

**1\_PUM\_Cedarview Court**

Period = Aug 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	15,846.00	316.92	170,827.10	310.59
Total Rental Income	15,846.00	316.92	170,827.10	310.59
Other Tenant Income				
Laundry and Vending	720.50	14.41	2,375.73	4.32
Other Misc.Tenant Charges	0.00	0.00	125.00	0.23
Total Other Tenant Income	720.50	14.41	2,500.73	4.55
NET TENANT INCOME	16,566.50	331.33	173,327.83	315.14
<b>GRANT INCOME</b>				
HUD PHA Operating Grants/Subsidy	9,571.50	191.43	112,381.50	204.33
TOTAL GRANT INCOME	9,571.50	191.43	112,381.50	204.33
<b>OTHER INCOME</b>				
Interest Income	0.12	0.00	1.36	0.00
Investment Income	0.14	0.00	1.47	0.00
TOTAL OTHER INCOME	0.26	0.01	2.83	0.01
<b>TOTAL INCOME</b>	<b>26,138.26</b>	<b>522.77</b>	<b>285,712.16</b>	<b>519.48</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
Administrative Salaries				
Administrative Salaries	1,959.73	39.19	23,110.25	42.02
Administrative Overtime	0.00	0.00	1,606.49	2.92
Employee Benefit-Health/Dental/Eye	226.01	4.52	2,512.39	4.57
Total Administrative Salaries	2,185.74	43.71	27,229.13	49.51
Legal Expense				
Credit/Criminal Background Checks	48.00	0.96	132.00	0.24
General Legal Expense	310.50	6.21	949.50	1.73
Total Legal Expense	358.50	7.17	1,081.50	1.97
Other Admin Expenses				
Staff Training	236.14	4.72	245.94	0.45
Staff Travel	11.61	0.23	443.03	0.81
Auditing Fees	194.03	3.88	2,713.52	4.93
Licenses/Fees/Permits	0.00	0.00	148.00	0.27
Professional Fees/Services	0.00	0.00	222.22	0.40
Total Other Admin Expenses	441.78	8.84	3,772.71	6.86
Miscellaneous Admin Expenses				
Publications/Subscriptions	0.00	0.00	200.09	0.36
Membership Dues and Fees	22.80	0.46	315.54	0.57
Telephone	102.71	2.05	1,040.27	1.89
Office Supplies	0.00	0.00	771.09	1.40
Copier and Supplies	142.60	2.85	928.92	1.69
Cell Phones/Pagers	160.68	3.21	1,657.90	3.01
Payroll Services	20.99	0.42	273.76	0.50
Postage/Express	13.33	0.27	956.99	1.74
Legal Ads	0.00	0.00	375.34	0.68
Printer Supplies	0.00	0.00	50.57	0.09
Internet	684.47	13.69	2,468.44	4.49
Answering Service/Voicemail	24.83	0.50	495.74	0.90
Other Misc Admin Expenses	0.00	0.00	99.01	0.18
Employee Services	0.00	0.00	50.99	0.09
Employee Services - Health	0.00	0.00	33.67	0.06
Marketing/Promotions/Advertising	27.72	0.55	154.22	0.28
Computer Hardware	255.01	5.10	267.34	0.49
Computer Software	0.00	0.00	23.66	0.04
Computer Supplies	0.00	0.00	72.22	0.13
Computer/IT Support Expense	898.56	17.97	9,284.53	16.88
Computer System Support	188.02	3.76	2,185.42	3.97
Property Mgmt Fee Expense	3,298.19	65.96	36,616.64	66.58
Asset Mgmt Fee Expense	500.00	10.00	5,500.00	10.00
Bookkeeping Fee Expense	367.50	7.35	4,080.00	7.42
Total Miscellaneous Admin Expenses	6,707.41	134.15	67,902.35	123.46
TOTAL ADMINISTRATIVE EXPENSES	9,693.43	193.87	99,985.69	181.79
<b>TENANT SERVICES</b>				

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Tenant Svcs - Tenant Participation	0.00	0.00	27.17	0.05
Tenant Svcs - HCFC Activities-	89.72	1.79	986.92	1.79
Tenant Svcs - Food/Snacks	0.00	0.00	100.00	0.18
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>89.72</b>	<b>1.79</b>	<b>1,114.09</b>	<b>2.03</b>
<b>UTILITY EXPENSES</b>				
Water & Sewer	2,736.67	54.73	30,001.85	54.55
Electricity	893.48	17.87	10,715.73	19.48
Electricity-Vacant Units	33.26	0.67	33.26	0.06
Gas	303.30	6.07	26,021.10	47.31
<b>TOTAL UTILITY EXPENSES</b>	<b>3,966.71</b>	<b>79.33</b>	<b>66,771.94</b>	<b>121.40</b>
<b>MAINTENANCE EXPENSES</b>				
General Maint Expense				
Maintenance Fee For Service Expense	797.17	15.94	7,730.90	14.06
Maintenance Salaries	1,285.49	25.71	20,111.98	36.57
Maintenance Labor Overtime	389.48	7.79	2,679.54	4.87
Employee Benefit-Health/Dental/Eye	294.77	5.90	3,505.17	6.37
Temporary Labor-Maintenance	221.67	4.43	221.67	0.40
Maintenance Uniforms	0.00	0.00	336.18	0.61
Vehicle Gas, Oil, Repairs, Supplies	67.39	1.35	1,661.05	3.02
Vehicle Title/Registration	0.00	0.00	32.44	0.06
<b>Total General Maint Expense</b>	<b>3,055.97</b>	<b>61.12</b>	<b>36,278.93</b>	<b>65.96</b>
Materials				
Materials-Electrical	186.86	3.74	599.83	1.09
Materials-Plumbing	179.02	3.58	1,176.93	2.14
Materials-Heating	2,299.29	45.99	9,658.23	17.56
Materials-Flooring	0.00	0.00	27.63	0.05
Materials-Paint	20.83	0.42	195.00	0.35
Materials-Janitorial/Cleaning	0.00	0.00	34.23	0.06
Materials-Maintenance Supplies	0.00	0.00	20.12	0.04
Materials-Grounds	0.00	0.00	215.15	0.39
Materials-Miscellaneous	0.00	0.00	4.79	0.01
Materials-Equipment Repairs	0.00	0.00	138.60	0.25
Materials-Appliance Parts	0.00	0.00	438.20	0.80
Materials-Safety Equipment	488.00	9.76	3,066.71	5.58
Materials-Hardware	0.00	0.00	291.25	0.53
Materials-Glass/Screens	65.00	1.30	263.00	0.48
Materials-Doors / Keys	3,843.00	76.86	4,541.08	8.26
Materials-Tools	0.00	0.00	8.00	0.01
<b>Total Materials</b>	<b>7,082.00</b>	<b>141.64</b>	<b>20,678.75</b>	<b>37.60</b>
Contract Costs				
Contract-Trash Removal	1,080.60	21.61	5,500.63	10.00
Contract-Extermination/Pest Control	200.00	4.00	1,100.00	2.00
Contract-Grounds	175.00	3.50	12,167.25	22.12
Contract-HVAC	0.00	0.00	2,868.76	5.22
Contract-Roofing	0.00	0.00	325.00	0.59
Contract-Painting	100.00	2.00	100.00	0.18
<b>Total Contract Costs</b>	<b>1,555.60</b>	<b>31.11</b>	<b>22,061.64</b>	<b>40.11</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>11,693.57</b>	<b>233.87</b>	<b>79,019.32</b>	<b>143.67</b>
<b>GENERAL EXPENSES</b>				
Insurance	1,262.30	25.25	13,852.81	25.19
PILOT-Payments in Lieu of Taxes	961.52	19.23	10,504.78	19.10
Employee Benefits-Health/Dental/Optical	0.00	0.00	47.59	0.09
Employee Benefits-Pension	583.33	11.67	6,480.24	11.78
Employer Tax Expense	286.91	5.74	3,757.96	6.83
Lease Enforcement Fee For Service Expense	0.00	0.00	4,298.00	7.81
<b>TOTAL GENERAL EXPENSES</b>	<b>3,094.06</b>	<b>61.88</b>	<b>38,941.38</b>	<b>70.80</b>
<b>FINANCING EXPENSE</b>				
Interest Expense - Energy Performance Contr	222.95	4.46	2,478.57	4.51
<b>TOTAL FINANCING EXPENSES</b>	<b>222.95</b>	<b>4.46</b>	<b>2,478.57</b>	<b>4.51</b>
<b>TOTAL EXPENSES</b>	<b>28,760.44</b>	<b>575.21</b>	<b>288,310.99</b>	<b>524.20</b>
<b>NET INCOME</b>	<b>-2,622.18</b>	<b>-52.44</b>	<b>-2,598.83</b>	<b>-4.73</b>