

Income Statement

For The Period Ending March 2015

Books = Accrual

	Month to Date	%	Year to Date	%
TENANT INCOME				
Rental Income				
Tenant Rent	14,025.00	0.00	45,231.00	0.00
RAD PBV Housing Assistance Payment(HAP)	33,408.00	0.00	100,357.00	0.00
Total Rental Income	<u>47,433.00</u>	<u>0.00</u>	<u>145,588.00</u>	<u>0.00</u>
Other Tenant Income				
Laundry and Vending	469.80	0.00	2,101.23	0.00
Misc.Tenant Income	150.00	0.00	255.00	0.00
Total Other Tenant Income	<u>619.80</u>	<u>0.00</u>	<u>2,356.23</u>	<u>0.00</u>
NET TENANT INCOME	<u>48,052.80</u>	<u>0.00</u>	<u>147,944.23</u>	<u>0.00</u>
GRANT INCOME				
RAD PBV Vacancy Payments	17,204.00	0.00	51,221.00	0.00
TOTAL GRANT INCOME	<u>17,204.00</u>	<u>0.00</u>	<u>51,221.00</u>	<u>0.00</u>
TOTAL INCOME	<u>65,256.80</u>	<u>0.00</u>	<u>199,165.23</u>	<u>0.00</u>
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
Temporary Help	2,461.47	0.00	11,100.41	0.00
Contract-Property Management	8,618.79	0.00	24,472.47	0.00
Contract Property Management-OT	1,001.58	0.00	3,388.93	0.00
Total Administrative Salaries	<u>12,081.84</u>	<u>0.00</u>	<u>38,961.81</u>	<u>0.00</u>
Legal Expense				
General Legal Expense	105.00	0.00	417.00	0.00
Hearing Officer Expense	0.00	0.00	481.25	0.00
Total Legal Expense	<u>105.00</u>	<u>0.00</u>	<u>898.25</u>	<u>0.00</u>
Other Admin Expenses				
Travel	0.00	0.00	61.74	0.00
Management Fee	3,925.99	0.00	11,949.91	0.00
Office Janitorial Expense	123.30	0.00	123.30	0.00
Consultants	0.00	0.00	82.20	0.00
Total Other Admin Expenses	<u>4,049.29</u>	<u>0.00</u>	<u>12,217.15</u>	<u>0.00</u>
Miscellaneous Admin Expenses				
Office Supplies	569.95	0.00	569.95	0.00
Telephone	294.11	0.00	1,229.68	0.00
Postage	168.69	0.00	703.54	0.00

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Copiers	28.70	0.00	59.73	0.00
Software	0.00	0.00	100.23	0.00
Other Misc Admin Expenses	22.99	0.00	35.01	0.00
Total Miscellaneous Admin Expenses	<u>1,084.44</u>	<u>0.00</u>	<u>2,698.14</u>	<u>0.00</u>
TOTAL ADMINISTRATIVE EXPENSES	17,320.57	0.00	54,775.35	0.00
TENANT SERVICES				
Resident Council	-30.00	0.00	30.00	0.00
Other Tenant Svcs.	0.00	0.00	819.31	0.00
Tenant Services Contract Costs	0.00	0.00	253.29	0.00
Moving Company Expenses	0.00	0.00	196.00	0.00
Packers Stipends	160.00	0.00	795.00	0.00
TOTAL TENANT SERVICES EXPENSES	<u>130.00</u>	<u>0.00</u>	<u>2,093.60</u>	<u>0.00</u>
Water	9,344.44	0.00	10,055.85	0.00
Electricity	5,033.52	0.00	15,673.95	0.00
Electricity-Vacant Units	280.60	0.00	561.15	0.00
Gas	6,787.24	0.00	14,966.72	0.00
Gas-Vacant Units	889.63	0.00	1,778.58	0.00
Utilities billed to HCV Program	-317.00	0.00	-1,024.00	0.00
TOTAL UTILITY EXPENSES	<u>22,018.43</u>	<u>0.00</u>	<u>42,012.25</u>	<u>0.00</u>
General Maint Expense				
Contract Employees Maintenance	12,031.55	0.00	29,979.15	0.00
Contract Employees-Maint-OT	307.14	0.00	878.63	0.00
Safety Supplies	123.43	0.00	302.22	0.00
Maintenance Facility Rent	352.67	0.00	1,763.34	0.00
Total General Maint Expense	<u>12,814.79</u>	<u>0.00</u>	<u>32,923.34</u>	<u>0.00</u>
Materials				
Appliance Parts Supplies	1,931.99	0.00	16,919.01	0.00
Window Treatment Supplies	6.16	0.00	972.39	0.00
Electrical Supplies	193.68	0.00	748.98	0.00
Janitorial/Cleaning Supplies	74.96	0.00	365.55	0.00
Plumbing Supplies	118.20	0.00	177.41	0.00
Tools and Equipment	54.13	0.00	180.01	0.00
Paint Supplies	436.14	0.00	598.11	0.00
Hardware Supplies	120.58	0.00	843.37	0.00
HVAC Supplies	150.78	0.00	377.57	0.00
Vehicle Supplies	38.39	0.00	66.56	0.00
Locks & Keys	129.36	0.00	797.96	0.00
Total Materials	<u>3,254.37</u>	<u>0.00</u>	<u>22,046.92</u>	<u>0.00</u>

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Contract Costs				
Building Repair-setup Industrial Maintenance Facility	0.00	0.00	650.73	0.00
Decorating/Painting Contract Costs	400.00	0.00	1,650.00	0.00
Electrical Contract Costs	713.00	0.00	798.00	0.00
Pest Control-budgeted	281.86	0.00	2,445.58	0.00
Floor Covering Contract Costs	0.00	0.00	163.61	0.00
Janitorial/Cleaning Contract Costs	0.00	0.00	1,194.59	0.00
Janitorial-Monthly Contract	2,128.50	0.00	4,966.50	0.00
Plumbing Contract Costs	750.00	0.00	750.00	0.00
HVAC Contract Costs	0.00	0.00	15.36	0.00
Vehicle Maintenance Contract Costs	205.70	0.00	205.70	0.00
Elevator Monitoring Contract Costs	2,241.57	0.00	2,241.57	0.00
Alarm Monitoring Contract Costs	108.18	0.00	216.36	0.00
Trash Disposal Contract Costs	2,214.00	0.00	2,214.00	0.00
Sewer Backups Emergency	177.50	0.00	1,107.32	0.00
Equipment Repair Contract Costs	0.00	0.00	356.56	0.00
Vehicle Towing Contact Costs	0.00	0.00	105.00	0.00
Unit Turn Contract Costs	2,261.00	0.00	3,711.00	0.00
Snow Plow Contract	0.00	0.00	5,690.00	0.00
Asbestos Removal-Contract Costs	0.00	0.00	8.80	0.00
Tenant Stipends	620.00	0.00	1,350.00	0.00
Total Contract Costs	<u>12,101.31</u>	<u>0.00</u>	<u>29,840.68</u>	<u>0.00</u>
TOTAL MAINTENANCE EXPENSES	28,170.47	0.00	84,810.94	0.00
GENERAL EXPENSES				
Security/Law Enforcement	1,655.00	0.00	4,965.00	0.00
TOTAL GENERAL EXPENSES	<u>1,655.00</u>	<u>0.00</u>	<u>4,965.00</u>	<u>0.00</u>
TOTAL EXPENSES	<u>69,294.47</u>	<u>0.00</u>	<u>188,657.14</u>	<u>0.00</u>
NET INCOME	<u>-4,037.67</u>	<u>0.00</u>	<u>10,508.09</u>	<u>0.00</u>