

All properties (...allpro)

AAHC Business Affiliates Stmt of Revenue and Expenses

Period = Jul 2018-Aug 2018

Book = Accrual ; Tree = ysl_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:
	08/2018	08/2018	08/2018	08/2018	08/2018	08/2018	08/2018	08/2018	08/2018	08/2018
TENANT INCOME										
Rental Income										
Tenant Rent	-	-	11,654	29,488	-	-	2,066	-	13,720	29,488
RAD PBV Housing Assistance Payment(HAP)	-	-	27,124	53,846	-	-	12,734	-	39,858	53,846
Total Rental Income	-	-	38,778	83,334	-	-	14,800	-	53,578	83,334
Other Tenant Income										
Damages	-	-	163	66	-	-	-	-	163	66
Late Charges	-	-	360	500	-	-	60	-	420	500
Legal Fees - Tenant	-	-	-	166	-	-	-	-	-	166
Tenant Owed Utilities	-	-	446	666	-	-	-	-	446	666
Total Other Tenant Income	-	-	969	1,398	-	-	60	-	1,029	1,398
NET TENANT INCOME	-	-	39,747	84,732	-	-	14,860	-	54,607	84,732
GRANT INCOME										
RAD PBV Vacancy Payments	-	-	-	1,716	-	-	-	-	-	1,716
TOTAL GRANT INCOME	-	-	-	1,716	-	-	-	-	-	1,716
Investment Income - Unrestricted	-	5,000	-	50	-	-	-	-	-	5,050
Miscellaneous Other Income	-	7,500	-	-	-	-	-	-	-	7,500
TOTAL INCOME	-	12,500	39,747	86,498	-	-	14,860	-	54,607	98,998
EXPENSES										
ADMINISTRATIVE										
Administrative Salaries										
Temporary Help	-	-	1,296	4,648	-	-	-	-	1,296	4,648
Contract-Property Management	-	-	4,635	15,704	-	-	1,417	-	6,051	15,704
Contract Property Management-OT	-	-	91	962	-	-	23	-	114	962
Total Administrative Salaries	-	-	6,023	21,314	-	-	1,440	-	7,462	21,314
Legal Expense										
General Legal Expense	-	-	35	600	-	-	-	-	35	600
Total Legal Expense	-	-	35	600	-	-	-	-	35	600
Other Admin Expenses										
Staff Training	-	84	-	166	-	-	-	-	-	250
Travel	-	-	30	-	-	-	-	-	30	-
Management Fee	-	-	3,975	8,334	-	-	1,486	-	5,461	8,334
Bookkeeping Fees	-	-	375	750	-	-	120	-	495	750
Consultants	-	334	-	134	-	-	-	-	-	468
Inspections	-	-	525	166	-	-	-	-	525	166
Total Other Admin Expenses	-	418	4,905	9,550	-	-	1,606	-	6,511	9,968
Miscellaneous Admin Expenses										
Office Supplies	-	834	-	50	-	-	-	-	-	884
Telephone	-	-	(11)	116	-	-	229	-	218	116
Printing Expenses	-	-	49	-	-	-	46	-	95	-
Bank Fees	-	-	20	50	-	-	-	-	20	50

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	08/2018	08/2018	08/2018	08/2018	08/2018	08/2018	08/2018	08/2018	08/2018	08/2018
Other Misc Admin Expenses	207	834	-	-	-	-	-	-	207	834
Total Miscellaneous Admin Expenses	207	1,668	58	216	-	-	275	-	540	1,884
TOTAL ADMINISTRATIVE EXPENSES	207	2,086	11,021	31,680	-	-	3,320	-	14,548	33,766
TENANT SERVICES										
Resident Council	100	-	-	-	-	-	-	-	100	-
Other Tenant Svcs.	4,959	1,666	-	-	-	-	-	-	4,959	1,666
Tenant Services Support	8,057	13,166	-	-	-	-	-	-	8,057	13,166
Sr Nutrition Program Expenses	3,314	4,666	-	-	-	-	-	-	3,314	4,666
TOTAL TENANT SERVICES EXPENSES	16,430	19,498	-	-	-	-	-	-	16,430	19,498
Water	-	-	-	3,250	-	-	585	-	585	3,250
Electricity	-	-	114	634	-	-	405	-	520	634
Vacant Unit-Electricity	-	-	-	466	-	-	-	-	-	466
Tenant Owed-Electricity	-	-	286	534	-	-	-	-	286	534
Electric - Tenant-Occupied	-	-	167	366	-	-	-	-	167	366
Gas	-	-	-	-	-	-	34	-	34	-
Vacant Unit-Gas	-	-	-	666	-	-	-	-	-	666
Tenant Owed-Gas	-	-	63	666	-	-	-	-	63	666
Gas - Tenant-Occupied	-	-	37	166	-	-	-	-	37	166
TOTAL UTILITY EXPENSES	-	-	668	6,748	-	-	1,023	-	1,692	6,748
Maintenance - Temporary Labor	-	-	231	-	-	-	74	-	305	-
Contract Employees Maintenance	-	-	7,999	13,346	-	-	1,220	-	9,218	13,346
Contract Employees-Maint-OT	-	-	146	1,008	-	-	46	-	192	1,008
Maintenance Uniforms	-	-	31	16	-	-	10	-	41	16
Total General Maint Expense	-	-	8,407	14,370	-	-	1,350	-	9,757	14,370
Materials										
Grounds Supplies	-	-	177	166	-	-	-	-	177	166
Appliance Parts Supplies	-	-	-	66	-	-	-	-	-	66
Window Treatment Supplies	-	-	-	50	-	-	-	-	-	50
Electrical Supplies	-	-	224	334	-	-	-	-	224	334
Janitorial/Cleaning Supplies	-	-	-	16	-	-	-	-	-	16
Maint/Repairs/Supplies	-	-	163	2,916	-	-	-	-	163	2,916
Plumbing Supplies	-	-	248	84	-	-	165	-	414	84
Tools and Equipment	-	-	-	284	-	-	-	-	-	284
Paint Supplies	-	-	16	-	-	-	-	-	16	-
Hardware Supplies	-	-	-	66	-	-	-	-	-	66
HVAC Supplies	-	-	36	134	-	-	-	-	36	134
Locks & Keys	-	-	-	100	-	-	-	-	-	100
Fire/Life/Safety Expenses & Supplies	-	-	45	400	-	-	-	-	45	400
Fleet Expenses	-	-	121	266	-	-	18	-	139	266
Appliances	-	-	-	200	-	-	-	-	-	200
Misc Maintenance Expenses & Supplies	-	-	-	500	-	-	-	-	-	500
Total Materials	-	-	1,029	5,582	-	-	183	-	1,212	5,582
Contract Costs										
Building Repairs Contract Costs	-	-	-	666	-	-	-	-	-	666
Carpet Cleaning Contract Costs	-	-	-	200	-	-	-	-	-	200

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Decorating/Painting Contract Costs	-	-	-	166	-	-	300	-	300	166
Electrical Contract Costs	-	-	180	200	-	-	-	-	180	200
Pest Control Contract Costs	-	-	-	234	-	-	-	-	-	234
Pest Control-budgeted	-	-	114	-	-	-	-	-	114	-
Floor Covering Contract Costs	-	-	-	150	-	-	-	-	-	150
Grounds Contract Costs	-	-	700	400	-	-	-	-	700	400
Janitorial-Monthly Contract	-	-	-	-	-	-	279	-	279	-
Plumbing Contract Costs	-	-	-	134	-	-	-	-	-	134
Windows-Contract Costs	-	-	-	234	-	-	-	-	-	234
HVAC Contract Costs	9,514	-	312	766	-	-	-	-	9,826	766
Vehicle Maintenance Contract Costs	-	-	-	150	-	-	-	-	-	150
Trash Disposal Contract Costs	-	-	-	200	-	-	-	-	-	200
Sewer Backups Emergency	-	-	-	-	300	-	1,650	-	1,950	-
Unit Turn Contract Costs	-	-	13,500	634	-	-	1,100	-	14,600	634
Lawn Care Contract	-	-	-	2,250	-	-	-	-	-	2,250
Lawn Care Contract-Budget for Mowing	-	-	1,358	-	315	-	120	-	1,793	-
Snow Removal Contract	-	-	-	3,334	-	-	-	-	-	3,334
Section 3 Contractor Expense	-	-	624	1,116	-	-	-	-	624	1,116
Tenant Stipends	-	-	-	2,000	-	-	-	-	-	2,000
Total Contract Costs	9,514	-	16,788	12,834	615	-	3,449	-	30,366	12,834
TOTAL MAINTENANCE EXPENSES	9,514	-	26,223	32,786	615	-	4,982	-	41,335	32,786
GENERAL EXPENSES										
Property Insurance	-	-	1,908	3,166	271	-	448	-	2,627	3,166
Liability Insurance	8	16	429	450	2	-	218	-	655	466
TOTAL GENERAL EXPENSES	8	16	2,336	3,616	273	-	666	-	3,282	3,632
TOTAL EXPENSES	26,159	21,600	40,248	74,830	888	-	9,992	-	77,287	96,430
NET INCOME	(26,159)	(9,100)	(501)	11,668	(888)	-	4,868	-	(22,680)	2,568