

**Non AAHC Consolidated Report**

August 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:
	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016
<b>TENANT INCOME</b>																
Rental Income																
Tenant Rent	\$201,517.00	\$198,425	\$200,761.00	\$236,559	0.00	\$134,813	\$3,127.00	\$5,740	0.00	0	0.00	0	\$970.00	\$855	\$406,375.00	\$576,392
Tenant Rent-VASH	0.00	\$10,596	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$10,596
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)	\$487,699.00	\$368,503	\$338,204.00	\$289,129	0.00	\$164,771	\$5,914.00	\$7,562	0.00	0	0.00	0	\$6,430.00	\$6,545	\$838,247.00	\$836,510
PBV-VASH HAP	0.00	\$95,364	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$95,364
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	\$-47,518	0.00	\$-36,798	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$-84,316
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	\$687,198.11	\$625,370	\$538,124.41	\$488,890	0.00	\$299,583	\$9,041.00	\$13,162	0.00	0	0.00	0	\$7,400.00	\$7,399	\$1,241,763.52	\$1,434,404
<b>Other Tenant Income</b>																
Laundry and Vending	\$2,761.97	\$2,000	\$1,331.97	\$1,333	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,093.94	\$3,333
Damages	\$1,607.00	0	\$668.00	0	0.00	0	\$80.37	\$14	0.00	0	0.00	0	0.00	0	\$2,355.37	\$14
Late Charges	\$2,270.00	0	\$2,890.00	0	0.00	0	\$20.00	\$43	0.00	0	0.00	0	\$20.00	0	\$5,200.00	\$43
Legal Fees - Tenant	\$959.00	0	\$2,860.00	0	0.00	0	0.00	\$30	0.00	0	0.00	0	0.00	0	\$3,819.00	\$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	\$2,618.53	0	0.00	0	\$41.28	0	0.00	0	0.00	0	0.00	0	\$4,302.85	0
Misc.Tenant Income	\$520.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$520.00	0
Total Other Tenant Income	\$9,781.01	\$2,000	\$10,398.50	\$1,333	0.00	0	\$141.65	\$87	0.00	0	0.00	0	\$20.00	0	\$20,341.16	\$3,420
NET TENANT INCOME	\$696,979.12	\$627,370	\$548,522.91	\$490,223	0.00	\$299,583	\$9,182.65	\$13,249	0.00	0	0.00	0	\$7,420.00	\$7,399	\$1,262,104.68	\$1,437,825
<b>GRANT INCOME</b>																
RAD PBV Vacancy Payments	\$-576.00	0	\$-262.00	0	\$78,752.00	0	\$4,280.00	\$838	0.00	0	0.00	0	0.00	0	\$82,194.00	\$838
PBV Vacancy Payments	\$8,172.00	0	\$4,970.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$13,142.00	0
<b>TOTAL GRANT INCOME</b>	<b>\$7,596.00</b>	<b>0</b>	<b>\$4,708.00</b>	<b>0</b>	<b>\$78,752.00</b>	<b>0</b>	<b>\$4,280.00</b>	<b>\$838</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$95,336.00</b>	<b>\$838</b>
Investment Income - Unrestricted	0.00	0	0.00	0	\$63.08	0	\$41.51	\$25	0.00	\$4	0.00	0	0.00	0	\$104.59	\$29
Miscellaneous Other Income	0.00	0	0.00	0	0.00	\$1,020	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$1,020
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
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
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
<b>TOTAL OTHER INCOME</b>	<b>\$22,162.15</b>	<b>0</b>	<b>\$10,562.45</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$32,724.60</b>	<b>0</b>
<b>TOTAL INCOME</b>	<b>\$726,737.89</b>	<b>\$627,370</b>	<b>\$563,832.15</b>	<b>\$490,223</b>	<b>\$78,815.08</b>	<b>\$300,603</b>	<b>\$13,504.16</b>	<b>\$14,117</b>	<b>\$2,000.00</b>	<b>\$2,004</b>	<b>0.00</b>	<b>0</b>	<b>\$7,420.00</b>	<b>\$7,399</b>	<b>\$1,392,309.28</b>	<b>\$1,441,717</b>
<b>EXPENSES</b>																
<b>ADMINISTRATIVE</b>																
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	\$852.89	0	\$2,178.84	0	\$251.37	0	\$69.94	0	0.00	0	0.00	0	\$22.43	0	\$3,375.47	0
Contract Employees-Admin	\$3,294.78	0	\$2,830.98	0	\$1,123.31	0	\$322.73	\$333	0.00	0	0.00	0	\$103.49	\$107	\$7,675.29	\$440
Contract Employees-Admin-OT	\$51.05	0	\$43.86	0	\$17.40	0	\$6.21	0	0.00	0	0.00	0	\$1.99	0	\$120.51	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	\$95,782.02	\$97,880	\$76,568.12	\$87,876	\$6,346.80	\$26,667	\$1,767.54	\$1,855	0.00	0	0.00	0	\$621.00	\$601	\$181,085.48	\$214,879
Contract Property Management-OT	\$9,204.13	0	\$6,681.97	0	\$295.05	0	\$67.72	\$148	0.00	0	0.00	0	\$24.34	\$50	\$16,273.21	\$198
Total Administrative Salaries	\$110,235.60	\$97,880	\$88,248.83	\$87,876	\$8,933.28	\$26,667	\$2,234.14	\$2,336	0.00	0	0.00	0	\$773.25	\$758	\$210,425.10	\$215,517
Legal Expense																
Criminal Background Checks	\$41.50	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$41.50	0
General Legal Expense	\$5,300.75	\$8,000	\$7,402.00	\$4,667	0.00	\$1,442	0.00	\$208	0.00	\$1	0.00	0	0.00	\$47	\$12,702.75	\$14,365
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	\$5,954.75	\$8,000	\$7,402.00	\$4,667	0.00	\$1,442	0.00	\$255	0.00	\$1	0.00	0	0.00	\$47	\$13,356.75	\$14,412
Other Admin Expenses																
Staff Training	\$5,207.44	0	\$1,967.91	0	\$176.38	0	0.00	\$7	0.00	\$48	0.00	0	0.00	0	\$7,351.73	\$55
Travel	\$298.18	0	\$285.88	0	\$56.67	0	0.00	\$5	0.00	0	0.00	0	0.00	0	\$640.73	\$5
Auditing Fees	0.00	\$5,573	0.00	\$5,067	0.00	\$4,189	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$14,829
LIHTC Monitoring Fee	0.00	\$2,287	0.00	\$2,133	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$4,420
Management Fee	\$42,260.80	\$37,999	\$33,196.18	\$29,413	\$4,725.12	\$18,213	\$806.83	\$883	0.00	0	0.00	0	\$344.19	\$444	\$81,333.12	\$86,952
Bookkeeping Fees	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$52.50	0	\$52.50	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

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	Maple Tower		River Run		West Arbor		Colonial Oaks		AAHDC		New Platt		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:	
	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	
Office Janitorial Expense	0.00	0	0.00	0	0.00	0	0.00	0	\$7	0.00	0	0.00	0	0.00	0	0.00	\$7
Consultants	\$14,241.60	0	\$8,885.00	0	\$315.00	0	\$245.00	0	\$2,500.00	\$3	0.00	0	0.00	0	\$26,186.60	\$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	
<b>Total Other Admin Expenses</b>	<b>\$67,278.02</b>	<b>\$50,859</b>	<b>\$49,379.97</b>	<b>\$41,613</b>	<b>\$5,273.17</b>	<b>\$22,402</b>	<b>\$1,051.83</b>	<b>\$902</b>	<b>\$2,500.00</b>	<b>\$51</b>	<b>0.00</b>	<b>0</b>	<b>\$396.69</b>	<b>\$444</b>	<b>\$125,879.68</b>	<b>\$116,271</b>	
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	\$67	0.00	\$67	0.00	\$1,030	0.00	0	0.00	\$3	0.00	0	0.00	0	0.00	\$1,166	
Office Supplies	\$2,576.30	\$5,333	\$1,123.99	\$5,333	0.00	\$2,403	0.00	\$13	0.00	0	0.00	0	0.00	\$12	\$3,700.29	\$13,095	
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	\$5,991.32	0	\$3,627.81	0	\$247.76	0	\$90.00	\$31	0.00	0	0.00	0	\$78.58	0	\$10,035.47	\$31	
Postage	\$24.60	0	\$36.61	0	0.00	0	0.00	\$18	0.00	0	0.00	0	0.00	0	\$61.21	\$18	
Software License Fees	\$3,364.24	0	\$3,225.20	0	\$639.52	0	\$86.89	\$36	0.00	0	0.00	0	0.00	0	\$7,315.85	\$36	
Copiers	\$133.59	0	\$67.50	0	0.00	0	0.00	\$2	0.00	0	0.00	0	0.00	\$8	\$201.09	\$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	\$11.15	\$19	0.00	\$60	0.00	0	0.00	0	\$647.97	\$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	\$651.50	0	\$645.00	0	0.00	0	0.00	\$94	\$78.30	\$384	0.00	0	0.00	0	\$1,374.80	\$478	
<b>Total Miscellaneous Admin Expenses</b>	<b>\$16,510.35</b>	<b>\$5,400</b>	<b>\$12,477.07</b>	<b>\$5,400</b>	<b>\$2,127.24</b>	<b>\$3,433</b>	<b>\$188.04</b>	<b>\$213</b>	<b>\$78.30</b>	<b>\$447</b>	<b>0.00</b>	<b>0</b>	<b>\$78.58</b>	<b>\$20</b>	<b>\$31,459.58</b>	<b>\$14,913</b>	
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$199,978.72</b>	<b>\$162,139</b>	<b>\$157,507.87</b>	<b>\$139,556</b>	<b>\$16,333.69</b>	<b>\$53,944</b>	<b>\$3,474.01</b>	<b>\$3,706</b>	<b>\$2,578.30</b>	<b>\$499</b>	<b>0.00</b>	<b>0</b>	<b>\$1,248.52</b>	<b>\$1,269</b>	<b>\$381,121.11</b>	<b>\$361,113</b>	
<b>TENANT SERVICES</b>																	
Resident Council	\$771.22	\$2,250	\$417.72	\$1,933	0.00	\$2,335	0.00	0	0.00	0	0.00	0	0.00	0	\$1,188.94	\$6,518	
Tenant Services Support	\$85.20	0	\$50.00	0	0.00	0	0.00	\$10	\$4,694.93	0	0.00	0	0.00	0	\$4,830.13	\$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	
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>\$3,952.87</b>	<b>\$2,250</b>	<b>\$3,261.42</b>	<b>\$1,933</b>	<b>0.00</b>	<b>\$2,335</b>	<b>0.00</b>	<b>\$10</b>	<b>\$4,694.93</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$11,909.22</b>	<b>\$6,528</b>	
Water	\$16,975.92	\$36,667	\$29,297.93	\$36,667	\$5,747.52	\$17,667	\$692.58	\$1,280	0.00	0	\$64.74	\$7	0.00	\$183	\$52,778.69	\$92,470	
Electricity	\$42,205.60	\$52,667	\$24,857.65	\$30,000	\$1,488.31	\$3,180	\$182.57	\$211	0.00	0	0.00	0	\$390.50	\$322	\$69,124.63	\$86,380	
Vacant Unit-Electricity	\$71.76	0	\$328.12	0	\$381.90	0	\$413.03	\$56	0.00	0	\$3	0.00	0	0	\$1,194.81	\$59	
Tenant Owed-Electricity	\$70.51	0	\$1,773.18	0	0.00	0	\$65.11	0	0.00	0	0.00	0	0.00	0	\$2,608.80	0	
Gas	\$19,069.68	\$33,333	\$8,399.35	\$20,667	0.00	0	0.00	0	0.00	0	0.00	0	\$129.36	\$379	\$27,598.39	\$54,379	
Vacant Unit-Gas	\$82.42	0	\$56.33	0	\$227.62	0	\$136.69	\$92	0.00	0	0.00	\$13	0.00	0	\$503.06	\$105	
Tenant Owed-Gas	\$842.68	0	\$980.59	0	0.00	0	\$24.52	0	0.00	0	0.00	0	0.00	0	\$1,847.79	0	
Garbage/Trash Removal	0.00	0	0.00	0	0.00	0	\$29.75	0	0.00	0	0.00	0	0.00	0	\$29.75	0	
Comcast Internet	0.00	0	\$599.20	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$599.20	0	
Utilities billed to HCV Program	\$-2,138.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$-2,138.00	0	
<b>TOTAL UTILITY EXPENSES</b>	<b>\$77,880.57</b>	<b>\$122,667</b>	<b>\$66,292.35</b>	<b>\$87,333</b>	<b>\$7,845.35</b>	<b>\$20,847</b>	<b>\$1,544.25</b>	<b>\$1,639</b>	<b>0.00</b>	<b>0</b>	<b>\$64.74</b>	<b>\$23</b>	<b>\$519.86</b>	<b>\$884</b>	<b>\$154,147.12</b>	<b>\$233,393</b>	
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	\$94,103.66	\$106,772	\$67,568.92	\$78,200	\$10,833.30	\$34,609	\$2,175.00	\$2,145	0.00	0	0.00	0	\$697.45	\$686	\$175,378.33	\$222,412	
Contract Employees-Maint-OT	\$7,836.19	0	\$4,935.56	0	\$872.69	0	\$296.30	\$159	0.00	0	0.00	0	\$95.01	\$51	\$14,035.75	\$210	
Maintenance Uniforms	\$171.76	0	\$164.65	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$336.41	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	\$80.17	\$20	0.00	0	0.00	0	0.00	0	\$3,225.01	\$20	
Maintenance Facility Rent	\$2,682.08	0	\$2,615.52	0	0.00	0	\$74.81	\$75	0.00	0	0.00	0	0.00	0	\$5,372.41	\$75	
<b>Total General Maint Expense</b>	<b>\$105,598.45</b>	<b>\$106,772</b>	<b>\$75,723.08</b>	<b>\$78,200</b>	<b>\$12,180.61</b>	<b>\$34,609</b>	<b>\$2,626.28</b>	<b>\$2,399</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>\$792.46</b>	<b>\$737</b>	<b>\$196,920.88</b>	<b>\$222,717</b>	
Materials																	
Grounds Supplies	\$5,368.28	\$1,333	\$799.73	\$1,333	0.00	\$3,090	0.00	0	0.00	0	0.00	0	0.00	0	\$6,168.01	\$5,757	
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	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$8,361.75	0	
Exterminating Supplies	\$143.92	0	\$137.97	0	0.00	\$2,403	0.00	0	0.00	0	0.00	0	0.00	0	\$281.89	\$2,403	
Janitorial/Cleaning Supplies	\$1,300.47	\$5,333	\$1,172.23	\$4,000	0.00	0	\$13.87	0	0.00	0	0.00	0	0.00	0	\$2,486.57	\$9,333	
Maint/Repairs/Supplies	\$1,281.24	0	\$1,361.53	0	0.00	0	\$331.93	0	0.00	0	0.00	0	0.00	0	\$2,974.70	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	
Hardware Supplies	\$2,895.97	0	\$1,877.28	0	0.00	0	0.00	0	0.00	0	0.00	0	\$98.06	0	\$4,871.31	0	

**Non AAHC Consolidated Report**

August 2016 Report

	Maple Tower		River Run		West Arbor		Colonial Oaks		AAHDC		New Platt		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:
	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016	08/2016
HVAC Supplies	\$1,509.72	0	\$1,419.08	0	0.00	0	\$368.22	0	0.00	0	0.00	0	\$179.55	0	\$3,476.57	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	\$1,969.62	0	\$1,696.03	0	0.00	0	0.00	0	0.00	0	0.00	0	\$21.24	0	\$3,686.89	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	\$1,255.50	0	\$278.29	0	0.00	\$3,331	0.00	0	0.00	0	0.00	0	0.00	0	\$1,533.79	\$3,331
Miscellaneous Supplies	\$133.66	\$18,000	\$128.14	\$14,667	0.00	\$3,571	0.00	\$431	0.00	0	0.00	\$8	0.00	\$221	\$261.80	\$36,897
<b>Total Materials</b>	<b>\$40,060.49</b>	<b>\$24,667</b>	<b>\$18,068.33</b>	<b>\$20,000</b>	<b>0.00</b>	<b>\$12,395</b>	<b>\$714.02</b>	<b>\$431</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>\$8</b>	<b>\$298.85</b>	<b>\$221</b>	<b>\$59,141.69</b>	<b>\$57,721</b>
<b>Contract Costs</b>																
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	\$9,155.00	\$667	\$2,180.00	\$667	0.00	\$3,502	0.00	\$16	0.00	0	0.00	0	0.00	0	\$11,335.00	\$4,851
Electrical Contract Costs	\$7,474.80	0	\$2,474.26	0	0.00	0	0.00	\$14	0.00	0	0.00	0	0.00	\$33	\$9,949.06	\$47
Pest Control-budgeted	\$13,526.64	\$4,667	\$9,611.00	\$3,333	\$1,558.48	0	\$57.00	\$57	0.00	0	0.00	0	0.00	0	\$24,753.12	\$8,057
Floor Covering Contract Costs	\$4,491.38	0	0.00	0	0.00	0	0.00	\$64	0.00	0	0.00	0	0.00	0	\$4,491.38	\$64
Grounds Contract Costs	\$4,563.05	\$5,333	\$8,067.80	\$4,000	\$73.77	\$5,150	0.00	\$36	0.00	0	0.00	0	0.00	\$102	\$12,704.62	\$14,621
Janitorial/Cleaning Contract Costs	\$3,315.00	0	\$2,688.00	0	0.00	\$6,867	0.00	\$78	0.00	0	0.00	0	0.00	0	\$6,039.00	\$6,945
Janitorial-Monthly Contract	\$13,745.16	\$13,333	\$9,660.00	\$13,333	0.00	0	0.00	0	0.00	0	0.00	0	\$134.26	\$50	\$23,540.32	\$26,717
Plumbing Contract Costs	\$15,645.05	0	\$4,699.05	0	0.00	0	\$185.00	\$20	0.00	0	0.00	0	0.00	\$36	\$20,159.10	\$56
Windows-Contract Costs	\$5,175.00	0	\$264.38	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$5,439.38	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	\$806.78	0	\$7,751.41	0	0.00	0	0.00	\$11	0.00	0	0.00	0	0.00	0	\$1,582.19	\$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	\$883.72	0	\$504.94	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,388.66	0
Trash Disposal Contract Costs	\$3,401.37	\$3,000	\$2,832.00	\$2,000	0.00	\$1,785	0.00	0	0.00	0	0.00	0	0.00	\$18	\$6,233.37	\$6,803
Sewer Backups Emergency	\$4,535.06	0	\$8,142.98	0	0.00	0	0.00	\$22	0.00	0	0.00	0	0.00	0	\$12,678.04	\$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	\$14,326.45	0	\$9,040.44	0	0.00	0	0.00	\$78	0.00	0	0.00	0	0.00	\$31	\$23,366.89	\$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	\$3,850.00	0	\$6,305.00	0	0.00	0	\$810.00	0	0.00	0	\$140.00	0	\$53.32	0	\$11,158.32	0
Snow Plow Contract	\$6,948.00	\$8,000	\$9,180.00	\$9,180	\$1,758.00	\$2,747	0.00	0	0.00	0	0.00	0	0.00	0	\$17,886.00	\$19,927
Section 3 Contractor Expense	\$6,010.50	0	\$5,390.00	0	0.00	0	\$200.00	\$60	0.00	0	0.00	0	0.00	0	\$11,600.50	\$60
Tenant Stipends	\$3,910.00	0	\$1,900.00	0	0.00	0	0.00	\$162	0.00	0	0.00	0	0.00	\$21	\$5,810.00	\$183
Contract Costs-Other	0.00	\$20,000	0.00	\$16,667	0.00	\$3,296	0.00	\$193	0.00	0	0.00	0	0.00	0	0.00	\$40,156
Replacement Reserve Payments	\$27,000.00	\$27,000	\$27,068.00	\$27,067	0.00	\$9,476	0.00	0	0.00	0	0.00	0	0.00	0	\$54,068.00	\$63,543
<b>Total Contract Costs</b>	<b>\$163,996.64</b>	<b>\$82,000</b>	<b>\$124,843.02</b>	<b>\$76,247</b>	<b>\$3,426.25</b>	<b>\$32,823</b>	<b>\$882.00</b>	<b>\$1,856</b>	<b>0.00</b>	<b>0</b>	<b>\$140.00</b>	<b>\$203</b>	<b>\$187.58</b>	<b>\$344</b>	<b>\$293,475.49</b>	<b>\$193,472</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>\$309,655.58</b>	<b>\$213,439</b>	<b>\$218,634.43</b>	<b>\$174,447</b>	<b>\$15,606.86</b>	<b>\$79,827</b>	<b>\$4,222.30</b>	<b>\$4,686</b>	<b>0.00</b>	<b>0</b>	<b>\$140.00</b>	<b>\$211</b>	<b>\$1,278.89</b>	<b>\$1,302</b>	<b>\$549,538.06</b>	<b>\$473,911</b>
<b>GENERAL EXPENSES</b>																
Property Insurance	\$21,330.12	\$20,667	\$27,659.12	\$18,000	0.00	\$8,755	\$1,081.00	\$823	0.00	0	\$64.41	\$34	0.00	\$212	\$50,134.65	\$48,491
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	\$150.50	\$109	0.00	0	\$8.00	0	0.00	\$31	\$7,609.99	\$140
Misc. Taxes/Licenses/Insurance	0.00	\$90	0.00	\$77	0.00	\$30	0.00	0	0.00	0	\$72	0.00	0	0	0.00	\$269
Security/Law Enforcement	\$6,732.94	\$10,000	\$9,459.94	\$6,000	0.00	\$1,030	0.00	0	0.00	0	0.00	0	0.00	0	\$16,192.88	\$17,030
<b>TOTAL GENERAL EXPENSES</b>	<b>\$32,053.58</b>	<b>\$30,757</b>	<b>\$40,950.34</b>	<b>\$24,077</b>	<b>0.00</b>	<b>\$9,815</b>	<b>\$1,231.50</b>	<b>\$932</b>	<b>0.00</b>	<b>0</b>	<b>\$72.41</b>	<b>\$106</b>	<b>0.00</b>	<b>\$243</b>	<b>\$74,307.83</b>	<b>\$65,930</b>
<b>FINANCING EXPENSE</b>																
Debt Service Payment	0.00	\$80,907	0.00	\$25,283	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$106,190
<b>TOTAL FINANCING EXPENSES</b>	<b>0.00</b>	<b>\$80,907</b>	<b>0.00</b>	<b>\$25,283</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>\$106,190</b>
<b>TOTAL EXPENSES</b>	<b>\$623,521.32</b>	<b>\$612,157</b>	<b>\$486,646.41</b>	<b>\$452,630</b>	<b>\$39,785.90</b>	<b>\$166,767</b>	<b>\$10,472.06</b>	<b>\$10,973</b>	<b>\$7,273.23</b>	<b>\$499</b>	<b>\$277.15</b>	<b>\$340</b>	<b>\$3,047.27</b>	<b>\$3,698</b>	<b>\$1,171,023.34</b>	<b>\$1,247,065</b>
<b>NET INCOME</b>	<b>\$103,216.57</b>	<b>\$15,213</b>	<b>\$77,185.74</b>	<b>\$37,593</b>	<b>\$39,029.18</b>	<b>\$133,836</b>	<b>\$3,032.10</b>	<b>\$3,144</b>	<b>\$-5,273.23</b>	<b>\$1,505</b>	<b>\$-277.15</b>	<b>\$-340</b>	<b>\$4,372.73</b>	<b>\$3,701</b>	<b>\$221,285.94</b>	<b>\$194,652</b>