

Jaycee Plaza (1jcp)  
**1\_PUM\_Jaycee Plaza**

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
<b>INCOME</b>				
<b>TENANT INCOME</b>				
Rental Income				
Tenant Rent	19,012.00	211.24	125,237.29	173.94
Total Rental Income	19,012.00	211.24	125,237.29	173.94
Other Tenant Income				
Laundry and Vending	0.00	0.00	2,668.06	3.71
Other Misc.Tenant Charges	15.00	0.17	310.00	0.43
Total Other Tenant Income	15.00	0.17	2,978.06	4.14
NET TENANT INCOME	19,027.00	211.41	128,215.35	178.08
<b>GRANT INCOME</b>				
HUD PHA Operating Grants/Subsidy	22,234.00	247.04	155,251.00	215.63
TOTAL GRANT INCOME	22,234.00	247.04	155,251.00	215.63
<b>OTHER INCOME</b>				
Interest Income	0.17	0.00	1.12	0.00
Investment Income	29.41	0.33	56.23	0.08
Miscellaneous Other Income	344.66	3.83	2,449.83	3.40
Misc Other Income-Office Space Rental	1,005.00	11.17	7,035.00	9.77
Misc Income-Antenna Rental	5,337.30	59.30	21,305.55	29.59
TOTAL OTHER INCOME	6,716.54	74.63	30,847.73	42.84
<b>TOTAL INCOME</b>	<b>47,977.54</b>	<b>533.08</b>	<b>314,314.08</b>	<b>436.55</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
Administrative Salaries				
Administrative Salaries	4,049.96	45.00	31,951.12	44.38
Employee Benefit-Health/Dental/Eye	635.40	7.06	4,586.37	6.37
Total Administrative Salaries	4,685.36	52.06	36,537.49	50.75
Legal Expense				
Credit/Criminal Background Checks	144.00	1.60	1,049.00	1.46
Tenant Screening	0.00	0.00	24.00	0.03
General Legal Expense	0.00	0.00	4,975.00	6.91
Total Legal Expense	144.00	1.60	6,048.00	8.40
Other Admin Expenses				
Staff Training	0.00	0.00	17.64	0.02
Staff Travel	60.45	0.67	299.61	0.42
Auditing Fees	349.19	3.88	3,062.08	4.25
Licenses/Fees/Permits	0.00	0.00	755.00	1.05
Professional Fees/Services	0.00	0.00	2,244.72	3.12
Total Other Admin Expenses	409.64	4.55	6,379.05	8.86
Miscellaneous Admin Expenses				
Publications/Subscriptions	61.86	0.69	270.78	0.38
Membership Dues and Fees	0.00	0.00	119.85	0.17
Telephone	374.27	4.16	2,340.23	3.25
Office Supplies	199.59	2.22	1,086.12	1.51
Copier and Supplies	73.38	0.82	596.53	0.83
Cell Phones/Pagers	134.11	1.49	1,059.06	1.47
Payroll Services	45.54	0.51	407.33	0.57
Postage/Express	107.00	1.19	714.24	0.99
Legal Ads	222.66	2.47	675.58	0.94
Printer Supplies	0.00	0.00	50.57	0.07
Internet	33.78	0.38	211.45	0.29
Answering Service/Voicemail	32.04	0.36	279.71	0.39
Employee Services - Health	0.00	0.00	45.45	0.06
Bank/Credit Card Fees	9.95	0.11	19.90	0.03
Computer Hardware	0.00	0.00	12.33	0.02
Computer Software	0.00	0.00	23.66	0.03
Computer Supplies	0.00	0.00	72.22	0.10
Computer/IT Support Expense	942.31	10.47	5,363.85	7.45
Computer System Support	186.54	2.07	1,437.78	2.00
Property Mgnt Fee Expense	5,855.97	65.07	40,991.78	56.93
Asset Mgnt Fee Expense	0.00	0.00	1,800.00	2.50
Bookkeeping Fee Expense	652.50	7.25	4,567.50	6.34
Prog Mgnt Fee Exp - JCP Antenna Rental 10%	533.73	5.93	2,130.58	2.96
Prog Mgnt Fee Exp - JCP Office Space Rental 10%	100.50	1.12	703.50	0.98

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HCPM-Contract - Fee For Service Expense	1,728.00	19.20	17,856.00	24.80
Total Miscellaneous Admin Expenses	11,293.73	125.49	82,836.00	115.05
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>16,532.73</b>	<b>183.70</b>	<b>131,800.54</b>	<b>183.06</b>
<b>TENANT SERVICES</b>				
Tenant Svcs - Tenant Participation	0.00	0.00	27.17	0.04
Tenant Svcs - HCFC Activities-	159.50	1.77	1,916.50	2.66
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>159.50</b>	<b>1.77</b>	<b>1,943.67</b>	<b>2.70</b>
<b>UTILITY EXPENSES</b>				
Water & Sewer	4,816.68	53.52	33,716.66	46.83
Electricity	5,698.25	63.31	37,060.51	51.47
Electricity-Vacant Units	0.00	0.00	237.80	0.33
Gas	82.27	0.91	561.20	0.78
<b>TOTAL UTILITY EXPENSES</b>	<b>10,597.20</b>	<b>117.75</b>	<b>71,576.17</b>	<b>99.41</b>
<b>MAINTENACE EXPENSES</b>				
General Maint Expense				
Maintenance Fee For Service Expense	2,349.87	26.11	13,010.31	18.07
Maintenance Salaries	2,097.66	23.31	30,648.67	42.57
Maintenance Labor Overtime	471.78	5.24	4,567.49	6.34
Employee Benefit-Health/Dental/Eye	759.70	8.44	4,876.69	6.77
Maintenance Uniforms	56.09	0.62	527.41	0.73
Vehicle Gas, Oil, Repairs, Supplies	564.67	6.27	1,717.27	2.39
Vehicle Title/Registration	0.00	0.00	109.00	0.15
Total General Maint Expense	6,299.77	70.00	55,456.84	77.02
Materials				
Materials-Electrical	607.30	6.75	702.59	0.98
Materials-Plumbing	486.10	5.40	1,404.14	1.95
Materials-Heating	0.00	0.00	138.77	0.19
Materials-Flooring	143.76	1.60	5,887.99	8.18
Materials-Paint	1,577.58	17.53	4,498.52	6.25
Materials-Janitorial/Cleaning	0.00	0.00	1,727.96	2.40
Materials-Lumber	345.90	3.84	345.90	0.48
Materials-Grounds	0.00	0.00	1,342.30	1.86
Materials-Miscellaneous	0.00	0.00	33.32	0.05
Materials-Equipment Repairs	0.00	0.00	316.63	0.44
Materials-Appliance Parts	0.00	0.00	17.25	0.02
Materials-Safety Equipment	124.29	1.38	1,544.64	2.15
Materials-Glass/Screens	0.00	0.00	277.50	0.39
Materials-Doors / Keys	131.44	1.46	5,181.99	7.20
Total Materials	3,416.37	37.96	23,419.50	32.53
Contract Costs				
Contract-Elevator Monitoring	817.15	9.08	6,428.24	8.93
Contract-Trash Removal	309.60	3.44	2,167.20	3.01
Contract-Extermination/Pest Control	540.00	6.00	1,260.00	1.75
Contract-Extermination/Bed Bug	0.00	0.00	2,450.00	3.40
Contract-Grounds	907.99	10.09	2,374.42	3.30
Contract-Plumbing	0.00	0.00	483.06	0.67
Contract-Roofing	0.00	0.00	720.00	1.00
Contract Costs-Other Misc	0.00	0.00	1,000.00	1.39
Total Contract Costs	2,574.74	28.61	16,882.92	23.45
<b>TOTAL MAINTENACE EXPENSES</b>	<b>12,290.88</b>	<b>136.57</b>	<b>95,759.26</b>	<b>133.00</b>
<b>GENERAL EXPENSES</b>				
Insurance	2,888.74	32.10	20,177.75	28.02
PILOT-Payments in Lieu of Taxes	1,134.26	12.60	7,975.41	11.08
Employee Benefits-Health/Dental/Optical	54.81	0.61	54.81	0.08
Employee Benefits-Pension	1,559.41	17.33	12,437.94	17.27
Employer Tax Expense	672.03	7.47	5,442.69	7.56
Lease Enforcement Fee For Service Expense	500.00	5.56	3,548.00	4.93
<b>TOTAL GENERAL EXPENSES</b>	<b>6,809.25</b>	<b>75.66</b>	<b>49,636.60</b>	<b>68.94</b>
<b>FINANCING EXPENSE</b>				
Interest Expense - Energy Performance Contract	401.31	4.46	2,856.09	3.97
<b>TOTAL FINANCING EXPENSES</b>	<b>401.31</b>	<b>4.46</b>	<b>2,856.09</b>	<b>3.97</b>
<b>TOTAL EXPENSES</b>	<b>46,790.87</b>	<b>519.90</b>	<b>353,572.33</b>	<b>491.07</b>
<b>NET INCOME</b>	<b>1,186.67</b>	<b>13.19</b>	<b>-39,258.25</b>	<b>-54.53</b>