

**1\_PUM\_Cedarview Court**

Period = May 2016

Book = Accrual ; Tree = ysi\_is

	Period To Date	Period To Date	Year to Date	Year To Date
	Total	Per Unit	Total	Per Unit
<b>INCOME</b>				
<b>TENANT INCOME</b>				
Rental Income				
Tenant Rent	15,743.00	314.86	124,075.10	310.19
Total Rental Income	15,743.00	314.86	124,075.10	310.19
Other Tenant Income				
Laundry and Vending	826.10	16.52	1,655.23	4.14
Other Misc.Tenant Charges	0.00	0.00	125.00	0.31
Total Other Tenant Income	826.10	16.52	1,780.23	4.45
NET TENANT INCOME	16,569.10	331.38	125,855.33	314.64
<b>GRANT INCOME</b>				
HUD PHA Operating Grants/Subsidy	10,024.50	200.49	83,214.00	208.04
TOTAL GRANT INCOME	10,024.50	200.49	83,214.00	208.04
<b>OTHER INCOME</b>				
Interest Income	0.13	0.00	0.97	0.00
Investment Income	0.14	0.00	1.04	0.00
TOTAL OTHER INCOME	0.27	0.01	2.01	0.01
<b>TOTAL INCOME</b>	<b>26,593.87</b>	<b>531.88</b>	<b>209,071.34</b>	<b>522.68</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
Administrative Salaries				
Administrative Salaries	1,869.02	37.38	16,445.40	41.11
Administrative Overtime	0.00	0.00	1,606.49	4.02
Employee Benefit-Health/Dental/Eye	343.47	6.87	1,806.61	4.52
Total Administrative Salaries	2,212.49	44.25	19,858.50	49.65
Legal Expense				
Credit/Criminal Background Checks	0.00	0.00	84.00	0.21
General Legal Expense	81.00	1.62	484.50	1.21
Total Legal Expense	81.00	1.62	568.50	1.42
Other Admin Expenses				
Staff Training	0.00	0.00	9.80	0.02
Staff Travel	62.68	1.25	331.49	0.83
Auditing Fees	194.03	3.88	2,131.43	5.33
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	256.71	5.13	2,842.94	7.11
Miscellaneous Admin Expenses				
Publications/Subscriptions	0.00	0.00	200.09	0.50
Membership Dues and Fees	92.57	1.85	159.15	0.40
Telephone	94.35	1.89	743.18	1.86
Office Supplies	-24.32	-0.49	771.09	1.93
Copier and Supplies	99.03	1.98	695.56	1.74
Cell Phones/Pagers	135.34	2.71	1,194.40	2.99
Payroll Services	19.72	0.39	202.14	0.51
Postage/Express	68.31	1.37	782.55	1.96
Legal Ads	0.00	0.00	375.34	0.94
Printer Supplies	0.00	0.00	50.57	0.13
Internet	190.19	3.80	1,405.82	3.51
Answering Service/Voicemail	24.51	0.49	415.32	1.04
Other Misc Admin Expenses	99.01	1.98	99.01	0.25
Employee Services - Health	8.42	0.17	33.67	0.08
Marketing/Promotions/Advertising	13.24	0.26	13.24	0.03
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	873.56	17.47	6,187.41	15.47
Computer System Support	186.54	3.73	1,624.32	4.06
Property Mgmt Fee Expense	3,298.19	65.96	26,722.07	66.81
Asset Mgmt Fee Expense	500.00	10.00	4,000.00	10.00
Bookkeeping Fee Expense	367.50	7.35	2,977.50	7.44
Total Miscellaneous Admin Expenses	6,046.16	120.92	48,760.64	121.90
TOTAL ADMINISTRATIVE EXPENSES	8,596.36	171.93	72,030.58	180.08
<b>TENANT SERVICES</b>				
Tenant Svcs - Tenant Participation	0.00	0.00	27.17	0.07
Tenant Svcs - HCFC Activities-	89.72	1.79	717.76	1.79

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Tenant Svcs - Food/Snacks	0.00	0.00	100.00	0.25
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>89.72</b>	<b>1.79</b>	<b>844.93</b>	<b>2.11</b>
<b>UTILITY EXPENSES</b>				
Water & Sewer	2,687.67	53.75	21,742.85	54.36
Electricity	456.08	9.12	8,352.54	20.88
Gas	2,408.51	48.17	23,317.27	58.29
<b>TOTAL UTILITY EXPENSES</b>	<b>5,552.26</b>	<b>111.05</b>	<b>53,412.66</b>	<b>133.53</b>
<b>MAINTENANCE EXPENSES</b>				
General Maint Expense				
Maintenance Fee For Service Expense	817.38	16.35	5,156.19	12.89
Maintenance Salaries	1,591.50	31.83	15,079.48	37.70
Maintenance Labor Overtime	256.95	5.14	1,930.28	4.83
Employee Benefit-Health/Dental/Eye	337.69	6.75	2,597.83	6.49
Maintenance Uniforms	0.00	0.00	336.18	0.84
Vehicle Gas, Oil, Repairs, Supplies	262.24	5.24	1,439.03	3.60
Vehicle Title/Registration	0.00	0.00	23.50	0.06
<b>Total General Maint Expense</b>	<b>3,265.76</b>	<b>65.32</b>	<b>26,562.49</b>	<b>66.41</b>
Materials				
Materials-Electrical	161.85	3.24	412.97	1.03
Materials-Plumbing	87.66	1.75	900.88	2.25
Materials-Heating	691.55	13.83	4,997.75	12.49
Materials-Flooring	0.00	0.00	27.63	0.07
Materials-Paint	0.00	0.00	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	22.07	0.44	438.20	1.10
Materials-Safety Equipment	0.00	0.00	2,578.71	6.45
Materials-Hardware	0.00	0.00	286.85	0.72
Materials-Glass/Screens	0.00	0.00	88.00	0.22
Materials-Doors / Keys	-26.25	-0.52	698.08	1.75
Materials-Tools	0.00	0.00	8.00	0.02
<b>Total Materials</b>	<b>936.88</b>	<b>18.74</b>	<b>11,014.77</b>	<b>27.54</b>
Contract Costs				
Contract-Trash Removal	0.00	0.00	3,879.73	9.70
Contract-Extermination/Pest Control	0.00	0.00	800.00	2.00
Contract-Grounds	0.00	0.00	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
<b>Total Contract Costs</b>	<b>0.00</b>	<b>0.00</b>	<b>13,708.60</b>	<b>34.27</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>4,202.64</b>	<b>84.05</b>	<b>51,285.86</b>	<b>128.21</b>
<b>GENERAL EXPENSES</b>				
Insurance	1,262.30	25.25	10,065.91	25.16
PILOT-Payments in Lieu of Taxes	955.53	19.11	7,620.22	19.05
Employee Benefits-Health/Dental/Optical	0.00	0.00	47.59	0.12
Employee Benefits-Pension	583.33	11.67	4,730.25	11.83
Employer Tax Expense	281.34	5.63	2,752.44	6.88
Lease Enforcement Fee For Service Expense	500.00	10.00	4,048.00	10.12
<b>TOTAL GENERAL EXPENSES</b>	<b>3,582.50</b>	<b>71.65</b>	<b>29,264.41</b>	<b>73.16</b>
<b>FINANCING EXPENSE</b>				
Interest Expense - Energy Performance Contr	222.95	4.46	1,809.72	4.52
<b>TOTAL FINANCING EXPENSES</b>	<b>222.95</b>	<b>4.46</b>	<b>1,809.72</b>	<b>4.52</b>
<b>TOTAL EXPENSES</b>	<b>22,246.43</b>	<b>444.93</b>	<b>208,648.16</b>	<b>521.62</b>
<b>NET INCOME</b>	<b>4,347.44</b>	<b>86.95</b>	<b>423.18</b>	<b>1.06</b>