

Non AAHC Consolidated Report

June 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:
	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016
TENANT INCOME																
Rental Income																
Tenant Rent	\$149,022.00	\$148,818	\$152,719.00	\$177,420	0.00	\$101,109	\$59,245.00	0	0.00	0	\$6,802.00	0	\$7,555.00	0	\$375,343.00	\$427,347
Tenant Rent-VASH	0.00	\$7,947	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$7,947
Dwelling Rent-Negative	\$-51.00	0	0.00	0	0.00	0	\$-316.00	0	0.00	0	0.00	0	\$-12.00	0	\$-379.00	0
RAD PBV Housing Assistance Payment(HAP)	\$366,516.00	\$276,378	\$250,879.00	\$216,846	0.00	\$123,578	\$94,168.00	\$192,547	0.00	0	0.00	0	\$37,284.00	0	\$748,847.00	\$809,349
PBV-VASH HAP	0.00	\$71,523	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$71,523
Bad Debt	0.00	0	0.00	0	0.00	0	0.00	\$-9,628	0.00	0	0.00	0	0.00	0	0.00	\$-9,628
Less: Vacancies	0.00	\$-35,638	0.00	\$-27,598	0.00	0	0.00	\$-3,850	0.00	0	0.00	0	0.00	0	0.00	\$-67,087
Less: Concessions	\$-788.89	0	\$-840.59	0	0.00	0	\$-272.00	0	0.00	0	\$-90.00	0	0.00	0	\$-1,991.48	0
Total Rental Income	\$514,698.11	\$469,028	\$402,757.41	\$366,668	0.00	\$224,687	\$152,825.00	\$179,069	0.00	0	\$6,712.00	0	\$44,827.00	0	\$1,121,819.52	\$1,239,451
Other Tenant Income																
Laundry and Vending	\$2,220.85	\$1,500	\$965.07	\$1,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$3,185.92	\$2,500
Damages	\$868.00	0	\$308.00	0	0.00	0	\$102.00	0	0.00	0	0.00	0	0.00	0	\$1,278.00	0
Late Charges	\$1,710.00	0	\$2,130.00	0	0.00	0	\$540.00	0	0.00	0	0.00	0	0.00	0	\$4,380.00	0
Legal Fees - Tenant	\$959.00	0	\$2,544.00	0	0.00	0	\$360.00	0	0.00	0	0.00	0	0.00	0	\$3,863.00	0
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	\$1,562.37	0	\$2,154.78	0	0.00	0	\$8.10	0	0.00	0	0.00	0	0.00	0	\$3,725.25	0
Misc.Tenant Income	\$195.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$195.00	0
Total Other Tenant Income	\$7,515.22	\$1,500	\$8,131.85	\$1,000	0.00	0	\$1,010.10	0	0.00	0	0.00	0	0.00	0	\$16,657.17	\$2,500
NET TENANT INCOME	\$522,213.33	\$470,528	\$410,889.26	\$367,668	0.00	\$224,687	\$153,835.10	\$179,069	0.00	0	\$6,712.00	0	\$44,827.00	0	\$1,138,476.69	\$1,241,951
GRANT INCOME																
RAD PBV Vacancy Payments	\$-576.00	0	\$494.00	0	\$59,064.00	0	\$35,096.00	0	0.00	0	0.00	0	0.00	0	\$94,078.00	0
PBV Vacancy Payments	\$7,596.00	0	\$4,214.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$11,810.00	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	\$427,152.69	0	0.00	0	0.00	0	0.00	0	\$427,152.69	0
TOTAL GRANT INCOME	\$7,020.00	0	\$4,708.00	0	\$59,064.00	0	\$462,248.69	0	0.00	0	\$1,088.00	0	0.00	0	\$534,128.69	0
Investment Income - Unrestricted	0.00	0	0.00	0	\$32.97	0	\$443.38	0	\$19.44	0	0.00	0	0.00	0	\$495.79	0
Miscellaneous Other Income	0.00	0	0.00	0	0.00	\$765	\$6,000.00	\$3,570	\$3,598.53	0	0.00	0	0.00	0	\$9,598.53	\$4,335
Other Income-Earned Discounts	\$0.62	0	\$38.79	0	0.00	0	\$40.41	0	0.00	0	0.00	0	0.00	0	\$79.82	0
Cranbrook Tower Revenue	0.00	0	0.00	0	0.00	0	0.00	0	\$24,000.00	0	0.00	0	0.00	0	\$24,000.00	0
Donations	0.00	0	0.00	0	0.00	0	0.00	0	\$17,360.00	0	0.00	0	0.00	0	\$17,360.00	0
Developer Fees	0.00	0	0.00	0	0.00	0	0.00	0	\$209,500.00	0	0.00	0	0.00	0	\$209,500.00	0
TOTAL OTHER INCOME	0.00	0	0.00	0	0.00	0	0.00	0	\$226,860.00	0	0.00	0	0.00	0	\$226,860.00	0
TOTAL INCOME	\$529,233.95	\$470,528	\$415,636.05	\$367,668	\$59,096.97	\$225,452	\$622,567.58	\$182,639	\$254,477.97	0	\$7,800.00	0	\$44,827.00	0	\$1,933,639.52	\$1,246,286
EXPENSES																
ADMINISTRATIVE																
Administrative Salaries																
Compensated Absences	\$505.26	0	\$-54.94	0	\$899.35	0	\$936.83	0	0.00	0	0.00	0	\$299.79	0	\$2,586.29	0
Temporary Help	\$115.60	0	\$1,545.33	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,660.93	0

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	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:
	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016
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	\$78,015.75	\$69,090	\$58,890.07	\$62,028	\$293.11	\$20,000	\$38,924.51	\$40,800	0.00	0	0.00	0	0.00	0	\$176,123.44	\$191,918
Contract Property Management-OT	\$8,338.20	0	\$5,819.54	0	0.00	0	\$5,053.54	0	0.00	0	0.00	0	0.00	0	\$19,211.28	0
Total Administrative Salaries	\$87,520.28	\$69,090	\$66,200.00	\$62,028	\$1,192.46	\$20,000	\$44,914.88	\$40,800	0.00	0	0.00	0	\$299.79	0	\$200,127.41	\$191,918
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	\$3,080.25	\$6,000	\$6,353.50	\$3,500	0.00	\$1,082	\$6,208.67	0	\$20.00	0	\$1,977.32	0	\$565.00	0	\$18,204.74	\$10,581
Hearing Officer Expense	\$218.75	0	0.00	0	0.00	0	\$568.75	0	0.00	0	0.00	0	0.00	0	\$787.50	0
Total Legal Expense	\$3,340.50	\$6,000	\$6,353.50	\$3,500	0.00	\$1,082	\$6,777.42	0	\$20.00	0	\$1,977.32	0	\$565.00	0	\$19,033.74	\$10,581
Other Admin Expenses																
Staff Training	\$4,096.74	0	\$1,008.02	0	\$176.38	0	\$88.91	0	\$186.33	0	0.00	0	0.00	0	\$5,556.38	0
Travel	\$251.13	0	\$240.77	0	\$47.73	0	\$79.33	0	0.00	0	0.00	0	0.00	0	\$618.96	0
Auditing Fees	0.00	\$4,180	0.00	\$3,800	0.00	\$3,141	0.00	0	\$760.00	0	0.00	0	0.00	0	\$760.00	\$11,121
LIHTC Monitoring Fee	0.00	\$1,715	0.00	\$1,600	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$3,315
Management Fee	\$31,754.04	\$28,499	\$24,938.16	\$22,060	\$3,632.19	\$13,660	\$11,695.89	\$12,750	0.00	0	0.00	0	0.00	0	\$72,020.28	\$76,969
Redstone Asset Mgt Fee	\$5,000.00	\$5,000	\$5,000.00	\$5,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$10,000.00	\$10,000
Developer Fee	0.00	0	0.00	0	0.00	0	\$25,000.00	0	0.00	0	0.00	0	0.00	0	\$25,000.00	0
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	\$500.00	0	0.00	0	0.00	0	\$500.00	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	\$3,366.60	0	\$2,415.00	0	0.00	0	\$64,523.07	0	\$2,754.00	0	0.00	0	\$1,560.00	0	\$74,618.67	0
Inspections	\$135.00	0	0.00	0	0.00	0	\$70.00	0	0.00	0	0.00	0	0.00	0	\$205.00	0
Total Other Admin Expenses	\$44,603.51	\$39,394	\$33,601.95	\$32,460	\$3,856.30	\$16,802	\$101,524.61	\$12,750	\$4,200.33	0	\$2,000.00	0	\$1,560.00	0	\$191,346.70	\$101,406
Miscellaneous Admin Expenses																
Advertising	0.00	\$50	0.00	\$50	0.00	\$772	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$872
Office Supplies	\$2,076.50	\$4,000	\$1,123.99	\$4,000	0.00	\$1,803	\$335.14	0	0.00	0	0.00	0	0.00	0	\$3,535.63	\$9,803
Computer Parts	\$54.24	0	\$52.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$106.24	0
Telephone	\$3,453.27	0	\$2,339.51	0	\$174.94	0	\$552.96	0	0.00	0	0.00	0	\$144.82	0	\$6,665.50	0
Postage	0.00	0	\$34.10	0	0.00	0	\$221.57	0	\$59.83	0	0.00	0	0.00	0	\$315.50	0
Software License Fees	\$2,523.18	0	\$2,418.90	0	\$479.64	0	\$695.07	0	0.00	0	0.00	0	0.00	0	\$6,116.79	0
Copiers	\$133.59	0	\$67.50	0	0.00	0	\$36.39	0	0.00	0	0.00	0	0.00	0	\$237.48	0
Printing Expenses	\$261.10	0	\$258.64	0	\$11.31	0	\$224.03	0	\$979.37	0	0.00	0	0.00	0	\$1,734.45	0
Bank Fees	\$3,154.48	0	\$3,388.55	0	\$1,228.65	0	0.00	0	\$-50.00	0	0.00	0	0.00	0	\$7,721.68	0
Other Misc Admin Expenses	\$646.50	0	\$640.00	0	0.00	0	\$1,122.27	0	\$8,396.62	0	0.00	0	0.00	0	\$10,805.39	0
Total Miscellaneous Admin Expenses	\$12,302.86	\$4,050	\$10,323.19	\$4,050	\$1,894.54	\$2,575	\$3,187.43	0	\$9,385.82	0	\$0.00	0	\$144.82	0	\$37,238.66	\$10,675
TOTAL ADMINISTRATIVE EXPENSES	\$147,767.15	\$118,534	\$116,478.64	\$102,038	\$6,943.30	\$40,458	\$156,404.34	\$53,550	\$13,606.15	0	\$3,977.32	0	\$2,569.61	0	\$447,746.51	\$314,580
TENANT SERVICES																
Resident Council	\$704.80	\$1,688	\$417.72	\$1,450	0.00	\$1,751	0.00	0	0.00	0	0.00	0	0.00	0	\$1,122.52	\$4,888
Tenant Services Support	\$35.95	0	\$50.00	0	0.00	0	\$1,508.76	0	\$83,216.56	0	\$640.47	0	0.00	0	\$85,451.74	0
Tenant Support Services-FSS	0.00	0	0.00	0	0.00	0	0.00	0	\$3,450.17	0	0.00	0	0.00	0	\$3,450.17	0
Tenant Services Contract Costs	0.00	0	\$1,800.13	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$1,800.13	0
Application Fees	0.00	0	0.00	0	0.00	0	\$90.00	0	0.00	0	0.00	0	0.00	0	\$90.00	0
Other Set-Up Fees	\$2,680.00	0	\$975.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$3,655.00	0
Moving Company Expenses	\$48.00	0	0.00	0	0.00	0	\$9,257.49	0	0.00	0	0.00	0	0.00	0	\$9,305.49	0

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	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016
TOTAL TENANT SERVICES EXPENSES	\$3,468.75	\$1,688	\$3,242.85	\$1,450	0.00	\$1,751	\$10,856.25	0	\$86,666.73	0	\$640.47	0	0.00	0	\$104,875.05	\$4,888
Water	\$11,846.24	\$27,500	\$18,148.39	\$27,500	\$5,747.52	\$13,250	\$12,410.34	\$18,000	0.00	0	\$155.16	0	\$1,304.36	0	\$49,612.01	\$86,250
Electricity	\$35,426.61	\$39,500	\$12,539.49	\$22,500	\$1,089.97	\$2,385	\$2,339.11	\$3,624	0.00	0	0.00	0	\$1,710.72	0	\$53,105.90	\$68,009
Vacant Unit-Electricity	\$71.76	0	\$259.90	0	\$406.06	0	\$1,776.40	0	0.00	0	\$42.20	0	\$94.04	0	\$2,650.36	0
Tenant Owed-Electricity	\$739.87	0	\$1,339.07	0	0.00	0	\$10.20	0	0.00	0	0.00	0	0.00	0	\$2,089.14	0
Gas	\$20,478.81	\$25,000	\$8,629.56	\$15,500	0.00	0	0.00	0	0.00	0	0.00	0	\$1,884.15	0	\$30,992.52	\$40,500
Vacant Unit-Gas	\$82.42	0	\$25.41	0	\$227.62	0	\$2,598.23	0	0.00	0	\$158.61	0	\$268.05	0	\$3,360.34	0
Tenant Owed-Gas	\$776.07	0	\$819.36	0	0.00	0	\$8.10	0	0.00	0	0.00	0	0.00	0	\$1,603.53	0
Comcast Internet	0.00	0	\$299.56	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$299.56	0
Utilities billed to HCV Program	\$-1,610.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$-1,610.00	0
TOTAL UTILITY EXPENSES	\$67,811.78	\$92,000	\$42,060.74	\$65,500	\$7,471.17	\$15,635	\$19,142.38	\$21,624	0.00	0	\$355.97	0	\$5,261.32	0	\$142,103.36	\$194,759
General Maint Expense																
Compensated Absences	\$-1,283.89	0	\$-1,526.05	0	\$471.65	0	\$491.30	0	0.00	0	0.00	0	\$157.22	0	\$-1,689.77	0
Contract Employees Maintenance	\$72,018.67	\$75,366	\$48,592.74	\$55,200	\$3,303.76	\$25,957	\$95,781.79	\$27,520	0.00	0	0.00	0	0.00	0	\$219,696.96	\$184,043
Contract Employees-Maint-OT	\$5,276.49	0	\$2,736.17	0	0.00	0	\$10,619.62	0	0.00	0	0.00	0	0.00	0	\$18,632.28	0
Maintenance Uniforms	\$171.76	0	\$164.65	0	0.00	0	\$208.64	0	0.00	0	0.00	0	0.00	0	\$545.05	0
Safety Supplies	\$340.35	0	\$402.45	0	0.00	0	\$81.80	0	0.00	0	0.00	0	0.00	0	\$824.60	0
Vehicle Gas, Oil, Grease	\$970.76	0	\$930.66	0	0.00	0	\$446.99	0	0.00	0	0.00	0	0.00	0	\$2,348.41	0
Maintenance Facility Rent	\$2,011.56	0	\$1,961.64	0	0.00	0	\$954.90	0	0.00	0	0.00	0	0.00	0	\$4,928.10	0
Total General Maint Expense	\$79,505.70	\$75,366	\$53,262.26	\$55,200	\$3,775.41	\$25,957	\$108,585.04	\$27,520	0.00	0	0.00	0	\$157.22	0	\$245,285.63	\$184,043
Materials																
Grounds Supplies	\$5,357.69	\$1,000	\$624.73	\$1,000	0.00	\$2,318	\$81.13	0	0.00	0	0.00	0	0.00	0	\$6,063.55	\$4,318
Appliance Parts Supplies	\$2,338.21	0	\$1,988.91	0	0.00	0	\$1,943.33	0	0.00	0	\$208.05	0	\$2,234.00	0	\$8,712.50	0
Window Treatment Supplies	\$686.47	0	\$344.43	0	0.00	0	\$20.95	0	0.00	0	0.00	0	0.00	0	\$1,051.85	0
Electrical Supplies	\$4,893.27	0	\$1,780.75	0	0.00	0	\$1,986.79	0	0.00	0	0.00	0	0.00	0	\$8,660.81	0
Exterminating Supplies	\$143.92	0	\$137.97	0	0.00	\$1,803	\$59.46	0	0.00	0	0.00	0	0.00	0	\$341.35	\$1,803
Janitorial/Cleaning Supplies	\$863.30	\$4,000	\$898.44	\$3,000	0.00	0	\$208.84	0	0.00	0	0.00	0	0.00	0	\$1,970.58	\$7,000
Plumbing Supplies	\$1,563.14	0	\$1,885.65	0	0.00	0	\$2,731.56	0	0.00	0	0.00	0	0.00	0	\$6,180.35	0
Tools and Equipment	\$775.64	0	\$717.53	0	0.00	0	\$599.54	0	0.00	0	\$18.98	0	0.00	0	\$2,111.69	0
Paint Supplies	\$1,046.86	0	\$283.67	0	0.00	0	\$1,884.76	0	0.00	0	0.00	0	0.00	0	\$3,215.29	0
Hardware Supplies	\$2,554.55	0	\$1,715.62	0	0.00	0	\$2,030.74	0	0.00	0	0.00	0	\$827.05	0	\$7,127.96	0
HVAC Supplies	\$610.16	0	\$653.60	0	0.00	0	\$297.88	0	0.00	0	0.00	0	0.00	0	\$1,561.64	0
Vehicle Supplies	\$121.55	0	\$116.52	0	0.00	0	\$25.28	0	\$4.23	0	0.00	0	0.00	0	\$267.58	0
Locks & Keys	\$1,211.98	0	\$1,123.28	0	0.00	0	\$250.97	0	0.00	0	0.00	0	0.00	0	\$2,586.23	0
Cabinet Supplies	0.00	0	\$144.84	0	0.00	0	\$2,775.91	0	0.00	0	0.00	0	0.00	0	\$2,920.75	0
Flooring Supplies	\$11,378.30	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$11,378.30	0
Screening Supplies	\$53.09	0	\$50.89	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$103.98	0
Unit Turn Supplies	\$878.85	0	\$27.19	0	0.00	\$2,498	\$6,573.00	0	0.00	0	0.00	0	0.00	0	\$7,479.04	\$2,498
Miscellaneous Supplies	\$133.66	\$13,500	\$128.14	\$11,000	0.00	\$2,678	\$27.62	\$25,000	0.00	0	0.00	0	0.00	0	\$289.42	\$52,178
Total Materials	\$34,610.64	\$18,500	\$12,622.16	\$15,000	0.00	\$9,296	\$21,497.76	\$25,000	\$4.23	0	\$227.03	0	\$3,061.05	0	\$72,022.87	\$67,796
Contract Costs																
Fire Extinguisher Contract Costs	\$712.55	0	\$1,200.60	0	0.00	0	0.00	0	0.00	0	0.00	0	\$22.00	0	\$1,935.15	0
Appliance Contract Costs	0.00	0	\$712.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$712.00	0
Building Repairs Contract Costs	\$6,783.20	0	\$575.00	0	0.00	0	\$9,225.00	0	0.00	0	0.00	0	0.00	0	\$16,583.20	0
Carpet Cleaning Contract Costs	\$68.00	0	\$231.00	0	0.00	0	\$95.00	0	0.00	0	\$100.00	0	\$136.00	0	\$630.00	0

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	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:
	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016
Decorating/Painting Contract Costs	\$9,080.00	\$500	\$1,655.00	\$500	0.00	\$2,626	\$2,355.00	0	0.00	0	0.00	0	0.00	0	\$13,090.00	\$3,626
Electrical Contract Costs	\$6,754.80	0	\$2,242.68	0	0.00	0	\$1,167.50	0	0.00	0	0.00	0	\$395.10	0	\$10,560.08	0
Pest Control-budgeted	\$9,978.00	\$3,500	\$7,377.00	\$2,500	\$1,335.84	0	\$798.00	0	0.00	0	0.00	0	0.00	0	\$19,488.84	\$6,000
Floor Covering Contract Costs	\$4,491.38	0	0.00	0	0.00	0	\$4,476.07	0	0.00	0	0.00	0	0.00	0	\$8,967.45	0
Grounds Contract Costs	\$4,488.05	\$4,000	\$7,910.30	\$3,000	\$73.77	\$3,862	\$1,836.37	0	\$560.00	0	0.00	0	\$1,225.00	0	\$16,093.49	\$10,863
Janitorial/Cleaning Contract Costs	\$2,755.00	0	\$2,083.00	0	0.00	\$5,150	\$36.00	0	0.00	0	0.00	0	0.00	0	\$4,874.00	\$5,150
Janitorial-Monthly Contract	\$9,927.06	\$10,000	\$6,975.65	\$10,000	0.00	0	0.00	0	0.00	0	0.00	0	\$1,006.95	0	\$17,909.66	\$20,000
Plumbing Contract Costs	\$13,569.05	0	\$4,699.05	0	0.00	0	\$2,652.61	0	0.00	0	0.00	0	\$426.27	0	\$21,346.98	0
Windows-Contract Costs	\$5,175.00	0	\$264.38	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$5,439.38	0
HVAC Contract Costs	\$845.50	0	\$5,977.15	0	0.00	0	\$103,878.58	0	0.00	0	0.00	0	0.00	0	\$110,701.23	0
Vehicle Maintenance Contract Costs	\$467.29	0	\$449.96	0	0.00	0	\$203.11	0	0.00	0	0.00	0	0.00	0	\$1,120.36	0
Equipment Rental Contract Costs	\$15.00	0	0.00	0	0.00	0	0.00	0	\$26.00	0	0.00	0	0.00	0	\$41.00	0
Elevator Inspection Fees	\$200.00	0	\$200.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$400.00	0
Boiler Inspection Fees	0.00	0	\$150.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$150.00	0
Fire Alarm Inspection Fees	\$1,050.00	0	\$1,050.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$2,100.00	0
Alarm Monitoring Contract Costs	\$484.54	0	\$446.94	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$931.48	0
Trash Disposal Contract Costs	\$3,401.37	\$2,250	\$2,832.00	\$1,500	0.00	\$1,339	0.00	0	0.00	0	0.00	0	\$220.00	0	\$6,453.37	\$5,089
Sewer Backups Emergency	\$3,845.56	0	\$7,851.98	0	0.00	0	\$268.50	0	0.00	0	\$766.06	0	0.00	0	\$12,732.10	0
Equipment Repair Contract Costs	\$2,499.98	0	\$1,543.11	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	\$4,043.09	0
Unit Turn Contract Costs	\$8,481.02	0	\$6,391.44	0	0.00	0	\$9,156.76	0	0.00	0	\$350.19	0	\$372.00	0	\$24,751.41	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
Lawn Care Contract-Budget for Mowing	\$2,400.00	0	\$3,660.00	0	0.00	0	\$2,705.00	0	0.00	0	\$370.00	0	\$118.31	0	\$9,253.31	0
Snow Plow Contract	\$6,948.00	\$6,000	\$9,180.00	\$9,180	\$1,758.00	\$2,060	\$14,052.00	0	0.00	0	\$1,400.00	0	0.00	0	\$33,338.00	\$17,240
Section 3 Contractor Expense	\$2,880.50	0	\$3,767.50	0	0.00	0	\$1,248.00	0	0.00	0	0.00	0	0.00	0	\$7,896.00	0
Tenant Stipends	\$2,710.00	0	\$1,400.00	0	0.00	0	\$1,389.00	0	\$243.00	0	0.00	0	\$256.00	0	\$5,998.00	0
Contract Costs-Other	0.00	\$15,000	0.00	\$12,500	0.00	\$2,472	0.00	\$25,000	0.00	0	0.00	0	0.00	0	0.00	\$54,972
Replacement Reserve Payments	\$20,250.00	\$20,250	\$20,302.00	\$20,300	0.00	\$7,107	0.00	\$12,750	0.00	0	0.00	0	0.00	0	\$40,552.00	\$60,407
Total Contract Costs	\$130,260.85	\$61,500	\$101,127.74	\$59,480	\$3,167.61	\$24,617	\$160,607.50	\$37,750	\$829.00	0	\$4,561.25	0	\$4,177.63	0	\$404,731.58	\$183,347
TOTAL MAINTENANCE EXPENSES	\$244,377.19	\$155,366	\$167,012.16	\$129,680	\$6,943.02	\$59,870	\$290,690.30	\$90,270	\$833.23	0	\$4,788.28	0	\$7,395.90	0	\$722,040.08	\$435,186
GENERAL EXPENSES																
Property Insurance	\$16,392.20	\$15,500	\$21,070.16	\$13,500	0.00	\$6,567	\$11,078.67	\$5,755	0.00	0	\$541.59	0	0.00	0	\$49,082.62	\$41,322
Casualty Loss	\$189.06	0	\$181.25	0	0.00	0	\$39.06	0	0.00	0	0.00	0	0.00	0	\$409.37	0
Liability Insurance	\$3,750.09	0	\$3,600.79	0	0.00	0	\$1,475.73	\$869	0.00	0	0.00	0	0.00	0	\$8,826.61	\$869
Misc. Taxes/Licenses/Insurance	0.00	\$68	0.00	\$58	0.00	\$22	0.00	\$25	0.00	0	\$858.37	0	0.00	0	\$858.37	\$173
Security/Law Enforcement	\$5,035.50	\$7,500	\$7,080.75	\$4,500	0.00	\$772	0.00	0	0.00	0	0.00	0	0.00	0	\$12,116.25	\$12,772
TOTAL GENERAL EXPENSES	\$25,366.85	\$23,067	\$31,932.95	\$18,058	0.00	\$7,362	\$12,593.46	\$6,649	0.00	0	\$1,399.96	0	0.00	0	\$71,293.22	\$55,136
FINANCING EXPENSE																
Debt Service Payment	0.00	\$60,680	0.00	\$18,963	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$79,642
TOTAL FINANCING EXPENSES	0.00	\$60,680	0.00	\$18,963	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	\$79,642
NON-OPERATING ITEMS																
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
TOTAL NON-OPERATING ITEMS	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

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June 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:
	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016	06/2016
TOTAL EXPENSES	\$488,791.72	\$451,335	\$360,727.34	\$335,688	\$21,357.49	\$125,075	\$586,551.69	\$172,093	\$101,106.11	0	\$11,162.00	0	\$15,226.83	0	\$1,584,923.18	\$1,084,192
NET INCOME	\$40,442.23	\$19,193	\$54,908.71	\$31,979	\$37,739.48	\$100,377	\$36,015.89	\$10,546	\$153,371.86	0	\$-3,362.00	0	\$29,600.17	0	\$348,716.34	\$162,095