

Non AAHC Consolidated Report

September 2016 Report

	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:
	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016
TENANT INCOME																
Rental Income																
Tenant Rent	\$228,342.00	\$223,228	\$225,359.00	\$266,129	0.00	\$151,664	\$3,388.00	\$5,740	0.00	0	0.00	0	\$755.00	\$855	\$457,844.00	\$647,616
Tenant Rent-VASH	0.00	\$11,920	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$11,920
Dwelling Rent-Negative	\$-51.00	0	0.00	0	0.00	0	0.00	\$-93	0.00	0	0.00	0	0.00	\$-1	\$-51.00	\$-94
RAD PBV Housing Assistance Payment(HAP)	\$547,033.00	\$414,566	\$381,727.00	\$325,270	0.00	\$185,367	\$6,532.00	\$7,562	0.00	0	0.00	0	\$5,720.00	\$6,545	\$941,012.00	\$939,310
PBV-VASH HAP	0.00	\$107,284	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$107,284
Bad Debt	\$-1,178.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$-1,178.00	0
Less: Vacancies	0.00	\$-53,458	0.00	\$-41,398	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$-94,856
Less: Concessions	\$-788.89	0	\$-840.59	0	0.00	0	0.00	\$-47	0.00	0	0.00	0	0.00	0	\$-1,629.48	\$-47
Total Rental Income	\$773,357.11	\$703,541	\$606,245.41	\$550,001	0.00	\$337,031	\$9,920.00	\$13,162	0.00	0	0.00	0	\$6,475.00	\$7,399	\$1,395,997.52	\$1,611,135
Other Tenant Income																
Laundry and Vending	\$2,993.60	\$2,250	\$1,516.23	\$1,500	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,509.83	\$3,750
Damages	\$1,519.00	0	\$683.00	0	0.00	0	0.00	\$14	0.00	0	0.00	0	0.00	0	\$2,202.00	\$14
Late Charges	\$2,570.00	0	\$3,370.00	0	0.00	0	\$80.00	\$43	0.00	0	0.00	0	0.00	0	\$6,020.00	\$43
Legal Fees - Tenant	\$1,775.00	0	\$3,518.00	0	0.00	0	0.00	\$30	0.00	0	0.00	0	0.00	0	\$5,293.00	\$30
NSF Charges	\$20.00	0	\$30.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$50.00	0
Tenant Owed Utilities	\$1,643.04	0	\$2,750.12	0	0.00	0	\$89.63	0	0.00	0	0.00	0	0.00	0	\$4,482.79	0
Misc.Tenant Income	\$525.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$525.00	0
Total Other Tenant Income	\$11,045.64	\$2,250	\$11,867.35	\$1,500	0.00	0	\$169.63	\$87	0.00	0	0.00	0	0.00	0	\$23,082.62	\$3,837
NET TENANT INCOME	\$784,402.75	\$705,791	\$618,112.76	\$551,501	0.00	\$337,031	\$10,089.63	\$13,249	0.00	0	0.00	0	\$6,475.00	\$7,399	\$1,419,080.14	\$1,614,972
GRANT INCOME																
RAD PBV Vacancy Payments	\$-576.00	0	\$-262.00	0	\$88,596.00	0	\$3,852.00	\$838	0.00	0	0.00	0	0.00	0	\$91,610.00	\$838
PBV Vacancy Payments	\$9,324.00	0	\$5,464.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$14,788.00	0
TOTAL GRANT INCOME	\$8,748.00	0	\$5,202.00	0	\$88,596.00	0	\$3,852.00	\$838	0.00	0	0.00	0	0.00	0	\$106,398.00	\$838
Investment Income - Unrestricted	0.00	0	0.00	0	\$77.84	0	\$36.59	\$25	0.00	\$4	0.00	0	0.00	0	\$114.43	\$29
Miscellaneous Other Income	0.00	0	0.00	0	0.00	\$1,148	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$1,148
Other Income-Earned Discounts	\$0.62	0	\$38.79	0	0.00	0	0.00	\$5	0.00	0	0.00	0	0.00	0	\$39.41	\$5
Operating Reserve	\$245,289.32	0	\$205,715.42	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$451,004.74	0
Cranbrook Tower Revenue	0.00	0	0.00	0	0.00	0	0.00	0	\$2,000.00	\$2,000	0.00	0	0.00	0	\$2,000.00	\$2,000
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	\$1,060,602.84	\$705,791	\$839,631.42	\$551,501	\$88,673.84	\$338,179	\$13,978.22	\$14,117	\$2,730.00	\$2,004	0.00	0	\$6,475.00	\$7,399	\$2,012,091.32	\$1,618,991
EXPENSES																
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	\$1,222.22	0	\$2,496.18	0	\$377.29	0	\$68.42	0	0.00	0	0.00	0	\$21.94	0	\$4,186.05	0
Contract Employees-Admin	\$5,035.83	0	\$4,326.95	0	\$1,716.90	0	\$322.53	\$333	0.00	0	0.00	0	\$103.43	\$107	\$11,505.64	\$440
Contract Employees-Admin-OT	\$81.02	0	\$69.61	0	\$27.62	0	\$5.55	0	0.00	0	0.00	0	\$1.78	0	\$185.58	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	\$105,292.50	\$109,395	\$84,899.84	\$98,214	\$9,587.40	\$30,000	\$1,793.95	\$1,855	0.00	0	0.00	0	\$615.97	\$601	\$202,189.66	\$240,065
Contract Property Management-OT	\$9,686.73	0	\$7,162.62	0	\$459.49	0	\$92.21	\$148	0.00	0	0.00	0	\$33.15	\$50	\$17,434.20	\$198
Total Administrative Salaries	\$122,369.03	\$109,395	\$98,900.26	\$98,214	\$13,068.05	\$30,000	\$2,282.66	\$2,336	0.00	0	0.00	0	\$776.27	\$758	\$237,396.27	\$240,703
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	\$7,468.50	\$9,000	\$10,096.00	\$5,250	\$367.50	\$1,622	0.00	\$208	0.00	\$1	0.00	0	0.00	\$47	\$17,932.00	\$16,128
Hearing Officer Expense	\$612.50	0	0.00	0	0.00	0	0.00	\$47	0.00	0	0.00	0	0.00	0	\$612.50	\$47
Total Legal Expense	\$8,122.50	\$9,000	\$10,096.00	\$5,250	\$367.50	\$1,622	\$97.00	\$255	0.00	\$1	0.00	0	0.00	\$47	\$18,683.00	\$16,175
Other Admin Expenses																
Staff Training	\$5,316.03	0	\$2,203.47	0	\$176.38	0	0.00	\$7	0.00	\$48	0.00	0	0.00	0	\$7,695.88	\$55
Travel	\$387.61	0	\$326.06	0	\$64.64	0	\$8.65	\$5	0.00	0	0.00	0	0.00	0	\$786.96	\$5
Auditing Fees	0.00	\$6,270	0.00	\$5,700	0.00	\$4,712	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$16,682
LIHTC Monitoring Fee	0.00	\$2,572	0.00	\$2,400	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$4,972
Management Fee	\$47,575.35	\$42,748	\$37,370.85	\$33,090	\$5,315.76	\$20,490	\$836.50	\$883	0.00	0	0.00	0	\$344.19	\$444	\$91,442.65	\$97,656

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	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016	09/2016
Bookkeeping Fees	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	552.50	0	552.50	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	\$7	0.00	0	0.00	0	0.00	0	0.00	\$7
Consultants	\$14,511.60	0	\$9,245.00	0	\$315.00	0	0.00	0	\$776.25	\$3	0.00	0	0.00	0	\$24,847.85	\$3
Inspections	\$270.00	0	\$45.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$315.00	0
Total Other Admin Expenses	\$73,060.59	\$56,591	\$54,190.38	\$46,190	\$5,871.78	\$25,202	\$845.15	\$902	\$776.25	\$51	0.00	0	\$396.69	\$444	\$135,140.84	\$129,380
Miscellaneous Admin Expenses																
Membership and Fees	\$75.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$75.00	0
Advertising	0.00	\$75	0.00	\$75	0.00	\$1,159	0.00	0	0.00	\$3	0.00	0	0.00	0	0.00	\$1,312
Office Supplies	\$2,685.56	\$6,000	\$1,224.10	\$6,000	0.00	\$2,704	0.00	\$13	0.00	0	0.00	0	0.00	\$12	\$3,909.66	\$14,729
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	\$7,360.14	0	\$3,964.93	0	\$283.81	0	\$64.59	\$31	0.00	0	0.00	0	\$78.58	0	\$11,752.05	\$31
Postage	\$24.60	0	\$56.09	0	0.00	0	0.00	\$18	0.00	0	0.00	0	0.00	0	\$80.69	\$18
Software License Fees	\$3,784.77	0	\$3,628.35	0	\$719.46	0	\$86.89	\$36	0.00	0	0.00	0	0.00	0	\$8,219.47	\$36
Copiers	\$133.59	0	\$111.91	0	0.00	0	0.00	\$2	0.00	0	0.00	0	0.00	\$8	\$245.50	\$10
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	0.00	\$19	0.00	\$60	0.00	0	0.00	0	\$636.82	\$79
Small Office Equipment	\$79.99	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$79.99	0
Bank Fees	\$3,154.48	0	\$3,388.55	0	\$1,228.65	0	0.00	0	0.00	0	0.00	0	0.00	0	\$7,771.68	0
Other Misc Admin Expenses	\$654.00	0	\$647.50	0	0.00	0	0.00	\$94	0.00	\$384	0.00	0	0.00	0	\$1,301.50	\$478
Total Miscellaneous Admin Expenses	\$18,411.46	\$6,075	\$13,383.84	\$6,075	\$2,243.23	\$3,863	\$151.48	\$213	0.00	\$447	0.00	0	\$78.58	\$20	\$34,268.59	\$16,693
TOTAL ADMINISTRATIVE EXPENSES	\$221,963.58	\$181,061	\$176,570.48	\$155,729	\$21,550.56	\$60,687	\$3,376.29	\$3,706	\$776.25	\$499	0.00	0	\$1,251.54	\$1,269	\$425,488.70	\$402,951
TENANT SERVICES																
Resident Council	\$771.22	\$2,531	\$417.72	\$2,175	0.00	\$2,626	0.00	0	0.00	0	0.00	0	0.00	0	\$1,188.94	\$7,333
Tenant Services Support	\$85.20	0	\$50.00	0	0.00	0	0.00	\$10	0.00	0	0.00	0	0.00	0	\$135.20	\$10
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	\$975.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$3,655.00	0
Moving Company Expenses	\$416.45	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$416.45	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	\$3,952.87	\$2,531	\$3,261.42	\$2,175	0.00	\$2,626	0.00	\$10	0.00	0	0.00	0	0.00	0	\$7,214.29	\$7,343
Water	\$21,166.28	\$41,250	\$29,297.93	\$41,250	\$6,424.32	\$19,875	\$1,589.55	\$1,280	0.00	0	0.00	\$7	0.00	\$183	\$58,478.08	\$103,845
Electricity	\$48,431.91	\$59,250	\$27,496.89	\$33,750	\$1,701.48	\$3,578	\$214.21	\$211	0.00	0	0.00	0	\$27.66	\$322	\$77,872.15	\$97,110
Vacant Unit-Electricity	\$71.76	0	\$342.49	0	\$381.90	0	\$60.02	\$56	0.00	0	0.00	\$3	0.00	0	\$856.17	\$59
Tenant Owed-Electricity	\$770.51	0	\$1,773.18	0	0.00	0	\$70.79	0	0.00	0	0.00	0	0.00	0	\$2,614.48	0
Gas	\$20,022.35	\$37,500	\$9,124.11	\$23,250	0.00	0	0.00	0	0.00	0	0.00	0	\$104.55	\$379	\$29,251.01	\$61,129
Vacant Unit-Gas	\$82.42	0	\$58.87	0	\$227.62	0	\$39.53	\$92	0.00	0	0.00	\$13	0.00	0	\$408.44	\$105
Tenant Owed-Gas	\$886.36	0	\$980.59	0	0.00	0	\$8.53	0	0.00	0	0.00	0	0.00	0	\$1,875.48	0
Comcast Internet	0.00	0	\$898.86	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$898.86	0
Utilities billed to HCV Program	\$-2,330.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$-2,330.00	0
TOTAL UTILITY EXPENSES	\$89,101.59	\$138,000	\$69,972.92	\$98,250	\$8,735.32	\$23,452	\$1,982.63	\$1,639	0.00	0	0.00	\$23	\$132.21	\$884	\$169,924.67	\$262,248
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	\$106,386.72	\$119,333	\$78,122.95	\$87,400	\$15,021.02	\$38,936	\$2,275.41	\$2,145	0.00	0	0.00	0	\$729.65	\$686	\$202,535.75	\$248,500
Contract Employees-Maint-OT	\$9,180.73	0	\$6,090.83	0	\$1,331.09	0	\$249.07	\$159	0.00	0	0.00	0	\$79.87	\$51	\$16,931.59	\$210
Maintenance Uniforms	\$689.52	0	\$661.02	0	\$98.41	0	\$106.98	0	0.00	0	0.00	0	0.00	0	\$1,555.93	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	\$1,604.07	0	\$1,537.80	0	\$2.97	0	0.00	\$20	0.00	0	0.00	0	0.00	0	\$3,144.84	\$20
Maintenance Facility Rent	\$3,017.34	0	\$2,942.46	0	0.00	0	\$74.81	\$75	0.00	0	0.00	0	0.00	0	\$6,034.61	\$75
Total General Maint Expense	\$120,079.07	\$119,333	\$88,255.69	\$87,400	\$16,925.14	\$38,936	\$2,706.27	\$2,399	0.00	0	0.00	0	\$809.52	\$737	\$228,775.69	\$248,805
Materials																
Grounds Supplies	\$5,410.30	\$1,500	\$899.73	\$1,500	0.00	\$3,476	0.00	0	0.00	0	0.00	0	0.00	0	\$6,310.03	\$6,476
Appliance Parts Supplies	\$2,484.21	0	\$2,704.91	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$5,189.12	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	\$5,732.08	0	\$2,629.67	0	\$887.10	0	0.00	0	0.00	0	0.00	0	0.00	0	\$9,248.85	0
Exterminating Supplies	\$143.92	0	\$137.97	0	0.00	\$2,704	0.00	0	0.00	0	0.00	0	0.00	0	\$281.89	\$2,704
Janitorial/Cleaning Supplies	\$1,300.47	\$6,000	\$1,172.23	\$4,500	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,472.70	\$10,500
Maint/Repairs/Supplies	\$2,934.69	0	\$3,102.17	0	\$339.80	0	\$297.43	0	0.00	0	0.00	0	0.00	0	\$6,674.09	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
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

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Hardware Supplies	\$2,895.97	0	\$1,877.28	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,773.25	0	
HVAC Supplies	\$1,509.72	0	\$1,419.08	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,928.80	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	0.00	0	\$3,574.85	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	\$1,031.59	0	0.00	\$3,747	0.00	0	0.00	0	0.00	0	0.00	0	\$2,309.55	\$3,747	
Miscellaneous Supplies	\$133.66	\$20,250	\$128.14	\$16,500	0.00	\$4,017	0.00	\$431	0.00	0	0.00	\$8	0.00	\$221	\$261.80	\$41,427	
Total Materials	\$41,733.02	\$27,750	\$20,616.87	\$22,500	\$1,226.90	\$13,944	\$297.43	\$431	0.00	0	0.00	\$8	0.00	\$221	\$63,874.22	\$64,854	
Contract Costs																	
Fire Extinguisher Contract Costs	\$712.55	0	\$1,200.60	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,913.15	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	\$6,783.20	0	\$800.00	0	0.00	0	0.00	\$58	0.00	0	0.00	0	0.00	0	\$7,583.20	\$58	
Carpet Cleaning Contract Costs	\$231.00	0	\$231.00	0	0.00	0	0.00	\$8	0.00	0	0.00	0	0.00	\$11	\$462.00	\$19	
Decorating/Painting Contract Costs	\$9,305.00	\$750	\$2,180.00	\$750	0.00	\$3,940	0.00	\$16	0.00	0	0.00	0	0.00	0	\$11,485.00	\$5,456	
Electrical Contract Costs	\$7,762.30	0	\$2,474.26	0	0.00	0	0.00	\$14	0.00	0	0.00	0	0.00	\$33	\$10,236.56	\$47	
Pest Control-budgeted	\$15,412.28	\$5,250	\$10,728.00	\$3,750	\$1,558.48	0	\$57	\$57	0.00	0	0.00	0	0.00	0	\$27,755.76	\$9,057	
Floor Covering Contract Costs	\$4,491.38	0	0.00	0	0.00	0	\$1,584.04	\$64	0.00	0	0.00	0	0.00	0	\$6,075.42	\$64	
Grounds Contract Costs	\$4,563.05	\$6,000	\$8,899.05	\$4,500	\$73.77	\$5,794	0.00	\$36	0.00	0	0.00	0	0.00	\$102	\$13,535.87	\$16,432	
Janitorial/Cleaning Contract Costs	\$5,815.00	0	\$2,688.00	0	\$36.00	\$7,725	0.00	\$78	0.00	0	0.00	0	0.00	0	\$8,539.00	\$7,803	
Janitorial-Monthly Contract	\$15,272.40	\$15,000	\$10,735.00	\$15,000	0.00	0	0.00	0	0.00	0	0.00	0	\$134.26	\$50	\$26,141.66	\$30,050	
Plumbing Contract Costs	\$15,645.05	0	\$4,699.05	0	0.00	0	0.00	\$20	0.00	0	0.00	0	0.00	0	\$36	\$20,344.10	\$56
Windows-Contract Costs	\$5,175.00	0	\$857.33	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$6,032.33	0	
HVAC Contract Costs	\$3,171.95	0	\$8,172.15	0	0.00	0	0.00	\$361	0.00	0	0.00	0	0.00	0	\$11,344.10	\$361	
Vehicle Maintenance Contract Costs	\$918.60	0	\$882.61	0	0.00	0	\$23.11	\$11	0.00	0	0.00	0	0.00	0	\$1,824.32	\$11	
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 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	\$993.30	0	\$670.41	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,663.71	0	
Trash Disposal Contract Costs	\$5,642.37	\$3,375	\$4,287.00	\$2,250	0.00	\$2,009	0.00	0	0.00	0	0.00	0	0.00	\$18	\$9,929.37	\$7,652	
Sewer Backups Emergency	\$5,444.14	0	\$8,142.98	0	0.00	0	0.00	\$22	0.00	0	0.00	0	0.00	0	\$13,587.12	\$22	
Equipment Repair Contract Costs	\$2,654.98	0	\$1,543.11	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,198.09	0	
Unit Turn Contract Costs	\$18,419.99	0	\$10,896.13	0	0.00	0	0.00	\$78	0.00	0	0.00	0	\$240.00	\$31	\$29,556.12	\$109	
Lawn Care Contract	0.00	0	0.00	0	0.00	0	0.00	\$618	0.00	0	0.00	\$203	0.00	\$42	0.00	\$863	
Lawn Care Contract-Budget for Mowing	\$4,650.00	0	\$7,525.00	0	0.00	0	\$750.00	0	0.00	0	0.00	0	0.00	0	\$12,925.00	0	
Snow Plow Contract	\$6,948.00	\$9,000	\$9,180.00	\$9,180	\$1,758.00	\$3,090	0.00	0	0.00	0	0.00	0	0.00	0	\$17,886.00	\$21,270	
Section 3 Contractor Expense	\$7,995.50	0	\$6,432.50	0	0.00	0	\$280.00	\$60	0.00	0	0.00	0	0.00	0	\$14,708.00	\$60	
Tenant Stipends	\$4,510.00	0	\$2,150.00	0	0.00	0	0.00	\$162	0.00	0	0.00	0	0.00	\$21	\$6,660.00	\$183	
Contract Costs-Other	0.00	\$22,500	0.00	\$18,750	0.00	\$3,708	0.00	\$193	0.00	0	0.00	0	0.00	0	0.00	\$45,151	
Replacement Reserve Payments	\$30,375.00	\$30,375	\$30,451.00	\$30,450	0.00	\$10,660	0.00	0	0.00	0	0.00	0	0.00	0	\$60,826.00	\$71,485	
Total Contract Costs	\$184,572.04	\$92,250	\$137,937.18	\$84,630	\$3,426.25	\$36,925	\$2,694.15	\$1,856	0.00	0	0.00	\$203	\$374.26	\$344	\$329,003.88	\$216,208	
TOTAL MAINTENANCE EXPENSES	\$346,384.13	\$239,333	\$246,809.74	\$194,530	\$21,578.29	\$89,805	\$5,697.85	\$4,686	0.00	0	0.00	\$211	\$1,183.78	\$1,302	\$621,653.79	\$529,867	
GENERAL EXPENSES																	
Property Insurance	\$23,799.08	\$23,250	\$30,953.60	\$20,250	0.00	\$9,850	\$851.00	\$823	0.00	0	\$64.41	\$34	0.00	\$212	\$55,668.09	\$54,419	
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	0.00	0	\$109.00	\$109	0.00	0	\$8.00	0	0.00	\$31	\$7,568.49	\$140	
Misc. Taxes/Licenses/Insurance	0.00	\$101	0.00	\$87	0.00	\$34	0.00	0	0.00	0	\$72	0.00	0	0	0.00	\$294	
Security/Law Enforcement	\$7,492.20	\$11,250	\$10,527.88	\$6,750	0.00	\$1,159	0.00	0	0.00	0	0.00	0	0.00	0	\$18,020.08	\$19,159	
TOTAL GENERAL EXPENSES	\$35,281.80	\$34,601	\$45,312.76	\$27,087	0.00	\$11,042	\$960.00	\$932	0.00	0	\$72.41	\$106	0.00	\$243	\$81,626.97	\$74,012	
FINANCING EXPENSE																	
Debt Service Payment	0.00	\$91,020	0.00	\$28,444	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$119,464	
TOTAL FINANCING EXPENSES	0.00	\$91,020	0.00	\$28,444	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$119,464	
TOTAL EXPENSES	\$696,683.97	\$686,546	\$541,927.32	\$506,215	\$51,864.17	\$187,613	\$12,016.77	\$10,973	\$776.25	\$499	\$72.41	\$340	\$2,567.53	\$3,698	\$1,305,908.42	\$1,395,884	
NET INCOME	\$363,918.87	\$19,245	\$297,704.10	\$45,287	\$36,809.67	\$150,566	\$1,961.45	\$3,144	\$1,953.75	\$1,505	\$-72.41	\$-340	\$3,907.47	\$3,701	\$706,182.90	\$223,107	
NOI minus operating reserve	118629.55		91988.68														