

**1\_PUM\_Maurice View Plaza**

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	3,464.00	69.28	32,431.00	81.08
Total Rental Income	3,464.00	69.28	32,431.00	81.08
Other Tenant Income				
Laundry and Vending	544.50	10.89	1,582.08	3.96
NSF Charges	0.00	0.00	25.00	0.06
Other Misc.Tenant Charges	0.00	0.00	65.00	0.16
Total Other Tenant Income	544.50	10.89	1,672.08	4.18
NET TENANT INCOME	4,008.50	80.17	34,103.08	85.26
<b>GRANT INCOME</b>				
HUD PHA Operating Grants/Subsidy	10,002.30	200.05	79,547.30	198.87
TOTAL GRANT INCOME	10,002.30	200.05	79,547.30	198.87
<b>OTHER INCOME</b>				
Interest Income	0.08	0.00	0.64	0.00
Investment Income	0.24	0.00	1.76	0.00
Miscellaneous Other Income	837.81	16.76	4,396.63	10.99
Misc Other Income-Buck St Office Rental	5,060.00	101.20	40,480.00	101.20
Misc Other Income-Office Space Rental	1,800.00	36.00	14,400.00	36.00
TOTAL OTHER INCOME	7,698.13	153.96	59,279.03	148.20
<b>TOTAL INCOME</b>	<b>21,708.93</b>	<b>434.18</b>	<b>172,929.41</b>	<b>432.32</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
Administrative Salaries				
Administrative Salaries	297.52	5.95	2,618.80	6.55
Employee Benefit-Health/Dental/Eye	43.84	0.88	385.08	0.96
Total Administrative Salaries	341.36	6.83	3,003.88	7.51
Legal Expense				
Credit/Criminal Background Checks	0.00	0.00	276.00	0.69
Tenant Screening	0.00	0.00	48.00	0.12
General Legal Expense	470.00	9.40	1,438.00	3.60
Total Legal Expense	470.00	9.40	1,762.00	4.40
Other Admin Expenses				
Staff Training	0.00	0.00	330.88	0.83
Staff Travel	62.68	1.25	331.49	0.83
Auditing Fees	116.40	2.33	1,491.35	3.73
Licenses/Fees/Permits	0.00	0.00	546.00	1.36
Professional Fees/Services	0.00	0.00	222.22	0.56
Total Other Admin Expenses	179.08	3.58	2,921.94	7.30
Miscellaneous Admin Expenses				
Publications/Subscriptions	0.00	0.00	164.70	0.41
Membership Dues and Fees	55.54	1.11	95.49	0.24
Telephone	93.64	1.87	738.75	1.85
Office Supplies	-14.59	-0.29	534.31	1.34
Copier and Supplies	99.03	1.98	863.24	2.16
Cell Phones/Pagers	135.34	2.71	1,194.40	2.99
Payroll Services	6.46	0.13	66.95	0.17
Postage/Express	68.31	1.37	782.55	1.96
Legal Ads	0.00	0.00	225.20	0.56
Internet	362.76	7.26	2,581.16	6.45
Answering Service/Voicemail	24.51	0.49	304.22	0.76
Other Misc Admin Expenses	59.40	1.19	59.40	0.15
Employee Services - Health	5.05	0.10	20.20	0.05
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	6,067.41	15.17
Computer System Support	186.54	3.73	1,624.32	4.06
Property Mgmt Fee Expense	1,951.99	39.04	15,615.92	39.04
Asset Mgmt Fee Expense	0.00	0.00	600.00	1.50
Bookkeeping Fee Expense	217.50	4.35	1,740.00	4.35
Prog Mgmt Fee Exp - MVP Office Space Ren	506.00	10.12	4,048.00	10.12
HCPM-Contract - Fee For Service Expense	765.00	15.30	7,132.50	17.83
Total Miscellaneous Admin Expenses	5,409.28	108.19	44,580.17	111.45

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<b>TOTAL ADMINISTRATIVE EXPENSES</b>	6,399.72	127.99	52,267.99	130.67
<b>TENANT SERVICES</b>				
Tenant Svcs - HCFC Activities-	38.07	0.76	304.56	0.76
Tenant Svcs - Monitoring Services	0.00	0.00	1,567.50	3.92
Tenant Svcs - Moving Expenses	0.00	0.00	712.23	1.78
<b>TOTAL TENANT SERVICES EXPENSES</b>	38.07	0.76	2,584.29	6.46
<b>UTILITY EXPENSES</b>				
Water & Sewer	2,028.32	40.57	16,161.48	40.40
Electricity	10,335.74	206.71	33,502.75	83.76
Electricity-Vacant Units	0.00	0.00	-58.46	-0.15
Gas	2,272.48	45.45	20,147.14	50.37
<b>TOTAL UTILITY EXPENSES</b>	14,636.54	292.73	69,752.91	174.38
<b>MAINTENANCE EXPENSES</b>				
General Maint Expense				
Maintenance Fee For Service Expense	817.38	16.35	5,155.48	12.89
Maintenance Salaries	727.98	14.56	7,385.76	18.46
Maintenance Labor Overtime	23.85	0.48	1,304.17	3.26
Employee Benefit-Health/Dental/Eye	80.03	1.60	603.92	1.51
Maintenance Uniforms	114.13	2.28	534.93	1.34
Vehicle Gas, Oil, Repairs, Supplies	262.24	5.24	369.81	0.92
Vehicle Title/Registration	0.00	0.00	23.50	0.06
Total General Maint Expense	2,025.61	40.51	15,377.57	38.44
Materials				
Materials-Electrical	25.08	0.50	3,902.91	9.76
Materials-Plumbing	10.99	0.22	371.74	0.93
Materials-Heating	64.00	1.28	1,468.69	3.67
Materials-Flooring	0.00	0.00	933.75	2.33
Materials-Paint	-6.25	-0.12	239.75	0.60
Materials-Janitorial/Cleaning	181.53	3.63	606.57	1.52
Materials-Lumber	0.00	0.00	287.72	0.72
Materials-Maintenance Supplies	0.00	0.00	4.89	0.01
Materials-Miscellaneous	0.00	0.00	48.57	0.12
Materials-Equipment Repairs	0.00	0.00	796.42	1.99
Materials-Appliance Parts	0.00	0.00	178.18	0.45
Materials-Safety Equipment	420.00	8.40	10,505.69	26.26
Materials-Hardware	32.66	0.65	32.66	0.08
Materials-Glass/Screens	0.00	0.00	250.00	0.62
Materials-Doors / Keys	3.74	0.07	3,001.44	7.50
Materials-Tools	0.00	0.00	15.69	0.04
Total Materials	731.75	14.64	22,644.67	56.61
Contract Costs				
Contract-Elevator Monitoring	272.39	5.45	2,415.15	6.04
Contract-Trash Removal	0.00	0.00	10,836.00	27.09
Contract-Extermination/Pest Control	0.00	0.00	448.00	1.12
Contract-Grounds	0.00	0.00	975.69	2.44
Contract-Fire Alarm	0.00	0.00	1,579.43	3.95
Contract-HVAC	307.33	6.15	307.33	0.77
Contract-Alarm System Monitoring	0.00	0.00	1,395.91	3.49
Contract-Electrical	0.00	0.00	1,401.14	3.50
Contract-Plumbing	0.00	0.00	6,901.46	17.25
Contract-Roofing	250.00	5.00	625.00	1.56
Total Contract Costs	829.72	16.59	26,885.11	67.21
<b>TOTAL MAINTENANCE EXPENSES</b>	3,587.08	71.74	64,907.35	162.27
<b>GENERAL EXPENSES</b>				
Insurance	513.83	10.28	4,123.20	10.31
Employee Benefits-Health/Dental/Optical	0.00	0.00	12.64	0.03
Employee Benefits-Pension	233.33	4.67	1,313.27	3.28
Employer Tax Expense	92.15	1.84	888.62	2.22
Lease Enforcement Fee For Service Expense	500.00	10.00	4,048.00	10.12
<b>TOTAL GENERAL EXPENSES</b>	1,339.31	26.79	10,385.73	25.96
<b>HOUSING ASSISTANCE PAYMENTS</b>				
URP-PH-Tenant Utility Reimbursement-Public I	22.00	0.44	358.00	0.90
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	22.00	0.44	358.00	0.90
<b>TOTAL EXPENSES</b>	<b>26,022.72</b>	<b>520.45</b>	<b>200,256.27</b>	<b>500.64</b>
<b>NET INCOME</b>	<b>-4,313.79</b>	<b>-86.28</b>	<b>-27,326.86</b>	<b>-68.32</b>