

Riverview West (1rvw)
1_PUM_Riverview West

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	29,453.00	300.54	326,135.00	302.54
Total Rental Income	29,453.00	300.54	326,135.00	302.54
Other Tenant Income				
Laundry and Vending	764.90	7.81	3,636.46	3.37
Damages	0.00	0.00	300.00	0.28
NSF Charges	0.00	0.00	25.00	0.02
Tenant Owned / Excess Utilities	2,500.00	25.51	9,010.00	8.36
Other Misc.Tenant Charges	15.00	0.15	338.75	0.31
Total Other Tenant Income	3,279.90	33.47	13,310.21	12.35
NET TENANT INCOME	32,732.90	334.01	339,445.21	314.88
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	20,607.00	210.28	278,341.00	258.20
TOTAL GRANT INCOME	20,607.00	210.28	278,341.00	258.20
OTHER INCOME				
Interest Income	0.17	0.00	2.01	0.00
Investment Income	21.85	0.22	227.66	0.21
Miscellaneous Other Income	460.52	4.70	1,646.63	1.53
Misc Other Income-Office Space Rental	255.00	2.60	2,805.00	2.60
TOTAL OTHER INCOME	737.54	7.53	4,681.30	4.34
TOTAL INCOME	54,077.44	551.81	622,467.51	577.43
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Administrative Salaries	3,718.42	37.94	43,559.37	40.41
Employee Benefit-Health/Dental/Eye	753.11	7.68	8,613.78	7.99
Total Administrative Salaries	4,471.53	45.63	52,173.15	48.40
Legal Expense				
Credit/Criminal Background Checks	0.00	0.00	270.00	0.25
General Legal Expense	0.00	0.00	1,561.50	1.45
Total Legal Expense	0.00	0.00	1,831.50	1.70
Other Admin Expenses				
Staff Training	472.28	4.82	491.88	0.46
Staff Travel	11.61	0.12	473.83	0.44
Auditing Fees	392.87	4.01	4,890.40	4.54
Licenses/Fees/Permits	0.00	0.00	755.00	0.70
Professional Fees/Services	212.00	2.16	2,434.22	2.26
Total Other Admin Expenses	1,088.76	11.11	9,045.33	8.39
Miscellaneous Admin Expenses				
Publications/Subscriptions	0.00	0.00	288.46	0.27
Membership Dues and Fees	22.80	0.23	504.42	0.47
Telephone	45.84	0.47	536.84	0.50
Office Supplies	0.00	0.00	1,203.44	1.12
Copier and Supplies	195.91	2.00	1,077.87	1.00
Cell Phones/Pagers	160.68	1.64	1,657.90	1.54
Payroll Services	37.53	0.38	536.65	0.50
Postage/Express	13.33	0.14	956.99	0.89
Legal Ads	0.00	0.00	750.64	0.70
Internet	123.08	1.26	1,516.18	1.41
Answering Service/Voicemail	24.83	0.25	384.64	0.36
Other Misc Admin Expenses	0.00	0.00	198.02	0.18
Employee Services	0.00	0.00	50.99	0.05
Employee Services - Health	0.00	0.00	67.32	0.06
Marketing/Promotions/Advertising	55.45	0.57	295.22	0.27
Cable TV	0.00	0.00	249.07	0.23
Computer Hardware	255.00	2.60	267.33	0.25
Computer Software	0.00	0.00	23.66	0.02
Computer Supplies	0.00	0.00	72.22	0.07
Computer/IT Support Expense	873.56	8.91	9,379.53	8.70
Computer System Support	188.02	1.92	2,185.42	2.03
Caring, Inc. misc	103.03	1.05	1,116.29	1.04
Property Mgmt Fee Expense	6,596.38	67.31	72,829.42	67.56
Asset Mgmt Fee Expense	0.00	0.00	2,000.00	1.86
Bookkeeping Fee Expense	735.00	7.50	8,115.00	7.53
Prog Mgmt Fee Exp - RVW Office Space Rent	25.50	0.26	280.50	0.26
HCPM-Contract - Fee For Service Expense	3,186.00	32.51	27,414.00	25.43
Total Miscellaneous Admin Expenses	12,641.94	129.00	133,958.02	124.27
TOTAL ADMINISTRATIVE EXPENSES	18,202.23	185.74	197,008.00	182.75

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TENANT SERVICES				
Temporary Labor-Tenant Services	0.00	0.00	400.00	0.37
Tenant Svcs - Tenant Participation	0.00	0.00	27.17	0.03
Tenant Svcs - HCFC Activities-	174.00	1.78	4,314.07	4.00
TOTAL TENANT SERVICES EXPENSES	174.00	1.78	4,741.24	4.40
UTILITY EXPENSES				
Water & Sewer	5,350.00	54.59	58,850.00	54.59
Electricity	10,654.15	108.72	64,307.76	59.65
Electricity-Vacant Units	0.00	0.00	50.38	0.05
Gas	835.33	8.52	33,743.15	31.30
TOTAL UTILITY EXPENSES	16,839.48	171.83	156,951.29	145.59
MAINTENANCE EXPENSES				
General Maint Expense				
Maintenance Fee For Service Expense	2,657.21	27.11	25,764.58	23.90
Maintenance Salaries	2,487.35	25.38	44,926.46	41.68
Maintenance Labor Overtime	262.67	2.68	5,198.30	4.82
Employee Benefit-Health/Dental/Eye	572.45	5.84	7,805.09	7.24
Temporary Labor-Maintenance	443.35	4.52	443.35	0.41
Maintenance Uniforms	0.00	0.00	471.58	0.44
Vehicle Gas, Oil, Repairs, Supplies	98.31	1.00	1,003.73	0.93
Vehicle Title/Registration	0.00	0.00	114.44	0.11
Total General Maint Expense	6,521.34	66.54	85,727.53	79.52
Materials				
Materials-Electrical	790.16	8.06	1,442.84	1.34
Materials-Plumbing	3,532.30	36.04	6,008.94	5.57
Materials-Heating	34.57	0.35	180.79	0.17
Materials-Flooring	0.00	0.00	1,049.86	0.97
Materials-Paint	163.98	1.67	740.73	0.69
Materials-Janitorial/Cleaning	0.00	0.00	1,909.50	1.77
Materials-Grounds	0.00	0.00	259.90	0.24
Materials-Miscellaneous	0.00	0.00	5.78	0.01
Materials-Equipment Repairs	0.00	0.00	1,126.53	1.05
Materials-Appliance Parts	0.00	0.00	2,675.83	2.48
Materials-Safety Equipment	2,485.00	25.36	6,381.02	5.92
Materials-Hardware	0.00	0.00	257.07	0.24
Materials-Glass/Screens	293.00	2.99	601.50	0.56
Materials-Doors / Keys	607.76	6.20	4,018.31	3.73
Materials-Tools	92.00	0.94	92.00	0.09
Total Materials	7,998.77	81.62	26,750.60	24.82
Contract Costs				
Contract-Elevator Monitoring	907.95	9.26	10,774.28	9.99
Contract-Trash Removal	982.00	10.02	4,869.00	4.52
Contract-Extermination/Pest Control	588.00	6.00	2,156.00	2.00
Contract-Extermination/Bed Bug	0.00	0.00	2,100.00	1.95
Contract-Grounds	0.00	0.00	6,247.87	5.80
Contract-Fire Alarm	0.00	0.00	77.25	0.07
Contract-HVAC	0.00	0.00	3,133.89	2.91
Contract-Plumbing	1,726.18	17.61	13,704.55	12.71
Contract-Roofing	750.00	7.65	1,200.00	1.11
Contract-Painting	1,142.60	11.66	1,142.60	1.06
Total Contract Costs	6,096.73	62.21	45,405.44	42.12
TOTAL MAINTENANCE EXPENSES	20,616.84	210.38	157,883.57	146.46
GENERAL EXPENSES				
Insurance	3,148.60	32.13	34,582.27	32.08
PILOT-Payments in Lieu of Taxes	2,118.88	21.62	17,240.08	15.99
Employee Benefits-Health/Dental/Optical	-137.88	-1.41	-51.13	-0.05
Employee Benefits-Pension	1,166.58	11.90	12,958.81	12.02
Employer Tax Expense	512.87	5.23	6,188.11	5.74
Lease Enforcement Fee For Service Expense	0.00	0.00	4,298.00	3.99
TOTAL GENERAL EXPENSES	6,809.05	69.48	75,216.14	69.77
FINANCING EXPENSE				
Interest Expense - Energy Performance Contract	445.91	4.55	4,957.23	4.60
TOTAL FINANCING EXPENSES	445.91	4.55	4,957.23	4.60
TOTAL EXPENSES	63,087.51	643.75	596,757.47	553.58
NET INCOME	-9,010.07	-91.94	25,710.04	23.85