

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	423,798.00	0.00	423,798.00	0.00
Total Tenant Rental Income	423,798.00	0.00	423,798.00	0.00
Rental Vacancy Losses				
Rental Vacancy Losses	-16,589.00	0.00	-16,589.00	0.00
Total Rental Vacancy Losses	-16,589.00	0.00	-16,589.00	0.00
Rental Concessions				
Rental Concessions	-3,026.00	0.00	-3,026.00	0.00
Total Rental Concessions	-3,026.00	0.00	-3,026.00	0.00
Total Operations Revenue	404,183.00	0.00	404,183.00	0.00
Other Revenue				
Other Tenant Fees				
Tenant Late Fees	1,650.00	0.00	1,650.00	0.00
Application Fees	34.00	0.00	34.00	0.00
Misc Tenant Fees	1,068.00	0.00	1,068.00	0.00
Addl Key Charges	55.00	0.00	55.00	0.00
Admin Fees	85.00	0.00	85.00	0.00
Total Other Tenant Fees	2,892.00	0.00	2,892.00	0.00
Work Order Charges				
Work Order Charges	289.00	0.00	289.00	0.00
Total Tenant Work Order Charges	289.00	0.00	289.00	0.00
Interest Income				
Interest Income - Banks & Depositories	132.67	0.00	132.67	0.00
Total Interest Income	132.67	0.00	132.67	0.00
Laundry Vending				
Laundry Vending	7,482.51	0.00	7,482.51	0.00
Total Laundry Vending	7,482.51	0.00	7,482.51	0.00
Miscellaneous Revenue				
Insurance Dividend Revenue	68.48	0.00	68.48	0.00
Total Miscellaneous Revenue	68.48	0.00	68.48	0.00
Total Other Revenue	10,864.66	0.00	10,864.66	0.00
Total Revenue	415,047.66	0.00	415,047.66	0.00
Expenses				
Salaries and Benefits				
Salaries				
Salaries	29,558.84	0.00	29,558.84	0.00
Salaries-Vacation Accruals	235.75	0.00	235.75	0.00
Payroll Benefits - COB Exp	5,834.82	0.00	5,834.82	0.00
Payroll Expense - ER PERAFUTAMedicare	3,686.30	0.00	3,686.30	0.00

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Payroll Expense - Work Comp	404.74	0.00	404.74	0.00
Pension Expense GASB 68	9,096.54	0.00	9,096.54	0.00
Total Salaries	48,816.99	0.00	48,816.99	0.00
Total Salaries and Benefits	48,816.99	0.00	48,816.99	0.00
Property Costs				
Maintenance Materials				
Maint Mat-Appliances/Laundry Equip	866.59	0.00	866.59	0.00
Maint Mat-Doors	854.43	0.00	854.43	0.00
Maint Mat-Drapery & Blinds	917.97	0.00	917.97	0.00
Maint Mat-Electrical	1,607.70	0.00	1,607.70	0.00
Maint Mat-Garbage Disposals	629.80	0.00	629.80	0.00
Maint Mat-Grounds Supply & Equipment	330.64	0.00	330.64	0.00
Maint Mat-HVAC	1,279.37	0.00	1,279.37	0.00
Maint Mat-Kitchen Cabinets	1,661.74	0.00	1,661.74	0.00
Maint Mat-Smoke/CO Alarms & Batteries	535.79	0.00	535.79	0.00
Maint Mat-Janitorial	191.26	0.00	191.26	0.00
Maint Mat-Light Bulbs & Tubes	529.92	0.00	529.92	0.00
Maint Mat-Locks & Keys	736.52	0.00	736.52	0.00
Maint Mat-Misc Hardware	1,566.35	0.00	1,566.35	0.00
Maint Mat-Painting	396.46	0.00	396.46	0.00
Maint Mat-Plumbing	2,479.60	0.00	2,479.60	0.00
Maint Mat-Refrigerators	1,031.00	0.00	1,031.00	0.00
Maint Mat-Rental Equipment	49.54	0.00	49.54	0.00
Maint Mat-Signs	248.13	0.00	248.13	0.00
Maint Mat-Stove Parts	19.68	0.00	19.68	0.00
Maint Mat-Stoves/Hoods	2,282.94	0.00	2,282.94	0.00
Maint Mat-Screening Supply	110.48	0.00	110.48	0.00
Maint Mat-Windows	190.92	0.00	190.92	0.00
Maint Mat-Wood Supply	287.40	0.00	287.40	0.00
Maint Mat-Snow Removal	49.95	0.00	49.95	0.00
Materials Discount	-202.35	0.00	-202.35	0.00
Total Maintenance Materials	18,651.83	0.00	18,651.83	0.00
Contract Labor & Repairs				
Answering service/Systems monitoring ...	4,167.00	0.00	4,167.00	0.00
Maint Cont-Flooring Contract	13,383.47	0.00	13,383.47	0.00
Maint Cont-Finishes Resurface	1,700.00	0.00	1,700.00	0.00
Maint Cont-Grounds Contract	7,398.39	0.00	7,398.39	0.00
Maint Cont-Fire Protection	943.20	0.00	943.20	0.00
Maint Cont-HVAC	783.56	0.00	783.56	0.00
Maint Cont-Janitorial Contract	1,460.00	0.00	1,460.00	0.00
Maint Cont-Locks Keys&Security	145.50	0.00	145.50	0.00
Maint Cont-Misc	224.05	0.00	224.05	0.00
Maint Cont-Paint Contr	3,800.00	0.00	3,800.00	0.00
Maint Cont-Pest Control	2,042.12	0.00	2,042.12	0.00
Maint Cont - Pest Control - Bed Bugs	470.92	0.00	470.92	0.00
Maint Cont-Plumbing	1,659.00	0.00	1,659.00	0.00
Maint Cont-RoofGutter	2,540.00	0.00	2,540.00	0.00
Maint Cont-Security Contract	4,872.00	0.00	4,872.00	0.00
Maint Cont-Sewer Line Maintenance	1,211.00	0.00	1,211.00	0.00
Maint Cont-Windows & Screens	372.62	0.00	372.62	0.00
Maint Cont-Wood Contract Carpentry	2,008.16	0.00	2,008.16	0.00
Maint Cont-Contract Labor	495.18	0.00	495.18	0.00

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Total Contract Labor & Repairs	49,676.17	0.00	49,676.17	0.00
BHP Contract Labor				
BHP Contract Labor	57,162.50	0.00	57,162.50	0.00
BHP Contract Labor - Pest Control	5,070.00	0.00	5,070.00	0.00
Total BHP Contract Labor	62,232.50	0.00	62,232.50	0.00
Trash and Recycling				
Garbage and Trash Removal	13,970.13	0.00	13,970.13	0.00
Recycling	220.75	0.00	220.75	0.00
Total Trash and Recycling	14,190.88	0.00	14,190.88	0.00
Water and Sewer				
Water	7,422.49	0.00	7,422.49	0.00
Sewer	7,385.38	0.00	7,385.38	0.00
Storm Drain	2,724.24	0.00	2,724.24	0.00
Total Water and Sewer	17,532.11	0.00	17,532.11	0.00
Electricity				
Electricity	14,869.54	0.00	14,869.54	0.00
Total Electricity	14,869.54	0.00	14,869.54	0.00
Gas				
Gas	8,048.25	0.00	8,048.25	0.00
Total Gas	8,048.25	0.00	8,048.25	0.00
Total Property Costs	185,201.28	0.00	185,201.28	0.00
Operating Expenses				
Asset Management Fee				
Asset Management Fee	4,080.00	0.00	4,080.00	0.00
Total Asset Management Fee	4,080.00	0.00	4,080.00	0.00
Audit Fees				
Audit Fees	2,036.10	0.00	2,036.10	0.00
Total Audit Fees	2,036.10	0.00	2,036.10	0.00
Background Checks				
Background Checks	221.70	0.00	221.70	0.00
Total Background Checks	221.70	0.00	221.70	0.00
Bad Debt Expense				
Bad Debt Expense-Tenants	4,046.07	0.00	4,046.07	0.00
Total Bad Debt Expense	4,046.07	0.00	4,046.07	0.00
Depreciation				
Depreciation Expense	11,339.90	0.00	11,339.90	0.00
Total Depreciation	11,339.90	0.00	11,339.90	0.00
Dues and Fees				
Dues & Fees	149.60	0.00	149.60	0.00
Total Dues and Fees	149.60	0.00	149.60	0.00
Insurance Expense				
Insurance-General Liability	1,055.09	0.00	1,055.09	0.00

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Insurance-Flood	20,015.68	0.00	20,015.68	0.00
Insurance-Property	5,379.78	0.00	5,379.78	0.00
Total Insurance Expense	26,450.55	0.00	26,450.55	0.00
Interest Expense				
Interest Exp-Security Deposits	22.48	0.00	22.48	0.00
Total Interest Expense	22.48	0.00	22.48	0.00
Legal Expense				
Legal Expense	1,650.89	0.00	1,650.89	0.00
Total Legal Expense	1,650.89	0.00	1,650.89	0.00
Mileage				
Mileage & Parking	27.72	0.00	27.72	0.00
Total Mileage	27.72	0.00	27.72	0.00
Phone and Internet/Email Expense				
Phone Expense	300.86	0.00	300.86	0.00
Internet/Email Fees	581.46	0.00	581.46	0.00
Phone and Internet/Email Expense	882.32	0.00	882.32	0.00
Property Mgmt & Bkkpg Fee Exp				
Property Management Fee	24,023.04	0.00	24,023.04	0.00
Bookkeeping Fee	3,060.00	0.00	3,060.00	0.00
Office Supply Fee	1,962.10	0.00	1,962.10	0.00
Total Property Mgmt & Bkkpg Fee Exp	29,045.14	0.00	29,045.14	0.00
Resident Services Fee Exp				
Resident Services Fee	16,728.00	0.00	16,728.00	0.00
Total Resident Services Fee Exp	16,728.00	0.00	16,728.00	0.00
Staff Training				
Staff Training	95.00	0.00	95.00	0.00
Total Staff Training	95.00	0.00	95.00	0.00
RRC Allocation				
RRC Allocation	102.00	0.00	102.00	0.00
Total RRC Allocation	102.00	0.00	102.00	0.00
Total Operating Costs	96,877.47	0.00	96,877.47	0.00
Total Expenses	330,895.74	0.00	330,895.74	0.00
Total NET INCOME (LOSS)	84,151.92	0.00	84,151.92	0.00