

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	26,325.00	0.00	26,325.00	0.00
3119-00-000 Total Rental Income	26,325.00	0.00	26,325.00	0.00
3120-00-000 Other Tenant Income				
3120-00-009 Other Misc.Tenant Charges	45.00	0.00	45.00	0.00
3129-00-000 Total Other Tenant Income	45.00	0.00	45.00	0.00
3199-00-000 NET TENANT INCOME	26,370.00	0.00	26,370.00	0.00
3400-00-000 GRANT INCOME				
3401-00-000 HUD PHA Operating Grants/Subsidy	26,526.00	0.00	26,526.00	0.00
3499-00-000 TOTAL GRANT INCOME	26,526.00	0.00	26,526.00	0.00
3600-00-000 OTHER INCOME				
3610-00-000 Interest Income	0.16	0.00	0.16	0.00
3611-00-000 Investment Income	33.42	0.00	33.42	0.00
3650-00-000 Miscellaneous Other Income	212.00	0.00	212.00	0.00
3699-00-000 TOTAL OTHER INCOME	245.58	0.00	245.58	0.00
3999-00-000 TOTAL INCOME	53,141.58	0.00	53,141.58	0.00
4000-00-000 EXPENSES				
4100-00-000 ADMINISTRATIVE EXPENSES				
4100-99-000 Administrative Salaries				
4110-00-000 Administrative Salaries	4,869.48	0.00	4,869.48	0.00
4110-00-004 Employee Benefit-Health/Dental/Eye	442.01	0.00	442.01	0.00
4110-99-000 Total Administrative Salaries	5,311.49	0.00	5,311.49	0.00
4130-00-000 Legal Expense				
4130-00-002 Credit/Criminal Background Checks	216.00	0.00	216.00	0.00
4131-00-000 Total Legal Expense	216.00	0.00	216.00	0.00
4139-00-000 Other Admin Expenses				
4140-00-001 Staff Training - Travel Expenses	44.13	0.00	44.13	0.00
4150-00-000 Staff Travel	31.73	0.00	31.73	0.00
4171-00-000 Auditing Fees	435.58	0.00	435.58	0.00
4184-00-000 Professional Fees/Services	212.00	0.00	212.00	0.00
4189-00-000 Total Other Admin Expenses	723.44	0.00	723.44	0.00
4190-00-000 Miscellaneous Admin Expenses				
4190-00-002 Publications/Subscriptions	86.80	0.00	86.80	0.00
4190-00-006 Telephone	475.80	0.00	475.80	0.00
4190-00-008 Office Supplies	285.10	0.00	285.10	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	36.86	0.00	36.86	0.00
4190-00-016 Postage/Express	13.33	0.00	13.33	0.00
4190-00-018 Legal Ads	113.34	0.00	113.34	0.00
4190-00-022 Internet	181.69	0.00	181.69	0.00
4190-00-024 Answering Service/Voicemail	33.30	0.00	33.30	0.00
4190-00-050 Cable TV	99.33	0.00	99.33	0.00
4190-00-114 Computer/IT Support Expense	873.56	0.00	873.56	0.00
4190-00-115 Computer System Support	188.02	0.00	188.02	0.00
4190-99-710 Property Mgmt Fee Expense	7,067.55	0.00	7,067.55	0.00
4190-99-730 Bookkeeping Fee Expense	787.50	0.00	787.50	0.00
4190-99-750 HCPM-Contract - Fee For Service Expense	1,440.00	0.00	1,440.00	0.00
4191-00-000 Total Miscellaneous Admin Expenses	11,922.66	0.00	11,922.66	0.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	18,173.59	0.00	18,173.59	0.00
4200-00-000 TENANT SERVICES				
4220-00-004 Tenant Svcs - HCFC Activities-	597.56	0.00	597.56	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	597.56	0.00	597.56	0.00
4300-00-000 UTILITY EXPENSES				
4310-00-000 Water & Sewer	5,883.32	0.00	5,883.32	0.00
4320-00-000 Electricity	2,510.20	0.00	2,510.20	0.00
4330-00-000 Gas	1,001.84	0.00	1,001.84	0.00
4399-00-000 TOTAL UTILITY EXPENSES	9,395.36	0.00	9,395.36	0.00
4400-00-000 MAINTENANCE EXPENSES				
4400-99-000 General Maint Expense				
4400-99-765 Maintenance Fee For Service Expense	3,398.69	0.00	3,398.69	0.00
4410-00-000 Maintenance Salaries	679.64	0.00	679.64	0.00
4410-00-001 Maintenance Labor Overtime	564.41	0.00	564.41	0.00
4410-00-004 Employee Benefit-Health/Dental/Eye	55.23	0.00	55.23	0.00
4410-00-005 Temporary Labor-Maintenance	313.51	0.00	313.51	0.00
4419-00-000 Total General Maint Expense	5,011.48	0.00	5,011.48	0.00

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4420-00-000	Materials				
4420-00-004	Materials-Plumbing	541.06	0.00	541.06	0.00
4420-00-006	Materials-Heating	2,458.50	0.00	2,458.50	0.00
4420-00-007	Materials-Flooring	74.54	0.00	74.54	0.00
4420-00-010	Materials-Janitorial/Cleaning	842.89	0.00	842.89	0.00
4420-00-026	Materials-Safety Equipment	3,529.53	0.00	3,529.53	0.00
4420-00-032	Materials-Doors / Keys	2,083.00	0.00	2,083.00	0.00
4429-00-000	Total Materials	9,529.52	0.00	9,529.52	0.00
4430-00-000	Contract Costs				
4430-00-002	Contract-Elevator Monitoring	998.75	0.00	998.75	0.00
4430-00-004	Contract-Trash Removal	1,047.60	0.00	1,047.60	0.00
4430-00-006	Contract-Extermination/Pest Control	2,119.30	0.00	2,119.30	0.00
4430-00-008	Contract-Grounds	830.76	0.00	830.76	0.00
4430-00-032	Contract-Plumbing	4,439.18	0.00	4,439.18	0.00
4439-00-000	Total Contract Costs	9,435.59	0.00	9,435.59	0.00
4499-00-000	TOTAL MAINTENACE EXPENSES	23,976.59	0.00	23,976.59	0.00
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance	3,188.13	0.00	3,188.13	0.00
4520-00-000	PILOT-Payments in Lieu of Taxes	1,356.26	0.00	1,356.26	0.00
4541-00-000	Employee Benefits-Pension	1,166.58	0.00	1,166.58	0.00
4545-00-000	Employer Tax Expense	473.06	0.00	473.06	0.00
4599-00-000	TOTAL GENERAL EXPENSES	6,184.03	0.00	6,184.03	0.00
4800-00-000	FINANCING EXPENSE				
4855-00-000	Interest Expense - Energy Performance Contract	490.45	0.00	490.45	0.00
4899-00-000	TOTAL FINANCING EXPENSES	490.45	0.00	490.45	0.00
8000-00-000	TOTAL EXPENSES	58,817.58	0.00	58,817.58	0.00
9000-00-000	NET INCOME	-5,676.00	0.00	-5,676.00	0.00