

Non AAHC Consolidated Report

March 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:
	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016
<b>TENANT INCOME</b>																
Rental Income																
Tenant Rent	74,341.00	74,409	79,263.00	88,710	0.00	50,555	48,388.00	0	0.00	0	6,802.00	0	4,645.00	0	213,439.00	213,674
Tenant Rent-VASH	0.00	3,974	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	3,974
Dwelling Rent-Negative	-51	0	0.00	0	0.00	0	-316	0	0.00	0	0.00	0	-12	0	-379	0
RAD PBV Housing Assistance Payment(HAP)	184,217.00	138,189	123,581.00	108,423	0.00	61,789	79,773.00	144,410	0.00	0	0.00	0	17,994.00	0	405,565.00	452,811
PBV-VASH HAP	0.00	35,762	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	35,762
Bad Debt	0.00	0	0.00	-13,799	0.00	0	0.00	-7,221	0.00	0	0.00	0	0.00	0	0.00	-21,020
Less: Vacancies	0.00	-17,819	0.00	0	0.00	0	0.00	-2,887	0.00	0	0.00	0	0.00	0	0.00	-20,707
Less: Concessions	-922.89	0	-2,254.59	0	0.00	0	-161	0	0.00	0	-90	0	0.00	0	-3,428.48	0
<b>Total Rental Income</b>	<b>257,584.11</b>	<b>234,514</b>	<b>200,589.41</b>	<b>183,334</b>	<b>0.00</b>	<b>112,344</b>	<b>127,684.00</b>	<b>134,302</b>	<b>0.00</b>	<b>0</b>	<b>6,712.00</b>	<b>0</b>	<b>22,627.00</b>	<b>0</b>	<b>615,196.52</b>	<b>664,493</b>
<b>Other Tenant Income</b>																
Laundry and Vending	1,209.83	750	473.85	500	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	1,683.68	1,250
Damages	343	0	40	0	0.00	0	102	0	0.00	0	0.00	0	0.00	0	485	0
Late Charges	690	0	1,010.00	0	0.00	0	420	0	0.00	0	0.00	0	0.00	0	2,120.00	0
Legal Fees - Tenant	801	0	1,176.00	0	0.00	0	360	0	0.00	0	0.00	0	0.00	0	2,337.00	0
Tenant Owed Utilities	1,389.63	0	1,600.91	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	2,990.54	0
Misc. Tenant Income	125	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	125	0
<b>Total Other Tenant Income</b>	<b>4,558.46</b>	<b>750</b>	<b>4,300.76</b>	<b>500</b>	<b>0.00</b>	<b>0</b>	<b>882</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>9,741.22</b>	<b>1,250</b>
<b>NET TENANT INCOME</b>	<b>262,142.57</b>	<b>235,264</b>	<b>204,890.17</b>	<b>183,834</b>	<b>0.00</b>	<b>112,344</b>	<b>128,566.00</b>	<b>134,302</b>	<b>0.00</b>	<b>0</b>	<b>6,712.00</b>	<b>0</b>	<b>22,627.00</b>	<b>0</b>	<b>624,937.74</b>	<b>665,743</b>
<b>GRANT INCOME</b>																
RAD PBV Vacancy Payments	0.00	0	0.00	0	29,532.00	0	20,116.00	0	0.00	0	0.00	0	0.00	0	49,648.00	0
PBV Vacancy Payments	3,456.00	0	1,976.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	5,432.00	0
Section 8 HAP Earned	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	1,088.00	0	0.00	0	1,088.00	0
AAHC CFP Funds	0.00	0	0.00	0	0.00	0	317,274.57	0	0.00	0	0.00	0	0.00	0	317,274.57	0
<b>TOTAL GRANT INCOME</b>	<b>3,456.00</b>	<b>0</b>	<b>1,976.00</b>	<b>0</b>	<b>29,532.00</b>	<b>0</b>	<b>337,390.57</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>1,088.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>373,442.57</b>	<b>0</b>
Investment Income - Unrestricted	0.00	0	0.00	0	18.82	0	296.37	0	19.44	0	0.00	0	0.00	0	334.63	0
Miscellaneous Other Income	0.00	0	0.00	0	0.00	382	6,000.00	2,678	188,098.53	0	0.00	0	0.00	0	194,098.53	3,060
Other Income-Earned Discounts	0.62	0	9.98	0	0.00	0	40.41	0	0.00	0	0.00	0	0.00	0	51.01	0
Cranbrook Tower Revenue	0.00	0	0.00	0	0.00	0	0.00	0	18,000.00	0	0.00	0	0.00	0	18,000.00	0
Donations	0.00	0	0.00	0	0.00	0	0.00	0	16,360.00	0	0.00	0	0.00	0	16,360.00	0
<b>TOTAL OTHER INCOME</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>16,360.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>16,360.00</b>	<b>0</b>
<b>TOTAL INCOME</b>	<b>265,599.19</b>	<b>235,264</b>	<b>206,876.15</b>	<b>183,834</b>	<b>29,550.82</b>	<b>112,726</b>	<b>472,293.35</b>	<b>136,979</b>	<b>222,477.97</b>	<b>0</b>	<b>7,800.00</b>	<b>0</b>	<b>22,627.00</b>	<b>0</b>	<b>1,227,224.48</b>	<b>668,803</b>
<b>EXPENSES</b>																
ADMINISTRATIVE																
Administrative Salaries																
Compensated Absences	0.00	0	0.00	0	0.00	0	948.67	0	0.00	0	0.00	0	0.00	0	948.67	0
Temporary Help	0.00	0	1,221.84	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	1,221.84	0
Contract-Property Management	34,388.11	34,545	27,092.66	31,014	293.11	10,000	24,529.67	30,600	0.00	0	0.00	0	0.00	0	86,303.55	106,159
Contract Property Management-OT	2,464.89	0	2,632.44	0	0.00	0	4,447.08	0	0.00	0	0.00	0	0.00	0	9,544.41	0

Non AAHC Consolidated Report

March 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:
	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016
Total Administrative Salaries	36,853.00	34,545	30,946.94	31,014	293.11	10,000	29,925.42	30,600	0.00	0	0.00	0	0.00	0	98,018.47	106,159
Legal Expense																
General Legal Expense	2,018.75	3,000	3,549.50	1,750	0.00	541	5,893.67	0	20	0	1,977.32	0	565	0	14,024.24	5,291
Hearing Officer Expense	0.00	0	0.00	0	0.00	0	568.75	0	0.00	0	0.00	0	0.00	0	568.75	0
Total Legal Expense	2,018.75	3,000	3,549.50	1,750	0.00	541	6,462.42	0	20	0	1,977.32	0	565	0	14,592.99	5,291
Other Admin Expenses																
Staff Training	138.75	0	133.02	0	176.38	0	88.91	0	177.24	0	0.00	0	0.00	0	714.3	0
Travel	165.78	0	158.95	0	31.51	0	61.7	0	0.00	0	0.00	0	0.00	0	417.94	0
Auditing Fees	0.00	2,090	0.00	1,900	0.00	1,571	0.00	0	760	0	0.00	0	0.00	0	760	5,561
LIHTC Monitoring Fee	0.00	857	0.00	800	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1,658
Management Fee	15,919.13	14,249	12,406.28	11,030	1,773.05	6,830	9,301.12	9,562	0.00	0	0.00	0	0.00	0	39,399.58	41,672
Redstone Asset Mgt Fee	5,000.00	1,250	5,000.00	5,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	10,000.00	6,250
Security Deposit Assistance	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	2,000.00	0	0.00	0	2,000.00	0
Office Rent	0.00	0	0.00	0	0.00	0	0.00	0	500	0	0.00	0	0.00	0	500	0
Office Janitorial Expense	0.00	0	0.00	0	0.00	0	67.41	0	0.00	0	0.00	0	0.00	0	67.41	0
Consultants	2,205.00	0	1,305.00	0	0.00	0	55,223.07	0	83,004.00	0	0.00	0	0.00	0	141,737.07	0
Total Other Admin Expenses	23,428.66	18,447	19,003.25	18,730	1,980.94	8,401	64,742.21	9,562	84,441.24	0	2,000.00	0	0.00	0	195,596.30	55,140
Miscellaneous Admin Expenses																
Advertising	0.00	25	0.00	25	0.00	386	0.00	0	0.00	0	0.00	0	0.00	0	0.00	436
Office Supplies	309.09	2,000	14.58	2,000	0.00	901	153.65	0	0.00	0	0.00	0	0.00	0	477.32	4,901
Telephone	1,723.93	0	1,245.67	0	90.57	0	371.58	0	0.00	0	0.00	0	0.00	0	3,431.75	0
Postage	0.00	0	31.59	0	0.00	0	221.57	0	0.00	0	0.00	0	0.00	0	253.16	0
Software License Fees	1,261.59	0	1,209.45	0	159.88	0	434.4	0	0.00	0	0.00	0	0.00	0	3,065.32	0
Copiers	69.86	0	33.75	0	0.00	0	25.05	0	0.00	0	0.00	0	0.00	0	128.66	0
Printing Expenses	206.3	0	203.84	0	11.31	0	224.03	0	721.8	0	0.00	0	0.00	0	1,367.28	0
Bank Fees	3,154.48	0	3,388.55	0	1,228.65	0	0.00	0	-50	0	0.00	0	0.00	0	7,721.68	0
Other Misc Admin Expenses	632.5	0	632.5	0	0.00	0	1,122.27	0	3,622.06	0	0.00	0	0.00	0	6,009.33	0
Total Miscellaneous Admin Expenses	7,357.75	2,025	6,759.93	2,025	1,490.41	1,288	2,552.55	0	4,293.86	0	0.00	0	0.00	0	22,454.50	5,338
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>69,658.16</b>	<b>58,017</b>	<b>60,259.62</b>	<b>53,519</b>	<b>3,764.46</b>	<b>20,229</b>	<b>103,682.60</b>	<b>40,162</b>	<b>88,755.10</b>	<b>0</b>	<b>3,977.32</b>	<b>0</b>	<b>565</b>	<b>0</b>	<b>330,662.26</b>	<b>171,928</b>
<b>TENANT SERVICES</b>																
Resident Council	0.00	844	0.00	725	0.00	875	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2,444
Tenant Services Support	0.00	0	50	0	0.00	0	123.21	0	972.56	0	640.47	0	0.00	0	1,786.24	0
Tenant Support Services-FSS	0.00	0	0.00	0	0.00	0	0.00	0	2,356.46	0	0.00	0	0.00	0	2,356.46	0
Tenant Services Contract Costs	0.00	0	901.66	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	901.66	0
Other Set-Up Fees	2,680.00	0	975	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	3,655.00	0
Moving Company Expenses	48	0	0.00	0	0.00	0	3,325.00	0	0.00	0	0.00	0	0.00	0	3,373.00	0
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>2,728.00</b>	<b>844</b>	<b>1,926.66</b>	<b>725</b>	<b>0.00</b>	<b>875</b>	<b>3,448.21</b>	<b>0</b>	<b>3,329.02</b>	<b>0</b>	<b>640.47</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>12,072.36</b>	<b>2,444</b>
Water	3,492.25	13,750	8,069.60	13,750	5,100.36	6,625	10,410.75	13,500	0.00	0	88.44	0	757.08	0	27,918.48	47,625
Electricity	14,600.40	19,750	6,701.25	11,250	520.7	1,192	1,992.86	2,718	0.00	0	0.00	0	1,142.68	0	24,957.89	34,910
Electricity-Vacant Units	82.34	0	162.93	0	259.78	0	1,223.99	0	0.00	0	42.2	0	94.04	0	1,865.28	0
Electricity-Tenant Owed	659.57	0	879.66	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	1,539.23	0
Gas	7,649.63	12,500	5,931.22	7,750	0.00	0	0.00	0	0.00	0	0.00	0	1,198.21	0	14,779.06	20,250
Gas-Vacant Units	92.79	0	40.17	0	227.62	0	2,078.52	0	0.00	0	158.61	0	268.05	0	2,865.76	0
Gas-Tenant Owed	730.06	0	731.13	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	1,461.19	0

Non AAHC Consolidated Report

March 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:
	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016
Utilities billed to HCV Program	-726	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	-726	0
<b>TOTAL UTILITY EXPENSES</b>	<b>26,581.04</b>	<b>46,000</b>	<b>22,515.96</b>	<b>32,750</b>	<b>6,108.46</b>	<b>7,817</b>	<b>15,706.12</b>	<b>16,218</b>	<b>0.00</b>	<b>0</b>	<b>289.25</b>	<b>0</b>	<b>3,460.06</b>	<b>0</b>	<b>74,660.89</b>	<b>102,785</b>
General Maint Expense																
Compensated Absences	0.00	0	0.00	0	0.00	0	820.18	0	0.00	0	0.00	0	0.00	0	820.18	0
Contract Employees Maintenance	28,572.74	37,683	21,190.75	27,600	0.00	12,979	75,460.02	20,640	0.00	0	0.00	0	0.00	0	125,223.51	98,901
Contract Employees-Maint-OT	1,721.73	0	1,102.55	0	0.00	0	5,529.02	0	0.00	0	0.00	0	0.00	0	8,353.30	0
Maintenance Uniforms	0.00	0	0.00	0	0.00	0	168.31	0	0.00	0	0.00	0	0.00	0	168.31	0
Safety Supplies	150.94	0	144.72	0	0.00	0	48.94	0	0.00	0	0.00	0	0.00	0	344.6	0
Vehicle Gas, Oil, Grease	0.00	0	0.00	0	0.00	0	246.43	0	0.00	0	0.00	0	0.00	0	246.43	0
Maintenance Facility Rent	1,005.78	0	980.82	0	0.00	0	730.47	0	0.00	0	0.00	0	0.00	0	2,717.07	0
<b>Total General Maint Expense</b>	<b>31,451.19</b>	<b>37,683</b>	<b>23,418.84</b>	<b>27,600</b>	<b>0.00</b>	<b>12,979</b>	<b>83,003.37</b>	<b>20,640</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>137,873.40</b>	<b>98,901</b>
Materials																
Grounds Supplies	0.00	500	22.1	500	0.00	1,159	73.97	0	0.00	0	0.00	0	0.00	0	96.07	2,159
Appliance Parts Supplies	2,140.00	0	781.32	0	0.00	0	1,461.08	0	0.00	0	208.05	0	2,234.00	0	6,824.45	0
Window Treatment Supplies	27.83	0	55.66	0	0.00	0	10.5	0	0.00	0	0.00	0	0.00	0	93.99	0
Electrical Supplies	1,529.77	0	401.6	0	0.00	0	8.35	0	0.00	0	0.00	0	0.00	0	1,939.72	0
Exterminating Supplies	143.92	0	137.97	0	0.00	901	59.46	0	0.00	0	0.00	0	0.00	0	341.35	901
Janitorial/Cleaning Supplies	326.08	2,000	294.16	1,500	0.00	0	81.89	0	0.00	0	0.00	0	0.00	0	702.13	3,500
Plumbing Supplies	820.81	0	631.19	0	0.00	0	1,257.42	0	0.00	0	0.00	0	0.00	0	2,709.42	0
Tools and Equipment	402.54	0	385.89	0	0.00	0	455.78	0	0.00	0	18.98	0	0.00	0	1,263.19	0
Paint Supplies	432.94	0	248.71	0	0.00	0	1,257.01	0	0.00	0	0.00	0	0.00	0	1,938.66	0
Hardware Supplies	293.07	0	342.16	0	0.00	0	1,274.91	0	0.00	0	0.00	0	413.76	0	2,323.90	0
HVAC Supplies	327.58	0	221.72	0	0.00	0	133.1	0	0.00	0	0.00	0	0.00	0	682.4	0
Vehicle Supplies	107.73	0	103.27	0	0.00	0	25.28	0	0.00	0	0.00	0	0.00	0	236.28	0
Locks & Keys	593.63	0	210.99	0	0.00	0	84.93	0	0.00	0	0.00	0	0.00	0	889.55	0
Cabinet Supplies	0.00	0	0.00	0	0.00	0	868.91	0	0.00	0	0.00	0	0.00	0	868.91	0
Unit Turn Supplies	502.2	0	0.00	0	0.00	1,249	6,305.73	0	0.00	0	0.00	0	0.00	0	6,807.93	1,249
Miscellaneous Supplies	133.66	6,750	128.14	5,500	0.00	1,339	27.62	18,750	0.00	0	0.00	0	0.00	0	289.42	32,339
<b>Total Materials</b>	<b>7,781.76</b>	<b>9,250</b>	<b>3,964.88</b>	<b>7,500</b>	<b>0.00</b>	<b>4,648</b>	<b>13,385.94</b>	<b>18,750</b>	<b>0.00</b>	<b>0</b>	<b>227.03</b>	<b>0</b>	<b>2,647.76</b>	<b>0</b>	<b>28,007.37</b>	<b>40,148</b>
Contract Costs																
Appliance Contract Costs	0.00	0	712	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	712	0
Building Repairs Contract Costs	2,208.20	0	0.00	0	0.00	0	8,275.00	0	0.00	0	0.00	0	0.00	0	10,483.20	0
Carpet Cleaning Contract Costs	68	0	163	0	0.00	0	95	0	0.00	0	100	0	136	0	562	0
Decorating/Painting Contract Costs	5,512.50	250	1,655.00	250	0.00	1,313	1,900.00	0	0.00	0	0.00	0	0.00	0	9,067.50	1,813
Electrical Contract Costs	0.00	0	2,242.68	0	0.00	0	1,167.50	0	0.00	0	0.00	0	395.1	0	3,805.28	0
Pest Control-budgeted	4,989.00	1,750	4,026.00	1,250	667.92	0	627	0	0.00	0	0.00	0	0.00	0	10,309.92	3,000
Floor Covering Contract Costs	2,544.13	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	2,544.13	0
Grounds Contract Costs	650	2,000	0.00	1,500	0.00	1,931	1,756.20	0	0.00	0	0.00	0	1,225.00	0	3,631.20	5,431
Janitorial/Cleaning Contract Costs	411	0	708	0	0.00	2,575	0.00	0	0.00	0	0.00	0	0.00	0	1,119.00	2,575
Janitorial-Monthly Contract	5,345.34	5,000	3,759.35	5,000	0.00	0	0.00	0	0.00	0	0.00	0	604.17	0	9,708.86	10,000
Plumbing Contract Costs	4,423.75	0	4,124.05	0	0.00	0	0.00	0	0.00	0	0.00	0	426.27	0	8,974.07	0
HVAC Contract Costs	578.5	0	3,882.74	0	0.00	0	103,878.58	0	0.00	0	0.00	0	0.00	0	108,339.82	0
Vehicle Maintenance Contract Costs	119.58	0	116.62	0	0.00	0	131.27	0	0.00	0	0.00	0	0.00	0	367.47	0
Elevator Inspection Fees	200	0	200	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	400	0
Boiler Inspection Fees	0.00	0	150	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	150	0

Non AAHC Consolidated Report

March 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:
	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016	03/2016
Alarm Monitoring Contract Costs	260.77	0	223.47	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	484.24	0
Trash Disposal Contract Costs	1,563.00	1,125	810	750	0.00	670	0.00	0	0.00	0	0.00	0	220	0	2,593.00	2,545
Sewer Backups Emergency	1,366.50	0	4,967.28	0	0.00	0	268.5	0	0.00	0	766.06	0	0.00	0	7,368.34	0
Equipment Repair Contract Costs	536.25	0	1,303.11	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	1,839.36	0
Unit Turn Contract Costs	3,730.18	0	3,950.74	0	0.00	0	8,604.76	0	0.00	0	350.19	0	372	0	17,007.87	0
Lawn Care Contract	0.00	0	0.00	0	0.00	0	5,065.00	0	0.00	0	1,575.00	0	0.00	0	6,640.00	0
Snow Plow Contract	6,948.00	3,000	9,180.00	9,180	1,758.00	1,030	14,052.00	0	0.00	0	1,400.00	0	0.00	0	33,338.00	13,210
Section 3 Contractor Expense	1,050.00	0	1,987.50	0	0.00	0	720	0	0.00	0	0.00	0	0.00	0	3,757.50	0
Tenant Stipends	880	0	650	0	0.00	0	1,389.00	0	243	0	0.00	0	256	0	3,418.00	0
Contract Costs-Other	0.00	7,500	0.00	6,250	0.00	1,236	0.00	18,750	0.00	0	0.00	0	0.00	0	0.00	33,736
Replacement Reserve Payments	10,125.00	10,125	10,153.00	10,150	0.00	3,554	0.00	9,562	0.00	0	0.00	0	0.00	0	20,278.00	33,391
<b>Total Contract Costs</b>	<b>53,509.70</b>	<b>30,750</b>	<b>54,964.54</b>	<b>34,330</b>	<b>2,425.92</b>	<b>12,308</b>	<b>147,929.81</b>	<b>28,312</b>	<b>243</b>	<b>0</b>	<b>4,191.25</b>	<b>0</b>	<b>3,634.54</b>	<b>0</b>	<b>266,898.76</b>	<b>105,701</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>92,742.65</b>	<b>77,683</b>	<b>82,348.26</b>	<b>69,430</b>	<b>2,425.92</b>	<b>29,935</b>	<b>244,319.12</b>	<b>67,702</b>	<b>243</b>	<b>0</b>	<b>4,418.28</b>	<b>0</b>	<b>6,282.30</b>	<b>0</b>	<b>432,779.53</b>	<b>244,750</b>
<b>GENERAL EXPENSES</b>																
Property Insurance	11,454.28	7,750	14,481.20	6,750	0.00	3,283	7,995.41	4,316	0.00	0	402.84	0	0.00	0	34,333.73	22,099
Liability Insurance	3,218.64	0	3,091.30	0	0.00	0	1,037.47	652	0.00	0	0.00	0	0.00	0	7,347.41	652
Misc. Taxes/Liscenses/Insurance	0.00	34	0.00	29	0.00	11	0.00	19	0.00	0	858.37	0	0.00	0	858.37	93
Security/Law Enforcement	2,424.50	3,750	3,409.25	2,250	0.00	386	0.00	0	0.00	0	0.00	0	0.00	0	5,833.75	6,386
<b>TOTAL GENERAL EXPENSES</b>	<b>17,097.42</b>	<b>11,534</b>	<b>20,981.75</b>	<b>9,029</b>	<b>0.00</b>	<b>3,681</b>	<b>9,032.88</b>	<b>4,987</b>	<b>0.00</b>	<b>0</b>	<b>1,261.21</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>48,373.26</b>	<b>29,230</b>
<b>FINANCING EXPENSE</b>																
Debt Service Payment	0.00	30,340	0.00	9,481	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	39,821
<b>TOTAL FINANCING EXPENSES</b>	<b>0.00</b>	<b>30,340</b>	<b>0.00</b>	<b>9,481</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>39,821</b>
<b>NON-OPERATING ITEMS</b>																
Construction in Progress-RAD	0.00	0	0.00	0	0.00	0	96,864.96	0	0.00	0	0.00	0	0.00	0	96,864.96	0
<b>TOTAL NON-OPERATING ITEMS</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>96,864.96</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>96,864.96</b>	<b>0</b>
<b>TOTAL EXPENSES</b>	<b>208,807.27</b>	<b>224,417</b>	<b>188,032.25</b>	<b>174,934</b>	<b>12,298.84</b>	<b>62,538</b>	<b>473,053.89</b>	<b>129,070</b>	<b>92,327.12</b>	<b>0</b>	<b>10,586.53</b>	<b>0</b>	<b>10,307.36</b>	<b>0</b>	<b>995,413.26</b>	<b>590,959</b>
<b>NET INCOME</b>	<b>56,791.92</b>	<b>10,846</b>	<b>18,843.90</b>	<b>8,900</b>	<b>17,251.98</b>	<b>50,188</b>	<b>-760.54</b>	<b>7,910</b>	<b>130,150.85</b>	<b>0</b>	<b>-2,786.53</b>	<b>0</b>	<b>12,319.64</b>	<b>0</b>	<b>231,811.22</b>	<b>77,844</b>
<b>NET INCOME-ADMIN FEE</b>	<b>56,791.92</b>		<b>18,843.90</b>		<b>17,251.98</b>		<b>(760.54)</b>		<b>130,150.85</b>		<b>(2,786.53)</b>		<b>12,319.64</b>		<b>231,811.22</b>	
<b>BEGINNING UNRESTRICTED EQUITY</b>	<b>(9,867.81)</b>		<b>8,516.28</b>		<b>13,183.27</b>		<b>0.00</b>		<b>196,280.42</b>		<b>7,626.60</b>		<b>0.00</b>		<b>215,738.76</b>	
<b>ADD CURRENT YEAR INCOME(LOSS)</b>	<b>56,791.92</b>		<b>18,843.90</b>		<b>17,251.98</b>		<b>(760.54)</b>		<b>130,150.85</b>		<b>(2,786.53)</b>		<b>12,319.64</b>		<b>231,811.22</b>	
<b>PURCHASE OF FIXED ASSETS</b>															<b>0.00</b>	
<b>PROJECTED YEAR-END UNRESTRICTED EQUITY</b>	<b>46,924.11</b>		<b>27,360.18</b>		<b>30,436.25</b>		<b>(760.54)</b>		<b>326,431.27</b>		<b>4,840.07</b>		<b>12,319.64</b>		<b>447,549.98</b>	