

1_PUM_Cedarview Court

Period = Apr 2016

Book = Accrual ; Tree = ysi_is

	Period To Date Total	Period To Date Per Unit	Year to Date Total	Year To Date Per Unit
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	15,689.00	313.78	108,332.10	270.83
Total Rental Income	15,689.00	313.78	108,332.10	270.83
Other Tenant Income				
Laundry and Vending	0.00	0.00	829.13	2.07
Other Misc.Tenant Charges	0.00	0.00	125.00	0.31
Total Other Tenant Income	0.00	0.00	954.13	2.39
NET TENANT INCOME	15,689.00	313.78	109,286.23	273.22
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	10,400.50	208.01	73,189.50	182.97
TOTAL GRANT INCOME	10,400.50	208.01	73,189.50	182.97
OTHER INCOME				
Interest Income	0.13	0.00	0.84	0.00
Investment Income	0.46	0.01	0.90	0.00
TOTAL OTHER INCOME	0.59	0.01	1.74	0.00
TOTAL INCOME	26,090.09	521.80	182,477.47	456.19
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	1,857.35	37.15	14,576.38	36.44
Administrative Overtime	0.00	0.00	1,606.49	4.02
Employee Benefit-Health/Dental/Eye	171.58	3.43	1,463.14	3.66
Total Administrative Salaries	2,028.93	40.58	17,646.01	44.12
Legal Expense				
Credit/Criminal Background Checks	0.00	0.00	84.00	0.21
General Legal Expense	81.00	1.62	403.50	1.01
Total Legal Expense	81.00	1.62	487.50	1.22
Other Admin Expenses				
Staff Training	0.00	0.00	9.80	0.02
Staff Travel	60.45	1.21	268.81	0.67
Auditing Fees	194.03	3.88	1,937.40	4.84
Licenses/Fees/Permits	0.00	0.00	148.00	0.37
Professional Fees/Services	0.00	0.00	222.22	0.56
Total Other Admin Expenses	254.48	5.09	2,586.23	6.47
Miscellaneous Admin Expenses				
Publications/Subscriptions	61.86	1.24	200.09	0.50
Membership Dues and Fees	0.00	0.00	66.58	0.17
Telephone	110.26	2.21	648.83	1.62
Office Supplies	167.19	3.34	795.41	1.99
Copier and Supplies	73.38	1.47	596.53	1.49
Cell Phones/Pagers	134.11	2.68	1,059.06	2.65
Payroll Services	19.55	0.39	182.42	0.46
Postage/Express	107.00	2.14	714.24	1.79
Legal Ads	123.71	2.47	375.34	0.94
Printer Supplies	0.00	0.00	50.57	0.13
Internet	189.24	3.78	1,215.63	3.04
Answering Service/Voicemail	32.04	0.64	390.81	0.98
Employee Services - Health	0.00	0.00	25.25	0.06
Computer Hardware	0.00	0.00	12.33	0.03
Computer Software	0.00	0.00	23.66	0.06
Computer Supplies	0.00	0.00	72.22	0.18
Computer/IT Support Expense	892.31	17.85	5,313.85	13.28
Computer System Support	186.54	3.73	1,437.78	3.59
Property Mgnt Fee Expense	3,365.50	67.31	23,423.88	58.56
Asset Mgnt Fee Expense	500.00	10.00	3,500.00	8.75
Bookkeeping Fee Expense	375.00	7.50	2,610.00	6.52
Total Miscellaneous Admin Expenses	6,337.69	126.75	42,714.48	106.79
TOTAL ADMINISTRATIVE EXPENSES	8,702.10	174.04	63,434.22	158.59
TENANT SERVICES				
Tenant Svcs - Tenant Participation	0.00	0.00	27.17	0.07

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Tenant Svcs - HCFC Activities-	89.72	1.79	628.04	1.57
Tenant Svcs - Food/Snacks	0.00	0.00	100.00	0.25
TOTAL TENANT SERVICES EXPENSES	89.72	1.79	755.21	1.89
UTILITY EXPENSES				
Water & Sewer	2,687.67	53.75	19,055.18	47.64
Electricity	657.11	13.14	7,896.46	19.74
Gas	12,663.45	253.27	20,908.76	52.27
TOTAL UTILITY EXPENSES	16,008.23	320.16	47,860.40	119.65
MAINTENANCE EXPENSES				
General Maint Expense				
Maintenance Fee For Service Expense	783.29	15.67	4,338.81	10.85
Maintenance Salaries	1,598.97	31.98	13,487.98	33.72
Maintenance Labor Overtime	31.05	0.62	1,673.33	4.18
Employee Benefit-Health/Dental/Eye	367.56	7.35	2,260.14	5.65
Maintenance Uniforms	0.00	0.00	336.18	0.84
Vehicle Gas, Oil, Repairs, Supplies	1,064.33	21.29	1,176.79	2.94
Vehicle Title/Registration	0.00	0.00	23.50	0.06
Total General Maint Expense	3,845.20	76.90	23,296.73	58.24
Materials				
Materials-Electrical	169.93	3.40	251.12	0.63
Materials-Plumbing	19.08	0.38	813.22	2.03
Materials-Heating	134.70	2.69	4,306.20	10.77
Materials-Flooring	0.00	0.00	27.63	0.07
Materials-Paint	13.93	0.28	164.81	0.41
Materials-Janitorial/Cleaning	0.00	0.00	34.23	0.09
Materials-Maintenance Supplies	0.00	0.00	20.12	0.05
Materials-Grounds	0.00	0.00	215.15	0.54
Materials-Miscellaneous	0.00	0.00	4.79	0.01
Materials-Equipment Repairs	0.00	0.00	138.60	0.35
Materials-Appliance Parts	0.00	0.00	416.13	1.04
Materials-Safety Equipment	124.29	2.49	2,578.71	6.45
Materials-Hardware	96.82	1.94	286.85	0.72
Materials-Glass/Screens	48.00	0.96	88.00	0.22
Materials-Doors / Keys	120.00	2.40	724.33	1.81
Materials-Tools	0.00	0.00	8.00	0.02
Total Materials	726.75	14.54	10,077.89	25.19
Contract Costs				
Contract-Trash Removal	540.30	10.81	3,879.73	9.70
Contract-Extermination/Pest Control	300.00	6.00	800.00	2.00
Contract-Grounds	907.97	18.16	5,835.11	14.59
Contract-HVAC	0.00	0.00	2,868.76	7.17
Contract-Roofing	0.00	0.00	325.00	0.81
Total Contract Costs	1,748.27	34.97	13,708.60	34.27
TOTAL MAINTENANCE EXPENSES	6,320.22	126.40	47,083.22	117.71
GENERAL EXPENSES				
Insurance	1,262.30	25.25	8,803.61	22.01
PILOT-Payments in Lieu of Taxes	955.53	19.11	6,664.69	16.66
Employee Benefits-Health/Dental/Optical	47.59	0.95	47.59	0.12
Employee Benefits-Pension	520.24	10.40	4,146.92	10.37
Employer Tax Expense	288.50	5.77	2,471.10	6.18
Lease Enforcement Fee For Service Expense	500.00	10.00	3,548.00	8.87
TOTAL GENERAL EXPENSES	3,574.16	71.48	25,681.91	64.20
FINANCING EXPENSE				
Interest Expense - Energy Performance Contract	222.95	4.46	1,586.77	3.97
TOTAL FINANCING EXPENSES	222.95	4.46	1,586.77	3.97
TOTAL EXPENSES	34,917.38	698.35	186,401.73	466.00
NET INCOME	-8,827.29	-176.55	-3,924.26	-9.81