

Non AAHC Consolidated Report

June 2016 Final 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	148,818.00	152,719.00	177,420.00	0.00	101,109.00	59,245.00	0.00	0.00	0.00	6,802.00	0.00	7,555.00	0.00	375,343.00	427,347.00
Tenant Rent-VASH	0.00	7,947.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,947.00
Dwelling Rent-Negative	(51.00)	0.00	0.00	0.00	0.00	0.00	(316.00)	0.00	0.00	0.00	0.00	0.00	(12.00)	0.00	(379.00)	0.00
RAD PBV Housing Assistance Payment(HAP)	366,516.00	276,378.00	250,879.00	216,846.00	0.00	123,578.00	94,460.00	192,547.00	0.00	0.00	0.00	0.00	37,284.00	0.00	749,139.00	809,349.00
PBV-VASH HAP	0.00	71,523.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71,523.00
Bad Debt	(1,178.00)	0.00	0.00	0.00	0.00	0.00	(147.00)	(9,628.00)	0.00	0.00	0.00	0.00	0.00	0.00	(1,325.00)	(9,628.00)
Less: Vacancies	0.00	(35,638.00)	0.00	(27,598.00)	0.00	0.00	(3,850.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(67,087.00)
Less: Concessions	(788.89)	0.00	(840.59)	0.00	0.00	0.00	(272.00)	0.00	0.00	0.00	(90.00)	0.00	0.00	0.00	(1,991.48)	0.00
Total Rental Income	513,520.11	469,028.00	402,757.41	366,668.00	0.00	224,687.00	152,970.00	179,069.00	0.00	0.00	6,712.00	0.00	44,827.00	0.00	1,120,786.52	1,239,451.00
Other Tenant Income																
Laundry and Vending	2,220.85	1,500.00	965.07	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,185.92	2,500.00
Damages	868.00	0.00	308.00	0.00	0.00	0.00	102.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,278.00	0.00
Late Charges	1,710.00	0.00	2,130.00	0.00	0.00	0.00	540.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,380.00	0.00
Legal Fees - Tenant	959.00	0.00	2,544.00	0.00	0.00	0.00	360.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,863.00	0.00
NSF Charges	0.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	0.00
Tenant Owed Utilities	1,562.37	0.00	2,154.78	0.00	0.00	0.00	8.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,725.25	0.00
Misc.Tenant Income	195.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	195.00	0.00
Total Other Tenant Income	7,515.22	1,500.00	8,131.85	1,000.00	0.00	0.00	1,010.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,657.17	2,500.00
NET TENANT INCOME	521,035.33	470,528.00	410,889.26	367,668.00	0.00	224,687.00	153,980.10	179,069.00	0.00	0.00	6,712.00	0.00	44,827.00	0.00	1,137,443.69	1,241,951.00
GRANT INCOME																
RAD PBV Vacancy Payments	(576.00)	0.00	494.00	0.00	59,064.00	0.00	34,668.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93,650.00	0.00
PBV Vacancy Payments	7,596.00	0.00	4,214.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,810.00	0.00
Section 8 HAP Earned	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,088.00	0.00	0.00	0.00	0.00	1,088.00	0.00
AAHC CFP Funds	0.00	0.00	0.00	0.00	0.00	0.00	606,932.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	606,932.17	0.00
TOTAL GRANT INCOME	7,020.00	0.00	4,708.00	0.00	59,064.00	0.00	641,600.17	0.00	0.00	1,088.00	0.00	0.00	0.00	0.00	713,480.17	0.00
Investment Income - Unrestricted	0.00	0.00	0.00	0.00	32.97	0.00	443.38	0.00	19.44	0.00	0.00	0.00	0.00	0.00	495.79	0.00
Miscellaneous Other Income	0.00	0.00	0.00	0.00	0.00	765.00	6,000.00	3,570.00	3,598.53	0.00	0.00	0.00	0.00	0.00	9,598.53	4,335.00
Other Income-Earned Discounts	0.62	0.00	38.79	0.00	0.00	0.00	40.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79.82	0.00
Cranbrook Tower Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00	0.00	0.00	0.00	0.00	0.00	24,000.00	0.00
Donations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,360.00	0.00	0.00	0.00	0.00	0.00	17,360.00	0.00
Developer Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	209,500.00	0.00	0.00	0.00	0.00	0.00	209,500.00	0.00
TOTAL OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	226,860.00	0.00	0.00	0.00	0.00	0.00	226,860.00	0.00
TOTAL INCOME	528,055.95	470,528.00	415,636.05	367,668.00	59,096.97	225,452.00	802,064.06	182,639.00	254,477.97	0.00	7,800.00	0.00	44,827.00	0.00	2,111,958.00	1,246,286.00
EXPENSES																
ADMINISTRATIVE																
Administrative Salaries																
Compensated Absences	505.26	0.00	(54.94)	0.00	899.35	0.00	936.83	0.00	0.00	0.00	0.00	299.79	0.00	2,586.29	0.00	
Temporary Help	115.60	0.00	1,545.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,660.93	0.00	
Contract Employees-FSS-OT	545.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	545.47	0.00	
Contract-Property Management	78,015.75	69,090.00	58,890.07	62,028.00	293.11	20,000.00	38,924.51	40,800.00	0.00	0.00	0.00	0.00	0.00	176,123.44	191,918.00	
Contract Property Management-OT	8,338.20	0.00	5,819.54	0.00	0.00	0.00	5,053.54	0.00	0.00	0.00	0.00	0.00	0.00	19,211.28	0.00	
Total Administrative Salaries	87,520.28	69,090.00	66,200.00	62,028.00	1,192.46	20,000.00	44,914.88	40,800.00	0.00	0.00	0.00	0.00	299.79	0.00	200,127.41	191,918.00
Legal Expense																
Criminal Background Checks	41.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41.50	0.00	
General Legal Expense	3,080.25	6,000.00	6,353.50	3,500.00	0.00	1,082.00	4,632.42	0.00	20.00	0.00	1,977.32	0.00	565.00	0.00	16,628.49	10,581.00
Hearing Officer Expense	393.75	0.00	0.00	0.00	0.00	0.00	568.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	962.50	0.00
Total Legal Expense	3,515.50	6,000.00	6,353.50	3,500.00	0.00	1,082.00	5,201.17	0.00	20.00	0.00	1,977.32	0.00	565.00	0.00	17,632.49	10,581.00
Other Admin Expenses																
Staff Training	4,096.74	0.00	1,008.02	0.00	176.38	0.00	88.91	0.00	186.33	0.00	0.00	0.00	0.00	5,556.38	0.00	
Travel	298.18	0.00	285.88	0.00	56.67	0.00	89.05	0.00	0.00	0.00	0.00	0.00	0.00	729.78	0.00	
Auditing Fees	0.00	4,180.00	0.00	3,800.00	0.00	3,141.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	760.00	11,121.00	
LHHC Monitoring Fee	0.00	1,715.00	0.00	1,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,315.00	
Management Fee	31,754.04	28,499.00	24,938.16	22,060.00	3,543.84	13,660.00	11,695.89	12,750.00	0.00	0.00	0.00	0.00	0.00	71,931.93	76,969.00	
Redstone Asset Mgt Fee	5,000.00	5,000.00	5,000.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	

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Table with columns for various departments (Maple Tower, River Run, West Arbor, Colonial Oaks, AAHDC, New Platt, 1508 Broadway) and rows for expenses (Security Deposit Assistance, Office Rent, Office Janitorial Expense, etc.). Each row includes 'As of' and 'Budget As of' values for each department and a 'TOTAL' column.

Non AAHC Consolidated Report
June 2016 Final Report

	Maple Tower		River Run		West Arbor		Colonial Oaks		AAHDC		New Platt		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
Cabinet Supplies	0.00	0.00	144.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144.84	0.00
Flooring Supplies	11,378.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,378.30	0.00
Screening Supplies	53.09	0.00	50.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103.98	0.00
Unit Turn Supplies	878.85	0.00	27.19	0.00	0.00	2,498.00	216.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,122.60	2,498.00
Miscellaneous Supplies	133.66	13,500.00	128.14	11,000.00	0.00	2,678.00	27.62	25,000.00	0.00	0.00	0.00	0.00	0.00	0.00	289.42	52,178.00
Total Materials	34,610.64	18,500.00	12,622.16	15,000.00	0.00	9,296.00	2,676.16	25,000.00	4.23	0.00	227.03	0.00	3,061.05	0.00	53,201.27	67,796.00
Contract Costs																
Fire Extinguisher Contract Costs	712.55	0.00	1,200.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.00	0.00	1,935.15	0.00
Appliance Contract Costs	0.00	0.00	712.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	712.00	0.00
Building Repairs Contract Costs	6,783.20	0.00	575.00	0.00	0.00	0.00	875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,233.20	0.00
Carpet Cleaning Contract Costs	68.00	0.00	231.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	136.00	0.00	535.00	0.00
Decorating/Painting Contract Costs	9,080.00	500.00	1,655.00	500.00	0.00	2,626.00	950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,685.00	3,626.00
Electrical Contract Costs	6,754.80	0.00	2,242.68	0.00	0.00	0.00	85.00	0.00	0.00	0.00	0.00	0.00	395.10	0.00	9,477.58	0.00
Pest Control-budgeted	9,978.00	3,500.00	7,377.00	2,500.00	1,335.84	0.00	798.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,488.84	6,000.00
Floor Covering Contract Costs	4,491.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,491.38	0.00
Grounds Contract Costs	4,488.05	4,000.00	7,910.30	3,000.00	73.77	3,862.00	1,233.87	0.00	560.00	0.00	0.00	0.00	1,225.00	0.00	15,490.99	10,863.00
Janitorial/Cleaning Contract Costs	2,755.00	0.00	2,083.00	0.00	0.00	5,150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,838.00	5,150.00
Janitorial-Monthly Contract	9,927.06	10,000.00	6,975.65	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,006.95	0.00	17,909.66	20,000.00
Plumbing Contract Costs	14,969.05	0.00	4,699.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	426.27	0.00	20,094.37	0.00
Windows-Contract Costs	5,175.00	0.00	264.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,439.38	0.00
HVAC Contract Costs	845.50	0.00	5,977.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,822.65	0.00
Vehicle Maintenance Contract Costs	467.29	0.00	449.96	0.00	0.00	0.02	203.11	0.09	0.00	0.00	0.00	0.00	0.00	0.00	1,120.36	0.00
Equipment Rental Contract Costs	15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.00	0.00	0.00	0.00	0.00	0.00	41.00	0.00
Elevator Inspection Fees	200.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00
Boiler Inspection Fees	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00
Fire Alarm Inspection Fees	1,050.00	0.00	1,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,100.00	0.00
Alarm Monitoring Contract Costs	484.54	0.00	446.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	931.48	0.00
Trash Disposal Contract Costs	3,401.37	2,250.00	2,832.00	1,500.00	0.00	1,339.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00	0.00	6,453.37	5,089.00
Sewer Backups Emergency	3,845.56	0.00	7,851.98	0.00	0.00	0.00	268.50	0.00	0.00	0.00	766.06	0.00	0.00	0.00	12,732.10	0.00
Equipment Repair Contract Costs	2,499.98	0.00	1,543.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,043.09	0.00
Unit Turn Contract Costs	8,481.02	0.00	6,391.44	0.00	0.00	0.00	2,519.88	0.00	0.00	0.00	350.19	0.00	372.00	0.00	18,114.53	0.00
Lawn Care Contract	0.00	0.00	0.00	0.00	0.00	0.00	5,065.00	0.00	0.00	0.00	1,575.00	0.00	0.00	0.00	6,640.00	0.00
Lawn Care Contract-Budget for Mowing	2,400.00	0.00	3,660.00	0.00	0.00	0.00	2,705.00	0.00	0.00	0.00	370.00	0.00	118.31	0.00	9,253.31	0.00
Snow Plow Contract	6,948.00	6,000.00	9,180.00	9,180.00	1,758.00	2,060.00	14,052.00	0.00	0.00	0.00	1,400.00	0.00	0.00	0.00	33,338.00	17,240.00
Section 3 Contractor Expense	2,880.50	0.00	3,767.50	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,848.00	0.00
Tenant Stipends	2,710.00	0.00	1,400.00	0.00	0.00	0.00	1,365.00	0.00	243.00	0.00	0.00	0.00	256.00	0.00	5,974.00	0.00
Contract Costs-Other	0.00	15,000.00	0.00	12,500.00	0.00	2,472.00	0.00	25,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54,972.00
Replacement Reserve Payments	20,250.00	20,250.00	20,302.00	20,300.00	0.00	7,107.00	0.00	12,750.00	0.00	0.00	0.00	0.00	0.00	0.00	40,552.00	60,407.00
Total Contract Costs	131,660.85	61,500.00	101,127.74	59,480.00	3,167.61	24,617.00	31,320.36	37,750.00	829.00	0.00	4,561.25	0.00	4,177.63	0.00	276,844.44	183,347.00
TOTAL MAINTENANCE EXPENSES	245,777.19	155,366.00	167,012.16	129,680.00	6,943.02	59,870.00	78,231.80	90,270.00	833.23	0.00	4,788.28	0.00	7,395.90	0.00	510,981.58	435,186.00
GENERAL EXPENSES																
Property Insurance	16,392.20	15,500.00	21,070.16	13,500.00	0.00	6,567.00	1,444.63	5,755.00	0.00	0.00	541.59	0.00	0.00	0.00	39,448.58	41,322.00
Casualty Loss	189.06	0.00	181.25	0.00	0.00	0.00	39.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	409.37	0.00
Liability Insurance	3,750.09	0.00	3,600.79	0.00	0.00	0.00	1,434.59	869.00	0.00	0.00	0.00	0.00	0.00	0.00	8,785.47	869.00
Misc. Taxes/Licenses/Insurance	0.00	68.00	0.00	58.00	0.00	22.00	0.00	25.00	0.00	0.00	858.37	0.00	0.00	0.00	858.37	173.00
Security/Law Enforcement	5,035.50	7,500.00	7,080.75	4,500.00	0.00	772.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,116.25	12,772.00
TOTAL GENERAL EXPENSES	25,366.85	23,067.00	31,932.95	18,058.00	0.00	7,362.00	2,918.28	6,649.00	0.00	0.00	1,399.96	0.00	0.00	0.00	61,618.04	55,136.00
FINANCING EXPENSE																
Debt Service Payment	0.00	60,680.00	0.00	18,963.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,642.00
TOTAL FINANCING EXPENSES	0.00	60,680.00	0.00	18,963.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,642.00
TOTAL EXPENSES	482,842.87	451,335.00	360,158.63	335,688.00	21,278.08	125,075.00	178,121.21	172,093.00	102,370.91	0.00	11,162.00	0.00	16,044.50	0.00	1,171,978.20	1,084,192.00
NET INCOME	45,213.08	19,193.00	55,477.42	31,979.00	37,818.89	100,377.00	623,942.85	10,546.00	152,107.06	0.00	(3,362.00)	0.00	28,782.50	0.00	939,979.80	162,095.00
Net Income without CFP Funds	45,213.08	19,193.00	55,477.42	31,979.00	37,818.89	100,377.00	17,010.68	10,546.00	152,107.06	0.00	(3,362.00)	0.00	28,782.50	0.00	333,047.63	162,095.00