Non AAHC Consolidated Report

July 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:
	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016
TENANT INCOME																
Rental Income																
Tenant Rent	\$175,519.00	\$173,622	\$176,337.00	\$206,989	0.00	\$117,961	\$4,334.00	\$5,740	0.00	0	0.00	0	\$970.00	\$855	\$357,160.00	\$505,167
Tenant Rent-VASH	0.00		0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$9,272
Dwelling Rent-Negative	\$-51.00		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)	\$426,732.00		\$294,841.00	\$252,988	0.00	\$144,174	\$5,263.00	\$7,562	0.00	0	0.00	0	\$6,430.00	\$6,545	\$733,266.00	\$733,70
PBV-VASH HAP	0.00		0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$83,44
Bad Debt	\$-1,178.00		0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$-1,178.00	403,11
Less: Vacancies	0.00		0.00	\$-32,198	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$-73,776
Less: Concessions	\$-788.89	0	\$-840.59	0	0.00	0	\$-15.27	\$-47	0.00	0	0.00	0	0.00	0	\$-1,644.75	\$-4
Total Rental Income	\$600,233.11		\$470,337.41	\$427,779	0.00	\$262,135	\$9,581.73	\$13,162	0.00	0	0.00	0	\$7,400.00	\$7,399	\$1,087,552.25	\$1,257,67
Other Tenant Income	4000,233.11	43.7,133	\$ 17 O,DD71.12	4127,773	0.00	4202,133	45,501.75	\$15,10L	0.00	ŭ	0.00	•	\$7,100.00	4,,555	41,007,332.23	41,237,07
Laundry and Vending	\$2,563.13	\$1,750	\$1,122.54	\$1,167	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$3,685.67	\$2,91
Damages	\$793.00		\$383.00	\$1,107	0.00	0	0.00	\$14	0.00	0	0.00	0	0.00	0	\$1,176.00	\$2,51
Late Charges	\$1,910.00	0	\$2,470.00	0	0.00	0	\$40.00	\$43	0.00	0	0.00	0	0.00	0	\$4,420.00	\$4:
Legal Fees - Tenant	\$959.00		\$2,702.00	0	0.00	0	0.00	\$30	0.00	0	0.00	0	0.00	0	\$3,661.00	\$30
				0		0		\$30 0		0		0		0		\$3
NSF Charges	0.00		\$30.00	-	0.00		0.00	0	0.00	_	0.00	-	0.00	-	\$30.00	
Tenant Owed Utilities	\$1,597.65		\$2,503.17	0	0.00	0	\$122.06	0	0.00	0	0.00	0	0.00	0	\$4,222.88	(
Misc.Tenant Income	\$200.00	0	0.00	0	0.00	0	0.00		0.00	0	0.00	0	0.00	0	\$200.00	
Total Other Tenant Income	\$8,022.78	\$1,750	\$9,210.71	\$1,167	0.00	0	\$162.06	\$87	0.00	0	0.00	0	0.00	0	\$17,395.55	\$3,004
NET TENANT INCOME	\$608,255.89	\$548,949	\$479,548.12	\$428,945	0.00	\$262,135	\$9,743.79	\$13,249	0.00	0	0.00	0	\$7,400.00	\$7,399	\$1,104,947.80	\$1,260,678
GRANT INCOME																
RAD PBV Vacancy Payments	\$-576.00		\$494.00	0	\$68,908.00	0	\$4,280.00	\$838	0.00	0	0.00	0	0.00	0	\$73,106.00	\$838
PBV Vacancy Payments	\$7,596.00		\$4,970.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$12,566.00	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	\$7,020.00	0	\$5,464.00	0	\$68,908.00	o	\$35,280.00	\$838	0.00	0	0.00	0	0.00	0	\$116,672.00	\$838
Investment Income - Unrestricted	0.00	0	0.00	0	\$49.84	0	\$39.74	\$25	0.00	\$4	0.00	0	0.00	0	\$89.58	\$29
Miscellaneous Other Income	0.00	0	0.00	0	0.00	\$892	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$892
Other Income-Earned Discounts	\$0.62		\$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		0.00	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		\$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	0.00	0	0.00	0	0.00	0	\$32,724.60	0
TOTAL INCOME	\$637,438.66	\$548,949	\$495,613.36	\$428,945	\$68,957.84	\$263,028	\$45,063.53	\$14,117	\$2,000.00	\$2,004	0.00	0	\$7,400.00	\$7,399	\$1,256,473.39	\$1,264,442
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	(
Temporary Help	\$475.35	0	\$1,854.44	0	\$122.65	0	\$66.64	0	0.00	0	0.00	0	\$21.37	0	\$2,540.45	(
Contract Employees-Admin	\$1,552.63	0	\$1,334.07	0	\$529.35	0	\$287.62	\$333	0.00	0	0.00	0	\$92.23	\$107	\$3,795.90	\$440
Contract Employees-Admin-OT	\$17.55	0	\$15.08	0	\$5.98	0	\$3.25	0	0.00	0	0.00	0	\$1.04	0	\$42.90	(
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	(
Contract-Property Management	\$86,470.86	\$86,365	\$67,563.71	\$77,538	\$3,174.11	\$23,333	\$-561.53	\$1,855	0.00	0	0.00	0	\$598.18	\$601	\$157,245.33	\$189,693
Contract Property Management-OT	\$8,849.74	0	\$6,329.01	0	\$174.30	0	\$15.21	\$148	0.00	0	0.00	0	\$35.14	\$50	\$15,403.40	\$198
Total Administrative Salaries	\$98,416.86	\$86,365	\$77,041.37	\$77,538	\$4,905.74	\$23,333	\$-188.81	\$2,336	0.00	0	0.00	0	\$747.96	\$758	\$180,923.12	\$190,330
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	(
General Legal Expense	\$5,035.75		\$7,219.00	\$4,083	0.00	\$1,262	\$42.00	\$208	0.00	\$1	0.00	0	0.00	\$47	\$12,296.75	\$12,601
Hearing Officer Expense	\$481.25	ş,,000 0	0.00	φ+,003 0	0.00	91,202	0.00	\$47	0.00	0	0.00	0	0.00	917	\$481.25	\$12,000
Total Legal Expense	\$5,558.50	\$7,000	\$7,219.00	\$4,083	0.00	\$1,262	\$42.00	\$255	0.00	\$1	0.00	0	0.00	\$47	\$12,819.50	\$12,648
Other Admin Expenses	+=,=30.30	Ţ.,000	4.,==5.00	+ .,303	3.00	7-,-02	Ţ .Z.00	7-33	3.00	7-	3.00	· ·	0.00	4.7		/o
Staff Training	\$4,147.20	0	\$1,056.39	0	\$176.38	0	0.00	\$7	0.00	\$48	0.00	0	0.00	0	\$5,379.97	\$5.
Travel	\$298.18	0	\$285.88	0	\$56.67	0	0.00	\$7 \$5	0.00	0	0.00	0	0.00	0	\$640.73	\$3.
	\$298.18	\$4,877	0.00	\$4,433	0.00	\$3,665	0.00	\$5 0	0.00	0	0.00	0	0.00	0	0.00	\$12,97
Auditing Fees LIHTC Monitoring Fee	0.00		0.00	\$4,433 \$1,867	0.00	\$3,665	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$12,975
Management Fee	\$36,902.85		\$29,103.06	\$1,867 \$25,737	\$4,134.48	\$15,937	\$842.35	\$883	0.00	0	0.00	0	\$393.36	\$444	\$71,376.10	\$3,868 \$76,249
								\$663		0		0		9444		
Bookkeeping Fees	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$60.00	0	\$60.00	0

Non AAHC Consolidated Report

July 2016 Report

Redstone Asset Mgt Fee	Maple Tower As of:	Maple Tower Budget As of:	River Run	River Run		West Arbor	Colonial Oaks	Colonial Oaks	AAHDC	AAHDC	New Platt	New Platt		1508 Broadway	TOTAL	TOTAL
Redstone Asset Mot Fee		budget As or:	As of:	Budget As of:	West Arbor 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:
Redstone Asset Mot Fee	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016
	\$5,000.00	\$5,000 0	\$5,000.00	\$5,000 0	0.00	0	0.00	0 \$7	0.00	0	0.00	0	0.00	0	\$10,000.00	\$10,000
Office Janitorial Expense	0.00	0	0.00 \$8,550.00	0	0.00	0	0.00	\$/ 0	0.00	0 \$3	0.00	0	0.00	0	0.00	\$7 \$3
Consultants Inspections	\$13,191.60 \$180.00	0	\$8,550.00	0	0.00	0	0.00 \$160.00	0	0.00	\$3 0	0.00	0	0.00	0	\$21,741.60 \$340.00	\$3 0
Total Other Admin Expenses	\$59,719.83	\$45,126	\$43,995.33	\$37,037	\$4,367.53	\$19,602	\$1,002.35	\$902	0.00	\$51	0.00	0	\$453.36		\$109,538.40	\$103,162
	\$39,/19.03	\$45,120	\$43,995.33	\$37,037	\$4,307.53	\$19,002	\$1,002.35	\$902	0.00	\$31	0.00	U	\$455.50	\$444	\$109,536.40	\$103,162
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	\$58	0.00	\$58	0.00	\$901	0.00	0	0.00	\$3	0.00	0	0.00	0	0.00	\$1,021
Office Supplies	\$2,467.17	\$36 \$4,667	\$1,123.99	\$36 \$4,667	0.00	\$2,103	\$33.04	\$13	0.00	\$3 0	0.00	0	0.00	\$12	\$3,624.20	\$1,021
Computer Parts	\$54.24	ş-1,007 0	\$52.00	ş4,007 0	0.00	\$2,103	0.00	ş13 0	0.00	0	0.00	0	0.00	912	\$106.24	\$11,401
		0		0	\$194.28	0			0.00	0	0.00	0	\$78.58	0		
Telephone Postage	\$4,356.68 \$24.60	0	\$2,941.94 \$34.10	0	0.00	0	\$40.83 0.00	\$31 \$18	0.00	0	0.00	0	0.00	0	\$7,612.31 \$58.70	\$31 \$18
Software License Fees		0	\$2,822.05	0	\$559.58	0	\$86.89	\$16 \$36	0.00	0	0.00	0	0.00	0		\$36
	\$2,943.71	0		0		0			0.00	0	0.00	0	0.00		\$6,412.23	
Copiers Software	\$133.59 \$89.99	0	\$67.50 0.00	0	0.00	0	0.00	\$2 0	0.00	0	0.00	0	0.00	\$8 0	\$201.09 \$89.99	\$10 0
		0		0		0				\$60	0.00	0	0.00	0		\$79
Printing Expenses Small Office Equipment	\$261.10 \$79.99	0	\$258.64 0.00	0	\$11.31 0.00	0	0.00	\$19 0	0.00	\$00 0	0.00	0	0.00	Ü	\$531.05 \$79.99	9/9
···		_		_		-				0						
Bank Fees	\$3,154.48 \$649.00	0	\$3,388.55 \$642.50	0	\$1,228.65 0.00	0	0.00	0 \$94	0.00	\$384	0.00	0	0.00	0	\$7,771.68	0 \$478
Other Misc Admin Expenses		0	77					77.	\$2,091.65	,,,,,					\$3,383.15	
Total Miscellaneous Admin Expenses	\$14,289.55	\$4,725	\$11,331.27 \$139,586.97	\$4,725 \$123,383	\$1,993.82	\$3,004 \$47,201	\$160.76	\$213 \$3,706	\$2,111.65	\$447	0.00	0	\$78.58 \$1,279.90	\$20	\$29,965.63 \$333,246.65	\$13,134 \$319,274
TOTAL ADMINISTRATIVE EXPENSES	\$177,984.74	\$143,216	\$139,500.97	\$123,363	\$11,267.09	\$47,201	\$1,016.30	\$3,706	\$2,111.65	\$499	0.00	0	\$1,279.90	\$1,269	\$333,240.03	\$319,274
TENANT SERVICES																
Resident Council	\$771.22	\$1,969	\$417.72	\$1,692	0.00	\$2,043	0.00	0	0.00	0	0.00	0	0.00	0	\$1,188.94	\$5,703
Tenant Services Support	\$85.20	0	\$50.00	0	0.00	0	0.00	\$10	\$272.15	0	0.00	0	0.00	0	\$407.35	\$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
TOTAL TENANT SERVICES EXPENSES	\$3,952.87	\$1,969	\$3,242.85	\$1,692	0.00	\$2,043	0.00	\$10	\$272.15	0	0.00	0	0.00	0	\$7,467.87	\$5,713
Water	\$16,975.92	\$32,083	\$20,885.32	\$32,083	\$5,747.52	\$15,458	0.00	\$1,280	0.00	0	0.00	\$7	\$40.27	\$183	\$43,649.03	\$81,095
Electricity	\$35,635.91	\$46,083	\$20,224.42	\$26,250	\$1,443.22	\$2,782	\$118.86	\$211	0.00	0	0.00	0	\$293.15	\$322	\$57,715.56	\$75,649
Vacant Unit-Electricity	\$71.76	0	\$318.21	0	\$460.65	0	\$392.32	\$56	0.00	0	0.00	\$3	0.00	0	\$1,242.94	\$59
Tenant Owed-Electricity	\$770.51	0	\$1,692.42	0	0.00	0	\$50.26	0	0.00	0	0.00	0	0.00	0	\$2,513.19	0
Gas	\$18,749.18	\$29,167	\$8,334.29	\$18,083	0.00	0	0.00	0	0.00	0	0.00	0	\$141.42	\$379	\$27,224.89	\$47,629
Vacant Unit-Gas	\$82.42	0	\$50.83	0	\$227.62	0	\$162.39	\$92	0.00	0	0.00	\$13	0.00	0	\$523.26	\$105
Tenant Owed-Gas	\$826.10	0	\$929.76	0	0.00	0	\$24.73	0	0.00	0	0.00	0	0.00	0	\$1,780.59	0
Comcast Internet	0.00	0	\$299.56	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$299.56	0
Utilities billed to HCV Program	\$-1,924.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$-1,924.00	0
TOTAL UTILITY EXPENSES	\$71,187.80	\$107,333	\$52,734.81	\$76,417	\$7,879.01	\$18,241	\$748.56	\$1,639	0.00	0	0.00	\$23	\$474.84	\$884	\$133,025.02	\$204,537
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	\$82,362.62	\$94,211	\$57,480.62	\$64,400	\$6,830.37	\$30,283	\$1,441.98	\$2,145	0.00	0	0.00	0	\$614.46	\$686	\$148,730.05	\$191,725
Contract Employees-Maint-OT	\$6,236.70	0	\$3,561.22	0	\$327.37	0	\$177.88	\$159	0.00	0	0.00	0	\$57.04	\$51	\$10,360.21	\$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	\$1,182.94	0	\$1,134.07	0	\$2.97	0	\$43.83	\$20	0.00	0	0.00	0	0.00	0	\$2,363.81	\$20
Maintenance Facility Rent	\$2,346.82	0	\$2,288.58	0	0.00	0	\$74.81	\$75	0.00	0	0.00	0	0.00	0	\$4,710.21	\$75
Total General Maint Expense	\$91,501.53	\$94,211	\$63,529.77	\$64,400	\$7,632.36	\$30,283	\$1,738.50	\$2,399	0.00	0	0.00	0	\$671.50	\$737	\$165,073.66	\$192,030
Materials																
Grounds Supplies	\$5,368.28	\$1,167	\$624.73	\$1,167	0.00	\$2,704	\$100.70	0	0.00	0	0.00	0	0.00	0	\$6,093.71	\$5,037
Appliance Parts Supplies	\$2,276.21	0	\$1,936.91	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,213.12	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	\$49.55	0	0.00	0	0.00	0	0.00	0	\$8,411.30	0
Exterminating Supplies	\$143.92	0	\$137.97	0	0.00	\$2,103	0.00	0	0.00	0	0.00	0	0.00	0	\$281.89	\$2,103
Janitorial/Cleaning Supplies	\$1,221.45	\$4,667	\$1,172.23	\$3,500	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,393.68	\$8,167
	\$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
Plumbing Supplies		0	\$530.53	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,089.17	0
	\$558.64															
Tools and Equipment		0	\$283.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,330.53	0
Tools and Equipment Paint Supplies	\$1,046.86	-		0	0.00	0		0	0.00	0	0.00	0	0.00	0	\$1,330.53 \$4,779.24	0
Tools and Equipment		0	\$283.67 \$1,877.28 \$1,419.08			-	0.00 \$5.99 0.00								\$1,330.53 \$4,779.24 \$2,928.80	

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July 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:
	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016	07/2016
Locks & Keys	\$1,693.45	0	\$1,499.52	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00		\$3,192.97	(
Cabinet Supplies	0.00		\$144.84	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00		\$144.84	(
Flooring Supplies	\$11,378.30		0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00		\$11,378.30	(
Screening Supplies	\$53.09		\$50.89	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00		\$103.98	
Unit Turn Supplies	\$1,004.40		\$27.19	0	0.00	\$2,914	0.00	0	0.00	0	0.00	0	0.00		\$1,031.59	\$2,914
Miscellaneous Supplies	\$133.66	\$15,750	\$128.14	\$12,833	0.00	\$3,124	0.00	\$431	0.00	0	0.00	\$8	0.00		\$261.80	\$32,36
Total Materials	\$37,964.96	\$21,583	\$15,316.19	\$17,500	0.00	\$10,845	\$156.24	\$431	0.00	0	0.00	\$8	0.00	\$221	\$53,437.39	\$50,589
Contract Costs		_		_		_		_		_		_		_		
Fire Extinguisher Contract Costs	\$712.55		\$1,200.60	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00		\$1,913.15	(
Appliance Contract Costs	0.00		\$712.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00		\$712.00	
Building Repairs Contract Costs	\$6,783.20		\$800.00	0	0.00	0	0.00	\$58	0.00	0	0.00	0	0.00		\$7,583.20	\$5
Carpet Cleaning Contract Costs	\$176.00	0	\$231.00	0	0.00	0	0.00	\$8	0.00	0	0.00	0	0.00		\$407.00	\$1
Decorating/Painting Contract Costs	\$9,080.00	\$583	\$1,655.00	\$583	0.00	\$3,064	0.00	\$16	0.00	0	0.00	0	0.00		\$10,735.00	\$4,24
Electrical Contract Costs	\$7,349.80	0	\$2,242.68	0	0.00	0	0.00	\$14	0.00	0	0.00	0	0.00		\$9,592.48	\$4
Pest Control-budgeted	\$11,641.00		\$8,494.00	\$2,917	\$1,558.48	0	\$57.00	\$57	0.00	0	0.00	0	0.00		\$21,750.48	\$7,05
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		\$4,491.38	\$6
Grounds Contract Costs	\$4,563.05	\$4,667	\$7,910.30	\$3,500	\$73.77	\$4,506	\$155.00	\$36	0.00	0	0.00	0	\$301.50		\$13,003.62	\$12,81
Janitorial/Cleaning Contract Costs	\$3,255.00		\$2,543.00	0	\$36.00	\$6,008	0.00	\$78	0.00	0	0.00	0	0.00		\$5,834.00	\$6,08
Janitorial-Monthly Contract	\$12,217.92		\$8,586.80	\$11,667	0.00	0	0.00	0	0.00	0	0.00	0	\$201.39		\$21,006.11	\$23,38
Plumbing Contract Costs	\$14,969.05		\$4,699.05	0	0.00	0	\$185.00	\$20	0.00	0	0.00	0	0.00		\$19,853.10	\$5
Windows-Contract Costs	\$5,175.00		\$264.38	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00		\$5,439.38	1
HVAC Contract Costs	\$2,838.20		\$5,977.15	0	0.00	0	\$311.50	\$361	0.00	0	0.00	0	0.00		\$9,126.85	\$36
Vehicle Maintenance Contract Costs	\$806.78	0	\$775.41	0	0.00	0	\$70.15	\$11	0.00	0	0.00	0	0.00		\$1,652.34	\$1
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	
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	
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	
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		\$2,100.00	(
Alarm Monitoring Contract Costs	\$809.13	0	\$475.94	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,285.07	(
Trash Disposal Contract Costs	\$3,401.37	\$2,625	\$2,832.00	\$1,750	0.00	\$1,562	0.00	0	0.00	0	0.00	0	0.00	\$18	\$6,233.37	\$5,95
Sewer Backups Emergency	\$3,845.56	0	\$8,142.98	0	0.00	0	0.00	\$22	0.00	0	0.00	0	0.00	0	\$11,988.54	\$2
Equipment Repair Contract Costs	\$2,499.98	0	\$1,543.11	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,043.09	
Unit Turn Contract Costs	\$9,241.02	0	\$7,431.44	0	0.00	0	0.00	\$78	0.00	0	0.00	0	0.00	\$31	\$16,672.46	\$10
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	\$3,000.00	0	\$4,730.00	0	0.00	0	\$530.00	0	0.00	0	\$175.00	0	\$66.65	0	\$8,501.65	
Snow Plow Contract	\$6,948.00	\$7,000	\$9,180.00	\$9,180	\$1,758.00	\$2,403	0.00	0	0.00	0	0.00	0	0.00	0	\$17,886.00	\$18,583
Section 3 Contractor Expense	\$4,595.50	0	\$4,637.50	0	0.00	0	\$160.00	\$60	0.00	0	0.00	0	0.00	0	\$9,393.00	\$6
Tenant Stipends	\$3,310.00	0	\$1,650.00	0	0.00	0	0.00	\$162	0.00	0	0.00	0	0.00	\$21	\$4,960.00	\$18
Contract Costs-Other	0.00	\$17,500	0.00	\$14,583	0.00	\$2,884	0.00	\$193	0.00	0	0.00	0	0.00	0	0.00	\$35,16
Replacement Reserve Payments	\$23,625.00	\$23,625	\$23,685.00	\$23,683	0.00	\$8,292	0.00	0	0.00	0	0.00	0	0.00	0	\$47,310.00	\$55,60
Total Contract Costs	\$147,014.49	\$71,750	\$111,799.34	\$67,863	\$3,426.25	\$28,720	\$1,468.65	\$1,856	0.00	0	\$175.00	\$203	\$569.54	\$344	\$264,453.27	\$170,73
TOTAL MAINTENANCE EXPENSES	\$276,480.98	\$187,544	\$190,645.30	\$149,763	\$11,058.61	\$69,848	\$3,363.39	\$4,686	0.00	0	\$175.00	\$211	\$1,241.04	\$1,302	\$482,964.32	\$413,35
GENERAL EXPENSES																
Property Insurance	\$18,861.16	\$18,083	\$24,364.64	\$15,750	0.00	\$7,661	\$1,299.00	\$823	0.00	0	\$64.41	\$34	0.00	\$212	\$44,589.21	\$42,56
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	
Liability Insurance	\$3,927.24	0	\$3,770.62	0	0.00	0	\$150.50	\$109	0.00	0	\$8.00	0	0.00		\$7,856.36	\$14
Misc. Taxes/Liscenses/Insurance	0.00		0.00	\$68	0.00	\$26	0.00	0	0.00	0	\$4,708.83	\$72	0.00		\$4,708.83	\$24
Security/Law Enforcement	\$5,800.44	\$8,750	\$8,148.69	\$5,250	0.00	\$901	0.00	0	0.00	0	0.00	0	0.00	0	\$13,949.13	\$14,90
TOTAL GENERAL EXPENSES	\$28,777.90	\$26,912	\$36,465.20	\$21,068	0.00	\$8,588	\$1,449.50	\$932	0.00	0	\$4,781.24	\$106	0.00	\$243	\$71,473.84	\$57,84
FINANCING EXPENSE																
Debt Service Payment	0.00	\$70,793	0.00	\$22,123	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$92,91
TOTAL FINANCING EXPENSES	0.00		0.00	\$22,123	0.00	0	0.00	0	0.00	0	0.00	0	0.00		0.00	\$92,91
TOTAL EXPENSES	\$558,384.29	\$537,768	\$422,675.13	\$394,445	\$30,204.71	\$145,921	\$6,577.75	\$10,973	\$2,383.80	\$499	\$4,956.24	\$340	\$2,995.78	\$3,698	\$1,028,177.70	\$1,093,645
NET INCOME	\$79,054.37	\$11,181	\$72,938.23	\$34,500	\$38,753.13	\$117,106	\$38,485.78	\$3,144	\$-383.80	\$1,505	\$-4,956.24	\$-340	\$4,404.22	\$3,701	\$228,295.69	\$170,79
NET INCOME	\$/2,034.3/	\$11,101	\$12,530.23	000رەدچ	\$30,733.13	\$117,100	\$30,703.70	\$3,1 44	\$-202.0U	\$1,3US	p-4,530.24	φ-3 4 0	şτ,τυ4.22	\$3,/UI	\$220,233.09	\$1/U,/9