

1_PUM_Ferguson Court

Period = May 2016

Book = Accrual ; Tree = ysi_is

	Period To Date	Period To Date	Year to Date	Year To Date
	Total	Per Unit	Total	Per Unit
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	19,410.00	388.20	154,301.29	385.75
Total Rental Income	19,410.00	388.20	154,301.29	385.75
Other Tenant Income				
Laundry and Vending	329.45	6.59	1,023.82	2.56
NSF Charges	50.00	1.00	50.00	0.12
Tenant Owned / Excess Utilities	720.00	14.40	840.00	2.10
Other Misc.Tenant Charges	0.00	0.00	13.50	0.03
Total Other Tenant Income	1,099.45	21.99	1,927.32	4.82
NET TENANT INCOME	20,509.45	410.19	156,228.61	390.57
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	10,024.50	200.49	83,214.00	208.04
TOTAL GRANT INCOME	10,024.50	200.49	83,214.00	208.04
OTHER INCOME				
Interest Income	0.13	0.00	0.97	0.00
Investment Income	0.41	0.01	2.97	0.01
Miscellaneous Other Income	0.00	0.00	100.00	0.25
TOTAL OTHER INCOME	0.54	0.01	103.94	0.26
TOTAL INCOME	30,534.49	610.69	239,546.55	598.87
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	1,869.02	37.38	16,445.40	41.11
Employee Benefit-Health/Dental/Eye	343.47	6.87	1,806.61	4.52
Total Administrative Salaries	2,212.49	44.25	18,252.01	45.63
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	62.68	1.25	331.49	0.83
Auditing Fees	194.03	3.88	2,131.43	5.33
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	256.71	5.13	3,542.94	8.86
Miscellaneous Admin Expenses				
Publications/Subscriptions	0.00	0.00	200.09	0.50
Membership Dues and Fees	92.57	1.85	159.15	0.40
Telephone	292.87	5.86	2,347.47	5.87
Office Supplies	-24.32	-0.49	817.82	2.04
Copier and Supplies	99.03	1.98	695.56	1.74
Cell Phones/Pagers	135.34	2.71	1,194.40	2.99
Payroll Services	19.72	0.39	202.14	0.51
Postage/Express	68.31	1.37	782.55	1.96
Legal Ads	0.00	0.00	375.34	0.94
Printer Supplies	0.00	0.00	50.57	0.13
Internet	34.74	0.69	1,149.14	2.87
Answering Service/Voicemail	24.51	0.49	304.22	0.76
Other Misc Admin Expenses	99.01	1.98	99.01	0.25
Employee Services - Health	8.42	0.17	33.67	0.08
Marketing/Promotions/Advertising	13.24	0.26	13.24	0.03
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	873.56	17.47	6,187.41	15.47
Computer System Support	186.54	3.73	1,624.32	4.06
Property Mgmt Fee Expense	3,298.19	65.96	26,048.97	65.12
Asset Mgmt Fee Expense	500.00	10.00	4,000.00	10.00
Bookkeeping Fee Expense	367.50	7.35	2,902.50	7.26
Total Miscellaneous Admin Expenses	6,089.23	121.78	49,295.78	123.24
TOTAL ADMINISTRATIVE EXPENSES	8,558.43	171.17	72,865.23	182.16
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	717.76	1.79
Tenant Svcs - Moving Expenses	0.00	0.00	712.23	1.78
TOTAL TENANT SERVICES EXPENSES	89.72	1.79	1,457.15	3.64
UTILITY EXPENSES				
Water & Sewer	2,683.33	53.67	21,466.66	53.67
Electricity	2,773.70	55.47	26,996.69	67.49
Gas	1,477.76	29.56	6,982.96	17.46
TOTAL UTILITY EXPENSES	6,934.79	138.70	55,446.31	138.62
MAINTENANCE EXPENSES				
General Maint Expense				
Maintenance Fee For Service Expense	817.38	16.35	5,156.19	12.89
Maintenance Salaries	1,591.50	31.83	16,486.95	41.22
Maintenance Labor Overtime	256.95	5.14	2,148.53	5.37
Employee Benefit-Health/Dental/Eye	337.69	6.75	2,578.61	6.45
Maintenance Uniforms	0.00	0.00	400.21	1.00
Vehicle Gas, Oil, Repairs, Supplies	262.24	5.24	422.29	1.06
Vehicle Title/Registration	0.00	0.00	23.50	0.06
Total General Maint Expense	3,265.76	65.32	27,216.28	68.04
Materials				
Materials-Electrical	0.00	0.00	63.20	0.16
Materials-Plumbing	0.00	0.00	626.47	1.57
Materials-Heating	100.00	2.00	1,016.02	2.54
Materials-Flooring	61.88	1.24	61.88	0.15
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	165.00	3.30	2,364.29	5.91
Materials-Hardware	0.00	0.00	100.87	0.25
Materials-Glass/Screens	0.00	0.00	327.00	0.82
Materials-Doors / Keys	0.00	0.00	1,256.99	3.14
Total Materials	326.88	6.54	7,834.76	19.59
Contract Costs				
Contract-Trash Removal	0.00	0.00	3,219.32	8.05
Contract-Extermination/Pest Control	0.00	0.00	880.00	2.20
Contract-Grounds	0.00	0.00	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	0.00	0.00	13,395.87	33.49
TOTAL MAINTENACE EXPENSES	3,592.64	71.85	48,446.91	121.12
GENERAL EXPENSES				
Insurance	1,262.30	25.25	10,065.91	25.16
PILOT-Payments in Lieu of Taxes	940.13	18.80	7,529.63	18.82
Employee Benefits-Health/Dental/Optical	0.00	0.00	47.59	0.12
Employee Benefits-Pension	583.33	11.67	4,729.23	11.82
Employer Tax Expense	281.34	5.63	2,752.44	6.88
Security/Lease Enforcement Fee For Service	0.00	0.00	480.00	1.20
Lease Enforcement Fee For Service Expense	500.00	10.00	3,568.00	8.92
TOTAL GENERAL EXPENSES	3,567.10	71.34	29,172.80	72.93
FINANCING EXPENSE				
Interest Expense - Energy Performance Contr	222.95	4.46	1,809.72	4.52
TOTAL FINANCING EXPENSES	222.95	4.46	1,809.72	4.52
TOTAL EXPENSES	22,965.63	459.31	209,198.12	523.00
NET INCOME	7,568.86	151.38	30,348.43	75.87