

Riverview East (1rve)
1_PUM_Riverview East

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 | 27,111.00 | 246.46 | 188,764.00 | 214.50 |
| Total Rental Income | 27,111.00 | 246.46 | 188,764.00 | 214.50 |
| Other Tenant Income | | | | |
| Laundry and Vending | 0.00 | 0.00 | 2,757.59 | 3.13 |
| NSF Charges | 25.00 | 0.23 | 50.00 | 0.06 |
| Other Misc.Tenant Charges | 1.50 | 0.01 | 281.75 | 0.32 |
| Total Other Tenant Income | 26.50 | 0.24 | 3,089.34 | 3.51 |
| NET TENANT INCOME | 27,137.50 | 246.70 | 191,853.34 | 218.02 |
| GRANT INCOME | | | | |
| HUD PHA Operating Grants/Subsidy | 27,896.00 | 253.60 | 194,370.00 | 220.88 |
| TOTAL GRANT INCOME | 27,896.00 | 253.60 | 194,370.00 | 220.88 |
| OTHER INCOME | | | | |
| Interest Income | 0.18 | 0.00 | 1.21 | 0.00 |
| Investment Income | 120.83 | 1.10 | 231.04 | 0.26 |
| Miscellaneous Other Income | 112.00 | 1.02 | 1,020.77 | 1.16 |
| TOTAL OTHER INCOME | 233.01 | 2.12 | 1,253.02 | 1.42 |
| TOTAL INCOME | 55,266.51 | 502.42 | 387,476.36 | 440.31 |
| EXPENSES | | | | |
| ADMINISTRATIVE EXPENSES | | | | |
| Administrative Salaries | | | | |
| Administrative Salaries | 4,688.79 | 42.63 | 36,406.18 | 41.37 |
| Employee Benefit-Health/Dental/Eye | 358.16 | 3.26 | 3,281.38 | 3.73 |
| Total Administrative Salaries | 5,046.95 | 45.88 | 39,687.56 | 45.10 |
| Legal Expense | | | | |
| Credit/Criminal Background Checks | 288.00 | 2.62 | 1,010.50 | 1.15 |
| Tenant Screening | 0.00 | 0.00 | 72.00 | 0.08 |
| General Legal Expense | 130.50 | 1.19 | 1,725.50 | 1.96 |
| Total Legal Expense | 418.50 | 3.80 | 2,808.00 | 3.19 |
| Other Admin Expenses | | | | |
| Staff Training | 0.00 | 0.00 | 21.56 | 0.02 |
| Staff Travel | 60.45 | 0.55 | 268.81 | 0.31 |
| Auditing Fees | 426.79 | 3.88 | 3,093.05 | 3.51 |
| Licenses/Fees/Permits | 0.00 | 0.00 | 755.00 | 0.86 |
| Professional Fees/Services | 0.00 | 0.00 | 222.22 | 0.25 |
| Total Other Admin Expenses | 487.24 | 4.43 | 4,360.64 | 4.96 |
| Miscellaneous Admin Expenses | | | | |
| Publications/Subscriptions | 61.86 | 0.56 | 306.13 | 0.35 |
| Membership Dues and Fees | 0.00 | 0.00 | 146.49 | 0.17 |
| Telephone | 534.06 | 4.86 | 3,521.23 | 4.00 |
| Office Supplies | 199.59 | 1.81 | 1,306.14 | 1.48 |
| Copier and Supplies | 73.38 | 0.67 | 596.53 | 0.68 |
| Cell Phones/Pagers | 134.11 | 1.22 | 1,059.06 | 1.20 |
| Payroll Services | 43.67 | 0.40 | 380.62 | 0.43 |
| Postage/Express | 107.00 | 0.97 | 714.24 | 0.81 |
| Legal Ads | 272.14 | 2.47 | 1,109.52 | 1.26 |
| Internet | 181.63 | 1.65 | 1,236.80 | 1.41 |
| Answering Service/Voicemail | 32.04 | 0.29 | 279.71 | 0.32 |
| Employee Services - Health | 0.00 | 0.00 | 55.54 | 0.06 |
| Cable TV | 108.83 | 0.99 | 749.41 | 0.85 |
| Computer Hardware | 0.00 | 0.00 | 12.33 | 0.01 |
| Computer Software | 0.00 | 0.00 | 23.66 | 0.03 |
| Computer Supplies | 0.00 | 0.00 | 72.22 | 0.08 |
| Computer/IT Support Expense | 942.31 | 8.57 | 5,283.85 | 6.00 |
| Computer System Support | 186.54 | 1.70 | 1,437.78 | 1.63 |
| Property Mgnt Fee Expense | 7,404.10 | 67.31 | 50,751.74 | 57.67 |
| Asset Mgnt Fee Expense | 0.00 | 0.00 | 2,200.00 | 2.50 |
| Bookkeeping Fee Expense | 825.00 | 7.50 | 5,655.00 | 6.43 |
| HCPM-Contract - Fee For Service Expense | 1,620.00 | 14.73 | 19,080.00 | 21.68 |
| Total Miscellaneous Admin Expenses | 12,726.26 | 115.69 | 95,978.00 | 109.07 |
| TOTAL ADMINISTRATIVE EXPENSES | 18,678.95 | 169.81 | 142,834.20 | 162.31 |

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|--|------------------|----------------|-------------------|---------------|
| TENANT SERVICES | | | | |
| Tenant Svcs - Tenant Participation | 0.00 | 0.00 | 27.17 | 0.03 |
| Tenant Svcs - HCFC Activities- | 197.56 | 1.80 | 2,982.92 | 3.39 |
| TOTAL TENANT SERVICES EXPENSES | 197.56 | 1.80 | 3,010.09 | 3.42 |
| UTILITY EXPENSES | | | | |
| Water & Sewer | 5,883.32 | 53.48 | 41,183.34 | 46.80 |
| Electricity | 2,547.36 | 23.16 | 17,192.06 | 19.54 |
| Electricity-Vacant Units | 0.00 | 0.00 | 87.56 | 0.10 |
| Gas | 290.21 | 2.64 | 9,155.38 | 10.40 |
| TOTAL UTILITY EXPENSES | 8,720.89 | 79.28 | 67,618.34 | 76.84 |
| MAINTENACE EXPENSES | | | | |
| General Maint Expense | | | | |
| Maintenance Fee For Service Expense | 2,872.07 | 26.11 | 15,901.05 | 18.07 |
| Maintenance Salaries | 2,778.60 | 25.26 | 25,916.10 | 29.45 |
| Maintenance Labor Overtime | 318.92 | 2.90 | 2,732.50 | 3.11 |
| Employee Benefit-Health/Dental/Eye | 822.00 | 7.47 | 5,273.99 | 5.99 |
| Maintenance Uniforms | 55.11 | 0.50 | 547.48 | 0.62 |
| Vehicle Gas, Oil, Repairs, Supplies | 45.77 | 0.42 | 431.86 | 0.49 |
| Vehicle Title/Registration | 0.00 | 0.00 | 34.50 | 0.04 |
| Total General Maint Expense | 6,892.47 | 62.66 | 50,837.48 | 57.77 |
| Materials | | | | |
| Materials-Electrical | 917.09 | 8.34 | 1,843.85 | 2.10 |
| Materials-Plumbing | 8.50 | 0.08 | 982.46 | 1.12 |
| Materials-Heating | 0.00 | 0.00 | 211.53 | 0.24 |
| Materials-Flooring | 961.32 | 8.74 | 1,411.43 | 1.60 |
| Materials-Paint | 1,237.72 | 11.25 | 1,472.10 | 1.67 |
| Materials-Janitorial/Cleaning | 0.00 | 0.00 | 2,173.96 | 2.47 |
| Materials-Lumber | 469.00 | 4.26 | 1,385.00 | 1.57 |
| Materials-Grounds | 0.00 | 0.00 | 259.90 | 0.30 |
| Materials-Miscellaneous | 0.00 | 0.00 | 69.68 | 0.08 |
| Materials-Equipment Repairs | 0.00 | 0.00 | 1,272.41 | 1.45 |
| Materials-Appliance Parts | 0.00 | 0.00 | 513.76 | 0.58 |
| Materials-Safety Equipment | 806.56 | 7.33 | 5,955.89 | 6.77 |
| Materials-Hardware | 52.44 | 0.48 | 147.16 | 0.17 |
| Materials-Glass/Screens | 0.00 | 0.00 | 338.50 | 0.38 |
| Materials-Doors / Keys | 947.49 | 8.61 | 4,228.85 | 4.81 |
| Materials-Drywall/Plaster | 0.00 | 0.00 | 10.10 | 0.01 |
| Materials-Tools | 0.00 | 0.00 | 33.26 | 0.04 |
| Total Materials | 5,400.12 | 49.09 | 22,309.84 | 25.35 |
| Contract Costs | | | | |
| Contract-Elevator Monitoring | 1,361.74 | 12.38 | 8,582.74 | 9.75 |
| Contract-Trash Removal | 349.20 | 3.17 | 3,327.13 | 3.78 |
| Contract-Extermination/Pest Control | 740.00 | 6.73 | 2,435.00 | 2.77 |
| Contract-Extermination/Bed Bug | 0.00 | 0.00 | 2,215.00 | 2.52 |
| Contract-Grounds | 377.14 | 3.43 | 1,957.15 | 2.22 |
| Contract-Fire Alarm | 0.00 | 0.00 | 1,241.53 | 1.41 |
| Contract-Electrical | 0.00 | 0.00 | 2,036.32 | 2.31 |
| Contract-Plumbing | 0.00 | 0.00 | 4,266.65 | 4.85 |
| Total Contract Costs | 2,828.08 | 25.71 | 26,061.52 | 29.62 |
| TOTAL MAINTENACE EXPENSES | 15,120.67 | 137.46 | 99,208.84 | 112.74 |
| GENERAL EXPENSES | | | | |
| Insurance | 3,188.13 | 28.98 | 22,255.45 | 25.29 |
| PILOT-Payments in Lieu of Taxes | 1,356.26 | 12.33 | 9,572.06 | 10.88 |
| Employee Benefits-Health/Dental/Optical | 45.77 | 0.42 | 45.77 | 0.05 |
| Employee Benefits-Pension | 1,040.13 | 9.46 | 7,083.76 | 8.05 |
| Employer Tax Expense | 1,259.72 | 11.45 | 5,765.56 | 6.55 |
| Lease Enforcement Fee For Service Expense | 500.00 | 4.55 | 3,548.00 | 4.03 |
| TOTAL GENERAL EXPENSES | 7,390.01 | 67.18 | 48,270.60 | 54.85 |
| FINANCING EXPENSE | | | | |
| Interest Expense - Energy Performance Contract | 490.50 | 4.46 | 3,490.92 | 3.97 |
| TOTAL FINANCING EXPENSES | 490.50 | 4.46 | 3,490.92 | 3.97 |
| TOTAL EXPENSES | 50,598.58 | 459.99 | 364,432.99 | 414.13 |
| NET INCOME | 4,667.93 | 42.44 | 23,043.37 | 26.19 |