

**1\_PUM\_Riverview West**

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
<b>INCOME</b>				
<b>TENANT INCOME</b>				
Rental Income				
Tenant Rent	29,794.00	595.88	236,524.00	591.31
Total Rental Income	29,794.00	595.88	236,524.00	591.31
Other Tenant Income				
Laundry and Vending	333.42	6.67	3,566.98	8.92
Damages	0.00	0.00	300.00	0.75
NSF Charges	0.00	0.00	25.00	0.06
Tenant Owned / Excess Utilities	1,370.00	27.40	1,510.00	3.78
Other Misc.Tenant Charges	0.00	0.00	283.75	0.71
Total Other Tenant Income	1,703.42	34.07	5,685.73	14.21
NET TENANT INCOME	31,497.42	629.95	242,209.73	605.52
<b>GRANT INCOME</b>				
HUD PHA Operating Grants/Subsidy	21,855.00	437.10	215,272.00	538.18
TOTAL GRANT INCOME	21,855.00	437.10	215,272.00	538.18
<b>OTHER INCOME</b>				
Interest Income	0.18	0.00	1.44	0.00
Investment Income	22.35	0.45	162.14	0.41
Miscellaneous Other Income	99.15	1.98	987.81	2.47
Misc Other Income-Office Space Rental	255.00	5.10	2,040.00	5.10
TOTAL OTHER INCOME	376.68	7.53	3,191.39	7.98
<b>TOTAL INCOME</b>	<b>53,729.10</b>	<b>1,074.58</b>	<b>460,673.12</b>	<b>1,151.68</b>

**EXPENSES****ADMINISTRATIVE EXPENSES**

Administrative Salaries				
Administrative Salaries	3,531.73	70.63	30,934.17	77.34
Employee Benefit-Health/Dental/Eye	1,041.16	20.82	6,331.44	15.83
Total Administrative Salaries	4,572.89	91.46	37,265.61	93.16
Legal Expense				
Credit/Criminal Background Checks	0.00	0.00	270.00	0.68
General Legal Expense	67.50	1.35	1,420.50	3.55
Total Legal Expense	67.50	1.35	1,690.50	4.23
Other Admin Expenses				
Staff Training	0.00	0.00	19.60	0.05
Staff Travel	62.68	1.25	362.29	0.91
Auditing Fees	392.87	7.86	3,711.79	9.28
Licenses/Fees/Permits	0.00	0.00	755.00	1.89
Professional Fees/Services	0.00	0.00	222.22	0.56
Total Other Admin Expenses	455.55	9.11	5,070.90	12.68
Miscellaneous Admin Expenses				
Publications/Subscriptions	0.00	0.00	288.46	0.72
Membership Dues and Fees	185.15	3.70	318.32	0.80
Telephone	48.33	0.97	383.81	0.96
Office Supplies	6.35	0.13	1,203.44	3.01
Copier and Supplies	99.03	1.98	791.20	1.98
Cell Phones/Pagers	135.34	2.71	1,194.40	2.99
Payroll Services	42.05	0.84	400.47	1.00
Postage/Express	68.31	1.37	782.55	1.96
Legal Ads	0.00	0.00	750.64	1.88
Internet	184.59	3.69	1,087.08	2.72
Answering Service/Voicemail	24.51	0.49	304.22	0.76
Other Misc Admin Expenses	198.02	3.96	198.02	0.50
Employee Services - Health	16.83	0.34	67.32	0.17
Marketing/Promotions/Advertising	13.24	0.26	13.24	0.03
Cable TV	25.60	0.51	224.66	0.56
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
Caring, Inc. misc	103.03	2.06	808.39	2.02
Property Mgmt Fee Expense	6,663.69	133.27	53,107.59	132.77
Asset Mgmt Fee Expense	0.00	0.00	2,000.00	5.00
Bookkeeping Fee Expense	742.50	14.85	5,917.50	14.79
Prog Mgmt Fee Exp - RVW Office Space Rer	25.50	0.51	204.00	0.51

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HCPM-Contract - Fee For Service Expense	4,500.00	90.00	20,466.00	51.16
Total Miscellaneous Admin Expenses	14,192.17	283.84	98,451.25	246.13
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>19,288.11</b>	<b>385.76</b>	<b>142,478.26</b>	<b>356.20</b>
<b>TENANT SERVICES</b>				
Tenant Svcs - Tenant Participation	0.00	0.00	27.17	0.07
Tenant Svcs - HCFC Activities-	174.00	3.48	2,992.00	7.48
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>174.00</b>	<b>3.48</b>	<b>3,019.17</b>	<b>7.55</b>
<b>UTILITY EXPENSES</b>				
Water & Sewer	5,350.00	107.00	42,800.00	107.00
Electricity	4,299.77	86.00	40,613.19	101.53
Electricity-Vacant Units	0.00	0.00	50.38	0.13
Gas	3,062.45	61.25	30,131.36	75.33
<b>TOTAL UTILITY EXPENSES</b>	<b>12,712.22</b>	<b>254.24</b>	<b>113,594.93</b>	<b>283.99</b>
<b>MAINTENANCE EXPENSES</b>				
General Maint Expense				
Maintenance Fee For Service Expense	2,724.59	54.49	17,182.26	42.96
Maintenance Salaries	3,148.84	62.98	33,271.69	83.18
Maintenance Labor Overtime	253.26	5.07	4,177.39	10.44
Employee Benefit-Health/Dental/Eye	658.13	13.16	6,083.38	15.21
Maintenance Uniforms	0.00	0.00	471.58	1.18
Vehicle Gas, Oil, Repairs, Supplies	382.24	7.64	694.40	1.74
Vehicle Title/Registration	0.00	0.00	34.00	0.08
Total General Maint Expense	7,167.06	143.34	61,914.70	154.79
Materials				
Materials-Electrical	576.66	11.53	652.68	1.63
Materials-Plumbing	715.45	14.31	1,515.16	3.79
Materials-Heating	0.00	0.00	146.22	0.37
Materials-Flooring	54.39	1.09	1,049.86	2.62
Materials-Paint	57.01	1.14	415.35	1.04
Materials-Janitorial/Cleaning	181.54	3.63	1,909.50	4.77
Materials-Grounds	0.00	0.00	259.90	0.65
Materials-Miscellaneous	0.00	0.00	5.78	0.01
Materials-Equipment Repairs	0.00	0.00	1,126.53	2.82
Materials-Appliance Parts	0.00	0.00	302.83	0.76
Materials-Safety Equipment	0.00	0.00	3,476.02	8.69
Materials-Hardware	0.00	0.00	210.07	0.53
Materials-Glass/Screens	0.00	0.00	308.50	0.77
Materials-Doors / Keys	59.00	1.18	3,212.53	8.03
Total Materials	1,644.05	32.88	14,590.93	36.48
Contract Costs				
Contract-Elevator Monitoring	907.95	18.16	8,050.43	20.13
Contract-Trash Removal	0.00	0.00	3,887.00	9.72
Contract-Extermination/Pest Control	196.00	3.92	1,568.00	3.92
Contract-Extermination/Bed Bug	350.00	7.00	2,100.00	5.25
Contract-Grounds	0.00	0.00	3,075.70	7.69
Contract-HVAC	0.00	0.00	3,133.89	7.83
Contract-Plumbing	0.00	0.00	10,214.54	25.54
Contract-Roofing	0.00	0.00	450.00	1.12
Total Contract Costs	1,453.95	29.08	32,479.56	81.20
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>10,265.06</b>	<b>205.30</b>	<b>108,985.19</b>	<b>272.46</b>
<b>GENERAL EXPENSES</b>				
Insurance	3,148.62	62.97	25,136.47	62.84
PILOT-Payments in Lieu of Taxes	1,374.08	27.48	10,883.44	27.21
Employee Benefits-Health/Dental/Optical	0.00	0.00	86.75	0.22
Employee Benefits-Pension	1,166.58	23.33	9,459.07	23.65
Employer Tax Expense	600.12	12.00	4,274.40	10.69
Lease Enforcement Fee For Service Expense	500.00	10.00	4,048.00	10.12
<b>TOTAL GENERAL EXPENSES</b>	<b>6,789.40</b>	<b>135.79</b>	<b>53,888.13</b>	<b>134.72</b>
<b>FINANCING EXPENSE</b>				
Interest Expense - Energy Performance Contr	445.91	8.92	3,619.50	9.05
<b>TOTAL FINANCING EXPENSES</b>	<b>445.91</b>	<b>8.92</b>	<b>3,619.50</b>	<b>9.05</b>
<b>TOTAL EXPENSES</b>	<b>49,674.70</b>	<b>993.49</b>	<b>425,585.18</b>	<b>1,063.96</b>
<b>NET INCOME</b>	<b>4,054.40</b>	<b>81.09</b>	<b>35,087.94</b>	<b>87.72</b>