

### Non AAHC Consolidated Report

Period = Jul 2015-Feb 2016

Book = Accrual ; Tree = ysi\_is

	Maple Tower As of: 02/2016	Maple Tower Budget As of: 02/2016	River Run As of: 02/2016	River Run Budget As of: 02/2016	West Arbor As of: 02/2016	West Arbor Budget As of: 02/2016	Colonial Oaks As of: 02/2016	Colonial Oaks Budget As of: 02/2016	AAHDC As of: 02/2016	AAHDC Budget As of: 02/2016	New Platt As of: 02/2016	New Platt Budget As of: 02/2016	1508 Broadway As of: 02/2016	1508 Broadway Budget As of: 02/2016	TOTAL As of: 02/2016	TOTAL Budget As of: 02/2016
<b>TENANT INCOME</b>																
Rental Income																
Tenant Rent	49,404	49,606	53,922	59,139	0	33,703	44,704	0	0	0	6,802	0	3,675	0	158,507	142,449
Tenant Rent-VASH	0	2,649	0	0	0	0	0	0	0	0	0	0	0	0	0	2,649
Dwelling Rent-Negative	-51	0	0	0	0	0	-316	0	0	0	0	0	-12	0	-379	0
RAD PBV Housing Assistance Payment(HAP)	123,974	92,125	81,762	72,282	0	41,192	75,200	128,364	0	0	0	0	11,564	0	292,500	333,965
PBV-VASH HAP	0	23,841	0	0	0	0	0	0	0	0	0	0	0	0	0	23,841
Bad Debt	0	0	0	-9,199	0	0	0	-6,418	0	0	0	0	0	0	0	-15,618
Less: Vacancies	0	-11,879	0	0	0	0	0	-2,566	0	0	0	0	0	0	0	-14,446
Less: Concessions	-1,085	0	-2,060	0	0	0	-161	0	0	0	-90	0	0	0	-3,395	0
<b>Total Rental Income</b>	<b>172,242</b>	<b>156,342</b>	<b>133,624</b>	<b>122,222</b>	<b>0</b>	<b>74,895</b>	<b>119,427</b>	<b>119,379</b>	<b>0</b>	<b>0</b>	<b>6,712</b>	<b>0</b>	<b>15,227</b>	<b>0</b>	<b>447,233</b>	<b>472,840</b>
<b>Other Tenant Income</b>																
Laundry and Vending	864	0	318	0	0	0	0	0	0	0	0	0	0	0	1,182	0
Damages	343	0	40	0	0	0	0	0	0	0	0	0	0	0	383	0
Late Charges	510	0	770	0	0	0	420	0	0	0	0	0	0	0	1,700	0
Legal Fees - Tenant	470	0	1,018	0	0	0	360	0	0	0	0	0	0	0	1,848	0
Tenant Owed Utilities	591	0	1,007	0	0	0	0	0	0	0	0	0	0	0	1,598	0
Misc. Tenant Income	105	0	0	0	0	0	0	0	0	0	0	0	0	0	105	0
<b>Total Other Tenant Income</b>	<b>2,882</b>	<b>0</b>	<b>3,153</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>780</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,815</b>	<b>0</b>
<b>NET TENANT INCOME</b>	<b>175,125</b>	<b>156,342</b>	<b>136,777</b>	<b>122,222</b>	<b>0</b>	<b>74,895</b>	<b>120,207</b>	<b>119,379</b>	<b>0</b>	<b>0</b>	<b>6,712</b>	<b>0</b>	<b>15,227</b>	<b>0</b>	<b>454,048</b>	<b>472,840</b>
<b>GRANT INCOME</b>																
RAD PBV Vacancy Payments	0	0	0	0	19,688	0	14,124	0	0	0	0	0	0	0	33,812	0
PBV Vacancy Payments	1,728	0	988	0	0	0	0	0	0	0	0	0	0	0	2,716	0
Section 8 HAP Earned	0	0	0	0	0	0	0	0	0	0	1,088	0	0	0	1,088	0
AAHC CFP Funds	0	0	0	0	0	0	287,934	0	0	0	0	0	0	0	287,934	0
<b>TOTAL GRANT INCOME</b>	<b>1,728</b>	<b>0</b>	<b>988</b>	<b>0</b>	<b>19,688</b>	<b>0</b>	<b>302,058</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,088</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>325,550</b>	<b>0</b>
Investment Income - Unrestricted	0	0	0	0	14	0	244	0	19	0	0	0	0	0	277	0
Miscellaneous Other Income	0	500	0	333	0	255	6,000	2,380	188,099	0	0	0	0	0	194,099	3,468
Other Income-Earned Discounts	1	0	10	0	0	0	40	0	0	0	0	0	0	0	51	0
Cranbrook Tower Revenue	0	0	0	0	0	0	0	0	16,000	0	0	0	0	0	16,000	0
Donations	0	0	0	0	0	0	0	0	16,360	0	0	0	0	0	16,360	0
<b>TOTAL OTHER INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,360</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,360</b>	<b>0</b>
<b>TOTAL INCOME</b>	<b>176,853</b>	<b>156,842</b>	<b>137,775</b>	<b>122,555</b>	<b>19,702</b>	<b>75,150</b>	<b>428,550</b>	<b>121,759</b>	<b>220,478</b>	<b>0</b>	<b>7,800</b>	<b>0</b>	<b>15,227</b>	<b>0</b>	<b>1,006,384</b>	<b>476,308</b>
<b>EXPENSES</b>																
ADMINISTRATIVE																
Administrative Salaries																
Compensated Absences	0	0	0	0	0	0	949	0	0	0	0	0	0	0	949	0
Temporary Help	0	0	444	0	0	0	0	0	0	0	0	0	0	0	444	0
Contract Employees-Admin	0	0	0	0	0	7,574	0	27,200	0	0	0	0	0	0	0	34,774

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Contract-Property Management	21,194	23,030	17,451	20,676	293	0	24,012	0	0	0	0	0	0	0	62,950	43,706
Contract Property Management-OT	1,180	0	949	0	0	0	4,447	0	0	0	0	0	0	0	6,577	0
<b>Total Administrative Salaries</b>	<b>22,374</b>	<b>23,030</b>	<b>18,844</b>	<b>20,676</b>	<b>293</b>	<b>7,574</b>	<b>29,407</b>	<b>27,200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>70,919</b>	<b>78,480</b>
Legal Expense																
General Legal Expense	545	2,000	1,833	1,166	0	360	5,894	0	20	0	0	0	565	0	8,857	3,527
Hearing Officer Expense	0	0	0	0	0	0	569	0	0	0	0	0	0	0	569	0
<b>Total Legal Expense</b>	<b>545</b>	<b>2,000</b>	<b>1,833</b>	<b>1,166</b>	<b>0</b>	<b>360</b>	<b>6,462</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>565</b>	<b>0</b>	<b>9,425</b>	<b>3,527</b>
Other Admin Expenses																
Staff Training	139	0	133	0	26	0	89	0	177	0	0	0	0	0	564	0
Travel	81	0	78	0	15	0	44	0	0	0	0	0	0	0	219	0
Auditing Fees	0	1,393	0	1,266	0	1,047	0	0	760	0	0	0	0	0	760	3,707
LIHTC Monitoring Fee	0	571	0	533	0	0	0	0	0	0	0	0	0	0	0	1,105
Management Fee	10,611	9,499	8,267	7,353	1,182	4,553	8,437	8,500	0	0	0	0	0	0	28,496	29,906
Redstone Asset Mgt Fee	5,000	833	5,000	833	0	0	0	0	0	0	0	0	0	0	10,000	1,666
Security Deposit Assistance	0	0	0	0	0	0	0	0	0	0	2,000	0	0	0	2,000	0
Office Rent	0	0	0	0	0	0	0	0	500	0	0	0	0	0	500	0
Office Janitorial Expense	0	0	0	0	0	0	67	0	0	0	0	0	0	0	67	0
Consultants	945	0	810	0	0	0	55,223	0	82,882	0	0	0	0	0	139,860	0
<b>Total Other Admin Expenses</b>	<b>16,776</b>	<b>12,298</b>	<b>14,288</b>	<b>9,986</b>	<b>1,224</b>	<b>5,600</b>	<b>63,861</b>	<b>8,500</b>	<b>84,319</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>182,467</b>	<b>36,385</b>
Miscellaneous Admin Expenses																
Advertising	0	16	0	16	0	257	0	0	0	0	0	0	0	0	0	290
Office Supplies	38	1,333	15	1,333	0	600	154	0	0	0	0	0	0	0	207	3,267
Telephone	971	0	694	0	26	0	291	0	0	0	0	0	0	0	1,982	0
Postage	0	0	32	0	0	0	222	0	0	0	0	0	0	0	253	0
Software License Fees	841	0	806	0	160	0	348	0	0	0	0	0	0	0	2,155	0
Copiers	70	0	34	0	0	0	25	0	0	0	0	0	0	0	129	0
Printing Expenses	147	0	147	0	0	0	212	0	722	0	0	0	0	0	1,227	0
Bank Fees	3,154	0	3,389	0	1,229	0	0	0	-50	0	0	0	0	0	7,722	0
Other Misc Admin Expenses	630	0	630	0	0	0	1,122	0	3,187	0	0	0	0	0	5,569	0
<b>Total Miscellaneous Admin Expenses</b>	<b>5,852</b>	<b>1,350</b>	<b>5,745</b>	<b>1,350</b>	<b>1,415</b>	<b>858</b>	<b>2,372</b>	<b>0</b>	<b>3,859</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19,243</b>	<b>3,558</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>45,547</b>	<b>38,678</b>	<b>40,710</b>	<b>33,179</b>	<b>2,932</b>	<b>14,393</b>	<b>102,103</b>	<b>35,700</b>	<b>88,198</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>565</b>	<b>0</b>	<b>282,054</b>	<b>121,950</b>
<b>TENANT SERVICES</b>																
Resident Council	0	562	0	483	0	583	0	0	0	0	0	0	0	0	0	1,629
Tenant Services Support	0	0	50	0	0	0	0	0	973	0	640	0	0	0	1,663	0
Tenant Support Services-FSS	0	0	0	0	0	0	0	0	1,192	0	0	0	0	0	1,192	0
Tenant Services Contract Costs	0	0	602	0	0	0	0	0	0	0	0	0	0	0	602	0
Moving Company Expenses	0	0	0	0	0	0	3,325	0	0	0	0	0	0	0	3,325	0
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>0</b>	<b>562</b>	<b>652</b>	<b>483</b>	<b>0</b>	<b>583</b>	<b>3,325</b>	<b>0</b>	<b>2,165</b>	<b>0</b>	<b>640</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,783</b>	<b>1,629</b>
Water	407	9,166	3,722	9,166	4,363	4,416	7,761	12,000	0	0	77	0	757	0	17,088	34,749
Electricity	9,757	13,166	2,425	7,500	227	795	1,602	2,416	0	0	0	0	594	0	14,606	23,877
Electricity-Vacant Units	62	0	52	0	126	0	693	0	0	0	42	0	94	0	1,068	0
Electricity-Tenant Owed	356	0	539	0	0	0	0	0	0	0	0	0	0	0	895	0
Gas	6,550	8,333	5,216	5,166	0	0	0	0	0	0	0	0	376	0	12,142	13,500

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Gas-Vacant Units	56	0	22	0	233	0	1,122	0	0	0	159	0	268	0	1,859	0
Gas-Tenant Owed	408	0	478	0	0	0	0	0	0	0	0	0	0	0	885	0
Utilities billed to HCV Program	-574	0	0	0	0	0	0	0	0	0	0	0	0	0	-574	0
<b>TOTAL UTILITY EXPENSES</b>	<b>17,022</b>	<b>30,666</b>	<b>12,454</b>	<b>21,833</b>	<b>4,949</b>	<b>5,211</b>	<b>11,179</b>	<b>14,416</b>	<b>0</b>	<b>0</b>	<b>278</b>	<b>0</b>	<b>2,089</b>	<b>0</b>	<b>47,971</b>	<b>72,127</b>
General Maint Expense																
Compensated Absences	0	0	0	0	0	0	820	0	0	0	0	0	0	0	820	0
Contract Employees Maintenance	20,859	25,122	16,945	18,400	0	8,652	61,791	18,346	0	0	0	0	0	0	99,595	70,520
Contract Employees-Maint-OT	1,000	0	1,001	0	0	0	3,123	0	0	0	0	0	0	0	5,125	0
Maintenance Uniforms	0	0	0	0	0	0	168	0	0	0	0	0	0	0	168	0
Safety Supplies	64	0	62	0	0	0	31	0	0	0	0	0	0	0	157	0
Vehicle Gas, Oil, Grease	0	0	0	0	0	0	246	0	0	0	0	0	0	0	246	0
Maintenance Facility Rent	671	0	654	0	0	0	656	0	0	0	0	0	0	0	1,980	0
<b>Total General Maint Expense</b>	<b>22,595</b>	<b>25,122</b>	<b>18,661</b>	<b>18,400</b>	<b>0</b>	<b>8,652</b>	<b>66,836</b>	<b>18,346</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>108,092</b>	<b>70,520</b>
Materials																
Grounds Supplies	0	333	22	333	0	772	74	0	0	0	0	0	0	0	96	1,439
Appliance Parts Supplies	2,140	0	666	0	0	0	1,461	0	0	0	208	0	2,234	0	6,709	0
Window Treatment Supplies	28	0	56	0	0	0	11	0	0	0	0	0	0	0	94	0
Electrical Supplies	127	0	62	0	0	0	8	0	0	0	0	0	0	0	197	0
Exterminating Supplies	0	0	0	0	0	600	30	0	0	0	0	0	0	0	30	600
Janitorial/Cleaning Supplies	64	1,333	48	1,000	0	0	82	0	0	0	0	0	0	0	194	2,333
Plumbing Supplies	687	0	503	0	0	0	1,243	0	0	0	0	0	0	0	2,433	0
Tools and Equipment	126	0	121	0	0	0	399	0	0	0	19	0	0	0	665	0
Paint Supplies	173	0	249	0	0	0	1,257	0	0	0	0	0	0	0	1,679	0
Hardware Supplies	80	0	93	0	0	0	1,250	0	0	0	0	0	414	0	1,837	0
HVAC Supplies	313	0	207	0	0	0	118	0	0	0	0	0	0	0	638	0
Vehicle Supplies	102	0	98	0	0	0	25	0	0	0	0	0	0	0	226	0
Locks & Keys	299	0	17	0	0	0	75	0	0	0	0	0	0	0	391	0
Cabinet Supplies	0	0	0	0	0	0	869	0	0	0	0	0	0	0	869	0
Unit Turn Supplies	126	0	0	0	0	832	6,306	0	0	0	0	0	0	0	6,431	832
Miscellaneous Supplies	0	4,500	0	3,666	0	892	0	16,666	0	0	0	0	0	0	0	25,725
<b>Total Materials</b>	<b>4,265</b>	<b>6,166</b>	<b>2,142</b>	<b>5,000</b>	<b>0</b>	<b>3,098</b>	<b>13,209</b>	<b>16,666</b>	<b>0</b>	<b>0</b>	<b>227</b>	<b>0</b>	<b>2,648</b>	<b>0</b>	<b>22,490</b>	<b>30,931</b>
Contract Costs																
Appliance Contract Costs	0	0	712	0	0	0	0	0	0	0	0	0	0	0	712	0
Building Repairs Contract Costs	1,870	0	0	0	0	0	8,275	0	0	0	0	0	0	0	10,145	0
Carpet Cleaning Contract Costs	0	0	163	0	0	0	95	0	0	0	0	0	136	0	394	0
Decorating/Painting Contract Costs	3,950	166	1,655	166	0	875	1,900	0	0	0	0	0	0	0	7,505	1,208
Electrical Contract Costs	0	0	709	0	0	0	1,168	0	0	0	0	0	395	0	2,272	0
Pest Control Contract Costs	0	1,166	0	833	0	0	0	0	0	0	0	0	0	0	0	2,000
Pest Control-budgeted	1,663	0	1,117	0	223	0	513	0	0	0	0	0	0	0	3,516	0
Floor Covering Contract Costs	2,544	0	0	0	0	0	0	0	0	0	0	0	0	0	2,544	0
Grounds Contract Costs	650	1,333	0	1,000	0	1,287	1,756	0	0	0	0	0	1,225	0	3,631	3,620
Janitorial/Cleaning Contract Costs	225	0	133	0	0	1,716	0	0	0	0	0	0	0	0	358	1,716
Janitorial-Monthly Contract	3,818	3,333	2,685	3,333	0	0	0	0	0	0	0	0	470	0	6,973	6,666
Plumbing Contract Costs	756	0	4,124	0	0	0	0	0	0	0	0	0	426	0	5,307	0

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HVAC Contract Costs	579	0	3,883	0	0	0	103,879	0	0	0	0	0	0	0	108,340	0
Vehicle Maintenance Contract Costs	120	0	117	0	0	0	131	0	0	0	0	0	0	0	367	0
Elevator Inspection Fees	200	0	200	0	0	0	0	0	0	0	0	0	0	0	400	0
Alarm Monitoring Contract Costs	186	0	194	0	0	0	0	0	0	0	0	0	0	0	381	0
Trash Disposal Contract Costs	0	750	0	500	0	446	0	0	0	0	0	0	220	0	220	1,696
Sewer Backups Emergency	1,076	0	4,676	0	0	0	269	0	0	0	766	0	0	0	6,786	0
Equipment Repair Contract Costs	310	0	1,070	0	0	0	0	0	0	0	0	0	0	0	1,380	0
Unit Turn Contract Costs	2,058	0	1,833	0	0	0	8,605	0	0	0	350	0	372	0	13,218	0
Lawn Care Contract	0	0	0	0	0	0	5,065	0	0	0	1,575	0	0	0	6,640	0
Snow Plow Contract	2,316	2,000	6,120	2,550	1,758	686	11,242	0	0	0	1,120	0	0	0	22,556	5,236
Section 3 Contractor Expense	725	0	1,373	0	0	0	520	0	0	0	0	0	0	0	2,618	0
Tenant Stipends	425	0	400	0	0	0	1,389	0	243	0	0	0	256	0	2,713	0
Contract Costs-Other	0	5,000	0	4,166	0	824	0	16,666	0	0	0	0	0	0	0	26,657
Replacement Reserve Payments	0	6,750	0	6,766	0	2,369	0	8,500	0	0	0	0	0	0	0	24,385
<b>Total Contract Costs</b>	<b>23,471</b>	<b>20,500</b>	<b>31,163</b>	<b>19,316</b>	<b>1,981</b>	<b>8,205</b>	<b>144,805</b>	<b>25,166</b>	<b>243</b>	<b>0</b>	<b>3,811</b>	<b>0</b>	<b>3,500</b>	<b>0</b>	<b>208,975</b>	<b>73,188</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>50,331</b>	<b>51,788</b>	<b>51,966</b>	<b>42,716</b>	<b>1,981</b>	<b>19,956</b>	<b>224,850</b>	<b>60,179</b>	<b>243</b>	<b>0</b>	<b>4,038</b>	<b>0</b>	<b>6,148</b>	<b>0</b>	<b>339,557</b>	<b>174,641</b>
<b>GENERAL EXPENSES</b>																
Property Insurance	8,985	5,166	11,187	4,500	0	2,188	7,172	3,836	0	0	357	0	0	0	27,701	15,692
Liability Insurance	3,041	0	2,921	0	0	0	928	579	0	0	0	0	0	0	6,891	579
Misc. Taxes/Liscenses/Insurance	0	22	0	19	0	7	0	16	0	0	858	0	0	0	858	65
Security/Law Enforcement	1,492	2,500	2,098	1,500	0	257	0	0	0	0	0	0	0	0	3,590	4,257
<b>TOTAL GENERAL EXPENSES</b>	<b>13,519</b>	<b>7,689</b>	<b>16,206</b>	<b>6,019</b>	<b>0</b>	<b>2,453</b>	<b>8,100</b>	<b>4,432</b>	<b>0</b>	<b>0</b>	<b>1,215</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>39,040</b>	<b>20,594</b>
<b>FINANCING EXPENSE</b>																
Debt Service Payment	0	20,226	0	6,320	0	0	0	0	0	0	0	0	0	0	0	26,547
<b>TOTAL FINANCING EXPENSES</b>	<b>0</b>	<b>20,226</b>	<b>0</b>	<b>6,320</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26,547</b>
<b>NON-OPERATING ITEMS</b>																
Construction in Progress-RAD	0	0	0	0	0	0	96,865	0	0	0	0	0	0	0	96,865	0
<b>TOTAL NON-OPERATING ITEMS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>96,865</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>96,865</b>	<b>0</b>
<b>TOTAL EXPENSES</b>	<b>126,419</b>	<b>149,611</b>	<b>121,989</b>	<b>110,552</b>	<b>9,862</b>	<b>42,599</b>	<b>446,421</b>	<b>114,728</b>	<b>90,606</b>	<b>0</b>	<b>8,172</b>	<b>0</b>	<b>8,802</b>	<b>0</b>	<b>812,269</b>	<b>417,492</b>
<b>NET INCOME</b>	<b>50,434</b>	<b>7,230</b>	<b>15,787</b>	<b>12,003</b>	<b>9,840</b>	<b>32,551</b>	<b>-17,872</b>	<b>7,030</b>	<b>129,872</b>	<b>0</b>	<b>-372</b>	<b>0</b>	<b>6,425</b>	<b>0</b>	<b>194,115</b>	<b>58,816</b>
<b>NET INCOME-ADMIN FEE</b>	<b>50,434</b>		<b>15,787</b>		<b>9,840</b>		<b>-17,872</b>		<b>129,872</b>		<b>-372</b>		<b>6,425</b>		<b>194,115</b>	
<b>BEGINNING UNRESTRICTED EQUITY</b>	<b>-9,868</b>		<b>8,516</b>		<b>13,183</b>		<b>0</b>		<b>196,280</b>		<b>7,627</b>		<b>0</b>		<b>215,739</b>	
<b>ADD CURRENT YEAR INCOME(LOSS)</b>	<b>50,434</b>		<b>15,787</b>		<b>9,840</b>		<b>-17,872</b>		<b>129,872</b>		<b>-372</b>		<b>6,425</b>		<b>194,115</b>	
<b>PURCHASE OF FIXED ASSETS</b>															<b>0</b>	
<b>PROJECTED YEAR-END UNRESTRICTED EQUITY</b>	<b>40,567</b>		<b>24,303</b>		<b>23,023</b>		<b>-17,872</b>		<b>326,153</b>		<b>7,255</b>		<b>6,425</b>		<b>409,854</b>	