

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

Period = Aug 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	310.59	383.05	325.50	171.87	131.75	247.36	302.54	357.04	274.88
Total Rental Income	310.59	383.05	325.50	171.87	131.75	247.36	302.54	357.04	274.88
Other Tenant Income									
Laundry and Vending	4.32	2.67	0.00	4.45	7.36	4.58	3.37	0.00	3.80
Damages	0.00	0.00	0.00	0.00	0.00	0.00	0.28	0.00	0.06
NSF Charges	0.00	0.09	0.00	0.00	0.08	0.06	0.02	0.00	0.03
Tenant Owned / Excess Utilities	0.00	10.02	7.79	0.00	0.00	0.00	8.36	0.00	3.44
Other Misc.Tenant Charges	0.23	0.02	0.08	0.39	1.41	0.31	0.31	0.00	0.34
Total Other Tenant Income	4.55	12.80	7.88	4.84	8.85	4.95	12.35	0.00	7.67
NET TENANT INCOME	315.14	395.85	333.38	176.71	140.60	252.31	314.88	357.04	282.55
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	204.33	204.33	399.40	209.84	331.98	245.22	258.20	251.08	260.79
TOTAL GRANT INCOME	204.33	204.33	399.40	209.84	331.98	245.22	258.20	251.08	260.79
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	0.08	0.01	0.31	0.21	0.09	0.13
Miscellaneous Other Income	0.00	0.18	4.29	3.27	16.53	2.27	1.53	1.30	3.00
Misc Other Income-Buck St Office Rental	0.00	0.00	0.00	0.00	171.08	0.00	0.00	0.00	10.39
Misc Other Income-Office Space Rental	0.00	0.00	0.00	9.45	60.00	0.00	2.60	0.00	6.19
Misc Income-Antenna Rental	0.00	0.00	0.00	32.09	0.00	0.00	0.00	0.00	6.91
TOTAL OTHER INCOME	0.01	0.19	4.29	44.89	247.62	2.58	4.34	1.39	26.63
TOTAL INCOME	519.48	600.37	737.07	431.44	720.20	500.11	577.43	609.51	569.97
EXPENSES									
ADMINISTRATIVE EXPENSES									
Administrative Salaries									
Administrative Salaries	42.02	41.95	19.47	43.19	11.09	47.93	40.41	16.65	39.67
Administrative Overtime	2.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30
Employee Benefit-Health/Dental/Eye	4.57	4.57	4.26	6.25	1.56	5.08	7.99	6.97	5.74
Total Administrative Salaries	49.51	46.52	23.74	49.45	12.66	53.01	48.40	23.63	45.71
Legal Expense									
Credit/Criminal Background Checks	0.24	1.09	0.72	1.18	0.84	0.98	0.25	0.00	0.78
Tenant Screening	0.00	0.00	0.22	0.02	0.15	0.06	0.00	0.13	0.05
General Legal Expense	1.73	2.13	27.78	4.39	5.56	1.56	1.45	4.86	5.23
Total Legal Expense	1.97	3.23	28.72	5.59	6.54	2.60	1.70	4.98	6.06
Other Admin Expenses									
Staff Training	0.45	0.45	0.45	0.38	1.43	0.45	0.46	0.68	0.52
Staff Travel	0.81	0.81	1.15	0.40	1.63	0.37	0.44	2.37	0.71
Auditing Fees	4.93	4.93	4.95	3.81	5.58	3.97	4.54	6.81	4.67
Licenses/Fees/Permits	0.27	0.27	0.04	0.65	1.65	0.62	0.70	0.00	0.58
Professional Fees/Services	0.40	1.68	2.98	4.91	0.67	4.50	2.26	2.79	3.15
Total Other Admin Expenses	6.86	8.13	9.57	10.15	10.97	9.91	8.39	12.65	9.63
Miscellaneous Admin Expenses									
Publications/Subscriptions	0.36	0.36	0.37	0.23	0.50	0.25	0.27	0.25	0.31
Membership Dues and Fees	0.57	0.57	0.58	0.40	0.73	0.45	0.47	1.20	0.54
Telephone	1.89	5.88	2.27	3.16	3.13	4.56	0.50	0.00	3.00
Office Supplies	1.40	1.49	5.19	0.91	1.62	1.08	1.12	0.81	1.59
Copier and Supplies	1.69	1.69	3.28	0.83	3.26	0.82	1.00	4.51	1.58
Cell Phones/Pagers	3.01	3.01	3.35	1.42	5.02	1.37	1.54	8.86	2.47
Payroll Services	0.50	0.50	0.35	0.52	0.27	0.47	0.50	0.77	0.49
Postage/Express	1.74	1.74	3.29	0.84	2.90	0.79	0.89	5.12	1.56
Legal Ads	0.68	0.68	0.66	0.58	0.68	1.31	0.70	1.04	0.84
Printer Supplies	0.09	0.09	0.00	0.04	0.00	0.00	0.00	0.00	0.03
Internet	4.49	3.22	5.63	0.30	11.73	1.72	1.41	1.82	2.84
Answering Service/Voicemail	0.90	0.70	0.71	0.33	1.17	0.32	0.36	2.06	0.59
Other Misc Admin Expenses	0.18	0.18	0.18	0.15	0.18	0.18	0.18	0.28	0.18
Employee Services	0.09	0.09	0.09	0.04	0.15	0.04	0.05	0.27	0.08
Employee Services - Health	0.06	0.06	0.06	0.05	0.06	0.06	0.06	0.09	0.06
Marketing/Promotions/Advertising	0.28	0.28	0.28	0.23	0.30	0.27	0.27	0.39	0.28
Bank/Credit Card Fees	0.00	0.00	0.00	0.14	0.00	0.00	0.00	0.00	0.03
Cable TV	0.00	0.00	0.00	0.00	0.00	1.11	0.23	0.00	0.29
Computer Hardware	0.49	0.49	0.50	0.23	0.81	0.22	0.25	0.07	0.35
Computer Software	0.04	0.04	0.04	0.02	0.07	0.02	0.02	0.13	0.03
Computer Supplies	0.13	0.13	0.13	0.06	0.22	0.06	0.07	0.39	0.11
Computer/IT Support Expense	16.88	16.88	18.17	8.06	28.00	7.71	8.70	1.71	12.16
Computer System Support	3.97	3.97	4.05	1.87	6.62	1.81	2.03	11.69	3.22
Caring, Inc. misc	0.00	0.00	0.00	0.00	0.00	0.00	1.04	0.00	0.21
Property Mgmt Fee Expense	66.58	65.60	65.81	55.23	64.66	66.14	67.56	50.39	65.59

Asset Mgmt Fee Expense	10.00	10.00	1.82	1.54	1.82	1.82	1.86	2.34	3.50
Bookkeeping Fee Expense	7.42	7.31	7.33	6.15	7.20	7.37	7.53	5.09	7.29
Prog Mgmt Fee Exp - JCP Antenna Rental 10'	0.00	0.00	0.00	3.21	0.00	0.00	0.00	0.00	0.69
Prog Mgmt Fee Exp - JCP Office Space Renta	0.00	0.00	0.00	0.94	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	9.53	19.34	48.07	20.71	25.43	0.00	17.69
Total Miscellaneous Admin Expenses	123.46	124.98	133.69	106.83	206.04	120.68	124.27	99.28	128.86
TOTAL ADMINISTRATIVE EXPENSES	181.79	182.86	195.72	172.02	236.21	186.20	182.75	140.54	190.25
TENANT SERVICES									
Temporary Labor-Tenant Services	0.00	0.00	0.00	0.17	0.00	0.33	0.37	0.00	0.18
Tenant Svcs - Tenant Participation	0.05	0.05	0.05	0.02	0.00	0.02	0.03	1.07	0.07
Tenant Svcs - HCFC Activities-	1.79	1.79	1.76	2.53	1.27	3.78	4.00	2.25	2.87
Tenant Svcs - Food/Snacks	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
Tenant Svcs - Monitoring Services	0.00	0.00	0.00	0.00	4.75	0.00	0.00	0.00	0.29
Tenant Svcs - Moving Expenses	0.00	1.29	0.00	0.00	2.16	0.00	0.00	0.00	0.26
TOTAL TENANT SERVICES EXPENSES	2.03	3.14	1.81	2.72	8.18	4.13	4.40	3.33	3.69
UTILITY EXPENSES									
Water & Sewer	54.55	53.67	56.90	45.28	69.74	53.48	54.59	35.95	54.56
Electricity	19.48	68.59	117.15	46.67	127.44	21.65	59.65	0.92	55.01
Electricity-Vacant Units	0.06	0.00	0.00	0.20	-0.18	0.12	0.05	0.00	0.07
Gas	47.31	20.72	69.89	0.73	79.65	22.04	31.30	0.00	29.93
TOTAL UTILITY EXPENSES	121.40	142.98	243.95	92.88	276.66	97.29	145.59	36.88	139.57
MAINTENANCE EXPENSES									
General Maint Expense									
Maintenance Fee For Service Expense	14.06	14.06	23.42	19.82	23.42	23.42	23.90	23.43	21.62
Maintenance Salaries	36.57	39.13	33.45	38.46	30.11	30.22	41.68	93.79	39.31
Maintenance Labor Overtime	4.87	5.27	4.48	5.12	4.97	3.09	4.82	16.26	5.08
Employee Benefit-Health/Dental/Eye	6.37	6.34	5.99	6.23	2.37	6.44	7.24	5.48	6.42
Temporary Labor-Maintenance	0.40	0.40	0.40	0.34	0.40	0.40	0.41	0.62	0.41
Maintenance Uniforms	0.61	0.73	1.37	0.45	1.62	0.45	0.44	1.70	0.71
Vehicle Gas, Oil, Repairs, Supplies	3.02	1.17	3.74	2.51	1.57	0.75	0.93	3.33	1.90
Vehicle Title/Registration	0.06	0.06	0.06	0.22	0.10	0.04	0.11	0.17	0.11
Total General Maint Expense	65.96	67.15	72.92	73.14	64.57	64.82	79.52	144.78	75.57
Materials									
Materials-Electrical	1.09	0.14	3.15	1.21	14.78	2.69	1.34	0.58	2.48
Materials-Plumbing	2.14	1.70	3.91	3.07	6.66	5.22	5.57	15.60	4.65
Materials-Heating	17.56	4.42	10.19	0.36	9.89	0.54	0.17	16.38	4.63
Materials-Flooring	0.05	2.27	11.51	6.69	2.83	1.40	0.97	30.06	4.53
Materials-Paint	0.35	1.86	1.02	4.32	0.73	1.52	0.69	0.02	1.78
Materials-Janitorial/Cleaning	0.06	0.05	1.14	1.54	1.84	2.41	1.77	0.00	1.46
Materials-Lumber	0.00	0.38	0.77	0.30	0.87	1.16	0.00	1.06	0.53
Materials-Maintenance Supplies	0.04	0.00	0.51	0.00	0.01	0.00	0.00	0.07	0.06
Materials-Grounds	0.39	0.37	0.17	1.22	0.00	0.21	0.24	5.61	0.65
Materials-Miscellaneous	0.01	0.00	1.37	0.03	0.15	0.06	0.01	0.06	0.17
Materials-Equipment Repairs	0.25	0.46	0.26	0.27	4.14	1.05	1.05	1.34	0.89
Materials-Appliance Parts	0.80	1.33	3.64	0.02	0.54	1.03	2.48	2.17	1.41
Materials-Safety Equipment	5.58	4.47	14.40	4.97	43.09	9.29	5.92	0.00	9.37
Materials-Hardware	0.53	0.19	1.79	0.01	0.15	0.18	0.24	1.57	0.40
Materials-Glass/Screens	0.48	0.71	0.31	0.24	1.64	1.50	0.56	0.00	0.75
Materials-Doors / Keys	8.26	4.23	1.56	5.31	13.59	3.59	3.73	4.75	5.09
Materials-Drywall/Plaster	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00
Materials-Tools	0.01	0.00	0.18	0.03	0.05	0.39	0.09	0.00	0.13
Total Materials	37.60	22.58	55.89	29.58	100.96	32.25	24.82	79.27	38.97
Contract Costs									
Contract-Elevator Monitoring	0.00	0.00	0.00	8.29	9.79	10.39	9.99	0.00	6.68
Contract-Trash Removal	10.00	7.06	4.10	2.65	46.91	4.02	4.52	0.00	7.34
Contract-Extermination/Pest Control	2.00	2.37	4.19	1.54	3.00	3.28	2.00	8.02	2.77
Contract-Extermination/Bed Bug	0.00	0.00	0.65	3.89	0.00	2.70	1.95	0.00	1.89
Contract-Grounds	22.12	14.51	27.48	3.29	4.14	2.99	5.80	26.75	10.13
Contract-Fire Alarm	0.00	0.00	0.17	0.00	4.79	1.48	0.07	0.00	0.65
Contract-HVAC	5.22	1.57	1.74	0.00	0.93	11.14	2.91	1.09	4.01
Contract-Alarm System Monitoring	0.00	0.00	0.29	0.00	4.23	0.00	0.00	0.00	0.29
Contract-Electrical	0.00	0.00	0.13	0.00	4.25	1.68	0.00	2.12	0.72
Contract-Plumbing	0.00	8.40	7.81	0.41	26.39	21.19	12.71	8.17	10.84
Contract-Roofing	0.59	0.00	0.00	0.62	1.89	0.83	1.11	0.00	0.71
Contract-Painting	0.18	0.18	0.56	0.15	0.15	0.14	1.06	11.90	0.79
Contract Costs-Other Misc	0.00	0.00	0.00	0.85	0.00	0.00	0.00	0.00	0.18
Total Contract Costs	40.11	34.09	47.10	21.68	106.47	59.85	42.12	58.05	47.00
TOTAL MAINTENACE EXPENSES	143.67	123.82	175.90	124.41	271.99	156.92	146.46	282.10	161.53
GENERAL EXPENSES									
Insurance	25.19	25.19	35.91	27.12	17.17	28.93	32.08	46.93	29.96
PILOT-Payments in Lieu of Taxes	19.10	18.81	8.86	10.67	-8.92	15.59	15.99	25.54	13.99
Employee Benefits-Health/Dental/Optical	0.09	0.09	-0.07	0.05	0.04	0.04	-0.05	0.11	0.03
Employee Benefits-Pension	11.78	11.78	12.02	16.61	6.10	10.71	12.02	16.95	12.88
Employer Tax Expense	6.83	6.83	4.78	7.07	3.64	7.02	5.74	13.35	6.76
Security/Lease Enforcement Fee For Service	0.00	0.87	0.00	0.00	0.00	0.00	0.00	0.00	0.09
Lease Enforcement Fee For Service Expense	7.81	6.94	8.13	3.67	13.02	3.55	3.99	0.00	5.46
TOTAL GENERAL EXPENSES	70.80	70.51	69.64	65.20	31.04	65.84	69.77	102.88	69.18

HOUSING ASSISTANCE PAYMENTS

URP-PH-Tenant Utility Reimbursement-Public H	0.00	0.00	0.00	0.00	2.25	0.00	0.00	4.30	0.28
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	0.00	2.25	0.00	0.00	4.30	0.28

FINANCING EXPENSE

Interest Expense - Energy Performance Contrac	4.51	4.51	4.51	3.81	0.00	4.51	4.60	0.00	4.10
TOTAL FINANCING EXPENSES	4.51	4.51	4.51	3.81	0.00	4.51	4.60	0.00	4.10

TOTAL EXPENSES

524.20	527.80	691.51	461.04	826.32	514.88	553.58	570.02	568.60
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NET INCOME

-4.73	72.57	45.56	-29.59	-106.12	-14.77	23.85	39.49	1.37
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