

All properties (...allpro)

AAHC Business Affiliates Stmt of Revenue and Expenses

Period = Jul 2017-Apr 2018

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:
	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018
TENANT INCOME										
Rental Income										
Tenant Rent	-	-	49,605	65,400	-	-	7,955	9,700	57,560	75,100
RAD PBV Housing Assistance Payment(HAP)	-	-	89,553	98,090	-	-	62,112	64,300	151,665	162,390
Bad Debt	-	-	-	(1,970)	-	-	-	-	-	(1,970)
Less: Concessions	-	-	(12)	(180)	-	-	(52)	-	(64)	(180)
Total Rental Income	-	-	139,146	161,340	-	-	70,015	74,000	209,161	235,340
Other Tenant Income										
Damages	-	-	200	150	-	-	-	-	200	150
Late Charges	-	-	1,360	400	-	-	100	40	1,460	440
Legal Fees - Tenant	-	-	526	140	-	-	-	-	526	140
NSF Charges	-	-	-	15	-	-	-	-	-	15
Tenant Owed Utilities	-	-	945	300	-	-	-	-	945	300
Total Other Tenant Income	-	-	3,031	1,005	-	-	100	40	3,131	1,045
NET TENANT INCOME	-	-	142,177	162,345	-	-	70,115	74,040	212,292	236,385
GRANT INCOME										
RAD PBV Vacancy Payments	-	-	16,264	-	-	-	-	-	16,264	-
AAHC CFP Funds	-	-	209,180	-	-	-	-	-	209,180	-
FHLLB Fund Revenue	-	-	189,220	-	-	-	-	-	189,220	-
TOTAL GRANT INCOME	-	-	414,663	-	-	-	-	-	414,663	-
Investment Income - Unrestricted	186	-	759	400	-	-	-	-	945	400
Miscellaneous Other Income	233	25	-	-	-	-	-	-	233	25
Donations	200	-	-	-	-	-	-	-	200	-
Developer Fees	354,332	300,000	-	-	-	-	-	-	354,332	300,000
TOTAL OTHER INCOME	354,532	300,000	-	-	-	-	-	-	354,532	300,000
TOTAL INCOME	354,951	300,025	557,600	162,745	-	-	70,115	74,040	982,666	536,810
EXPENSES										
ADMINISTRATIVE										
Administrative Salaries										
Temporary Help	-	-	(11)	201	-	-	(3)	64	(14)	265
Contract-Property Management	-	-	21,817	26,723	-	-	6,512	3,558	28,328	30,281
Contract Property Management-OT	-	-	584	1,468	-	-	178	525	762	1,993
Total Administrative Salaries	-	-	22,389	28,392	-	-	6,687	4,147	29,076	32,539
Legal Expense										
Criminal Background Checks	-	-	-	97	-	-	-	-	-	97
General Legal Expense	339	-	1,646	1,640	-	-	-	320	1,985	1,960
Hearing Officer Expense	-	-	-	470	-	-	-	-	-	470
Total Legal Expense	339	-	1,646	2,207	-	-	-	320	1,985	2,527
Other Admin Expenses										
Staff Training	359	-	66	44	-	-	21	-	446	44
Travel	13	-	14	80	-	-	-	-	27	80

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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:
	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018
Auditing Fees	760	4,000	1,000	-	-	-	-	-	1,760	4,000
Management Fee	-	-	15,839	16,230	-	-	7,012	4,440	22,851	20,670
Bookkeeping Fees	-	-	1,583	1,880	-	-	585	600	2,168	2,480
Office Rent	-	420	-	-	-	-	-	-	-	420
Consultants	750	1,670	-	940	-	-	-	1,300	750	3,910
Inspections	-	-	405	830	-	-	360	-	765	830
Total Other Admin Expenses	1,882	6,090	18,906	20,004	-	-	7,977	6,340	28,766	32,434
Miscellaneous Admin Expenses										
Membership and Fees	-	20	-	-	-	-	-	-	-	20
Office Supplies	7,675	-	-	190	-	-	-	-	7,675	190
Telephone	-	-	357	530	-	-	958	380	1,315	910
Postage	-	50	-	9	-	-	-	-	-	59
Software License Fees	-	-	-	870	-	-	-	-	-	870
Copiers	-	-	-	20	-	-	-	-	-	20
Printing Expenses	-	260	-	70	-	-	-	-	-	330
Late Fees/Lost Discounts	39	-	(1)	-	-	-	-	-	38	-
Bank Fees	-	-	100	-	-	-	-	-	100	-
Other Misc Admin Expenses	3,235	3,330	-	230	-	-	-	-	3,235	3,560
Total Miscellaneous Admin Expenses	10,949	3,660	455	1,919	-	-	958	380	12,362	5,959
TOTAL ADMINISTRATIVE EXPENSES	13,170	9,750	43,396	52,522	-	-	15,623	11,187	72,189	73,459
TENANT SERVICES										
Other Tenant Svcs.	5,634	-	-	-	-	-	-	-	5,634	-
Tenant Services Support	54,412	61,460	-	520	-	-	-	-	54,412	61,980
Tenant Support Services-FSS	-	2,880	-	-	-	-	-	-	-	2,880
Packers Stipends	-	-	552	-	-	-	72	-	624	-
Sr Nutrition Program Expenses	5,947	-	-	-	-	-	-	-	5,947	-
TOTAL TENANT SERVICES EXPENSES	65,993	64,340	552	520	-	-	72	-	66,617	64,860
Water	-	-	8,996	13,180	226	180	1,802	1,800	11,024	15,160
Electricity	-	-	1,316	1,800	-	-	3,479	2,220	4,795	4,020
Vacant Unit-Electricity	-	-	959	420	-	34	-	60	959	514
Tenant Owed-Electricity	-	-	377	210	-	-	-	-	377	210
Electric - Tenant-Occupied	-	-	729	-	-	-	-	-	729	-
Gas	-	-	-	-	-	-	895	2,010	895	2,010
Vacant Unit-Gas	-	-	1,580	420	-	130	-	200	1,580	750
Tenant Owed-Gas	-	-	568	100	-	-	-	-	568	100
Gas - Tenant-Occupied	-	-	466	-	-	-	-	-	466	-
TOTAL UTILITY EXPENSES	-	-	14,990	16,130	226	344	6,177	6,290	21,393	22,764
Maintenance - Temporary Labor	-	-	306	-	-	-	97	-	403	-
Compensated Absences	-	-	-	-	-	-	-	130	-	130
Contract Employees Maintenance	-	-	22,073	23,712	-	-	6,775	7,603	28,848	31,315
Contract Employees-Maint-OT	-	-	1,313	1,599	-	-	418	514	1,731	2,113
Maintenance Facility Rent	-	-	-	550	-	-	-	-	-	550
Total General Maint Expense	-	-	23,692	25,861	-	-	7,290	8,247	30,983	34,108
Materials										
Grounds Supplies	-	-	385	-	-	-	1,830	-	2,215	-

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	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018
Appliance Parts Supplies	-	-	-	330	-	-	-	250	-	580
Electrical Supplies	-	-	725	170	-	-	-	-	725	170
Janitorial/Cleaning Supplies	-	-	21	-	-	-	-	-	21	-
Maint/Repairs/Supplies	-	-	6,692	-	-	-	1,940	-	8,633	-
Plumbing Supplies	-	-	-	710	-	-	1,981	-	1,981	710
Tools and Equipment	-	-	929	32	-	19	-	-	929	51
HVAC Supplies	-	-	277	540	-	-	-	150	277	690
Locks & Keys	-	-	198	-	-	-	-	-	198	-
Fire/Life/Safety Expenses & Supplies	-	-	4,123	40	-	-	-	22	4,123	62
Fleet Expenses	-	-	983	710	-	-	208	-	1,191	710
Appliances	-	-	549	-	-	-	-	-	549	-
Misc Maintenance Expenses & Supplies	-	-	1,460	3,850	-	-	43	790	1,503	4,640
Total Materials	-	-	16,342	6,382	-	19	6,002	1,212	22,344	7,613
Contract Costs										
Building Repairs Contract Costs	-	-	1,909	1,170	-	-	-	-	1,909	1,170
Carpet Cleaning Contract Costs	-	-	100	-	-	-	-	-	100	-
Decorating/Painting Contract Costs	-	-	451	420	-	-	-	-	451	420
Electrical Contract Costs	-	-	989	420	-	-	568	330	1,557	750
Pest Control Contract Costs	-	-	-	570	-	-	-	-	-	570
Pest Control-budgeted	-	-	798	-	-	-	-	-	798	-
Floor Covering Contract Costs	-	-	65	420	-	-	-	110	65	530
Grounds Contract Costs	-	-	385	3,829	-	574	1,550	1,530	1,935	5,933
Janitorial/Cleaning Contract Costs	-	-	-	750	-	-	-	1,340	-	2,090
Janitorial-Monthly Contract	-	-	-	-	-	-	1,498	-	1,498	-
Plumbing Contract Costs	-	-	390	-	-	-	-	360	390	360
Windows-Contract Costs	-	-	714	-	-	-	-	-	714	-
HVAC Contract Costs	-	-	7,223	830	-	-	-	-	7,223	830
Trash Disposal Contract Costs	-	-	71	20	-	-	-	180	71	200
Sewer Backups Emergency	-	-	-	830	-	-	256	-	256	830
Unit Turn Contract Costs	-	-	1,065	830	-	-	3,405	1,550	4,471	2,380
Lawn Care Contract-Budget for Mowing	-	-	3,929	-	745	-	302	-	4,976	-
Snow Removal Contract	-	-	9,900	14,052	-	1,400	1,344	-	11,244	15,452
Asbestos Abatement/Monitoring/Removal	16,200	-	-	-	-	-	-	-	16,200	-
Misc Other Contract Costs	-	-	-	-	-	-	500	-	500	-
Section 3 Contractor Expense	-	-	2,788	500	-	-	-	-	2,788	500
Tenant Stipends	-	-	2,500	280	-	-	-	210	2,500	490
Total Contract Costs	16,200	-	33,277	24,921	745	1,974	9,423	5,610	59,645	32,505
TOTAL MAINTENANCE EXPENSES	16,200	-	73,311	57,164	745	1,993	22,716	15,069	112,972	74,226
GENERAL EXPENSES										
Property Insurance	-	-	9,114	6,250	1,312	520	2,170	2,500	12,597	9,270
Liability Insurance	73	-	1,469	1,220	7	27	154	420	1,703	1,667
Financing/Tax Credit Fees	-	-	-	-	-	4,640	-	-	-	4,640
TOTAL GENERAL EXPENSES	73	-	10,583	7,470	1,320	5,187	2,325	2,920	14,300	15,577
FINANCING EXPENSE										

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	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018	04/2018
Interest Expense	33	-	-	-	-	-	-	-	33	-
TOTAL FINANCING EXPENSES	33	-	-	-	-	-	-	-	33	-
NON-OPERATING ITEMS										
Depreciation -Furn,Equip,Machinery-Dwellings	-	-	-	-	-	-	-	150	-	150
TOTAL NON-OPERATING ITEMS	-	-	-	-	-	-	-	150	-	150
TOTAL EXPENSES	95,469	74,090	142,832	133,806	2,291	7,524	46,912	35,616	287,504	251,036
NET INCOME	259,482	225,935	414,767	28,939	(2,291)	(7,524)	23,203	38,424	695,162	285,774