

Property = 1jcp 1cvc 1rve 1fer 1rvw 1sct 1mvp 1hbc
PUM_only_Property Comparison - Year To Date

Period = Apr 2016

Book = Accrual ; Tree = ysi_is

	CVC	FER	HBC	JCP	MVP	RVE	RVW	SCT	TOTAL
	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit
INCOME									
TENANT INCOME									
Rental Income									
Tenant Rent	270.83	337.23	277.81	173.94	120.70	214.50	263.69	311.38	238.91
Total Rental Income	270.83	337.23	277.81	173.94	120.70	214.50	263.69	311.38	238.91
Other Tenant Income									
Laundry and Vending	2.07	1.74	0.00	3.71	4.32	3.13	4.12	0.00	2.84
Damages	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.08
NSF Charges	0.00	0.00	0.00	0.00	0.10	0.06	0.03	0.00	0.03
Tenant Owned / Excess Utilities	0.00	0.30	0.00	0.00	0.00	0.00	0.18	0.00	0.07
Other Misc.Tenant Charges	0.31	0.03	0.09	0.43	0.27	0.32	0.36	0.00	0.28
Total Other Tenant Income	2.39	2.07	0.09	4.14	4.70	3.51	5.08	0.00	3.29
NET TENANT INCOME	273.22	339.30	277.90	178.08	125.39	218.02	268.77	311.38	242.20
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	182.97	182.97	293.93	215.63	289.77	220.88	246.71	219.15	228.74
TOTAL GRANT INCOME	182.97	182.97	293.93	215.63	289.77	220.88	246.71	219.15	228.74
OTHER INCOME									
Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment Income	0.00	0.01	0.00	0.08	0.01	0.26	0.18	0.07	0.11
Miscellaneous Other Income	0.00	0.25	5.89	3.40	14.83	1.16	1.13	1.48	2.66
Misc Other Income-Buck St Office Rental	0.00	0.00	0.00	0.00	147.58	0.00	0.00	0.00	8.96
Misc Other Income-Office Space Rental	0.00	0.00	0.00	9.77	52.50	0.00	2.28	0.00	5.42
Misc Income-Antenna Rental	0.00	0.00	0.00	29.59	0.00	0.00	0.00	0.00	5.39
TOTAL OTHER INCOME	0.00	0.26	5.90	42.84	214.92	1.42	3.59	1.55	22.55
TOTAL INCOME	456.19	522.53	577.73	436.55	630.09	440.31	519.06	532.08	493.49
EXPENSES									
ADMINISTRATIVE EXPENSES									
Administrative Salaries									
Administrative Salaries	36.44	36.44	16.80	44.38	9.67	41.37	34.95	14.21	34.35
Administrative Overtime	4.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41
Employee Benefit-Health/Dental/Eye	3.66	3.66	3.33	6.37	1.42	3.73	6.75	4.92	4.66
Total Administrative Salaries	44.12	40.10	20.13	50.75	11.09	45.10	41.70	19.13	39.41
Legal Expense									
Credit/Criminal Background Checks	0.21	1.50	0.93	1.46	1.15	1.15	0.34	0.00	0.92
Tenant Screening	0.00	0.00	0.31	0.03	0.20	0.08	0.00	0.18	0.07
General Legal Expense	1.01	2.93	28.73	6.91	4.03	1.96	1.73	0.92	5.56
Total Legal Expense	1.22	4.44	29.96	8.40	5.38	3.19	2.07	1.10	6.56
Other Admin Expenses									
Staff Training	0.02	0.02	0.02	0.02	1.38	0.02	0.02	0.04	0.11
Staff Travel	0.67	0.67	0.90	0.42	1.12	0.31	0.38	1.98	0.58
Auditing Fees	4.84	4.84	4.87	4.25	5.73	3.51	4.23	7.42	4.46
Licenses/Fees/Permits	0.37	0.37	0.05	1.05	2.28	0.86	0.96	0.00	0.79
Professional Fees/Services	0.56	2.31	4.10	3.12	0.93	0.25	0.28	1.63	1.49
Total Other Admin Expenses	6.47	8.22	9.94	8.86	11.43	4.96	5.89	11.07	7.43
Miscellaneous Admin Expenses									
Publications/Subscriptions	0.50	0.50	0.51	0.38	0.69	0.35	0.37	0.34	0.42
Membership Dues and Fees	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.25	0.17
Telephone	1.62	5.14	2.58	3.25	2.69	4.00	0.43	0.00	2.67
Office Supplies	1.99	2.11	3.55	1.51	2.29	1.48	1.53	0.80	1.84
Copier and Supplies	1.49	1.49	2.59	0.83	3.18	0.68	0.88	4.39	1.38
Cell Phones/Pagers	2.65	2.65	3.08	1.47	4.41	1.20	1.35	7.79	2.18
Payroll Services	0.46	0.46	0.32	0.57	0.25	0.43	0.46	0.71	0.45
Postage/Express	1.79	1.79	3.47	0.99	2.98	0.81	0.91	5.25	1.61
Legal Ads	0.94	0.94	0.91	0.94	0.94	1.26	0.96	1.44	1.03
Printer Supplies	0.13	0.13	0.00	0.07	0.00	0.00	0.00	0.00	0.04
Internet	3.04	2.79	4.83	0.29	9.24	1.41	1.15	1.55	2.28
Answering Service/Voicemail	0.98	0.70	0.71	0.39	1.17	0.32	0.36	2.06	0.59
Employee Services - Health	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.10	0.06
Bank/Credit Card Fees	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.01
Cable TV	0.00	0.00	0.00	0.00	0.00	0.85	0.25	0.00	0.24
Computer Hardware	0.03	0.03	0.03	0.02	0.05	0.01	0.02	0.09	0.02
Computer Software	0.06	0.06	0.06	0.03	0.10	0.03	0.03	0.17	0.05
Computer Supplies	0.18	0.18	0.18	0.10	0.30	0.08	0.09	0.53	0.15
Computer/IT Support Expense	13.28	13.28	14.09	7.45	21.64	6.00	6.74	1.65	9.49

Computer System Support	3.59	3.59	3.67	2.00	5.99	1.63	1.83	10.57	2.91
Caring, Inc. misc	0.00	0.00	0.00	0.00	0.00	0.00	0.90	0.00	0.18
Property Mgmt Fee Expense	58.56	56.88	58.04	56.93	56.93	57.67	59.24	45.04	57.41
Asset Mgmt Fee Expense	8.75	8.75	2.50	2.50	2.50	2.50	2.55	3.22	3.80
Bookkeeping Fee Expense	6.52	6.34	6.47	6.34	6.34	6.43	6.60	4.30	6.37
Prog Mgmt Fee Exp - JCP Antenna Rental 1	0.00	0.00	0.00	2.96	0.00	0.00	0.00	0.00	0.54
Prog Mgmt Fee Exp - JCP Office Space Reni	0.00	0.00	0.00	0.98	0.00	0.00	0.00	0.00	0.18
Prog Mgmt Fee Exp - RVW Office Space Rei	0.00	0.00	0.00	0.00	0.00	0.00	0.23	0.00	0.05
Prog Mgmt Fee Exp - MVP Office Space Rer	0.00	0.00	0.00	0.00	14.76	0.00	0.00	0.00	0.90
HCPM-Contract - Fee For Service Expense	0.00	0.00	8.65	24.80	26.53	21.68	20.36	0.00	15.85
Total Miscellaneous Admin Expenses	106.79	108.02	116.48	115.05	163.21	109.07	107.47	90.24	112.88
TOTAL ADMINISTRATIVE EXPENSES	158.59	160.77	176.52	183.06	191.12	162.31	157.13	121.54	166.29

TENANT SERVICES

Tenant Svcs - Tenant Participation	0.07	0.07	0.07	0.04	0.00	0.03	0.03	0.81	0.07
Tenant Svcs - HCFC Activities-	1.57	1.57	1.54	2.66	1.11	3.39	3.59	1.96	2.56
Tenant Svcs - Food/Snacks	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
Tenant Svcs - Monitoring Services	0.00	0.00	0.00	0.00	6.53	0.00	0.00	0.00	0.40
Tenant Svcs - Moving Expenses	0.00	1.78	0.00	0.00	2.97	0.00	0.00	0.00	0.36
TOTAL TENANT SERVICES EXPENSES	1.89	3.42	1.61	2.70	10.61	3.42	3.63	2.77	3.41

UTILITY EXPENSES

Water & Sewer	47.64	46.96	47.62	46.83	58.89	46.80	47.77	31.35	47.38
Electricity	19.74	60.56	99.63	51.47	96.53	19.54	46.32	0.91	46.82
Electricity-Vacant Units	0.00	0.00	0.00	0.33	-0.24	0.10	0.06	0.00	0.08
Gas	52.27	13.76	67.06	0.78	74.48	10.40	34.53	0.00	27.17
TOTAL UTILITY EXPENSES	119.65	121.28	214.31	99.41	229.65	76.84	128.68	32.27	121.45

MAINTENACE EXPENSES

General Maint Expense									
Maintenance Fee For Service Expense	10.85	10.85	18.07	18.07	18.08	18.07	18.44	18.08	16.68
Maintenance Salaries	33.72	37.24	30.57	42.57	27.74	29.45	38.42	85.37	36.77
Maintenance Labor Overtime	4.18	4.73	4.54	6.34	5.33	3.11	5.01	17.62	5.12
Employee Benefit-Health/Dental/Eye	5.65	5.60	5.88	6.77	2.18	5.99	6.92	4.85	5.96
Maintenance Uniforms	0.84	1.00	1.68	0.73	1.75	0.62	0.60	2.33	0.93
Vehicle Gas, Oil, Repairs, Supplies	2.94	0.40	3.97	2.39	0.45	0.49	0.40	1.30	1.43
Vehicle Title/Registration	0.06	0.06	0.06	0.15	0.10	0.04	0.04	0.17	0.07
Total General Maint Expense	58.24	59.88	64.78	77.02	55.63	57.77	69.83	129.73	66.97
Materials									
Materials-Electrical	0.63	0.16	3.13	0.98	16.16	2.10	0.10	0.75	2.06
Materials-Plumbing	2.03	1.57	4.07	1.95	1.50	1.12	1.02	21.28	2.40
Materials-Heating	10.77	2.29	0.52	0.19	5.85	0.24	0.19	0.17	1.86
Materials-Flooring	0.07	0.00	15.83	8.18	3.89	1.60	1.27	36.46	5.17
Materials-Paint	0.41	2.54	1.08	6.25	1.02	1.67	0.46	0.03	2.07
Materials-Janitorial/Cleaning	0.09	0.07	1.57	2.40	1.77	2.47	2.20	0.00	1.70
Materials-Lumber	0.00	0.00	1.06	0.48	1.20	1.57	0.00	1.46	0.67
Materials-Maintenance Supplies	0.05	0.00	0.70	0.00	0.02	0.00	0.00	0.09	0.08
Materials-Grounds	0.54	0.52	0.23	1.86	0.00	0.30	0.33	0.00	0.60
Materials-Miscellaneous	0.01	0.00	1.89	0.05	0.20	0.08	0.01	0.08	0.23
Materials-Equipment Repairs	0.35	0.35	0.35	0.44	3.32	1.45	1.44	1.02	1.03
Materials-Appliance Parts	1.04	1.57	2.46	0.02	0.74	0.58	0.39	0.34	0.78
Materials-Safety Equipment	6.45	5.50	14.24	2.15	42.02	6.77	4.43	0.00	7.95
Materials-Hardware	0.72	0.25	2.47	0.00	0.00	0.17	0.27	2.16	0.51
Materials-Glass/Screens	0.22	0.82	0.42	0.39	1.04	0.38	0.39	0.00	0.44
Materials-Doors / Keys	1.81	3.14	1.14	7.20	12.49	4.81	4.02	6.53	4.78
Materials-Drywall/Plaster	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00
Materials-Tools	0.02	0.00	0.21	0.00	0.07	0.04	0.00	0.00	0.04
Total Materials	25.19	18.77	51.37	32.53	91.30	25.35	16.51	70.36	32.36
Contract Costs									
Contract-Elevator Monitoring	0.00	0.00	0.00	8.93	8.93	9.75	9.11	0.00	6.15
Contract-Trash Removal	9.70	8.05	3.95	3.01	45.15	3.78	4.96	0.00	7.30
Contract-Extermination/Pest Control	2.00	2.20	2.10	1.75	1.87	2.77	1.75	7.72	2.29
Contract-Extermination/Bed Bug	0.00	0.00	0.00	3.40	0.00	2.52	2.23	0.00	1.62
Contract-Grounds	14.59	9.54	17.95	3.30	4.07	2.22	3.92	18.09	6.97
Contract-Fire Alarm	0.00	0.00	0.00	0.00	6.58	1.41	0.00	0.00	0.71
Contract-HVAC	7.17	2.15	2.39	0.00	0.00	0.00	4.00	1.50	2.03
Contract-Alarm System Monitoring	0.00	0.00	0.00	0.00	5.82	0.00	0.00	0.00	0.35
Contract-Electrical	0.00	0.00	0.17	0.00	5.84	2.31	0.00	2.91	0.99
Contract-Plumbing	0.00	11.55	10.74	0.67	28.76	4.85	13.03	9.07	8.08
Contract-Roofing	0.81	0.00	0.00	1.00	1.56	0.00	0.57	0.00	0.47
Contract Costs-Other Misc	0.00	0.00	0.00	1.39	0.00	0.00	0.00	0.00	0.25
Total Contract Costs	34.27	33.49	37.29	23.45	108.56	29.62	39.57	39.30	37.22
TOTAL MAINTENACE EXPENSES	117.71	112.14	153.44	133.00	255.50	112.74	125.92	239.39	136.55

GENERAL EXPENSES

Insurance	22.01	22.01	31.40	28.02	15.04	25.29	28.05	41.05	26.20
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PILOT-Payments in Lieu of Taxes	16.66	16.47	7.03	11.08	0.00	10.88	12.13	27.84	11.86
Employee Benefits-Health/Dental/Optical	0.12	0.12	-0.09	0.08	0.05	0.05	0.11	0.15	0.07
Employee Benefits-Pension	10.37	10.36	10.58	17.27	4.50	8.05	10.58	16.45	11.02
Employer Tax Expense	6.18	6.18	4.36	7.56	3.32	6.55	4.69	13.56	6.12
Security/Lease Enforcement Fee For Service	0.00	1.20	0.00	0.00	0.00	0.00	0.00	0.00	0.12
Lease Enforcement Fee For Service Expense	8.87	7.67	9.27	4.93	14.78	4.03	4.53	0.00	6.18
TOTAL GENERAL EXPENSES	64.20	64.01	62.54	68.94	37.69	54.85	60.07	99.05	61.57
HOUSING ASSISTANCE PAYMENTS									
URP-PH-Tenant Utility Reimbursement-Public I	0.00	0.00	0.00	0.00	1.40	0.00	0.00	5.91	0.29
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	0.00	1.40	0.00	0.00	5.91	0.29
FINANCING EXPENSE									
Interest Expense - Energy Performance Contr	3.97	3.97	3.97	3.97	0.00	3.97	4.05	0.00	3.61
TOTAL FINANCING EXPENSES	3.97	3.97	3.97	3.97	0.00	3.97	4.05	0.00	3.61
TOTAL EXPENSES	466.00	465.58	612.39	491.07	725.97	414.13	479.48	500.92	493.16
NET INCOME	-9.81	56.95	-34.66	-54.53	-95.89	26.19	39.58	31.16	0.33