

All properties (...allpro)

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

Period = Jul 2017-Jun 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:
	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018
TENANT INCOME										
Rental Income										
Tenant Rent	-	-	58,643	78,474	-	-	9,778	11,640	68,421	90,114
RAD PBV Housing Assistance Payment(HAP)	-	-	112,895	117,711	-	-	75,765	77,160	188,660	194,871
Bad Debt	-	-	-	(2,368)	-	-	-	-	-	(2,368)
Less: Concessions	-	-	(12)	(218)	-	-	(52)	-	(64)	(218)
Total Rental Income	-	-	171,526	193,599	-	-	85,491	88,800	257,017	282,399
Other Tenant Income										
Damages	-	-	200	182	-	-	-	-	200	182
Late Charges	-	-	1,740	480	-	-	120	40	1,860	520
Legal Fees - Tenant	-	-	842	163	-	-	-	-	842	163
NSF Charges	-	-	-	15	-	-	-	-	-	15
Tenant Owed Utilities	-	-	945	359	-	-	-	-	945	359
Total Other Tenant Income	-	-	3,727	1,199	-	-	120	40	3,847	1,239
NET TENANT INCOME	-	-	175,253	194,798	-	-	85,611	88,840	260,864	283,638
GRANT INCOME										
RAD PBV Vacancy Payments	-	-	16,692	-	-	-	-	-	16,692	-
AAHC CFP Funds	-	-	363,556	-	-	-	-	-	363,556	-
FHLB Fund Revenue	-	-	189,220	-	-	-	-	-	189,220	-
TOTAL GRANT INCOME	-	-	569,468	-	-	-	-	-	569,468	-
Investment Income - Unrestricted	320	-	823	486	-	-	-	-	1,143	486
Miscellaneous Other Income	301	29	-	-	-	-	-	-	301	29
Donations	200	-	-	-	-	-	-	-	200	-
Developer Fees	356,440	360,000	-	-	-	-	-	-	356,440	360,000
TOTAL OTHER INCOME	356,640	360,000	-	-	-	-	-	-	356,640	360,000
TOTAL INCOME	357,262	360,029	745,543	195,284	-	-	85,611	88,840	1,188,416	644,153
EXPENSES										
ADMINISTRATIVE										
Administrative Salaries										
Temporary Help	-	-	(11)	250	-	-	(3)	80	(14)	330
Contract-Property Management	-	-	27,968	33,086	-	-	8,393	4,404	36,361	37,490
Contract Property Management-OT	-	-	641	1,816	-	-	195	653	835	2,469
Total Administrative Salaries	-	-	28,598	35,152	-	-	8,584	5,137	37,182	40,289
Legal Expense										
Criminal Background Checks	-	-	-	97	-	-	-	-	-	97
General Legal Expense	339	-	2,012	1,969	-	-	-	390	2,351	2,359
Hearing Officer Expense	-	-	-	569	-	-	-	-	-	569
Total Legal Expense	339	-	2,012	2,635	-	-	-	390	2,351	3,025
Other Admin Expenses										
Staff Training	359	-	66	44	-	-	21	-	446	44

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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:
	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018
Travel	13	-	14	101	-	-	14	-	41	101
Auditing Fees	760	4,000	1,000	-	-	-	-	-	1,760	4,000
Management Fee	-	-	19,277	19,480	-	-	8,561	5,330	27,838	24,810
Bookkeeping Fees	-	-	1,950	2,250	-	-	705	720	2,655	2,970
Office Rent	-	500	-	-	-	-	-	-	-	500
Consultants	750	2,000	-	1,125	-	-	-	1,560	750	4,685
Inspections	-	-	495	1,000	-	-	360	-	855	1,000
Total Other Admin Expenses	1,882	6,500	22,801	24,000	-	-	9,661	7,610	34,344	38,110
Miscellaneous Admin Expenses										
Membership and Fees	-	20	-	-	-	-	-	-	-	20
Office Supplies	7,675	-	-	225	-	-	-	-	7,675	225
Telephone	-	-	357	638	-	-	1,171	459	1,528	1,097
Postage	-	60	-	9	-	-	-	-	-	69
Software License Fees	-	-	-	1,043	-	-	-	-	-	1,043
Copiers	-	-	-	29	-	-	-	-	-	29
Printing Expenses	-	313	-	89	-	-	-	-	-	402
Late Fees/Lost Discounts	39	-	(1)	-	-	-	-	-	38	-
Bank Fees	-	-	119	-	-	-	-	-	119	-
Other Misc Admin Expenses	3,728	4,000	-	281	-	-	-	-	3,728	4,281
Total Miscellaneous Admin Expenses	11,442	4,393	475	2,314	-	-	1,171	459	13,088	7,166
TOTAL ADMINISTRATIVE EXPENSES	13,664	10,893	53,886	64,101	-	-	19,417	13,596	86,966	88,590
TENANT SERVICES										
Other Tenant Svcs.	5,746	-	-	-	-	-	-	-	5,746	-
Tenant Services Support	69,957	73,750	-	625	-	-	-	-	69,957	74,375
Tenant Support Services-FSS	-	3,450	-	-	-	-	-	-	-	3,450
Packers Stipends	-	-	552	-	-	-	72	-	624	-
Sr Nutrition Program Expenses	9,143	-	-	-	-	-	-	-	9,143	-
TOTAL TENANT SERVICES EXPENSES	84,847	77,200	552	625	-	-	72	-	85,471	77,825
Water	-	-	9,855	15,811	303	220	1,802	2,156	11,959	18,187
Electricity	-	-	1,682	2,160	-	-	4,249	2,666	5,932	4,826
Vacant Unit-Electricity	-	-	1,036	500	-	42	-	76	1,036	618
Tenant Owed-Electricity	-	-	449	254	-	-	-	-	449	254
Electric - Tenant-Occupied	-	-	1,036	-	-	-	-	-	1,036	-
Gas	-	-	-	-	-	-	1,079	2,414	1,079	2,414
Vacant Unit-Gas	-	-	1,651	500	-	159	-	241	1,651	900
Tenant Owed-Gas	-	-	593	115	-	-	-	-	593	115
Gas - Tenant-Occupied	-	-	650	-	-	-	-	-	650	-
TOTAL UTILITY EXPENSES	-	-	16,952	19,340	303	421	7,131	7,553	24,385	27,314
Maintenance - Temporary Labor	-	-	664	-	-	-	211	-	875	-
Compensated Absences	-	-	-	-	-	-	-	157	-	157
Contract Employees Maintenance	-	-	27,023	29,361	-	-	8,282	9,415	35,305	38,776
Contract Employees-Maint-OT	-	-	1,473	1,982	-	-	468	635	1,941	2,617
Maintenance Facility Rent	-	-	-	656	-	-	-	-	-	656
Total General Maint Expense	-	-	29,159	31,999	-	-	8,962	10,207	38,121	42,206

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	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018
Materials										
Grounds Supplies	344	-	385	-	-	-	1,830	-	2,559	-
Appliance Parts Supplies	-	-	-	400	-	-	-	300	-	700
Electrical Supplies	-	-	740	208	-	-	-	-	740	208
Janitorial/Cleaning Supplies	-	-	21	-	-	-	-	-	21	-
Maint/Repairs/Supplies	-	-	7,604	-	-	-	1,967	-	9,571	-
Plumbing Supplies	-	-	165	852	-	-	2,117	-	2,282	852
Tools and Equipment	-	-	1,009	32	-	19	-	-	1,009	51
Paint Supplies	-	-	19	-	-	-	-	-	19	-
HVAC Supplies	-	-	1,167	644	-	-	-	180	1,167	824
Locks & Keys	-	-	752	-	-	-	-	-	752	-
Fire/Life/Safety Expenses & Supplies	-	-	4,123	51	-	-	-	22	4,123	73
Fleet Expenses	-	-	1,107	856	-	-	231	-	1,338	856
Appliances	-	-	3,083	-	-	-	-	-	3,083	-
Misc Maintenance Expenses & Supplies	-	-	1,460	4,621	-	-	43	946	1,503	5,567
Total Materials	344	-	21,635	7,664	-	19	6,187	1,448	28,166	9,131
Contract Costs										
Building Repairs Contract Costs	-	-	1,909	1,400	-	-	-	-	1,909	1,400
Carpet Cleaning Contract Costs	-	-	100	-	-	-	-	-	100	-
Decorating/Painting Contract Costs	-	-	1,007	500	-	-	-	-	1,007	500
Electrical Contract Costs	-	-	1,204	500	-	-	568	395	1,772	895
Pest Control Contract Costs	-	-	-	684	-	-	-	-	-	684
Pest Control-budgeted	-	-	912	-	-	-	-	-	912	-
Floor Covering Contract Costs	-	-	228	500	-	-	-	136	228	636
Grounds Contract Costs	-	-	635	5,745	-	860	1,550	1,831	2,185	8,436
Janitorial/Cleaning Contract Costs	-	-	-	900	-	-	-	1,611	-	2,511
Janitorial-Monthly Contract	-	-	-	-	-	-	1,847	-	1,847	-
Plumbing Contract Costs	-	-	390	-	-	-	-	426	390	426
Windows-Contract Costs	-	-	714	-	-	-	-	-	714	-
HVAC Contract Costs	-	-	8,292	1,000	-	-	-	-	8,292	1,000
Trash Disposal Contract Costs	-	-	103	30	-	-	-	220	103	250
Sewer Backups Emergency	-	-	-	1,000	-	-	256	-	256	1,000
Unit Turn Contract Costs	-	-	3,722	1,000	-	-	3,405	1,855	7,127	2,855
Lawn Care Contract-Budget for Mowing	-	-	5,357	-	1,025	-	408	-	6,790	-
Snow Removal Contract	-	-	9,900	14,052	-	1,400	1,344	-	11,244	15,452
Asbestos Abatement/Monitoring/Removal	16,200	-	-	-	-	-	-	-	16,200	-
Misc Other Contract Costs	-	-	-	-	-	-	500	-	500	-
Section 3 Contractor Expense	-	-	3,244	600	-	-	-	-	3,244	600
Tenant Stipends	-	-	2,500	340	-	-	-	256	2,500	596
Total Contract Costs	16,200	-	40,217	28,251	1,025	2,260	9,879	6,730	67,321	37,241
TOTAL MAINTENANCE EXPENSES	16,544	-	91,012	67,914	1,025	2,279	25,028	18,385	133,609	88,578
GENERAL EXPENSES										
Property Insurance	-	-	10,972	7,500	1,312	628	2,170	3,000	14,455	11,128
Liability Insurance	73	-	1,755	1,463	7	32	176	500	2,011	1,995

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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:
	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018	06/2018
Financing/Tax Credit Fees	-	-	-	-	-	5,567	-	-	-	5,567
TOTAL GENERAL EXPENSES	73	-	12,727	8,963	1,320	6,227	2,346	3,500	16,466	18,690
FINANCING EXPENSE										
Interest Expense	33	-	-	-	-	-	-	-	33	-
TOTAL FINANCING EXPENSES	33	-	-	-	-	-	-	-	33	-
NON-OPERATING ITEMS										
Depreciation -Furn,Equip,Machinery-Dwellings	-	-	-	-	-	-	-	179	-	179
TOTAL NON-OPERATING ITEMS	-	-	-	-	-	-	-	179	-	179
TOTAL EXPENSES	115,161	88,093	175,129	160,943	2,647	8,927	53,994	43,213	346,930	301,176
NET INCOME	242,101	271,936	570,415	34,341	(2,647)	(8,927)	31,617	45,627	841,486	342,977