

All properties (...allpro)

AAHC Business Affiliates Stmt of Revenue and Expenses

Period = Jul 2016-Feb 2017

Book = Accrual ; Tree = ysl_is

	AAHDC	AAHDC	Colonial Oaks	Colonial Oaks	New Platt	New Platt	1508 Broadway	1508 Broadway	TOTAL	TOTAL
	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017
TENANT INCOME										
Rental Income										
Tenant Rent	0.00	0	\$29,684.00	\$45,920	0.00	0	\$6,793.00	\$6,840	\$36,477.00	\$52,760
Dwelling Rent-Negative	0.00	0	0.00	\$-744	0.00	0	0.00	\$-8	0.00	\$-752
RAD PBV Housing Assistance Payment(HAP)	0.00	0	\$56,803.00	\$60,496	0.00	0	\$48,752.00	\$52,360	\$105,555.00	\$112,856
Bad Debt	0.00	0	\$-2,221.10	0	0.00	0	0.00	0	\$-2,221.10	0
Less: Concessions	0.00	0	\$-223.27	\$-376	0.00	0	0.00	0	\$-223.27	\$-376
Total Rental Income	0.00	0	\$84,042.63	\$105,296	0.00	0	\$55,545.00	\$59,192	\$139,587.63	\$164,488
Other Tenant Income										
Damages	0.00	0	0.00	\$111	0.00	0	0.00	0	0.00	\$111
Late Charges	0.00	0	\$560.00	\$344	0.00	0	\$60.00	0	\$620.00	\$344
Legal Fees - Tenant	0.00	0	\$684.00	\$240	0.00	0	0.00	0	\$684.00	\$240
NSF Charges	0.00	0	\$15.00	0	0.00	0	0.00	0	\$15.00	0
Tenant Owed Utilities	0.00	0	\$525.09	0	0.00	0	0.00	0	\$525.09	0
Total Other Tenant Income	0.00	0	\$1,784.09	\$695	0.00	0	\$60.00	0	\$1,844.09	\$695
NET TENANT INCOME	0.00	0	\$85,826.72	\$105,991	0.00	0	\$55,605.00	\$59,192	\$141,431.72	\$165,183
GRANT INCOME										
RAD PBV Vacancy Payments	0.00	0	\$26,108.00	\$6,704	0.00	0	0.00	0	\$26,108.00	\$6,704
AAHC CFP Funds	0.00	0	\$31,000.00	0	0.00	0	0.00	0	\$31,000.00	0
TOTAL GRANT INCOME	0.00	0	\$57,108.00	\$6,704	0.00	0	0.00	0	\$57,108.00	\$6,704
Investment Income - Unrestricted	0.00	\$32	\$292.96	\$200	0.00	0	0.00	0	\$292.96	\$232
Miscellaneous Other Income	\$57.67	0	0.00	0	0.00	0	0.00	0	\$57.67	0
Other Income-Earned Discounts	0.00	0	0.00	\$40	0.00	0	0.00	0	0.00	\$40
Cranbrook Tower Revenue	\$313,817.00	\$16,000	0.00	0	0.00	0	0.00	0	\$313,817.00	\$16,000
Donations	\$730.00	0	0.00	0	0.00	0	0.00	0	\$730.00	0
Developer Fees	\$145,500.00	0	0.00	0	0.00	0	0.00	0	\$145,500.00	0
TOTAL OTHER INCOME	\$146,230.00	0	0.00	0	0.00	0	0.00	0	\$146,230.00	0
TOTAL INCOME	\$460,104.67	\$16,032	\$143,227.68	\$112,935	0.00	0	\$55,605.00	\$59,192	\$658,937.35	\$188,159
EXPENSES										
ADMINISTRATIVE										
Administrative Salaries										

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	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017
Temporary Help	0.00	0	\$392.59	0	0.00	0	\$125.89	0	\$518.48	0
Contract Employees-Admin	0.00	0	\$932.88	\$2,833	0.00	0	\$299.15	\$907	\$1,232.03	\$3,740
Contract Employees-Admin-OT	0.00	0	\$15.01	0	0.00	0	\$4.81	0	\$19.82	0
Contract-Property Management	0.00	0	\$16,311.29	\$15,769	0.00	0	\$5,268.30	\$5,107	\$21,579.59	\$20,876
Contract Property Management-OT	0.00	0	\$1,081.10	\$1,260	0.00	0	\$416.21	\$426	\$1,497.31	\$1,686
Total Administrative Salaries	0.00	0	\$18,732.87	\$19,862	0.00	0	\$6,114.36	\$6,440	\$24,847.23	\$26,302
Legal Expense										
Criminal Background Checks	0.00	0	\$97.00	0	0.00	0	0.00	0	\$97.00	0
General Legal Expense	0.00	\$12	\$891.00	\$1,664	0.00	0	0.00	\$376	\$891.00	\$2,052
Hearing Officer Expense	0.00	0	0.00	\$376	0.00	0	0.00	0	0.00	\$376
Total Legal Expense	0.00	\$12	\$988.00	\$2,040	0.00	0	0.00	\$376	\$988.00	\$2,428
Other Admin Expenses										
Staff Training	\$1,879.73	\$384	\$144.17	\$57	0.00	0	0.00	0	\$2,023.90	\$441
Travel	0.00	0	\$22.15	\$40	0.00	0	0.00	0	\$22.15	\$40
Auditing Fees	\$4,320.00	\$760	\$680.00	\$1,800	0.00	0	0.00	\$1,800	\$5,000.00	\$4,360
Management Fee	0.00	0	\$11,193.47	\$7,064	0.00	0	\$5,560.50	\$3,552	\$16,753.97	\$10,616
Bookkeeping Fees	0.00	0	\$1,042.50	0	0.00	0	\$442.50	0	\$1,485.00	0
Office Janitorial Expense	0.00	0	0.00	\$56	0.00	0	0.00	0	0.00	\$56
Consultants	\$3,736.25	\$28	\$2,652.46	0	0.00	0	0.00	0	\$6,388.71	\$28
Inspections	0.00	0	\$505.00	0	0.00	0	\$45.00	0	\$550.00	0
Total Other Admin Expenses	\$9,935.98	\$1,172	\$16,239.75	\$9,017	0.00	0	\$6,048.00	\$5,352	\$32,223.73	\$15,541
Miscellaneous Admin Expenses										
Membership and Fees	\$20.00	0	0.00	0	0.00	0	0.00	0	\$20.00	0
Advertising	0.00	\$24	0.00	0	0.00	0	0.00	0	0.00	\$24
Office Supplies	0.00	0	\$98.08	\$104	0.00	0	0.00	\$96	\$98.08	\$200
Telephone	0.00	0	\$285.07	\$248	0.00	0	\$628.30	0	\$913.37	\$248
Postage	0.00	0	0.00	\$146	0.00	0	0.00	0	0.00	\$146
Software License Fees	0.00	0	\$347.56	\$288	0.00	0	0.00	0	\$347.56	\$288
Copiers	0.00	0	0.00	\$16	0.00	0	0.00	\$64	0.00	\$80
Printing Expenses	0.00	\$480	\$20.17	\$152	0.00	0	0.00	0	\$20.17	\$632
Late Fees/Lost Discounts	\$78.00	0	0.00	0	0.00	0	0.00	0	\$78.00	0
Bank Fees	0.00	0	\$64.85	0	0.00	0	0.00	0	\$64.85	0
Other Misc Admin Expenses	\$2,448.11	\$3,072	0.00	\$752	0.00	0	0.00	0	\$2,448.11	\$3,824
Total Miscellaneous Admin Expenses	\$2,546.11	\$3,576	\$815.73	\$1,706	0.00	0	\$628.30	\$160	\$3,990.14	\$5,442
TOTAL ADMINISTRATIVE EXPENSES	\$12,482.09	\$4,760	\$36,776.35	\$32,625	0.00	0	\$12,790.66	\$12,328	\$62,049.10	\$49,713
TENANT SERVICES										
Tenant Services Support	\$20,058.34	0	\$519.48	\$80	0.00	0	0.00	0	\$20,577.82	\$80
Moving Company Expenses	0.00	0	\$538.65	0	0.00	0	0.00	0	\$538.65	0
TOTAL TENANT SERVICES EXPENSES	\$20,058.34	0	\$1,058.13	\$80	0.00	0	0.00	0	\$21,116.47	\$80

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	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017
Water	0.00	0	\$5,935.75	\$10,240	\$130.48	\$56	\$1,274.09	\$1,464	\$7,340.32	\$11,760
Electricity	0.00	0	\$1,434.96	\$1,688	0.00	0	\$2,498.66	\$2,576	\$3,933.62	\$4,264
Vacant Unit-Electricity	0.00	0	\$1,740.20	\$448	0.00	\$26	0.00	0	\$1,740.20	\$474
Tenant Owed-Electricity	0.00	0	\$258.46	0	0.00	0	0.00	0	\$258.46	0
Electric - Tenant-Occupied	0.00	0	\$55.59	0	0.00	0	0.00	0	\$55.59	0
Gas	0.00	0	\$32.82	0	0.00	0	\$2,440.35	\$3,032	\$2,473.17	\$3,032
Vacant Unit-Gas	0.00	0	\$1,784.96	\$736	0.00	\$104	0.00	0	\$1,784.96	\$840
Tenant Owed-Gas	0.00	0	\$120.69	0	0.00	0	0.00	0	\$120.69	0
Gas - Tenant-Occupied	0.00	0	\$62.25	0	0.00	0	0.00	0	\$62.25	0
Garbage/Trash Removal	0.00	0	\$59.50	0	0.00	0	0.00	0	\$59.50	0
TOTAL UTILITY EXPENSES	0.00	0	\$11,485.18	\$13,112	\$130.48	\$186	\$6,213.10	\$7,072	\$17,828.76	\$20,370
General Maint Expense										
Contract Employees Maintenance	0.00	0	\$16,219.94	\$18,234	0.00	0	\$5,353.28	\$5,830	\$21,573.22	\$24,064
Contract Employees-Maint-OT	0.00	0	\$1,854.27	\$1,349	0.00	0	\$594.60	\$432	\$2,448.87	\$1,781
Maintenance Uniforms	0.00	0	\$112.94	0	0.00	0	0.00	0	\$112.94	0
Safety Supplies	0.00	0	\$30.48	0	0.00	0	0.00	0	\$30.48	0
Vehicle Gas, Oil, Grease	0.00	0	\$216.51	\$160	0.00	0	0.00	0	\$216.51	\$160
Maintenance Facility Rent	0.00	0	\$-0.01	\$600	0.00	0	0.00	0	\$-0.01	\$600
Total General Maint Expense	0.00	0	\$18,434.13	\$20,343	0.00	0	\$5,947.88	\$6,262	\$24,382.01	\$26,605
Materials										
Grounds Supplies	0.00	0	\$188.76	0	0.00	0	0.00	0	\$188.76	0
Electrical Supplies	0.00	0	\$49.55	0	0.00	0	0.00	0	\$49.55	0
Janitorial/Cleaning Supplies	0.00	0	\$13.87	0	0.00	0	0.00	0	\$13.87	0
Maint/Repairs/Supplies	0.00	0	\$1,845.93	0	0.00	0	\$3,625.91	0	\$5,471.84	0
Tools and Equipment	0.00	0	\$39.20	0	0.00	0	0.00	0	\$39.20	0
Hardware Supplies	0.00	0	\$5.99	0	0.00	0	\$98.06	0	\$104.05	0
HVAC Supplies	0.00	0	\$368.22	0	0.00	0	\$179.55	0	\$547.77	0
Locks & Keys	0.00	0	\$101.00	0	0.00	0	\$21.24	0	\$122.24	0
Cabinet Supplies	0.00	0	\$-63.14	0	0.00	0	0.00	0	\$-63.14	0
Unit Turn Supplies	0.00	0	\$211.20	0	0.00	0	0.00	0	\$211.20	0
Miscellaneous Supplies	0.00	0	0.00	\$3,448	0.00	\$64	0.00	\$1,768	0.00	\$5,280
Total Materials	0.00	0	\$2,760.58	\$3,448	0.00	\$64	\$3,924.76	\$1,768	\$6,685.34	\$5,280
Contract Costs										
Building Repairs Contract Costs	0.00	0	\$75.00	\$464	0.00	0	\$3,180.00	0	\$3,255.00	\$464
Carpet Cleaning Contract Costs	0.00	0	\$550.00	\$64	0.00	0	0.00	\$88	\$550.00	\$152
Decorating/Painting Contract Costs	0.00	0	0.00	\$128	0.00	0	0.00	0	0.00	\$128
Electrical Contract Costs	\$31,292.00	0	0.00	\$112	0.00	0	0.00	\$264	\$31,292.00	\$376
Pest Control-budgeted	0.00	0	\$456.00	\$456	0.00	0	0.00	0	\$456.00	\$456
Floor Covering Contract Costs	0.00	0	\$1,584.04	\$512	0.00	0	\$1,313.16	0	\$2,897.20	\$512
Grounds Contract Costs	0.00	0	\$1,348.00	\$288	0.00	0	\$1,576.50	\$816	\$2,924.50	\$1,104

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	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017
Janitorial/Cleaning Contract Costs	0.00	0	\$900.00	\$624	0.00	0	0.00	0	\$900.00	\$624
Janitorial-Monthly Contract	0.00	0	0.00	0	0.00	0	\$1,208.34	\$400	\$1,208.34	\$400
Plumbing Contract Costs	0.00	0	\$213.00	\$160	0.00	0	\$678.00	\$288	\$891.00	\$448
HVAC Contract Costs	0.00	0	\$1,244.70	\$2,888	0.00	0	0.00	0	\$1,244.70	\$2,888
Vehicle Maintenance Contract Costs	0.00	0	\$165.87	\$88	0.00	0	0.00	0	\$165.87	\$88
Trash Disposal Contract Costs	0.00	0	0.00	0	0.00	0	0.00	\$144	0.00	\$144
Sewer Backups Emergency	0.00	0	\$460.64	\$176	0.00	0	\$305.00	0	\$765.64	\$176
Unit Turn Contract Costs	0.00	0	0.00	\$624	0.00	0	\$7,359.00	\$248	\$7,359.00	\$872
Lawn Care Contract	0.00	0	0.00	\$4,944	0.00	\$812	0.00	\$336	0.00	\$6,092
Lawn Care Contract-Budget for Mowing	0.00	0	\$3,625.00	0	\$780.00	0	\$356.61	0	\$4,761.61	0
Snow Plow Contract	0.00	0	\$11,241.60	\$7,600	\$1,120.00	0	\$816.00	0	\$13,177.60	\$7,600
Section 3 Contractor Expense	0.00	0	\$2,075.00	\$480	0.00	0	\$36.00	0	\$2,111.00	\$480
Tenant Stipends	0.00	0	0.00	\$1,296	0.00	0	0.00	\$168	0.00	\$1,464
Contract Costs-Other	0.00	0	0.00	\$1,544	0.00	0	0.00	0	0.00	\$1,544
Total Contract Costs	\$31,292.00	0	\$23,938.85	\$22,448	\$1,900.00	\$812	\$16,828.61	\$2,752	\$73,959.46	\$26,012
TOTAL MAINTENANCE EXPENSES	\$31,292.00	0	\$45,133.56	\$46,239	\$1,900.00	\$876	\$26,701.25	\$10,782	\$105,026.81	\$57,897
GENERAL EXPENSES										
Property Insurance	0.00	0	\$9,325.00	\$6,584	\$515.28	\$271	\$1,194.00	\$1,696	\$11,034.28	\$8,551
Liability Insurance	0.00	0	\$1,284.00	\$872	\$64.00	0	\$901.36	\$248	\$2,249.36	\$1,120
Insurance Proceeds-Credit	0.00	0	\$-5,222.35	0	0.00	0	0.00	0	\$-5,222.35	0
Misc. Taxes/Liscenses/Insurance	0.00	0	0.00	0	\$5,896.63	\$574	0.00	0	\$5,896.63	\$574
TOTAL GENERAL EXPENSES	0.00	0	\$5,386.65	\$7,456	\$6,475.91	\$845	\$2,095.36	\$1,944	\$13,957.92	\$10,245
FINANCING EXPENSE										
Interest Expense	\$35.00	0	0.00	0	0.00	0	0.00	0	\$35.00	0
TOTAL FINANCING EXPENSES	\$35.00	0	0.00	0	0.00	0	0.00	0	\$35.00	0
TOTAL EXPENSES	\$63,867.43	\$4,760	\$99,839.87	\$99,512	\$8,506.39	\$1,907	\$47,800.37	\$32,126	\$220,014.06	\$138,305
NET INCOME	\$396,237.24	\$11,272	\$43,387.81	\$13,423	\$-8,506.39	\$-1,907	\$7,804.63	\$27,066	\$438,923.29	\$49,854