

Non AAHC Consolidated Report

October 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:
	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016
TENANT INCOME																
Rental Income																
Tenant Rent	\$253,969.00	\$248,031	\$250,043.00	\$295,699	0.00	\$168,516	\$14,273.00	\$22,960	0.00	0	0.00	0	\$3,395.00	\$3,420	\$521,680.00	\$738,626
Tenant Rent-VASH	0.00	\$13,245	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$13,245
Dwelling Rent-Negative	\$-51.00	0	0.00	0	0.00	0	0.00	\$-372	0.00	0	0.00	0	0.00	\$-4	\$-51.00	\$-376
RAD PBV Housing Assistance Payment(HAP)	\$607,291.00	\$460,629	\$424,394.00	\$361,411	0.00	\$205,963	\$24,999.00	\$30,248	0.00	0	0.00	0	\$24,300.00	\$26,180	\$1,080,984.00	\$1,084,431
PBV-VASH HAP	0.00	\$119,205	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$119,205
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	\$-59,398	0.00	\$-45,998	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$-105,395
Less: Concessions	\$-888.89	0	\$-840.59	0	0.00	0	\$-15.27	\$-188	0.00	0	0.00	0	0.00	0	\$-1,744.75	\$-188
Total Rental Income	\$859,142.11	\$781,712	\$673,596.41	\$611,112	0.00	\$374,479	\$39,256.73	\$52,648	0.00	0	0.00	0	\$27,695.00	\$29,596	\$1,599,690.25	\$1,849,548
Other Tenant Income																
Laundry and Vending	\$3,282.51	\$2,500	\$1,714.11	\$1,667	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,996.62	\$4,167
Damages	\$1,920.00	0	\$683.00	0	0.00	0	\$80.37	\$56	0.00	0	0.00	0	0.00	0	\$2,683.37	\$56
Late Charges	\$2,790.00	0	\$3,650.00	0	0.00	0	\$200.00	\$172	0.00	0	0.00	0	\$40.00	0	\$6,680.00	\$172
Legal Fees - Tenant	\$1,775.00	0	\$3,518.00	0	0.00	0	0.00	\$120	0.00	0	0.00	0	0.00	0	\$5,293.00	\$120
NSF Charges	\$35.00	0	\$30.00	0	0.00	0	\$15.00	0	0.00	0	0.00	0	0.00	0	\$80.00	0
Tenant Owed Utilities	\$1,680.14	0	\$2,770.12	0	0.00	0	\$350.73	0	0.00	0	0.00	0	0.00	0	\$4,800.99	0
Misc.Tenant Income	\$660.00	0	\$15.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$675.00	0
Total Other Tenant Income	\$12,142.65	\$2,500	\$12,380.23	\$1,667	0.00	0	\$646.10	\$348	0.00	0	0.00	0	\$40.00	0	\$25,208.98	\$4,515
NET TENANT INCOME	\$871,284.76	\$784,212	\$685,976.64	\$612,779	0.00	\$374,479	\$39,902.83	\$52,996	0.00	0	0.00	0	\$27,735.00	\$29,596	\$1,624,899.23	\$1,854,063
GRANT INCOME																
RAD PBV Vacancy Payments	\$-576.00	0	\$-262.00	0	\$98,440.00	0	\$15,836.00	\$3,352	0.00	0	0.00	0	0.00	0	\$113,438.00	\$3,352
PBV Vacancy Payments	\$10,698.00	0	\$6,261.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$16,959.00	0
AAHC CFP Funds	0.00	0	0.00	0	0.00	0	\$31,000.00	0	0.00	0	0.00	0	0.00	0	\$31,000.00	0
TOTAL GRANT INCOME	\$10,122.00	0	\$5,999.00	0	\$98,440.00	0	\$46,836.00	\$3,352	0.00	0	0.00	0	0.00	0	\$161,397.00	\$3,352
Investment Income - Unrestricted	0.00	0	0.00	0	\$97.61	0	\$155.41	\$100	0.00	\$16	0.00	0	0.00	0	\$253.02	\$116
Miscellaneous Other Income	0.00	0	0.00	0	0.00	\$1,275	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$1,275
Other Income-Earned Discounts	\$0.62	0	\$38.79	0	0.00	0	0.00	\$20	0.00	0	0.00	0	0.00	0	\$39.41	\$20
Cranbrook Tower Revenue	0.00	0	0.00	0	0.00	0	0.00	0	\$8,000.00	\$8,000	0.00	0	0.00	0	\$8,000.00	\$8,000
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	\$903,569.53	\$784,212	\$702,576.88	\$612,779	\$98,537.61	\$375,754	\$86,894.24	\$56,468	\$8,730.00	\$8,016	0.00	0	\$27,735.00	\$29,596	\$1,828,043.26	\$1,866,826
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	\$1,466.80	0	\$2,706.33	0	\$460.68	0	\$250.31	0	0.00	0	0.00	0	\$80.27	0	\$4,964.39	0
Contract Employees-Admin	\$5,035.83	0	\$4,326.95	0	\$1,716.90	0	\$932.88	\$1,332	0.00	0	0.00	0	\$299.15	\$428	\$12,311.71	\$1,760
Contract Employees-Admin-OT	\$81.02	0	\$69.61	0	\$27.62	0	\$15.01	0	0.00	0	0.00	0	\$4.81	0	\$198.07	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	\$116,682.68	\$120,910	\$94,628.40	\$108,552	\$13,196.32	\$33,333	\$4,980.08	\$7,420	0.00	0	0.00	0	\$2,458.92	\$2,404	\$231,946.40	\$272,619
Contract Property Management-OT	\$10,554.32	0	\$7,899.84	0	\$582.61	0	\$260.34	\$592	0.00	0	0.00	0	\$139.99	\$200	\$19,437.10	\$792
Total Administrative Salaries	\$134,871.38	\$120,910	\$109,576.19	\$108,552	\$16,883.48	\$33,333	\$6,438.62	\$9,344	0.00	0	0.00	0	\$2,983.14	\$3,032	\$270,752.81	\$275,171
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	\$7,994.50	\$10,000	\$10,216.00	\$5,833	\$367.50	\$1,802	\$42.00	\$832	0.00	\$4	0.00	0	0.00	\$188	\$18,620.00	\$18,660
Hearing Officer Expense	\$612.50	0	0.00	0	0.00	0	0.00	\$188	0.00	0	0.00	0	0.00	0	\$612.50	\$188
Total Legal Expense	\$8,648.50	\$10,000	\$10,216.00	\$5,833	\$367.50	\$1,802	\$139.00	\$1,020	0.00	\$4	0.00	0	0.00	\$188	\$19,371.00	\$18,848
Other Admin Expenses																
Staff Training	\$5,391.61	0	\$2,275.92	0	\$176.38	0	\$15.62	\$28	0.00	\$192	0.00	0	0.00	0	\$7,859.53	\$220
Travel	\$452.95	0	\$388.70	0	\$77.06	0	\$22.15	\$20	0.00	0	0.00	0	0.00	0	\$940.86	\$20
Auditing Fees	\$800.00	\$6,967	\$800.00	\$6,333	0.00	\$5,236	0.00	\$1,800	0.00	\$760	0.00	0	0.00	\$1,800	\$1,600.00	\$22,896
LIHTC Monitoring Fee	0.00	\$2,858	0.00	\$2,667	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$5,525
Management Fee	\$52,884.44	\$47,498	\$41,520.87	\$36,767	\$5,906.40	\$22,767	\$3,343.42	\$3,532	0.00	0	0.00	0	\$1,425.93	\$1,776	\$105,081.06	\$112,340

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	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016
Bookkeeping Fees	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$217.50	0	\$217.50	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	\$28	0.00	0	0.00	0	0.00	0	0.00	\$28
Consultants	\$18,271.60	0	\$9,785.00	0	\$315.00	0	\$245.00	0	\$3,276.25	\$12	0.00	0	0.00	0	\$31,892.85	\$12
Inspections	\$360.00	0	\$180.00	0	0.00	0	\$460.00	0	0.00	0	0.00	0	0.00	0	\$1,000.00	0
Total Other Admin Expenses	\$83,160.60	\$62,323	\$59,950.49	\$50,767	\$6,474.84	\$28,002	\$4,086.19	\$5,408	\$3,276.25	\$964	0.00	0	\$1,643.43	\$3,576	\$158,591.80	\$151,040
Miscellaneous Admin Expenses																
Membership and Fees	\$75.00	0	0.00	0	0.00	0	0.00	0	\$20.00	0	0.00	0	0.00	0	\$95.00	0
Advertising	0.00	\$83	0.00	\$83	0.00	\$1,288	0.00	0	0.00	\$12	0.00	0	0.00	0	0.00	\$1,466
Office Supplies	\$2,685.56	\$6,667	\$1,224.10	\$6,667	0.00	\$3,004	\$33.04	\$52	0.00	0	0.00	0	0.00	\$48	\$3,942.70	\$16,438
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	\$8,533.74	0	\$4,305.00	0	\$307.63	0	\$240.92	\$124	0.00	0	0.00	0	\$314.20	0	\$13,701.49	\$124
Postage	\$24.60	0	\$56.09	0	0.00	0	0.00	\$72	0.00	0	0.00	0	0.00	0	\$80.69	\$72
Software License Fees	\$4,205.30	0	\$4,031.50	0	\$799.40	0	\$347.56	\$144	0.00	0	0.00	0	0.00	0	\$9,383.76	\$144
Copiers	\$133.59	0	\$111.91	0	0.00	0	0.00	\$8	0.00	0	0.00	0	0.00	\$32	\$245.50	\$40
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	\$76	0.00	\$240	0.00	0	0.00	0	\$647.97	\$316
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	\$656.50	0	\$650.00	0	0.00	0	0.00	\$376	\$2,169.95	\$1,536	0.00	0	0.00	0	\$3,476.45	\$1,912
Total Miscellaneous Admin Expenses	\$20,008.09	\$6,750	\$14,129.56	\$6,750	\$2,346.99	\$4,292	\$632.67	\$852	\$2,189.95	\$1,788	0.00	0	\$314.20	\$80	\$39,621.46	\$20,512
TOTAL ADMINISTRATIVE EXPENSES	\$246,688.57	\$199,983	\$193,872.24	\$171,902	\$26,072.81	\$67,430	\$11,296.48	\$16,624	\$5,466.20	\$2,756	0.00	0	\$4,940.77	\$6,876	\$488,337.07	\$465,571
TENANT SERVICES																
Resident Council	\$932.81	\$2,812	\$761.37	\$2,417	0.00	\$2,918	0.00	0	0.00	0	0.00	0	0.00	0	\$1,694.18	\$8,148
Tenant Services Support	\$85.20	0	\$50.00	0	0.00	0	0.00	\$40	\$4,967.08	0	0.00	0	0.00	0	\$5,102.28	\$40
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	\$4,114.46	\$2,812	\$3,605.07	\$2,417	0.00	\$2,918	0.00	\$40	\$4,967.08	0	0.00	0	0.00	0	\$12,686.61	\$8,188
Water	\$27,604.42	\$45,833	\$29,297.93	\$45,833	\$6,424.32	\$22,083	\$2,905.90	\$5,120	0.00	0	\$64.74	\$28	\$761.06	\$732	\$67,058.37	\$119,630
Electricity	\$54,017.91	\$65,833	\$27,791.44	\$37,500	\$1,945.32	\$3,975	\$548.07	\$844	0.00	\$1,288	0.00	\$711.31	\$1,288	\$85,014.05	\$109,440	
Vacant Unit-Electricity	\$71.76	0	\$342.49	0	\$455.37	0	\$865.37	\$224	0.00	0	0.00	\$12	0.00	0	\$1,734.99	\$236
Tenant Owed-Electricity	\$770.51	0	\$1,806.04	0	0.00	0	\$186.16	0	0.00	0	0.00	0	0.00	0	\$2,762.71	0
Gas	\$20,033.44	\$41,667	\$9,295.28	\$25,833	0.00	0	0.00	0	0.00	0	0.00	0	\$492.38	\$1,516	\$29,821.10	\$69,016
Vacant Unit-Gas	\$82.42	0	\$58.87	0	\$227.62	0	\$338.61	\$368	0.00	0	0.00	\$52	0.00	0	\$707.52	\$420
Tenant Owed-Gas	\$886.36	0	\$980.59	0	0.00	0	\$57.78	0	0.00	0	0.00	0	0.00	0	\$1,924.73	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	\$1,520.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,520.67	0
Utilities billed to HCV Program	\$-2,683.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$-2,683.00	0
TOTAL UTILITY EXPENSES	\$100,783.82	\$153,333	\$71,093.31	\$109,167	\$9,052.63	\$26,058	\$4,931.64	\$6,556	0.00	0	\$64.74	\$92	\$1,964.75	\$3,536	\$187,890.89	\$298,742
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	\$115,914.57	\$131,894	\$86,309.60	\$96,600	\$18,269.39	\$43,262	\$7,657.40	\$8,580	0.00	0	0.00	0	\$2,607.54	\$2,744	\$230,758.50	\$283,080
Contract Employees-Maint-OT	\$10,293.17	0	\$7,046.68	0	\$1,710.36	0	\$929.33	\$636	0.00	0	0.00	0	\$298.00	\$204	\$20,277.54	\$840
Maintenance Uniforms	\$718.38	0	\$688.69	0	\$98.41	0	\$112.94	0	0.00	0	0.00	0	0.00	0	\$1,618.42	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	\$1,798.23	0	\$1,723.92	0	\$39.87	0	\$164.11	\$80	0.00	0	0.00	0	0.00	0	\$3,726.13	\$80
Maintenance Facility Rent	\$3,352.60	0	\$3,269.40	0	0.00	0	\$299.24	\$300	0.00	0	0.00	0	0.00	0	\$6,921.24	\$300
Total General Maint Expense	\$131,277.64	\$131,894	\$97,938.92	\$96,600	\$20,589.68	\$43,262	\$9,163.02	\$9,596	0.00	0	0.00	0	\$2,905.54	\$2,948	\$261,874.80	\$284,300
Materials																
Grounds Supplies	\$5,410.30	\$1,667	\$899.73	\$1,667	0.00	\$3,862	\$100.70	0	0.00	0	0.00	0	0.00	0	\$6,410.73	\$7,196
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	\$17,020.98	0	\$49.55	0	0.00	0	0.00	0	0.00	0	\$25,432.28	0
Exterminating Supplies	\$143.92	0	\$137.97	0	0.00	\$3,004	0.00	0	0.00	0	0.00	0	0.00	0	\$281.89	\$3,004
Janitorial/Cleaning Supplies	\$1,314.55	\$6,667	\$1,172.23	\$5,000	0.00	0	\$13.87	0	0.00	0	0.00	0	0.00	0	\$2,500.65	\$11,667
Maint/Repairs/Supplies	\$4,642.36	0	\$4,487.59	0	\$485.98	0	\$884.86	0	0.00	0	0.00	0	0.00	0	\$10,500.79	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

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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	\$5.99	0	0.00	0	0.00	0	\$98.06	0	\$4,877.30	0
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	\$1,924.22	0	\$1,650.63	0	0.00	0	0.00	0	0.00	0	0.00	0	\$21.24	0	\$3,596.09	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	\$4,163	0.00	0	0.00	0	0.00	0	0.00	0	\$2,309.55	\$4,163
Miscellaneous Supplies	\$133.66	\$22,500	\$128.14	\$18,333	0.00	\$4,463	0.00	\$1,724	0.00	0	0.00	\$32	0.00	\$884	\$261.80	\$47,937
Total Materials	\$43,454.77	\$30,833	\$22,002.29	\$25,000	\$17,506.96	\$15,493	\$1,423.19	\$1,724	0.00	0	0.00	\$32	\$298.85	\$884	\$84,686.06	\$73,967
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	\$232	0.00	0	0.00	0	0.00	0	\$7,583.20	\$232
Carpet Cleaning Contract Costs	\$231.00	0	\$231.00	0	0.00	0	0.00	\$32	0.00	0	0.00	0	0.00	\$44	\$462.00	\$76
Decorating/Painting Contract Costs	\$10,420.00	\$833	\$2,430.00	\$833	0.00	\$4,378	0.00	\$64	0.00	0	0.00	0	0.00	0	\$12,850.00	\$6,108
Electrical Contract Costs	\$7,762.30	0	\$2,474.26	0	0.00	0	0.00	\$56	0.00	0	0.00	0	0.00	\$132	\$10,236.56	\$188
Pest Control Contract Costs	0.00	0	\$259.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$259.00	0
Pest Control-budgeted	\$15,412.28	\$5,833	\$10,228.00	\$4,167	\$1,558.48	0	\$171.00	\$228	0.00	0	0.00	0	0.00	0	\$27,869.76	\$10,228
Floor Covering Contract Costs	\$4,491.38	0	0.00	0	0.00	0	\$1,584.04	\$256	0.00	0	0.00	0	0.00	0	\$6,075.42	\$256
Grounds Contract Costs	\$4,563.05	\$6,667	\$9,379.05	\$5,000	\$73.77	\$6,438	\$1,348.00	\$144	0.00	0	0.00	0	\$301.50	\$408	\$15,665.37	\$18,656
Janitorial/Cleaning Contract Costs	\$5,815.00	0	\$4,988.00	0	\$36.00	\$8,583	\$900.00	\$312	0.00	0	0.00	0	0.00	0	\$11,739.00	\$8,895
Janitorial-Monthly Contract	\$16,799.64	\$16,667	\$11,809.10	\$16,667	0.00	0	0.00	0	0.00	0	0.00	0	\$604.17	\$200	\$29,212.91	\$33,533
Plumbing Contract Costs	\$17,359.27	0	\$5,079.05	0	0.00	0	0.00	\$80	0.00	0	0.00	0	0.00	\$144	\$22,438.32	\$224
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	\$311.50	\$1,444	0.00	0	0.00	0	0.00	0	\$11,655.60	\$1,444
Vehicle Maintenance Contract Costs	\$918.60	0	\$882.61	0	0.00	0	\$93.26	\$44	0.00	0	0.00	0	0.00	0	\$1,894.47	\$44
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 Sprinkler Inspection Fees	\$145.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$145.00	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	\$1,032.90	0	\$699.41	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,732.31	0
Trash Disposal Contract Costs	\$5,642.37	\$3,750	\$4,287.00	\$2,500	0.00	\$2,232	0.00	0	0.00	0	0.00	0	0.00	\$72	\$9,929.37	\$8,554
Sewer Backups Emergency	\$5,444.14	0	\$8,282.98	0	0.00	0	0.00	\$88	0.00	0	0.00	0	0.00	0	\$13,727.12	\$88
Equipment Repair Contract Costs	\$2,654.98	0	\$1,768.11	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,423.09	0
Unit Turn Contract Costs	\$21,227.99	0	\$11,301.13	0	0.00	0	0.00	\$312	0.00	0	0.00	0	\$1,483.00	\$124	\$34,012.12	\$436
Lawn Care Contract	0.00	0	0.00	0	0.00	0	0.00	\$2,472	0.00	0	0.00	\$812	0.00	\$168	0.00	\$3,452
Lawn Care Contract-Budget for Mowing	\$4,650.00	0	\$7,525.00	0	0.00	0	\$2,090.00	0	0.00	0	\$490.00	0	\$186.62	0	\$14,941.62	0
Snow Plow Contract	\$6,948.00	\$10,000	\$9,180.00	\$9,180	\$1,758.00	\$3,433	0.00	0	0.00	0	0.00	0	0.00	0	\$17,886.00	\$22,613
Section 3 Contractor Expense	\$8,645.50	0	\$6,832.50	0	0.00	0	\$640.00	\$240	0.00	0	0.00	0	0.00	0	\$16,118.00	\$240
Tenant Stipends	\$5,185.00	0	\$2,400.00	0	0.00	0	0.00	\$648	0.00	0	0.00	0	0.00	\$84	\$7,585.00	\$732
Contract Costs-Other	0.00	\$25,000	0.00	\$20,833	0.00	\$4,120	0.00	\$772	0.00	0	0.00	0	0.00	0	0.00	\$50,725
Replacement Reserve Payments	\$33,750.00	\$33,750	\$33,834.00	\$33,833	0.00	\$11,845	0.00	0	0.00	0	0.00	0	0.00	0	\$67,584.00	\$79,428
Total Contract Costs	\$196,621.10	\$102,500	\$147,512.28	\$93,013	\$3,426.25	\$41,028	\$7,137.80	\$7,424	0.00	0	\$490.00	\$812	\$2,575.29	\$1,376	\$357,762.72	\$246,154
TOTAL MAINTENANCE EXPENSES	\$371,353.51	\$265,227	\$267,453.49	\$214,613	\$41,522.89	\$99,783	\$17,724.01	\$18,744	0.00	0	\$490.00	\$844	\$5,779.68	\$5,208	\$704,323.58	\$604,420
GENERAL EXPENSES																
Property Insurance	\$26,268.04	\$25,833	\$34,248.08	\$22,500	0.00	\$10,944	\$4,082.00	\$3,292	0.00	0	\$257.64	\$136	0.00	\$848	\$64,855.76	\$63,554
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	\$519.00	\$436	0.00	0	\$32.00	0	0.00	\$124	\$8,002.49	\$560
Misc. Taxes/Licenses/Insurance	0.00	\$112	0.00	\$97	0.00	\$38	0.00	0	0.00	0	\$4,708.83	\$288	0.00	0	\$4,708.83	\$535
Security/Law Enforcement	\$8,238.20	\$12,500	\$11,576.88	\$7,500	0.00	\$1,288	0.00	0	0.00	0	0.00	0	0.00	0	\$19,815.08	\$21,288
TOTAL GENERAL EXPENSES	\$38,496.76	\$38,446	\$49,656.24	\$30,097	0.00	\$12,269	\$4,601.00	\$3,728	0.00	0	\$4,998.47	\$424	0.00	\$972	\$97,752.47	\$85,936
FINANCING EXPENSE																
Debt Service Payment	0.00	\$101,133	0.00	\$31,604	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$132,738
TOTAL FINANCING EXPENSES	0.00	\$101,133	0.00	\$31,604	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$132,738
TOTAL EXPENSES	\$761,437.12	\$760,936	\$585,680.35	\$559,800	\$76,648.33	\$208,459	\$38,553.13	\$45,692	\$10,433.28	\$2,756	\$5,553.21	\$1,360	\$12,685.20	\$16,592	\$1,490,990.62	\$1,595,594

Non AAHC Consolidated Report

October 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:
	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016	10/2016
NET INCOME	\$142,132.41	\$23,277	\$116,896.53	\$52,980	\$21,889.28	\$167,295	\$48,341.11	\$10,776	\$-1,703.28	\$5,260	\$-5,553.21	\$-1,360	\$15,049.80	\$13,004	\$337,052.64	\$271,232