

Cedarview Court (1cvc)
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	14,470.00	0.00	14,470.00	0.00
3119-00-000	Total Rental Income	14,470.00	0.00	14,470.00	0.00
3199-00-000	NET TENANT INCOME	14,470.00	0.00	14,470.00	0.00
3400-00-000	GRANT INCOME				
3401-00-000	HUD PHA Operating Grants/Subsidy	10,199.50	0.00	10,199.50	0.00
3499-00-000	TOTAL GRANT INCOME	10,199.50	0.00	10,199.50	0.00
3600-00-000	OTHER INCOME				
3610-00-000	Interest Income	0.11	0.00	0.11	0.00
3611-00-000	Investment Income	0.13	0.00	0.13	0.00
3699-00-000	TOTAL OTHER INCOME	0.24	0.00	0.24	0.00
3999-00-000	TOTAL INCOME	24,669.74	0.00	24,669.74	0.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	1,929.82	0.00	1,929.82	0.00
4110-00-004	Employee Benefit-Health/Dental/Eye	107.15	0.00	107.15	0.00
4110-99-000	Total Administrative Salaries	2,036.97	0.00	2,036.97	0.00
4130-00-000	Legal Expense				
4130-00-002	Credit/Criminal Background Checks	24.00	0.00	24.00	0.00
4131-00-000	Total Legal Expense	24.00	0.00	24.00	0.00
4139-00-000	Other Admin Expenses				
4140-00-001	Staff Training - Travel Expenses	32.37	0.00	32.37	0.00
4150-00-000	Staff Travel	31.73	0.00	31.73	0.00
4171-00-000	Auditing Fees	197.99	0.00	197.99	0.00
4189-00-000	Total Other Admin Expenses	262.09	0.00	262.09	0.00
4190-00-000	Miscellaneous Admin Expenses				
4190-00-002	Publications/Subscriptions	39.46	0.00	39.46	0.00
4190-00-006	Telephone	80.41	0.00	80.41	0.00
4190-00-008	Office Supplies	57.02	0.00	57.02	0.00
4190-00-010	Copier and Supplies	86.15	0.00	86.15	0.00
4190-00-012	Cell Phones/Pagers	154.33	0.00	154.33	0.00
4190-00-014	Payroll Services	18.79	0.00	18.79	0.00
4190-00-016	Postage/Express	13.33	0.00	13.33	0.00
4190-00-018	Legal Ads	51.51	0.00	51.51	0.00
4190-00-022	Internet	33.84	0.00	33.84	0.00
4190-00-024	Answering Service/Voicemail	33.30	0.00	33.30	0.00
4190-00-114	Computer/IT Support Expense	898.56	0.00	898.56	0.00
4190-00-115	Computer System Support	188.02	0.00	188.02	0.00
4190-99-710	Property Mgmt Fee Expense	3,365.50	0.00	3,365.50	0.00
4190-99-720	Asset Mgmt Fee Expense	500.00	0.00	500.00	0.00
4190-99-730	Bookkeeping Fee Expense	375.00	0.00	375.00	0.00
4191-00-000	Total Miscellaneous Admin Expenses	5,895.22	0.00	5,895.22	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	8,218.28	0.00	8,218.28	0.00
4200-00-000	TENANT SERVICES				
4220-00-004	Tenant Svcs - HCFC Activities-	89.72	0.00	89.72	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	89.72	0.00	89.72	0.00
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water & Sewer	2,736.66	0.00	2,736.66	0.00
4320-00-000	Electricity	941.05	0.00	941.05	0.00
4399-00-000	TOTAL UTILITY EXPENSES	3,677.71	0.00	3,677.71	0.00
4400-00-000	MAINTENANCE EXPENSES				
4400-99-000	General Maint Expense				
4400-99-765	Maintenance Fee For Service Expense	926.92	0.00	926.92	0.00
4410-00-000	Maintenance Salaries	718.57	0.00	718.57	0.00
4410-00-001	Maintenance Labor Overtime	487.13	0.00	487.13	0.00
4410-00-004	Employee Benefit-Health/Dental/Eye	259.13	0.00	259.13	0.00
4410-00-005	Temporary Labor-Maintenance	142.50	0.00	142.50	0.00
4419-00-000	Total General Maint Expense	2,534.25	0.00	2,534.25	0.00
4420-00-000	Materials				
4420-00-002	Materials-Electrical	105.96	0.00	105.96	0.00
4420-00-004	Materials-Plumbing	1,513.19	0.00	1,513.19	0.00
4420-00-026	Materials-Safety Equipment	251.60	0.00	251.60	0.00
4429-00-000	Total Materials	1,870.75	0.00	1,870.75	0.00
4430-00-000	Contract Costs				
4430-00-004	Contract-Trash Removal	1,620.90	0.00	1,620.90	0.00
4430-00-006	Contract-Extermination/Pest Control	100.00	0.00	100.00	0.00

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4430-00-007	Contract-Extermination/Bed Bug	350.00	0.00	350.00	0.00
4430-00-008	Contract-Grounds	3,057.14	0.00	3,057.14	0.00
4430-00-032	Contract-Plumbing	1,070.47	0.00	1,070.47	0.00
4439-00-000	Total Contract Costs	6,198.51	0.00	6,198.51	0.00
4499-00-000	TOTAL MAINTENACE EXPENSES	10,603.51	0.00	10,603.51	0.00
4500-00-000 GENERAL EXPENSES					
4510-00-000	Insurance	1,262.30	0.00	1,262.30	0.00
4520-00-000	PILOT-Payments in Lieu of Taxes	955.53	0.00	955.53	0.00
4541-00-000	Employee Benefits-Pension	583.33	0.00	583.33	0.00
4545-00-000	Employer Tax Expense	241.23	0.00	241.23	0.00
4599-00-000	TOTAL GENERAL EXPENSES	3,042.39	0.00	3,042.39	0.00
4800-00-000 FINANCING EXPENSE					
4855-00-000	Interest Expense - Energy Performance Contrac	222.98	0.00	222.98	0.00
4899-00-000	TOTAL FINANCING EXPENSES	222.98	0.00	222.98	0.00
8000-00-000 TOTAL EXPENSES					
		25,854.59	0.00	25,854.59	0.00
9000-00-000 NET INCOME					
		-1,184.85	0.00	-1,184.85	0.00