

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

Period = May 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	310.19	385.75	320.70	199.58	135.13	245.92	301.69	355.04	273.64
Total Rental Income	310.19	385.75	320.70	199.58	135.13	245.92	301.69	355.04	273.64
Other Tenant Income									
Laundry and Vending	4.14	2.56	0.00	5.39	6.59	6.25	4.55	0.00	4.36
Damages	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.08
NSF Charges	0.00	0.12	0.00	0.00	0.10	0.06	0.03	0.00	0.04
Tenant Owned / Excess Utilities	0.00	2.10	0.26	0.00	0.00	0.00	1.93	0.00	0.62
Other Misc.Tenant Charges	0.31	0.03	0.11	0.49	0.27	0.32	0.36	0.00	0.29
Total Other Tenant Income	4.45	4.82	0.37	5.88	6.97	6.63	7.25	0.00	5.38
NET TENANT INCOME	314.64	390.57	321.07	205.46	142.10	252.55	308.94	355.04	279.03
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	208.04	208.04	355.75	247.14	331.45	248.57	274.58	250.67	261.00
TOTAL GRANT INCOME	208.04	208.04	355.75	247.14	331.45	248.57	274.58	250.67	261.00
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	0.09	0.01	0.30	0.21	0.09	0.13
Miscellaneous Other Income	0.00	0.25	5.89	3.88	18.32	1.29	1.26	1.48	3.02
Misc Other Income-Buck St Office Rental	0.00	0.00	0.00	0.00	168.67	0.00	0.00	0.00	10.24
Misc Other Income-Office Space Rental	0.00	0.00	0.00	11.17	60.00	0.00	2.60	0.00	6.19
Misc Income-Antenna Rental	0.00	0.00	0.00	33.82	0.00	0.00	0.00	0.00	6.16
TOTAL OTHER INCOME	0.01	0.26	5.90	48.96	247.00	1.59	4.07	1.57	25.75
TOTAL INCOME	522.68	598.87	682.72	501.55	720.54	502.71	587.59	607.28	565.77

EXPENSES

ADMINISTRATIVE EXPENSES

Administrative Salaries

Administrative Salaries	41.11	41.11	18.99	50.03	10.91	46.73	39.46	16.12	38.77
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	4.52	4.52	3.67	7.26	1.60	5.30	8.08	5.25	5.66
Total Administrative Salaries	49.65	45.63	22.66	57.29	12.52	52.03	47.53	21.37	44.84

Legal Expense

Credit/Criminal Background Checks	0.21	1.50	0.93	1.71	1.15	1.22	0.34	0.00	0.99
Tenant Screening	0.00	0.00	0.31	0.03	0.20	0.08	0.00	0.18	0.07
General Legal Expense	1.21	2.93	31.87	6.91	5.99	1.96	1.81	0.92	6.03
Total Legal Expense	1.42	4.44	33.10	8.65	7.34	3.26	2.16	1.10	7.09

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	0.83	0.83	1.06	0.50	1.38	0.38	0.46	2.44	0.71
Auditing Fees	5.33	5.33	5.36	4.74	6.21	4.00	4.73	7.91	4.95
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	3.64	0.93	0.18	0.28	1.63	1.57
Total Other Admin Expenses	7.11	8.86	10.59	9.95	12.17	5.44	6.47	12.01	8.13

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	0.40	0.40	0.40	0.40	0.40	0.40	0.41	0.61	0.41
Telephone	1.86	5.87	2.97	3.94	3.08	4.57	0.49	0.00	3.09
Office Supplies	1.93	2.04	4.11	1.48	2.23	1.49	1.54	1.12	1.89
Copier and Supplies	1.74	1.74	3.27	0.97	3.60	0.79	1.01	4.75	1.61
Cell Phones/Pagers	2.99	2.99	3.43	1.66	4.98	1.36	1.52	8.78	2.46
Payroll Services	0.51	0.51	0.36	0.63	0.28	0.48	0.51	0.79	0.51
Postage/Express	1.96	1.96	3.69	1.12	3.26	0.89	1.00	5.75	1.76
Legal Ads	0.94	0.94	0.91	0.94	0.94	1.81	0.96	1.44	1.15
Printer Supplies	0.13	0.13	0.00	0.07	0.00	0.00	0.00	0.00	0.04
Internet	3.51	2.87	5.56	0.34	10.75	1.61	1.39	1.74	2.61
Answering Service/Voicemail	1.04	0.76	0.78	0.42	1.27	0.35	0.39	2.24	0.64
Other Misc Admin Expenses	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.38	0.25
Employee Services - Health	0.08	0.08	0.08	0.08	0.08	0.08	0.09	0.13	0.09
Marketing/Promotions/Advertising	0.03	0.03	0.03	0.02	0.06	0.02	0.02	0.00	0.02
Bank/Credit Card Fees	0.00	0.00	0.00	0.18	0.00	0.00	0.00	0.00	0.03
Cable TV	0.00	0.00	0.00	0.00	0.00	0.97	0.29	0.00	0.27
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	15.47	15.47	16.32	8.73	25.28	7.05	7.92	1.82	11.08
Computer System Support	4.06	4.06	4.14	2.26	6.77	1.85	2.07	11.94	3.29
Caring, Inc. misc	0.00	0.00	0.00	0.00	0.00	0.00	1.03	0.00	0.20
Property Mgmt Fee Expense	66.81	65.12	66.45	65.25	65.07	66.01	67.74	50.98	65.67
Asset Mgmt Fee Expense	10.00	10.00	2.50	2.50	2.50	2.50	2.55	3.22	4.05
Bookkeeping Fee Expense	7.44	7.26	7.40	7.27	7.25	7.36	7.55	4.96	7.29

Prog Mgmt Fee Exp - JCP Antenna Rental 10	0.00	0.00	0.00	3.38	0.00	0.00	0.00	0.00	0.62
Prog Mgmt Fee Exp - JCP Office Space Renta	0.00	0.00	0.00	1.12	0.00	0.00	0.00	0.00	0.20
Prog Mgmt Fee Exp - RVW Office Space Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.00	0.05
Prog Mgmt Fee Exp - MVP Office Space Rent	0.00	0.00	0.00	0.00	16.87	0.00	0.00	0.00	1.02
HCPM-Contract - Fee For Service Expense	0.00	0.00	13.10	24.80	29.72	23.20	26.10	0.00	17.97
Total Miscellaneous Admin Expenses	121.90	123.24	136.54	128.33	185.75	123.49	125.58	101.77	128.93
TOTAL ADMINISTRATIVE EXPENSES	180.08	182.16	202.89	204.22	217.78	184.22	181.73	136.25	188.98
TENANT SERVICES									
Tenant Svcs - Tenant Participation	0.07	0.07	0.07	0.04	0.00	0.03	0.03	1.48	0.09
Tenant Svcs - HCFC Activities-	1.79	1.79	1.76	2.88	1.27	3.61	3.82	2.24	2.78
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	2.11	3.64	1.83	2.92	10.77	3.65	3.85	3.72	3.65
UTILITY EXPENSES									
Water & Sewer	54.36	53.67	54.42	53.52	67.34	53.48	54.59	36.07	54.15
Electricity	20.88	67.49	112.24	60.20	139.59	21.71	51.80	0.91	54.66
Electricity-Vacant Units	0.00	0.00	0.00	0.33	-0.24	0.10	0.06	0.00	0.08
Gas	58.29	17.46	78.00	0.86	83.95	10.61	38.43	0.00	30.65
TOTAL UTILITY EXPENSES	133.53	138.62	244.66	114.91	290.64	85.90	144.89	36.99	139.54
MAINTENANCE EXPENSES									
General Maint Expense									
Maintenance Fee For Service Expense	12.89	12.89	21.48	21.48	21.48	21.48	21.92	21.49	19.83
Maintenance Salaries	37.70	41.22	34.16	47.21	30.77	32.36	42.44	94.97	40.74
Maintenance Labor Overtime	4.83	5.37	4.81	6.53	5.43	3.26	5.33	17.83	5.43
Employee Benefit-Health/Dental/Eye	6.49	6.45	6.55	7.80	2.52	6.90	7.76	5.58	6.80
Maintenance Uniforms	0.84	1.00	1.88	0.73	2.23	0.62	0.60	2.33	0.98
Vehicle Gas, Oil, Repairs, Supplies	3.60	1.06	4.64	3.70	1.54	0.79	0.89	3.23	2.16
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	66.41	68.04	73.58	87.60	64.07	65.44	78.97	145.60	76.01
Materials									
Materials-Electrical	1.03	0.16	4.10	1.11	16.26	2.72	0.83	0.75	2.51
Materials-Plumbing	2.25	1.57	4.77	1.95	1.55	1.29	1.93	21.28	2.71
Materials-Heating	12.49	2.54	0.52	0.19	6.12	0.24	0.19	1.27	2.11
Materials-Flooring	0.07	0.15	15.83	8.18	3.89	1.60	1.34	36.46	5.20
Materials-Paint	0.41	2.54	1.08	6.26	1.00	1.74	0.53	0.03	2.10
Materials-Janitorial/Cleaning	0.09	0.07	1.57	2.50	2.53	2.68	2.44	0.00	1.86
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	4.04	0.74
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	1.10	1.57	2.46	0.02	0.74	0.60	0.39	0.34	0.78
Materials-Safety Equipment	6.45	5.91	18.65	2.15	43.77	7.61	4.43	0.00	8.72
Materials-Hardware	0.72	0.25	2.47	0.00	0.14	0.17	0.27	2.16	0.52
Materials-Glass/Screens	0.22	0.82	0.42	0.39	1.04	0.38	0.39	0.00	0.44
Materials-Doors / Keys	1.75	3.14	1.52	7.15	12.51	4.71	4.10	6.53	4.79
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	0.25	0.00	0.07	0.04	0.00	0.00	0.04
Total Materials	27.54	19.59	57.87	32.73	94.35	27.19	18.61	75.51	34.55
Contract Costs									
Contract-Elevator Monitoring	0.00	0.00	0.00	10.06	10.06	10.89	10.27	0.00	6.91
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	2.34	1.75	1.87	2.85	2.00	7.72	2.39
Contract-Extermination/Bed Bug	0.00	0.00	0.00	3.89	0.00	2.52	2.68	0.00	1.80
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	1.28	15.32	4.00	1.50	5.52
Contract-Alarm System Monitoring	0.00	0.00	0.40	0.00	5.82	0.00	0.00	0.00	0.39
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	2.60	0.00	0.57	0.00	0.54
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	37.94	25.07	112.02	46.16	41.43	39.30	41.84
TOTAL MAINTENACE EXPENSES	128.21	121.12	169.38	145.40	270.45	138.80	139.01	260.41	152.40
GENERAL EXPENSES									
Insurance	25.16	25.16	35.89	32.04	17.18	28.91	32.06	46.92	29.95
PILOT-Payments in Lieu of Taxes	19.05	18.82	8.05	12.65	0.00	12.42	13.88	31.88	13.55
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	11.83	11.82	12.07	19.71	5.47	9.38	12.07	18.17	12.62
Employer Tax Expense	6.88	6.88	4.89	8.47	3.70	7.27	5.45	14.66	6.85
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	10.12	8.92	10.54	5.62	16.87	4.60	5.16	0.00	7.07
TOTAL GENERAL EXPENSES	73.16	72.93	71.35	78.56	43.27	62.62	68.73	111.77	70.23
HOUSING ASSISTANCE PAYMENTS									
URP-PH-Tenant Utility Reimbursement-Public H	0.00	0.00	0.00	0.00	1.49	0.00	0.00	5.91	0.29
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	0.00	1.49	0.00	0.00	5.91	0.29

FINANCING EXPENSE									
Interest Expense - Energy Performance Contract	4.52	4.52	4.52	3.97	0.00	4.52	4.62	0.00	4.01
TOTAL FINANCING EXPENSES	4.52	4.52	4.52	3.97	0.00	4.52	4.62	0.00	4.01
TOTAL EXPENSES	521.62	523.00	694.63	549.98	834.40	479.71	542.84	555.05	559.11
NET INCOME	1.06	75.87	-11.92	-48.43	-113.86	23.01	44.76	52.23	6.67