

Property = 640ac 641bc 643cc 646lc 647lc 649mc 671park 650river 681htfam 691ssnw 694ssmke 688sss 625hh 693ccss resserv phintake phpubsaf 676 680 686 ctrlrent

Income Statement

Period = Jan 2025-Jun 2025

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
310-100000	Grant Revenue				
310-340100	Revenues-HUD PHA Grants	1,474,520.43	0.00	1,474,520.43	0.00
310-999999	Total Grant Revenue	1,474,520.43	0.00	1,474,520.43	0.00
312-100000	Dwelling Rent				
312-311000	Dwelling Rental	5,040,356.61	0.00	5,040,356.61	0.00
312-311002	Other Dwelling Rent	-54,074.88	0.00	-54,074.88	0.00
312-999999	Total Dwelling Rent	4,986,281.73	0.00	4,986,281.73	0.00
314-100000	Tenant Revenue Other				
314-312000	Excess Utilities	1,148.46	0.00	1,148.46	0.00
314-369001	Sales & Service Income	37,440.80	0.00	37,440.80	0.00
314-369016	Late Charges	991.53	0.00	991.53	0.00
314-999999	Total Tenant Revenue Other	39,580.79	0.00	39,580.79	0.00
316-100000	Other Income				
316-363000	Gain/Loss on Sale of Fixed Assets	51,000.00	0.00	51,000.00	0.00
316-369000	Other/Prepay Income	743,474.70	0.00	743,474.70	0.00
316-369004	Installment Charges	-3,439.20	0.00	-3,439.20	0.00
316-369007	Antenna Revenue	13,200.00	0.00	13,200.00	0.00
316-369008	Washer & Dryer Income	20,631.14	0.00	20,631.14	0.00
316-380200	Operating Subsidy	3,424,284.00	0.00	3,424,284.00	0.00
316-999999	Total Other Income	4,249,150.64	0.00	4,249,150.64	0.00
320-100000	Interest on General Fund				
320-361000	Interest Income	10.01	0.00	10.01	0.00
320-999999	Total Interest on General Fund	10.01	0.00	10.01	0.00
322-999999	Total Operating Income	10,749,543.60	0.00	10,749,543.60	0.00
400-100000	Operating Expenditures				
410-100000	Administrative				
412-100000	Administrative Salaries				
412-411000	Administrative Salaries	1,886,818.14	0.00	1,886,818.14	0.00
412-411600	Admin. Comp Time	6,953.39	0.00	6,953.39	0.00
412-999999	Total Administrative Salaries	1,893,771.53	0.00	1,893,771.53	0.00
414-100000	Employee Benefits Administrative				
414-418200	Employee Benefits-Admin.	922,293.57	0.00	922,293.57	0.00
414-999999	Total Employee Benefits - Administrative	922,293.57	0.00	922,293.57	0.00
418-100000	Travel and Training				
418-415002	Travel-Business	5,868.87	0.00	5,868.87	0.00
418-418201	Mileage Reimbursement	409.00	0.00	409.00	0.00
418-999999	Total Travel and Training	6,277.87	0.00	6,277.87	0.00
420-100000	Management Fees				
420-413100	Management Fee	1,286,460.92	0.00	1,286,460.92	0.00
420-413300	Bookkeeping Fee	97,297.50	0.00	97,297.50	0.00
420-999999	Total Management Fees	1,383,758.42	0.00	1,383,758.42	0.00
422-100000	Office Supplies and Printing				
422-419008	Office Supplies	16,069.15	0.00	16,069.15	0.00
422-419009	Printing and Reproduction	11,686.35	0.00	11,686.35	0.00
422-999999	Total Office Supplies and Printing	27,755.50	0.00	27,755.50	0.00
423-419004	Postage	15,526.97	0.00	15,526.97	0.00
423-419010	Telephone	30,438.04	0.00	30,438.04	0.00
424-100000	Other Contracted Services				
424-419006	Temp Services	97,594.21	0.00	97,594.21	0.00
424-419026	Contract Service	11,096.87	0.00	11,096.87	0.00
424-999999	Total Other Contracted Services	108,691.08	0.00	108,691.08	0.00
425-417100	Auditing and Tax Fees	2,708.31	0.00	2,708.31	0.00
426-100000	Sundry				

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Income Statement

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		Period to Date	%	Year to Date	%
426-419000	Sundry	23,192.05	0.00	23,192.05	0.00
426-419011	Membership Dues	79,797.41	0.00	79,797.41	0.00
426-419020	Outside Legal Expense	6,185.59	0.00	6,185.59	0.00
426-419021	Computer Supplies and Service	13,535.72	0.00	13,535.72	0.00
426-419024	Promotion Expense	72.81	0.00	72.81	0.00
426-419103	Software	13,374.91	0.00	13,374.91	0.00
426-419104	Internet Services	5,228.07	0.00	5,228.07	0.00
426-999999	Total Sundry	141,386.56	0.00	141,386.56	0.00
428-999999	Total Administrative	4,532,607.85	0.00	4,532,607.85	0.00
430-100000	Tenant Services				
432-100000	Salaries and Benefits				
432-421000	Tenant Services Salaries	173,361.22	0.00	173,361.22	0.00
432-422200	Employee Benefits-Tenant Services	24,356.22	0.00	24,356.22	0.00
432-999999	Total Salaries and Benefits	197,717.44	0.00	197,717.44	0.00
434-100000	Contracts, Trainings, and Other				
434-423000	Contracts and Training	44,130.33	0.00	44,130.33	0.00
434-999999	Total Contracts, Trainings, and Other	44,130.33	0.00	44,130.33	0.00
436-999999	Total Tenant Services	241,847.77	0.00	241,847.77	0.00
438-100000	Utilities				
438-431000	Water	617,718.82	0.00	617,718.82	0.00
438-432000	Electricity	435,500.75	0.00	435,500.75	0.00
438-433000	Gas	413,410.61	0.00	413,410.61	0.00
438-999999	Total Utilities	1,466,630.18	0.00	1,466,630.18	0.00
440-100000	Ordinary Maintenance and Operating				
442-100000	Maintenance Salaries				
442-441000	Maintenance Salaries	158,443.36	0.00	158,443.36	0.00
442-441050	Maintenance Overtime	5,692.65	0.00	5,692.65	0.00
442-999999	Total Maintenance Salaries	164,136.01	0.00	164,136.01	0.00
444-100000	Employee Benefits - Maintenance				
444-441300	Employee Benefits-Maintenance	48,853.27	0.00	48,853.27	0.00
444-999999	Total Employee Benefits - Maintenance	48,853.27	0.00	48,853.27	0.00
446-100000	Maintenance Supplies				
446-442001	Appliance Parts	119,586.92	0.00	119,586.92	0.00
446-442002	Automotive Parts	16,211.97	0.00	16,211.97	0.00
446-442003	Landscaping Supplies	2,173.67	0.00	2,173.67	0.00
446-442004	Electrical Supplies	53,201.74	0.00	53,201.74	0.00
446-442005	Hardware Supplies	362,544.70	0.00	362,544.70	0.00
446-442006	HVAC Supplies	63,211.18	0.00	63,211.18	0.00
446-442007	Janitorial Supplies	229,017.06	0.00	229,017.06	0.00
446-442008	Painting Supplies	12,026.56	0.00	12,026.56	0.00
446-442009	Plumbing Supplies	60,918.17	0.00	60,918.17	0.00
446-442010	Exterminating Supplies	11,310.33	0.00	11,310.33	0.00
446-442012	Small Tools	6,142.30	0.00	6,142.30	0.00
446-442014	Uniforms	5,852.96	0.00	5,852.96	0.00
446-442103	Landscaping-Central Maintenance	1,400.00	0.00	1,400.00	0.00
446-999999	Total Maintenance Supplies	943,597.56	0.00	943,597.56	0.00
448-100000	Maintenance Contracts				
448-443003	Maintenance Contractor-Auto Reimbursement	114.06	0.00	114.06	0.00
448-443020	Exterminating Contractor	2,004.92	0.00	2,004.92	0.00
448-443021	Electrical Contractor	41,594.29	0.00	41,594.29	0.00
448-443022	Plumbing Contractor	83,656.55	0.00	83,656.55	0.00
448-443023	HVAC Contractor	30,521.99	0.00	30,521.99	0.00
448-443025	Janitorial Contractor	51,519.11	0.00	51,519.11	0.00
448-443026	Elevator Contractor	58,079.20	0.00	58,079.20	0.00
448-443028	Vehicle Repairs Contractor	8,180.80	0.00	8,180.80	0.00
448-443030	Site Improvements-Landscaping	88,235.25	0.00	88,235.25	0.00

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448-443031	Site Improvements-Infrastructure	9,359.83	0.00	9,359.83	0.00
448-443032	Dwelling Structures	189,205.60	0.00	189,205.60	0.00
448-443035	Snow Plowing	23,354.61	0.00	23,354.61	0.00
448-443036	Carpenter Contracts	2,933.32	0.00	2,933.32	0.00
448-443037	Environmental Remediation	-9,227.59	0.00	-9,227.59	0.00
448-443039	Recycling Contractor	36,329.75	0.00	36,329.75	0.00
448-443040	Consultant Contractor	28,189.01	0.00	28,189.01	0.00
448-443044	Fee For Service-Central Maintenance	91,268.00	0.00	91,268.00	0.00
448-443045	Carpenter-Central Maintenance	411,395.00	0.00	411,395.00	0.00
448-443046	Painter-Central Maintenance	430,021.00	0.00	430,021.00	0.00
448-443047	Exterminating-Central Maintenance	117,194.00	0.00	117,194.00	0.00
448-443048	Electrical-Central Maintenance	4,445.00	0.00	4,445.00	0.00
448-443049	Plumbing-Central Maintenance	8,513.00	0.00	8,513.00	0.00
448-443050	HVAC-Central Maintenance	29,056.00	0.00	29,056.00	0.00
448-443051	Janitorial-Central Maintenance	230,426.00	0.00	230,426.00	0.00
448-444012	Building-Existing Structure	822.04	0.00	822.04	0.00
448-449750	Non-Dwelling Equipment	475.00	0.00	475.00	0.00
448-999999	Total Maintenance Contracts	1,967,665.74	0.00	1,967,665.74	0.00
450-999999	Total Ordinary Maintenance and Operating	3,124,252.58	0.00	3,124,252.58	0.00
452-100000	Protection Services				
452-413700	Public Safety Allocation	-132,454.00	0.00	-132,454.00	0.00
452-448000	Protective Services Contract Cost	133,970.89	0.00	133,970.89	0.00
452-999999	Total Protection Services	1,516.89	0.00	1,516.89	0.00
454-100000	General Expenses				
456-100000	Insurance				
456-451100	Property Insurance	471,005.35	0.00	471,005.35	0.00
456-451200	Liability Insurance	92,661.45	0.00	92,661.45	0.00
456-451300	Workers Comp. Insurance	12,278.40	0.00	12,278.40	0.00
456-451400	Boiler Insurance	7,501.68	0.00	7,501.68	0.00
456-451500	Vehicle Insurance	38,536.64	0.00	38,536.64	0.00
456-999999	Total Insurance	621,983.52	0.00	621,983.52	0.00
462-100000	Other General Expenses				
462-459000	General Expense	-1,024.37	0.00	-1,024.37	0.00
457-452000	PILOT-RE Taxes	300,000.00	0.00	300,000.00	0.00
462-999999	Total Other General Expenses	298,975.63	0.00	298,975.63	0.00
464-999999	Total General Expenses	920,959.15	0.00	920,959.15	0.00
466-999999	Total Operating Expenditures	10,287,814.42	0.00	10,287,814.42	0.00
468-999999	Excess (Deficiency) of Total Revenue Over Expenses	461,729.18	0.00	461,729.18	0.00
470-100000	Extraordinary Expenses				
470-462000	Casualty Losses-Non Capitalized	16,425.73	0.00	16,425.73	0.00
470-999999	Total Extraordinary Expenses	16,425.73	0.00	16,425.73	0.00
472-999999	Net Income (Loss) from Operations	445,303.45	0.00	445,303.45	0.00
476-999999	Total Net Income (Loss)	445,303.45	0.00	445,303.45	0.00