

**1\_PUM\_Ferguson Court**

Period = Aug 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	19,081.00	381.62	210,677.29	383.05
Total Rental Income	19,081.00	381.62	210,677.29	383.05
Other Tenant Income				
Laundry and Vending	443.30	8.87	1,467.12	2.67
NSF Charges	0.00	0.00	50.00	0.09
Tenant Owned / Excess Utilities	1,560.00	31.20	5,510.00	10.02
Other Misc.Tenant Charges	0.00	0.00	13.50	0.02
Total Other Tenant Income	2,003.30	40.07	7,040.62	12.80
NET TENANT INCOME	21,084.30	421.69	217,717.91	395.85
<b>GRANT INCOME</b>				
HUD PHA Operating Grants/Subsidy	9,571.50	191.43	112,381.50	204.33
TOTAL GRANT INCOME	9,571.50	191.43	112,381.50	204.33
<b>OTHER INCOME</b>				
Interest Income	0.12	0.00	1.36	0.00
Investment Income	0.40	0.01	4.17	0.01
Miscellaneous Other Income	0.00	0.00	100.00	0.18
TOTAL OTHER INCOME	0.52	0.01	105.53	0.19
<b>TOTAL INCOME</b>	<b>30,656.32</b>	<b>613.13</b>	<b>330,204.94</b>	<b>600.37</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
Administrative Salaries				
Administrative Salaries	1,959.73	39.19	23,073.48	41.95
Employee Benefit-Health/Dental/Eye	226.01	4.52	2,512.39	4.57
Total Administrative Salaries	2,185.74	43.71	25,585.87	46.52
Legal Expense				
Credit/Criminal Background Checks	0.00	0.00	601.50	1.09
General Legal Expense	0.00	0.00	1,173.00	2.13
Total Legal Expense	0.00	0.00	1,774.50	3.23
Other Admin Expenses				
Staff Training	236.14	4.72	245.94	0.45
Staff Travel	11.61	0.23	443.03	0.81
Auditing Fees	194.03	3.88	2,713.52	4.93
Licenses/Fees/Permits	0.00	0.00	148.00	0.27
Professional Fees/Services	0.00	0.00	922.22	1.68
Total Other Admin Expenses	441.78	8.84	4,472.71	8.13
Miscellaneous Admin Expenses				
Publications/Subscriptions	0.00	0.00	200.09	0.36
Membership Dues and Fees	22.80	0.46	315.54	0.57
Telephone	296.02	5.92	3,234.09	5.88
Office Supplies	0.00	0.00	817.82	1.49
Copier and Supplies	142.60	2.85	928.92	1.69
Cell Phones/Pagers	160.68	3.21	1,657.90	3.01
Payroll Services	20.99	0.42	273.76	0.50
Postage/Express	13.33	0.27	956.99	1.74
Legal Ads	0.00	0.00	375.34	0.68
Printer Supplies	0.00	0.00	50.57	0.09
Internet	165.21	3.30	1,772.34	3.22
Answering Service/Voicemail	24.83	0.50	384.64	0.70
Other Misc Admin Expenses	0.00	0.00	99.01	0.18
Employee Services	0.00	0.00	50.99	0.09
Employee Services - Health	0.00	0.00	33.67	0.06
Marketing/Promotions/Advertising	27.72	0.55	154.22	0.28
Computer Hardware	255.01	5.10	267.34	0.49
Computer Software	0.00	0.00	23.66	0.04
Computer Supplies	0.00	0.00	72.22	0.13
Computer/IT Support Expense	898.56	17.97	9,284.53	16.88
Computer System Support	188.02	3.76	2,185.42	3.97
Property Mgmt Fee Expense	3,365.50	67.31	36,078.16	65.60
Asset Mgmt Fee Expense	500.00	10.00	5,500.00	10.00
Bookkeeping Fee Expense	375.00	7.50	4,020.00	7.31
Total Miscellaneous Admin Expenses	6,456.27	129.13	68,737.22	124.98
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>9,083.79</b>	<b>181.68</b>	<b>100,570.30</b>	<b>182.86</b>

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	Period To Date	Period To Date	Year to Date	Year To Date
<b>TENANT SERVICES</b>				
Tenant Svcs - Tenant Participation	0.00	0.00	27.16	0.05
Tenant Svcs - HCFC Activities-	89.72	1.79	986.92	1.79
Tenant Svcs - Moving Expenses	0.00	0.00	712.23	1.29
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>89.72</b>	<b>1.79</b>	<b>1,726.31</b>	<b>3.14</b>
<b>UTILITY EXPENSES</b>				
Water & Sewer	2,683.33	53.67	29,516.66	53.67
Electricity	6,526.42	130.53	37,725.46	68.59
Gas	954.07	19.08	11,397.32	20.72
<b>TOTAL UTILITY EXPENSES</b>	<b>10,163.82</b>	<b>203.28</b>	<b>78,639.44</b>	<b>142.98</b>
<b>MAINTENACE EXPENSES</b>				
General Maint Expense				
Maintenance Fee For Service Expense	797.17	15.94	7,730.90	14.06
Maintenance Salaries	1,285.49	25.71	21,519.45	39.13
Maintenance Labor Overtime	389.48	7.79	2,897.79	5.27
Employee Benefit-Health/Dental/Eye	294.77	5.90	3,485.94	6.34
Temporary Labor-Maintenance	221.67	4.43	221.67	0.40
Maintenance Uniforms	0.00	0.00	400.21	0.73
Vehicle Gas, Oil, Repairs, Supplies	67.39	1.35	644.31	1.17
Vehicle Title/Registration	0.00	0.00	32.44	0.06
<b>Total General Maint Expense</b>	<b>3,055.97</b>	<b>61.12</b>	<b>36,932.71</b>	<b>67.15</b>
Materials				
Materials-Electrical	14.01	0.28	77.21	0.14
Materials-Plumbing	208.90	4.18	932.40	1.70
Materials-Heating	1,412.43	28.25	2,428.45	4.42
Materials-Flooring	1,186.50	23.73	1,248.38	2.27
Materials-Paint	0.00	0.00	1,024.85	1.86
Materials-Janitorial/Cleaning	0.00	0.00	29.76	0.05
Materials-Lumber	0.00	0.00	209.04	0.38
Materials-Grounds	0.00	0.00	206.20	0.37
Materials-Equipment Repairs	111.98	2.24	250.58	0.46
Materials-Appliance Parts	0.00	0.00	729.21	1.33
Materials-Safety Equipment	45.00	0.90	2,458.29	4.47
Materials-Hardware	0.00	0.00	105.27	0.19
Materials-Glass/Screens	0.00	0.00	392.00	0.71
Materials-Doors / Keys	1,069.27	21.39	2,326.26	4.23
<b>Total Materials</b>	<b>4,048.09</b>	<b>80.96</b>	<b>12,417.90</b>	<b>22.58</b>
Contract Costs				
Contract-Trash Removal	442.00	8.84	3,882.32	7.06
Contract-Extermination/Pest Control	425.00	8.50	1,305.00	2.37
Contract-Grounds	0.00	0.00	7,979.27	14.51
Contract-HVAC	0.00	0.00	861.36	1.57
Contract-Plumbing	0.00	0.00	4,620.20	8.40
Contract-Painting	100.00	2.00	100.00	0.18
<b>Total Contract Costs</b>	<b>967.00</b>	<b>19.34</b>	<b>18,748.15</b>	<b>34.09</b>
<b>TOTAL MAINTENACE EXPENSES</b>	<b>8,071.06</b>	<b>161.42</b>	<b>68,098.76</b>	<b>123.82</b>
<b>GENERAL EXPENSES</b>				
Insurance	1,262.30	25.25	13,852.81	25.19
PILOT-Payments in Lieu of Taxes	937.97	18.76	10,343.54	18.81
Employee Benefits-Health/Dental/Optical	0.00	0.00	47.59	0.09
Employee Benefits-Pension	583.33	11.67	6,479.22	11.78
Employer Tax Expense	286.91	5.74	3,757.96	6.83
Security/Lease Enforcement Fee For Service	0.00	0.00	480.00	0.87
Lease Enforcement Fee For Service Expense	0.00	0.00	3,818.00	6.94
<b>TOTAL GENERAL EXPENSES</b>	<b>3,070.51</b>	<b>61.41</b>	<b>38,779.12</b>	<b>70.51</b>
<b>FINANCING EXPENSE</b>				
Interest Expense - Energy Performance Contract	222.95	4.46	2,478.57	4.51
<b>TOTAL FINANCING EXPENSES</b>	<b>222.95</b>	<b>4.46</b>	<b>2,478.57</b>	<b>4.51</b>
<b>TOTAL EXPENSES</b>	<b>30,701.85</b>	<b>614.04</b>	<b>290,292.50</b>	<b>527.80</b>
<b>NET INCOME</b>	<b>-45.53</b>	<b>-0.91</b>	<b>39,912.44</b>	<b>72.57</b>