

COFF + MHA Properties  
**Income statement PUM**

Period = Mar 2016

Book = Accrual ; Tree = ysi\_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
<b>INCOME</b>						
<b>TENANT INCOME</b>						
Rental Income						
Tenant Rent	135,542.00	0.00	0.00	806,783.68	0.00	0.00
Total Rental Income	135,542.00	0.00	0.00	806,783.68	0.00	0.00
Other Tenant Income						
Laundry and Vending	0.00	0.00	0.00	11,220.29	0.00	0.00
NSF Charges	25.00	0.00	0.00	75.00	0.00	0.00
Tenant Owned / Excess Utilities	0.00	0.00	0.00	80.00	0.00	0.00
Other Misc.Tenant Charges	149.50	0.00	0.00	1,057.00	0.00	0.00
Total Other Tenant Income	174.50	0.00	0.00	12,432.29	0.00	0.00
NET TENANT INCOME	135,716.50	0.00	0.00	819,215.97	0.00	0.00
<b>GRANT INCOME</b>						
HUD PHA Operating Grants/Subsidy	132,953.00	0.00	0.00	774,645.00	0.00	0.00
TOTAL GRANT INCOME	132,953.00	0.00	0.00	774,645.00	0.00	0.00
<b>OTHER INCOME</b>						
Interest Income	189.49	0.00	0.00	1,108.90	0.00	0.00
Investment Income	63.77	0.00	0.00	211.57	0.00	0.00
Computer/IT Support Income	4,880.00	0.00	0.00	29,760.00	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	32,712.66	0.00	0.00	194,189.34	0.00	0.00
Asset Mgmt Fee Income	1,000.00	0.00	0.00	14,760.00	0.00	0.00
Bookkeeping Fee Income	5,062.50	0.00	0.00	29,475.10	0.00	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	75.00	0.00	0.00	1,596.85	0.00	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 1	100.50	0.00	0.00	603.00	0.00	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental	25.50	0.00	0.00	153.00	0.00	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 1	506.00	0.00	0.00	3,036.00	0.00	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	4,467.25	0.00	0.00	26,803.50	0.00	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,800.00	0.00	0.00	40,800.00	0.00	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,266.10	0.00	0.00	7,649.50	0.00	0.00
Prog Mgmt Fee Inc - Salem HA	13,768.33	0.00	0.00	82,609.98	0.00	0.00
Lease Enforcement Fee For Service Income	3,360.00	0.00	0.00	20,940.00	0.00	0.00
Maintenance Fee For Service Income	4,535.96	0.00	0.00	54,374.38	0.00	0.00
Caring Licensing Fee	1,852.49	0.00	0.00	10,714.51	0.00	0.00
Miscellaneous Other Income	3,328.58	0.00	0.00	38,690.57	0.00	0.00
Misc Other Income-Buck St Office Rental	5,060.00	0.00	0.00	30,360.00	0.00	0.00
Misc Other Income-Office Space Rental	3,060.00	0.00	0.00	18,360.00	0.00	0.00
Misc Income-Antenna Rental	750.00	0.00	0.00	15,968.25	0.00	0.00
TOTAL OTHER INCOME	92,864.13	0.00	0.00	632,544.56	0.00	0.00
<b>TOTAL INCOME</b>	<b>361,533.63</b>	<b>0.00</b>	<b>0.00</b>	<b>2,226,405.53</b>	<b>0.00</b>	<b>0.00</b>

**EXPENSES**

**ADMINISTRATIVE EXPENSES**

Administrative Salaries

Administrative Salaries	54,665.32	0.00	0.00	375,880.45	0.00	0.00
Administrative Overtime	1,606.49	0.00	0.00	1,606.49	0.00	0.00
Employee Benefit-Health/Dental/Eye	5,537.04	0.00	0.00	39,130.25	0.00	0.00
Total Administrative Salaries	61,808.85	0.00	0.00	416,617.19	0.00	0.00

Legal Expense

Credit/Criminal Background Checks	881.00	0.00	0.00	3,174.50	0.00	0.00
Tenant Screening	0.00	0.00	0.00	288.00	0.00	0.00
General Legal Expense	2,909.50	0.00	0.00	31,818.50	0.00	0.00
Total Legal Expense	3,790.50	0.00	0.00	35,281.00	0.00	0.00

Other Admin Expenses

Staff Training	475.00	0.00	0.00	2,807.00	0.00	0.00
Staff Training - Travel Expenses	0.00	0.00	0.00	1,747.68	0.00	0.00
Staff Travel	3,582.49	0.00	0.00	11,864.18	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	15,712.94	0.00	0.00
Licenses/Fees/Permits	-1,200.00	0.00	0.00	3,127.00	0.00	0.00
Office Rent	1,800.00	0.00	0.00	10,800.00	0.00	0.00
Professional Fees/Services	1,162.50	0.00	0.00	5,402.62	0.00	0.00
Total Other Admin Expenses	7,749.40	0.00	0.00	55,181.42	0.00	0.00

Miscellaneous Admin Expenses

Publications/Subscriptions	47.44	0.00	0.00	1,422.94	0.00	0.00
Membership Dues and Fees	0.00	0.00	0.00	1,157.49	0.00	0.00
Telephone	1,639.36	0.00	0.00	9,475.28	0.00	0.00

Office Supplies	4,302.13	0.00	0.00	10,783.72	0.00	0.00
Copier and Supplies	1,134.14	0.00	0.00	8,790.14	0.00	0.00
Cell Phones/Pagers	1,760.75	0.00	0.00	10,260.84	0.00	0.00
Payroll Services	495.02	0.00	0.00	3,807.55	0.00	0.00
Postage/Express	1,529.41	0.00	0.00	8,600.88	0.00	0.00
Legal Ads	617.96	0.00	0.00	3,164.86	0.00	0.00
Printer Supplies	0.00	0.00	0.00	215.30	0.00	0.00
Internet	1,723.00	0.00	0.00	9,241.10	0.00	0.00
Answering Service/Voicemail	450.08	0.00	0.00	3,023.17	0.00	0.00
Other Misc Admin Expenses	0.00	0.00	0.00	100.00	0.00	0.00
Employee Services	938.10	0.00	0.00	1,628.94	0.00	0.00
Employee Services - Health	0.00	0.00	0.00	255.00	0.00	0.00
Commissioner Training	1,900.00	0.00	0.00	1,900.00	0.00	0.00
Commissioner Travel	1,698.44	0.00	0.00	1,698.44	0.00	0.00
Marketing/Promotions/Advertising	25.00	0.00	0.00	25.00	0.00	0.00
Bank/Credit Card Fees	98.43	0.00	0.00	1,378.59	0.00	0.00
Meetings / Seminars	0.00	0.00	0.00	1,270.00	0.00	0.00
Cable TV	134.47	0.00	0.00	887.96	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	296.93	0.00	0.00
Computer Supplies	0.00	0.00	0.00	649.99	0.00	0.00
Computer/IT Support Expense	5,092.00	0.00	0.00	31,290.70	0.00	0.00
Computer System Support	3,426.47	0.00	0.00	14,618.82	0.00	0.00
Caring, Inc. misc	-87.73	0.00	0.00	-484.29	0.00	0.00
HCPM - Mgmt Fee Expense	3,816.71	0.00	0.00	19,140.16	0.00	0.00
Property Mgmt Fee Expense	32,712.66	0.00	0.00	194,189.34	0.00	0.00
Asset Mgmt Fee Expense	1,000.00	0.00	0.00	14,017.50	0.00	0.00
Bookkeeping Fee Expense	3,645.00	0.00	0.00	21,540.00	0.00	0.00
Prog Mgmt Fee Exp - JCP Antenna Rental 1	75.00	0.00	0.00	1,596.85	0.00	0.00
Prog Mgmt Fee Exp - JCP Office Space Rent	100.50	0.00	0.00	603.00	0.00	0.00
Prog Mgmt Fee Exp - RVW Office Space Rer	25.50	0.00	0.00	153.00	0.00	0.00
Prog Mgmt Fee Exp - MVP Office Space Ren	506.00	0.00	0.00	3,036.00	0.00	0.00
HCPM-Contract - Fee For Service Expense	9,063.90	0.00	0.00	52,101.04	0.00	0.00
Total Miscellaneous Admin Expenses	77,869.74	0.00	0.00	431,985.56	0.00	0.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>151,218.49</b>	<b>0.00</b>	<b>0.00</b>	<b>939,065.17</b>	<b>0.00</b>	<b>0.00</b>

#### TENANT SERVICES

Tenant Svcs - Tenant Participation	0.00	0.00	0.00	170.56	0.00	0.00
Tenant Svcs - HCFC Activities-	2,871.83	0.00	0.00	9,240.04	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
Tenant Svcs - Moving Expenses	1,424.46	0.00	0.00	1,424.46	0.00	0.00
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>4,296.29</b>	<b>0.00</b>	<b>0.00</b>	<b>12,502.56</b>	<b>0.00</b>	<b>0.00</b>

#### UTILITY EXPENSES

Water & Sewer	26,701.83	0.00	0.00	160,583.30	0.00	0.00
Electricity	28,129.18	0.00	0.00	159,484.16	0.00	0.00
Electricity-Vacant Units	-58.46	0.00	0.00	317.28	0.00	0.00
Gas	18,338.11	0.00	0.00	76,532.03	0.00	0.00
<b>TOTAL UTILITY EXPENSES</b>	<b>73,110.66</b>	<b>0.00</b>	<b>0.00</b>	<b>396,916.77</b>	<b>0.00</b>	<b>0.00</b>

#### MAINTENANCE EXPENSES

General Maint Expense						
Maintenance Fee For Service Expense	4,469.51	0.00	0.00	54,022.56	0.00	0.00
Maintenance Salaries	14,348.53	0.00	0.00	150,520.02	0.00	0.00
Maintenance Labor Overtime	1,449.45	0.00	0.00	18,186.90	0.00	0.00
Employee Benefit-Health/Dental/Eye	5,169.82	0.00	0.00	20,104.16	0.00	0.00
Maintenance Uniforms	420.22	0.00	0.00	3,473.26	0.00	0.00
Vehicle Gas, Oil, Repairs, Supplies	423.30	0.00	0.00	3,755.01	0.00	0.00
Vehicle Title/Registration	220.00	0.00	0.00	295.00	0.00	0.00
Total General Maint Expense	26,500.83	0.00	0.00	250,356.91	0.00	0.00
Materials						
Materials-Electrical	557.25	0.00	0.00	2,380.20	0.00	0.00
Materials-Plumbing	294.62	0.00	0.00	8,390.09	0.00	0.00
Materials-Heating	616.18	0.00	0.00	6,897.29	0.00	0.00
Materials-Flooring	3,717.93	0.00	0.00	19,315.36	0.00	0.00
Materials-Paint	2,003.35	0.00	0.00	4,449.36	0.00	0.00
Materials-Janitorial/Cleaning	6,007.25	0.00	0.00	6,733.74	0.00	0.00
Materials-Lumber	0.00	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	148.24	0.00	0.00	2,521.19	0.00	0.00
Materials-Miscellaneous	0.00	0.00	0.00	912.81	0.00	0.00
Materials-Equipment Repairs	684.34	0.00	0.00	4,066.39	0.00	0.00
Materials-Appliance Parts	0.00	0.00	0.00	3,064.92	0.00	0.00
Materials-Safety Equipment	1,032.00	0.00	0.00	29,779.73	0.00	0.00
Materials-Hardware	84.28	0.00	0.00	1,658.62	0.00	0.00
Materials-Glass/Screens	660.00	0.00	0.00	1,490.00	0.00	0.00
Materials-Doors / Keys	2,577.73	0.00	0.00	17,271.86	0.00	0.00
Materials-Drywall/Plaster	0.00	0.00	0.00	10.10	0.00	0.00

Materials-Tools	27.42	0.00	0.00	72.56	0.00	0.00
Total Materials	18,410.59	0.00	0.00	110,854.38	0.00	0.00
<b>Contract Costs</b>						
Contract-Elevator Monitoring	3,359.23	0.00	0.00	20,936.99	0.00	0.00
Contract-Trash Removal	7,360.16	0.00	0.00	25,183.16	0.00	0.00
Contract-Extermination/Pest Control	1,026.00	0.00	0.00	6,685.00	0.00	0.00
Contract-Extermination/Bed Bug	350.00	0.00	0.00	6,065.00	0.00	0.00
Contract-Grounds	2,390.00	0.00	0.00	23,296.42	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	0.00	0.00	0.00	1,395.91	0.00	0.00
Contract-Electrical	0.00	0.00	0.00	2,602.12	0.00	0.00
Contract-Plumbing	3,774.05	0.00	0.00	30,435.48	0.00	0.00
Contract-Roofing	0.00	0.00	0.00	1,495.00	0.00	0.00
Contract Costs-Other Misc	0.00	0.00	0.00	1,000.00	0.00	0.00
Total Contract Costs	18,259.44	0.00	0.00	126,788.20	0.00	0.00
<b>TOTAL MAINTENACE EXPENSES</b>	<b>63,170.86</b>	<b>0.00</b>	<b>0.00</b>	<b>487,999.49</b>	<b>0.00</b>	<b>0.00</b>

**GENERAL EXPENSES**

Insurance	18,541.80	0.00	0.00	110,378.09	0.00	0.00
PILOT-Payments in Lieu of Taxes	6,707.72	0.00	0.00	40,145.01	0.00	0.00
Property Tax Expense	1,252.77	0.00	0.00	1,252.77	0.00	0.00
Employee Benefits-Health/Dental/Optical	429.00	0.00	0.00	3,798.47	0.00	0.00
Employee Benefits-Pension	11,482.90	0.00	0.00	67,688.62	0.00	0.00
Employer Tax Expense	6,942.10	0.00	0.00	47,944.28	0.00	0.00
Security/Lease Enforcement Fee For Service	2,300.71	0.00	0.00	12,243.07	0.00	0.00
Lease Enforcement Fee For Service Expense	2,880.00	0.00	0.00	20,940.00	0.00	0.00
<b>TOTAL GENERAL EXPENSES</b>	<b>50,537.00</b>	<b>0.00</b>	<b>0.00</b>	<b>304,390.31</b>	<b>0.00</b>	<b>0.00</b>

**HOUSING ASSISTANCE PAYMENTS**

URP-PH-Tenant Utility Reimbursement-Public I	53.00	0.00	0.00	1,056.00	0.00	0.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>53.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,056.00</b>	<b>0.00</b>	<b>0.00</b>

**FINANCING EXPENSE**

Interest Expense - Energy Performance Contr	2,002.11	0.00	0.00	12,247.04	0.00	0.00
<b>TOTAL FINANCING EXPENSES</b>	<b>2,002.11</b>	<b>0.00</b>	<b>0.00</b>	<b>12,247.04</b>	<b>0.00</b>	<b>0.00</b>

**TOTAL EXPENSES**

**344,388.41      0.00      0.00      2,154,177.34      0.00      0.00**

**NET INCOME**

**17,145.22      0.00      0.00      72,228.19      0.00      0.00**

**CASH**

**Cash Flow = CVC +**

Cash - General Fund	365,161.04
Cash - Central Office	267,292.98
Cash - Payroll	28,396.63
Cash - Rental	35,665.49
Cash - Sun Bank	62,000.85
Cash - Century Savings Bank	616,443.23
Interprogram-Due From Section 8	(11,852.35)
Interprogram-Due From HCFC	(92,547.11)
Interprogram-Due From HCPM	-
<b>Total Cash Available</b>	<b>1,270,560.76</b>

**RESTRICTED CASH**

Cash - AFLAC Unreimb Medical Exp	4,634.49
Cash - HRA Health Care Exp	52,737.89
Cash - Senior Services	-
Cash Restricted-Security Deposits	8,164.85
<b>Total Restricted Cash</b>	<b>65,537.23</b>