

Ferguson Court (1fer)
1_PUM_Ferguson Court

Period = Apr 2016

Book = Accrual ; Tree = ysi_is

	Period To Date Total	Period To Date Per Unit	Year to Date Total	Year To Date Per Unit
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	18,959.00	379.18	134,891.29	337.23
Total Rental Income	18,959.00	379.18	134,891.29	337.23
Other Tenant Income				
Laundry and Vending	0.00	0.00	694.37	1.74
Tenant Owned / Excess Utilities	80.00	1.60	120.00	0.30
Other Misc.Tenant Charges	8.50	0.17	13.50	0.03
Total Other Tenant Income	88.50	1.77	827.87	2.07
NET TENANT INCOME	19,047.50	380.95	135,719.16	339.30
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	10,400.50	208.01	73,189.50	182.97
TOTAL GRANT INCOME	10,400.50	208.01	73,189.50	182.97
OTHER INCOME				
Interest Income	0.13	0.00	0.84	0.00
Investment Income	1.35	0.03	2.56	0.01
Miscellaneous Other Income	0.00	0.00	100.00	0.25
TOTAL OTHER INCOME	1.48	0.03	103.40	0.26
TOTAL INCOME	29,449.48	588.99	209,012.06	522.53
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	1,857.35	37.15	14,576.38	36.44
Employee Benefit-Health/Dental/Eye	171.58	3.43	1,463.14	3.66
Total Administrative Salaries	2,028.93	40.58	16,039.52	40.10
Legal Expense				
Credit/Criminal Background Checks	0.00	0.00	601.50	1.50
General Legal Expense	0.00	0.00	1,173.00	2.93
Total Legal Expense	0.00	0.00	1,774.50	4.44
Other Admin Expenses				
Staff Training	0.00	0.00	9.80	0.02
Staff Travel	60.45	1.21	268.81	0.67
Auditing Fees	194.03	3.88	1,937.40	4.84
Licenses/Fees/Permits	0.00	0.00	148.00	0.37
Professional Fees/Services	0.00	0.00	922.22	2.31
Total Other Admin Expenses	254.48	5.09	3,286.23	8.22
Miscellaneous Admin Expenses				
Publications/Subscriptions	61.86	1.24	200.09	0.50
Membership Dues and Fees	0.00	0.00	66.58	0.17
Telephone	311.76	6.24	2,054.60	5.14
Office Supplies	199.59	3.99	842.14	2.11
Copier and Supplies	73.38	1.47	596.53	1.49
Cell Phones/Pagers	134.11	2.68	1,059.06	2.65
Payroll Services	19.55	0.39	182.42	0.46
Postage/Express	107.00	2.14	714.24	1.79
Legal Ads	123.71	2.47	375.34	0.94
Printer Supplies	0.00	0.00	50.57	0.13
Internet	163.63	3.27	1,114.40	2.79
Answering Service/Voicemail	32.04	0.64	279.71	0.70
Employee Services - Health	0.00	0.00	25.25	0.06
Computer Hardware	0.00	0.00	12.33	0.03
Computer Software	0.00	0.00	23.66	0.06
Computer Supplies	0.00	0.00	72.22	0.18
Computer/IT Support Expense	892.31	17.85	5,313.85	13.28
Computer System Support	186.54	3.73	1,437.78	3.59
Property Mgnt Fee Expense	3,365.50	67.31	22,750.78	56.88
Asset Mgnt Fee Expense	500.00	10.00	3,500.00	8.75
Bookkeeping Fee Expense	375.00	7.50	2,535.00	6.34
Total Miscellaneous Admin Expenses	6,545.98	130.92	43,206.55	108.02
TOTAL ADMINISTRATIVE EXPENSES	8,829.39	176.59	64,306.80	160.77
TENANT SERVICES				

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Tenant Svcs - Tenant Participation	0.00	0.00	27.16	0.07
Tenant Svcs - HCFC Activities-	89.72	1.79	628.04	1.57
Tenant Svcs - Moving Expenses	0.00	0.00	712.23	1.78
TOTAL TENANT SERVICES EXPENSES	89.72	1.79	1,367.43	3.42
UTILITY EXPENSES				
Water & Sewer	2,683.33	53.67	18,783.33	46.96
Electricity	3,401.23	68.02	24,222.99	60.56
Gas	3,582.24	71.64	5,505.20	13.76
TOTAL UTILITY EXPENSES	9,666.80	193.34	48,511.52	121.28
MAINTENACE EXPENSES				
General Maint Expense				
Maintenance Fee For Service Expense	783.29	15.67	4,338.81	10.85
Maintenance Salaries	1,618.20	32.36	14,895.45	37.24
Maintenance Labor Overtime	31.05	0.62	1,891.58	4.73
Employee Benefit-Health/Dental/Eye	348.34	6.97	2,240.92	5.60
Maintenance Uniforms	0.00	0.00	400.21	1.00
Vehicle Gas, Oil, Repairs, Supplies	47.59	0.95	160.05	0.40
Vehicle Title/Registration	0.00	0.00	23.50	0.06
Total General Maint Expense	2,828.47	56.57	23,950.52	59.88
Materials				
Materials-Electrical	63.20	1.26	63.20	0.16
Materials-Plumbing	59.26	1.19	626.47	1.57
Materials-Heating	0.00	0.00	916.02	2.29
Materials-Paint	0.00	0.00	1,015.49	2.54
Materials-Janitorial/Cleaning	0.00	0.00	29.76	0.07
Materials-Grounds	0.00	0.00	206.20	0.52
Materials-Equipment Repairs	0.00	0.00	138.60	0.35
Materials-Appliance Parts	0.00	0.00	627.99	1.57
Materials-Safety Equipment	124.29	2.49	2,199.29	5.50
Materials-Hardware	100.87	2.02	100.87	0.25
Materials-Glass/Screens	0.00	0.00	327.00	0.82
Materials-Doors / Keys	54.93	1.10	1,256.99	3.14
Total Materials	402.55	8.05	7,507.88	18.77
Contract Costs				
Contract-Trash Removal	221.00	4.42	3,219.32	8.05
Contract-Extermination/Pest Control	100.00	2.00	880.00	2.20
Contract-Grounds	377.14	7.54	3,814.99	9.54
Contract-HVAC	0.00	0.00	861.36	2.15
Contract-Plumbing	0.00	0.00	4,620.20	11.55
Total Contract Costs	698.14	13.96	13,395.87	33.49
TOTAL MAINTENACE EXPENSES	3,929.16	78.58	44,854.27	112.14
GENERAL EXPENSES				
Insurance	1,262.30	25.25	8,803.61	22.01
PILOT-Payments in Lieu of Taxes	940.13	18.80	6,589.50	16.47
Employee Benefits-Health/Dental/Optical	47.59	0.95	47.59	0.12
Employee Benefits-Pension	520.24	10.40	4,145.90	10.36
Employer Tax Expense	288.50	5.77	2,471.10	6.18
Security/Lease Enforcement Fee For Service	0.00	0.00	480.00	1.20
Lease Enforcement Fee For Service Expense	500.00	10.00	3,068.00	7.67
TOTAL GENERAL EXPENSES	3,558.76	71.18	25,605.70	64.01
FINANCING EXPENSE				
Interest Expense - Energy Performance Contract	222.95	4.46	1,586.77	3.97
TOTAL FINANCING EXPENSES	222.95	4.46	1,586.77	3.97
TOTAL EXPENSES	26,296.78	525.94	186,232.49	465.58
NET INCOME	3,152.70	63.05	22,779.57	56.95