

Holly Berry Court (1hbc)
1_PUM_Holly Berry 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
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	16,660.00	340.00	175,445.00	325.50
Total Rental Income	16,660.00	340.00	175,445.00	325.50
Other Tenant Income				
Tenant Owned / Excess Utilities	1,220.00	24.90	4,200.00	7.79
Other Misc. Tenant Charges	0.00	0.00	45.00	0.08
Total Other Tenant Income	1,220.00	24.90	4,245.00	7.88
NET TENANT INCOME	17,880.00	364.90	179,690.00	333.38
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	25,797.00	526.47	215,279.00	399.40
TOTAL GRANT INCOME	25,797.00	526.47	215,279.00	399.40
OTHER INCOME				
Interest Income	0.12	0.00	1.36	0.00
Investment Income	0.24	0.00	2.47	0.00
Miscellaneous Other Income	0.00	0.00	2,310.38	4.29
TOTAL OTHER INCOME	0.36	0.01	2,314.21	4.29
TOTAL INCOME	43,677.36	891.37	397,283.21	737.07
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	906.90	18.51	10,496.63	19.47
Employee Benefit-Health/Dental/Eye	244.98	5.00	2,297.09	4.26
Total Administrative Salaries	1,151.88	23.51	12,793.72	23.74
Legal Expense				
Credit/Criminal Background Checks	24.00	0.49	387.50	0.72
Tenant Screening	0.00	0.00	120.00	0.22
General Legal Expense	292.00	5.96	14,972.50	27.78
Total Legal Expense	316.00	6.45	15,480.00	28.72
Other Admin Expenses				
Staff Training	231.42	4.72	241.03	0.45
Staff Travel	107.73	2.20	622.43	1.15
Auditing Fees	190.13	3.88	2,669.70	4.95
Licenses/Fees/Permits	0.00	0.00	20.00	0.04
Professional Fees/Services	0.00	0.00	1,607.22	2.98
Total Other Admin Expenses	529.28	10.80	5,160.38	9.57
Miscellaneous Admin Expenses				
Publications/Subscriptions	0.00	0.00	198.31	0.37
Membership Dues and Fees	22.80	0.47	311.77	0.58
Telephone	24.32	0.50	1,225.48	2.27
Office Supplies	527.12	10.76	2,794.82	5.19
Copier and Supplies	225.38	4.60	1,766.26	3.28
Cell Phones/Pagers	160.68	3.28	1,807.90	3.35
Payroll Services	13.09	0.27	186.36	0.35
Postage/Express	13.33	0.27	1,771.78	3.29
Legal Ads	0.00	0.00	358.30	0.66
Internet	285.81	5.83	3,034.22	5.63
Answering Service/Voicemail	24.83	0.51	384.64	0.71
Other Misc Admin Expenses	0.00	0.00	97.03	0.18
Employee Services	0.00	0.00	50.99	0.09
Employee Services - Health	0.00	0.00	33.00	0.06
Marketing/Promotions/Advertising	27.17	0.55	151.42	0.28
Computer Hardware	255.01	5.20	267.34	0.50
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	18.34	9,795.52	18.17
Computer System Support	188.02	3.84	2,185.42	4.05
Property Mgmt Fee Expense	3,163.57	64.56	35,472.37	65.81
Asset Mgmt Fee Expense	0.00	0.00	980.00	1.82
Bookkeeping Fee Expense	352.50	7.19	3,952.50	7.33
HCPM-Contract - Fee For Service Expense	0.00	0.00	5,135.40	9.53
Total Miscellaneous Admin Expenses	6,182.19	126.17	72,056.71	133.69
TOTAL ADMINISTRATIVE EXPENSES	8,179.35	166.93	105,490.81	195.72
TENANT SERVICES				
Tenant Svcs - Tenant Participation	0.00	0.00	27.16	0.05
Tenant Svcs - HCFC Activities-	85.19	1.74	946.15	1.76
TOTAL TENANT SERVICES EXPENSES	85.19	1.74	973.31	1.81

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UTILITY EXPENSES				
Water & Sewer	4,002.52	81.68	30,669.18	56.90
Electricity	7,654.73	156.22	63,145.76	117.15
Gas	0.00	0.00	37,671.68	69.89
TOTAL UTILITY EXPENSES	11,657.25	237.90	131,486.62	243.95
MAINTENANCE EXPENSES				
General Maint Expense				
Maintenance Fee For Service Expense	1,302.03	26.57	12,625.28	23.42
Maintenance Salaries	1,232.05	25.14	18,028.36	33.45
Maintenance Labor Overtime	141.92	2.90	2,414.93	4.48
Employee Benefit-Health/Dental/Eye	220.45	4.50	3,230.61	5.99
Temporary Labor-Maintenance	217.23	4.43	217.23	0.40
Maintenance Uniforms	76.57	1.56	736.00	1.37
Vehicle Gas, Oil, Repairs, Supplies	47.20	0.96	2,017.31	3.74
Vehicle Title/Registration	0.00	0.00	32.44	0.06
Total General Maint Expense	3,237.45	66.07	39,302.16	72.92
Materials				
Materials-Electrical	89.28	1.82	1,695.26	3.15
Materials-Plumbing	145.28	2.96	2,104.90	3.91
Materials-Heating	0.00	0.00	5,494.24	10.19
Materials-Flooring	0.00	0.00	6,205.32	11.51
Materials-Paint	33.80	0.69	552.20	1.02
Materials-Janitorial/Cleaning	0.00	0.00	614.83	1.14
Materials-Lumber	0.00	0.00	417.46	0.77
Materials-Maintenance Supplies	0.00	0.00	273.05	0.51
Materials-Grounds	0.00	0.00	91.35	0.17
Materials-Miscellaneous	0.00	0.00	740.27	1.37
Materials-Equipment Repairs	0.00	0.00	138.60	0.26
Materials-Appliance Parts	0.00	0.00	1,963.89	3.64
Materials-Safety Equipment	450.00	9.18	7,760.84	14.40
Materials-Hardware	0.00	0.00	966.72	1.79
Materials-Glass/Screens	0.00	0.00	165.10	0.31
Materials-Doors / Keys	243.88	4.98	840.05	1.56
Materials-Tools	0.00	0.00	98.83	0.18
Total Materials	962.24	19.64	30,122.91	55.89
Contract Costs				
Contract-Trash Removal	441.96	9.02	2,209.80	4.10
Contract-Extermination/Pest Control	1,338.00	27.31	2,256.00	4.19
Contract-Extermination/Bed Bug	350.00	7.14	350.00	0.65
Contract-Grounds	0.00	0.00	14,809.26	27.48
Contract-Fire Alarm	0.00	0.00	89.00	0.17
Contract-HVAC	0.00	0.00	937.79	1.74
Contract-Alarm System Monitoring	0.00	0.00	156.00	0.29
Contract-Electrical	0.00	0.00	68.00	0.13
Contract-Plumbing	0.00	0.00	4,209.71	7.81
Contract-Painting	300.00	6.12	300.00	0.56
Total Contract Costs	2,429.96	49.59	25,385.56	47.10
TOTAL MAINTENANCE EXPENSES	6,629.65	135.30	94,810.63	175.90
GENERAL EXPENSES				
Insurance	1,761.16	35.94	19,353.72	35.91
PILOT-Payments in Lieu of Taxes	540.57	11.03	4,775.86	8.86
Employee Benefits-Health/Dental/Optical	0.00	0.00	-36.37	-0.07
Employee Benefits-Pension	583.33	11.90	6,479.73	12.02
Employer Tax Expense	178.95	3.65	2,578.75	4.78
Lease Enforcement Fee For Service Expense	0.00	0.00	4,382.00	8.13
TOTAL GENERAL EXPENSES	3,064.01	62.53	37,533.69	69.64
FINANCING EXPENSE				
Interest Expense - Energy Performance Contract	218.49	4.46	2,428.97	4.51
TOTAL FINANCING EXPENSES	218.49	4.46	2,428.97	4.51
TOTAL EXPENSES	29,833.94	608.86	372,724.03	691.51
NET INCOME	13,843.42	282.52	24,559.18	45.56