

Tax Credit Properties Statement of Revenues and Expenses

Book = Accrual ; Tree = ysi_is

[illegible]

TENANT INCOME

Rental Income

Tenant Rent	\$156,563.00	\$155,634	\$168,021.00	\$155,442	\$60,053.00	\$83,268	\$384,637.00	\$394,344
RAD PBV Housing Assistance Payment(HAP)	\$365,903.00	\$381,036	\$243,622.00	\$264,678	\$135,186.00	\$203,856	\$744,711.00	\$849,570
Bad Debt	0.00	0	\$285.00	0	0.00	0	\$285.00	0
Less: Vacancies	0.00	(\$37,566)	0.00	(\$29,406)	0.00	(\$20,100)	0.00	(\$87,072)
Less: Concessions	(\$250.00)	0	(\$3.00)	0	(\$173.00)	0	(\$426.00)	0
Subsidy Adjustments	0.00	0	\$507.00	0	0.00	0	\$507.00	0

Total Rental Income

Other Tenant Income

Laundry and Vending	\$1,841.99	0	\$987.21	0	0.00	0	\$2,829.20	0
Damages	\$4,313.45	0	\$1,050.00	0	\$60.00	0	\$5,423.45	0
Late Charges	\$1,320.00	0	\$1,980.00	0	\$500.00	0	\$3,800.00	0
Legal Fees - Tenant	\$500.00	0	\$1,762.00	0	\$158.00	0	\$2,420.00	0
NSF Charges	\$20.00	0	\$20.00	0	\$20.00	0	\$60.00	0
Tenant Owed Utilities	\$1,385.84	0	\$2,102.63	0	0.00	0	\$3,488.47	0
Misc.Tenant Income	\$170.00	\$6,000	\$10.00	\$4,998	\$5.00	0	\$185.00	\$10,998

Total Other Tenant Income

NET TENANT INCOME

GRANT INCOME

RAD PBV Vacancy Payments

PBV Vacancy Payments

TOTAL GRANT INCOME	\$7,206.00	\$13,146	\$5,092.00	\$10,296	\$24,824.00	\$10,584	\$37,122.00	\$34,026
Investment Income - Unrestricted	0.00	0	0.00	0	\$92.37	0	\$92.37	0
Miscellaneous Other Income	0.00	\$1,752	0.00	0	\$0.01	\$2,502	\$0.01	\$4,254
Other Income-Earned Discounts	0.00	0	0.00	0	\$160.47	0	\$160.47	0

TOTAL INCOME

EXPENSES

ADMINISTRATIVE

Administrative Salaries

Temporary Help	\$871.91	0	\$749.17	0	\$297.26	0	\$1,918.34	0
Contract-Property Management	\$74,273.46	\$94,000	\$60,388.13	\$73,500	\$33,271.10	\$32,000	\$167,932.69	\$199,500
Contract Property Management-OT	\$6,242.89	0	\$2,676.14	0	\$2,284.43	0	\$11,203.46	0
Total Administrative Salaries	\$81,388.26	\$94,000	\$63,813.44	\$73,500	\$35,852.79	\$32,000	\$181,054.49	\$199,500

Legal Expense

Criminal Background Checks	\$52.50	0	\$41.50	0	0.00	0	\$94.00	0
General Legal Expense	\$1,211.50	\$5,598	\$8,440.63	\$7,002	\$218.00	\$1,002	\$9,870.13	\$13,602
Total Legal Expense	\$1,264.00	\$5,598	\$8,482.13	\$7,002	\$218.00	\$1,002	\$9,964.13	\$13,602

Other Admin Expenses

Staff Training	\$1,026.55	0	\$1,004.18	0	\$381.26	0	\$2,411.99	0
Travel	\$200.76	0	\$192.47	0	0.00	0	\$393.23	0
Auditing Fees	\$18,900.00	\$4,002	\$11,400.00	\$3,606	\$1,210.00	\$2,502	\$31,510.00	\$10,110
LIHTC Monitoring Fee	0.00	\$1,752	0.00	\$2,502	0.00	\$2,502	0.00	\$6,756
Management Fee	\$32,324.17	\$30,630	\$25,526.09	\$24,360	\$13,291.51	\$16,806	\$71,141.77	\$71,796
Office Janitorial Expense	\$901.68	0	0.00	0	0.00	0	\$901.68	0
Consultants	\$5,465.16	0	\$5,372.01	0	\$519.91	0	\$11,357.08	0
Inspections	\$610.00	\$1,998	\$520.00	\$1,032	\$1,395.00	\$252	\$2,525.00	\$3,282
Total Other Admin Expenses	\$59,428.32	\$38,382	\$44,014.75	\$31,500	\$16,797.68	\$22,062	\$120,240.75	\$91,944

Miscellaneous Admin Expenses

Office Supplies	\$524.02	\$17,748	\$1,913.57	\$10,068	\$1,628.32	\$750	\$4,065.91	\$28,566
Telephone	\$4,964.65	0	\$1,991.36	0	\$59.91	0	\$7,015.92	0
Postage	0.00	0	\$25.75	0	0.00	0	\$25.75	0
Software License Fees	0.00	0	0.00	0	\$242.94	0	\$242.94	0
Software	0.00	0	0.00	0	\$39.99	0	\$39.99	0
Printing Expenses	\$43.67	0	\$41.86	0	\$8.30	0	\$93.83	0
Late Fees/Lost Discounts	0.00	0	0.00	0	\$24.16	0	\$24.16	0
Bank Fees	\$2,608.69	0	\$2,713.48	0	\$4,029.04	0	\$9,351.21	0
Bank Charges	\$123.12	0	\$388.82	0	\$306.19	0	\$818.13	0
Other Misc Admin Expenses	0.00	0	\$6.50	0	0.00	0	\$6.50	0
Lease Up Incentives	0.00	0	\$100.00	0	0.00	0	\$100.00	0
Total Miscellaneous Admin Expenses	\$8,264.15	\$17,748	\$7,181.34	\$10,068	\$6,338.85	\$750	\$21,784.34	\$28,566

TOTAL ADMINISTRATIVE EXPENSES	\$150,344.73	\$155,728	\$123,491.66	\$122,070	\$59,207.32	\$55,814	\$333,043.71	\$333,612
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TENANT SERVICES

Resident Council	\$825.39	\$1,686	0.00	\$1,452	0.00	\$576	\$825.39	\$3,714
Other Tenant Svcs.	\$231.98	0	0.00	0	\$595.92	0	\$827.90	0

Tenant Services Support	\$70.61	0	0.00	0	\$165.00	0	\$235.61	0
Moving Company Expenses	\$72.00	0	\$500.00	0	0.00	0	\$572.00	0
Packers Stipends	0.00	0	\$216.00	0	\$72.00	0	\$288.00	0
TOTAL TENANT SERVICES EXPENSES	\$1,199.98	\$1,686	\$716.00	\$1,452	\$832.92	\$576	\$2,748.90	\$3,714
Water	\$9,075.33	\$22,500	\$23,366.57	\$19,572	\$9,654.94	\$16,998	\$42,096.84	\$59,070
Electricity	\$36,904.18	\$36,102	\$14,528.80	\$21,630	\$15,273.02	\$23,568	\$66,706.00	\$81,300
Vacant Unit-Electricity	\$298.92	0	\$184.04	0	0.00	0	\$482.96	0
Tenant Owed-Electricity	\$478.92	0	\$1,176.29	0	0.00	0	\$1,655.21	0
Electric - Tenant-Occupied	0.00	0	\$443.50	0	0.00	0	\$443.50	0
Gas	\$21,997.73	\$22,602	\$11,633.00	\$11,250	\$7,172.56	\$15,882	\$40,803.29	\$49,734
Vacant Unit-Gas	\$337.02	0	\$24.58	0	0.00	0	\$361.60	0
Tenant Owed-Gas	\$677.14	0	\$794.51	0	0.00	0	\$1,471.65	0
Gas - Tenant-Occupied	0.00	0	\$180.18	0	0.00	0	\$180.18	0
Garbage/Trash Removal	\$910.00	0	0.00	0	0.00	0	\$910.00	0
Comcast Internet	0.00	0	\$1,197.39	0	0.00	0	\$1,197.39	0
Utilities billed to HCV Program	(\$1,498.00)	0	0.00	0	0.00	0	(\$1,498.00)	0
TOTAL UTILITY EXPENSES	\$69,181.24	\$81,204	\$53,528.86	\$52,452	\$32,100.52	\$56,448	\$154,810.62	\$190,104
Contract Employees Maintenance	\$71,678.72	\$73,150	\$61,588.82	\$74,000	\$24,437.75	\$28,000	\$157,705.29	\$175,150
Contract Employees-Maint-OT	\$4,747.79	0	\$4,079.46	0	\$1,618.67	0	\$10,445.92	0
Maintenance Uniforms	\$221.55	0	\$212.39	0	\$34.18	0	\$468.12	0
Safety Supplies	\$283.56	0	\$271.85	0	\$45.04	0	\$600.45	0
Vehicle Gas, Oil, Grease	\$265.10	0	\$254.15	0	\$50.40	0	\$569.65	0
Total General Maint Expense	\$77,196.72	\$73,150	\$66,406.67	\$74,000	\$26,186.04	\$28,000	\$169,789.43	\$175,150
Materials								
Grounds Supplies	\$7.68	\$498	\$219.68	0	\$96.23	\$498	\$323.59	\$996
Appliance Parts Supplies	\$3,172.80	0	\$2,255.00	0	\$258.98	0	\$5,686.78	0
Electrical Supplies	\$17.22	0	\$277.43	0	\$510.82	0	\$805.47	0
Janitorial/Cleaning Supplies	\$338.84	\$1,500	0.00	\$1,134	\$153.78	0	\$492.62	\$2,634
Maint/Repairs/Supplies	\$17,876.17	\$7,752	\$11,392.35	\$12,210	\$6,554.76	\$1,500	\$35,823.28	\$21,462
Tools and Equipment	\$398.98	0	\$351.57	0	\$36.06	0	\$786.61	0
Paint Supplies	0.00	0	\$114.95	0	0.00	0	\$114.95	0
HVAC Supplies	\$1,327.58	0	\$904.80	0	0.00	0	\$2,232.38	0
Vehicle Supplies	\$88.82	0	\$176.22	0	\$37.73	0	\$302.77	0
Locks & Keys	\$519.19	0	\$3,012.80	0	\$332.39	0	\$3,864.38	0
Unit Turn Supplies	\$420.61	\$3,000	\$109.95	\$1,758	0.00	\$750	\$530.56	\$5,508
Miscellaneous Supplies	0.00	\$5,550	0.00	\$4,686	0.00	\$750	0.00	\$10,986
Total Materials	\$24,167.89	\$18,300	\$18,814.75	\$19,788	\$7,980.75	\$3,498	\$50,963.39	\$41,586
Contract Costs								
Fire Extinguisher Contract Costs	\$279.70	0	0.00	0	\$70.00	0	\$349.70	0

Building Repairs Contract Costs	\$3,727.12	0	\$4,202.33	0	\$1,562.18	0	\$9,491.63	0
Carpet Cleaning Contract Costs	\$100.00	0	\$400.00	0	0.00	0	\$500.00	0
Decorating/Painting Contract Costs	\$155.00	0	\$105.00	0	0.00	0	\$260.00	0
Electrical Contract Costs	\$2,658.00	0	\$212.00	0	\$1,988.00	0	\$4,858.00	0
Pest Control Contract Costs	0.00	\$10,998	0.00	\$7,002	(\$400.00)	\$1,500	(\$400.00)	\$19,500
Pest Control-budgeted	\$2,212.80	0	\$2,234.00	0	0.00	0	\$4,446.80	0
Floor Covering Contract Costs	0.00	0	\$169.68	0	0.00	0	\$169.68	0
Grounds Contract Costs	\$383.00	\$1,945	\$1,470.00	\$2,990	0.00	\$855	\$1,853.00	\$5,790
Janitorial/Cleaning Contract Costs	\$1,610.00	0	\$1,330.00	\$11,610	0.00	\$3,498	\$2,940.00	\$15,108
Janitorial-Monthly Contract	\$10,084.22	\$10,602	\$7,092.17	0	0.00	0	\$17,176.39	\$10,602
Plumbing Contract Costs	\$6,315.00	0	\$4,001.26	0	\$375.00	0	\$10,691.26	0
Windows-Contract Costs	\$629.34	0	\$257.00	0	0.00	0	\$886.34	0
HVAC Contract Costs	\$9,001.17	0	\$12,634.26	0	\$167.00	0	\$21,802.43	0
Vehicle Maintenance Contract Costs	\$1,233.80	0	\$1,182.82	0	\$219.72	0	\$2,636.34	0
Boiler Inspection Fees	\$360.00	0	0.00	0	0.00	0	\$360.00	0
Fire Sprinkler Inspection Fees	0.00	0	0.00	0	\$210.00	0	\$210.00	0
Fire Alarm Inspection Fees	\$1,050.00	0	\$1,050.00	0	0.00	0	\$2,100.00	0
Alarm Monitoring Contract Costs	\$912.55	0	\$446.94	0	0.00	0	\$1,359.49	0
Trash Disposal Contract Costs	\$4,813.67	\$2,748	\$4,730.00	\$2,058	\$903.20	\$498	\$10,446.87	\$5,304
Sewer Backups Emergency	\$9,136.62	0	\$9,893.00	0	0.00	0	\$19,029.62	0
Sewer Backups-Prevention	0.00	0	\$213.00	0	0.00	0	\$213.00	0
Equipment Repair Contract Costs	\$1,121.18	0	\$1,221.07	0	0.00	0	\$2,342.25	0
Vehicle Towing Contact Costs	0.00	0	\$245.00	0	0.00	0	\$245.00	0
Unit Turn Contract Costs	\$14,896.39	\$3,600	\$7,887.28	\$7,002	0.00	\$1,500	\$22,783.67	\$12,102
Lawn Care Contract-Budget for Mowing	\$2,572.00	0	\$3,802.50	0	0.00	0	\$6,374.50	0
Snow Removal Contract	\$6,948.00	\$8,000	\$9,180.00	\$8,259	\$5,274.00	\$4,000	\$21,402.00	\$20,259
Asbestos Abatement/Monitoring/Removal	\$10,500.00	0	\$9,325.00	0	0.00	0	\$19,825.00	0
Section 3 Contractor Expense	\$3,430.00	0	\$4,434.50	0	0.00	0	\$7,864.50	0
Tenant Stipends	\$3,950.00	0	\$1,500.00	0	\$300.00	0	\$5,750.00	0
Contract Costs-Other	0.00	\$22,824	0.00	\$19,236	0.00	\$2,502	0.00	\$44,562
Total Contract Costs	\$98,079.56	\$60,717	\$89,218.81	\$58,157	\$10,669.10	\$14,353	\$197,967.47	\$133,227
TOTAL MAINTENANCE EXPENSES	\$199,444.17	\$152,167	\$174,440.23	\$151,945	\$44,835.89	\$45,851	\$418,720.29	\$349,963
GENERAL EXPENSES								
Property Insurance	\$20,151.60	\$15,498	\$15,305.88	\$21,030	\$9,958.40	\$8,502	\$45,415.88	\$45,030
Liability Insurance	0.00	0	0.00	0	\$432.00	0	\$432.00	0
Payments in Lieu of Taxes	0.00	\$66	0.00	\$60	0.00	\$24	0.00	\$150
Misc. Taxes/Liscenses/Insurance	0.00	\$252	0.00	\$360	\$533.00	0	\$533.00	\$612
Financing/Tax Credit Fees	\$14,120.76	0	\$10,783.26	0	0.00	0	\$24,904.02	0

Security/Law Enforcement	\$4,822.89	\$4,998	\$6,781.79	\$7,020	\$6,376.59	0	\$17,981.27	\$12,018
TOTAL GENERAL EXPENSES	\$39,095.25	\$20,814	\$32,870.93	\$28,470	\$17,299.99	\$8,526	\$89,266.17	\$57,810
FINANCING EXPENSE								
Interest Expense-Mortgage Payable	\$50,184.53	0	\$15,682.66	0	0.00	0	\$65,867.19	0
TOTAL FINANCING EXPENSES	\$50,184.53	0	\$15,682.66	0	0.00	0	\$65,867.19	0
NON-OPERATING ITEMS								
Depreciation Expense-Buildings	\$298,932.60	0	\$228,133.14	0	0.00	0	\$527,065.74	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	\$298,932.60	0	\$228,133.14	0	0.00	0	\$527,065.74	0
TOTAL EXPENSES	\$808,382.50	\$411,599	\$628,863.48	\$356,389	\$154,276.64	\$167,215	\$1,591,522.62	\$935,203
NET INCOME	(\$269,409.22)	\$108,403	(\$203,427.64)	\$49,619	\$66,609.21	\$112,895	(\$406,227.65)	\$270,917

Debt Service Coverage Ratio		
Replacement Reserve	(20,250.00)	(20,299.98)
Depreciation	298,932.60	228,133.14
Amortization	14,120.76	10,783.26
Mortgage Interest	50,184.53	15,682.66
Other Adjustments (as applicable)		
NOI	73,578.67	30,871.44
Debt Service/Mortgage (Principal + Interest)	59,421.36	18,569.16
DSCR - should be > 1.15	<u>1.24</u>	<u>1.66</u>

No of months	6	6
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Balance Sheet

Period = Jun 2017

Book = Accrual

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-51-000	Cash-Affordable-MT	130,112.95
1111-51-500	US Bank Disbursements	40.35
1111-99-000	Total Unrestricted Cash	130,153.30
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	22,413.00
1112-04-000	Cash Restricted-Reserve for Replace	33,750.00
1112-06-000	Cash-Restricted Operating Reserve	245,289.32
1112-07-000	Cash-Restricted-Cinnaire-Repl Reserve	47,030.86
1112-08-000	Cash-Restricted-Cinnaire-Insurance Escrow	29,059.09
1112-09-000	Cash-Restricted-Cinnaire-Tax Escrow	231.00
1112-10-000	Cash-Restricted-Cinnaire-Operating Reserve	29,710.69
1112-99-000	Total Restricted Cash	407,483.96
1119-00-000	TOTAL CASH	537,637.26
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	14,194.02
1123-02-000	A/R-PBV Subsidy	-97.00
1129-00-000	A/R-Other	1,558.48
1135-07-000	A/R-AAHC	805.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	16,460.50
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Insurance	20,151.60
1299-00-000	TOTAL OTHER CURRENT ASSETS	20,151.60
1300-00-000	TOTAL CURRENT ASSETS	574,249.36
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-500	Land	360,800.00
1400-05-501	Land Improvements-Cost	1,210,936.00
1400-06-500	Buildings	13,310,334.00
1400-07-000	Dwelling Equipment & Furniture	2,264.62
1400-07-500	Furniture & Fixtures-Cost	920,182.00
1405-01-500	Accum Depreciation-Buildings	-939,438.33
1405-90-000	TOTAL FIXED ASSETS	14,865,078.29
1491-00-500	Other Non Current Assets	391,116.00

1492-00-500	Interest-Asset 1-accum amort	-40,808.35
1499-00-000	TOTAL NONCURRENT ASSETS	15,215,385.94
1999-00-000	TOTAL ASSETS & DEFERRED OUTFLOW OF R	15,789,635.30
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	56,519.60
2111-00-502	Trade Account Payables	2,451.49
2114-00-000	Tenant Security Deposits	23,982.00
2114-01-000	Security Deposit-Pet	200.00
2115-07-000	A/P-AAHC	314.00
2119-91-000	Accrued Payable	6,000.00
2130-00-000	Current Portion of LT Debt	18,768.46
2131-00-500	Accrued Interest Payable	306,708.00
2131-00-501	Accrued Interest Related Party	27,826.00
2131-20-500	Mortgage Payable-2nd	1,640,000.00
2135-10-000	Accrued Compensated Absences-ST	6,110.83
2150-00-000	Suspense	2,304.00
2240-00-000	Tenant Prepaid Rents	3,210.13
2299-00-000	TOTAL CURRENT LIABILITIES	2,094,394.51
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	1,601.06
2310-00-500	Developer Fee Payable	1,371,000.00
2310-10-500	AAHC Sub Loan	200,000.00
2310-10-501	Federal Home Loan Bank Funds	500,000.00
2310-10-503	Mortgage Payable - Cinnaire	1,568,979.70
2399-00-000	TOTAL NONCURRENT LIABILITIES	3,641,580.76
2499-00-000	TOTAL LIABILITIES	5,735,975.27
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Current Year	-1,087,160.91
2809-04-000	Unrestricted Net Assets	-20,974.21
2809-04-500	Equity-Investor	11,255,567.00
2809-04-501	Limited Partners Capital	-50,000.00
2809-04-502	Equity-Norstar	-43,771.85
2809-99-000	TOTAL RETAINED EARNINGS:	10,053,660.03
2899-00-000	TOTAL EQUITY	10,053,660.03
2999-00-000	TOTAL LIABILITIES AND EQUITY	15,789,635.30

Maple Tower Property List (.maple)

Budget Comparison

Period = Jun 2017

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	25,563.00	25,939.00	-376.00	-1.45	156,563.00	155,634.00	929.00	0.60	311,269.00
3112-02-000	RAD PBV Housing Assistance Payment(HAP)	62,123.00	63,506.00	-1,383.00	-2.18	365,903.00	381,036.00	-15,133.00	-3.97	762,071.00
3113-00-000	Less: Vacancies	0.00	-6,261.00	6,261.00	100.00	0.00	-37,566.00	37,566.00	100.00	-75,134.00
3114-00-000	Less: Concessions	0.00	0.00	0.00	N/A	-250.00	0.00	-250.00	N/A	0.00
3119-00-000	Total Rental Income	87,686.00	83,184.00	4,502.00	5.41	522,216.00	499,104.00	23,112.00	4.63	998,206.00
3120-00-000	Other Tenant Income									
3120-01-000	Laundry and Vending	317.06	0.00	317.06	N/A	1,841.99	0.00	1,841.99	N/A	0.00
3120-03-000	Damages	110.00	0.00	110.00	N/A	4,313.45	0.00	4,313.45	N/A	0.00
3120-04-000	Late Charges	280.00	0.00	280.00	N/A	1,320.00	0.00	1,320.00	N/A	0.00
3120-05-000	Legal Fees - Tenant	0.00	0.00	0.00	N/A	500.00	0.00	500.00	N/A	0.00
3120-06-000	NSF Charges	0.00	0.00	0.00	N/A	20.00	0.00	20.00	N/A	0.00
3120-07-000	Tenant Owed Utilities	0.00	0.00	0.00	N/A	1,385.84	0.00	1,385.84	N/A	0.00
3120-09-000	Misc.Tenant Income	0.00	1,000.00	-1,000.00	-100.00	170.00	6,000.00	-5,830.00	-97.17	12,000.00
3129-00-000	Total Other Tenant Income	707.06	1,000.00	-292.94	-29.29	9,551.28	6,000.00	3,551.28	59.19	12,000.00
3199-00-000	NET TENANT INCOME	88,393.06	84,184.00	4,209.06	5.00	531,767.28	505,104.00	26,663.28	5.28	1,010,206.00
3400-00-000	GRANT INCOME									
3406-00-000	PBV Vacancy Payments	805.00	2,191.00	-1,386.00	-63.26	7,206.00	13,146.00	-5,940.00	-45.18	26,297.00
3499-00-000	TOTAL GRANT INCOME	805.00	2,191.00	-1,386.00	-63.26	7,206.00	13,146.00	-5,940.00	-45.18	26,297.00
3650-00-000	Miscellaneous Other Income	0.00	292.00	-292.00	-100.00	0.00	1,752.00	-1,752.00	-100.00	3,500.00
3999-00-000	TOTAL INCOME	89,198.06	86,667.00	2,531.06	2.92	538,973.28	520,002.00	18,971.28	3.65	1,040,003.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-11-000	Temporary Help	233.19	0.00	-233.19	N/A	871.91	0.00	-871.91	N/A	0.00
4110-60-000	Contract-Property Management	16,340.59	21,690.00	5,349.41	24.66	74,273.46	94,000.00	19,726.54	20.99	188,000.00
4110-61-000	Contract Property Management-OT	389.50	0.00	-389.50	N/A	6,242.89	0.00	-6,242.89	N/A	0.00
4110-99-000	Total Administrative Salaries	16,963.28	21,690.00	4,726.72	21.79	81,388.26	94,000.00	12,611.74	13.42	188,000.00
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	52.50	0.00	-52.50	N/A	52.50	0.00	-52.50	N/A	0.00
4130-04-000	General Legal Expense	122.50	933.00	810.50	86.87	1,211.50	5,598.00	4,386.50	78.36	11,200.00
4131-00-000	Total Legal Expense	175.00	933.00	758.00	81.24	1,264.00	5,598.00	4,334.00	77.42	11,200.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	240.20	0.00	-240.20	N/A	1,026.55	0.00	-1,026.55	N/A	0.00
4150-00-000	Travel	0.00	0.00	0.00	N/A	200.76	0.00	-200.76	N/A	0.00
4171-00-000	Auditing Fees	0.00	667.00	667.00	100.00	18,900.00	4,002.00	-14,898.00	-372.26	8,000.00
4171-01-000	LIHTC Monitoring Fee	0.00	292.00	292.00	100.00	0.00	1,752.00	1,752.00	100.00	3,500.00
4173-00-000	Management Fee	5,351.88	5,105.00	-246.88	-4.84	32,324.17	30,630.00	-1,694.17	-5.53	61,261.00
4180-20-000	Office Janitorial Expense	493.68	0.00	-493.68	N/A	901.68	0.00	-901.68	N/A	0.00
4182-00-000	Consultants	770.40	0.00	-770.40	N/A	5,465.16	0.00	-5,465.16	N/A	0.00

4183-00-000	Inspections	45.00	333.00	288.00	86.49	610.00	1,998.00	1,388.00	69.47	4,000.00
4189-00-000	Total Other Admin Expenses	6,901.16	6,397.00	-504.16	-7.88	59,428.32	38,382.00	-21,046.32	-54.83	76,761.00
4190-00-000	Miscellaneous Admin Expenses									
4190-04-000	Office Supplies	233.81	2,958.00	2,724.19	92.10	524.02	17,748.00	17,223.98	97.05	35,500.00
4190-07-000	Telephone	1,404.11	0.00	-1,404.11	N/A	4,964.65	0.00	-4,964.65	N/A	0.00
4190-13-000	Printing Expenses	0.00	0.00	0.00	N/A	43.67	0.00	-43.67	N/A	0.00
4190-20-000	Bank Fees	0.00	0.00	0.00	N/A	2,608.69	0.00	-2,608.69	N/A	0.00
4190-20-500	Bank Charges	0.00	0.00	0.00	N/A	123.12	0.00	-123.12	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	1,637.92	2,958.00	1,320.08	44.63	8,264.15	17,748.00	9,483.85	53.44	35,500.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	25,677.36	31,978.00	6,300.64	19.70	150,344.73	155,728.00	5,383.27	3.46	311,461.00
4200-00-000	TENANT SERVICES									
4220-00-000	Resident Council	410.00	281.00	-129.00	-45.91	825.39	1,686.00	860.61	51.04	3,375.00
4220-01-000	Other Tenant Svcs.	0.00	0.00	0.00	N/A	231.98	0.00	-231.98	N/A	0.00
4220-02-000	Tenant Services Support	0.00	0.00	0.00	N/A	70.61	0.00	-70.61	N/A	0.00
4230-04-000	Moving Company Expenses	72.00	0.00	-72.00	N/A	72.00	0.00	-72.00	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	482.00	281.00	-201.00	-71.53	1,199.98	1,686.00	486.02	28.83	3,375.00
4310-00-000	Water	0.00	3,750.00	3,750.00	100.00	9,075.33	22,500.00	13,424.67	59.67	45,000.00
4320-00-000	Electricity	6,353.11	6,017.00	-336.11	-5.59	36,904.18	36,102.00	-802.18	-2.22	72,200.00
4320-01-000	Vacant Unit-Electricity	0.00	0.00	0.00	N/A	298.92	0.00	-298.92	N/A	0.00
4320-02-000	Tenant Owed-Electricity	0.00	0.00	0.00	N/A	478.92	0.00	-478.92	N/A	0.00
4330-00-000	Gas	2,800.00	3,767.00	967.00	25.67	21,997.73	22,602.00	604.27	2.67	45,200.00
4330-01-000	Vacant Unit-Gas	0.00	0.00	0.00	N/A	337.02	0.00	-337.02	N/A	0.00
4330-02-000	Tenant Owed-Gas	0.00	0.00	0.00	N/A	677.14	0.00	-677.14	N/A	0.00
4340-00-000	Garbage/Trash Removal	0.00	0.00	0.00	N/A	910.00	0.00	-910.00	N/A	0.00
4391-00-000	Utilities billed to HCV Program	0.00	0.00	0.00	N/A	-1,498.00	0.00	1,498.00	N/A	0.00
4399-00-000	TOTAL UTILITY EXPENSES	9,153.11	13,534.00	4,380.89	32.37	69,181.24	81,204.00	12,022.76	14.81	162,400.00
4410-50-000	Contract Employees Maintenance	16,478.73	16,880.00	401.27	2.38	71,678.72	73,150.00	1,471.28	2.01	146,300.00
4410-51-000	Contract Employees-Maint-OT	950.60	0.00	-950.60	N/A	4,747.79	0.00	-4,747.79	N/A	0.00
4411-00-000	Maintenance Uniforms	0.00	0.00	0.00	N/A	221.55	0.00	-221.55	N/A	0.00
4411-10-000	Safety Supplies	0.00	0.00	0.00	N/A	283.56	0.00	-283.56	N/A	0.00
4413-00-000	Vehicle Gas, Oil, Grease	0.00	0.00	0.00	N/A	265.10	0.00	-265.10	N/A	0.00
4419-00-000	Total General Maint Expense	17,429.33	16,880.00	-549.33	-3.25	77,196.72	73,150.00	-4,046.72	-5.53	146,300.00
4420-00-000	Materials									
4420-01-000	Grounds Supplies	0.00	83.00	83.00	100.00	7.68	498.00	490.32	98.46	1,000.00
4420-02-000	Appliance Parts Supplies	975.80	0.00	-975.80	N/A	3,172.80	0.00	-3,172.80	N/A	0.00
4420-04-000	Electrical Supplies	0.00	0.00	0.00	N/A	17.22	0.00	-17.22	N/A	0.00
4420-06-000	Janitorial/Cleaning Supplies	185.29	250.00	64.71	25.88	338.84	1,500.00	1,161.16	77.41	3,000.00
4420-07-000	Maint/Repairs/Supplies	3,402.77	1,292.00	-2,110.77	-163.37	17,876.17	7,752.00	-10,124.17	-130.60	15,500.00
4420-09-000	Tools and Equipment	121.21	0.00	-121.21	N/A	398.98	0.00	-398.98	N/A	0.00
4420-13-000	HVAC Supplies	1,327.58	0.00	-1,327.58	N/A	1,327.58	0.00	-1,327.58	N/A	0.00
4420-14-000	Vehicle Supplies	20.51	0.00	-20.51	N/A	88.82	0.00	-88.82	N/A	0.00
4420-15-000	Locks & Keys	15.78	0.00	-15.78	N/A	519.19	0.00	-519.19	N/A	0.00
4420-19-000	Unit Turn Supplies	0.00	500.00	500.00	100.00	420.61	3,000.00	2,579.39	85.98	6,000.00
4420-90-000	Miscellaneous Supplies	0.00	925.00	925.00	100.00	0.00	5,550.00	5,550.00	100.00	11,100.00
4429-00-000	Total Materials	6,048.94	3,050.00	-2,998.94	-98.33	24,167.89	18,300.00	-5,867.89	-32.06	36,600.00
4430-00-000	Contract Costs									
4430-01-000	Fire Extinguisher Contract Costs	0.00	0.00	0.00	N/A	279.70	0.00	-279.70	N/A	0.00
4430-03-000	Building Repairs Contract Costs	2,800.00	0.00	-2,800.00	N/A	3,727.12	0.00	-3,727.12	N/A	0.00
4430-04-000	Carpet Cleaning Contract Costs	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
4430-05-000	Decorating/Painting Contract Costs	0.00	0.00	0.00	N/A	155.00	0.00	-155.00	N/A	0.00

4430-06-000	Electrical Contract Costs	0.00	0.00	0.00	N/A	2,658.00	0.00	-2,658.00	N/A	0.00
4430-07-000	Pest Control Contract Costs	0.00	1,833.00	1,833.00	100.00	0.00	10,998.00	10,998.00	100.00	22,000.00
4430-07-900	Pest Control-budgeted	-1,558.48	0.00	1,558.48	N/A	2,212.80	0.00	-2,212.80	N/A	0.00
4430-09-000	Grounds Contract Costs	383.00	975.00	592.00	60.72	383.00	1,945.00	1,562.00	80.31	6,800.00
4430-10-000	Janitorial/Cleaning Contract Costs	1,610.00	0.00	-1,610.00	N/A	1,610.00	0.00	-1,610.00	N/A	0.00
4430-10-900	Janitorial-Monthly Contract	1,884.91	1,767.00	-117.91	-6.67	10,084.22	10,602.00	517.78	4.88	21,200.00
4430-11-000	Plumbing Contract Costs	190.00	0.00	-190.00	N/A	6,315.00	0.00	-6,315.00	N/A	0.00
4430-12-000	Windows-Contract Costs	0.00	0.00	0.00	N/A	629.34	0.00	-629.34	N/A	0.00
4430-13-000	HVAC Contract Costs	2,392.50	0.00	-2,392.50	N/A	9,001.17	0.00	-9,001.17	N/A	0.00
4430-14-000	Vehicle Maintenance Contract Costs	183.67	0.00	-183.67	N/A	1,233.80	0.00	-1,233.80	N/A	0.00
4430-16-001	Boiler Inspection Fees	0.00	0.00	0.00	N/A	360.00	0.00	-360.00	N/A	0.00
4430-16-003	Fire Alarm Inspection Fees	0.00	0.00	0.00	N/A	1,050.00	0.00	-1,050.00	N/A	0.00
4430-18-000	Alarm Monitoring Contract Costs	74.59	0.00	-74.59	N/A	912.55	0.00	-912.55	N/A	0.00
4430-20-000	Trash Disposal Contract Costs	1,323.67	458.00	-865.67	-189.01	4,813.67	2,748.00	-2,065.67	-75.17	5,500.00
4430-24-000	Sewer Backups Emergency	213.00	0.00	-213.00	N/A	9,136.62	0.00	-9,136.62	N/A	0.00
4430-25-000	Equipment Repair Contract Costs	818.18	0.00	-818.18	N/A	1,121.18	0.00	-1,121.18	N/A	0.00
4430-27-000	Unit Turn Contract Costs	2,011.30	600.00	-1,411.30	-235.22	14,896.39	3,600.00	-11,296.39	-313.79	7,200.00
4430-28-900	Lawn Care Contract-Budget for Mowing	777.00	0.00	-777.00	N/A	2,572.00	0.00	-2,572.00	N/A	0.00
4430-29-000	Snow Removal Contract	0.00	0.00	0.00	N/A	6,948.00	8,000.00	1,052.00	13.15	12,000.00
4430-31-000	Asbestos Abatement/Monitoring/Removal	0.00	0.00	0.00	N/A	10,500.00	0.00	-10,500.00	N/A	0.00
4430-97-000	Section 3 Contractor Expense	560.00	0.00	-560.00	N/A	3,430.00	0.00	-3,430.00	N/A	0.00
4430-98-000	Tenant Stipends	700.00	0.00	-700.00	N/A	3,950.00	0.00	-3,950.00	N/A	0.00
4430-99-000	Contract Costs-Other	0.00	3,804.00	3,804.00	100.00	0.00	22,824.00	22,824.00	100.00	45,650.00
4439-00-000	Total Contract Costs	14,363.34	9,437.00	-4,926.34	-52.20	98,079.56	60,717.00	-37,362.56	-61.54	120,350.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	37,841.61	29,367.00	-8,474.61	-28.86	199,444.17	152,167.00	-47,277.17	-31.07	303,250.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Property Insurance	3,358.60	2,583.00	-775.60	-30.03	20,151.60	15,498.00	-4,653.60	-30.03	31,000.00
4520-00-000	Payments in Lieu of Taxes	0.00	11.00	11.00	100.00	0.00	66.00	66.00	100.00	135.00
4521-00-000	Misc. Taxes/Liscenses/Insurance	0.00	42.00	42.00	100.00	0.00	252.00	252.00	100.00	500.00
4521-00-500	Financing/Tax Credit Fees	2,353.46	0.00	-2,353.46	N/A	14,120.76	0.00	-14,120.76	N/A	0.00
4580-00-000	Security/Law Enforcement	799.82	833.00	33.18	3.98	4,822.89	4,998.00	175.11	3.50	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	6,511.88	3,469.00	-3,042.88	-87.72	39,095.25	20,814.00	-18,281.25	-87.83	41,635.00
4800-00-000	FINANCING EXPENSE									
4855-00-000	Interest Expense-Mortgage Payable	8,343.87	0.00	-8,343.87	N/A	50,184.53	0.00	-50,184.53	N/A	0.00
4899-00-000	TOTAL FINANCING EXPENSES	8,343.87	0.00	-8,343.87	N/A	50,184.53	0.00	-50,184.53	N/A	0.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-500	Depreciation Expense-Buildings	49,822.10	0.00	-49,822.10	N/A	298,932.60	0.00	-298,932.60	N/A	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	49,822.10	0.00	-49,822.10	N/A	298,932.60	0.00	-298,932.60	N/A	0.00
8000-00-000	TOTAL EXPENSES	137,831.93	78,629.00	-59,202.93	-75.29	808,382.50	411,599.00	-396,783.50	-96.40	822,121.00
9000-00-000	NET INCOME	-48,633.87	8,038.00	-56,671.87	-705.05	-269,409.22	108,403.00	-377,812.22	-348.53	217,882.00

Balance Sheet

Period = Jun 2017

Book = Accrual

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-50-000	Cash-Affordable-RR	114,467.66
1111-50-500	US-Bank Disbursements Acct	17,425.20
1111-51-500	US Bank Disbursements	-5,388.82
1111-99-000	Total Unrestricted Cash	126,504.04
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	26,172.00
1112-04-000	Cash Restricted-Reserve for Replac	33,834.00
1112-06-000	Cash-Restricted Operating Reserve	205,715.42
1112-07-000	Cash-Restricted-Cinnaire-Repl Reserve	192,181.22
1112-08-000	Cash-Restricted-Cinnaire-Insurance Escrow	26,049.62
1112-09-000	Cash-Restricted-Cinnaire-Tax Escrow	196.00
1112-10-000	Cash-Restricted-Cinnaire-Operating Reserve	9,284.59
1112-99-000	Total Restricted Cash	493,432.85
1119-00-000	TOTAL CASH	619,936.89
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	7,318.63
1123-02-000	A/R-PBV Subsidy	685.00
1135-07-000	A/R-AAHC	1,281.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	9,284.63
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Insurance	15,305.92
1211-02-500	Refundable Deposit	500.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	15,805.92
1300-00-000	TOTAL CURRENT ASSETS	645,027.44
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-500	Land	728,000.00
1400-05-501	Land Improvements-Cost	204,907.00
1400-06-500	Buildings	11,958,674.00
1400-07-000	Dwelling Equipment & Furniture	9,527.37
1400-07-500	Furniture & Fixtures-Cost	709,225.00
1405-01-500	Accum Depreciation-Buildings	-686,674.08
1405-90-000	TOTAL FIXED ASSETS	12,923,659.29

1491-00-500	Other Non Current Assets	294,220.00
1492-00-500	Interest-Asset 1-accum amort	-31,997.92
1499-00-000	TOTAL NONCURRENT ASSETS	13,185,881.37
1999-00-000	TOTAL ASSETS & DEFERRED OUTFLOW OF R	13,830,908.81
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	45,136.78
2111-00-501	Construction Contracts Payable	598.12
2114-00-000	Tenant Security Deposits	27,464.00
2114-01-000	Security Deposit-Pet	450.00
2119-91-000	Accrued Payable	2,800.00
2130-00-000	Current Portion of LT Debt	5,865.12
2131-00-500	Accrued Interest Payable	195,923.00
2131-00-501	Accrued Interest Related Party	72,151.59
2131-20-500	Mortgage Payable-2nd	1,040,000.00
2135-00-000	Accrued Payroll & Payroll Taxes	0.02
2135-10-000	Accrued Compensated Absences-ST	5,250.78
2150-00-000	Suspense	98.00
2150-00-500	Suspense	500.00
2240-00-000	Tenant Prepaid Rents	6,312.28
2299-00-000	TOTAL CURRENT LIABILITIES	1,402,549.69
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	1,375.73
2310-00-500	Developer Fee Payable	740,175.00
2310-10-500	AAHC Sub Loan	2,877,558.80
2310-10-501	Federal Home Loan Bank Funds	500,000.00
2310-10-503	Mortgage Payable - Cinnaire	490,306.19
2399-00-000	TOTAL NONCURRENT LIABILITIES	4,609,415.72
2499-00-000	TOTAL LIABILITIES	6,011,965.41
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Current Year	-795,877.23
2809-04-000	Unrestricted Net Assets	-8,458.67
2809-04-500	Equity-Investor	8,696,644.00
2809-04-501	Limited Partners Capital	-50,000.00
2809-04-502	Equity-Norstar	-23,364.70
2809-99-000	TOTAL RETAINED EARNINGS:	7,818,943.40
2899-00-000	TOTAL EQUITY	7,818,943.40

2999-00-000 TOTAL LIABILITIES AND EQUITY

13,830,908.81

River Run Property List (.river)

Budget Comparison

Period = Jun 2017

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	28,629.00	25,907.00	2,722.00	10.51	168,021.00	155,442.00	12,579.00	8.09	310,889.00
3112-02-000	RAD PBV Housing Assistance Payment(HAP)	40,462.00	44,113.00	-3,651.00	-8.28	243,622.00	264,678.00	-21,056.00	-7.96	529,351.00
3112-03-000	Bad Debt	0.00	0.00	0.00	N/A	285.00	0.00	285.00	N/A	0.00
3113-00-000	Less: Vacancies	0.00	-4,901.00	4,901.00	100.00	0.00	-29,406.00	29,406.00	100.00	-58,817.00
3114-00-000	Less: Concessions	0.00	0.00	0.00	N/A	-3.00	0.00	-3.00	N/A	0.00
3118-00-000	Subsidy Adjustments	0.00	0.00	0.00	N/A	507.00	0.00	507.00	N/A	0.00
3119-00-000	Total Rental Income	69,091.00	65,119.00	3,972.00	6.10	412,432.00	390,714.00	21,718.00	5.56	781,423.00
3120-00-000	Other Tenant Income									
3120-01-000	Laundry and Vending	164.09	0.00	164.09	N/A	987.21	0.00	987.21	N/A	0.00
3120-03-000	Damages	0.00	0.00	0.00	N/A	1,050.00	0.00	1,050.00	N/A	0.00
3120-04-000	Late Charges	380.00	0.00	380.00	N/A	1,980.00	0.00	1,980.00	N/A	0.00
3120-05-000	Legal Fees - Tenant	0.00	0.00	0.00	N/A	1,762.00	0.00	1,762.00	N/A	0.00
3120-06-000	NSF Charges	20.00	0.00	20.00	N/A	20.00	0.00	20.00	N/A	0.00
3120-07-000	Tenant Owed Utilities	0.00	0.00	0.00	N/A	2,102.63	0.00	2,102.63	N/A	0.00
3120-09-000	Misc.Tenant Income	0.00	833.00	-833.00	-100.00	10.00	4,998.00	-4,988.00	-99.80	10,000.00
3129-00-000	Total Other Tenant Income	564.09	833.00	-268.91	-32.28	7,911.84	4,998.00	2,913.84	58.30	10,000.00
3199-00-000	NET TENANT INCOME	69,655.09	65,952.00	3,703.09	5.61	420,343.84	395,712.00	24,631.84	6.22	791,423.00
3400-00-000	GRANT INCOME									
3406-00-000	PBV Vacancy Payments	1,281.00	1,716.00	-435.00	-25.35	5,092.00	10,296.00	-5,204.00	-50.54	20,586.00
3499-00-000	TOTAL GRANT INCOME	1,281.00	1,716.00	-435.00	-25.35	5,092.00	10,296.00	-5,204.00	-50.54	20,586.00
3999-00-000	TOTAL INCOME	70,936.09	67,668.00	3,268.09	4.83	425,435.84	406,008.00	19,427.84	4.79	812,009.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-11-000	Temporary Help	200.37	0.00	-200.37	N/A	749.17	0.00	-749.17	N/A	0.00
4110-60-000	Contract-Property Management	13,757.49	16,960.00	3,202.51	18.88	60,388.13	73,500.00	13,111.87	17.84	147,000.00
4110-61-000	Contract Property Management-OT	195.82	0.00	-195.82	N/A	2,676.14	0.00	-2,676.14	N/A	0.00
4110-99-000	Total Administrative Salaries	14,153.68	16,960.00	2,806.32	16.55	63,813.44	73,500.00	9,686.56	13.18	147,000.00
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	N/A	41.50	0.00	-41.50	N/A	0.00
4130-04-000	General Legal Expense	227.50	1,167.00	939.50	80.51	8,440.63	7,002.00	-1,438.63	-20.55	14,000.00
4131-00-000	Total Legal Expense	227.50	1,167.00	939.50	80.51	8,482.13	7,002.00	-1,480.13	-21.14	14,000.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	324.12	0.00	-324.12	N/A	1,004.18	0.00	-1,004.18	N/A	0.00
4150-00-000	Travel	0.00	0.00	0.00	N/A	192.47	0.00	-192.47	N/A	0.00
4171-00-000	Auditing Fees	0.00	601.00	601.00	100.00	11,400.00	3,606.00	-7,794.00	-216.14	7,210.00
4171-01-000	LIHTC Monitoring Fee	0.00	417.00	417.00	100.00	0.00	2,502.00	2,502.00	100.00	5,000.00
4173-00-000	Management Fee	4,256.17	4,060.00	-196.17	-4.83	25,526.09	24,360.00	-1,166.09	-4.79	48,721.00
4182-00-000	Consultants	1,560.60	0.00	-1,560.60	N/A	5,372.01	0.00	-5,372.01	N/A	0.00

4183-00-000	Inspections	0.00	172.00	172.00	100.00	520.00	1,032.00	512.00	49.61	2,060.00
4189-00-000	Total Other Admin Expenses	6,140.89	5,250.00	-890.89	-16.97	44,014.75	31,500.00	-12,514.75	-39.73	62,991.00
4190-00-000	Miscellaneous Admin Expenses									
4190-04-000	Office Supplies	0.00	1,678.00	1,678.00	100.00	1,913.57	10,068.00	8,154.43	80.99	20,137.00
4190-07-000	Telephone	1,122.55	0.00	-1,122.55	N/A	1,991.36	0.00	-1,991.36	N/A	0.00
4190-08-000	Postage	0.00	0.00	0.00	N/A	25.75	0.00	-25.75	N/A	0.00
4190-13-000	Printing Expenses	0.00	0.00	0.00	N/A	41.86	0.00	-41.86	N/A	0.00
4190-20-000	Bank Fees	0.00	0.00	0.00	N/A	2,713.48	0.00	-2,713.48	N/A	0.00
4190-20-500	Bank Charges	0.00	0.00	0.00	N/A	388.82	0.00	-388.82	N/A	0.00
4190-22-000	Other Misc Admin Expenses	0.00	0.00	0.00	N/A	6.50	0.00	-6.50	N/A	0.00
4190-23-000	Lease Up Incentives	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	1,122.55	1,678.00	555.45	33.10	7,181.34	10,068.00	2,886.66	28.67	20,137.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	21,644.62	25,055.00	3,410.38	13.61	123,491.66	122,070.00	-1,421.66	-1.16	244,128.00
4200-00-000	TENANT SERVICES									
4220-00-000	Resident Council	0.00	242.00	242.00	100.00	0.00	1,452.00	1,452.00	100.00	2,900.00
4230-04-000	Moving Company Expenses	0.00	0.00	0.00	N/A	500.00	0.00	-500.00	N/A	0.00
4230-05-000	Packers Stipends	0.00	0.00	0.00	N/A	216.00	0.00	-216.00	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	242.00	242.00	100.00	716.00	1,452.00	736.00	50.69	2,900.00
4310-00-000	Water	0.00	3,262.00	3,262.00	100.00	23,366.57	19,572.00	-3,794.57	-19.39	39,140.00
4320-00-000	Electricity	189.60	3,605.00	3,415.40	94.74	14,528.80	21,630.00	7,101.20	32.83	43,260.00
4320-01-000	Vacant Unit-Electricity	0.00	0.00	0.00	N/A	184.04	0.00	-184.04	N/A	0.00
4320-02-000	Tenant Owed-Electricity	0.00	0.00	0.00	N/A	1,176.29	0.00	-1,176.29	N/A	0.00
4320-03-000	Electric - Tenant-Occupied	0.00	0.00	0.00	N/A	443.50	0.00	-443.50	N/A	0.00
4330-00-000	Gas	1,200.00	1,875.00	675.00	36.00	11,633.00	11,250.00	-383.00	-3.40	22,500.00
4330-01-000	Vacant Unit-Gas	0.00	0.00	0.00	N/A	24.58	0.00	-24.58	N/A	0.00
4330-02-000	Tenant Owed-Gas	0.00	0.00	0.00	N/A	794.51	0.00	-794.51	N/A	0.00
4330-03-000	Gas - Tenant-Occupied	0.00	0.00	0.00	N/A	180.18	0.00	-180.18	N/A	0.00
4350-00-000	Comcast Internet	281.02	0.00	-281.02	N/A	1,197.39	0.00	-1,197.39	N/A	0.00
4399-00-000	TOTAL UTILITY EXPENSES	1,670.62	8,742.00	7,071.38	80.89	53,528.86	52,452.00	-1,076.86	-2.05	104,900.00
4410-50-000	Contract Employees Maintenance	14,159.09	17,075.00	2,915.91	17.08	61,588.82	74,000.00	12,411.18	16.77	148,000.00
4410-51-000	Contract Employees-Maint-OT	816.79	0.00	-816.79	N/A	4,079.46	0.00	-4,079.46	N/A	0.00
4411-00-000	Maintenance Uniforms	0.00	0.00	0.00	N/A	212.39	0.00	-212.39	N/A	0.00
4411-10-000	Safety Supplies	0.00	0.00	0.00	N/A	271.85	0.00	-271.85	N/A	0.00
4413-00-000	Vehicle Gas, Oil, Grease	0.00	0.00	0.00	N/A	254.15	0.00	-254.15	N/A	0.00
4419-00-000	Total General Maint Expense	14,975.88	17,075.00	2,099.12	12.29	66,406.67	74,000.00	7,593.33	10.26	148,000.00
4420-00-000	Materials									
4420-01-000	Grounds Supplies	0.00	0.00	0.00	N/A	219.68	0.00	-219.68	N/A	0.00
4420-02-000	Appliance Parts Supplies	0.00	0.00	0.00	N/A	2,255.00	0.00	-2,255.00	N/A	0.00
4420-04-000	Electrical Supplies	119.76	0.00	-119.76	N/A	277.43	0.00	-277.43	N/A	0.00
4420-06-000	Janitorial/Cleaning Supplies	0.00	189.00	189.00	100.00	0.00	1,134.00	1,134.00	100.00	2,266.00
4420-07-000	Maint/Repairs/Supplies	1,431.21	2,035.00	603.79	29.67	11,392.35	12,210.00	817.65	6.70	24,420.00
4420-09-000	Tools and Equipment	85.29	0.00	-85.29	N/A	351.57	0.00	-351.57	N/A	0.00
4420-11-000	Paint Supplies	0.00	0.00	0.00	N/A	114.95	0.00	-114.95	N/A	0.00
4420-13-000	HVAC Supplies	904.80	0.00	-904.80	N/A	904.80	0.00	-904.80	N/A	0.00
4420-14-000	Vehicle Supplies	110.73	0.00	-110.73	N/A	176.22	0.00	-176.22	N/A	0.00
4420-15-000	Locks & Keys	0.00	0.00	0.00	N/A	3,012.80	0.00	-3,012.80	N/A	0.00
4420-19-000	Unit Turn Supplies	0.00	293.00	293.00	100.00	109.95	1,758.00	1,648.05	93.75	3,520.00
4420-90-000	Miscellaneous Supplies	0.00	781.00	781.00	100.00	0.00	4,686.00	4,686.00	100.00	9,373.00
4429-00-000	Total Materials	2,651.79	3,298.00	646.21	19.59	18,814.75	19,788.00	973.25	4.92	39,579.00
4430-00-000	Contract Costs									

4430-03-000	Building Repairs Contract Costs	0.00	0.00	0.00	N/A	4,202.33	0.00	-4,202.33	N/A	0.00
4430-04-000	Carpet Cleaning Contract Costs	0.00	0.00	0.00	N/A	400.00	0.00	-400.00	N/A	0.00
4430-05-000	Decorating/Painting Contract Costs	0.00	0.00	0.00	N/A	105.00	0.00	-105.00	N/A	0.00
4430-06-000	Electrical Contract Costs	212.00	0.00	-212.00	N/A	212.00	0.00	-212.00	N/A	0.00
4430-07-000	Pest Control Contract Costs	0.00	1,167.00	1,167.00	100.00	0.00	7,002.00	7,002.00	100.00	14,000.00
4430-07-900	Pest Control-budgeted	0.00	0.00	0.00	N/A	2,234.00	0.00	-2,234.00	N/A	0.00
4430-08-000	Floor Covering Contract Costs	0.00	0.00	0.00	N/A	169.68	0.00	-169.68	N/A	0.00
4430-09-000	Grounds Contract Costs	1,220.00	1,495.00	275.00	18.39	1,470.00	2,990.00	1,520.00	50.84	10,460.00
4430-10-000	Janitorial/Cleaning Contract Costs	1,280.00	1,935.00	655.00	33.85	1,330.00	11,610.00	10,280.00	88.54	23,221.00
4430-10-900	Janitorial-Monthly Contract	1,325.65	0.00	-1,325.65	N/A	7,092.17	0.00	-7,092.17	N/A	0.00
4430-11-000	Plumbing Contract Costs	722.50	0.00	-722.50	N/A	4,001.26	0.00	-4,001.26	N/A	0.00
4430-12-000	Windows-Contract Costs	257.00	0.00	-257.00	N/A	257.00	0.00	-257.00	N/A	0.00
4430-13-000	HVAC Contract Costs	6,514.00	0.00	-6,514.00	N/A	12,634.26	0.00	-12,634.26	N/A	0.00
4430-14-000	Vehicle Maintenance Contract Costs	176.08	0.00	-176.08	N/A	1,182.82	0.00	-1,182.82	N/A	0.00
4430-16-003	Fire Alarm Inspection Fees	0.00	0.00	0.00	N/A	1,050.00	0.00	-1,050.00	N/A	0.00
4430-18-000	Alarm Monitoring Contract Costs	29.00	0.00	-29.00	N/A	446.94	0.00	-446.94	N/A	0.00
4430-20-000	Trash Disposal Contract Costs	1,455.00	343.00	-1,112.00	-324.20	4,730.00	2,058.00	-2,672.00	-129.83	4,120.00
4430-24-000	Sewer Backups Emergency	1,278.00	0.00	-1,278.00	N/A	9,893.00	0.00	-9,893.00	N/A	0.00
4430-24-010	Sewer Backups-Prevention	0.00	0.00	0.00	N/A	213.00	0.00	-213.00	N/A	0.00
4430-25-000	Equipment Repair Contract Costs	484.63	0.00	-484.63	N/A	1,221.07	0.00	-1,221.07	N/A	0.00
4430-26-000	Vehicle Towing Contract Costs	0.00	0.00	0.00	N/A	245.00	0.00	-245.00	N/A	0.00
4430-27-000	Unit Turn Contract Costs	0.00	1,167.00	1,167.00	100.00	7,887.28	7,002.00	-885.28	-12.64	14,000.00
4430-28-900	Lawn Care Contract-Budget for Mowing	1,356.00	0.00	-1,356.00	N/A	3,802.50	0.00	-3,802.50	N/A	0.00
4430-29-000	Snow Removal Contract	0.00	0.00	0.00	N/A	9,180.00	8,259.00	-921.00	-11.15	15,759.00
4430-31-000	Asbestos Abatement/Monitoring/Removal	0.00	0.00	0.00	N/A	9,325.00	0.00	-9,325.00	N/A	0.00
4430-97-000	Section 3 Contractor Expense	662.50	0.00	-662.50	N/A	4,434.50	0.00	-4,434.50	N/A	0.00
4430-98-000	Tenant Stipends	250.00	0.00	-250.00	N/A	1,500.00	0.00	-1,500.00	N/A	0.00
4430-99-000	Contract Costs-Other	0.00	3,206.00	3,206.00	100.00	0.00	19,236.00	19,236.00	100.00	38,471.00
4439-00-000	Total Contract Costs	17,222.36	9,313.00	-7,909.36	-84.93	89,218.81	58,157.00	-31,061.81	-53.41	120,031.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	34,850.03	29,686.00	-5,164.03	-17.40	174,440.23	151,945.00	-22,495.23	-14.80	307,610.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Property Insurance	2,550.98	3,505.00	954.02	27.22	15,305.88	21,030.00	5,724.12	27.22	42,062.00
4520-00-000	Payments in Lieu of Taxes	0.00	10.00	10.00	100.00	0.00	60.00	60.00	100.00	116.00
4521-00-000	Misc. Taxes/Liscenses/Insurance	0.00	60.00	60.00	100.00	0.00	360.00	360.00	100.00	721.00
4521-00-500	Financing/Tax Credit Fees	1,797.21	0.00	-1,797.21	N/A	10,783.26	0.00	-10,783.26	N/A	0.00
4580-00-000	Security/Law Enforcement	1,124.68	1,170.00	45.32	3.87	6,781.79	7,020.00	238.21	3.39	14,046.00
4599-00-000	TOTAL GENERAL EXPENSES	5,472.87	4,745.00	-727.87	-15.34	32,870.93	28,470.00	-4,400.93	-15.46	56,945.00
4800-00-000	FINANCING EXPENSE									
4855-00-000	Interest Expense-Mortgage Payable	2,607.46	0.00	-2,607.46	N/A	15,682.66	0.00	-15,682.66	N/A	0.00
4899-00-000	TOTAL FINANCING EXPENSES	2,607.46	0.00	-2,607.46	N/A	15,682.66	0.00	-15,682.66	N/A	0.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-500	Depreciation Expense-Buildings	38,022.19	0.00	-38,022.19	N/A	228,133.14	0.00	-228,133.14	N/A	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	38,022.19	0.00	-38,022.19	N/A	228,133.14	0.00	-228,133.14	N/A	0.00
8000-00-000	TOTAL EXPENSES	104,267.79	68,470.00	-35,797.79	-52.28	628,863.48	356,389.00	-272,474.48	-76.45	716,483.00
9000-00-000	NET INCOME	-33,331.70	-802.00	-32,529.70	-4,056.07	-203,427.64	49,619.00	-253,046.64	-509.98	95,526.00

Balance Sheet

Period = Jun 2017

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-51-500	US Bank Disbursements	8.97
1111-51-501	Equity Bank Account	811,521.16
1111-53-000	Cash-Affordable-West Arbor	102,902.12
1111-99-000	Total Unrestricted Cash	914,432.25
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	659.00
1112-99-000	Total Restricted Cash	659.00
1119-00-000	TOTAL CASH	915,091.25
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	12,540.00
1123-02-000	A/R-PBV Subsidy	498.00
1129-00-000	A/R-Other	1,208.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	14,246.00
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Insurance	371.00
1211-02-000	Prepaid Other	1,558.48
1211-02-500	Refundable Deposit	79,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	80,929.48
1300-00-000	TOTAL CURRENT ASSETS	1,010,266.73
1400-01-000	FIXED ASSETS	
1400-08-000	Furniture and Equipment-Admin.	2,762.54
1400-11-501	WIP-Construction	13,414,095.48
1405-90-000	TOTAL FIXED ASSETS	13,416,858.02
1475-20-000	Office Equipment	227.05
1475-60-000	Computer Equipment	1,880.00
1490-90-000	TOTAL GRANT ASSETS	2,107.05
1499-00-000	TOTAL NONCURRENT ASSETS	13,418,965.07
1999-00-000	TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	14,429,231.80
2111-00-000	A/P Vendors and Contractors	29,904.59
2111-00-501	Construction Contracts Payable	1,242,629.99
2114-00-000	Tenant Security Deposits	18,290.00
2119-91-500	Accrued Liabilities	568,165.62
2135-00-000	Accrued Payroll & Payroll Taxes	-0.01
2135-10-000	Accrued Compensated Absences-ST	1,086.37
2150-00-500	Suspense	32,000.00

2240-00-000	Tenant Prepaid Rents	1,125.00
2250-00-000	Contract Retentions	481,788.63
2299-00-000	TOTAL CURRENT LIABILITIES	2,374,990.19
2305-00-000	Accrued Compensated Absences-LT	284.63
2310-10-500	AAHC Sub Loan	1,381,923.05
2310-10-501	Federal Home Loan Bank Funds	500,000.00
2310-10-502	Bank Construction Loan	5,651,713.95
2399-00-000	TOTAL NONCURRENT LIABILITIES	7,533,921.63
2499-00-000	TOTAL LIABILITIES	9,908,911.82
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Current Year	71,342.98
2809-04-500	Equity-Investor	4,448,977.00
2809-99-000	TOTAL RETAINED EARNINGS:	4,520,319.98
2899-00-000	TOTAL EQUITY	4,520,319.98
2999-00-000	TOTAL LIABILITIES AND EQUITY	14,429,231.80

West Arbor Property List (.westarb)

Budget Comparison

Period = Jun 2017

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	15,277.00	13,878.00	1,399.00	10.08	60,053.00	83,268.00	-23,215.00	-27.88	166,532.00
3112-02-000	RAD PBV Housing Assistance Payment(f	32,577.00	33,976.00	-1,399.00	-4.12	135,186.00	203,856.00	-68,670.00	-33.69	407,716.00
3113-00-000	Less: Vacancies	0.00	-3,350.00	3,350.00	100.00	0.00	-20,100.00	20,100.00	100.00	-40,197.00
3114-00-000	Less: Concessions	0.00	0.00	0.00	N/A	-173.00	0.00	-173.00	N/A	0.00
3119-00-000	Total Rental Income	47,854.00	44,504.00	3,350.00	7.53	195,066.00	267,024.00	-71,958.00	-26.95	534,051.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages	0.00	0.00	0.00	N/A	60.00	0.00	60.00	N/A	0.00
3120-04-000	Late Charges	220.00	0.00	220.00	N/A	500.00	0.00	500.00	N/A	0.00
3120-05-000	Legal Fees - Tenant	0.00	0.00	0.00	N/A	158.00	0.00	158.00	N/A	0.00
3120-06-000	NSF Charges	0.00	0.00	0.00	N/A	20.00	0.00	20.00	N/A	0.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	N/A	5.00	0.00	5.00	N/A	0.00
3129-00-000	Total Other Tenant Income	220.00	0.00	220.00	N/A	743.00	0.00	743.00	N/A	0.00
3199-00-000	NET TENANT INCOME	48,074.00	44,504.00	3,570.00	8.02	195,809.00	267,024.00	-71,215.00	-26.67	534,051.00
3400-00-000	GRANT INCOME									
3405-00-000	RAD PBV Vacancy Payments	0.00	1,764.00	-1,764.00	-100.00	24,824.00	10,584.00	14,240.00	134.54	21,163.00
3499-00-000	TOTAL GRANT INCOME	0.00	1,764.00	-1,764.00	-100.00	24,824.00	10,584.00	14,240.00	134.54	21,163.00
3610-00-000	Investment Income - Unrestricted	22.51	0.00	22.51	N/A	92.37	0.00	92.37	N/A	0.00
3650-00-000	Miscellaneous Other Income	0.00	417.00	-417.00	-100.00	0.01	2,502.00	-2,501.99	-100.00	5,000.00
3650-10-000	Other Income-Earned Discounts	0.00	0.00	0.00	N/A	160.47	0.00	160.47	N/A	0.00
3999-00-000	TOTAL INCOME	48,096.51	46,685.00	1,411.51	3.02	220,885.85	280,110.00	-59,224.15	-21.14	560,214.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-11-000	Temporary Help	79.50	0.00	-79.50	N/A	297.26	0.00	-297.26	N/A	0.00
4110-60-000	Contract-Property Management	7,145.53	7,385.00	239.47	3.24	33,271.10	32,000.00	-1,271.10	-3.97	64,000.00
4110-61-000	Contract Property Management-OT	133.71	0.00	-133.71	N/A	2,284.43	0.00	-2,284.43	N/A	0.00
4110-99-000	Total Administrative Salaries	7,358.74	7,385.00	26.26	0.36	35,852.79	32,000.00	-3,852.79	-12.04	64,000.00
4130-00-000	Legal Expense									
4130-04-000	General Legal Expense	35.00	167.00	132.00	79.04	218.00	1,002.00	784.00	78.24	2,000.00
4131-00-000	Total Legal Expense	35.00	167.00	132.00	79.04	218.00	1,002.00	784.00	78.24	2,000.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	248.62	0.00	-248.62	N/A	381.26	0.00	-381.26	N/A	0.00
4171-00-000	Auditing Fees	0.00	417.00	417.00	100.00	1,210.00	2,502.00	1,292.00	51.64	5,000.00
4171-01-000	LIHTC Monitoring Fee	0.00	417.00	417.00	100.00	0.00	2,502.00	2,502.00	100.00	5,000.00
4173-00-000	Management Fee	2,884.44	2,801.00	-83.44	-2.98	13,291.51	16,806.00	3,514.49	20.91	33,613.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	519.91	0.00	-519.91	N/A	0.00
4183-00-000	Inspections	0.00	42.00	42.00	100.00	1,395.00	252.00	-1,143.00	-453.57	500.00

4189-00-000	Total Other Admin Expenses	3,133.06	3,677.00	543.94	14.79	16,797.68	22,062.00	5,264.32	23.86	44,113.00
4190-00-000	Miscellaneous Admin Expenses									
4190-04-000	Office Supplies	0.00	125.00	125.00	100.00	1,628.32	750.00	-878.32	-117.11	1,500.00
4190-07-000	Telephone	5.37	0.00	-5.37	N/A	59.91	0.00	-59.91	N/A	0.00
4190-09-000	Software License Fees	242.94	0.00	-242.94	N/A	242.94	0.00	-242.94	N/A	0.00
4190-12-000	Software	0.00	0.00	0.00	N/A	39.99	0.00	-39.99	N/A	0.00
4190-13-000	Printing Expenses	0.00	0.00	0.00	N/A	8.30	0.00	-8.30	N/A	0.00
4190-19-000	Late Fees/Lost Discounts	0.00	0.00	0.00	N/A	24.16	0.00	-24.16	N/A	0.00
4190-20-000	Bank Fees	0.00	0.00	0.00	N/A	4,029.04	0.00	-4,029.04	N/A	0.00
4190-20-500	Bank Charges	0.00	0.00	0.00	N/A	306.19	0.00	-306.19	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	248.31	125.00	-123.31	-98.65	6,338.85	750.00	-5,588.85	-745.18	1,500.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	10,775.11	11,354.00	578.89	5.10	59,207.32	55,814.00	-3,393.32	-6.08	111,613.00
4200-00-000	TENANT SERVICES									
4220-00-000	Resident Council	0.00	96.00	96.00	100.00	0.00	576.00	576.00	100.00	1,150.00
4220-01-000	Other Tenant Svcs.	0.00	0.00	0.00	N/A	595.92	0.00	-595.92	N/A	0.00
4220-02-000	Tenant Services Support	0.00	0.00	0.00	N/A	165.00	0.00	-165.00	N/A	0.00
4230-05-000	Packers Stipends	0.00	0.00	0.00	N/A	72.00	0.00	-72.00	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	96.00	96.00	100.00	832.92	576.00	-256.92	-44.60	1,150.00
4310-00-000	Water	6,639.53	2,833.00	-3,806.53	-134.36	9,654.94	16,998.00	7,343.06	43.20	34,000.00
4320-00-000	Electricity	5,138.51	3,928.00	-1,210.51	-30.82	15,273.02	23,568.00	8,294.98	35.20	47,140.00
4330-00-000	Gas	1,081.37	2,647.00	1,565.63	59.15	7,172.56	15,882.00	8,709.44	54.84	31,760.00
4399-00-000	TOTAL UTILITY EXPENSES	12,859.41	9,408.00	-3,451.41	-36.69	32,100.52	56,448.00	24,347.48	43.13	112,900.00
4410-50-000	Contract Employees Maintenance	5,618.17	6,460.00	841.83	13.03	24,437.75	28,000.00	3,562.25	12.72	56,000.00
4410-51-000	Contract Employees-Maint-OT	324.09	0.00	-324.09	N/A	1,618.67	0.00	-1,618.67	N/A	0.00
4411-00-000	Maintenance Uniforms	0.00	0.00	0.00	N/A	34.18	0.00	-34.18	N/A	0.00
4411-10-000	Safety Supplies	0.00	0.00	0.00	N/A	45.04	0.00	-45.04	N/A	0.00
4413-00-000	Vehicle Gas, Oil, Grease	0.00	0.00	0.00	N/A	50.40	0.00	-50.40	N/A	0.00
4419-00-000	Total General Maint Expense	5,942.26	6,460.00	517.74	8.01	26,186.04	28,000.00	1,813.96	6.48	56,000.00
4420-00-000	Materials									
4420-01-000	Grounds Supplies	62.32	83.00	20.68	24.92	96.23	498.00	401.77	80.68	1,000.00
4420-02-000	Appliance Parts Supplies	258.98	0.00	-258.98	N/A	258.98	0.00	-258.98	N/A	0.00
4420-04-000	Electrical Supplies	338.97	0.00	-338.97	N/A	510.82	0.00	-510.82	N/A	0.00
4420-06-000	Janitorial/Cleaning Supplies	0.00	0.00	0.00	N/A	153.78	0.00	-153.78	N/A	0.00
4420-07-000	Maint/Repairs/Supplies	619.31	250.00	-369.31	-147.72	6,554.76	1,500.00	-5,054.76	-336.98	3,000.00
4420-09-000	Tools and Equipment	0.00	0.00	0.00	N/A	36.06	0.00	-36.06	N/A	0.00
4420-14-000	Vehicle Supplies	37.73	0.00	-37.73	N/A	37.73	0.00	-37.73	N/A	0.00
4420-15-000	Locks & Keys	104.49	0.00	-104.49	N/A	332.39	0.00	-332.39	N/A	0.00
4420-19-000	Unit Turn Supplies	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	1,500.00
4420-90-000	Miscellaneous Supplies	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	1,500.00
4429-00-000	Total Materials	1,421.80	583.00	-838.80	-143.88	7,980.75	3,498.00	-4,482.75	-128.15	7,000.00
4430-00-000	Contract Costs									
4430-01-000	Fire Extinguisher Contract Costs	0.00	0.00	0.00	N/A	70.00	0.00	-70.00	N/A	0.00
4430-03-000	Building Repairs Contract Costs	0.00	0.00	0.00	N/A	1,562.18	0.00	-1,562.18	N/A	0.00
4430-06-000	Electrical Contract Costs	0.00	0.00	0.00	N/A	1,988.00	0.00	-1,988.00	N/A	0.00
4430-07-000	Pest Control Contract Costs	-200.00	250.00	450.00	180.00	-400.00	1,500.00	1,900.00	126.67	3,000.00
4430-09-000	Grounds Contract Costs	0.00	430.00	430.00	100.00	0.00	855.00	855.00	100.00	3,000.00
4430-10-000	Janitorial/Cleaning Contract Costs	0.00	583.00	583.00	100.00	0.00	3,498.00	3,498.00	100.00	7,000.00
4430-11-000	Plumbing Contract Costs	375.00	0.00	-375.00	N/A	375.00	0.00	-375.00	N/A	0.00

4430-13-000	HVAC Contract Costs	167.00	0.00	-167.00	N/A	167.00	0.00	-167.00	N/A	0.00
4430-14-000	Vehicle Maintenance Contract Costs	34.91	0.00	-34.91	N/A	219.72	0.00	-219.72	N/A	0.00
4430-16-002	Fire Sprinkler Inspection Fees	140.00	0.00	-140.00	N/A	210.00	0.00	-210.00	N/A	0.00
4430-20-000	Trash Disposal Contract Costs	753.20	83.00	-670.20	-807.47	903.20	498.00	-405.20	-81.37	1,000.00
4430-27-000	Unit Turn Contract Costs	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00
4430-29-000	Snow Removal Contract	0.00	0.00	0.00	N/A	5,274.00	4,000.00	-1,274.00	-31.85	6,000.00
4430-98-000	Tenant Stipends	100.00	0.00	-100.00	N/A	300.00	0.00	-300.00	N/A	0.00
4430-99-000	Contract Costs-Other	0.00	417.00	417.00	100.00	0.00	2,502.00	2,502.00	100.00	5,000.00
4439-00-000	Total Contract Costs	1,370.11	2,013.00	642.89	31.94	10,669.10	14,353.00	3,683.90	25.67	28,000.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	8,734.17	9,056.00	321.83	3.55	44,835.89	45,851.00	1,015.11	2.21	91,000.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Property Insurance	1,327.12	1,417.00	89.88	6.34	9,958.40	8,502.00	-1,456.40	-17.13	17,000.00
4510-20-000	Liability Insurance	72.00	0.00	-72.00	N/A	432.00	0.00	-432.00	N/A	0.00
4520-00-000	Payments in Lieu of Taxes	0.00	4.00	4.00	100.00	0.00	24.00	24.00	100.00	46.00
4521-00-000	Misc. Taxes/Liscenses/Insurance	5.00	0.00	-5.00	N/A	533.00	0.00	-533.00	N/A	0.00
4580-00-000	Security/Law Enforcement	1,100.02	0.00	-1,100.02	N/A	6,376.59	0.00	-6,376.59	N/A	0.00
4599-00-000	TOTAL GENERAL EXPENSES	2,504.14	1,421.00	-1,083.14	-76.22	17,299.99	8,526.00	-8,773.99	-102.91	17,046.00
5000-00-000	NON-OPERATING ITEMS									
5210-00-000	Operating Transfers OUT	0.00	0.00	0.00	N/A	156,430.13	0.00	-156,430.13	N/A	0.00
5210-01-000	Operating Transfers-IN	0.00	0.00	0.00	N/A	-156,430.13	0.00	156,430.13	N/A	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
8000-00-000	TOTAL EXPENSES	34,872.83	31,335.00	-3,537.83	-11.29	154,276.64	167,215.00	12,938.36	7.74	333,709.00
9000-00-000	NET INCOME	13,223.68	15,350.00	-2,126.32	-13.85	66,609.21	112,895.00	-46,285.79	-41.00	226,505.00

Debt Service Coverage Ratio

Replacement Reserve	(1,150.00)
Adjustments - Per NEF Worksheet	4,426.35
NOI	16,500.03
Debt Service	13,491.00
DSCR - should be > 1.15	1.22

Quarterly water bill adjustment (2-months)