

1_PUM_Riverview East

Period = May 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	27,642.00	552.84	216,406.00	541.02
Total Rental Income	27,642.00	552.84	216,406.00	541.02
Other Tenant Income				
Laundry and Vending	2,746.03	54.92	5,503.62	13.76
NSF Charges	0.00	0.00	50.00	0.12
Other Misc.Tenant Charges	0.00	0.00	281.75	0.70
Total Other Tenant Income	2,746.03	54.92	5,835.37	14.59
NET TENANT INCOME	30,388.03	607.76	222,241.37	555.60
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	24,375.00	487.50	218,745.00	546.86
TOTAL GRANT INCOME	24,375.00	487.50	218,745.00	546.86
OTHER INCOME				
Interest Income	0.18	0.00	1.39	0.00
Investment Income	36.94	0.74	267.98	0.67
Miscellaneous Other Income	112.00	2.24	1,132.77	2.83
TOTAL OTHER INCOME	149.12	2.98	1,402.14	3.51
TOTAL INCOME	54,912.15	1,098.24	442,388.51	1,105.97
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	4,714.31	94.29	41,120.49	102.80
Employee Benefit-Health/Dental/Eye	1,385.17	27.70	4,666.55	11.67
Total Administrative Salaries	6,099.48	121.99	45,787.04	114.47
Legal Expense				
Credit/Criminal Background Checks	60.00	1.20	1,070.50	2.68
Tenant Screening	0.00	0.00	72.00	0.18
General Legal Expense	0.00	0.00	1,725.50	4.31
Total Legal Expense	60.00	1.20	2,868.00	7.17
Other Admin Expenses				
Staff Training	0.00	0.00	21.56	0.05
Staff Travel	62.68	1.25	331.49	0.83
Auditing Fees	426.79	8.54	3,519.84	8.80
Licenses/Fees/Permits	0.00	0.00	755.00	1.89
Professional Fees/Services	-60.00	-1.20	162.22	0.41
Total Other Admin Expenses	429.47	8.59	4,790.11	11.98
Miscellaneous Admin Expenses				
Publications/Subscriptions	0.00	0.00	306.13	0.77
Membership Dues and Fees	203.66	4.07	350.15	0.88
Telephone	496.77	9.94	4,018.00	10.04
Office Supplies	1.49	0.03	1,307.63	3.27
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	44.03	0.88	424.65	1.06
Postage/Express	68.31	1.37	782.55	1.96
Legal Ads	480.48	9.61	1,590.00	3.98
Internet	182.59	3.65	1,419.39	3.55
Answering Service/Voicemail	24.51	0.49	304.22	0.76
Other Misc Admin Expenses	217.82	4.36	217.82	0.54
Employee Services - Health	18.51	0.37	74.05	0.19
Marketing/Promotions/Advertising	13.24	0.26	13.24	0.03
Cable TV	107.64	2.15	857.05	2.14
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	923.56	18.47	6,207.41	15.52
Computer System Support	186.54	3.73	1,624.32	4.06
Property Mgmt Fee Expense	7,336.79	146.74	58,088.53	145.22
Asset Mgmt Fee Expense	0.00	0.00	2,200.00	5.50
Bookkeeping Fee Expense	817.50	16.35	6,472.50	16.18
HCPM-Contract - Fee For Service Expense	1,332.00	26.64	20,412.00	51.03
Total Miscellaneous Admin Expenses	12,689.81	253.80	108,667.81	271.67
TOTAL ADMINISTRATIVE EXPENSES	19,278.76	385.58	162,112.96	405.28

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TENANT SERVICES				
Tenant Svcs - Tenant Participation	0.00	0.00	27.17	0.07
Tenant Svcs - HCFC Activities-	197.56	3.95	3,180.48	7.95
TOTAL TENANT SERVICES EXPENSES	197.56	3.95	3,207.65	8.02
UTILITY EXPENSES				
Water & Sewer	5,883.34	117.67	47,066.68	117.67
Electricity	1,908.56	38.17	19,100.62	47.75
Electricity-Vacant Units	0.00	0.00	87.56	0.22
Gas	179.66	3.59	9,335.04	23.34
TOTAL UTILITY EXPENSES	7,971.56	159.43	75,589.90	188.97
MAINTENANCE EXPENSES				
General Maint Expense				
Maintenance Fee For Service Expense	2,997.05	59.94	18,898.10	47.25
Maintenance Salaries	2,556.64	51.13	28,472.74	71.18
Maintenance Labor Overtime	138.60	2.77	2,871.10	7.18
Employee Benefit-Health/Dental/Eye	797.91	15.96	6,071.90	15.18
Maintenance Uniforms	0.00	0.00	547.48	1.37
Vehicle Gas, Oil, Repairs, Supplies	262.24	5.24	694.10	1.74
Vehicle Title/Registration	0.00	0.00	34.50	0.09
Total General Maint Expense	6,752.44	135.05	57,589.92	143.97
Materials				
Materials-Electrical	550.86	11.02	2,394.71	5.99
Materials-Plumbing	156.72	3.13	1,139.18	2.85
Materials-Heating	0.00	0.00	211.53	0.53
Materials-Flooring	0.00	0.00	1,411.43	3.53
Materials-Paint	55.54	1.11	1,527.64	3.82
Materials-Janitorial/Cleaning	181.53	3.63	2,355.49	5.89
Materials-Lumber	0.00	0.00	1,385.00	3.46
Materials-Grounds	0.00	0.00	259.90	0.65
Materials-Miscellaneous	0.00	0.00	69.68	0.17
Materials-Equipment Repairs	0.00	0.00	1,272.41	3.18
Materials-Appliance Parts	14.95	0.30	528.71	1.32
Materials-Safety Equipment	742.69	14.85	6,698.58	16.75
Materials-Hardware	0.00	0.00	147.16	0.37
Materials-Glass/Screens	0.00	0.00	338.50	0.85
Materials-Doors / Keys	-80.65	-1.61	4,148.20	10.37
Materials-Drywall/Plaster	0.00	0.00	10.10	0.03
Materials-Tools	0.00	0.00	33.26	0.08
Total Materials	1,621.64	32.43	23,931.48	59.83
Contract Costs				
Contract-Elevator Monitoring	998.75	19.98	9,581.49	23.95
Contract-Trash Removal	0.00	0.00	3,327.13	8.32
Contract-Extermination/Pest Control	75.00	1.50	2,510.00	6.28
Contract-Extermination/Bed Bug	0.00	0.00	2,215.00	5.54
Contract-Grounds	0.00	0.00	1,957.15	4.89
Contract-Fire Alarm	0.00	0.00	1,241.53	3.10
Contract-HVAC	13,483.72	269.67	13,483.72	33.71
Contract-Electrical	0.00	0.00	2,036.32	5.09
Contract-Plumbing	0.00	0.00	4,266.65	10.67
Total Contract Costs	14,557.47	291.15	40,618.99	101.55
TOTAL MAINTENANCE EXPENSES	22,931.55	458.63	122,140.39	305.35
GENERAL EXPENSES				
Insurance	3,188.13	63.76	25,443.58	63.61
PILOT-Payments in Lieu of Taxes	1,356.26	27.13	10,928.32	27.32
Employee Benefits-Health/Dental/Optical	0.00	0.00	45.77	0.11
Employee Benefits-Pension	1,166.58	23.33	8,250.34	20.63
Employer Tax Expense	628.36	12.57	6,393.92	15.98
Lease Enforcement Fee For Service Expense	500.00	10.00	4,048.00	10.12
TOTAL GENERAL EXPENSES	6,839.33	136.79	55,109.93	137.77
FINANCING EXPENSE				
Interest Expense - Energy Performance Contr	490.50	9.81	3,981.42	9.95
TOTAL FINANCING EXPENSES	490.50	9.81	3,981.42	9.95
TOTAL EXPENSES	57,709.26	1,154.19	422,142.25	1,055.36
NET INCOME	-2,797.11	-55.94	20,246.26	50.62