

Income Statement

Period = Jan 2018-Oct 2018

Book = Accrual,LiveBudget ; Tree = summ_is

		Period to Date	%	Year to Date	%
40000.000	Revenue				
41000.000	Operations Revenue				
41100.101	Tenant Dwelling Rental	230,662.00	0.00	230,662.00	0.00
41100.150	GPR/Market Rent	9,106,783.48	0.00	9,106,783.48	0.00
41100.202	Non Dwelling Rental Income	77,048.58	0.00	77,048.58	0.00
41100.303	Subsidy Rental Income	-33.00	0.00	-33.00	0.00
41200.999	Rental Vacancy Losses	-341,620.74	0.00	-341,620.74	0.00
41300.999	Rental Concessions	-21,708.79	0.00	-21,708.79	0.00
41500.999	HUD Op Subsidy-Rents	11,612.00	0.00	11,612.00	0.00
41900.999	Total Operations Revenue	9,062,743.53	0.00	9,062,743.53	0.00
42000.000	Fee Revenue				
42100.999	Asset Fee Revenue	73,720.00	0.00	73,720.00	0.00
42200.999	Property Mgmt & Bkpg Fee	525,628.40	0.00	525,628.40	0.00
42300.999	Development Fees	1,281,290.00	0.00	1,281,290.00	0.00
42400.999	Mgmt Fees - Tax Credits & S8	590,117.53	0.00	590,117.53	0.00
42500.999	Resident Services Income	330,485.01	0.00	330,485.01	0.00
42599.999	Total Fee Revenue	2,801,240.94	0.00	2,801,240.94	0.00
43000.000	Grants and Subsidies				
43100.999	HCV-HAP Revenue	8,678,958.00	0.00	8,678,958.00	0.00
43200.999	Non Federal Grants and Donations	250,288.31	0.00	250,288.31	0.00
43250.000	Non Federal Capital Grants and Donations				
43250.101	StateLocal Capital Donations & Grants - One Time	709,569.44	0.00	709,569.44	0.00
43250.102	StateLocal Capital Grants - Sustainability	10,000.00	0.00	10,000.00	0.00
43250.999	Total Non Federal Capital Grants and Donations	977,941.44	0.00	977,941.44	0.00
43300.999	Federal Capital Grants	865,608.25	0.00	865,608.25	0.00
43400.999	Federal Service Grants	452,807.13	0.00	452,807.13	0.00
43599.999	Total Grants and Subsidies	11,225,603.13	0.00	11,225,603.13	0.00
49000.000	Other Revenue				
49100.999	Other Tenant Fees	139,274.82	0.00	139,274.82	0.00
49200.999	Tenant Work Order Charges	9,410.77	0.00	9,410.77	0.00
49300.999	Utilities	202,685.07	0.00	202,685.07	0.00
49400.999	Interest Income	1,359,141.38	0.00	1,359,141.38	0.00
49500.999	Laundry	65,319.60	0.00	65,319.60	0.00
49700.999	Maint Charges to Prop	1,397,051.25	0.00	1,397,051.25	0.00
49900.999	Miscellaneous Revenue	68,515.14	0.00	68,515.14	0.00
49999.900	Total Other Revenue	3,241,398.03	0.00	3,241,398.03	0.00
49999.999	Total Revenue	26,330,985.63	0.00	26,330,985.63	0.00
60000.000	Expenses				
60010.000	Salaries and Benefits				
60099.999	Total Salaries	4,966,000.33	0.00	4,966,000.33	0.00
60100.000	Total Salaries and Benefits	4,966,000.33	0.00	4,966,000.33	0.00
64000.000	Property Costs				
64180.000	Management Fees	240,063.18	0.00	240,063.18	0.00
64269.999	Maintenance Materials	209,171.70	0.00	209,171.70	0.00

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64369.999	Contract Labor & Repairs	761,480.19	0.00	761,480.19	0.00
64370.999	BHP Contract Labor	777,092.50	0.00	777,092.50	0.00
64390.999	Total Non Capital Reserve Expenditures	28,291.00	0.00	28,291.00	0.00
64429.999	Extraordinary Maintenance	35,659.97	0.00	35,659.97	0.00
64479.999	Garbage and Trash Removal	146,480.65	0.00	146,480.65	0.00
64529.999	Water and Sewer	285,643.61	0.00	285,643.61	0.00
64569.999	Electricity	124,166.34	0.00	124,166.34	0.00
64619.999	Gas	126,134.50	0.00	126,134.50	0.00
64639.999	Total Billing Service Fees	9,654.89	0.00	9,654.89	0.00
64699.999	PILOT	18,429.51	0.00	18,429.51	0.00
64719.999	HOA Fees	121,733.30	0.00	121,733.30	0.00
64999.999	Total Property Costs	2,884,001.34	0.00	2,884,001.34	0.00
66000.000	Operating Expenses				
66200.999	Amortization Expense	8,930.90	0.00	8,930.90	0.00
66300.999	Asset Management Fee	73,720.00	0.00	73,720.00	0.00
66400.999	Audit Fees	42,551.54	0.00	42,551.54	0.00
66500.999	Background Checks	10,594.95	0.00	10,594.95	0.00
66550.999	Bad Debt Expense	72,911.92	0.00	72,911.92	0.00
66600.999	Bank Fees	14,280.95	0.00	14,280.95	0.00
66700.999	Board Expense	15,873.41	0.00	15,873.41	0.00
66800.999	Consultants	98,492.62	0.00	98,492.62	0.00
66900.999	Depreciation	3,527,590.93	0.00	3,527,590.93	0.00
67000.999	Dues and Fees	75,181.53	0.00	75,181.53	0.00
67100.999	Expendable Equipment	191,107.96	0.00	191,107.96	0.00
67150.999	Financing Costs	45,993.79	0.00	45,993.79	0.00
67200.999	HCV-HAP Expense	7,483,997.16	0.00	7,483,997.16	0.00
67300.999	Insurance Expense	329,908.71	0.00	329,908.71	0.00
67400.999	Interest Expense	64,760.68	0.00	64,760.68	0.00
67500.999	Legal Expense	30,847.79	0.00	30,847.79	0.00
67600.999	Mileage	7,461.42	0.00	7,461.42	0.00
67700.999	Miscellaneous - Expense	62,733.07	0.00	62,733.07	0.00
67800.999	Mortgage Interest Expense	2,232,373.27	0.00	2,232,373.27	0.00
67900.999	Non-Salaried Personnel	56,364.64	0.00	56,364.64	0.00
68000.999	Advertising Marketing	31,551.86	0.00	31,551.86	0.00
68200.999	Office Supplies	30,528.98	0.00	30,528.98	0.00
68300.999	Phone Expense	73,864.36	0.00	73,864.36	0.00
68400.999	Postage Expense	9,609.96	0.00	9,609.96	0.00
68500.999	Pre-development Costs	15,067.28	0.00	15,067.28	0.00
68600.999	Printing Expense	43,934.50	0.00	43,934.50	0.00
68700.999	Property Mgmt & Bkpg Fee Exp	525,628.40	0.00	525,628.40	0.00
68800.999	Publications	186.82	0.00	186.82	0.00
68850.999	Resident Relocation	2,580.59	0.00	2,580.59	0.00
68900.999	Res Services Fee Exp	96,304.00	0.00	96,304.00	0.00
69000.999	Staff Training	119,239.71	0.00	119,239.71	0.00
69100.999	Service Grant Expense	405,555.93	0.00	405,555.93	0.00
69200.999	Vehicle Expense	63,138.25	0.00	63,138.25	0.00
69300.999	RRC Allocation	979.20	0.00	979.20	0.00
69900.999	Total Operating Costs	15,863,847.08	0.00	15,863,847.08	0.00
69990.999	Total Expenses	23,713,848.75	0.00	23,713,848.75	0.00
72000.999	Gain or Loss on disposition of Property	4,148.74	0.00	4,148.74	0.00
99000.999	Total NET INCOME LOSS	2,621,285.62	0.00	2,621,285.62	0.00