

Non AAHC Consolidated Report

July 2016 Report

	Maple Tower	Maple Tower	River Run	River Run	West Arbor	West Arbor	Colonial Oaks	Colonial Oaks	AAHC	AAHC	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	\$9,272	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	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	\$322,440	\$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	\$733,709
PBV-VASH HAP	0.00	\$83,444	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$83,444
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	\$-41,578	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	\$-47
Total Rental Income	\$600,233.11	\$547,199	\$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	\$1,257,674
Other Tenant Income																
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	\$2,917
Damages	\$793.00	0	\$383.00	0	0.00	0	0.00	\$14	0.00	0	0.00	0	0.00	0	\$1,176.00	\$14
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	\$43
Legal Fees - Tenant	\$959.00	0	\$2,702.00	0	0.00	0	0.00	\$30	0.00	0	0.00	0	0.00	0	\$3,661.00	\$30
NSF Charges	0.00	0	\$30.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$30.00	0
Tenant Owed Utilities	\$1,597.65	0	\$2,503.17	0	0.00	0	\$122.06	0	0.00	0	0.00	0	0.00	0	\$4,222.88	0
Misc.Tenant Income	\$200.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$200.00	0
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	0	\$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	0	\$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	0	\$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	0	\$38.79	0	0.00	0	0.00	\$5	0.00	0	0.00	0	0.00	0	\$39.41	\$5
Cranbrook Tower Revenue	0.00	0	0.00	0	0.00	0	0.00	0	\$2,000.00	\$2,000	0.00	0	0.00	0	\$2,000.00	\$2,000
Development Reimbursement	\$22,162.15	0	\$10,562.45	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$32,724.60	0
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	0
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	0
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	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	\$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	\$189,692
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	0
General Legal Expense	\$5,035.75	\$7,000	\$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	0	0.00	0	0.00	0	0.00	\$47	0.00	0	0.00	0	0.00	0	\$481.25	\$47
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																
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	\$55
Travel	\$298.18	0	\$285.88	0	\$56.67	0	0.00	\$5	0.00	0	0.00	0	0.00	0	\$640.73	\$5
Auditing Fees	0.00	\$4,877	0.00	\$4,433	0.00	\$3,665	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$12,975
LHHC Monitoring Fee	0.00	\$2,001	0.00	\$1,867	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$3,868
Management Fee	\$36,902.85	\$33,249	\$29,103.06	\$25,737	\$4,134.48	\$15,937	\$842.35	\$883	0.00	0	0.00	0	\$393.36	\$444	\$71,376.10	\$76,249
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

