILITY EXPENSES

Water & Sewer	26,683.16	0.00	0.00	133,881.47	0.00	0.00
Electricity	30,656.90	0.00	0.00	131,354.98	0.00	0.00
Electricity-Vacant Units	0.00	0.00	0.00	375.74	0.00	0.00
Gas	19,951.64	0.00	0.00	58,193.92	0.00	0.00
TOTAL UTILITY EXPENSES	77,291.70	0.00	0.00	323,806.11	0.00	0.00

MAINTENANCE EXPENSES

General Maint Expense						
Maintenance Fee For Service Expense	5,520.85	0.00	0.00	49,553.05	0.00	0.00
Maintenance Salaries	19,303.80	0.00	0.00	136,171.49	0.00	0.00
Maintenance Labor Overtime	3,586.84	0.00	0.00	16,737.45	0.00	0.00
Employee Benefit-Health/Dental/Eye	4,422.02	0.00	0.00	14,934.34	0.00	0.00
Maintenance Uniforms	3,342.96	0.00	0.00	3,053.04	0.00	0.00
Vehicle Gas, Oil, Repairs, Supplies	852.99	0.00	0.00	3,331.71	0.00	0.00
Vehicle Title/Registration	0.00	0.00	0.00	75.00	0.00	0.00
Total General Maint Expense	37,029.46	0.00	0.00	223,856.08	0.00	0.00
Materials						
Materials-Electrical	323.76	0.00	0.00	1,822.95	0.00	0.00
Materials-Plumbing	2,023.34	0.00	0.00	8,095.47	0.00	0.00
Materials-Heating	434.42	0.00	0.00	6,281.11	0.00	0.00
Materials-Flooring	797.35	0.00	0.00	15,597.43	0.00	0.00
Materials-Paint	0.00	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	600.66	0.00	0.00	1,529.80	0.00	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	310.36	0.00	0.00
Materials-Grounds	2,372.95	0.00	0.00	2,372.95	0.00	0.00
Materials-Miscellaneous	28.27	0.00	0.00	912.81	0.00	0.00
Materials-Equipment Repairs	0.00	0.00	0.00	3,382.05	0.00	0.00
Materials-Appliance Parts	472.90	0.00	0.00	3,064.92	0.00	0.00
Materials-Safety Equipment	693.73	0.00	0.00	28,747.73	0.00	0.00
Materials-Hardware	63.85	0.00	0.00	1,574.34	0.00	0.00
Materials-Glass/Screens	272.50	0.00	0.00	830.00	0.00	0.00
Materials-Doors / Keys	5,189.69	0.00	0.00	14,694.13	0.00	0.00
Materials-Drywall/Plaster	0.00	0.00	0.00	10.10	0.00	0.00
Materials-Tools	5.98	0.00	0.00	45.14	0.00	0.00
Total Materials	13,279.40	0.00	0.00	92,443.79	0.00	0.00
Contract Costs						
Contract-Elevator Monitoring	2,996.24	0.00	0.00	17,577.76	0.00	0.00
Contract-Trash Removal	0.00	0.00	0.00	17,823.00	0.00	0.00

Contract-Extermination/Pest Control	935.00	0.00	0.00	5,659.00	0.00	0.00
Contract-Extermination/Bed Bug	0.00	0.00	0.00	5,715.00	0.00	0.00
Contract-Grounds	0.00	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	981.79	0.00	0.00	1,395.91	0.00	0.00
Contract-Electrical	419.08	0.00	0.00	2,602.12	0.00	0.00
Contract-Plumbing	5,638.65	0.00	0.00	26,661.43	0.00	0.00
Contract-Roofing	0.00	0.00	0.00	1,495.00	0.00	0.00
Contract Costs-Other Misc	-3,807.40	0.00	0.00	1,000.00	0.00	0.00
Total Contract Costs	7,163.36	0.00	0.00	108,528.76	0.00	0.00
TOTAL MAINTENACE EXPENSES	57,472.22	0.00	0.00	424,828.63	0.00	0.00

GENERAL EXPENSES

Insurance	18,541.80	0.00	0.00	91,836.29	0.00	0.00
PILOT-Payments in Lieu of Taxes	6,707.72	0.00	0.00	33,437.29	0.00	0.00
Employee Benefits-Health/Dental/Optical	906.00	0.00	0.00	3,369.47	0.00	0.00
Employee Benefits-Pension	10,274.17	0.00	0.00	56,205.72	0.00	0.00
Employer Tax Expense	7,451.77	0.00	0.00	41,002.18	0.00	0.00
Security/Lease Enforcement Fee For Service	1,820.71	0.00	0.00	9,942.36	0.00	0.00
Lease Enforcement Fee For Service Expense	3,360.00	0.00	0.00	18,060.00	0.00	0.00
TOTAL GENERAL EXPENSES	49,062.17	0.00	0.00	253,853.31	0.00	0.00

HOUSING ASSISTANCE PAYMENTS

URP-PH-Tenant Utility Reimbursement-Public I	53.00	0.00	0.00	1,003.00	0.00	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	53.00	0.00	0.00	1,003.00	0.00	0.00

FINANCING EXPENSE

Interest Expense - Energy Performance Contr	2,002.11	0.00	0.00	10,244.93	0.00	0.00
TOTAL FINANCING EXPENSES	2,002.11	0.00	0.00	10,244.93	0.00	0.00

TOTAL EXPENSES

334,234.29 0.00 0.00 1,809,788.93 0.00 0.00

NET INCOME

32,264.12 0.00 0.00 55,142.92 0.00 0.00

CASH

Cash - General Fund	203,591.43
Cash - Central Office	342,995.31
Cash - Payroll	28,371.04
Cash - Rental	39,196.19
Cash - Sun Bank	62,000.32
Cash - Century Savings Bank	616,260.54
Interprogram-Due From Section 8	(14,670.57)
Interprogram-Due From HCFC	(99,575.02)
Interprogram-Due From HCPM	-
Total Cash Available	1,178,169.24

RESTRICTED CASH

Cash - AFLAC Unreimb Medical Exp	4,432.77
Cash - HRA Health Care Exp	52,866.05
Cash - Senior Services	-
Cash Restricted-Security Deposits	8,114.78
Total Restricted Cash	65,413.60