

All properties (.allpro)

**AAHC Business Affiliates Stmt of Revenue and Expenses**

Period = Jul 2017-Feb 2018

Book = Accrual ; Tree = ysi\_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:
	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018
<b>TENANT INCOME</b>										
Rental Income										
Tenant Rent	-	-	39,087	52,320	-	-	6,543	7,760	45,630	60,080
RAD PBV Housing Assistance Payment(HAP)	-	-	69,252	78,472	-	-	50,574	51,440	119,826	129,912
Bad Debt	-	-	-	(1,576)	-	-	-	-	-	(1,576)
Less: Concessions	-	-	(12)	(144)	-	-	(52)	-	(64)	(144)
Total Rental Income	-	-	108,327	129,072	-	-	57,065	59,200	165,392	188,272
<b>Other Tenant Income</b>										
Damages	-	-	200	120	-	-	-	-	200	120
Late Charges	-	-	980	320	-	-	100	40	1,080	360
Legal Fees - Tenant	-	-	184	112	-	-	-	-	184	112
NSF Charges	-	-	-	15	-	-	-	-	-	15
Tenant Owed Utilities	-	-	-	240	-	-	-	-	-	240
Total Other Tenant Income	-	-	1,364	807	-	-	100	40	1,464	847
NET TENANT INCOME	-	-	109,691	129,879	-	-	57,165	59,240	166,856	189,119
<b>GRANT INCOME</b>										
RAD PBV Vacancy Payments	-	-	14,552	-	-	-	-	-	14,552	-
AAHC CFP Funds	-	-	171,167	-	-	-	-	-	171,167	-
FHLB Fund Revenue	-	-	189,220	-	-	-	-	-	189,220	-
<b>TOTAL GRANT INCOME</b>	-	-	<b>374,939</b>	-	-	-	-	-	<b>374,939</b>	-
Investment Income - Unrestricted	53	-	652	320	-	-	-	-	704	320
Miscellaneous Other Income	233	20	-	-	-	-	-	-	233	20
Developer Fees	354,332	240,000	-	-	-	-	-	-	354,332	240,000
<b>TOTAL OTHER INCOME</b>	<b>354,332</b>	<b>240,000</b>	-	-	-	-	-	-	<b>354,332</b>	<b>240,000</b>
<b>TOTAL INCOME</b>	<b>354,618</b>	<b>240,020</b>	<b>485,282</b>	<b>130,199</b>	-	-	<b>57,165</b>	<b>59,240</b>	<b>897,064</b>	<b>429,459</b>
<b>EXPENSES</b>										

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	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:
	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018
ADMINISTRATIVE										
Administrative Salaries										
Temporary Help	-	-	(11)	163	-	-	(3)	52	(14)	215
Contract-Property Management	-	-	16,559	21,633	-	-	4,891	2,880	21,450	24,513
Contract Property Management-OT	-	-	435	1,188	-	-	135	425	570	1,613
<b>Total Administrative Salaries</b>	<b>-</b>	<b>-</b>	<b>16,984</b>	<b>22,984</b>	<b>-</b>	<b>-</b>	<b>5,022</b>	<b>3,357</b>	<b>22,005</b>	<b>26,341</b>
Legal Expense										
Criminal Background Checks	-	-	-	97	-	-	-	-	-	97
General Legal Expense	339	-	1,463	1,312	-	-	-	256	1,802	1,568
Hearing Officer Expense	-	-	-	376	-	-	-	-	-	376
<b>Total Legal Expense</b>	<b>339</b>	<b>-</b>	<b>1,463</b>	<b>1,785</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>256</b>	<b>1,802</b>	<b>2,041</b>
Other Admin Expenses										
Staff Training	359	-	66	44	-	-	21	-	446	44
Travel	13	-	-	64	-	-	-	-	13	64
Auditing Fees	760	4,000	1,000	-	-	-	-	-	1,760	4,000
Management Fee	-	-	12,424	12,984	-	-	5,717	3,552	18,141	16,536
Bookkeeping Fees	-	-	1,238	1,504	-	-	473	480	1,710	1,984
Office Rent	-	336	-	-	-	-	-	-	-	336
Consultants	750	1,336	-	752	-	-	-	1,040	750	3,128
Inspections	-	-	405	664	-	-	315	-	720	664
<b>Total Other Admin Expenses</b>	<b>1,882</b>	<b>5,672</b>	<b>15,132</b>	<b>16,012</b>	<b>-</b>	<b>-</b>	<b>6,525</b>	<b>5,072</b>	<b>23,540</b>	<b>26,756</b>
Miscellaneous Admin Expenses										
Membership and Fees	-	20	-	-	-	-	-	-	-	20
Office Supplies	7,675	-	-	152	-	-	-	-	7,675	152
Telephone	-	-	277	424	-	-	664	304	941	728
Postage	-	40	-	9	-	-	-	-	-	49
Software License Fees	-	-	-	696	-	-	-	-	-	696
Copiers	-	-	-	16	-	-	-	-	-	16
Printing Expenses	-	208	-	56	-	-	-	-	-	264

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	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:
	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018
Late Fees/Lost Discounts	39	-	(1)	-	-	-	-	-	38	-
Bank Fees	-	-	80	-	-	-	-	-	80	-
Other Misc Admin Expenses	3,053	2,664	-	184	-	-	-	-	3,053	2,848
Total Miscellaneous Admin Expenses	10,767	2,932	355	1,537	-	-	664	304	11,786	4,773
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>12,989</b>	<b>8,604</b>	<b>33,934</b>	<b>42,318</b>	<b>-</b>	<b>-</b>	<b>12,211</b>	<b>8,989</b>	<b>59,134</b>	<b>59,911</b>
<b>TENANT SERVICES</b>										
Other Tenant Svcs.	3,824	-	-	-	-	-	-	-	3,824	-
Tenant Services Support	43,191	49,168	-	416	-	-	-	-	43,191	49,584
Tenant Support Services-FSS	-	2,304	-	-	-	-	-	-	-	2,304
Packers Stipends	-	-	696	-	-	-	72	-	768	-
Sr Nutrition Program Expenses	2,621	-	-	-	-	-	-	-	2,621	-
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>49,637</b>	<b>51,472</b>	<b>696</b>	<b>416</b>	<b>-</b>	<b>-</b>	<b>72</b>	<b>-</b>	<b>50,405</b>	<b>51,888</b>
Water	-	-	5,894	10,544	150	144	1,302	1,440	7,346	12,128
Electricity	-	-	1,031	1,440	-	-	2,681	1,776	3,711	3,216
Vacant Unit-Electricity	-	-	857	336	-	28	-	48	857	412
Tenant Owed-Electricity	-	-	132	168	-	-	-	-	132	168
Electric - Tenant-Occupied	-	-	569	-	-	-	-	-	569	-
Gas	-	-	-	-	-	-	750	1,608	750	1,608
Vacant Unit-Gas	-	-	1,363	336	-	104	-	160	1,363	600
Tenant Owed-Gas	-	-	244	80	-	-	-	-	244	80
Gas - Tenant-Occupied	-	-	309	-	-	-	-	-	309	-
<b>TOTAL UTILITY EXPENSES</b>	<b>-</b>	<b>-</b>	<b>10,399</b>	<b>12,904</b>	<b>150</b>	<b>276</b>	<b>4,733</b>	<b>5,032</b>	<b>15,281</b>	<b>18,212</b>
Compensated Absences	-	-	-	-	-	-	-	104	-	104
Contract Employees Maintenance	-	-	17,396	19,196	-	-	5,343	6,155	22,740	25,351
Contract Employees-Maint-OT	-	-	1,144	1,295	-	-	364	416	1,508	1,711
Maintenance Facility Rent	-	-	-	440	-	-	-	-	-	440
Total General Maint Expense	-	-	18,541	20,931	-	-	5,708	6,675	24,248	27,606
<b>Materials</b>										
Appliance Parts Supplies	-	-	-	264	-	-	-	200	-	464

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	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:
	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018
Electrical Supplies	-	-	617	136	-	-	-	-	617	136
Maint/Repairs/Supplies	-	-	6,425	-	-	-	1,590	-	8,016	-
Plumbing Supplies	-	-	-	568	-	-	631	-	631	568
Tools and Equipment	-	-	755	32	-	19	-	-	755	51
HVAC Supplies	-	-	245	432	-	-	-	120	245	552
Locks & Keys	-	-	198	-	-	-	-	-	198	-
Fire/Life/Safety Expenses & Supplies	-	-	-	32	-	-	-	22	-	54
Fleet Expenses	-	-	755	568	-	-	158	-	913	568
Appliances	-	-	549	-	-	-	-	-	549	-
Misc Maintenance Expenses & Supplies	-	-	1,460	3,080	-	-	43	632	1,503	3,712
<b>Total Materials</b>	-	-	<b>11,004</b>	<b>5,112</b>	-	<b>19</b>	<b>2,423</b>	<b>974</b>	<b>13,427</b>	<b>6,105</b>
<b>Contract Costs</b>										
Building Repairs Contract Costs	-	-	-	936	-	-	-	-	-	936
Carpet Cleaning Contract Costs	-	-	100	-	-	-	-	-	100	-
Decorating/Painting Contract Costs	-	-	451	336	-	-	-	-	451	336
Electrical Contract Costs	-	-	603	336	-	-	-	264	603	600
Pest Control Contract Costs	-	-	-	456	-	-	-	-	-	456
Pest Control-budgeted	-	-	684	-	-	-	-	-	684	-
Floor Covering Contract Costs	-	-	65	336	-	-	-	88	65	424
Grounds Contract Costs	-	-	-	2,874	-	429	-	1,224	-	4,527
Janitorial/Cleaning Contract Costs	-	-	-	600	-	-	-	1,072	-	1,672
Janitorial-Monthly Contract	-	-	-	-	-	-	1,219	-	1,219	-
Plumbing Contract Costs	-	-	390	-	-	-	-	288	390	288
Windows-Contract Costs	-	-	714	-	-	-	-	-	714	-
HVAC Contract Costs	-	-	2,228	664	-	-	-	-	2,228	664
Trash Disposal Contract Costs	-	-	65	16	-	-	-	144	65	160
Sewer Backups Emergency	-	-	-	664	-	-	-	-	-	664
Unit Turn Contract Costs	-	-	1,065	664	-	-	-	1,240	1,065	1,904
Lawn Care Contract-Budget for Mowing	-	-	3,929	-	745	-	302	-	4,976	-
Snow Removal Contract	-	-	7,920	11,710	-	1,120	1,344	-	9,264	12,830

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	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018	02/2018
Asbestos Abatement/Monitoring/Removal	16,200	-	-	-	-	-	-	-	16,200	-
Misc Other Contract Costs	-	-	-	-	-	-	500	-	500	-
Section 3 Contractor Expense	-	-	2,392	400	-	-	-	-	2,392	400
Tenant Stipends	-	-	1,500	224	-	-	-	168	1,500	392
<b>Total Contract Costs</b>	<b>16,200</b>	<b>-</b>	<b>22,106</b>	<b>20,216</b>	<b>745</b>	<b>1,549</b>	<b>3,364</b>	<b>4,488</b>	<b>42,416</b>	<b>26,253</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>16,200</b>	<b>-</b>	<b>51,651</b>	<b>46,259</b>	<b>745</b>	<b>1,568</b>	<b>11,495</b>	<b>12,137</b>	<b>80,091</b>	<b>59,964</b>
<b>GENERAL EXPENSES</b>										
Property Insurance	-	-	7,351	5,000	1,050	416	1,736	2,000	10,137	7,416
Liability Insurance	59	-	1,183	976	6	22	126	336	1,373	1,334
Financing/Tax Credit Fees	-	-	-	-	-	3,712	-	-	-	3,712
<b>TOTAL GENERAL EXPENSES</b>	<b>59</b>	<b>-</b>	<b>8,534</b>	<b>5,976</b>	<b>1,056</b>	<b>4,150</b>	<b>1,862</b>	<b>2,336</b>	<b>11,511</b>	<b>12,462</b>
<b>FINANCING EXPENSE</b>										
Interest Expense	42	-	-	-	-	-	-	-	42	-
<b>TOTAL FINANCING EXPENSES</b>	<b>42</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>42</b>	<b>-</b>
<b>NON-OPERATING ITEMS</b>										
Depreciation -Furn,Equip,Machinery-Dwellings	-	-	-	-	-	-	-	120	-	120
<b>TOTAL NON-OPERATING ITEMS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>120</b>	<b>-</b>	<b>120</b>
<b>TOTAL EXPENSES</b>	<b>78,926</b>	<b>60,076</b>	<b>105,215</b>	<b>107,873</b>	<b>1,950</b>	<b>5,994</b>	<b>30,372</b>	<b>28,614</b>	<b>216,463</b>	<b>202,557</b>
<b>NET INCOME</b>	<b>275,692</b>	<b>179,944</b>	<b>380,067</b>	<b>22,326</b>	<b>(1,950)</b>	<b>(5,994)</b>	<b>26,793</b>	<b>30,626</b>	<b>680,602</b>	<b>226,902</b>