

**1\_PUM\_Jaycee Plaza**

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	19,318.00	214.64	201,088.29	203.12
Total Rental Income	19,318.00	214.64	201,088.29	203.12
Other Tenant Income				
Laundry and Vending	1,321.65	14.68	5,202.87	5.26
Other Misc.Tenant Charges	30.50	0.34	459.00	0.46
Total Other Tenant Income	1,352.15	15.02	5,661.87	5.72
NET TENANT INCOME	20,670.15	229.67	206,750.16	208.84
<b>GRANT INCOME</b>				
HUD PHA Operating Grants/Subsidy	22,446.00	249.40	245,517.00	248.00
TOTAL GRANT INCOME	22,446.00	249.40	245,517.00	248.00
<b>OTHER INCOME</b>				
Interest Income	0.15	0.00	1.80	0.00
Investment Income	8.80	0.10	91.60	0.09
Miscellaneous Other Income	344.66	3.83	3,828.47	3.87
Misc Other Income-Office Space Rental	1,005.00	11.17	11,055.00	11.17
Misc Income-Antenna Rental	3,848.03	42.76	37,543.29	37.92
TOTAL OTHER INCOME	5,206.64	57.85	52,520.16	53.05
<b>TOTAL INCOME</b>	<b>48,322.79</b>	<b>536.92</b>	<b>504,787.32</b>	<b>509.89</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
Administrative Salaries				
Administrative Salaries	4,243.63	47.15	50,537.64	51.05
Employee Benefit-Health/Dental/Eye	661.18	7.35	7,314.08	7.39
Total Administrative Salaries	4,904.81	54.50	57,851.72	58.44
Legal Expense				
Credit/Criminal Background Checks	156.00	1.73	1,385.00	1.40
Tenant Screening	0.00	0.00	24.00	0.02
General Legal Expense	161.50	1.79	5,136.50	5.19
Total Legal Expense	317.50	3.53	6,545.50	6.61
Other Admin Expenses				
Staff Training	425.04	4.72	442.68	0.45
Staff Travel	11.61	0.13	473.83	0.48
Auditing Fees	349.19	3.88	4,458.84	4.50
Licenses/Fees/Permits	0.00	0.00	755.00	0.76
Professional Fees/Services	212.00	2.36	5,746.72	5.80
Total Other Admin Expenses	997.84	11.09	11,877.07	12.00
Miscellaneous Admin Expenses				
Publications/Subscriptions	0.00	0.00	270.78	0.27
Membership Dues and Fees	22.80	0.25	466.64	0.47
Telephone	342.75	3.81	3,698.24	3.74
Office Supplies	0.00	0.00	1,067.36	1.08
Copier and Supplies	185.25	2.06	971.57	0.98
Cell Phones/Pagers	160.68	1.79	1,657.90	1.67
Payroll Services	44.06	0.49	608.21	0.61
Postage/Express	13.33	0.15	979.93	0.99
Legal Ads	0.00	0.00	675.58	0.68
Printer Supplies	0.00	0.00	50.57	0.05
Internet	35.36	0.39	349.99	0.35
Answering Service/Voicemail	24.83	0.28	384.64	0.39
Other Misc Admin Expenses	0.00	0.00	178.22	0.18
Employee Services	0.00	0.00	50.99	0.05
Employee Services - Health	0.00	0.00	60.60	0.06
Marketing/Promotions/Advertising	49.90	0.55	267.02	0.27
Bank/Credit Card Fees	9.95	0.11	162.13	0.16
Computer Hardware	255.01	2.83	267.34	0.27
Computer Software	0.00	0.00	23.66	0.02
Computer Supplies	0.00	0.00	72.22	0.07
Computer/IT Support Expense	898.56	9.98	9,434.53	9.53
Computer System Support	188.02	2.09	2,185.42	2.21
Property Mgmt Fee Expense	5,855.97	65.07	64,617.59	65.27
Asset Mgmt Fee Expense	0.00	0.00	1,800.00	1.82
Bookkeeping Fee Expense	652.50	7.25	7,200.00	7.27
Prog Mgmt Fee Exp - JCP Antenna Rental 10'	384.80	4.28	3,754.35	3.79
Prog Mgmt Fee Exp - JCP Office Space Renta	100.50	1.12	1,105.50	1.12
HCPM-Contract - Fee For Service Expense	2,502.00	27.80	22,626.00	22.85
Total Miscellaneous Admin Expenses	11,726.27	130.29	124,986.98	126.25
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>17,946.42</b>	<b>199.40</b>	<b>201,261.27</b>	<b>203.29</b>

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<b>TENANT SERVICES</b>				
Temporary Labor-Tenant Services	0.00	0.00	200.00	0.20
Tenant Svcs - Tenant Participation	0.00	0.00	27.17	0.03
Tenant Svcs - HCFC Activities-	159.50	1.77	2,954.50	2.98
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>159.50</b>	<b>1.77</b>	<b>3,181.67</b>	<b>3.21</b>
<b>UTILITY EXPENSES</b>				
Water & Sewer	4,816.66	53.52	52,983.32	53.52
Electricity	3,682.57	40.92	54,598.88	55.15
Electricity-Vacant Units	0.00	0.00	237.80	0.24
Gas	78.42	0.87	849.30	0.86
<b>TOTAL UTILITY EXPENSES</b>	<b>8,577.65</b>	<b>95.31</b>	<b>108,669.30</b>	<b>109.77</b>
<b>MAINTENANCE EXPENSES</b>				
General Maint Expense				
Maintenance Fee For Service Expense	2,391.49	26.57	23,186.54	23.42
Maintenance Salaries	2,868.96	31.88	44,997.06	45.45
Maintenance Labor Overtime	475.98	5.29	5,985.48	6.05
Employee Benefit-Health/Dental/Eye	302.04	3.36	7,287.47	7.36
Temporary Labor-Maintenance	399.00	4.43	399.00	0.40
Maintenance Uniforms	0.00	0.00	527.41	0.53
Vehicle Gas, Oil, Repairs, Supplies	86.05	0.96	2,933.85	2.96
Vehicle Title/Registration	139.50	1.55	257.44	0.26
<b>Total General Maint Expense</b>	<b>6,663.02</b>	<b>74.03</b>	<b>85,574.25</b>	<b>86.44</b>
Materials				
Materials-Electrical	595.40	6.62	1,420.03	1.43
Materials-Plumbing	2,054.52	22.83	3,590.70	3.63
Materials-Heating	0.00	0.00	418.11	0.42
Materials-Flooring	1,653.73	18.37	7,821.72	7.90
Materials-Paint	533.00	5.92	5,059.63	5.11
Materials-Janitorial/Cleaning	0.00	0.00	1,802.49	1.82
Materials-Lumber	0.00	0.00	345.90	0.35
Materials-Grounds	86.52	0.96	1,428.82	1.44
Materials-Miscellaneous	0.00	0.00	33.32	0.03
Materials-Equipment Repairs	0.00	0.00	316.63	0.32
Materials-Appliance Parts	0.00	0.00	29.25	0.03
Materials-Safety Equipment	2,645.91	29.40	5,809.07	5.87
Materials-Hardware	0.00	0.00	8.80	0.01
Materials-Glass/Screens	0.00	0.00	277.50	0.28
Materials-Doors / Keys	829.29	9.21	6,211.35	6.27
Materials-Tools	37.95	0.42	37.95	0.04
<b>Total Materials</b>	<b>8,436.32</b>	<b>93.74</b>	<b>34,611.27</b>	<b>34.96</b>
Contract Costs				
Contract-Elevator Monitoring	817.15	9.08	9,696.84	9.79
Contract-Trash Removal	619.20	6.88	3,096.00	3.13
Contract-Extermination/Pest Control	360.00	4.00	1,800.00	1.82
Contract-Extermination/Bed Bug	1,750.00	19.44	4,550.00	4.60
Contract-Grounds	0.00	0.00	3,849.42	3.89
Contract-Plumbing	0.00	0.00	483.06	0.49
Contract-Roofing	0.00	0.00	720.00	0.73
Contract-Painting	175.00	1.94	175.00	0.18
Contract Costs-Other Misc	0.00	0.00	1,000.00	1.01
<b>Total Contract Costs</b>	<b>3,721.35</b>	<b>41.35</b>	<b>25,370.32</b>	<b>25.63</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>18,820.69</b>	<b>209.12</b>	<b>145,555.84</b>	<b>147.03</b>
<b>GENERAL EXPENSES</b>				
Insurance	2,888.74	32.10	31,732.71	32.05
PILOT-Payments in Lieu of Taxes	1,125.37	12.50	12,485.78	12.61
Employee Benefits-Health/Dental/Optical	0.00	0.00	54.81	0.06
Employee Benefits-Pension	1,749.67	19.44	19,436.62	19.63
Employer Tax Expense	602.20	6.69	8,274.54	8.36
Lease Enforcement Fee For Service Expense	0.00	0.00	4,298.00	4.34
<b>TOTAL GENERAL EXPENSES</b>	<b>6,365.98</b>	<b>70.73</b>	<b>76,282.46</b>	<b>77.05</b>
<b>FINANCING EXPENSE</b>				
Interest Expense - Energy Performance Contract	401.31	4.46	4,461.33	4.51
<b>TOTAL FINANCING EXPENSES</b>	<b>401.31</b>	<b>4.46</b>	<b>4,461.33</b>	<b>4.51</b>
<b>TOTAL EXPENSES</b>	<b>52,271.55</b>	<b>580.79</b>	<b>539,411.87</b>	<b>544.86</b>
<b>NET INCOME</b>	<b>-3,948.76</b>	<b>-43.88</b>	<b>-34,624.55</b>	<b>-34.97</b>