

Income Statement

Period = Jan 2017-Dec 2017

Book = Accrual,LiveBudget ; Tree = ysi_is

	Period to Date	%	Year to Date	%
Revenue				
Operations Revenue				
Tenant Rental Income				
Gross Potential Rent	943,656.00	0.00	943,656.00	0.00
Total Tenant Rental Income	943,656.00	0.00	943,656.00	0.00
Rental Vacancy Losses				
Rental Vacancy Losses	-5,361.00	0.00	-5,361.00	0.00
Total Rental Vacancy Losses	-5,361.00	0.00	-5,361.00	0.00
Rental Concessions				
Rental Concessions	-816.62	0.00	-816.62	0.00
Total Rental Concessions	-816.62	0.00	-816.62	0.00
Total Operations Revenue	937,478.38	0.00	937,478.38	0.00
Other Revenue				
Other Tenant Fees				
Tenant Late Fees	450.00	0.00	450.00	0.00
Misc Tenant Fees	267.00	0.00	267.00	0.00
Addl Key Charges	185.00	0.00	185.00	0.00
Admin Fees	85.00	0.00	85.00	0.00
Total Other Tenant Fees	987.00	0.00	987.00	0.00
Work Order Charges				
Work Order Charges	240.00	0.00	240.00	0.00
Total Tenant Work Order Charges	240.00	0.00	240.00	0.00
Interest Income				
Interest Income - Banks & Depositories	316.97	0.00	316.97	0.00
Total Interest Income	316.97	0.00	316.97	0.00
Laundry Vending				
Laundry Vending	6,936.15	0.00	6,936.15	0.00
Total Laundry Vending	6,936.15	0.00	6,936.15	0.00
Miscellaneous Revenue				
Insurance Dividend Revenue	145.71	0.00	145.71	0.00
Miscellaneous Revenue	273.86	0.00	273.86	0.00
Solar Rewards/Rebates - Xcel Energy	3,186.78	0.00	3,186.78	0.00
Total Miscellaneous Revenue	3,606.35	0.00	3,606.35	0.00
Total Other Revenue	12,086.47	0.00	12,086.47	0.00
Total Revenue	949,564.85	0.00	949,564.85	0.00

Expenses**Salaries and Benefits****Salaries**

Salaries	54,201.12	0.00	54,201.12	0.00
Salaries-Vacation Accruals	568.75	0.00	568.75	0.00
Payroll Benefits - COB Exp	9,413.31	0.00	9,413.31	0.00

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Payroll Expense - ER PERAFUTAMedicare	7,198.74	0.00	7,198.74	0.00
Payroll Expense - Work Comp	790.76	0.00	790.76	0.00
Pension Expense GASB 68	16,680.03	0.00	16,680.03	0.00
Total Salaries	88,852.71	0.00	88,852.71	0.00
Total Salaries and Benefits	88,852.71	0.00	88,852.71	0.00

Property Costs**Maintenance Materials**

Maint Mat-Appliances/Laundry Equip	-435.64	0.00	-435.64	0.00
Maint Mat-AC units	239.00	0.00	239.00	0.00
Maint Mat-Doors	488.04	0.00	488.04	0.00
Maint Mat-Drapery & Blinds	142.80	0.00	142.80	0.00
Maint Mat-Electrical	912.98	0.00	912.98	0.00
Maint Mat-Garbage Disposals	420.00	0.00	420.00	0.00
Maint Mat-Grounds Supply & Equipment	2,314.07	0.00	2,314.07	0.00
Maint Mat-HVAC	621.79	0.00	621.79	0.00
Maint Mat-Smoke/CO Alarms & Batteries	183.38	0.00	183.38	0.00
Maint Mat-Janitorial	274.36	0.00	274.36	0.00
Maint Mat-Light Bulbs & Tubes	1,110.34	0.00	1,110.34	0.00
Maint Mat-Locks & Keys	167.01	0.00	167.01	0.00
Maint Mat-Misc Hardware	1,234.61	0.00	1,234.61	0.00
Maint Mat-Painting	414.27	0.00	414.27	0.00
Maint Mat-Pest Control	89.91	0.00	89.91	0.00
Maint Mat-Plumbing	2,095.47	0.00	2,095.47	0.00
Maint Mat-Power Tools	77.51	0.00	77.51	0.00
Maint Mat-Refrigerator Parts	12.00	0.00	12.00	0.00
Maint Mat-Refrigerators	1,898.57	0.00	1,898.57	0.00
Maint Mat-Rental Equipment	49.55	0.00	49.55	0.00
Maint Mat-Signs	60.31	0.00	60.31	0.00
Maint Mat-Stove Parts	141.60	0.00	141.60	0.00
Maint Mat-Stoves/Hoods	808.98	0.00	808.98	0.00
Maint Mat-Screening Supply	50.99	0.00	50.99	0.00
Maint Mat-Wood Supply	413.38	0.00	413.38	0.00
Maint Mat-Snow Removal	120.45	0.00	120.45	0.00
Materials Discount	-147.89	0.00	-147.89	0.00
Total Maintenance Materials	13,757.84	0.00	13,757.84	0.00

Contract Labor & Repairs

Answering service/Systems monitoring ...	785.16	0.00	785.16	0.00
Maint Cont-Flooring Contract	8,220.64	0.00	8,220.64	0.00
Maint Cont-Carpet CleanRepair	1,954.97	0.00	1,954.97	0.00
Maint Cont-Electrical	2,006.34	0.00	2,006.34	0.00
Maint Cont-Elevator	6,224.28	0.00	6,224.28	0.00
Maint Cont-Licensing/Elevator/Boiler/Rent	842.12	0.00	842.12	0.00
Maint Cont-Grounds Contract	9,396.32	0.00	9,396.32	0.00
Maint Cont-Fire Protection	223.90	0.00	223.90	0.00
Maint Cont-HVAC	7,250.12	0.00	7,250.12	0.00
Maint Cont-HAZMATBIOHAZ Contract	2,047.19	0.00	2,047.19	0.00
Maint Cont-Janitorial Contract	17,870.00	0.00	17,870.00	0.00
Maint Cont-Locks Keys&Security	4,197.00	0.00	4,197.00	0.00
Maint Cont-Misc	537.04	0.00	537.04	0.00
Maint Cont-Paint Contr	2,175.00	0.00	2,175.00	0.00
Maint Cont-Pest Control	27,823.56	0.00	27,823.56	0.00
Maint Cont - Pest Control - Bed Bugs	1,264.66	0.00	1,264.66	0.00

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Maint Cont-Plumbing	823.00	0.00	823.00	0.00
Maint Cont-RoofGutter	9,343.38	0.00	9,343.38	0.00
Maint Cont-Security Contract	5,160.00	0.00	5,160.00	0.00
Maint Cont-Sewer Line Maintenance	470.00	0.00	470.00	0.00
Maint Cont-Windows & Screens	166.00	0.00	166.00	0.00
Maint Cont-Contract Labor	686.66	0.00	686.66	0.00
Total Contract Labor & Repairs	109,467.34	0.00	109,467.34	0.00
BHP Contract Labor				
BHP Contract Labor	89,065.00	0.00	89,065.00	0.00
BHP Contract Labor - Pest Control	5,820.00	0.00	5,820.00	0.00
Total BHP Contract Labor	94,885.00	0.00	94,885.00	0.00
Trash and Recycling				
Garbage and Trash Removal	7,886.13	0.00	7,886.13	0.00
Recycling	56.26	0.00	56.26	0.00
Total Trash and Recycling	7,942.39	0.00	7,942.39	0.00
Water and Sewer				
Water	7,874.88	0.00	7,874.88	0.00
Sewer	8,511.03	0.00	8,511.03	0.00
Storm Drain	1,640.28	0.00	1,640.28	0.00
Total Water and Sewer	18,026.19	0.00	18,026.19	0.00
Electricity				
Electricity	33,440.43	0.00	33,440.43	0.00
Total Electricity	33,440.43	0.00	33,440.43	0.00
Gas				
Gas	12,508.80	0.00	12,508.80	0.00
Total Gas	12,508.80	0.00	12,508.80	0.00
Total Property Costs	290,027.99	0.00	290,027.99	0.00
Operating Expenses				
Asset Management Fee				
Asset Management Fee	9,840.00	0.00	9,840.00	0.00
Total Asset Management Fee	9,840.00	0.00	9,840.00	0.00
Audit Fees				
Audit Fees	5,110.45	0.00	5,110.45	0.00
Total Audit Fees	5,110.45	0.00	5,110.45	0.00
Background Checks				
Background Checks	102.40	0.00	102.40	0.00
Total Background Checks	102.40	0.00	102.40	0.00
Bad Debt Expense				
Bad Debt Expense-Tenants	-5,160.57	0.00	-5,160.57	0.00
Total Bad Debt Expense	-5,160.57	0.00	-5,160.57	0.00
Bank Fees				
Bank Fees	281.61	0.00	281.61	0.00
Total Bank Fees	281.61	0.00	281.61	0.00

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Consultants				
Consultants	106.50	0.00	106.50	0.00
Total Consultants	106.50	0.00	106.50	0.00
Depreciation				
Depreciation Expense	161,622.67	0.00	161,622.67	0.00
Total Depreciation	161,622.67	0.00	161,622.67	0.00
Dues and Fees				
Dues & Fees	360.80	0.00	360.80	0.00
Total Dues and Fees	360.80	0.00	360.80	0.00
Expendable Equipment				
Office Equipment	377.90	0.00	377.90	0.00
Total Expendable Equipment	377.90	0.00	377.90	0.00
Insurance Expense				
Insurance-General Liability	3,270.32	0.00	3,270.32	0.00
Insurance-Flood	10,532.82	0.00	10,532.82	0.00
Insurance-Property	16,674.86	0.00	16,674.86	0.00
Total Insurance Expense	30,478.00	0.00	30,478.00	0.00
Interest Expense				
Interest Exp-Security Deposits	43.90	0.00	43.90	0.00
Total Interest Expense	43.90	0.00	43.90	0.00
Legal Expense				
Legal Expense	4,705.39	0.00	4,705.39	0.00
Total Legal Expense	4,705.39	0.00	4,705.39	0.00
Mileage				
Mileage & Parking	38.64	0.00	38.64	0.00
Total Mileage	38.64	0.00	38.64	0.00
Miscellaneous Expense				
Miscellaneous Expense	241.66	0.00	241.66	0.00
Community Events	46.56	0.00	46.56	0.00
Total Miscellaneous	288.22	0.00	288.22	0.00
Mortgage and Bond Interest Expense				
Mort Int - pbcp - 1st - 8201145	119,121.15	0.00	119,121.15	0.00
Mort Int - pbcp - HUD GRF Loan	11,665.44	0.00	11,665.44	0.00
Total Mortgage and Bond Interest Expense	130,786.59	0.00	130,786.59	0.00
Office supplies				
Office Supplies Purchased	678.00	0.00	678.00	0.00
Total Office Supplies	678.00	0.00	678.00	0.00
Phone and Internet/Email Expense				
Phone Expense	5,287.83	0.00	5,287.83	0.00
Internet/Email Fees	1,908.55	0.00	1,908.55	0.00
Phone and Internet/Email Expense	7,196.38	0.00	7,196.38	0.00
Printing Expense				
Printing Expense	3,167.55	0.00	3,167.55	0.00

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Total Printing Expense	3,167.55	0.00	3,167.55	0.00
Property Mgmt & Bkpg Fee Exp				
Property Management Fee	57,937.92	0.00	57,937.92	0.00
Bookkeeping Fee	7,380.00	0.00	7,380.00	0.00
Office Supply Fee	4,732.02	0.00	4,732.02	0.00
Total Property Mgmt & Bkpg Fee Exp	70,049.94	0.00	70,049.94	0.00
Resident Relocation				
Resident Relocation	5,584.89	0.00	5,584.89	0.00
Total Resident Relocation	5,584.89	0.00	5,584.89	0.00
Resident Services Fee Exp				
Resident Services Fee	51,168.00	0.00	51,168.00	0.00
Total Resident Services Fee Exp	51,168.00	0.00	51,168.00	0.00
RRC Allocation				
RRC Allocation	246.00	0.00	246.00	0.00
TotalRRC Allocation	246.00	0.00	246.00	0.00
Total Operating Costs	477,073.26	0.00	477,073.26	0.00
Total Expenses	855,953.96	0.00	855,953.96	0.00
Operating and Equity Transfers				
Equity Transfers	-4,843.65	0.00	-4,843.65	0.00
Total Operating and Equity Transfers	-4,843.65	0.00	-4,843.65	0.00
Total NET INCOME (LOSS)	88,767.24	0.00	88,767.24	0.00