

1_PUM_Holly Berry 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	16,812.00	336.24	125,714.00	314.29
Total Rental Income	16,812.00	336.24	125,714.00	314.29
Other Tenant Income				
Tenant Owned / Excess Utilities	100.00	2.00	100.00	0.25
Other Misc.Tenant Charges	10.00	0.20	45.00	0.11
Total Other Tenant Income	110.00	2.20	145.00	0.36
NET TENANT INCOME	16,922.00	338.44	125,859.00	314.65
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	24,232.00	484.64	139,453.00	348.63
TOTAL GRANT INCOME	24,232.00	484.64	139,453.00	348.63
OTHER INCOME				
Interest Income	0.13	0.00	0.97	0.00
Investment Income	0.24	0.00	1.76	0.00
Miscellaneous Other Income	0.00	0.00	2,310.38	5.78
TOTAL OTHER INCOME	0.37	0.01	2,313.11	5.78
TOTAL INCOME	41,154.37	823.09	267,625.11	669.06
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	857.36	17.15	7,444.61	18.61
Employee Benefit-Health/Dental/Eye	133.71	2.67	1,437.85	3.59
Total Administrative Salaries	991.07	19.82	8,882.46	22.21
Legal Expense				
Credit/Criminal Background Checks	0.00	0.00	363.50	0.91
Tenant Screening	0.00	0.00	120.00	0.30
General Legal Expense	1,231.50	24.63	12,492.00	31.23
Total Legal Expense	1,231.50	24.63	12,975.50	32.44
Other Admin Expenses				
Staff Training	0.00	0.00	9.61	0.02
Staff Travel	62.68	1.25	414.77	1.04
Auditing Fees	190.13	3.80	2,099.31	5.25
Licenses/Fees/Permits	0.00	0.00	20.00	0.05
Professional Fees/Services	0.00	0.00	1,607.22	4.02
Total Other Admin Expenses	252.81	5.06	4,150.91	10.38
Miscellaneous Admin Expenses				
Publications/Subscriptions	0.00	0.00	198.31	0.50
Membership Dues and Fees	90.72	1.81	155.97	0.39
Telephone	150.79	3.02	1,162.51	2.91
Office Supplies	221.37	4.43	1,612.78	4.03
Copier and Supplies	266.71	5.33	1,282.44	3.21
Cell Phones/Pagers	135.34	2.71	1,344.40	3.36
Payroll Services	14.63	0.29	139.32	0.35
Postage/Express	83.31	1.67	1,444.58	3.61
Legal Ads	0.00	0.00	358.30	0.90
Internet	284.00	5.68	2,179.07	5.45
Answering Service/Voicemail	24.51	0.49	304.22	0.76
Other Misc Admin Expenses	97.03	1.94	97.03	0.24
Employee Services - Health	8.25	0.16	33.00	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	6,398.40	16.00
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	0.00	0.00	980.00	2.45
Bookkeeping Fee Expense	367.50	7.35	2,902.50	7.26
HCPM-Contract - Fee For Service Expense	1,746.00	34.92	5,135.40	12.84
Total Miscellaneous Admin Expenses	7,861.69	157.23	53,522.97	133.81
TOTAL ADMINISTRATIVE EXPENSES	10,337.07	206.74	79,531.84	198.83
TENANT SERVICES				
Tenant Svcs - Tenant Participation	0.00	0.00	27.16	0.07

1_PUM_Holly Berry Court

Period = May 2016

Book = Accrual ; Tree = ysi_is

	Period To Date	Period To Date	Year to Date	Year To Date
Tenant Svcs - HCFC Activities-	85.19	1.70	690.58	1.73
TOTAL TENANT SERVICES EXPENSES	85.19	1.70	717.74	1.79
UTILITY EXPENSES				
Water & Sewer	2,666.68	53.33	21,333.34	53.33
Electricity	4,943.60	98.87	43,998.55	110.00
Gas	4,287.90	85.76	30,574.85	76.44
TOTAL UTILITY EXPENSES	11,898.18	237.96	95,906.74	239.77
MAINTENANCE EXPENSES				
General Maint Expense				
Maintenance Fee For Service Expense	1,335.05	26.70	8,419.95	21.05
Maintenance Salaries	1,409.05	28.18	13,391.42	33.48
Maintenance Labor Overtime	106.02	2.12	1,886.18	4.72
Employee Benefit-Health/Dental/Eye	261.17	5.22	2,567.91	6.42
Maintenance Uniforms	76.57	1.53	736.00	1.84
Vehicle Gas, Oil, Repairs, Supplies	262.24	5.24	1,817.00	4.54
Vehicle Title/Registration	0.00	0.00	23.50	0.06
Total General Maint Expense	3,450.10	69.00	28,841.96	72.10
Materials				
Materials-Electrical	380.66	7.61	1,605.98	4.01
Materials-Plumbing	274.80	5.50	1,871.50	4.68
Materials-Heating	0.00	0.00	202.00	0.50
Materials-Flooring	0.00	0.00	6,205.32	15.51
Materials-Paint	0.00	0.00	424.76	1.06
Materials-Janitorial/Cleaning	0.00	0.00	614.83	1.54
Materials-Lumber	0.00	0.00	417.46	1.04
Materials-Maintenance Supplies	0.00	0.00	273.05	0.68
Materials-Grounds	0.00	0.00	91.35	0.23
Materials-Miscellaneous	0.00	0.00	740.27	1.85
Materials-Equipment Repairs	0.00	0.00	138.60	0.35
Materials-Appliance Parts	0.00	0.00	962.67	2.41
Materials-Safety Equipment	1,727.58	34.55	7,310.84	18.28
Materials-Hardware	0.00	0.00	966.72	2.42
Materials-Glass/Screens	0.00	0.00	165.10	0.41
Materials-Doors / Keys	149.00	2.98	596.17	1.49
Materials-Tools	15.14	0.30	98.83	0.25
Total Materials	2,547.18	50.94	22,685.45	56.71
Contract Costs				
Contract-Trash Removal	0.00	0.00	1,546.86	3.87
Contract-Extermination/Pest Control	96.00	1.92	918.00	2.30
Contract-Grounds	0.00	0.00	7,035.12	17.59
Contract-HVAC	0.00	0.00	937.79	2.34
Contract-Alarm System Monitoring	156.00	3.12	156.00	0.39
Contract-Electrical	0.00	0.00	68.00	0.17
Contract-Plumbing	0.00	0.00	4,209.71	10.52
Total Contract Costs	252.00	5.04	14,871.48	37.18
TOTAL MAINTENANCE EXPENSES	6,249.28	124.99	66,398.89	166.00
GENERAL EXPENSES				
Insurance	1,761.16	35.22	14,070.24	35.18
PILOT-Payments in Lieu of Taxes	398.03	7.96	3,154.15	7.89
Employee Benefits-Health/Dental/Optical	0.00	0.00	-36.37	-0.09
Employee Benefits-Pension	583.33	11.67	4,729.74	11.82
Employer Tax Expense	208.83	4.18	1,917.72	4.79
Lease Enforcement Fee For Service Expense	500.00	10.00	4,132.00	10.33
TOTAL GENERAL EXPENSES	3,451.35	69.03	27,967.48	69.92
FINANCING EXPENSE				
Interest Expense - Energy Performance Contr	218.49	4.37	1,773.50	4.43
TOTAL FINANCING EXPENSES	218.49	4.37	1,773.50	4.43
TOTAL EXPENSES	32,239.56	644.79	272,296.19	680.74
NET INCOME	8,914.81	178.30	-4,671.08	-11.68