

All properties (..allpro)

AAHC Business Affiliates Stmt of Revenue and Expenses

Period = Jul 2016-Jun 2017

Book = Accrual ; Tree = ysi_is

*** DRAFT - UNAUDITED ***

	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:
	06/2017	06/2017	06/2017	06/2017	06/2017	06/2017	06/2017	06/2017	06/2017	06/2017

TENANT INCOME

Rental Income										
Tenant Rent	0.00	0	\$46,817.00	\$68,878	0.00	0	\$10,269.00	\$10,264	\$57,086.00	\$79,142
Dwelling Rent-Negative	0.00	0	0.00	\$-1,119	0.00	0	0.00	\$-12	0.00	\$-1,131
RAD PBV Housing Assistance Payment(HAP)	0.00	0	\$91,237.00	\$90,750	0.00	0	\$74,776.00	\$78,536	\$166,013.00	\$169,286
Bad Debt	0.00	0	\$-2,221.10	0	0.00	0	0.00	0	\$-2,221.10	0
Less: Concessions	0.00	0	\$-223.27	\$-566	0.00	0	0.00	0	\$-223.27	\$-566
Total Rental Income	0.00	0	\$135,609.63	\$157,943	0.00	0	\$85,045.00	\$88,788	\$220,654.63	\$246,731
Other Tenant Income										
Damages	0.00	0	0.00	\$163	0.00	0	0.00	0	0.00	\$163
Late Charges	0.00	0	\$920.00	\$520	0.00	0	\$80.00	0	\$1,000.00	\$520
Legal Fees - Tenant	0.00	0	\$868.00	\$360	0.00	0	0.00	0	\$868.00	\$360
NSF Charges	0.00	0	\$15.00	0	0.00	0	0.00	0	\$15.00	0
Tenant Owed Utilities	0.00	0	\$621.87	0	0.00	0	0.00	0	\$621.87	0
Total Other Tenant Income	0.00	0	\$2,424.87	\$1,043	0.00	0	\$80.00	0	\$2,504.87	\$1,043
NET TENANT INCOME	0.00	0	\$138,034.50	\$158,986	0.00	0	\$85,125.00	\$88,788	\$223,159.50	\$247,774

GRANT INCOME

RAD PBV Vacancy Payments	0.00	0	\$33,812.00	\$10,056	0.00	0	0.00	0	\$33,812.00	\$10,056
Other Government Grants	\$31,292.00	0	0.00	0	0.00	0	0.00	0	\$31,292.00	0
AAHC CFP Funds	0.00	0	\$136,092.52	0	0.00	0	0.00	0	\$136,092.52	0
FHLB Fund Revenue	0.00	0	\$154,844.17	0	0.00	0	0.00	0	\$154,844.17	0
TOTAL GRANT INCOME	\$31,292.00	0	\$324,748.69	\$10,056	0.00	0	0.00	0	\$356,040.69	\$10,056
Investment Income - Unrestricted	0.00	\$51	\$636.16	\$296	0.00	0	0.00	0	\$636.16	\$347
Miscellaneous Other Income	\$57.67	0	0.00	0	0.00	0	0.00	0	\$57.67	0
Other Income-Earned Discounts	0.00	0	\$30.53	\$58	0.00	0	0.00	0	\$30.53	\$58
Cranbrook Tower Revenue	\$309,817.00	\$24,000	0.00	0	0.00	0	0.00	0	\$309,817.00	\$24,000
Donations	\$730.00	0	0.00	0	0.00	0	0.00	0	\$730.00	0
Developer Fees	\$145,500.00	0	0.00	0	0.00	0	0.00	0	\$145,500.00	0
TOTAL OTHER INCOME	\$146,230.00	0	0.00	0	0.00	0	0.00	0	\$146,230.00	0
TOTAL INCOME	\$487,396.67	\$24,051	\$463,449.88	\$169,396	0.00	0	\$85,125.00	\$88,788	\$1,035,971.55	\$282,235

EXPENSES

ADMINISTRATIVE

Administrative Salaries										
Compensated Absences	0.00	0	\$344.23	\$949	0.00	0	\$117.21	0	\$461.44	\$949
Temporary Help	0.00	0	\$495.45	0	0.00	0	\$158.87	0	\$654.32	0
Contract Employees-Admin	0.00	0	\$932.88	\$4,335	0.00	0	\$299.15	\$1,386	\$1,232.03	\$5,721
Contract Employees-Admin-OT	0.00	0	\$15.01	0	0.00	0	\$4.81	0	\$19.82	0
Contract-Property Management	0.00	0	\$28,344.84	\$24,118	0.00	0	\$8,060.90	\$7,810	\$36,405.74	\$31,928
Contract Property Management-OT	0.00	0	\$1,755.78	\$1,928	0.00	0	\$517.42	\$653	\$2,273.20	\$2,581

Total Administrative Salaries	0.00	0	\$31,888.19	\$31,330	0.00	0	\$9,158.36	\$9,849	\$41,046.55	\$41,179
Legal Expense										
Criminal Background Checks	0.00	0	\$97.00	0	0.00	0	0.00	0	\$97.00	0
General Legal Expense	0.00	\$20	\$1,135.00	\$2,500	0.00	0	0.00	\$565	\$1,135.00	\$3,085
Hearing Officer Expense	0.00	0	0.00	\$569	0.00	0	0.00	0	0.00	\$569
Total Legal Expense	0.00	\$20	\$1,232.00	\$3,069	0.00	0	0.00	\$565	\$1,232.00	\$3,654
Other Admin Expenses										
Staff Training	\$1,879.73	\$582	\$171.13	\$89	0.00	0	0.00	0	\$2,050.86	\$671
Travel	0.00	0	\$22.15	\$62	0.00	0	0.00	0	\$22.15	\$62
Auditing Fees	\$4,320.00	\$760	\$680.00	\$1,800	0.00	0	0.00	\$1,800	\$5,000.00	\$4,360
Management Fee	0.00	0	\$17,187.70	\$10,593	0.00	0	\$8,512.50	\$5,327	\$25,700.20	\$15,920
Bookkeeping Fees	0.00	0	\$1,657.50	0	0.00	0	\$682.50	0	\$2,340.00	0
Office Janitorial Expense	0.00	0	0.00	\$82	0.00	0	0.00	0	0.00	\$82
Consultants	\$11,543.75	\$44	\$3,040.18	0	0.00	0	0.00	0	\$14,583.93	\$44
Inspections	0.00	0	\$505.00	0	0.00	0	\$45.00	0	\$550.00	0
Total Other Admin Expenses	\$17,743.48	\$1,386	\$23,263.66	\$12,626	0.00	0	\$9,240.00	\$7,127	\$50,247.14	\$21,139
Miscellaneous Admin Expenses										
Membership and Fees	\$20.00	0	0.00	0	0.00	0	0.00	0	\$20.00	0
Advertising	0.00	\$40	0.00	0	0.00	0	0.00	0	0.00	\$40
Office Supplies	0.00	0	\$119.20	\$154	0.00	0	0.00	\$150	\$119.20	\$304
Telephone	0.00	0	\$324.95	\$372	0.00	0	\$951.90	0	\$1,276.85	\$372
Postage	0.00	0	0.00	\$222	0.00	0	0.00	0	0.00	\$222
Software License Fees	0.00	0	\$347.56	\$434	0.00	0	0.00	0	\$347.56	\$434
Copiers	0.00	0	0.00	\$25	0.00	0	0.00	\$100	0.00	\$125
Printing Expenses	0.00	\$722	\$20.17	\$224	0.00	0	0.00	0	\$20.17	\$946
Late Fees/Lost Discounts	\$78.00	0	0.00	0	0.00	0	0.00	0	\$78.00	0
Bank Fees	0.00	0	\$104.65	0	0.00	0	0.00	0	\$104.65	0
Other Misc Admin Expenses	\$4,408.48	\$4,604	0.00	\$1,122	0.00	0	0.00	0	\$4,408.48	\$5,726
Total Miscellaneous Admin Expenses	\$4,506.48	\$5,366	\$916.53	\$2,553	0.00	0	\$951.90	\$250	\$6,374.91	\$8,169
TOTAL ADMINISTRATIVE EXPENSES	\$22,249.96	\$6,772	\$57,300.38	\$49,578	0.00	0	\$19,350.26	\$17,791	\$98,900.60	\$74,141
TENANT SERVICES										
Other Tenant Svcs.	\$5,401.36	0	0.00	0	0.00	0	0.00	0	\$5,401.36	0
Tenant Services Support	\$65,217.05	0	\$519.48	\$123	0.00	0	0.00	0	\$65,736.53	\$123
Moving Company Expenses	0.00	0	\$538.65	0	0.00	0	0.00	0	\$538.65	0
Packers Stipends	0.00	0	\$306.00	0	0.00	0	0.00	0	\$306.00	0
TOTAL TENANT SERVICES EXPENSES	\$70,618.41	0	\$1,364.13	\$123	0.00	0	0.00	0	\$71,982.54	\$123
Water	0.00	0	\$9,216.68	\$15,360	\$261.96	\$88	\$1,822.94	\$2,200	\$11,301.58	\$17,648
Electricity	0.00	0	\$1,971.21	\$2,530	0.00	0	\$3,448.85	\$3,861	\$5,420.06	\$6,391
Vacant Unit-Electricity	0.00	0	\$2,033.99	\$678	0.00	\$42	0.00	0	\$2,033.99	\$720
Tenant Owed-Electricity	0.00	0	\$299.25	0	0.00	0	0.00	0	\$299.25	0
Electric - Tenant-Occupied	0.00	0	\$280.64	0	0.00	0	0.00	0	\$280.64	0
Gas	0.00	0	\$32.82	0	0.00	0	\$2,931.74	\$4,543	\$2,964.56	\$4,543
Vacant Unit-Gas	0.00	0	\$2,157.49	\$1,110	0.00	\$159	0.00	0	\$2,157.49	\$1,269
Tenant Owed-Gas	0.00	0	\$176.68	0	0.00	0	0.00	0	\$176.68	0
Gas - Tenant-Occupied	0.00	0	\$188.34	0	0.00	0	0.00	0	\$188.34	0
Garbage/Trash Removal	0.00	0	\$89.25	0	0.00	0	0.00	0	\$89.25	0
TOTAL UTILITY EXPENSES	0.00	0	\$16,446.35	\$19,678	\$261.96	\$289	\$8,203.53	\$10,604	\$24,911.84	\$30,571
Compensated Absences	0.00	0	\$267.25	\$820	0.00	0	\$86.02	0	\$353.27	\$820
Contract Employees Maintenance	0.00	0	\$25,635.35	\$27,889	0.00	0	\$8,372.51	\$8,916	\$34,007.86	\$36,805
Contract Employees-Maint-OT	0.00	0	\$2,312.67	\$2,063	0.00	0	\$741.59	\$660	\$3,054.26	\$2,723
Maintenance Uniforms	0.00	0	\$150.08	0	0.00	0	0.00	0	\$150.08	0

Safety Supplies	0.00	0	\$30.48	0	0.00	0	0.00	0	\$30.48	0
Vehicle Gas, Oil, Grease	0.00	0	\$271.28	\$246	0.00	0	0.00	0	\$271.28	\$246
Maintenance Facility Rent	0.00	0	\$-0.01	\$902	0.00	0	0.00	0	\$-0.01	\$902
Total General Maint Expense	0.00	0	\$28,667.10	\$31,920	0.00	0	\$9,200.12	\$9,576	\$37,867.22	\$41,496
Materials										
Grounds Supplies	0.00	0	\$188.76	0	0.00	0	0.00	0	\$188.76	0
Electrical Supplies	0.00	0	\$49.55	0	0.00	0	0.00	0	\$49.55	0
Janitorial/Cleaning Supplies	0.00	0	\$13.87	0	0.00	0	0.00	0	\$13.87	0
Maint/Repairs/Supplies	0.00	0	\$5,641.28	0	\$26.59	0	\$4,020.09	0	\$9,687.96	0
Tools and Equipment	0.00	0	\$76.95	0	0.00	0	0.00	0	\$76.95	0
Hardware Supplies	0.00	0	\$5.99	0	0.00	0	\$98.06	0	\$104.05	0
HVAC Supplies	0.00	0	\$368.22	0	0.00	0	\$179.55	0	\$547.77	0
Locks & Keys	0.00	0	\$132.56	0	0.00	0	\$111.96	0	\$244.52	0
Cabinet Supplies	0.00	0	\$-63.14	0	0.00	0	0.00	0	\$-63.14	0
Unit Turn Supplies	0.00	0	\$211.20	0	0.00	0	0.00	0	\$211.20	0
Miscellaneous Supplies	0.00	0	0.00	\$5,173	0.00	\$92	0.00	\$2,648	0.00	\$7,913
Total Materials	0.00	0	\$6,625.24	\$5,173	\$26.59	\$92	\$4,409.66	\$2,648	\$11,061.49	\$7,913
Contract Costs										
Fire Extinguisher Contract Costs	0.00	0	0.00	0	0.00	0	\$43.00	0	\$43.00	0
Building Repairs Contract Costs	0.00	0	\$2,092.59	\$700	0.00	0	\$3,180.00	0	\$5,272.59	\$700
Carpet Cleaning Contract Costs	0.00	0	\$550.00	\$95	0.00	0	0.00	\$136	\$550.00	\$231
Decorating/Painting Contract Costs	0.00	0	0.00	\$195	0.00	0	0.00	0	0.00	\$195
Electrical Contract Costs	\$31,292.00	0	0.00	\$168	0.00	0	0.00	\$395	\$31,292.00	\$563
Pest Control-budgeted	0.00	0	\$456.00	\$684	0.00	0	0.00	0	\$456.00	\$684
Floor Covering Contract Costs	0.00	0	\$1,584.04	\$768	0.00	0	\$1,313.16	0	\$2,897.20	\$768
Grounds Contract Costs	0.00	0	\$2,158.00	\$431	\$485.00	0	\$1,576.50	\$1,225	\$4,219.50	\$1,656
Janitorial/Cleaning Contract Costs	0.00	0	\$900.00	\$936	0.00	0	0.00	0	\$900.00	\$936
Janitorial-Monthly Contract	0.00	0	0.00	0	0.00	0	\$1,792.75	\$604	\$1,792.75	\$604
Plumbing Contract Costs	0.00	0	\$213.00	\$243	0.00	0	\$678.00	\$426	\$891.00	\$669
HVAC Contract Costs	0.00	0	\$1,244.70	\$4,329	0.00	0	0.00	0	\$1,244.70	\$4,329
Vehicle Maintenance Contract Costs	0.00	0	\$404.70	\$131	0.00	0	0.00	0	\$404.70	\$131
Trash Disposal Contract Costs	0.00	0	\$29.75	0	0.00	0	0.00	\$220	\$29.75	\$220
Sewer Backups Emergency	0.00	0	\$460.64	\$269	0.00	0	\$305.00	0	\$765.64	\$269
Unit Turn Contract Costs	0.00	0	\$748.00	\$937	0.00	0	\$7,359.00	\$372	\$8,107.00	\$1,309
Lawn Care Contract	0.00	0	0.00	\$7,415	0.00	\$1,220	0.00	\$502	0.00	\$9,137
Lawn Care Contract-Budget for Mowing	0.00	0	\$6,375.00	0	\$1,185.00	0	\$488.25	0	\$8,048.25	0
Snow Removal Contract	0.00	0	\$14,052.00	\$11,400	\$1,400.00	0	\$1,020.00	0	\$16,472.00	\$11,400
Section 3 Contractor Expense	0.00	0	\$3,075.00	\$720	0.00	0	\$36.00	0	\$3,111.00	\$720
Tenant Stipends	0.00	0	0.00	\$1,949	0.00	0	0.00	\$256	0.00	\$2,205
Contract Costs-Other	0.00	0	0.00	\$2,320	0.00	0	0.00	0	0.00	\$2,320
Total Contract Costs	\$31,292.00	0	\$34,343.42	\$33,690	\$3,070.00	\$1,220	\$17,791.66	\$4,136	\$86,497.08	\$39,046
TOTAL MAINTENANCE EXPENSES	\$31,292.00	0	\$69,635.76	\$70,783	\$3,096.59	\$1,312	\$31,401.44	\$16,360	\$135,425.79	\$88,455
GENERAL EXPENSES										
Property Insurance	0.00	0	\$12,729.00	\$9,881	\$772.92	\$403	\$1,791.00	\$2,540	\$15,292.92	\$12,824
Liability Insurance	0.00	0	\$1,720.00	\$1,313	\$96.00	0	\$1,352.04	\$373	\$3,168.04	\$1,686
Insurance Proceeds-Credit	0.00	0	\$-5,222.35	0	0.00	0	0.00	0	\$-5,222.35	0
Misc. Taxes/Liscenses/Insurance	0.00	0	0.00	0	\$5,896.63	\$858	0.00	0	\$5,896.63	\$858
TOTAL GENERAL EXPENSES	0.00	0	\$9,226.65	\$11,194	\$6,765.55	\$1,261	\$3,143.04	\$2,913	\$19,135.24	\$15,368
FINANCING EXPENSE										
Interest Expense	\$38.23	0	0.00	0	0.00	0	0.00	0	\$38.23	0

TOTAL FINANCING EXPENSES	\$38.23	0	0.00	0	0.00	0	0.00	0	\$38.23	0
TOTAL EXPENSES	\$124,198.60	\$6,772	\$153,973.27	\$151,356	\$10,124.10	\$2,862	\$62,098.27	\$47,668	\$350,394.24	\$208,658
NET INCOME	\$363,198.07	\$17,279	\$309,476.61	\$18,040	\$-10,124.10	\$-2,862	\$23,026.73	\$41,120	\$685,577.31	\$73,577