

All properties (...allpro)

**Tax Credit Properties Statement of Revenues and Expenses**

Period = Feb 2017

Book = Accrual ; Tree = ysi\_is

	Maple Tower	Maple Tower	River Run	River Run	West Arbor	West Arbor	TOTAL	TOTAL
	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017
<b>TENANT INCOME</b>								
Rental Income								
Tenant Rent	\$52,718.00	\$51,878	\$54,272.00	\$51,814	\$8,074.00	\$27,756	\$115,064.00	\$131,448
RAD PBV Housing Assistance Payment(HAP)	\$118,956.00	\$127,012	\$82,321.00	\$88,226	\$19,812.00	\$67,952	\$221,089.00	\$283,190
Bad Debt	0.00	0	\$285.00	0	0.00	0	\$285.00	0
Less: Vacancies	0.00	\$-12,522	0.00	\$-9,802	0.00	\$-6,700	0.00	\$-29,024
Less: Concessions	0.00	0	\$-3.00	0	0.00	0	\$-3.00	0
Subsidy Adjustments	0.00	0	\$507.00	0	0.00	0	\$507.00	0
Total Rental Income	\$171,674.00	\$166,368	\$137,382.00	\$130,238	\$27,886.00	\$89,008	\$336,942.00	\$385,614
<b>Other Tenant Income</b>								
Laundry and Vending	\$655.88	0	\$353.27	0	0.00	0	\$1,009.15	0
Damages	\$1,890.00	0	\$230.00	0	0.00	0	\$2,120.00	0
Late Charges	\$580.00	0	\$740.00	0	0.00	0	\$1,320.00	0
Legal Fees - Tenant	\$158.00	0	\$762.00	0	0.00	0	\$920.00	0
Tenant Owed Utilities	\$682.69	0	\$975.00	0	0.00	0	\$1,657.69	0
Misc. Tenant Income	\$25.00	\$2,000	0.00	\$1,666	0.00	0	\$25.00	\$3,666
Total Other Tenant Income	\$3,991.57	\$2,000	\$3,060.27	\$1,666	0.00	0	\$7,051.84	\$3,666
NET TENANT INCOME	\$175,665.57	\$168,368	\$140,442.27	\$131,904	\$27,886.00	\$89,008	\$343,993.84	\$389,280
<b>GRANT INCOME</b>								
RAD PBV Vacancy Payments	0.00	0	0.00	0	\$19,688.00	\$3,528	\$19,688.00	\$3,528
PBV Vacancy Payments	\$4,200.00	\$4,382	\$2,530.00	\$3,432	0.00	0	\$6,730.00	\$7,814
<b>TOTAL GRANT INCOME</b>	<b>\$4,200.00</b>	<b>\$4,382</b>	<b>\$2,530.00</b>	<b>\$3,432</b>	<b>\$19,688.00</b>	<b>\$3,528</b>	<b>\$26,418.00</b>	<b>\$11,342</b>
Investment Income - Unrestricted	0.00	0	0.00	0	\$26.06	0	\$26.06	0
Miscellaneous Other Income	0.00	\$584	0.00	0	\$0.01	\$834	\$0.01	\$1,418
Other Income-Earned Discounts	0.00	0	0.00	0	\$150.00	0	\$150.00	0
<b>TOTAL INCOME</b>	<b>\$179,865.57</b>	<b>\$173,334</b>	<b>\$142,972.27</b>	<b>\$135,336</b>	<b>\$47,750.07</b>	<b>\$93,370</b>	<b>\$370,587.91</b>	<b>\$402,040</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
Administrative Salaries								
Temporary Help	\$316.66	0	\$272.08	0	\$107.96	0	\$696.70	0
Contract-Property Management	\$21,460.68	\$28,924	\$17,444.79	\$22,616	\$9,716.83	\$9,846	\$48,622.30	\$61,386
Contract Property Management-OT	\$2,183.83	0	\$1,093.22	0	\$882.93	0	\$4,159.98	0

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	Maple Tower	Maple Tower	River Run	River Run	West Arbor	West Arbor	TOTAL	TOTAL
	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017
Total Administrative Salaries	\$23,961.17	\$28,924	\$18,810.09	\$22,616	\$10,707.72	\$9,846	\$53,478.98	\$61,386
Legal Expense								
Criminal Background Checks	0.00	0	\$41.50	0	0.00	0	\$41.50	0
General Legal Expense	\$557.00	\$1,866	\$5,397.00	\$2,334	0.00	\$334	\$5,954.00	\$4,534
Total Legal Expense	\$557.00	\$1,866	\$5,438.50	\$2,334	0.00	\$334	\$5,995.50	\$4,534
Other Admin Expenses								
Staff Training	\$697.78	0	\$668.94	0	\$132.64	0	\$1,499.36	0
Travel	\$29.06	0	\$27.86	0	0.00	0	\$56.92	0
Auditing Fees	0.00	\$1,334	0.00	\$1,202	0.00	\$834	0.00	\$3,370
LIHTC Monitoring Fee	0.00	\$584	0.00	\$834	0.00	\$834	0.00	\$2,252
Management Fee	\$10,794.33	\$10,210	\$8,616.30	\$8,120	\$2,854.83	\$5,602	\$22,265.46	\$23,932
Consultants	\$1,440.00	0	\$1,157.40	0	0.00	0	\$2,597.40	0
Inspections	\$385.00	\$666	\$250.00	\$344	\$900.00	\$84	\$1,535.00	\$1,094
Total Other Admin Expenses	\$13,346.17	\$12,794	\$10,720.50	\$10,500	\$3,887.47	\$7,354	\$27,954.14	\$30,648
Miscellaneous Admin Expenses								
Office Supplies	\$-18.11	\$5,916	\$301.81	\$3,356	\$744.94	\$250	\$1,028.64	\$9,522
Telephone	\$1,404.33	0	\$316.42	0	\$18.17	0	\$1,738.92	0
Postage	0.00	0	\$25.75	0	0.00	0	\$25.75	0
Printing Expenses	\$43.67	0	\$41.86	0	\$8.30	0	\$93.83	0
Bank Fees	\$2,608.69	0	\$2,677.48	0	\$4,029.04	0	\$9,315.21	0
Bank Charges	\$123.12	0	\$388.82	0	\$98.16	0	\$610.10	0
Total Miscellaneous Admin Expenses	\$4,161.70	\$5,916	\$3,752.14	\$3,356	\$4,898.61	\$250	\$12,812.45	\$9,522
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$42,026.04</b>	<b>\$49,500</b>	<b>\$38,721.23</b>	<b>\$38,806</b>	<b>\$19,493.80</b>	<b>\$17,784</b>	<b>\$100,241.07</b>	<b>\$106,090</b>
<b>TENANT SERVICES</b>								
Resident Council	0.00	\$562	0.00	\$484	0.00	\$192	0.00	\$1,238
Other Tenant Svcs.	\$66.59	0	0.00	0	0.00	0	\$66.59	0
Moving Company Expenses	0.00	0	\$500.00	0	0.00	0	\$500.00	0
Packers Stipends	0.00	0	\$216.00	0	\$72.00	0	\$288.00	0
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>\$66.59</b>	<b>\$562</b>	<b>\$716.00</b>	<b>\$484</b>	<b>\$72.00</b>	<b>\$192</b>	<b>\$854.59</b>	<b>\$1,238</b>
Water	0.00	\$7,500	\$11,776.41	\$6,524	0.00	\$5,666	\$11,776.41	\$19,690
Electricity	\$13,113.47	\$12,034	\$5,196.67	\$7,210	\$796.50	\$7,856	\$19,106.64	\$27,100
Vacant Unit-Electricity	\$99.17	0	\$82.91	0	0.00	0	\$182.08	0
Tenant Owed-Electricity	\$109.11	0	\$143.64	0	0.00	0	\$252.75	0
Electric - Tenant-Occupied	0.00	0	\$28.85	0	0.00	0	\$28.85	0
Gas	\$10,580.24	\$7,534	\$4,902.80	\$3,750	\$272.50	\$5,294	\$15,755.54	\$16,578
Vacant Unit-Gas	\$166.91	0	0.00	0	0.00	0	\$166.91	0

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	Maple Tower	Maple Tower	River Run	River Run	West Arbor	West Arbor	TOTAL	TOTAL
	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017
Tenant Owed-Gas	\$425.66	0	\$487.49	0	0.00	0	\$913.15	0
Gas - Tenant-Occupied	0.00	0	\$34.74	0	0.00	0	\$34.74	0
Comcast Internet	0.00	0	\$916.37	0	0.00	0	\$916.37	0
Utilities billed to HCV Program	\$-682.00	0	0.00	0	0.00	0	\$-682.00	0
<b>TOTAL UTILITY EXPENSES</b>	<b>\$23,812.56</b>	<b>\$27,068</b>	<b>\$23,569.88</b>	<b>\$17,484</b>	<b>\$1,069.00</b>	<b>\$18,816</b>	<b>\$48,451.44</b>	<b>\$63,368</b>
<b>General Maint Expense</b>								
Contract Employees Maintenance	\$20,852.72	\$22,508	\$17,917.38	\$22,770	\$7,109.41	\$8,616	\$45,879.51	\$53,894
Contract Employees-Maint-OT	\$2,273.33	0	\$1,953.32	0	\$775.05	0	\$5,001.70	0
Maintenance Uniforms	\$41.78	0	\$40.05	0	0.00	0	\$81.83	0
Safety Supplies	\$173.01	0	\$165.87	0	\$28.05	0	\$366.93	0
<b>Total General Maint Expense</b>	<b>\$23,340.84</b>	<b>\$22,508</b>	<b>\$20,076.62</b>	<b>\$22,770</b>	<b>\$7,912.51</b>	<b>\$8,616</b>	<b>\$51,329.97</b>	<b>\$53,894</b>
<b>Materials</b>								
Grounds Supplies	\$7.68	\$166	0.00	0	0.00	\$166	\$7.68	\$332
Appliance Parts Supplies	\$449.00	0	\$2,255.00	0	0.00	0	\$2,704.00	0
Janitorial/Cleaning Supplies	0.00	\$500	0.00	\$378	0.00	0	0.00	\$878
Maint/Repairs/Supplies	\$4,510.67	\$2,584	\$3,434.35	\$4,070	\$1,203.30	\$500	\$9,148.32	\$7,154
Tools and Equipment	\$277.77	0	\$266.28	0	\$36.06	0	\$580.11	0
Locks & Keys	\$21.06	0	\$2,701.06	0	0.00	0	\$2,722.12	0
Unit Turn Supplies	\$310.66	\$1,000	0.00	\$586	0.00	\$250	\$310.66	\$1,836
Miscellaneous Supplies	0.00	\$1,850	0.00	\$1,562	0.00	\$250	0.00	\$3,662
<b>Total Materials</b>	<b>\$5,576.84</b>	<b>\$6,100</b>	<b>\$8,656.69</b>	<b>\$6,596</b>	<b>\$1,239.36</b>	<b>\$1,166</b>	<b>\$15,472.89</b>	<b>\$13,862</b>
<b>Contract Costs</b>								
Building Repairs Contract Costs	0.00	0	\$2,204.62	0	0.00	0	\$2,204.62	0
Carpet Cleaning Contract Costs	\$100.00	0	0.00	0	0.00	0	\$100.00	0
Electrical Contract Costs	0.00	0	0.00	0	\$1,988.00	0	\$1,988.00	0
Pest Control Contract Costs	0.00	\$3,666	0.00	\$2,334	0.00	\$500	0.00	\$6,500
Pest Control-budgeted	\$3,771.28	0	\$2,234.00	0	0.00	0	\$6,005.28	0
Floor Covering Contract Costs	0.00	0	\$169.68	0	0.00	0	\$169.68	0
Janitorial/Cleaning Contract Costs	0.00	0	\$3,100.00	\$3,870	0.00	\$1,166	\$3,100.00	\$5,036
Janitorial-Monthly Contract	\$3,436.29	\$3,534	\$2,416.71	0	0.00	0	\$5,853.00	\$3,534
Plumbing Contract Costs	0.00	0	\$3,107.56	0	0.00	0	\$3,107.56	0
Windows-Contract Costs	\$212.34	0	0.00	0	0.00	0	\$212.34	0
HVAC Contract Costs	0.00	0	\$4,011.26	0	0.00	0	\$4,011.26	0
Alarm Monitoring Contract Costs	\$614.19	0	\$194.47	0	0.00	0	\$808.66	0
Trash Disposal Contract Costs	0.00	\$916	0.00	\$686	0.00	\$166	0.00	\$1,768
Sewer Backups Emergency	0.00	0	\$1,799.00	0	0.00	0	\$1,799.00	0
Equipment Repair Contract Costs	0.00	0	\$419.60	0	0.00	0	\$419.60	0

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	Maple Tower	Maple Tower	River Run	River Run	West Arbor	West Arbor	TOTAL	TOTAL
	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:	As of:	Budget As of:
	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017	02/2017
Vehicle Towing Contact Costs	0.00	0	\$245.00	0	0.00	0	\$245.00	0
Unit Turn Contract Costs	\$6,674.44	\$1,200	\$1,246.00	\$2,334	0.00	\$500	\$7,920.44	\$4,034
Snow Plow Contract	\$4,632.00	\$7,000	\$6,120.00	\$6,759	\$3,516.00	\$3,500	\$14,268.00	\$17,259
Asbestos Abatement/Monitoring/Removal	\$3,925.00	0	\$4,325.00	0	0.00	0	\$8,250.00	0
Section 3 Contractor Expense	\$1,080.00	0	\$1,637.00	0	0.00	0	\$2,717.00	0
Tenant Stipends	\$1,350.00	0	\$500.00	0	0.00	0	\$1,850.00	0
Contract Costs-Other	0.00	\$7,608	0.00	\$6,412	0.00	\$834	0.00	\$14,854
Total Contract Costs	\$25,795.54	\$23,924	\$33,729.90	\$22,395	\$5,504.00	\$6,666	\$65,029.44	\$52,985
TOTAL MAINTENANCE EXPENSES	\$54,713.22	\$52,532	\$62,463.21	\$51,761	\$14,655.87	\$16,448	\$131,832.30	\$120,741
GENERAL EXPENSES								
Property Insurance	\$3,358.60	\$5,166	\$2,550.98	\$7,010	\$3,322.80	\$2,834	\$9,232.38	\$15,010
Liability Insurance	0.00	0	0.00	0	\$144.00	0	\$144.00	0
Payments in Lieu of Taxes	0.00	\$22	0.00	\$20	0.00	\$8	0.00	\$50
Misc. Taxes/Liscenses/Insurance	0.00	\$84	0.00	\$120	0.00	0	0.00	\$204
Financing/Tax Credit Fees	\$4,706.92	0	\$3,594.42	0	0.00	0	\$8,301.34	0
Security/Law Enforcement	\$1,492.00	\$1,666	\$2,098.00	\$2,340	\$1,795.50	0	\$5,385.50	\$4,006
TOTAL GENERAL EXPENSES	\$9,557.52	\$6,938	\$8,243.40	\$9,490	\$5,262.30	\$2,842	\$23,063.22	\$19,270
FINANCING EXPENSE								
Interest Expense-Mortgage Payable	\$16,760.36	0	\$5,237.61	0	0.00	0	\$21,997.97	0
TOTAL FINANCING EXPENSES	\$16,760.36	0	\$5,237.61	0	0.00	0	\$21,997.97	0
NON-OPERATING ITEMS								
Depreciation Expense-Buildings	\$99,644.20	0	\$76,044.38	0	0.00	0	\$175,688.58	0
Operating Transfers OUT	0.00	0	0.00	0	\$156,430.13	0	\$156,430.13	0
Operating Transfers-IN	0.00	0	0.00	0	\$-156,430.13	0	\$-156,430.13	0
TOTAL NON-OPERATING ITEMS	\$99,644.20	0	\$76,044.38	0	0.00	0	\$175,688.58	0
TOTAL EXPENSES	\$246,580.49	\$136,600	\$214,995.71	\$118,025	\$40,552.97	\$56,082	\$502,129.17	\$310,707
NET INCOME	\$-66,714.92	\$36,734	\$-72,023.44	\$17,311	\$7,197.10	\$37,288	\$-131,541.26	\$91,333