

**Income Statement**

Period = Oct 2016

Book = Accrual ; Tree = ysi\_is

		Period to Date	%	Year to Date	%
<b>3000-00-000</b>	<b>INCOME</b>				
<b>3100-00-000</b>	<b>TENANT INCOME</b>				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	18,617.00	0.00	18,617.00	0.00
3119-00-000	Total Rental Income	18,617.00	0.00	18,617.00	0.00
3120-00-000	Other Tenant Income				
3120-00-006	NSF Charges	25.00	0.00	25.00	0.00
3129-00-000	Total Other Tenant Income	25.00	0.00	25.00	0.00
3199-00-000	NET TENANT INCOME	18,642.00	0.00	18,642.00	0.00
<b>3400-00-000</b>	<b>GRANT INCOME</b>				
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
<b>3600-00-000</b>	<b>OTHER INCOME</b>				
3610-00-000	Interest Income	0.11	0.00	0.11	0.00
3611-00-000	Investment Income	0.37	0.00	0.37	0.00
3699-00-000	TOTAL OTHER INCOME	0.48	0.00	0.48	0.00
<b>3999-00-000</b>	<b>TOTAL INCOME</b>	<b>28,841.98</b>	<b>0.00</b>	<b>28,841.98</b>	<b>0.00</b>
<b>4000-00-000</b>	<b>EXPENSES</b>				
<b>4100-00-000</b>	<b>ADMINISTRATIVE EXPENSES</b>				
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
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	276.68	0.00	276.68	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	163.69	0.00	163.69	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	6,221.34	0.00	6,221.34	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	8,520.40	0.00	8,520.40	0.00
<b>4200-00-000</b>	<b>TENANT SERVICES</b>				
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
<b>4300-00-000</b>	<b>UTILITY EXPENSES</b>				
4310-00-000	Water & Sewer	2,683.33	0.00	2,683.33	0.00
4320-00-000	Electricity	4,965.18	0.00	4,965.18	0.00
4330-00-000	Gas	865.84	0.00	865.84	0.00
4399-00-000	TOTAL UTILITY EXPENSES	8,514.35	0.00	8,514.35	0.00
<b>4400-00-000</b>	<b>MAINTENANCE EXPENSES</b>				
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				
4420-00-004	Materials-Plumbing	13.26	0.00	13.26	0.00
4420-00-007	Materials-Flooring	389.82	0.00	389.82	0.00
4420-00-024	Materials-Appliance Parts	567.46	0.00	567.46	0.00
4429-00-000	Total Materials	970.54	0.00	970.54	0.00
4430-00-000	Contract Costs				

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4430-00-004	Contract-Trash Removal	663.00	0.00	663.00	0.00
4430-00-006	Contract-Extermination/Pest Control	200.00	0.00	200.00	0.00
4430-00-007	Contract-Extermination/Bed Bug	225.00	0.00	225.00	0.00
4430-00-008	Contract-Grounds	2,064.28	0.00	2,064.28	0.00
4439-00-000	Total Contract Costs	<u>3,152.28</u>	<u>0.00</u>	<u>3,152.28</u>	<u>0.00</u>
4499-00-000	TOTAL MAINTENACE EXPENSES	<u>6,657.07</u>	<u>0.00</u>	<u>6,657.07</u>	<u>0.00</u>
<b>4500-00-000</b>	<b>GENERAL EXPENSES</b>				
4510-00-000	Insurance	1,262.30	0.00	1,262.30	0.00
4520-00-000	PILOT-Payments in Lieu of Taxes	940.13	0.00	940.13	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	<u>3,026.99</u>	<u>0.00</u>	<u>3,026.99</u>	<u>0.00</u>
<b>4800-00-000</b>	<b>FINANCING EXPENSE</b>				
4855-00-000	Interest Expense - Energy Performance Contract	222.98	0.00	222.98	0.00
4899-00-000	TOTAL FINANCING EXPENSES	<u>222.98</u>	<u>0.00</u>	<u>222.98</u>	<u>0.00</u>
<b>8000-00-000</b>	<b>TOTAL EXPENSES</b>	<u><b>27,031.51</b></u>	<u><b>0.00</b></u>	<u><b>27,031.51</b></u>	<u><b>0.00</b></u>
<b>9000-00-000</b>	<b>NET INCOME</b>	<u><b>1,810.47</b></u>	<u><b>0.00</b></u>	<u><b>1,810.47</b></u>	<u><b>0.00</b></u>