

**1\_PUM\_Riverview East**

Period = Aug 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	27,451.00	249.55	299,303.00	247.36
Total Rental Income	27,451.00	249.55	299,303.00	247.36
Other Tenant Income				
Laundry and Vending	714.10	6.49	5,540.12	4.58
NSF Charges	0.00	0.00	75.00	0.06
Other Misc.Tenant Charges	17.00	0.15	379.25	0.31
Total Other Tenant Income	731.10	6.65	5,994.37	4.95
NET TENANT INCOME	28,182.10	256.20	305,297.37	252.31
<b>GRANT INCOME</b>				
HUD PHA Operating Grants/Subsidy	26,797.00	243.61	296,714.00	245.22
TOTAL GRANT INCOME	26,797.00	243.61	296,714.00	245.22
<b>OTHER INCOME</b>				
Interest Income	0.15	0.00	1.94	0.00
Investment Income	36.11	0.33	376.27	0.31
Miscellaneous Other Income	212.00	1.93	2,743.77	2.27
TOTAL OTHER INCOME	248.26	2.26	3,121.98	2.58
<b>TOTAL INCOME</b>	<b>55,227.36</b>	<b>502.07</b>	<b>605,133.35</b>	<b>500.11</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
Administrative Salaries				
Administrative Salaries	4,978.07	45.26	57,996.89	47.93
Employee Benefit-Health/Dental/Eye	573.22	5.21	6,143.97	5.08
Total Administrative Salaries	5,551.29	50.47	64,140.86	53.01
Legal Expense				
Credit/Criminal Background Checks	120.00	1.09	1,190.50	0.98
Tenant Screening	0.00	0.00	72.00	0.06
General Legal Expense	161.50	1.47	1,887.00	1.56
Total Legal Expense	281.50	2.56	3,149.50	2.60
Other Admin Expenses				
Staff Training	519.50	4.72	541.06	0.45
Staff Travel	11.61	0.11	443.03	0.37
Auditing Fees	426.79	3.88	4,800.21	3.97
Licenses/Fees/Permits	0.00	0.00	755.00	0.62
Professional Fees/Services	212.00	1.93	5,449.22	4.50
Total Other Admin Expenses	1,169.90	10.64	11,988.52	9.91
Miscellaneous Admin Expenses				
Publications/Subscriptions	0.00	0.00	306.13	0.25
Membership Dues and Fees	22.80	0.21	542.19	0.45
Telephone	505.63	4.60	5,520.29	4.56
Office Supplies	0.00	0.00	1,307.63	1.08
Copier and Supplies	206.57	1.88	992.89	0.82
Cell Phones/Pagers	160.68	1.46	1,657.90	1.37
Payroll Services	42.26	0.38	574.00	0.47
Postage/Express	13.33	0.12	956.99	0.79
Legal Ads	0.00	0.00	1,590.00	1.31
Internet	296.79	2.70	2,080.32	1.72
Answering Service/Voicemail	24.83	0.23	384.64	0.32
Other Misc Admin Expenses	0.00	0.00	217.82	0.18
Employee Services	0.00	0.00	50.99	0.04
Employee Services - Health	0.00	0.00	74.05	0.06
Marketing/Promotions/Advertising	60.99	0.55	323.42	0.27
Cable TV	261.43	2.38	1,345.64	1.11
Computer Hardware	255.01	2.32	267.34	0.22
Computer Software	0.00	0.00	23.66	0.02
Computer Supplies	0.00	0.00	72.22	0.06
Computer/IT Support Expense	873.56	7.94	9,329.53	7.71
Computer System Support	188.02	1.71	2,185.42	1.81
Property Mgmt Fee Expense	7,404.10	67.31	80,031.59	66.14
Asset Mgmt Fee Expense	0.00	0.00	2,200.00	1.82
Bookkeeping Fee Expense	825.00	7.50	8,917.50	7.37
HCPM-Contract - Fee For Service Expense	1,800.00	16.36	25,065.00	20.71
Total Miscellaneous Admin Expenses	12,941.00	117.65	146,017.16	120.68
TOTAL ADMINISTRATIVE EXPENSES	19,943.69	181.31	225,296.04	186.20
<b>TENANT SERVICES</b>				
Temporary Labor-Tenant Services	0.00	0.00	400.00	0.33
Tenant Svcs - Tenant Participation	0.00	0.00	27.17	0.02

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Tenant Svcs - HCFC Activities-	197.56	1.80	4,573.16	3.78
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>197.56</b>	<b>1.80</b>	<b>5,000.33</b>	<b>4.13</b>
<b>UTILITY EXPENSES</b>				
Water & Sewer	5,883.34	53.48	64,716.68	53.48
Electricity	2,606.53	23.70	26,190.94	21.65
Electricity-Vacant Units	56.50	0.51	144.06	0.12
Gas	900.31	8.18	26,670.41	22.04
<b>TOTAL UTILITY EXPENSES</b>	<b>9,446.68</b>	<b>85.88</b>	<b>117,722.09</b>	<b>97.29</b>
<b>MAINTENACE EXPENSES</b>				
General Maint Expense				
Maintenance Fee For Service Expense	2,922.94	26.57	28,338.66	23.42
Maintenance Salaries	2,031.00	18.46	36,566.14	30.22
Maintenance Labor Overtime	270.11	2.46	3,742.97	3.09
Employee Benefit-Health/Dental/Eye	260.82	2.37	7,790.36	6.44
Temporary Labor-Maintenance	487.68	4.43	487.68	0.40
Maintenance Uniforms	0.00	0.00	547.48	0.45
Vehicle Gas, Oil, Repairs, Supplies	60.78	0.55	910.64	0.75
Vehicle Title/Registration	0.00	0.00	43.44	0.04
<b>Total General Maint Expense</b>	<b>6,033.33</b>	<b>54.85</b>	<b>78,427.37</b>	<b>64.82</b>
Materials				
Materials-Electrical	827.10	7.52	3,249.71	2.69
Materials-Plumbing	2,725.86	24.78	6,320.81	5.22
Materials-Heating	0.00	0.00	652.13	0.54
Materials-Flooring	0.00	0.00	1,691.43	1.40
Materials-Paint	155.00	1.41	1,844.04	1.52
Materials-Janitorial/Cleaning	562.50	5.11	2,917.99	2.41
Materials-Lumber	0.00	0.00	1,404.08	1.16
Materials-Grounds	0.00	0.00	259.90	0.21
Materials-Miscellaneous	0.00	0.00	69.68	0.06
Materials-Equipment Repairs	0.00	0.00	1,272.41	1.05
Materials-Appliance Parts	0.00	0.00	1,246.03	1.03
Materials-Safety Equipment	3,460.00	31.45	11,236.18	9.29
Materials-Hardware	55.15	0.50	215.51	0.18
Materials-Glass/Screens	1,477.10	13.43	1,815.60	1.50
Materials-Doors / Keys	0.00	0.00	4,346.22	3.59
Materials-Drywall/Plaster	0.00	0.00	10.10	0.01
Materials-Tools	442.00	4.02	475.26	0.39
<b>Total Materials</b>	<b>9,704.71</b>	<b>88.22</b>	<b>39,027.08</b>	<b>32.25</b>
Contract Costs				
Contract-Elevator Monitoring	998.75	9.08	12,577.74	10.39
Contract-Trash Removal	698.40	6.35	4,865.73	4.02
Contract-Extermination/Pest Control	1,235.00	11.23	3,965.00	3.28
Contract-Extermination/Bed Bug	1,050.00	9.55	3,265.00	2.70
Contract-Grounds	0.00	0.00	3,613.62	2.99
Contract-Fire Alarm	0.00	0.00	1,793.53	1.48
Contract-HVAC	0.00	0.00	13,483.72	11.14
Contract-Electrical	0.00	0.00	2,036.32	1.68
Contract-Plumbing	5,083.64	46.21	25,638.36	21.19
Contract-Roofing	1,000.00	9.09	1,000.00	0.83
Contract-Painting	175.00	1.59	175.00	0.14
<b>Total Contract Costs</b>	<b>10,240.79</b>	<b>93.10</b>	<b>72,414.02</b>	<b>59.85</b>
<b>TOTAL MAINTENACE EXPENSES</b>	<b>25,978.83</b>	<b>236.17</b>	<b>189,868.47</b>	<b>156.92</b>
<b>GENERAL EXPENSES</b>				
Insurance	3,188.13	28.98	35,007.97	28.93
PILOT-Payments in Lieu of Taxes	2,646.13	24.06	18,866.71	15.59
Employee Benefits-Health/Dental/Optical	0.00	0.00	45.77	0.04
Employee Benefits-Pension	1,166.58	10.61	12,958.81	10.71
Employer Tax Expense	577.52	5.25	8,491.76	7.02
Lease Enforcement Fee For Service Expense	0.00	0.00	4,298.00	3.55
<b>TOTAL GENERAL EXPENSES</b>	<b>7,578.36</b>	<b>68.89</b>	<b>79,669.02</b>	<b>65.84</b>
<b>FINANCING EXPENSE</b>				
Interest Expense - Energy Performance Contrac	490.50	4.46	5,452.92	4.51
<b>TOTAL FINANCING EXPENSES</b>	<b>490.50</b>	<b>4.46</b>	<b>5,452.92</b>	<b>4.51</b>
<b>TOTAL EXPENSES</b>	<b>63,635.62</b>	<b>578.51</b>	<b>623,008.87</b>	<b>514.88</b>
<b>NET INCOME</b>	<b>-8,408.26</b>	<b>-76.44</b>	<b>-17,875.52</b>	<b>-14.77</b>