

1_PUM_Jaycee Plaza

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	18,461.00	369.22	143,698.29	359.25
Total Rental Income	18,461.00	369.22	143,698.29	359.25
Other Tenant Income				
Laundry and Vending	1,213.16	24.26	3,881.22	9.70
Other Misc.Tenant Charges	40.50	0.81	350.50	0.88
Total Other Tenant Income	1,253.66	25.07	4,231.72	10.58
NET TENANT INCOME	19,714.66	394.29	147,930.01	369.83
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	22,687.00	453.74	177,938.00	444.84
TOTAL GRANT INCOME	22,687.00	453.74	177,938.00	444.84
OTHER INCOME				
Interest Income	0.17	0.00	1.29	0.00
Investment Income	8.99	0.18	65.22	0.16
Miscellaneous Other Income	344.66	6.89	2,794.49	6.99
Misc Other Income-Office Space Rental	1,005.00	20.10	8,040.00	20.10
Misc Income-Antenna Rental	3,043.65	60.87	24,349.20	60.87
TOTAL OTHER INCOME	4,402.47	88.05	35,250.20	88.13
TOTAL INCOME	46,804.13	936.08	361,118.21	902.80
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	4,071.12	81.42	36,022.24	90.06
Employee Benefit-Health/Dental/Eye	637.39	12.75	5,223.76	13.06
Total Administrative Salaries	4,708.51	94.17	41,246.00	103.12
Legal Expense				
Credit/Criminal Background Checks	180.00	3.60	1,229.00	3.07
Tenant Screening	0.00	0.00	24.00	0.06
General Legal Expense	0.00	0.00	4,975.00	12.44
Total Legal Expense	180.00	3.60	6,228.00	15.57
Other Admin Expenses				
Staff Training	0.00	0.00	17.64	0.04
Staff Travel	62.68	1.25	362.29	0.91
Auditing Fees	349.19	6.98	3,411.27	8.53
Licenses/Fees/Permits	0.00	0.00	755.00	1.89
Professional Fees/Services	375.00	7.50	2,619.72	6.55
Total Other Admin Expenses	786.87	15.74	7,165.92	17.91
Miscellaneous Admin Expenses				
Publications/Subscriptions	0.00	0.00	270.78	0.68
Membership Dues and Fees	166.63	3.33	286.48	0.72
Telephone	493.25	9.86	2,833.48	7.08
Office Supplies	-18.76	-0.38	1,067.36	2.67
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	45.93	0.92	453.26	1.13
Postage/Express	91.25	1.82	805.49	2.01
Legal Ads	0.00	0.00	675.58	1.69
Printer Supplies	0.00	0.00	50.57	0.13
Internet	34.74	0.69	246.19	0.62
Answering Service/Voicemail	24.51	0.49	304.22	0.76
Other Misc Admin Expenses	178.22	3.56	178.22	0.45
Employee Services - Health	15.15	0.30	60.60	0.15
Marketing/Promotions/Advertising	13.24	0.26	13.24	0.03
Bank/Credit Card Fees	112.38	2.25	132.28	0.33
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	923.56	18.47	6,287.41	15.72
Computer System Support	186.54	3.73	1,624.32	4.06
Property Mgmt Fee Expense	5,990.59	119.81	46,982.37	117.46
Asset Mgmt Fee Expense	0.00	0.00	1,800.00	4.50
Bookkeeping Fee Expense	667.50	13.35	5,235.00	13.09
Prog Mgmt Fee Exp - JCP Antenna Rental 1	304.37	6.09	2,434.95	6.09
Prog Mgmt Fee Exp - JCP Office Space Rent	100.50	2.01	804.00	2.01

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HCPM-Contract - Fee For Service Expense	0.00	0.00	17,856.00	44.64
Total Miscellaneous Admin Expenses	9,563.97	191.28	92,399.97	231.00
TOTAL ADMINISTRATIVE EXPENSES	15,239.35	304.79	147,039.89	367.60
TENANT SERVICES				
Tenant Svcs - Tenant Participation	0.00	0.00	27.17	0.07
Tenant Svcs - HCFC Activities-	159.50	3.19	2,076.00	5.19
TOTAL TENANT SERVICES EXPENSES	159.50	3.19	2,103.17	5.26
UTILITY EXPENSES				
Water & Sewer	4,816.66	96.33	38,533.32	96.33
Electricity	6,284.70	125.69	43,345.21	108.36
Electricity-Vacant Units	0.00	0.00	237.80	0.59
Gas	59.99	1.20	621.19	1.55
TOTAL UTILITY EXPENSES	11,161.35	223.23	82,737.52	206.84
MAINTENANCE EXPENSES				
General Maint Expense				
Maintenance Fee For Service Expense	2,452.13	49.04	15,462.44	38.66
Maintenance Salaries	3,341.03	66.82	33,989.70	84.97
Maintenance Labor Overtime	134.10	2.68	4,701.59	11.75
Employee Benefit-Health/Dental/Eye	740.60	14.81	5,617.29	14.04
Maintenance Uniforms	0.00	0.00	527.41	1.32
Vehicle Gas, Oil, Repairs, Supplies	944.23	18.88	2,661.50	6.65
Vehicle Title/Registration	0.00	0.00	109.00	0.27
Total General Maint Expense	7,612.09	152.24	63,068.93	157.67
Materials				
Materials-Electrical	98.40	1.97	800.99	2.00
Materials-Plumbing	0.00	0.00	1,404.14	3.51
Materials-Heating	0.00	0.00	138.77	0.35
Materials-Flooring	0.00	0.00	5,887.99	14.72
Materials-Paint	9.39	0.19	4,507.91	11.27
Materials-Janitorial/Cleaning	74.53	1.49	1,802.49	4.51
Materials-Lumber	0.00	0.00	345.90	0.86
Materials-Grounds	0.00	0.00	1,342.30	3.36
Materials-Miscellaneous	0.00	0.00	33.32	0.08
Materials-Equipment Repairs	0.00	0.00	316.63	0.79
Materials-Appliance Parts	0.00	0.00	17.25	0.04
Materials-Safety Equipment	0.00	0.00	1,544.64	3.86
Materials-Glass/Screens	0.00	0.00	277.50	0.69
Materials-Doors / Keys	-35.00	-0.70	5,146.99	12.87
Total Materials	147.32	2.95	23,566.82	58.92
Contract Costs				
Contract-Elevator Monitoring	817.15	16.34	7,245.39	18.11
Contract-Trash Removal	0.00	0.00	2,167.20	5.42
Contract-Extermination/Pest Control	0.00	0.00	1,260.00	3.15
Contract-Extermination/Bed Bug	350.00	7.00	2,800.00	7.00
Contract-Grounds	0.00	0.00	2,374.42	5.94
Contract-Plumbing	0.00	0.00	483.06	1.21
Contract-Roofing	0.00	0.00	720.00	1.80
Contract Costs-Other Misc	0.00	0.00	1,000.00	2.50
Total Contract Costs	1,167.15	23.34	18,050.07	45.13
TOTAL MAINTENANCE EXPENSES	8,926.56	178.53	104,685.82	261.71
GENERAL EXPENSES				
Insurance	2,888.74	57.77	23,066.49	57.67
PILOT-Payments in Lieu of Taxes	1,134.26	22.69	9,109.67	22.77
Employee Benefits-Health/Dental/Optical	0.00	0.00	54.81	0.14
Employee Benefits-Pension	1,749.67	34.99	14,187.61	35.47
Employer Tax Expense	655.36	13.11	6,098.05	15.25
Lease Enforcement Fee For Service Expense	500.00	10.00	4,048.00	10.12
TOTAL GENERAL EXPENSES	6,928.03	138.56	56,564.63	141.41
FINANCING EXPENSE				
Interest Expense - Energy Performance Contr	0.00	0.00	2,856.09	7.14
TOTAL FINANCING EXPENSES	0.00	0.00	2,856.09	7.14
TOTAL EXPENSES	42,414.79	848.30	395,987.12	989.97
NET INCOME	4,389.34	87.79	-34,868.91	-87.17