

All properties (...allpro)

Period = Jul 2016-Apr 2017

Book = Accrual ; Tree = ysi_is

	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:
	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017
TENANT INCOME										
Rental Income										
Tenant Rent	0.00	0	\$38,356.00	\$57,400	0.00	0	\$8,481.00	\$8,550	\$46,837.00	\$65,950
Dwelling Rent-Negative	0.00	0	0.00	\$-930	0.00	0	0.00	\$-10	0.00	\$-940
RAD PBV Housing Assistance Payment(HAP)	0.00	0	\$74,395.00	\$75,620	0.00	0	\$61,764.00	\$65,450	\$136,159.00	\$141,070
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	\$-470	0.00	0	0.00	0	\$-223.27	\$-470
Total Rental Income	0.00	0	\$110,306.63	\$131,620	0.00	0	\$70,245.00	\$73,990	\$180,551.63	\$205,610
Other Tenant Income										
Damages	0.00	0	0.00	\$137	0.00	0	0.00	0	0.00	\$137
Late Charges	0.00	0	\$740.00	\$432	0.00	0	\$60.00	0	\$800.00	\$432
Legal Fees - Tenant	0.00	0	\$868.00	\$300	0.00	0	0.00	0	\$868.00	\$300
NSF Charges	0.00	0	\$15.00	0	0.00	0	0.00	0	\$15.00	0
Tenant Owed Utilities	0.00	0	\$525.09	0	0.00	0	0.00	0	\$525.09	0
Total Other Tenant Income	0.00	0	\$2,148.09	\$869	0.00	0	\$60.00	0	\$2,208.09	\$869
NET TENANT INCOME	0.00	0	\$112,454.72	\$132,489	0.00	0	\$70,305.00	\$73,990	\$182,759.72	\$206,479
GRANT INCOME										
RAD PBV Vacancy Payments	0.00	0	\$29,532.00	\$8,380	0.00	0	0.00	0	\$29,532.00	\$8,380
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	\$31,000.00	0	0.00	0	0.00	0	\$31,000.00	0
FHLB Fund Revenue	0.00	0	\$115,685.75	0	0.00	0	0.00	0	\$115,685.75	0
TOTAL GRANT INCOME	\$31,292.00	0	\$176,217.75	\$8,380	0.00	0	0.00	0	\$207,509.75	\$8,380
Investment Income - Unrestricted	0.00	\$41	\$444.81	\$248	0.00	0	0.00	0	\$444.81	\$289
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	\$50	0.00	0	0.00	0	\$30.53	\$50
Cranbrook Tower Revenue	\$309,817.00	\$20,000	0.00	0	0.00	0	0.00	0	\$309,817.00	\$20,000
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	\$20,041	\$289,147.81	\$141,167	0.00	0	\$70,305.00	\$73,990	\$846,849.48	\$235,198
EXPENSES										
ADMINISTRATIVE										
Administrative Salaries										
Temporary Help	0.00	0	\$452.25	0	0.00	0	\$145.02	0	\$597.27	0
Contract Employees-Admin	0.00	0	\$932.88	\$3,499	0.00	0	\$299.15	\$1,121	\$1,232.03	\$4,620
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	\$21,926.24	\$19,479	0.00	0	\$6,542.74	\$6,309	\$28,468.98	\$25,788
Contract Property Management-OT	0.00	0	\$1,574.43	\$1,556	0.00	0	\$494.93	\$526	\$2,069.36	\$2,082
Total Administrative Salaries	0.00	0	\$24,900.81	\$24,534	0.00	0	\$7,486.65	\$7,956	\$32,387.46	\$32,490
Legal Expense										
Criminal Background Checks	0.00	0	\$97.00	0	0.00	0	0.00	0	\$97.00	0

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	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017
General Legal Expense	0.00	\$16	\$1,100.00	\$2,080	0.00	0	0.00	\$470	\$1,100.00	\$2,566
Hearing Officer Expense	0.00	0	0.00	\$470	0.00	0	0.00	0	0.00	\$470
Total Legal Expense	0.00	\$16	\$1,197.00	\$2,550	0.00	0	0.00	\$470	\$1,197.00	\$3,036
Other Admin Expenses										
Staff Training	\$1,879.73	\$480	\$144.17	\$73	0.00	0	0.00	0	\$2,023.90	\$553
Travel	0.00	0	\$22.15	\$50	0.00	0	0.00	0	\$22.15	\$50
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	\$14,201.72	\$8,830	0.00	0	\$7,030.50	\$4,440	\$21,232.22	\$13,270
Bookkeeping Fees	0.00	0	\$1,357.50	0	0.00	0	\$562.50	0	\$1,920.00	0
Office Janitorial Expense	0.00	0	0.00	\$70	0.00	0	0.00	0	0.00	\$70
Consultants	\$4,943.75	\$36	\$3,040.18	0	0.00	0	0.00	0	\$7,983.93	\$36
Inspections	0.00	0	\$505.00	0	0.00	0	\$45.00	0	\$550.00	0
Total Other Admin Expenses	\$11,143.48	\$1,276	\$19,950.72	\$10,823	0.00	0	\$7,638.00	\$6,240	\$38,732.20	\$18,339
Miscellaneous Admin Expenses										
Membership and Fees	\$20.00	0	0.00	0	0.00	0	0.00	0	\$20.00	0
Advertising	0.00	\$32	0.00	0	0.00	0	0.00	0	0.00	\$32
Office Supplies	0.00	0	\$98.08	\$130	0.00	0	0.00	\$120	\$98.08	\$250
Telephone	0.00	0	\$296.75	\$310	0.00	0	\$786.18	0	\$1,082.93	\$310
Postage	0.00	0	0.00	\$184	0.00	0	0.00	0	0.00	\$184
Software License Fees	0.00	0	\$347.56	\$360	0.00	0	0.00	0	\$347.56	\$360
Copiers	0.00	0	0.00	\$20	0.00	0	0.00	\$80	0.00	\$100
Printing Expenses	0.00	\$600	\$20.17	\$190	0.00	0	0.00	0	\$20.17	\$790
Late Fees/Lost Discounts	\$78.00	0	0.00	0	0.00	0	0.00	0	\$78.00	0
Bank Fees	0.00	0	\$84.75	0	0.00	0	0.00	0	\$84.75	0
Other Misc Admin Expenses	\$2,448.11	\$3,840	0.00	\$940	0.00	0	0.00	0	\$2,448.11	\$4,780
Total Miscellaneous Admin Expenses	\$2,546.11	\$4,472	\$847.31	\$2,134	0.00	0	\$786.18	\$200	\$4,179.60	\$6,806
TOTAL ADMINISTRATIVE EXPENSES	\$13,689.59	\$5,764	\$46,895.84	\$40,041	0.00	0	\$15,910.83	\$14,866	\$76,496.26	\$60,671
TENANT SERVICES										
Other Tenant Svcs.	\$768.95	0	0.00	0	0.00	0	0.00	0	\$768.95	0
Tenant Services Support	\$39,933.03	0	\$519.48	\$100	0.00	0	0.00	0	\$40,452.51	\$100
Moving Company Expenses	0.00	0	\$538.65	0	0.00	0	0.00	0	\$538.65	0
Packers Stipends	0.00	0	\$258.00	0	0.00	0	0.00	0	\$258.00	0
TOTAL TENANT SERVICES EXPENSES	\$40,701.98	0	\$1,316.13	\$100	0.00	0	0.00	0	\$42,018.11	\$100
Water	0.00	0	\$8,778.42	\$12,800	\$196.22	\$72	\$1,822.94	\$1,830	\$10,797.58	\$14,702
Electricity	0.00	0	\$1,685.53	\$2,110	0.00	0	\$2,880.77	\$3,220	\$4,566.30	\$5,330
Vacant Unit-Electricity	0.00	0	\$1,807.52	\$560	0.00	\$34	0.00	0	\$1,807.52	\$594
Tenant Owed-Electricity	0.00	0	\$258.46	0	0.00	0	0.00	0	\$258.46	0
Electric - Tenant-Occupied	0.00	0	\$55.59	0	0.00	0	0.00	0	\$55.59	0
Gas	0.00	0	\$32.82	0	0.00	0	\$2,805.11	\$3,790	\$2,837.93	\$3,790
Vacant Unit-Gas	0.00	0	\$1,879.40	\$920	0.00	\$131	0.00	0	\$1,879.40	\$1,051
Tenant Owed-Gas	0.00	0	\$120.69	0	0.00	0	0.00	0	\$120.69	0
Gas - Tenant-Occupied	0.00	0	\$62.25	0	0.00	0	0.00	0	\$62.25	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	\$14,769.93	\$16,390	\$196.22	\$237	\$7,508.82	\$8,840	\$22,474.97	\$25,467
General Maint Expense										

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	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017
Contract Employees Maintenance	0.00	0	\$20,465.45	\$22,524	0.00	0	\$6,714.68	\$7,202	\$27,180.13	\$29,726
Contract Employees-Maint-OT	0.00	0	\$2,064.16	\$1,667	0.00	0	\$661.90	\$534	\$2,726.06	\$2,201
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	\$200	0.00	0	0.00	0	\$271.28	\$200
Maintenance Facility Rent	0.00	0	\$-0.01	\$750	0.00	0	0.00	0	\$-0.01	\$750
Total General Maint Expense	0.00	0	\$22,981.44	\$25,141	0.00	0	\$7,376.58	\$7,736	\$30,358.02	\$32,877
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	\$5,020.55	0	\$26.59	0	\$4,020.09	0	\$9,067.23	0
Tools and Equipment	0.00	0	\$39.20	0	0.00	0	0.00	0	\$39.20	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	\$113.00	0	0.00	0	\$42.04	0	\$155.04	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	\$4,310	0.00	\$78	0.00	\$2,210	0.00	\$6,598
Total Materials	0.00	0	\$5,947.20	\$4,310	\$26.59	\$78	\$4,339.74	\$2,210	\$10,313.53	\$6,598
Contract Costs										
Building Repairs Contract Costs	0.00	0	\$2,092.59	\$580	0.00	0	\$3,180.00	0	\$5,272.59	\$580
Carpet Cleaning Contract Costs	0.00	0	\$550.00	\$80	0.00	0	0.00	\$110	\$550.00	\$190
Decorating/Painting Contract Costs	0.00	0	0.00	\$160	0.00	0	0.00	0	0.00	\$160
Electrical Contract Costs	\$31,292.00	0	0.00	\$140	0.00	0	0.00	\$330	\$31,292.00	\$470
Pest Control-budgeted	0.00	0	\$513.00	\$570	0.00	0	0.00	0	\$513.00	\$570
Floor Covering Contract Costs	0.00	0	\$1,584.04	\$640	0.00	0	\$1,313.16	0	\$2,897.20	\$640
Grounds Contract Costs	0.00	0	\$1,348.00	\$360	\$485.00	0	\$1,576.50	\$1,020	\$3,409.50	\$1,380
Janitorial/Cleaning Contract Costs	0.00	0	\$1,750.00	\$780	0.00	0	0.00	0	\$1,750.00	\$780
Janitorial-Monthly Contract	0.00	0	0.00	0	0.00	0	\$1,490.11	\$500	\$1,490.11	\$500
Plumbing Contract Costs	0.00	0	\$213.00	\$200	0.00	0	\$678.00	\$360	\$891.00	\$560
HVAC Contract Costs	0.00	0	\$1,244.70	\$3,610	0.00	0	0.00	0	\$1,244.70	\$3,610
Vehicle Maintenance Contract Costs	0.00	0	\$344.66	\$110	0.00	0	0.00	0	\$344.66	\$110
Trash Disposal Contract Costs	0.00	0	0.00	0	0.00	0	0.00	\$180	0.00	\$180
Sewer Backups Emergency	0.00	0	\$460.64	\$220	0.00	0	\$305.00	0	\$765.64	\$220
Unit Turn Contract Costs	0.00	0	0.00	\$780	0.00	0	\$7,359.00	\$310	\$7,359.00	\$1,090
Lawn Care Contract	0.00	0	0.00	\$6,180	0.00	\$812	0.00	\$420	0.00	\$7,412
Lawn Care Contract-Budget for Mowing	0.00	0	\$4,519.00	0	\$780.00	0	\$356.61	0	\$5,655.61	0
Snow Plow 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	\$2,555.00	\$600	0.00	0	\$36.00	0	\$2,591.00	\$600
Tenant Stipends	0.00	0	0.00	\$1,620	0.00	0	0.00	\$210	0.00	\$1,830
Contract Costs-Other	0.00	0	0.00	\$1,930	0.00	0	0.00	0	0.00	\$1,930
Total Contract Costs	\$31,292.00	0	\$31,226.63	\$29,960	\$2,665.00	\$812	\$17,314.38	\$3,440	\$82,498.01	\$34,212
TOTAL MAINTENANCE EXPENSES	\$31,292.00	0	\$60,155.27	\$59,411	\$2,691.59	\$890	\$29,030.70	\$13,386	\$123,169.56	\$73,687

GENERAL EXPENSES

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	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017	04/2017
Property Insurance	0.00	0	\$11,027.00	\$8,230	\$644.10	\$337	\$1,492.50	\$2,120	\$13,163.60	\$10,687
Liability Insurance	0.00	0	\$1,502.00	\$1,090	\$80.00	0	\$1,126.70	\$310	\$2,708.70	\$1,400
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	\$716	0.00	0	\$5,896.63	\$716
TOTAL GENERAL EXPENSES	0.00	0	\$7,306.65	\$9,320	\$6,620.73	\$1,053	\$2,619.20	\$2,430	\$16,546.58	\$12,803
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	\$85,721.80	\$5,764	\$130,443.82	\$125,262	\$9,508.54	\$2,180	\$55,069.55	\$39,522	\$280,743.71	\$172,728
NET INCOME	\$401,674.87	\$14,277	\$158,703.99	\$15,905	\$-9,508.54	\$-2,180	\$15,235.45	\$34,468	\$566,105.77	\$62,470