

All properties (...allpro)

Tax Credit Properties Statement of Revenues and Expenses

Period = Jan 2017

Book = Accrual ; Tree = ysi_is

	Maple Tower	Maple Tower	River Run	River Run	West Arbor	West Arbor	TOTAL	TOTAL
	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	01/2017	01/2017	01/2017	01/2017	01/2017	01/2017	01/2017	01/2017
TENANT INCOME								
Rental Income								
Tenant Rent	\$27,230.00	\$25,939	\$26,423.00	\$25,907	\$3,999.00	\$13,878	\$57,652.00	\$65,724
RAD PBV Housing Assistance Payment(HAP)	\$60,046.00	\$63,506	\$41,872.00	\$44,113	\$8,454.00	\$33,976	\$110,372.00	\$141,595
Bad Debt	-	-	\$285.00	-	-	-	\$285.00	-
Less: Vacancies	-	\$-6,261	-	\$-4,901	-	\$-3,350	-	\$-14,512
Subsidy Adjustments	-	-	\$507.00	-	-	-	\$507.00	-
Total Rental Income	\$87,276.00	\$83,184	\$69,087.00	\$65,119	\$12,453.00	\$44,504	\$168,816.00	\$192,807
Other Tenant Income								
Laundry and Vending	\$377.22	-	\$177.11	-	-	-	\$554.33	-
Damages	\$410.00	-	\$230.00	-	-	-	\$640.00	-
Late Charges	\$160.00	-	\$240.00	-	-	-	\$400.00	-
Legal Fees - Tenant	-	-	\$368.00	-	-	-	\$368.00	-
Tenant Owed Utilities	\$359.12	-	\$538.02	-	-	-	\$897.14	-
Misc.Tenant Income	\$15.00	\$1,000	-	\$833	-	-	\$15.00	\$1,833
Total Other Tenant Income	\$1,321.34	\$1,000	\$1,553.13	\$833	-	-	\$2,874.47	\$1,833
NET TENANT INCOME	\$88,597.34	\$84,184	\$70,640.13	\$65,952	\$12,453.00	\$44,504	\$171,690.47	\$194,640
GRANT INCOME								
RAD PBV Vacancy Payments	-	-	-	-	\$9,844.00	\$1,764	\$9,844.00	\$1,764
PBV Vacancy Payments	\$781.00	\$2,191	\$1,012.00	\$1,716	-	-	\$1,793.00	\$3,907
TOTAL GRANT INCOME	\$781.00	\$2,191	\$1,012.00	\$1,716	\$9,844.00	\$1,764	\$11,637.00	\$5,671
Investment Income - Unrestricted	-	-	-	-	\$19.63	-	\$19.63	-
Miscellaneous Other Income	-	\$292	-	-	\$0.01	\$417	\$0.01	\$709
Other Income-Earned Discounts	-	-	-	-	\$150.00	-	\$150.00	-
TOTAL INCOME	\$89,378.34	\$86,667	\$71,652.13	\$67,668	\$22,466.64	\$46,685	\$183,497.11	\$201,020
EXPENSES								
ADMINISTRATIVE								
Administrative Salaries								
Temporary Help	\$238.17	-	\$204.64	-	\$81.20	-	\$524.01	-
Contract-Property Management	\$9,215.04	\$14,462	\$7,212.81	\$11,308	\$4,276.67	\$4,923	\$20,704.52	\$30,693
Contract Property Management-OT	\$896.72	-	\$646.56	-	\$369.41	-	\$1,912.69	-
Total Administrative Salaries	\$10,349.93	\$14,462	\$8,064.01	\$11,308	\$4,727.28	\$4,923	\$23,141.22	\$30,693

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	Maple Tower	Maple Tower	River Run	River Run	West Arbor	West Arbor	TOTAL	TOTAL
	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	01/2017	01/2017	01/2017	01/2017	01/2017	01/2017	01/2017	01/2017
Legal Expense								
General Legal Expense	\$223.00	\$933	\$514.00	\$1,167	-	\$167	\$737.00	\$2,267
Total Legal Expense	\$223.00	\$933	\$514.00	\$1,167	-	\$167	\$737.00	\$2,267
Other Admin Expenses								
Staff Training	\$124.26	-	-	-	-	-	\$124.26	-
Auditing Fees	-	\$667	-	\$601	-	\$417	-	\$1,685
LHTC Monitoring Fee	-	\$292	-	\$417	-	\$417	-	\$1,126
Management Fee	\$5,362.70	\$5,105	\$4,299.12	\$4,060	\$1,337.82	\$2,801	\$10,999.64	\$11,966
Consultants	\$675.00	-	\$495.00	-	-	-	\$1,170.00	-
Inspections	\$180.00	\$333	\$205.00	\$172	\$675.00	\$42	\$1,060.00	\$547
Total Other Admin Expenses	\$6,341.96	\$6,397	\$4,999.12	\$5,250	\$2,012.82	\$3,677	\$13,353.90	\$15,324
Miscellaneous Admin Expenses								
Office Supplies	-	\$2,958	\$301.81	\$1,678	\$718.39	\$125	\$1,020.20	\$4,761
Telephone	\$654.60	-	\$111.27	-	-	-	\$765.87	-
Bank Fees	\$2,608.69	-	\$2,677.48	-	\$4,029.04	-	\$9,315.21	-
Total Miscellaneous Admin Expenses	\$3,263.29	\$2,958	\$3,090.56	\$1,678	\$4,747.43	\$125	\$11,101.28	\$4,761
TOTAL ADMINISTRATIVE EXPENSES	\$20,178.18	\$24,750	\$16,667.69	\$19,403	\$11,487.53	\$8,892	\$48,333.40	\$53,045
TENANT SERVICES								
Resident Council	-	\$281	-	\$242	-	\$96	-	\$619
Moving Company Expenses	-	-	\$500.00	-	-	-	\$500.00	-
Packers Stipends	-	-	\$216.00	-	\$72.00	-	\$288.00	-
TOTAL TENANT SERVICES EXPENSES	-	\$281	\$716.00	\$242	\$72.00	\$96	\$788.00	\$619
Water	-	\$3,750	\$2,927.76	\$3,262	-	\$2,833	\$2,927.76	\$9,845
Electricity	\$6,733.15	\$6,017	\$342.76	\$3,605	\$149.79	\$3,928	\$7,225.70	\$13,550
Vacant Unit-Electricity	\$32.53	-	\$43.42	-	-	-	\$75.95	-
Tenant Owed-Electricity	\$67.34	-	\$139.16	-	-	-	\$206.50	-
Gas	\$5,492.90	\$3,767	\$2,935.60	\$1,875	\$106.92	\$2,647	\$8,535.42	\$8,289
Vacant Unit-Gas	\$68.93	-	-	-	-	-	\$68.93	-
Tenant Owed-Gas	\$256.23	-	\$297.82	-	-	-	\$554.05	-
Comcast Internet	-	-	\$616.41	-	-	-	\$616.41	-
Utilities billed to HCV Program	\$-341.00	-	-	-	-	-	\$-341.00	-
TOTAL UTILITY EXPENSES	\$12,310.08	\$13,534	\$7,302.93	\$8,742	\$256.71	\$9,408	\$19,869.72	\$31,684
General Maint Expense								
Contract Employees Maintenance	\$9,467.28	\$11,254	\$8,134.62	\$11,385	\$3,227.72	\$4,308	\$20,829.62	\$26,947
Contract Employees-Maint-OT	\$1,003.78	-	\$862.48	-	\$342.22	-	\$2,208.48	-
Total General Maint Expense	\$10,471.06	\$11,254	\$8,997.10	\$11,385	\$3,569.94	\$4,308	\$23,038.10	\$26,947

All properties (...allpro)

Tax Credit Properties Statement of Revenues and Expenses

Period = Jan 2017

Book = Accrual ; Tree = ysi_is

	Maple Tower	Maple Tower	River Run	River Run	West Arbor	West Arbor	TOTAL	TOTAL
	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	01/2017	01/2017	01/2017	01/2017	01/2017	01/2017	01/2017	01/2017
Materials								
Grounds Supplies	-	\$83	-	-	-	\$83	-	\$166
Appliance Parts Supplies	-	-	\$1,806.00	-	-	-	\$1,806.00	-
Janitorial/Cleaning Supplies	-	\$250	-	\$189	-	-	-	\$439
Maint/Repairs/Supplies	\$2,833.74	\$1,292	\$2,263.84	\$2,035	\$362.71	\$250	\$5,460.29	\$3,577
Unit Turn Supplies	\$310.66	\$500	-	\$293	-	\$125	\$310.66	\$918
Miscellaneous Supplies	-	\$925	-	\$781	-	\$125	-	\$1,831
Total Materials	\$3,144.40	\$3,050	\$4,069.84	\$3,298	\$362.71	\$583	\$7,576.95	\$6,931
Contract Costs								
Carpet Cleaning Contract Costs	\$100.00	-	-	-	-	-	\$100.00	-
Pest Control Contract Costs	-	\$1,833	-	\$1,167	-	\$250	-	\$3,250
Pest Control-budgeted	\$1,885.64	-	\$1,117.00	-	-	-	\$3,002.64	-
Floor Covering Contract Costs	-	-	\$169.68	-	-	-	\$169.68	-
Janitorial/Cleaning Contract Costs	-	-	\$2,150.00	\$1,935	-	\$583	\$2,150.00	\$2,518
Janitorial-Monthly Contract	\$1,909.05	\$1,767	\$1,342.61	-	-	-	\$3,251.66	\$1,767
Alarm Monitoring Contract Costs	\$585.19	-	\$29.00	-	-	-	\$614.19	-
Trash Disposal Contract Costs	-	\$458	-	\$343	-	\$83	-	\$884
Sewer Backups Emergency	-	-	\$1,650.00	-	-	-	\$1,650.00	-
Vehicle Towing Contact Costs	-	-	\$245.00	-	-	-	\$245.00	-
Unit Turn Contract Costs	\$3,036.00	\$600	\$100.00	\$1,167	-	\$250	\$3,136.00	\$2,017
Snow Plow Contract	\$2,316.00	\$3,500	\$3,060.00	\$3,500	\$1,758.00	\$2,000	\$7,134.00	\$9,000
Asbestos Abatement/Monitoring/Removal	\$1,950.00	-	\$2,400.00	-	-	-	\$4,350.00	-
Section 3 Contractor Expense	\$540.00	-	\$907.00	-	-	-	\$1,447.00	-
Tenant Stipends	\$675.00	-	\$250.00	-	-	-	\$925.00	-
Contract Costs-Other	-	\$3,804	-	\$3,206	-	\$417	-	\$7,427
Total Contract Costs	\$12,996.88	\$11,962	\$13,420.29	\$11,318	\$1,758.00	\$3,583	\$28,175.17	\$26,863
TOTAL MAINTENANCE EXPENSES	\$26,612.34	\$26,266	\$26,487.23	\$26,001	\$5,690.65	\$8,474	\$58,790.22	\$60,741
GENERAL EXPENSES								
Property Insurance	\$3,358.60	\$2,583	\$2,550.98	\$3,505	\$3,322.80	\$1,417	\$9,232.38	\$7,505
Liability Insurance	-	-	-	-	\$72.00	-	\$72.00	-
Payments in Lieu of Taxes	-	\$11	-	\$10	-	\$4	-	\$25
Misc. Taxes/Liscenses/Insurance	-	\$42	-	\$60	-	-	-	\$102
Financing/Tax Credit Fees	\$2,353.46	-	\$1,797.21	-	-	-	\$4,150.67	-
Security/Law Enforcement	\$746.00	\$833	\$1,049.00	\$1,170	\$769.50	-	\$2,564.50	\$2,003
TOTAL GENERAL EXPENSES	\$6,458.06	\$3,469	\$5,397.19	\$4,745	\$4,164.30	\$1,421	\$16,019.55	\$9,635

All properties (..allpro)

Tax Credit Properties Statement of Revenues and Expenses

Period = Jan 2017

Book = Accrual ; Tree = ysi_is

	Maple Tower	Maple Tower	River Run	River Run	West Arbor	West Arbor	TOTAL	TOTAL
	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	01/2017	01/2017	01/2017	01/2017	01/2017	01/2017	01/2017	01/2017
FINANCING EXPENSE								
Interest Expense-Mortgage Payable	\$8,384.17	-	\$2,620.05	-	-	-	\$11,004.22	-
TOTAL FINANCING EXPENSES	\$8,384.17	-	\$2,620.05	-	-	-	\$11,004.22	-
NON-OPERATING ITEMS								
Depreciation Expense-Buildings	\$62,360.10	-	\$49,346.69	-	-	-	\$111,706.79	-
Operating Transfers OUT	-	-	-	-	\$156,430.13	-	\$156,430.13	-
Operating Transfers-IN	-	-	-	-	\$-156,430.13	-	\$-156,430.13	-
TOTAL NON-OPERATING ITEMS	\$62,360.10	-	\$49,346.69	-	-	-	\$111,706.79	-
TOTAL EXPENSES	\$136,302.93	\$68,300	\$108,537.78	\$59,133	\$21,671.19	\$28,291	\$266,511.90	\$155,724
NET INCOME	\$-46,924.59	\$18,367	\$-36,885.65	\$8,535	\$795.45	\$18,394	\$-83,014.79	\$45,296
NET INCOME (LESS DEPRECIATION)	15,435.51	18,367.00	12,461.04	8,535.00	795.45	18,394.00	28,692.00	45,296.00

Balance Sheet

Period = Jan 2017

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-51-000	Cash-Affordable-MT	174,082
1111-51-500	US Bank Disbursements	163
1111-99-000	Total Unrestricted Cash	174,246
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	23,525
1112-04-000	Cash Restricted-Reserve for Replacement	33,750
1112-06-000	Cash-Restricted Operating Reserve	245,289
1112-07-000	Cash-Restricted-Cinnaire-Repl Reserve	30,156
1112-08-000	Cash-Restricted-Cinnaire-Insurance Escrow	10,982
1112-09-000	Cash-Restricted-Cinnaire-Tax Escrow	171
1112-10-000	Cash-Restricted-Cinnaire-Operating Reserve	29,711
1112-99-000	Total Restricted Cash	373,584
1119-00-000	TOTAL CASH	547,829
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	17,653
1123-00-000	A/R-Affordable Subsidy Suspense	444
1123-02-000	A/R-PBV Subsidy	502
1135-07-000	A/R-AAHC	1,475
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	20,074
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Insurance	36,945
1299-00-000	TOTAL OTHER CURRENT ASSETS	36,945
1300-00-000	TOTAL CURRENT ASSETS	604,848
1400-01-000	FIXED ASSETS	
1400-05-500	Land	360,800
1400-05-501	Land Improvements-Cost	1,210,936
1400-06-500	Buildings	13,310,334
1400-07-000	Dwelling Equipment & Furniture	2,265
1400-07-500	Furniture & Fixtures-Cost	920,182
1405-01-500	Accum Depreciation-Buildings	-1,417,345
1405-90-000	TOTAL FIXED ASSETS	14,387,172
1491-00-500	Other Non Current Assets	391,116
1492-00-500	Interest-Asset 1-accum amort	-29,041
1499-00-000	TOTAL NONCURRENT ASSETS	14,749,247
1999-00-000	TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	15,354,095

2111-00-000	A/P Vendors and Contractors	76,652
2111-00-502	Trade Account Payables	2,451
2114-00-000	Tenant Security Deposits	23,873
2114-01-000	Security Deposit-Pet	200
2115-07-000	A/P-AAHC	5,552
2130-00-000	Current Portion of LT Debt	18,768
2131-00-500	Accrued Interest Payable	295,200
2131-00-501	Accrued Interest Related Party	2,000
2131-20-500	Mortgage Payable-2nd	1,640,000
2135-00-000	Accrued Payroll & Payroll Taxes	26,368
2135-10-000	Accrued Compensated Absences-ST	6,111
2147-00-500	Accrued Management Fees	5,150
2240-00-000	Tenant Prepaid Rents	3,471
2299-00-000	TOTAL CURRENT LIABILITIES	<u>2,105,797</u>
2305-00-000	Accrued Compensated Absences-LT	1,601
2310-00-500	Developer Fee Payable	1,371,000
2310-10-500	AAHC Sub Loan	200,000
2310-10-501	Federal Home Loan Bank Funds	500,000
2310-10-503	Mortgage Payable - Cinnaire	<u>1,576,697</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>3,649,298</u>
2499-00-000	TOTAL LIABILITIES	<u>5,755,095</u>
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Current Year	-1,541,821
2809-04-000	Unrestricted Net Assets	-20,974
2809-04-500	Equity-Investor	11,255,567
2809-04-501	Limited Partners Capital	-50,000
2809-04-502	Equity-Norstar	<u>-43,772</u>
2809-99-000	TOTAL RETAINED EARNINGS:	<u>9,599,000</u>
2899-00-000	TOTAL EQUITY	<u>9,599,000</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>15,354,095</u>

Property = tcmliller tcsouthm maplegen norstarm

Budget Comparison

Period = Jan 2017

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	27,230.00	25,939.00	1,291.00	4.98	27,230.00	25,939.00	1,291.00	4.98	311,269.00
3112-02-000	RAD PBV Housing Assistance Payment(HAP)	60,046.00	63,506.00	-3,460.00	-5.45	60,046.00	63,506.00	-3,460.00	-5.45	762,071.00
3113-00-000	Less: Vacancies	0.00	-6,261.00	6,261.00	100.00	0.00	-6,261.00	6,261.00	100.00	-75,134.00
3119-00-000	Total Rental Income	87,276.00	83,184.00	4,092.00	4.92	87,276.00	83,184.00	4,092.00	4.92	998,206.00
3120-00-000	Other Tenant Income									
3120-01-000	Laundry and Vending	377.22	0.00	377.22	N/A	377.22	0.00	377.22	N/A	0.00
3120-03-000	Damages	410.00	0.00	410.00	N/A	410.00	0.00	410.00	N/A	0.00
3120-04-000	Late Charges	160.00	0.00	160.00	N/A	160.00	0.00	160.00	N/A	0.00
3120-07-000	Tenant Owed Utilities	359.12	0.00	359.12	N/A	359.12	0.00	359.12	N/A	0.00
3120-09-000	Misc.Tenant Income	15.00	1,000.00	-985.00	-98.50	15.00	1,000.00	-985.00	-98.50	12,000.00
3129-00-000	Total Other Tenant Income	1,321.34	1,000.00	321.34	32.13	1,321.34	1,000.00	321.34	32.13	12,000.00
3199-00-000	NET TENANT INCOME	88,597.34	84,184.00	4,413.34	5.24	88,597.34	84,184.00	4,413.34	5.24	1,010,206.00
3400-00-000	GRANT INCOME									
3406-00-000	PBV Vacancy Payments	781.00	2,191.00	-1,410.00	-64.35	781.00	2,191.00	-1,410.00	-64.35	26,297.00
3499-00-000	TOTAL GRANT INCOME	781.00	2,191.00	-1,410.00	-64.35	781.00	2,191.00	-1,410.00	-64.35	26,297.00
3650-00-000	Miscellaneous Other Income	0.00	292.00	-292.00	-100.00	0.00	292.00	-292.00	-100.00	3,500.00
3999-00-000	TOTAL INCOME	89,378.34	86,667.00	2,711.34	3.13	89,378.34	86,667.00	2,711.34	3.13	1,040,003.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-11-000	Temporary Help	238.17	0.00	-238.17	N/A	238.17	0.00	-238.17	N/A	0.00
4110-60-000	Contract-Property Management	9,215.04	14,462.00	5,246.96	36.28	9,215.04	14,462.00	5,246.96	36.28	188,000.00
4110-61-000	Contract Property Management-OT	896.72	0.00	-896.72	N/A	896.72	0.00	-896.72	N/A	0.00
4110-99-000	Total Administrative Salaries	10,349.93	14,462.00	4,112.07	28.43	10,349.93	14,462.00	4,112.07	28.43	188,000.00
4130-00-000	Legal Expense									
4130-04-000	General Legal Expense	223.00	933.00	710.00	76.10	223.00	933.00	710.00	76.10	11,200.00
4131-00-000	Total Legal Expense	223.00	933.00	710.00	76.10	223.00	933.00	710.00	76.10	11,200.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	124.26	0.00	-124.26	N/A	124.26	0.00	-124.26	N/A	0.00
4171-00-000	Auditing Fees	0.00	667.00	667.00	100.00	0.00	667.00	667.00	100.00	8,000.00
4171-01-000	LIHTC Monitoring Fee	0.00	292.00	292.00	100.00	0.00	292.00	292.00	100.00	3,500.00
4173-00-000	Management Fee	5,362.70	5,105.00	-257.70	-5.05	5,362.70	5,105.00	-257.70	-5.05	61,261.00
4182-00-000	Consultants	675.00	0.00	-675.00	N/A	675.00	0.00	-675.00	N/A	0.00
4183-00-000	Inspections	180.00	333.00	153.00	45.95	180.00	333.00	153.00	45.95	4,000.00

4189-00-000	Total Other Admin Expenses	6,341.96	6,397.00	55.04	0.86	6,341.96	6,397.00	55.04	0.86	76,761.00
4190-00-000	Miscellaneous Admin Expenses									
4190-04-000	Office Supplies	0.00	2,958.00	2,958.00	100.00	0.00	2,958.00	2,958.00	100.00	35,500.00
4190-07-000	Telephone	654.60	0.00	-654.60	N/A	654.60	0.00	-654.60	N/A	0.00
4190-20-000	Bank Fees	2,608.69	0.00	-2,608.69	N/A	2,608.69	0.00	-2,608.69	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	3,263.29	2,958.00	-305.29	-10.32	3,263.29	2,958.00	-305.29	-10.32	35,500.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	20,178.18	24,750.00	4,571.82	18.47	20,178.18	24,750.00	4,571.82	18.47	311,461.00
4200-00-000	TENANT SERVICES									
4220-00-000	Resident Council	0.00	281.00	281.00	100.00	0.00	281.00	281.00	100.00	3,375.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	281.00	281.00	100.00	0.00	281.00	281.00	100.00	3,375.00
4310-00-000	Water	0.00	3,750.00	3,750.00	100.00	0.00	3,750.00	3,750.00	100.00	45,000.00
4320-00-000	Electricity	6,733.15	6,017.00	-716.15	-11.90	6,733.15	6,017.00	-716.15	-11.90	72,200.00
4320-01-000	Vacant Unit-Electricity	32.53	0.00	-32.53	N/A	32.53	0.00	-32.53	N/A	0.00
4320-02-000	Tenant Owed-Electricity	67.34	0.00	-67.34	N/A	67.34	0.00	-67.34	N/A	0.00
4330-00-000	Gas	5,492.90	3,767.00	-1,725.90	-45.82	5,492.90	3,767.00	-1,725.90	-45.82	45,200.00
4330-01-000	Vacant Unit-Gas	68.93	0.00	-68.93	N/A	68.93	0.00	-68.93	N/A	0.00
4330-02-000	Tenant Owed-Gas	256.23	0.00	-256.23	N/A	256.23	0.00	-256.23	N/A	0.00
4391-00-000	Utilities billed to HCV Program	-341.00	0.00	341.00	N/A	-341.00	0.00	341.00	N/A	0.00
4399-00-000	TOTAL UTILITY EXPENSES	12,310.08	13,534.00	1,223.92	9.04	12,310.08	13,534.00	1,223.92	9.04	162,400.00
4400-99-000	General Maint Expense									
4410-50-000	Contract Employees Maintenance	9,467.28	11,254.00	1,786.72	15.88	9,467.28	11,254.00	1,786.72	15.88	146,300.00
4410-51-000	Contract Employees-Maint-OT	1,003.78	0.00	-1,003.78	N/A	1,003.78	0.00	-1,003.78	N/A	0.00
4419-00-000	Total General Maint Expense	10,471.06	11,254.00	782.94	6.96	10,471.06	11,254.00	782.94	6.96	146,300.00
4420-00-000	Materials									
4420-01-000	Grounds Supplies	0.00	83.00	83.00	100.00	0.00	83.00	83.00	100.00	1,000.00
4420-06-000	Janitorial/Cleaning Supplies	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4420-07-000	Maint/Repairs/Supplies	2,833.74	1,292.00	-1,541.74	-119.33	2,833.74	1,292.00	-1,541.74	-119.33	15,500.00
4420-19-000	Unit Turn Supplies	310.66	500.00	189.34	37.87	310.66	500.00	189.34	37.87	6,000.00
4420-90-000	Miscellaneous Supplies	0.00	925.00	925.00	100.00	0.00	925.00	925.00	100.00	11,100.00
4429-00-000	Total Materials	3,144.40	3,050.00	-94.40	-3.10	3,144.40	3,050.00	-94.40	-3.10	36,600.00
4430-00-000	Contract Costs									
4430-04-000	Carpet Cleaning Contract Costs	100.00	0.00	-100.00	N/A	100.00	0.00	-100.00	N/A	0.00
4430-07-000	Pest Control Contract Costs	0.00	1,833.00	1,833.00	100.00	0.00	1,833.00	1,833.00	100.00	22,000.00
4430-07-900	Pest Control-budgeted	1,885.64	0.00	-1,885.64	N/A	1,885.64	0.00	-1,885.64	N/A	0.00
4430-09-000	Grounds Contract Costs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	6,800.00
4430-10-900	Janitorial-Monthly Contract	1,909.05	1,767.00	-142.05	-8.04	1,909.05	1,767.00	-142.05	-8.04	21,200.00
4430-18-000	Alarm Monitoring Contract Costs	585.19	0.00	-585.19	N/A	585.19	0.00	-585.19	N/A	0.00
4430-20-000	Trash Disposal Contract Costs	0.00	458.00	458.00	100.00	0.00	458.00	458.00	100.00	5,500.00
4430-27-000	Unit Turn Contract Costs	3,036.00	600.00	-2,436.00	-406.00	3,036.00	600.00	-2,436.00	-406.00	7,200.00
4430-29-000	Snow Plow Contract	2,316.00	3,500.00	1,184.00	33.83	2,316.00	3,500.00	1,184.00	33.83	12,000.00
4430-31-000	Asbestos Abatement/Monitoring/Removal	1,950.00	0.00	-1,950.00	N/A	1,950.00	0.00	-1,950.00	N/A	0.00
4430-97-000	Section 3 Contractor Expense	540.00	0.00	-540.00	N/A	540.00	0.00	-540.00	N/A	0.00
4430-98-000	Tenant Stipends	675.00	0.00	-675.00	N/A	675.00	0.00	-675.00	N/A	0.00
4430-99-000	Contract Costs-Other	0.00	3,804.00	3,804.00	100.00	0.00	3,804.00	3,804.00	100.00	45,650.00
4439-00-000	Total Contract Costs	12,996.88	11,962.00	-1,034.88	-8.65	12,996.88	11,962.00	-1,034.88	-8.65	120,350.00

4499-00-000	TOTAL MAINTENANCE EXPENSES	26,612.34	26,266.00	-346.34	-1.32	26,612.34	26,266.00	-346.34	-1.32	303,250.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Property Insurance	3,358.60	2,583.00	-775.60	-30.03	3,358.60	2,583.00	-775.60	-30.03	31,000.00
4520-00-000	Payments in Lieu of Taxes	0.00	11.00	11.00	100.00	0.00	11.00	11.00	100.00	135.00
4521-00-000	Misc. Taxes/Liscenses/Insurance	0.00	42.00	42.00	100.00	0.00	42.00	42.00	100.00	500.00
4521-00-500	Financing/Tax Credit Fees	2,353.46	0.00	-2,353.46	N/A	2,353.46	0.00	-2,353.46	N/A	0.00
4580-00-000	Security/Law Enforcement	746.00	833.00	87.00	10.44	746.00	833.00	87.00	10.44	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	6,458.06	3,469.00	-2,989.06	-86.16	6,458.06	3,469.00	-2,989.06	-86.16	41,635.00
4800-00-000	FINANCING EXPENSE									
4855-00-000	Interest Expense-Mortgage Payable	8,384.17	0.00	-8,384.17	N/A	8,384.17	0.00	-8,384.17	N/A	0.00
4899-00-000	TOTAL FINANCING EXPENSES	8,384.17	0.00	-8,384.17	N/A	8,384.17	0.00	-8,384.17	N/A	0.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-500	Depreciation Expense-Buildings	62,360.10	0.00	-62,360.10	N/A	62,360.10	0.00	-62,360.10	N/A	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	62,360.10	0.00	-62,360.10	N/A	62,360.10	0.00	-62,360.10	N/A	0.00
8000-00-000	TOTAL EXPENSES	136,302.93	68,300.00	-68,002.93	-99.57	136,302.93	68,300.00	-68,002.93	-99.57	822,121.00
9000-00-000	NET INCOME	-46,924.59	18,367.00	-65,291.59	-355.48	-46,924.59	18,367.00	-65,291.59	-355.48	217,882.00

Balance Sheet

Period = Jan 2017

Book = Accrual

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-50-000	Cash-Affordable-RR	149,050
1111-50-500	US-Bank Disbursements Acct	17,425
1111-99-000	Total Unrestricted Cash	166,475
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	26,081
1112-04-000	Cash Restricted-Reserve for Replac	33,834
1112-06-000	Cash-Restricted Operating Reserve	205,715
1112-07-000	Cash-Restricted-Cinnaire-Repl Reserve	175,265
1112-08-000	Cash-Restricted-Cinnaire-Insurance Escrow	13,395
1112-09-000	Cash-Restricted-Cinnaire-Tax Escrow	146
1112-10-000	Cash-Restricted-Cinnaire-Operating Reserve	9,285
1112-99-000	Total Restricted Cash	463,721
1119-00-000	TOTAL CASH	630,195
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	11,929
1123-02-000	A/R-PBV Subsidy	5,283
1135-07-000	A/R-AAHC	1,012
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	18,224
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Insurance	28,061
1211-02-500	Refundable Deposit	500
1299-00-000	TOTAL OTHER CURRENT ASSETS	28,561
1300-00-000	TOTAL CURRENT ASSETS	676,980
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-500	Land	728,000
1400-05-501	Land Improvements-Cost	204,907
1400-06-500	Buildings	11,958,674
1400-07-000	Dwelling Equipment & Furniture	9,527
1400-07-500	Furniture & Fixtures-Cost	709,225
1405-01-500	Accum Depreciation-Buildings	-655,031
1405-90-000	TOTAL FIXED ASSETS	12,955,303
1491-00-500	Other Non Current Assets	294,220
1492-00-500	Interest-Asset 1-accum amort	-23,012
1499-00-000	TOTAL NONCURRENT ASSETS	13,226,511

1999-00-000	TOTAL ASSETS & DEFERRED OUTFLOW OF R	13,903,491
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	56,078
2111-00-501	Construction Contracts Payable	15,098
2114-00-000	Tenant Security Deposits	26,157
2114-01-000	Security Deposit-Pet	300
2115-07-000	A/P-AAHC	4,107
2119-90-000	Other Current Liabilities	15,098
2130-00-000	Current Portion of LT Debt	5,865
2131-00-500	Accrued Interest Payable	187,200
2131-00-501	Accrued Interest Related Party	46,076
2131-20-500	Mortgage Payable-2nd	1,040,000
2135-00-000	Accrued Payroll & Payroll Taxes	22,158
2135-10-000	Accrued Compensated Absences-ST	5,251
2147-00-500	Accrued Management Fees	5,150
2150-00-000	Suspense	526
2150-00-500	Suspense	500
2240-00-000	Tenant Prepaid Rents	4,056
2299-00-000	TOTAL CURRENT LIABILITIES	1,418,522
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	1,376
2310-00-500	Developer Fee Payable	740,175
2310-10-500	AAHC Sub Loan	2,877,559
2310-10-501	Federal Home Loan Bank Funds	500,000
2310-10-503	Mortgage Payable - Cinnaire	492,718
2399-00-000	TOTAL NONCURRENT LIABILITIES	4,611,827
2499-00-000	TOTAL LIABILITIES	6,030,350
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Current Year	-741,679
2809-04-000	Unrestricted Net Assets	-8,459
2809-04-500	Equity-Investor	8,696,644
2809-04-501	Limited Partners Capital	-50,000
2809-04-502	Equity-Norstar	-23,365
2809-99-000	TOTAL RETAINED EARNINGS:	7,873,141
2899-00-000	TOTAL EQUITY	7,873,141
2999-00-000	TOTAL LIABILITIES AND EQUITY	13,903,491

Property = tcbaker tchikone tcgreen rivergen norstarr

Budget Comparison

Period = Jan 2017

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	26,423.00	25,907.00	516.00	1.99	26,423.00	25,907.00	516.00	1.99	310,889.00
3112-02-000 RAD PBV Housing Assistance Payment(HAP)	41,872.00	44,113.00	-2,241.00	-5.08	41,872.00	44,113.00	-2,241.00	-5.08	529,351.00
3112-03-000 Bad Debt	285.00	0.00	285.00	N/A	285.00	0.00	285.00	N/A	0.00
3113-00-000 Less: Vacancies	0.00	-4,901.00	4,901.00	100.00	0.00	-4,901.00	4,901.00	100.00	-58,817.00
3118-00-000 Subsidy Adjustments	507.00	0.00	507.00	N/A	507.00	0.00	507.00	N/A	0.00
3119-00-000 Total Rental Income	69,087.00	65,119.00	3,968.00	6.09	69,087.00	65,119.00	3,968.00	6.09	781,423.00
3120-00-000 Other Tenant Income									
3120-01-000 Laundry and Vending	177.11	0.00	177.11	N/A	177.11	0.00	177.11	N/A	0.00
3120-03-000 Damages	230.00	0.00	230.00	N/A	230.00	0.00	230.00	N/A	0.00
3120-04-000 Late Charges	240.00	0.00	240.00	N/A	240.00	0.00	240.00	N/A	0.00
3120-05-000 Legal Fees - Tenant	368.00	0.00	368.00	N/A	368.00	0.00	368.00	N/A	0.00
3120-07-000 Tenant Owed Utilities	538.02	0.00	538.02	N/A	538.02	0.00	538.02	N/A	0.00
3120-09-000 Misc.Tenant Income	0.00	833.00	-833.00	-100.00	0.00	833.00	-833.00	-100.00	10,000.00
3129-00-000 Total Other Tenant Income	1,553.13	833.00	720.13	86.45	1,553.13	833.00	720.13	86.45	10,000.00
3199-00-000 NET TENANT INCOME	70,640.13	65,952.00	4,688.13	7.11	70,640.13	65,952.00	4,688.13	7.11	791,423.00
3400-00-000 GRANT INCOME									
3406-00-000 PBV Vacancy Payments	1,012.00	1,716.00	-704.00	-41.03	1,012.00	1,716.00	-704.00	-41.03	20,586.00
3499-00-000 TOTAL GRANT INCOME	1,012.00	1,716.00	-704.00	-41.03	1,012.00	1,716.00	-704.00	-41.03	20,586.00
3999-00-000 TOTAL INCOME	71,652.13	67,668.00	3,984.13	5.89	71,652.13	67,668.00	3,984.13	5.89	812,009.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-11-000 Temporary Help	204.64	0.00	-204.64	N/A	204.64	0.00	-204.64	N/A	0.00
4110-60-000 Contract-Property Management	7,212.81	11,308.00	4,095.19	36.22	7,212.81	11,308.00	4,095.19	36.22	147,000.00
4110-61-000 Contract Property Management-OT	646.56	0.00	-646.56	N/A	646.56	0.00	-646.56	N/A	0.00
4110-99-000 Total Administrative Salaries	8,064.01	11,308.00	3,243.99	28.69	8,064.01	11,308.00	3,243.99	28.69	147,000.00
4130-00-000 Legal Expense									
4130-04-000 General Legal Expense	514.00	1,167.00	653.00	55.96	514.00	1,167.00	653.00	55.96	14,000.00
4131-00-000 Total Legal Expense	514.00	1,167.00	653.00	55.96	514.00	1,167.00	653.00	55.96	14,000.00
4139-00-000 Other Admin Expenses									
4171-00-000 Auditing Fees	0.00	601.00	601.00	100.00	0.00	601.00	601.00	100.00	7,210.00
4171-01-000 LIHTC Monitoring Fee	0.00	417.00	417.00	100.00	0.00	417.00	417.00	100.00	5,000.00
4173-00-000 Management Fee	4,299.12	4,060.00	-239.12	-5.89	4,299.12	4,060.00	-239.12	-5.89	48,721.00
4182-00-000 Consultants	495.00	0.00	-495.00	N/A	495.00	0.00	-495.00	N/A	0.00
4183-00-000 Inspections	205.00	172.00	-33.00	-19.19	205.00	172.00	-33.00	-19.19	2,060.00
4189-00-000 Total Other Admin Expenses	4,999.12	5,250.00	250.88	4.78	4,999.12	5,250.00	250.88	4.78	62,991.00
4190-00-000 Miscellaneous Admin Expenses									
4190-04-000 Office Supplies	301.81	1,678.00	1,376.19	82.01	301.81	1,678.00	1,376.19	82.01	20,137.00
4190-07-000 Telephone	111.27	0.00	-111.27	N/A	111.27	0.00	-111.27	N/A	0.00

4190-20-000	Bank Fees	2,677.48	0.00	-2,677.48	N/A	2,677.48	0.00	-2,677.48	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	3,090.56	1,678.00	-1,412.56	-84.18	3,090.56	1,678.00	-1,412.56	-84.18	20,137.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	16,667.69	19,403.00	2,735.31	14.10	16,667.69	19,403.00	2,735.31	14.10	244,128.00
4200-00-000	TENANT SERVICES									
4220-00-000	Resident Council	0.00	242.00	242.00	100.00	0.00	242.00	242.00	100.00	2,900.00
4230-04-000	Moving Company Expenses	500.00	0.00	-500.00	N/A	500.00	0.00	-500.00	N/A	0.00
4230-05-000	Packers Stipends	216.00	0.00	-216.00	N/A	216.00	0.00	-216.00	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	716.00	242.00	-474.00	-195.87	716.00	242.00	-474.00	-195.87	2,900.00
4310-00-000	Water	2,927.76	3,262.00	334.24	10.25	2,927.76	3,262.00	334.24	10.25	39,140.00
4320-00-000	Electricity	342.76	3,605.00	3,262.24	90.49	342.76	3,605.00	3,262.24	90.49	43,260.00
4320-01-000	Vacant Unit-Electricity	43.42	0.00	-43.42	N/A	43.42	0.00	-43.42	N/A	0.00
4320-02-000	Tenant Owed-Electricity	139.16	0.00	-139.16	N/A	139.16	0.00	-139.16	N/A	0.00
4330-00-000	Gas	2,935.60	1,875.00	-1,060.60	-56.57	2,935.60	1,875.00	-1,060.60	-56.57	22,500.00
4330-02-000	Tenant Owed-Gas	297.82	0.00	-297.82	N/A	297.82	0.00	-297.82	N/A	0.00
4350-00-000	Comcast Internet	616.41	0.00	-616.41	N/A	616.41	0.00	-616.41	N/A	0.00
4399-00-000	TOTAL UTILITY EXPENSES	7,302.93	8,742.00	1,439.07	16.46	7,302.93	8,742.00	1,439.07	16.46	104,900.00
4400-99-000	General Maint Expense									
4410-50-000	Contract Employees Maintenance	8,134.62	11,385.00	3,250.38	28.55	8,134.62	11,385.00	3,250.38	28.55	148,000.00
4410-51-000	Contract Employees-Maint-OT	862.48	0.00	-862.48	N/A	862.48	0.00	-862.48	N/A	0.00
4419-00-000	Total General Maint Expense	8,997.10	11,385.00	2,387.90	20.97	8,997.10	11,385.00	2,387.90	20.97	148,000.00
4420-00-000	Materials									
4420-02-000	Appliance Parts Supplies	1,806.00	0.00	-1,806.00	N/A	1,806.00	0.00	-1,806.00	N/A	0.00
4420-06-000	Janitorial/Cleaning Supplies	0.00	189.00	189.00	100.00	0.00	189.00	189.00	100.00	2,266.00
4420-07-000	Maint/Repairs/Supplies	2,263.84	2,035.00	-228.84	-11.25	2,263.84	2,035.00	-228.84	-11.25	24,420.00
4420-19-000	Unit Turn Supplies	0.00	293.00	293.00	100.00	0.00	293.00	293.00	100.00	3,520.00
4420-90-000	Miscellaneous Supplies	0.00	781.00	781.00	100.00	0.00	781.00	781.00	100.00	9,373.00
4429-00-000	Total Materials	4,069.84	3,298.00	-771.84	-23.40	4,069.84	3,298.00	-771.84	-23.40	39,579.00
4430-00-000	Contract Costs									
4430-07-000	Pest Control Contract Costs	0.00	1,167.00	1,167.00	100.00	0.00	1,167.00	1,167.00	100.00	14,000.00
4430-07-900	Pest Control-budgeted	1,117.00	0.00	-1,117.00	N/A	1,117.00	0.00	-1,117.00	N/A	0.00
4430-08-000	Floor Covering Contract Costs	169.68	0.00	-169.68	N/A	169.68	0.00	-169.68	N/A	0.00
4430-09-000	Grounds Contract Costs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	10,460.00
4430-10-000	Janitorial/Cleaning Contract Costs	2,150.00	1,935.00	-215.00	-11.11	2,150.00	1,935.00	-215.00	-11.11	23,221.00
4430-10-900	Janitorial-Monthly Contract	1,342.61	0.00	-1,342.61	N/A	1,342.61	0.00	-1,342.61	N/A	0.00
4430-18-000	Alarm Monitoring Contract Costs	29.00	0.00	-29.00	N/A	29.00	0.00	-29.00	N/A	0.00
4430-20-000	Trash Disposal Contract Costs	0.00	343.00	343.00	100.00	0.00	343.00	343.00	100.00	4,120.00
4430-24-000	Sewer Backups Emergency	1,650.00	0.00	-1,650.00	N/A	1,650.00	0.00	-1,650.00	N/A	0.00
4430-26-000	Vehicle Towing Contract Costs	245.00	0.00	-245.00	N/A	245.00	0.00	-245.00	N/A	0.00
4430-27-000	Unit Turn Contract Costs	100.00	1,167.00	1,067.00	91.43	100.00	1,167.00	1,067.00	91.43	14,000.00
4430-29-000	Snow Plow Contract	3,060.00	3,500.00	440.00	12.57	3,060.00	3,500.00	440.00	12.57	15,759.00
4430-31-000	Asbestos Abatement/Monitoring/Removal	2,400.00	0.00	-2,400.00	N/A	2,400.00	0.00	-2,400.00	N/A	0.00
4430-97-000	Section 3 Contractor Expense	907.00	0.00	-907.00	N/A	907.00	0.00	-907.00	N/A	0.00
4430-98-000	Tenant Stipends	250.00	0.00	-250.00	N/A	250.00	0.00	-250.00	N/A	0.00
4430-99-000	Contract Costs-Other	0.00	3,206.00	3,206.00	100.00	0.00	3,206.00	3,206.00	100.00	38,471.00
4439-00-000	Total Contract Costs	13,420.29	11,318.00	-2,102.29	-18.57	13,420.29	11,318.00	-2,102.29	-18.57	120,031.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	26,487.23	26,001.00	-486.23	-1.87	26,487.23	26,001.00	-486.23	-1.87	307,610.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Property Insurance	2,550.98	3,505.00	954.02	27.22	2,550.98	3,505.00	954.02	27.22	42,062.00
4520-00-000	Payments in Lieu of Taxes	0.00	10.00	10.00	100.00	0.00	10.00	10.00	100.00	116.00

4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	721.00
4521-00-500	Financing/Tax Credit Fees	1,797.21	0.00	-1,797.21	N/A	1,797.21	0.00	-1,797.21	N/A	0.00
4580-00-000	Security/Law Enforcement	1,049.00	1,170.00	121.00	10.34	1,049.00	1,170.00	121.00	10.34	14,046.00
4599-00-000	TOTAL GENERAL EXPENSES	5,397.19	4,745.00	-652.19	-13.74	5,397.19	4,745.00	-652.19	-13.74	56,945.00
4800-00-000	FINANCING EXPENSE									
4855-00-000	Interest Expense-Mortgage Payable	2,620.05	0.00	-2,620.05	N/A	2,620.05	0.00	-2,620.05	N/A	0.00
4899-00-000	TOTAL FINANCING EXPENSES	2,620.05	0.00	-2,620.05	N/A	2,620.05	0.00	-2,620.05	N/A	0.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-500	Depreciation Expense-Buildings	49,346.69	0.00	-49,346.69	N/A	49,346.69	0.00	-49,346.69	N/A	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	49,346.69	0.00	-49,346.69	N/A	49,346.69	0.00	-49,346.69	N/A	0.00
8000-00-000	TOTAL EXPENSES	108,537.78	59,133.00	-49,404.78	-83.55	108,537.78	59,133.00	-49,404.78	-83.55	716,483.00
9000-00-000	NET INCOME	-36,885.65	8,535.00	-45,420.65	-532.17	-36,885.65	8,535.00	-45,420.65	-532.17	95,526.00

Balance Sheet

Period = Jan 2017

Book = Accrual

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-53-000	Cash-Affordable-West Arbor	23,175
1111-99-000	Total Unrestricted Cash	<u>23,175</u>
1119-00-000	TOTAL CASH	23,175
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	4,407
1123-02-000	A/R-PBV Subsidy	7,651
1135-07-000	A/R-AAHC	9,844
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>21,902</u>
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Insurance	731
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>731</u>
1300-00-000	TOTAL CURRENT ASSETS	45,808
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-08-000	Furniture and Equipment-Admin.	2,763
1405-90-000	TOTAL FIXED ASSETS	<u>2,763</u>
1475-20-000	Office Equipment	227
1490-90-000	TOTAL GRANT ASSETS	<u>227</u>
1499-00-000	TOTAL NONCURRENT ASSETS	2,990
1999-00-000	TOTAL ASSETS & DEFERRED OUTFLOW OF R	<u>48,798</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	26,016
2114-00-000	Tenant Security Deposits	483
2135-00-000	Accrued Payroll & Payroll Taxes	10,390
2135-10-000	Accrued Compensated Absences-ST	1,086
2240-00-000	Tenant Prepaid Rents	3,952
2299-00-000	TOTAL CURRENT LIABILITIES	<u>41,927</u>

2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	285
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>285</u>
2499-00-000	TOTAL LIABILITIES	<u>42,212</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Current Year	6,586
2809-99-000	TOTAL RETAINED EARNINGS:	<u>6,586</u>
2899-00-000	TOTAL EQUITY	<u>6,586</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>48,798</u>

Property = twestar norstarw

Budget Comparison

Period = Jan 2017

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	3,999.00	13,878.00	-9,879.00	-71.18	3,999.00	13,878.00	-9,879.00	-71.18	166,532.00
3112-02-000 RAD PBV Housing Assistance Payment(HAP)	8,454.00	33,976.00	-25,522.00	-75.12	8,454.00	33,976.00	-25,522.00	-75.12	407,716.00
3113-00-000 Less: Vacancies	0.00	-3,350.00	3,350.00	100.00	0.00	-3,350.00	3,350.00	100.00	-40,197.00
3119-00-000 Total Rental Income	12,453.00	44,504.00	-32,051.00	-72.02	12,453.00	44,504.00	-32,051.00	-72.02	534,051.00
3199-00-000 NET TENANT INCOME	12,453.00	44,504.00	-32,051.00	-72.02	12,453.00	44,504.00	-32,051.00	-72.02	534,051.00
3400-00-000 GRANT INCOME									
3405-00-000 RAD PBV Vacancy Payments	9,844.00	1,764.00	8,080.00	458.05	9,844.00	1,764.00	8,080.00	458.05	21,163.00
3499-00-000 TOTAL GRANT INCOME	9,844.00	1,764.00	8,080.00	458.05	9,844.00	1,764.00	8,080.00	458.05	21,163.00
3610-00-000 Investment Income - Unrestricted	19.63	0.00	19.63	N/A	19.63	0.00	19.63	N/A	0.00
3650-00-000 Miscellaneous Other Income	0.01	417.00	-416.99	-100.00	0.01	417.00	-416.99	-100.00	5,000.00
3650-10-000 Other Income-Earned Discounts	150.00	0.00	150.00	N/A	150.00	0.00	150.00	N/A	0.00
3999-00-000 TOTAL INCOME	22,466.64	46,685.00	-24,218.36	-51.88	22,466.64	46,685.00	-24,218.36	-51.88	560,214.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-11-000 Temporary Help	81.20	0.00	-81.20	N/A	81.20	0.00	-81.20	N/A	0.00
4110-60-000 Contract-Property Management	4,276.67	4,923.00	646.33	13.13	4,276.67	4,923.00	646.33	13.13	64,000.00
4110-61-000 Contract Property Management-OT	369.41	0.00	-369.41	N/A	369.41	0.00	-369.41	N/A	0.00
4110-99-000 Total Administrative Salaries	4,727.28	4,923.00	195.72	3.98	4,727.28	4,923.00	195.72	3.98	64,000.00
4130-00-000 Legal Expense									
4130-04-000 General Legal Expense	0.00	167.00	167.00	100.00	0.00	167.00	167.00	100.00	2,000.00
4131-00-000 Total Legal Expense	0.00	167.00	167.00	100.00	0.00	167.00	167.00	100.00	2,000.00
4139-00-000 Other Admin Expenses									
4171-00-000 Auditing Fees	0.00	417.00	417.00	100.00	0.00	417.00	417.00	100.00	5,000.00
4171-01-000 LIHTC Monitoring Fee	0.00	417.00	417.00	100.00	0.00	417.00	417.00	100.00	5,000.00
4173-00-000 Management Fee	1,337.82	2,801.00	1,463.18	52.24	1,337.82	2,801.00	1,463.18	52.24	33,613.00
4183-00-000 Inspections	675.00	42.00	-633.00	-1,507.14	675.00	42.00	-633.00	-1,507.14	500.00
4189-00-000 Total Other Admin Expenses	2,012.82	3,677.00	1,664.18	45.26	2,012.82	3,677.00	1,664.18	45.26	44,113.00
4190-00-000 Miscellaneous Admin Expenses									
4190-04-000 Office Supplies	718.39	125.00	-593.39	-474.71	718.39	125.00	-593.39	-474.71	1,500.00
4190-20-000 Bank Fees	4,029.04	0.00	-4,029.04	N/A	4,029.04	0.00	-4,029.04	N/A	0.00
4191-00-000 Total Miscellaneous Admin Expenses	4,747.43	125.00	-4,622.43	-3,697.94	4,747.43	125.00	-4,622.43	-3,697.94	1,500.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	11,487.53	8,892.00	-2,595.53	-29.19	11,487.53	8,892.00	-2,595.53	-29.19	111,613.00
4200-00-000 TENANT SERVICES									
4220-00-000 Resident Council	0.00	96.00	96.00	100.00	0.00	96.00	96.00	100.00	1,150.00
4230-05-000 Packers Stipends	72.00	0.00	-72.00	N/A	72.00	0.00	-72.00	N/A	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	72.00	96.00	24.00	25.00	72.00	96.00	24.00	25.00	1,150.00
4310-00-000 Water	0.00	2,833.00	2,833.00	100.00	0.00	2,833.00	2,833.00	100.00	34,000.00

4320-00-000	Electricity	149.79	3,928.00	3,778.21	96.19	149.79	3,928.00	3,778.21	96.19	47,140.00
4330-00-000	Gas	106.92	2,647.00	2,540.08	95.96	106.92	2,647.00	2,540.08	95.96	31,760.00
4399-00-000	TOTAL UTILITY EXPENSES	256.71	9,408.00	9,151.29	97.27	256.71	9,408.00	9,151.29	97.27	112,900.00
4400-99-000	General Maint Expense									
4410-50-000	Contract Employees Maintenance	3,227.72	4,308.00	1,080.28	25.08	3,227.72	4,308.00	1,080.28	25.08	56,000.00
4410-51-000	Contract Employees-Maint-OT	342.22	0.00	-342.22	N/A	342.22	0.00	-342.22	N/A	0.00
4419-00-000	Total General Maint Expense	3,569.94	4,308.00	738.06	17.13	3,569.94	4,308.00	738.06	17.13	56,000.00
4420-00-000	Materials									
4420-01-000	Grounds Supplies	0.00	83.00	83.00	100.00	0.00	83.00	83.00	100.00	1,000.00
4420-07-000	Maint/Repairs/Supplies	362.71	250.00	-112.71	-45.08	362.71	250.00	-112.71	-45.08	3,000.00
4420-19-000	Unit Turn Supplies	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
4420-90-000	Miscellaneous Supplies	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
4429-00-000	Total Materials	362.71	583.00	220.29	37.79	362.71	583.00	220.29	37.79	7,000.00
4430-00-000	Contract Costs									
4430-07-000	Pest Control Contract Costs	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4430-09-000	Grounds Contract Costs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,000.00
4430-10-000	Janitorial/Cleaning Contract Costs	0.00	583.00	583.00	100.00	0.00	583.00	583.00	100.00	7,000.00
4430-20-000	Trash Disposal Contract Costs	0.00	83.00	83.00	100.00	0.00	83.00	83.00	100.00	1,000.00
4430-27-000	Unit Turn Contract Costs	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4430-29-000	Snow Plow Contract	1,758.00	2,000.00	242.00	12.10	1,758.00	2,000.00	242.00	12.10	6,000.00
4430-99-000	Contract Costs-Other	0.00	417.00	417.00	100.00	0.00	417.00	417.00	100.00	5,000.00
4439-00-000	Total Contract Costs	1,758.00	3,583.00	1,825.00	50.94	1,758.00	3,583.00	1,825.00	50.94	28,000.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	5,690.65	8,474.00	2,783.35	32.85	5,690.65	8,474.00	2,783.35	32.85	91,000.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Property Insurance	3,322.80	1,417.00	-1,905.80	-134.50	3,322.80	1,417.00	-1,905.80	-134.50	17,000.00
4510-20-000	Liability Insurance	72.00	0.00	-72.00	N/A	72.00	0.00	-72.00	N/A	0.00
4520-00-000	Payments in Lieu of Taxes	0.00	4.00	4.00	100.00	0.00	4.00	4.00	100.00	46.00
4580-00-000	Security/Law Enforcement	769.50	0.00	-769.50	N/A	769.50	0.00	-769.50	N/A	0.00
4599-00-000	TOTAL GENERAL EXPENSES	4,164.30	1,421.00	-2,743.30	-193.05	4,164.30	1,421.00	-2,743.30	-193.05	17,046.00
5000-00-000	NON-OPERATING ITEMS									
5210-00-000	Operating Transfers OUT	156,430.13	0.00	-156,430.13	N/A	156,430.13	0.00	-156,430.13	N/A	0.00
5210-01-000	Operating Transfers-IN	-156,430.13	0.00	156,430.13	N/A	-156,430.13	0.00	156,430.13	N/A	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
8000-00-000	TOTAL EXPENSES	21,671.19	28,291.00	6,619.81	23.40	21,671.19	28,291.00	6,619.81	23.40	333,709.00
9000-00-000	NET INCOME	795.45	18,394.00	-17,598.55	-95.68	795.45	18,394.00	-17,598.55	-95.68	226,505.00