

1_PUM_Maurice View Plaza

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
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	4,067.00	135.57	43,478.00	131.75
Total Rental Income	4,067.00	135.57	43,478.00	131.75
Other Tenant Income				
Laundry and Vending	848.10	28.27	2,430.18	7.36
NSF Charges	0.00	0.00	25.00	0.08
Other Misc.Tenant Charges	50.00	1.67	465.00	1.41
Total Other Tenant Income	898.10	29.94	2,920.18	8.85
NET TENANT INCOME	4,965.10	165.50	46,398.18	140.60
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	10,001.60	333.39	109,553.50	331.98
TOTAL GRANT INCOME	10,001.60	333.39	109,553.50	331.98
OTHER INCOME				
Interest Income	0.08	0.00	0.89	0.00
Investment Income	0.24	0.01	2.47	0.01
Miscellaneous Other Income	68.00	2.27	5,455.00	16.53
Misc Other Income-Buck St Office Rental	5,857.59	195.25	56,457.59	171.08
Misc Other Income-Office Space Rental	1,800.00	60.00	19,800.00	60.00
TOTAL OTHER INCOME	7,725.91	257.53	81,715.95	247.62
TOTAL INCOME	22,692.61	756.42	237,667.63	720.20
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	308.93	10.30	3,660.22	11.09
Employee Benefit-Health/Dental/Eye	43.56	1.45	516.26	1.56
Total Administrative Salaries	352.49	11.75	4,176.48	12.66
Legal Expense				
Credit/Criminal Background Checks	0.00	0.00	276.00	0.84
Tenant Screening	0.00	0.00	48.00	0.15
General Legal Expense	248.50	8.28	1,833.50	5.56
Total Legal Expense	248.50	8.28	2,157.50	6.54
Other Admin Expenses				
Staff Training	141.68	4.72	472.56	1.43
Staff Travel	107.73	3.59	539.15	1.63
Auditing Fees	116.40	3.88	1,840.55	5.58
Licenses/Fees/Permits	0.00	0.00	546.00	1.65
Professional Fees/Services	0.00	0.00	222.22	0.67
Total Other Admin Expenses	365.81	12.19	3,620.48	10.97
Miscellaneous Admin Expenses				
Publications/Subscriptions	0.00	0.00	164.70	0.50
Membership Dues and Fees	22.80	0.76	240.00	0.73
Telephone	102.01	3.40	1,034.02	3.13
Office Supplies	0.00	0.00	534.31	1.62
Copier and Supplies	121.28	4.04	1,075.28	3.26
Cell Phones/Pagers	160.68	5.36	1,657.90	5.02
Payroll Services	6.61	0.22	89.11	0.27
Postage/Express	13.33	0.44	956.99	2.90
Legal Ads	0.00	0.00	225.20	0.68
Internet	551.40	18.38	3,871.30	11.73
Answering Service/Voicemail	24.83	0.83	384.64	1.17
Other Misc Admin Expenses	0.00	0.00	59.40	0.18
Employee Services	0.00	0.00	50.99	0.15
Employee Services - Health	0.00	0.00	20.20	0.06
Marketing/Promotions/Advertising	16.63	0.55	97.83	0.30
Computer Hardware	255.01	8.50	267.34	0.81
Computer Software	0.00	0.00	23.66	0.07
Computer Supplies	0.00	0.00	72.22	0.22
Computer/IT Support Expense	873.56	29.12	9,239.53	28.00
Computer System Support	188.02	6.27	2,185.42	6.62
Property Mgmt Fee Expense	1,817.37	60.58	21,337.27	64.66
Asset Mgmt Fee Expense	0.00	0.00	600.00	1.82
Bookkeeping Fee Expense	202.50	6.75	2,377.50	7.20
Prog Mgmt Fee Exp - MVP Office Space Rent:	506.00	16.87	5,566.00	16.87
HCPM-Contract - Fee For Service Expense	3,744.00	124.80	15,862.50	48.07
Total Miscellaneous Admin Expenses	8,606.03	286.87	67,993.31	206.04
TOTAL ADMINISTRATIVE EXPENSES	9,572.83	319.09	77,947.77	236.21
TENANT SERVICES				

1_PUM_Maurice View Plaza

Period = Aug 2016

Book = Accrual ; Tree = ysi_is

	Period To Date	Period To Date	Year to Date	Year To Date
Tenant Svcs - HCFC Activities-	38.07	1.27	418.77	1.27
Tenant Svcs - Monitoring Services	0.00	0.00	1,567.50	4.75
Tenant Svcs - Moving Expenses	0.00	0.00	712.23	2.16
TOTAL TENANT SERVICES EXPENSES	38.07	1.27	2,698.50	8.18
UTILITY EXPENSES				
Water & Sewer	2,102.19	70.07	23,015.65	69.74
Electricity	2,902.92	96.76	42,055.50	127.44
Electricity-Vacant Units	0.00	0.00	-58.46	-0.18
Gas	1,239.63	41.32	26,285.42	79.65
TOTAL UTILITY EXPENSES	6,244.74	208.16	91,298.11	276.66
MAINTENANCE EXPENSES				
General Maint Expense				
Maintenance Fee For Service Expense	797.17	26.57	7,730.19	23.42
Maintenance Salaries	706.97	23.57	9,936.53	30.11
Maintenance Labor Overtime	154.23	5.14	1,640.11	4.97
Employee Benefit-Health/Dental/Eye	54.28	1.81	780.56	2.37
Temporary Labor-Maintenance	133.00	4.43	133.00	0.40
Maintenance Uniforms	114.13	3.80	534.93	1.62
Vehicle Gas, Oil, Repairs, Supplies	24.27	0.81	519.11	1.57
Vehicle Title/Registration	0.00	0.00	32.44	0.10
Total General Maint Expense	1,984.05	66.14	21,306.87	64.57
Materials				
Materials-Electrical	907.69	30.26	4,876.60	14.78
Materials-Plumbing	1,784.78	59.49	2,198.07	6.66
Materials-Heating	1,219.01	40.63	3,263.87	9.89
Materials-Flooring	0.00	0.00	933.75	2.83
Materials-Paint	0.00	0.00	239.75	0.73
Materials-Janitorial/Cleaning	0.00	0.00	606.57	1.84
Materials-Lumber	0.00	0.00	287.72	0.87
Materials-Maintenance Supplies	0.00	0.00	4.89	0.01
Materials-Miscellaneous	0.00	0.00	48.57	0.15
Materials-Equipment Repairs	409.28	13.64	1,365.62	4.14
Materials-Appliance Parts	0.00	0.00	178.18	0.54
Materials-Safety Equipment	2,225.00	74.17	14,218.63	43.09
Materials-Hardware	18.14	0.60	50.80	0.15
Materials-Glass/Screens	291.50	9.72	541.50	1.64
Materials-Doors / Keys	1,484.24	49.47	4,485.68	13.59
Materials-Tools	0.00	0.00	15.69	0.05
Total Materials	8,339.64	277.99	33,315.89	100.96
Contract Costs				
Contract-Elevator Monitoring	272.39	9.08	3,232.32	9.79
Contract-Trash Removal	3,096.00	103.20	15,480.00	46.91
Contract-Extermination/Pest Control	542.00	18.07	990.00	3.00
Contract-Grounds	0.00	0.00	1,366.75	4.14
Contract-Fire Alarm	0.00	0.00	1,579.43	4.79
Contract-HVAC	0.00	0.00	307.33	0.93
Contract-Alarm System Monitoring	0.00	0.00	1,395.91	4.23
Contract-Electrical	0.00	0.00	1,401.14	4.25
Contract-Plumbing	378.49	12.62	8,707.25	26.39
Contract-Roofing	0.00	0.00	625.00	1.89
Contract-Painting	50.00	1.67	50.00	0.15
Total Contract Costs	4,338.88	144.63	35,135.13	106.47
TOTAL MAINTENANCE EXPENSES	14,662.57	488.75	89,757.89	271.99
GENERAL EXPENSES				
Insurance	513.83	17.13	5,664.69	17.17
PILOT-Payments in Lieu of Taxes	-981.52	-32.72	-2,944.56	-8.92
Employee Benefits-Health/Dental/Optical	0.00	0.00	12.64	0.04
Employee Benefits-Pension	233.33	7.78	2,013.26	6.10
Employer Tax Expense	90.38	3.01	1,199.77	3.64
Lease Enforcement Fee For Service Expense	0.00	0.00	4,298.00	13.02
TOTAL GENERAL EXPENSES	-143.98	-4.80	10,243.80	31.04
HOUSING ASSISTANCE PAYMENTS				
URP-PH-Tenant Utility Reimbursement-Public H	113.00	3.77	741.00	2.25
TOTAL HOUSING ASSISTANCE PAYMENTS	113.00	3.77	741.00	2.25
TOTAL EXPENSES	30,487.23	1,016.24	272,687.07	826.32
NET INCOME	-7,794.62	-259.82	-35,019.44	-106.12