

1_PUM_Holly Berry 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	16,968.00	346.29	108,902.00	277.81
Total Rental Income	16,968.00	346.29	108,902.00	277.81
Other Tenant Income				
Other Misc.Tenant Charges	0.00	0.00	35.00	0.09
Total Other Tenant Income	0.00	0.00	35.00	0.09
NET TENANT INCOME	16,968.00	346.29	108,937.00	277.90
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	16,525.00	337.24	115,221.00	293.93
TOTAL GRANT INCOME	16,525.00	337.24	115,221.00	293.93
OTHER INCOME				
Interest Income	0.13	0.00	0.84	0.00
Investment Income	0.79	0.02	1.52	0.00
Miscellaneous Other Income	0.00	0.00	2,310.38	5.89
TOTAL OTHER INCOME	0.92	0.02	2,312.74	5.90
TOTAL INCOME	33,493.92	683.55	226,470.74	577.73
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	845.69	17.26	6,587.25	16.80
Employee Benefit-Health/Dental/Eye	132.57	2.71	1,304.14	3.33
Total Administrative Salaries	978.26	19.96	7,891.39	20.13
Legal Expense				
Credit/Criminal Background Checks	60.00	1.22	363.50	0.93
Tenant Screening	0.00	0.00	120.00	0.31
General Legal Expense	304.50	6.21	11,260.50	28.73
Total Legal Expense	364.50	7.44	11,744.00	29.96
Other Admin Expenses				
Staff Training	0.00	0.00	9.61	0.02
Staff Travel	60.45	1.23	352.09	0.90
Auditing Fees	190.13	3.88	1,909.18	4.87
Licenses/Fees/Permits	0.00	0.00	20.00	0.05
Professional Fees/Services	785.00	16.02	1,607.22	4.10
Total Other Admin Expenses	1,035.58	21.13	3,898.10	9.94
Miscellaneous Admin Expenses				
Publications/Subscriptions	61.85	1.26	198.31	0.51
Membership Dues and Fees	0.00	0.00	65.25	0.17
Telephone	294.27	6.01	1,011.72	2.58
Office Supplies	121.98	2.49	1,391.41	3.55
Copier and Supplies	73.38	1.50	1,015.73	2.59
Cell Phones/Pagers	209.11	4.27	1,209.06	3.08
Payroll Services	14.51	0.30	124.69	0.32
Postage/Express	227.00	4.63	1,361.27	3.47
Legal Ads	121.23	2.47	358.30	0.91
Internet	284.23	5.80	1,895.07	4.83
Answering Service/Voicemail	32.04	0.65	279.71	0.71
Employee Services - Health	0.00	0.00	24.75	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	18.21	5,524.84	14.09
Computer System Support	186.54	3.81	1,437.78	3.67
Property Mgnt Fee Expense	3,298.19	67.31	22,750.78	58.04
Asset Mgnt Fee Expense	0.00	0.00	980.00	2.50
Bookkeeping Fee Expense	367.50	7.50	2,535.00	6.47
HCPM-Contract - Fee For Service Expense	1,746.00	35.63	3,389.40	8.65
Total Miscellaneous Admin Expenses	7,930.14	161.84	45,661.28	116.48
TOTAL ADMINISTRATIVE EXPENSES	10,308.48	210.38	69,194.77	176.52
TENANT SERVICES				
Tenant Svcs - Tenant Participation	0.00	0.00	27.16	0.07

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Tenant Svcs - HCFC Activities-	85.19	1.74	605.39	1.54
TOTAL TENANT SERVICES EXPENSES	85.19	1.74	632.55	1.61
UTILITY EXPENSES				
Water & Sewer	2,666.68	54.42	18,666.66	47.62
Electricity	4,723.99	96.41	39,054.95	99.63
Gas	4,523.25	92.31	26,286.95	67.06
TOTAL UTILITY EXPENSES	11,913.92	243.14	84,008.56	214.31
MAINTENACE EXPENSES				
General Maint Expense				
Maintenance Fee For Service Expense	1,279.38	26.11	7,084.90	18.07
Maintenance Salaries	1,478.05	30.16	11,982.37	30.57
Maintenance Labor Overtime	288.55	5.89	1,780.16	4.54
Employee Benefit-Health/Dental/Eye	291.40	5.95	2,306.74	5.88
Maintenance Uniforms	18.87	0.39	659.43	1.68
Vehicle Gas, Oil, Repairs, Supplies	40.23	0.82	1,554.76	3.97
Vehicle Title/Registration	0.00	0.00	23.50	0.06
Total General Maint Expense	3,396.48	69.32	25,391.86	64.78
Materials				
Materials-Electrical	796.20	16.25	1,225.32	3.13
Materials-Plumbing	433.52	8.85	1,596.70	4.07
Materials-Heating	202.00	4.12	202.00	0.52
Materials-Flooring	0.00	0.00	6,205.32	15.83
Materials-Paint	348.80	7.12	424.76	1.08
Materials-Janitorial/Cleaning	0.00	0.00	614.83	1.57
Materials-Lumber	0.00	0.00	417.46	1.06
Materials-Maintenance Supplies	0.00	0.00	273.05	0.70
Materials-Grounds	0.00	0.00	91.35	0.23
Materials-Miscellaneous	0.00	0.00	740.27	1.89
Materials-Equipment Repairs	0.00	0.00	138.60	0.35
Materials-Appliance Parts	0.00	0.00	962.67	2.46
Materials-Safety Equipment	124.26	2.54	5,583.26	14.24
Materials-Hardware	96.82	1.98	966.72	2.47
Materials-Glass/Screens	36.60	0.75	165.10	0.42
Materials-Doors / Keys	18.44	0.38	447.17	1.14
Materials-Tools	58.37	1.19	83.69	0.21
Total Materials	2,115.01	43.16	20,138.27	51.37
Contract Costs				
Contract-Trash Removal	220.98	4.51	1,546.86	3.95
Contract-Extermination/Pest Control	96.00	1.96	822.00	2.10
Contract-Grounds	907.98	18.53	7,035.12	17.95
Contract-HVAC	0.00	0.00	937.79	2.39
Contract-Electrical	0.00	0.00	68.00	0.17
Contract-Plumbing	0.00	0.00	4,209.71	10.74
Total Contract Costs	1,224.96	25.00	14,619.48	37.29
TOTAL MAINTENACE EXPENSES	6,736.45	137.48	60,149.61	153.44
GENERAL EXPENSES				
Insurance	1,761.16	35.94	12,309.08	31.40
PILOT-Payments in Lieu of Taxes	398.03	8.12	2,756.12	7.03
Employee Benefits-Health/Dental/Optical	40.23	0.82	-36.37	-0.09
Employee Benefits-Pension	520.24	10.62	4,146.41	10.58
Employer Tax Expense	214.14	4.37	1,708.89	4.36
Lease Enforcement Fee For Service Expense	500.00	10.20	3,632.00	9.27
TOTAL GENERAL EXPENSES	3,433.80	70.08	24,516.13	62.54
FINANCING EXPENSE				
Interest Expense - Energy Performance Contract	218.49	4.46	1,555.01	3.97
TOTAL FINANCING EXPENSES	218.49	4.46	1,555.01	3.97
TOTAL EXPENSES	32,696.33	667.27	240,056.63	612.39
NET INCOME	797.59	16.28	-13,585.89	-34.66