

Maurice View Plaza (1mvp)  
**1\_PUM\_Maurice View Plaza**

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
<b>INCOME</b>				
<b>TENANT INCOME</b>				
Rental Income				
Tenant Rent	3,661.00	122.03	28,967.00	120.70
Total Rental Income	3,661.00	122.03	28,967.00	120.70
Other Tenant Income				
Laundry and Vending	0.00	0.00	1,037.58	4.32
NSF Charges	0.00	0.00	25.00	0.10
Other Misc.Tenant Charges	0.00	0.00	65.00	0.27
Total Other Tenant Income	0.00	0.00	1,127.58	4.70
NET TENANT INCOME	3,661.00	122.03	30,094.58	125.39
<b>GRANT INCOME</b>				
HUD PHA Operating Grants/Subsidy	9,960.30	332.01	69,545.00	289.77
TOTAL GRANT INCOME	9,960.30	332.01	69,545.00	289.77
<b>OTHER INCOME</b>				
Interest Income	0.08	0.00	0.56	0.00
Investment Income	0.79	0.03	1.52	0.01
Miscellaneous Other Income	819.62	27.32	3,558.82	14.83
Misc Other Income-Buck St Office Rental	5,060.00	168.67	35,420.00	147.58
Misc Other Income-Office Space Rental	1,800.00	60.00	12,600.00	52.50
TOTAL OTHER INCOME	7,680.49	256.02	51,580.90	214.92
<b>TOTAL INCOME</b>	<b>21,301.79</b>	<b>710.06</b>	<b>151,220.48</b>	<b>630.09</b>

**EXPENSES**

**ADMINISTRATIVE EXPENSES**

Administrative Salaries				
Administrative Salaries	293.15	9.77	2,321.28	9.67
Employee Benefit-Health/Dental/Eye	76.47	2.55	341.24	1.42
Total Administrative Salaries	369.62	12.32	2,662.52	11.09
Legal Expense				
Credit/Criminal Background Checks	0.00	0.00	276.00	1.15
Tenant Screening	0.00	0.00	48.00	0.20
General Legal Expense	0.00	0.00	968.00	4.03
Total Legal Expense	0.00	0.00	1,292.00	5.38
Other Admin Expenses				
Staff Training	0.00	0.00	330.88	1.38
Staff Travel	60.45	2.02	268.81	1.12
Auditing Fees	116.40	3.88	1,374.95	5.73
Licenses/Fees/Permits	0.00	0.00	546.00	2.28
Professional Fees/Services	0.00	0.00	222.22	0.93
Total Other Admin Expenses	176.85	5.90	2,742.86	11.43
Miscellaneous Admin Expenses				
Publications/Subscriptions	61.85	2.06	164.70	0.69
Membership Dues and Fees	0.00	0.00	39.95	0.17
Telephone	109.55	3.65	645.11	2.69
Office Supplies	223.33	7.44	548.90	2.29
Copier and Supplies	73.38	2.45	764.21	3.18
Cell Phones/Pagers	134.11	4.47	1,059.06	4.41
Payroll Services	6.40	0.21	60.49	0.25
Postage/Express	107.00	3.57	714.24	2.98
Legal Ads	74.23	2.47	225.20	0.94
Internet	364.18	12.14	2,218.40	9.24
Answering Service/Voicemail	32.04	1.07	279.71	1.17
Employee Services - Health	0.00	0.00	15.15	0.06
Computer Hardware	0.00	0.00	12.33	0.05
Computer Software	0.00	0.00	23.66	0.10
Computer Supplies	0.00	0.00	72.22	0.30
Computer/IT Support Expense	892.31	29.74	5,193.85	21.64
Computer System Support	186.54	6.22	1,437.78	5.99
Property Mgmt Fee Expense	1,951.99	65.07	13,663.93	56.93
Asset Mgmt Fee Expense	0.00	0.00	600.00	2.50
Bookkeeping Fee Expense	217.50	7.25	1,522.50	6.34
Prog Mgmt Fee Exp - MVP Office Space Rental 10%	506.00	16.87	3,542.00	14.76
HCPM-Contract - Fee For Service Expense	963.00	32.10	6,367.50	26.53
Total Miscellaneous Admin Expenses	5,903.41	196.78	39,170.89	163.21

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TOTAL ADMINISTRATIVE EXPENSES	6,449.88	215.00	45,868.27	191.12
<b>TENANT SERVICES</b>				
Tenant Svcs - HCFC Activities-	38.07	1.27	266.49	1.11
Tenant Svcs - Monitoring Services	0.00	0.00	1,567.50	6.53
Tenant Svcs - Moving Expenses	0.00	0.00	712.23	2.97
TOTAL TENANT SERVICES EXPENSES	38.07	1.27	2,546.22	10.61
<b>UTILITY EXPENSES</b>				
Water & Sewer	1,939.66	64.66	14,133.16	58.89
Electricity	3,612.14	120.40	23,167.01	96.53
Electricity-Vacant Units	0.00	0.00	-58.46	-0.24
Gas	5,050.93	168.36	17,874.66	74.48
TOTAL UTILITY EXPENSES	10,602.73	353.42	55,116.37	229.65
<b>MAINTENACE EXPENSES</b>				
General Maint Expense				
Maintenance Fee For Service Expense	783.29	26.11	4,338.10	18.08
Maintenance Salaries	770.28	25.68	6,657.78	27.74
Maintenance Labor Overtime	109.80	3.66	1,280.32	5.33
Employee Benefit-Health/Dental/Eye	53.98	1.80	523.89	2.18
Maintenance Uniforms	37.66	1.26	420.80	1.75
Vehicle Gas, Oil, Repairs, Supplies	12.64	0.42	107.57	0.45
Vehicle Title/Registration	0.00	0.00	23.50	0.10
Total General Maint Expense	1,767.65	58.92	13,351.96	55.63
Materials				
Materials-Electrical	3,065.21	102.17	3,877.83	16.16
Materials-Plumbing	81.16	2.71	360.75	1.50
Materials-Heating	114.18	3.81	1,404.69	5.85
Materials-Flooring	0.00	0.00	933.75	3.89
Materials-Paint	198.08	6.60	246.00	1.02
Materials-Janitorial/Cleaning	0.00	0.00	425.04	1.77
Materials-Lumber	104.52	3.48	287.72	1.20
Materials-Maintenance Supplies	0.00	0.00	4.89	0.02
Materials-Miscellaneous	0.00	0.00	48.57	0.20
Materials-Equipment Repairs	0.00	0.00	796.42	3.32
Materials-Appliance Parts	0.00	0.00	178.18	0.74
Materials-Safety Equipment	215.79	7.19	10,085.69	42.02
Materials-Glass/Screens	0.00	0.00	250.00	1.04
Materials-Doors / Keys	0.00	0.00	2,997.70	12.49
Materials-Tools	9.71	0.32	15.69	0.07
Total Materials	3,788.65	126.29	21,912.92	91.30
Contract Costs				
Contract-Elevator Monitoring	272.39	9.08	2,142.76	8.93
Contract-Trash Removal	1,548.00	51.60	10,836.00	45.15
Contract-Extermination/Pest Control	64.00	2.13	448.00	1.87
Contract-Grounds	377.14	12.57	975.69	4.07
Contract-Fire Alarm	0.00	0.00	1,579.43	6.58
Contract-Alarm System Monitoring	0.00	0.00	1,395.91	5.82
Contract-Electrical	1,299.14	43.30	1,401.14	5.84
Contract-Plumbing	1,131.10	37.70	6,901.46	28.76
Contract-Roofing	375.00	12.50	375.00	1.56
Total Contract Costs	5,066.77	168.89	26,055.39	108.56
TOTAL MAINTENACE EXPENSES	10,623.07	354.10	61,320.27	255.50
<b>GENERAL EXPENSES</b>				
Insurance	513.83	17.13	3,609.37	15.04
Employee Benefits-Health/Dental/Optical	12.64	0.42	12.64	0.05
Employee Benefits-Pension	208.07	6.94	1,079.94	4.50
Employer Tax Expense	94.49	3.15	796.47	3.32
Lease Enforcement Fee For Service Expense	500.00	16.67	3,548.00	14.78
TOTAL GENERAL EXPENSES	1,329.03	44.30	9,046.42	37.69
<b>HOUSING ASSISTANCE PAYMENTS</b>				
URP-PH-Tenant Utility Reimbursement-Public Housing	84.00	2.80	336.00	1.40
TOTAL HOUSING ASSISTANCE PAYMENTS	84.00	2.80	336.00	1.40
<b>TOTAL EXPENSES</b>	<b>29,126.78</b>	<b>970.89</b>	<b>174,233.55</b>	<b>725.97</b>
<b>NET INCOME</b>	<b>-7,824.99</b>	<b>-260.83</b>	<b>-23,013.07</b>	<b>-95.89</b>