

Riverview West (1rvw)
1_PUM_Riverview West

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	29,984.00	305.96	206,730.00	263.69
Total Rental Income	29,984.00	305.96	206,730.00	263.69
Other Tenant Income				
Laundry and Vending	0.00	0.00	3,233.56	4.12
Damages	300.00	3.06	300.00	0.38
NSF Charges	0.00	0.00	25.00	0.03
Tenant Owned / Excess Utilities	100.00	1.02	140.00	0.18
Other Misc.Tenant Charges	32.00	0.33	283.75	0.36
Total Other Tenant Income	432.00	4.41	3,982.31	5.08
NET TENANT INCOME	30,416.00	310.37	210,712.31	268.77
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	27,658.00	282.22	193,417.00	246.71
TOTAL GRANT INCOME	27,658.00	282.22	193,417.00	246.71
OTHER INCOME				
Interest Income	0.18	0.00	1.26	0.00
Investment Income	73.11	0.75	139.79	0.18
Miscellaneous Other Income	99.15	1.01	888.66	1.13
Misc Other Income-Office Space Rental	255.00	2.60	1,785.00	2.28
TOTAL OTHER INCOME	427.44	4.36	2,814.71	3.59
TOTAL INCOME	58,501.44	596.95	406,944.02	519.06
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	3,508.40	35.80	27,402.44	34.95
Employee Benefit-Health/Dental/Eye	697.40	7.12	5,290.28	6.75
Total Administrative Salaries	4,205.80	42.92	32,692.72	41.70
Legal Expense				
Credit/Criminal Background Checks	0.00	0.00	270.00	0.34
General Legal Expense	0.00	0.00	1,353.00	1.73
Total Legal Expense	0.00	0.00	1,623.00	2.07
Other Admin Expenses				
Staff Training	0.00	0.00	19.60	0.02
Staff Travel	60.45	0.62	299.61	0.38
Auditing Fees	392.87	4.01	3,318.92	4.23
Licenses/Fees/Permits	0.00	0.00	755.00	0.96
Professional Fees/Services	0.00	0.00	222.22	0.28
Total Other Admin Expenses	453.32	4.63	4,615.35	5.89
Miscellaneous Admin Expenses				
Publications/Subscriptions	61.86	0.63	288.46	0.37
Membership Dues and Fees	0.00	0.00	133.17	0.17
Telephone	65.20	0.67	335.48	0.43
Office Supplies	199.59	2.04	1,197.09	1.53
Copier and Supplies	73.38	0.75	692.17	0.88
Cell Phones/Pagers	134.11	1.37	1,059.06	1.35
Payroll Services	41.70	0.43	358.42	0.46
Postage/Express	107.00	1.09	714.24	0.91
Legal Ads	247.39	2.52	750.64	0.96
Internet	183.63	1.87	902.49	1.15
Answering Service/Voicemail	32.04	0.33	279.71	0.36
Employee Services - Health	0.00	0.00	50.49	0.06
Cable TV	25.61	0.26	199.06	0.25
Computer Hardware	0.00	0.00	12.33	0.02
Computer Software	0.00	0.00	23.66	0.03
Computer Supplies	0.00	0.00	72.22	0.09
Computer/IT Support Expense	942.31	9.62	5,283.85	6.74
Computer System Support	186.54	1.90	1,437.78	1.83
Caring, Inc. misc	103.05	1.05	705.36	0.90
Property Mgnt Fee Expense	6,596.38	67.31	46,443.90	59.24
Asset Mgnt Fee Expense	0.00	0.00	2,000.00	2.55
Bookkeeping Fee Expense	735.00	7.50	5,175.00	6.60
Prog Mgnt Fee Exp - RVW Office Space Rental 10%	25.50	0.26	178.50	0.23

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HCPM-Contract - Fee For Service Expense	3,402.00	34.71	15,966.00	20.36
Total Miscellaneous Admin Expenses	13,162.29	134.31	84,259.08	107.47
TOTAL ADMINISTRATIVE EXPENSES	17,821.41	181.85	123,190.15	157.13
TENANT SERVICES				
Tenant Svcs - Tenant Participation	0.00	0.00	27.17	0.03
Tenant Svcs - HCFC Activities-	174.00	1.78	2,818.00	3.59
TOTAL TENANT SERVICES EXPENSES	174.00	1.78	2,845.17	3.63
UTILITY EXPENSES				
Water & Sewer	5,350.00	54.59	37,450.00	47.77
Electricity	4,903.08	50.03	36,313.42	46.32
Electricity-Vacant Units	0.00	0.00	50.38	0.06
Gas	4,636.68	47.31	27,068.91	34.53
TOTAL UTILITY EXPENSES	14,889.76	151.94	100,882.71	128.68
MAINTENANCE EXPENSES				
General Maint Expense				
Maintenance Fee For Service Expense	2,610.96	26.64	14,457.67	18.44
Maintenance Salaries	3,335.44	34.04	30,122.85	38.42
Maintenance Labor Overtime	594.22	6.06	3,924.13	5.01
Employee Benefit-Health/Dental/Eye	718.55	7.33	5,425.25	6.92
Maintenance Uniforms	39.56	0.40	471.58	0.60
Vehicle Gas, Oil, Repairs, Supplies	86.75	0.89	312.16	0.40
Vehicle Title/Registration	0.00	0.00	34.00	0.04
Total General Maint Expense	7,385.48	75.36	54,747.64	69.83
Materials				
Materials-Electrical	40.80	0.42	76.02	0.10
Materials-Plumbing	0.00	0.00	799.71	1.02
Materials-Heating	0.00	0.00	146.22	0.19
Materials-Flooring	0.00	0.00	995.47	1.27
Materials-Paint	358.34	3.66	358.34	0.46
Materials-Janitorial/Cleaning	0.00	0.00	1,727.96	2.20
Materials-Grounds	0.00	0.00	259.90	0.33
Materials-Miscellaneous	0.00	0.00	5.78	0.01
Materials-Equipment Repairs	0.00	0.00	1,126.53	1.44
Materials-Appliance Parts	0.00	0.00	302.83	0.39
Materials-Safety Equipment	124.29	1.27	3,476.02	4.43
Materials-Hardware	0.00	0.00	210.07	0.27
Materials-Glass/Screens	180.00	1.84	308.50	0.39
Materials-Doors / Keys	334.35	3.41	3,153.53	4.02
Total Materials	1,037.78	10.59	12,946.88	16.51
Contract Costs				
Contract-Elevator Monitoring	907.95	9.26	7,142.48	9.11
Contract-Trash Removal	491.00	5.01	3,887.00	4.96
Contract-Extermination/Pest Control	392.00	4.00	1,372.00	1.75
Contract-Extermination/Bed Bug	350.00	3.57	1,750.00	2.23
Contract-Grounds	377.14	3.85	3,075.70	3.92
Contract-HVAC	3,133.89	31.98	3,133.89	4.00
Contract-Plumbing	363.01	3.70	10,214.54	13.03
Contract-Roofing	0.00	0.00	450.00	0.57
Total Contract Costs	6,014.99	61.38	31,025.61	39.57
TOTAL MAINTENANCE EXPENSES	14,438.25	147.33	98,720.13	125.92
GENERAL EXPENSES				
Insurance	3,148.62	32.13	21,987.85	28.05
PILOT-Payments in Lieu of Taxes	1,374.08	14.02	9,509.36	12.13
Employee Benefits-Health/Dental/Optical	86.75	0.89	86.75	0.11
Employee Benefits-Pension	1,040.13	10.61	8,292.49	10.58
Employer Tax Expense	153.51	1.57	3,674.28	4.69
Lease Enforcement Fee For Service Expense	500.00	5.10	3,548.00	4.53
TOTAL GENERAL EXPENSES	6,303.09	64.32	47,098.73	60.07
FINANCING EXPENSE				
Interest Expense - Energy Performance Contract	445.91	4.55	3,173.59	4.05
TOTAL FINANCING EXPENSES	445.91	4.55	3,173.59	4.05
TOTAL EXPENSES	54,072.42	551.76	375,910.48	479.48
NET INCOME	4,429.02	45.19	31,033.54	39.58