

Income Statement

For The Period Ending February 2015

Books = Accrual

	Month to Date	%	Year to Date	%
TENANT INCOME				
Rental Income				
Tenant Rent	15,305.00	0.00	31,377.00	0.00
RAD PBV Housing Assistance Payment(HAP)	31,633.00	0.00	66,949.00	0.00
Total Rental Income	<u>46,938.00</u>	<u>0.00</u>	<u>98,326.00</u>	<u>0.00</u>
Other Tenant Income				
Laundry and Vending	374.75	0.00	1,283.99	0.00
Misc.Tenant Income	105.00	0.00	105.00	0.00
Total Other Tenant Income	<u>479.75</u>	<u>0.00</u>	<u>1,388.99</u>	<u>0.00</u>
NET TENANT INCOME	<u>47,417.75</u>	<u>0.00</u>	<u>99,714.99</u>	<u>0.00</u>
GRANT INCOME				
RAD PBV Vacancy Payments	20,332.00	0.00	34,017.00	0.00
TOTAL GRANT INCOME	<u>20,332.00</u>	<u>0.00</u>	<u>34,017.00</u>	<u>0.00</u>
TOTAL INCOME	<u>67,749.75</u>	<u>0.00</u>	<u>133,731.99</u>	<u>0.00</u>
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
Temporary Help	3,802.92	0.00	8,638.94	0.00
Contract-Property Management	9,563.85	0.00	15,853.68	0.00
Contract Property Management-OT	1,642.97	0.00	2,387.35	0.00
Total Administrative Salaries	<u>15,009.74</u>	<u>0.00</u>	<u>26,879.97</u>	<u>0.00</u>
Legal Expense				
General Legal Expense	312.00	0.00	312.00	0.00
Hearing Officer Expense	306.25	0.00	481.25	0.00
Total Legal Expense	<u>618.25</u>	<u>0.00</u>	<u>793.25</u>	<u>0.00</u>
Other Admin Expenses				
Travel	31.80	0.00	61.74	0.00
Management Fee	4,086.77	0.00	8,023.92	0.00
Consultants	41.10	0.00	82.20	0.00
Total Other Admin Expenses	<u>4,159.67</u>	<u>0.00</u>	<u>8,167.86</u>	<u>0.00</u>
Miscellaneous Admin Expenses				
Telephone	616.99	0.00	935.57	0.00
Postage	209.53	0.00	534.85	0.00
Copiers	31.03	0.00	31.03	0.00
Software	100.23	0.00	100.23	0.00

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Other Misc Admin Expenses	6.01	0.00	12.02	0.00
Total Miscellaneous Admin Expenses	963.79	0.00	1,613.70	0.00
TOTAL ADMINISTRATIVE EXPENSES	20,751.45	0.00	37,454.78	0.00
TENANT SERVICES				
Resident Council	60.00	0.00	60.00	0.00
Other Tenant Svcs.	0.00	0.00	819.31	0.00
Tenant Services Contract Costs	85.24	0.00	253.29	0.00
Moving Company Expenses	0.00	0.00	196.00	0.00
Packers Stipends	155.00	0.00	635.00	0.00
TOTAL TENANT SERVICES EXPENSES	300.24	0.00	1,963.60	0.00
Water	0.00	0.00	711.41	0.00
Electricity	4,784.64	0.00	10,640.43	0.00
Electricity-Vacant Units	0.00	0.00	280.55	0.00
Gas	5,846.16	0.00	8,179.48	0.00
Gas-Vacant Units	0.00	0.00	888.95	0.00
Utilities billed to HCV Program	-475.00	0.00	-707.00	0.00
TOTAL UTILITY EXPENSES	10,155.80	0.00	19,993.82	0.00
General Maint Expense				
Contract Employees Maintenance	11,116.57	0.00	17,947.60	0.00
Contract Employees-Maint-OT	631.73	0.00	571.49	0.00
Safety Supplies	72.14	0.00	178.79	0.00
Total General Maint Expense	11,820.44	0.00	18,697.88	0.00
Materials				
Appliance Parts Supplies	13.31	0.00	14,987.02	0.00
Window Treatment Supplies	946.22	0.00	966.23	0.00
Electrical Supplies	343.75	0.00	555.30	0.00
Janitorial/Cleaning Supplies	91.05	0.00	290.59	0.00
Plumbing Supplies	14.08	0.00	59.21	0.00
Tools and Equipment	125.88	0.00	125.88	0.00
Paint Supplies	113.23	0.00	161.97	0.00
Hardware Supplies	260.51	0.00	722.79	0.00
HVAC Supplies	89.62	0.00	226.79	0.00
Vehicle Supplies	28.17	0.00	28.17	0.00
Locks & Keys	516.38	0.00	668.60	0.00
Total Materials	2,542.20	0.00	18,792.55	0.00
Contract Costs				
Building Repair-setup Industrial Maintenance Facility	650.73	0.00	650.73	0.00
Decorating/Painting Contract Costs	1,250.00	0.00	1,250.00	0.00

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Electrical Contract Costs	0.00	0.00	85.00	0.00
Pest Control-budgeted	281.86	0.00	2,163.72	0.00
Floor Covering Contract Costs	163.61	0.00	163.61	0.00
Janitorial/Cleaning Contract Costs	1,194.59	0.00	1,194.59	0.00
Janitorial-Monthly Contract	709.50	0.00	2,838.00	0.00
HVAC Contract Costs	15.36	0.00	15.36	0.00
Alarm Monitoring Contract Costs	73.19	0.00	108.18	0.00
Sewer Backups Emergency	929.82	0.00	929.82	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	390.00	0.00	1,130.00	0.00
Snow Plow Contract	2,895.00	0.00	5,690.00	0.00
Asbestos Removal-Contract Costs	0.00	0.00	8.80	0.00
Tenant Stipends	295.00	0.00	610.00	0.00
Total Contract Costs	<u>8,848.66</u>	<u>0.00</u>	<u>17,299.37</u>	<u>0.00</u>
TOTAL MAINTENANCE EXPENSES	<u>23,211.30</u>	<u>0.00</u>	<u>54,789.80</u>	<u>0.00</u>
GENERAL EXPENSES				
Security/Law Enforcement	1,655.00	0.00	3,310.00	0.00
TOTAL GENERAL EXPENSES	<u>1,655.00</u>	<u>0.00</u>	<u>3,310.00</u>	<u>0.00</u>
TOTAL EXPENSES	<u>56,073.79</u>	<u>0.00</u>	<u>117,512.00</u>	<u>0.00</u>
NET INCOME	<u>11,675.96</u>	<u>0.00</u>	<u>16,219.99</u>	<u>0.00</u>