

All properties (..allpro)
Non AAHC Consolidated Report

Period = Jul 2016-Dec 2016

Book = Accrual ; Tree = ysl_is

	Maple Tower	Maple Tower	River Run	River Run	West Arbor	West Arbor	Colonial Oaks	Colonial Oaks	AAHDC	AAHDC	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:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016
TENANT INCOME																
Rental Income																
Tenant Rent	\$304,639.00	\$297,637	\$302,167.00	\$354,839	\$79.00	\$202,219	\$21,697.00	\$34,440	0.00	0	0.00	0	\$4,905.00	\$5,130	\$633,487.00	\$894,265
Tenant Rent-VASH	0.00	\$15,894	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$15,894
Dwelling Rent-Negative	\$-51.00	0	0.00	0	0.00	0	0.00	\$-558	0.00	0	0.00	0	0.00	\$-6	\$-51.00	\$-564
RAD PBV Housing Assistance Payment(HAP)	\$728,145.00	\$552,755	\$509,313.00	\$433,693	\$138.00	\$247,156	\$40,085.00	\$45,372	0.00	0	0.00	0	\$35,740.00	\$39,270	\$1,313,421.00	\$1,318,246
PBV-VASH HAP	0.00	\$143,046	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$143,046
Bad Debt	\$-3,003.00	0	\$-3,928.46	0	0.00	0	\$-2,221.10	0	0.00	0	0.00	0	0.00	0	\$-9,152.56	0
Less: Vacancies	0.00	\$-71,277	0.00	\$-55,197	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$-126,474
Less: Concessions	\$-888.89	0	\$-1,666.59	0	\$-79.00	0	\$-223.27	\$-282	0.00	0	0.00	0	0.00	0	\$-2,857.75	\$-282
Subsidy Adjustments	0.00	0	\$-507.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$-507.00	0
Total Rental Income	\$1,028,841.11	\$938,055	\$805,377.95	\$733,335	\$138.00	\$449,375	\$59,337.63	\$78,972	0.00	0	0.00	0	\$40,645.00	\$44,394	\$1,934,339.69	\$2,244,131
Other Tenant Income																
Laundry and Vending	\$3,878.07	\$3,000	\$2,072.70	\$2,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$5,950.77	\$5,000
Damages	\$2,008.00	0	\$758.00	0	0.00	0	0.00	\$84	0.00	0	0.00	0	0.00	0	\$2,766.00	\$84
Late Charges	\$3,230.00	0	\$4,170.00	0	0.00	0	\$360.00	\$258	0.00	0	0.00	0	\$20.00	0	\$7,780.00	\$258
Legal Fees - Tenant	\$1,775.00	0	\$3,518.00	0	0.00	0	\$184.00	\$180	0.00	0	0.00	0	0.00	0	\$5,477.00	\$180
NSF Charges	\$35.00	0	\$45.00	0	0.00	0	\$15.00	0	0.00	0	0.00	0	0.00	0	\$95.00	0
Tenant Owed Utilities	\$1,975.20	0	\$4,009.39	0	0.00	0	\$427.04	0	0.00	0	0.00	0	0.00	0	\$6,411.63	0
Misc.Tenant Income	\$1,260.00	0	\$15.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,275.00	0
Total Other Tenant Income	\$14,161.27	\$3,000	\$14,588.09	\$2,000	0.00	0	\$986.04	\$522	0.00	0	0.00	0	\$20.00	0	\$29,755.40	\$5,522
NET TENANT INCOME	\$1,043,002.38	\$941,055	\$819,966.04	\$735,335	\$138.00	\$449,375	\$60,323.67	\$79,494	0.00	0	0.00	0	\$40,665.00	\$44,394	\$1,964,095.09	\$2,249,653
GRANT INCOME																
RAD PBV Vacancy Payments	\$-576.00	0	\$-262.00	0	\$118,128.00	0	\$21,828.00	\$5,028	0.00	0	0.00	0	0.00	0	\$139,118.00	\$5,028
PBV Vacancy Payments	\$12,947.00	0	\$7,273.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$20,220.00	0
AAHC CFP Funds	0.00	0	0.00	0	0.00	0	\$31,000.00	0	0.00	0	0.00	0	0.00	0	\$31,000.00	0
TOTAL GRANT INCOME	\$12,371.00	0	\$7,011.00	0	\$118,128.00	0	\$52,828.00	\$5,028	0.00	0	0.00	0	0.00	0	\$190,338.00	\$5,028
Investment Income - Unrestricted	0.00	0	0.00	0	\$125.80	0	\$226.57	\$150	0.00	\$24	0.00	0	0.00	0	\$352.37	\$174
Miscellaneous Other Income	0.00	0	0.00	0	0.00	\$1,530	0.00	0	\$57.67	0	0.00	0	0.00	0	\$57.67	\$1,530
Other Income-Earned Discounts	\$0.62	0	\$38.79	0	0.00	0	0.00	\$30	0.00	0	0.00	0	0.00	0	\$39.41	\$30
Cranbrook Tower Revenue	0.00	0	0.00	0	0.00	0	0.00	0	\$309,817.00	\$12,000	0.00	0	0.00	0	\$309,817.00	\$12,000
Donations	0.00	0	0.00	0	0.00	0	0.00	0	\$730.00	0	0.00	0	0.00	0	\$730.00	0
Development Reimbursement	\$22,162.15	0	\$10,562.45	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$32,724.60	0
TOTAL OTHER INCOME	\$22,162.15	0	\$10,562.45	0	0.00	0	0.00	0	\$730.00	0	0.00	0	0.00	0	\$33,454.60	0
TOTAL INCOME	\$1,077,536.15	\$941,055	\$837,578.28	\$735,335	\$118,391.80	\$450,905	\$113,378.24	\$84,702	\$310,604.67	\$12,024	0.00	0	\$40,665.00	\$44,394	\$2,498,154.14	\$2,268,415
EXPENSES																

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	Maple Tower	Maple Tower	River Run	River Run	West Arbor	West Arbor	Colonial Oaks	Colonial Oaks	AAHDC	AAHDC	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:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016
ADMINISTRATIVE																
Administrative Salaries																
Compensated Absences	\$505.26	0	\$-54.94	0	\$899.35	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,349.67	0
Temporary Help	\$1,918.20	0	\$3,094.19	0	\$614.57	0	\$333.93	0	0.00	0	0.00	0	\$107.08	0	\$6,067.97	0
Contract Employees-Admin	\$5,035.83	0	\$4,326.95	0	\$1,716.90	0	\$932.88	\$2,167	0.00	0	0.00	0	\$299.15	\$693	\$12,311.71	\$2,860
Contract Employees-Admin-OT	\$81.02	0	\$69.61	0	\$27.62	0	\$15.01	0	0.00	0	0.00	0	\$4.81	0	\$198.07	0
Contract Employees-FSS-OT	\$545.47	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$545.47	0
Contract-Property Management	\$146,900.83	\$149,700	\$120,240.89	\$134,400	\$25,366.55	\$40,000	\$10,748.24	\$12,059	0.00	0	0.00	0	\$3,973.56	\$3,905	\$307,230.07	\$340,064
Contract Property Management-OT	\$13,685.50	0	\$11,125.34	0	\$1,163.70	0	\$633.93	\$964	0.00	0	0.00	0	\$340.60	\$326	\$26,949.07	\$1,290
Total Administrative Salaries	\$168,672.11	\$149,700	\$138,802.04	\$134,400	\$29,788.69	\$40,000	\$12,663.99	\$15,190	0.00	0	0.00	0	\$4,725.20	\$4,924	\$354,652.03	\$344,214
Legal Expense																
Criminal Background Checks	\$41.50	0	0.00	0	0.00	0	\$97.00	0	0.00	0	0.00	0	0.00	0	\$138.50	0
General Legal Expense	\$8,779.00	\$12,000	\$15,624.85	\$7,000	\$392.50	\$2,163	\$276.00	\$1,248	0.00	\$8	0.00	0	0.00	\$282	\$25,072.35	\$22,701
Hearing Officer Expense	\$918.75	0	0.00	0	0.00	0	0.00	\$282	0.00	0	0.00	0	0.00	0	\$918.75	\$282
Total Legal Expense	\$9,739.25	\$12,000	\$15,624.85	\$7,000	\$392.50	\$2,163	\$373.00	\$1,530	0.00	\$8	0.00	0	0.00	\$282	\$26,129.60	\$22,983
Other Admin Expenses																
Staff Training	\$5,316.03	0	\$2,278.09	0	\$176.38	0	0.00	\$42	0.00	\$288	0.00	0	0.00	0	\$7,770.50	\$330
Travel	\$452.95	0	\$388.70	0	\$77.06	0	\$22.15	\$30	0.00	0	0.00	0	0.00	0	\$940.86	\$30
Auditing Fees	\$800.00	\$8,360	\$800.00	\$7,600	0.00	\$6,283	\$680.00	\$1,800	\$4,320.00	\$760	0.00	0	0.00	\$1,800	\$6,600.00	\$26,603
LIHTC Monitoring Fee	0.00	\$3,430	0.00	\$3,200	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$6,630
Management Fee	\$63,332.39	\$56,998	\$49,589.98	\$44,120	\$7,097.46	\$27,320	\$4,929.10	\$5,298	0.00	0	0.00	0	\$2,114.31	\$2,664	\$127,063.24	\$136,400
Bookkeeping Fees	0.00	0	0.00	0	0.00	0	\$742.50	0	0.00	0	0.00	0	\$322.50	0	\$1,065.00	0
Redstone Asset Mgt Fee	\$5,000.00	\$5,000	\$5,000.00	\$5,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$10,000.00	\$10,000
Office Janitorial Expense	0.00	0	0.00	0	0.00	0	0.00	\$42	0.00	0	0.00	0	0.00	0	0.00	\$42
Consultants	\$18,417.70	0	\$12,971.10	0	\$1,216.60	0	\$2,652.46	0	\$3,276.25	\$20	0.00	0	0.00	0	\$38,534.11	\$20
Inspections	\$1,830.00	0	\$1,725.00	0	\$675.00	0	\$460.00	0	0.00	0	0.00	0	0.00	0	\$4,690.00	0
Total Other Admin Expenses	\$95,149.07	\$73,788	\$72,752.87	\$59,920	\$9,242.50	\$33,603	\$9,486.21	\$7,212	\$7,596.25	\$1,068	0.00	0	\$2,436.81	\$4,464	\$196,663.71	\$180,055
Miscellaneous Admin Expenses																
Membership and Fees	\$75.00	0	0.00	0	0.00	0	0.00	0	\$20.00	0	0.00	0	0.00	0	\$95.00	0
Advertising	0.00	\$100	0.00	\$100	0.00	\$1,545	0.00	0	0.00	\$18	0.00	0	0.00	0	0.00	\$1,763
Office Supplies	\$3,364.47	\$8,000	\$1,487.07	\$8,000	\$594.02	\$3,605	\$33.04	\$78	0.00	0	0.00	0	0.00	\$72	\$5,478.60	\$19,755
Computer Parts	\$54.24	0	\$52.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$106.24	0
Telephone	\$9,809.53	0	\$4,620.67	0	\$338.70	0	\$269.17	\$186	0.00	0	0.00	0	\$471.14	0	\$15,509.21	\$186
Postage	\$24.60	0	\$56.09	0	0.00	0	0.00	\$108	0.00	0	0.00	0	0.00	0	\$80.69	\$108
Software License Fees	\$4,205.30	0	\$4,031.50	0	\$799.40	0	\$347.56	\$216	0.00	0	0.00	0	0.00	0	\$9,383.76	\$216
Copiers	\$133.59	0	\$111.91	0	0.00	0	0.00	\$12	0.00	0	0.00	0	0.00	\$48	\$245.50	\$60
Software	\$89.99	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$89.99	0
Printing Expenses	\$315.10	0	\$310.41	0	\$11.31	0	\$11.15	\$114	0.00	\$360	0.00	0	0.00	0	\$647.97	\$474
Small Office Equipment	\$79.99	0	0.00	0	\$88.38	0	0.00	0	0.00	0	0.00	0	0.00	0	\$168.37	0
Late Fees/Lost Discounts	0.00	0	0.00	0	0.00	0	0.00	0	\$39.00	0	0.00	0	0.00	0	\$39.00	0
Bank Fees	\$3,154.48	0	\$3,388.55	0	\$1,228.65	0	\$9.95	0	0.00	0	0.00	0	0.00	0	\$7,781.63	0

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	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016
Other Misc Admin Expenses	\$656.50	0	\$650.00	0	0.00	0	0.00	\$564	\$2,379.28	\$2,304	0.00	0	0.00	0	\$3,685.78	\$2,868
Total Miscellaneous Admin Expenses	\$21,962.79	\$8,100	\$14,708.20	\$8,100	\$3,060.46	\$5,150	\$670.87	\$1,278	\$2,438.28	\$2,682	0.00	0	\$471.14	\$120	\$43,311.74	\$25,430
TOTAL ADMINISTRATIVE EXPENSES	\$295,523.22	\$243,588	\$241,887.96	\$209,420	\$42,484.15	\$80,916	\$23,194.07	\$25,210	\$10,034.53	\$3,758	0.00	0	\$7,633.15	\$9,790	\$620,757.08	\$572,682
TENANT SERVICES																
Resident Council	\$1,017.26	\$3,375	\$761.37	\$2,900	0.00	\$3,502	0.00	0	0.00	0	0.00	0	0.00	0	\$1,778.63	\$9,777
Tenant Services Support	\$177.39	0	\$99.95	0	0.00	0	\$519.48	\$60	\$12,156.12	0	0.00	0	0.00	0	\$12,952.94	\$60
Tenant Services Contract Costs	0.00	0	\$1,800.13	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,800.13	0
Other Set-Up Fees	\$2,680.00	0	\$1,807.92	0	\$2,776.40	0	0.00	0	0.00	0	0.00	0	0.00	0	\$7,264.32	0
Moving Company Expenses	\$416.45	0	0.00	0	0.00	0	\$359.10	0	0.00	0	0.00	0	0.00	0	\$775.55	0
Sr Nutrition Program Expenses	0.00	0	\$18.57	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$18.57	0
TOTAL TENANT SERVICES EXPENSES	\$4,291.10	\$3,375	\$4,487.94	\$2,900	\$2,776.40	\$3,502	\$878.58	\$60	\$12,156.12	0	0.00	0	0.00	0	\$24,590.14	\$9,837
Water	\$36,786.17	\$55,000	\$40,370.57	\$55,000	\$7,236.51	\$26,500	\$5,935.75	\$7,680	0.00	0	\$130.48	\$42	\$761.06	\$1,098	\$91,220.54	\$145,320
Electricity	\$66,129.77	\$79,000	\$36,180.36	\$45,000	\$2,742.21	\$4,770	\$1,123.12	\$1,266	0.00	0	0.00	0	\$1,883.36	\$1,932	\$108,058.82	\$131,968
Vacant Unit-Electricity	\$71.76	0	\$492.43	0	\$602.41	0	\$1,492.11	\$336	0.00	0	0.00	\$18	0.00	0	\$2,658.71	\$354
Tenant Owed-Electricity	\$904.13	0	\$2,775.42	0	0.00	0	\$277.27	0	0.00	0	0.00	0	0.00	0	\$3,956.82	0
Gas	\$26,045.69	\$50,000	\$12,179.99	\$31,000	\$117.82	0	\$32.82	0	0.00	0	0.00	0	\$1,636.79	\$2,274	\$40,013.11	\$83,274
Vacant Unit-Gas	\$82.42	0	\$90.32	0	\$227.62	0	\$1,249.40	\$552	0.00	0	0.00	\$78	0.00	0	\$1,649.76	\$630
Tenant Owed-Gas	\$1,406.92	0	\$1,835.52	0	0.00	0	\$156.95	0	0.00	0	0.00	0	0.00	0	\$3,399.39	0
Garbage/Trash Removal	0.00	0	0.00	0	0.00	0	\$59.50	0	0.00	0	0.00	0	0.00	0	\$59.50	0
Comcast Internet	0.00	0	\$1,781.26	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,781.26	0
Utilities billed to HCV Program	\$-3,089.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$-3,089.00	0
TOTAL UTILITY EXPENSES	\$128,337.86	\$184,000	\$95,705.87	\$131,000	\$10,926.57	\$31,270	\$10,326.92	\$9,834	0.00	0	\$130.48	\$138	\$4,281.21	\$5,304	\$249,708.91	\$361,546
General Maint Expense																
Compensated Absences	\$-1,283.89	0	\$-1,526.05	0	\$471.65	0	0.00	0	0.00	0	0.00	0	0.00	0	\$-2,338.29	0
Contract Employees Maintenance	\$141,283.95	\$163,300	\$108,107.84	\$119,600	\$26,918.69	\$51,914	\$11,895.36	\$13,944	0.00	0	0.00	0	\$3,966.52	\$4,458	\$292,172.36	\$353,216
Contract Employees-Maint-OT	\$13,012.81	0	\$9,383.48	0	\$2,637.58	0	\$1,407.90	\$1,031	0.00	0	0.00	0	\$451.46	\$330	\$26,893.23	\$1,361
Maintenance Uniforms	\$718.38	0	\$688.69	0	\$98.41	0	\$112.94	0	0.00	0	0.00	0	0.00	0	\$1,618.42	0
Safety Supplies	\$484.58	0	\$426.68	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$911.26	0
Vehicle Gas, Oil, Grease	\$2,051.85	0	\$1,967.06	0	\$88.08	0	\$216.51	\$120	0.00	0	0.00	0	0.00	0	\$4,323.50	\$120
Maintenance Facility Rent	\$2,011.51	0	\$1,961.69	0	0.00	0	\$-0.01	\$450	0.00	0	0.00	0	0.00	0	\$3,973.19	\$450
Total General Maint Expense	\$158,279.19	\$163,300	\$121,009.39	\$119,600	\$30,214.41	\$51,914	\$13,632.70	\$15,545	0.00	0	0.00	0	\$4,417.98	\$4,788	\$327,553.67	\$355,147
Materials																
Grounds Supplies	\$5,847.06	\$2,000	\$1,308.33	\$2,000	\$81.02	\$4,635	\$188.76	0	0.00	0	0.00	0	0.00	0	\$7,425.17	\$8,635
Appliance Parts Supplies	\$2,484.21	0	\$3,568.91	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$6,053.12	0
Window Treatment Supplies	\$580.03	0	\$131.43	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$711.46	0
Electrical Supplies	\$6,673.31	0	\$2,951.19	0	\$24,342.10	0	\$49.55	0	0.00	0	0.00	0	0.00	0	\$34,016.15	0
Exterminating Supplies	\$143.92	0	\$137.97	0	0.00	\$3,605	0.00	0	0.00	0	0.00	0	0.00	0	\$281.89	\$3,605
Janitorial/Cleaning Supplies	\$1,340.95	\$8,000	\$1,172.23	\$6,000	0.00	0	\$13.87	0	0.00	0	0.00	0	0.00	0	\$2,527.05	\$14,000
Maint/Repairs/Supplies	\$12,142.64	0	\$10,002.44	0	\$7,842.45	0	\$1,179.15	0	0.00	0	0.00	0	\$3,462.34	0	\$34,629.02	0
Plumbing Supplies	\$2,247.35	0	\$2,605.59	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,852.94	0

All properties (..allpro)

Non AAHC Consolidated Report

Period = Jul 2016-Dec 2016

Book = Accrual ; Tree = ysl_is

	Maple Tower	Maple Tower	River Run	River Run	West Arbor	West Arbor	Colonial Oaks	Colonial Oaks	AAHDC	AAHDC	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:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016
Tools and Equipment	\$558.64	0	\$530.53	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,089.17	0
Paint Supplies	\$1,046.86	0	\$283.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,330.53	0
Hardware Supplies	\$2,895.97	0	\$1,877.28	0	0.00	0	\$5.99	0	0.00	0	0.00	0	\$98.06	0	\$4,877.30	0
HVAC Supplies	\$1,729.38	0	\$1,419.08	0	0.00	0	\$368.22	0	0.00	0	0.00	0	\$179.55	0	\$3,696.23	0
Vehicle Supplies	\$121.55	0	\$116.52	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$238.07	0
Locks & Keys	\$1,924.22	0	\$1,650.63	0	0.00	0	0.00	0	0.00	0	0.00	0	\$21.24	0	\$3,596.09	0
Cabinet Supplies	0.00	0	\$144.84	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$144.84	0
Flooring Supplies	\$11,378.30	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$11,378.30	0
Screening Supplies	\$53.09	0	\$50.89	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$103.98	0
Unit Turn Supplies	\$1,277.96	0	\$1,533.79	0	0.00	\$4,996	0.00	0	0.00	0	0.00	0	0.00	0	\$2,811.75	\$4,996
Miscellaneous Supplies	\$133.66	\$27,000	\$128.14	\$22,000	0.00	\$5,356	0.00	\$2,586	0.00	0	0.00	\$48	0.00	\$1,326	\$261.80	\$58,316
Total Materials	\$52,579.10	\$37,000	\$29,613.46	\$30,000	\$32,265.57	\$18,592	\$1,805.54	\$2,586	0.00	0	0.00	\$48	\$3,761.19	\$1,326	\$120,024.86	\$89,552
Contract Costs																
Fire Extinguisher Contract Costs	\$712.55	0	\$1,200.60	0	\$23.08	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,936.23	0
Appliance Contract Costs	0.00	0	\$712.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$712.00	0
Building Repairs Contract Costs	\$7,683.20	0	\$1,500.00	0	0.00	0	0.00	\$348	0.00	0	0.00	0	\$3,180.00	0	\$12,363.20	\$348
Carpet Cleaning Contract Costs	\$2,306.00	0	\$299.00	0	0.00	0	\$550.00	\$48	0.00	0	0.00	0	0.00	\$66	\$3,155.00	\$114
Decorating/Painting Contract Costs	\$10,420.00	\$1,000	\$2,430.00	\$1,000	0.00	\$5,253	0.00	\$96	0.00	0	0.00	0	0.00	0	\$12,850.00	\$7,349
Electrical Contract Costs	\$14,862.60	0	\$3,753.70	0	0.00	0	0.00	\$84	\$31,292.00	0	0.00	0	0.00	\$198	\$49,908.30	\$282
Pest Control Contract Costs	0.00	0	\$259.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$259.00	0
Pest Control-budgeted	\$21,069.20	\$7,000	\$14,079.00	\$5,000	\$1,558.48	0	\$342.00	\$342	0.00	0	0.00	0	0.00	0	\$37,048.68	\$12,342
Floor Covering Contract Costs	\$5,753.92	0	\$3,607.26	0	0.00	0	\$1,584.04	\$384	0.00	0	0.00	0	\$1,313.16	0	\$12,258.38	\$384
Grounds Contract Costs	\$4,563.05	\$8,000	\$9,379.05	\$6,000	\$73.77	\$7,725	\$1,348.00	\$216	0.00	0	0.00	0	\$1,576.50	\$612	\$16,940.37	\$22,553
Janitorial/Cleaning Contract Costs	\$8,245.00	0	\$6,988.00	0	\$36.00	\$10,300	\$900.00	\$468	0.00	0	0.00	0	0.00	0	\$16,169.00	\$10,768
Janitorial-Monthly Contract	\$20,235.93	\$20,000	\$14,225.83	\$20,000	0.00	0	0.00	0	0.00	0	0.00	0	\$906.25	\$300	\$35,368.01	\$40,300
Plumbing Contract Costs	\$17,359.27	0	\$7,347.94	0	0.00	0	0.00	\$120	0.00	0	0.00	0	\$465.00	\$216	\$25,172.21	\$336
Windows-Contract Costs	\$5,438.64	0	\$1,175.47	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$6,614.11	0
HVAC Contract Costs	\$4,097.95	0	\$10,073.17	0	0.00	0	\$1,244.70	\$2,166	0.00	0	0.00	0	0.00	0	\$15,415.82	\$2,166
Vehicle Maintenance Contract Costs	\$1,270.04	0	\$1,219.54	0	\$66.81	0	\$165.87	\$66	0.00	0	0.00	0	0.00	0	\$2,722.26	\$66
Equipment Rental Contract Costs	\$15.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$15.00	0
Elevator Inspection Fees	\$615.00	0	\$200.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$815.00	0
Boiler Inspection Fees	0.00	0	\$150.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$150.00	0
Fire Sprinkler Inspection Fees	\$145.00	0	\$145.00	0	\$14.62	0	0.00	0	0.00	0	0.00	0	0.00	0	\$304.62	0
Fire Alarm Inspection Fees	\$1,050.00	0	\$1,050.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,100.00	0
Alarm Monitoring Contract Costs	\$1,754.07	0	\$930.88	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,684.95	0
Trash Disposal Contract Costs	\$7,883.37	\$4,500	\$5,812.00	\$3,000	0.00	\$2,678	0.00	0	0.00	0	0.00	0	0.00	\$108	\$13,695.37	\$10,286
Sewer Backups Emergency	\$7,981.44	0	\$8,983.98	0	0.00	0	\$460.64	\$132	0.00	0	0.00	0	0.00	0	\$17,426.06	\$132
Equipment Repair Contract Costs	\$8,464.63	0	\$1,768.11	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$10,232.74	0
Unit Turn Contract Costs	\$20,475.99	0	\$14,391.13	0	0.00	0	0.00	\$468	0.00	0	0.00	0	\$7,226.00	\$186	\$42,093.12	\$654
Lawn Care Contract	0.00	0	0.00	0	0.00	0	0.00	\$3,708	0.00	0	0.00	\$812	0.00	\$252	0.00	\$4,772
Lawn Care Contract-Budget for Mowing	\$6,250.00	0	\$9,915.00	0	0.00	0	\$3,625.00	0	0.00	0	\$780.00	0	\$356.61	0	\$20,926.61	0

All properties (.allpro)

Non AAHC Consolidated Report

Period = Jul 2016-Dec 2016

Book = Accrual ; Tree = ysl_is

	Maple Tower	Maple Tower	River Run	River Run	West Arbor	West Arbor	Colonial Oaks	Colonial Oaks	AAHDC	AAHDC	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:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016	12/2016
Snow Plow Contract	\$11,580.00	\$12,000	\$15,300.00	\$15,300	\$5,274.00	\$4,120	\$5,620.80	\$3,800	0.00	0	\$560.00	0	\$408.00	0	\$38,742.80	\$35,220
Asbestos Abatement/Monitoring/Removal	\$5,100.00	0	\$3,350.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$8,450.00	0
Section 3 Contractor Expense	\$10,025.50	0	\$8,922.50	0	0.00	0	\$1,555.00	\$360	0.00	0	0.00	0	\$36.00	0	\$20,539.00	\$360
Tenant Stipends	\$6,535.00	0	\$2,900.00	0	0.00	0	0.00	\$972	0.00	0	0.00	0	0.00	\$126	\$9,435.00	\$1,098
Contract Costs-Other	0.00	\$30,000	0.00	\$25,000	0.00	\$4,944	0.00	\$1,158	0.00	0	0.00	0	0.00	0	0.00	\$61,102
Replacement Reserve Payments	\$6,750.00	\$40,500	\$6,766.66	\$40,600	0.00	\$14,214	0.00	0	0.00	0	0.00	0	0.00	0	\$13,516.66	\$95,314
Total Contract Costs	\$218,642.35	\$123,000	\$158,834.82	\$115,900	\$7,046.76	\$49,234	\$17,396.05	\$14,936	\$31,292.00	0	\$1,340.00	\$812	\$15,467.52	\$2,064	\$450,019.50	\$305,946
TOTAL MAINTENANCE EXPENSES	\$429,500.64	\$323,300	\$309,457.67	\$265,500	\$69,526.74	\$119,740	\$32,834.29	\$33,067	\$31,292.00	0	\$1,340.00	\$860	\$23,646.69	\$8,178	\$897,598.03	\$750,645
GENERAL EXPENSES																
Property Insurance	\$36,261.20	\$31,000	\$28,428.80	\$27,000	0.00	\$13,133	\$5,784.00	\$4,938	0.00	0	\$386.46	\$204	\$895.50	\$1,272	\$71,755.96	\$77,547
Casualty Loss	\$189.06	0	\$181.25	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$370.31	0
Liability Insurance	\$3,801.46	0	\$3,650.03	0	\$71.00	0	\$737.00	\$654	0.00	0	\$48.00	0	\$676.02	\$186	\$8,983.51	\$840
Insurance Proceeds-Credit	0.00	0	0.00	0	0.00	0	\$-5,222.35	0	0.00	0	0.00	0	0.00	0	\$-5,222.35	0
Misc. Taxes/Liscenses/Insurance	\$24.00	\$135	\$20.00	\$116	0.00	\$45	0.00	0	0.00	0	\$5,896.63	\$432	0.00	0	\$5,940.63	\$728
Security/Law Enforcement	\$9,939.43	\$15,000	\$14,728.42	\$9,000	0.00	\$1,545	0.00	0	0.00	0	0.00	0	0.00	0	\$24,667.85	\$25,545
TOTAL GENERAL EXPENSES	\$50,215.15	\$46,135	\$47,008.50	\$36,116	\$71.00	\$14,723	\$1,298.65	\$5,592	0.00	0	\$6,331.09	\$636	\$1,571.52	\$1,458	\$106,495.91	\$104,660
FINANCING EXPENSE																
Debt Service Payment	0.00	\$121,360	0.00	\$37,925	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$159,285
Interest Expense	0.00	0	0.00	0	0.00	0	0.00	0	\$21.07	0	0.00	0	0.00	0	\$21.07	0
Interest Expense-Mortgage Payable	\$16,792.11	0	\$5,247.53	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$22,039.64	0
TOTAL FINANCING EXPENSES	\$16,792.11	\$121,360	\$5,247.53	\$37,925	0.00	0	0.00	0	\$21.07	0	0.00	0	0.00	0	\$22,060.71	\$159,285
TOTAL EXPENSES	\$924,660.08	\$921,758	\$703,795.47	\$682,861	\$125,784.86	\$250,151	\$68,532.51	\$73,763	\$53,503.72	\$3,758	\$7,801.57	\$1,634	\$37,132.57	\$24,730	\$1,921,210.78	\$1,958,655
NET INCOME	\$152,876.07	\$19,297	\$133,782.81	\$52,474	\$-7,393.06	\$200,754	\$44,845.73	\$10,939	\$257,100.95	\$8,266	\$-7,801.57	\$-1,634	\$3,532.43	\$19,664	\$576,943.36	\$309,760