

Income Statement

Period = Oct 2016

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
3000-00-000 INCOME				
3100-00-000 TENANT INCOME				
3101-00-000 Rental Income				
3111-00-000 Tenant Rent	132,973.00	0.00	132,973.00	0.00
3119-00-000 Total Rental Income	132,973.00	0.00	132,973.00	0.00
3120-00-000 Other Tenant Income				
3120-00-006 NSF Charges	25.00	0.00	25.00	0.00
3120-00-007 Tenant Owned / Excess Utilities	900.00	0.00	900.00	0.00
3120-00-009 Other Misc.Tenant Charges	257.50	0.00	257.50	0.00
3129-00-000 Total Other Tenant Income	1,182.50	0.00	1,182.50	0.00
3199-00-000 NET TENANT INCOME	134,155.50	0.00	134,155.50	0.00
3400-00-000 GRANT INCOME				
3401-00-000 HUD PHA Operating Grants/Subsidy	127,773.00	0.00	127,773.00	0.00
3499-00-000 TOTAL GRANT INCOME	127,773.00	0.00	127,773.00	0.00
3600-00-000 OTHER INCOME				
3610-00-000 Interest Income	0.94	0.00	0.94	0.00
3611-00-000 Investment Income	64.15	0.00	64.15	0.00
3650-00-000 Miscellaneous Other Income	655.81	0.00	655.81	0.00
3650-00-002 Misc Other Income-Buck St Office Rental	5,707.51	0.00	5,707.51	0.00
3650-00-004 Misc Other Income-Office Space Rental	3,060.00	0.00	3,060.00	0.00
3650-00-302 Misc Income-Antenna Rental	3,848.03	0.00	3,848.03	0.00
3699-00-000 TOTAL OTHER INCOME	13,336.44	0.00	13,336.44	0.00
3999-00-000 TOTAL INCOME	275,264.94	0.00	275,264.94	0.00
4000-00-000 EXPENSES				
4100-00-000 ADMINISTRATIVE EXPENSES				
4100-99-000 Administrative Salaries				
4110-00-000 Administrative Salaries	18,044.63	0.00	18,044.63	0.00
4110-00-004 Employee Benefit-Health/Dental/Eye	2,137.87	0.00	2,137.87	0.00
4110-99-000 Total Administrative Salaries	20,182.50	0.00	20,182.50	0.00
4130-00-000 Legal Expense				
4130-00-002 Credit/Criminal Background Checks	540.00	0.00	540.00	0.00
4130-00-004 General Legal Expense	6,500.00	0.00	6,500.00	0.00
4131-00-000 Total Legal Expense	7,040.00	0.00	7,040.00	0.00
4139-00-000 Other Admin Expenses				
4140-00-001 Staff Training - Travel Expenses	279.59	0.00	279.59	0.00
4150-00-000 Staff Travel	74.03	0.00	74.03	0.00
4171-00-000 Auditing Fees	1,964.08	0.00	1,964.08	0.00
4184-00-000 Professional Fees/Services	636.00	0.00	636.00	0.00
4189-00-000 Total Other Admin Expenses	2,953.70	0.00	2,953.70	0.00
4190-00-000 Miscellaneous Admin Expenses				
4190-00-002 Publications/Subscriptions	398.50	0.00	398.50	0.00
4190-00-006 Telephone	1,548.62	0.00	1,548.62	0.00
4190-00-008 Office Supplies	1,478.69	0.00	1,478.69	0.00
4190-00-010 Copier and Supplies	773.02	0.00	773.02	0.00
4190-00-012 Cell Phones/Pagers	1,234.64	0.00	1,234.64	0.00
4190-00-014 Payroll Services	170.22	0.00	170.22	0.00
4190-00-016 Postage/Express	226.64	0.00	226.64	0.00
4190-00-018 Legal Ads	520.32	0.00	520.32	0.00
4190-00-022 Internet	1,207.52	0.00	1,207.52	0.00
4190-00-024 Answering Service/Voicemail	266.44	0.00	266.44	0.00
4190-00-038 Bank/Credit Card Fees	9.95	0.00	9.95	0.00
4190-00-050 Cable TV	99.33	0.00	99.33	0.00
4190-00-114 Computer/IT Support Expense	6,238.48	0.00	6,238.48	0.00
4190-00-115 Computer System Support	1,504.16	0.00	1,504.16	0.00
4190-00-400 Caring, Inc. misc	103.03	0.00	103.03	0.00
4190-99-710 Property Mgmt Fee Expense	31,837.63	0.00	31,837.63	0.00
4190-99-720 Asset Mgmt Fee Expense	1,000.00	0.00	1,000.00	0.00
4190-99-730 Bookkeeping Fee Expense	3,547.50	0.00	3,547.50	0.00
4190-99-740 Prog Mgmt Fee Exp - JCP Antenna Rental 10'	384.80	0.00	384.80	0.00
4190-99-741 Prog Mgmt Fee Exp - JCP Office Space Renta	100.50	0.00	100.50	0.00
4190-99-742 Prog Mgmt Fee Exp - RVW Office Space Rent	25.50	0.00	25.50	0.00
4190-99-743 Prog Mgmt Fee Exp - MVP Office Space Rent	506.00	0.00	506.00	0.00
4190-99-750 HCPM-Contract - Fee For Service Expense	7,551.00	0.00	7,551.00	0.00
4191-00-000 Total Miscellaneous Admin Expenses	60,732.49	0.00	60,732.49	0.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	90,908.69	0.00	90,908.69	0.00
4200-00-000 TENANT SERVICES				
4220-00-004 Tenant Svcs - HCFC Activities-	1,871.83	0.00	1,871.83	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	1,871.83	0.00	1,871.83	0.00
4300-00-000 UTILITY EXPENSES				

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4310-00-000	Water & Sewer	26,837.49	0.00	26,837.49	0.00
4320-00-000	Electricity	32,839.41	0.00	32,839.41	0.00
4320-00-001	Electricity-Vacant Units	1,132.07	0.00	1,132.07	0.00
4330-00-000	Gas	4,006.75	0.00	4,006.75	0.00
4399-00-000	TOTAL UTILITY EXPENSES	64,815.72	0.00	64,815.72	0.00
4400-00-000	MAINTENANCE EXPENSES				
4400-99-000	General Maint Expense				
4400-99-765	Maintenance Fee For Service Expense	14,089.14	0.00	14,089.14	0.00
4410-00-000	Maintenance Salaries	7,227.65	0.00	7,227.65	0.00
4410-00-001	Maintenance Labor Overtime	3,051.47	0.00	3,051.47	0.00
4410-00-004	Employee Benefit-Health/Dental/Eye	1,455.21	0.00	1,455.21	0.00
4410-00-005	Temporary Labor-Maintenance	1,439.28	0.00	1,439.28	0.00
4411-00-000	Maintenance Uniforms	428.14	0.00	428.14	0.00
4419-00-000	Total General Maint Expense	27,690.89	0.00	27,690.89	0.00
4420-00-000	Materials				
4420-00-002	Materials-Electrical	1,169.83	0.00	1,169.83	0.00
4420-00-004	Materials-Plumbing	7,822.06	0.00	7,822.06	0.00
4420-00-006	Materials-Heating	5,042.00	0.00	5,042.00	0.00
4420-00-007	Materials-Flooring	2,708.55	0.00	2,708.55	0.00
4420-00-008	Materials-Paint	521.88	0.00	521.88	0.00
4420-00-010	Materials-Janitorial/Cleaning	3,652.60	0.00	3,652.60	0.00
4420-00-016	Materials-Grounds	1,533.27	0.00	1,533.27	0.00
4420-00-024	Materials-Appliance Parts	567.46	0.00	567.46	0.00
4420-00-026	Materials-Safety Equipment	14,314.69	0.00	14,314.69	0.00
4420-00-028	Materials-Hardware	3.67	0.00	3.67	0.00
4420-00-030	Materials-Glass/Screens	3,433.82	0.00	3,433.82	0.00
4420-00-032	Materials-Doors / Keys	10,914.95	0.00	10,914.95	0.00
4420-00-038	Materials-Tools	317.00	0.00	317.00	0.00
4429-00-000	Total Materials	52,001.78	0.00	52,001.78	0.00
4430-00-000	Contract Costs				
4430-00-002	Contract-Elevator Monitoring	2,996.24	0.00	2,996.24	0.00
4430-00-004	Contract-Trash Removal	11,040.24	0.00	11,040.24	0.00
4430-00-006	Contract-Extermination/Pest Control	4,317.18	0.00	4,317.18	0.00
4430-00-007	Contract-Extermination/Bed Bug	575.00	0.00	575.00	0.00
4430-00-008	Contract-Grounds	13,402.38	0.00	13,402.38	0.00
4430-00-024	Contract-Alarm System Monitoring	203.40	0.00	203.40	0.00
4430-00-032	Contract-Plumbing	11,410.42	0.00	11,410.42	0.00
4439-00-000	Total Contract Costs	43,944.86	0.00	43,944.86	0.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	123,637.53	0.00	123,637.53	0.00
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance	14,837.81	0.00	14,837.81	0.00
4520-00-000	PILOT-Payments in Lieu of Taxes	6,707.72	0.00	6,707.72	0.00
4541-00-000	Employee Benefits-Pension	6,299.48	0.00	6,299.48	0.00
4545-00-000	Employer Tax Expense	2,184.91	0.00	2,184.91	0.00
4599-00-000	TOTAL GENERAL EXPENSES	30,029.92	0.00	30,029.92	0.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS				
4715-10-001	URP-PH-Tenant Utility Reimbursement-Public H	62.00	0.00	62.00	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	62.00	0.00	62.00	0.00
4800-00-000	FINANCING EXPENSE				
4855-00-000	Interest Expense - Energy Performance Contrac	2,002.15	0.00	2,002.15	0.00
4899-00-000	TOTAL FINANCING EXPENSES	2,002.15	0.00	2,002.15	0.00
8000-00-000	TOTAL EXPENSES	313,327.84	0.00	313,327.84	0.00
9000-00-000	NET INCOME	-38,062.90	0.00	-38,062.90	0.00