



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: July 17, 2019
TO: Board of Commissioners
FROM: Barbara S. Kauss, Executive Director
SUBJECT: Monthly Financial Statements P.E. 5/31/2019
PREPARED BY: Linh Luong, Director of Finance

Attached are the Monthly Financial Reports for the Conventional Public Housing, Farm Labor and Housing Choice Voucher Programs.

CONVENTIONAL PUBLIC HOUSING AMP #1 (Newman, Patterson and Westley)

The year to date revenues are higher than budgeted due to higher rent revenue, HUD Operating Grants, interest income and other revenue. The total expenditures are lower than budgeted due to lower maintenance expense, general expense, offset by higher administrative expense and utilities expense. The program had a surplus of \$14,310 through May 2019.

CONVENTIONAL PUBLIC HOUSING AMP #2 (Oakdale, Turlock, Ceres and Hughson)

The year to date revenues are higher than budgeted due to higher Operating Grants, interest income, offset by lower rent revenue and other revenue. The total expenditures are lower than budgeted due to lower administrative expense, utilities expense, maintenance expense, general expense and timing of payments. The program had a surplus of \$166,450 through May 2019.

CONVENTIONAL PUBLIC HOUSING AMP #3 (Modesto)

The year to date revenues are higher than budgeted due to higher Operating Grants, interest income, other revenue and offset by lower rent revenue. The total expenditures are higher than budgeted due to higher maintenance expense, offset by lower administrative expense, utilities expense and general expense. The program had a surplus of \$68,882 through May 2019.



CONVENTIONAL PUBLIC HOUSING AMP #4 (Modesto)

The year to date revenues are higher due to higher dwelling income, Operating Grants, interest income and offset by lower other revenue. The total expenses are lower than budgeted due to lower administrative expense, utilities expense, general expense and offset by higher maintenance expense. The program has a surplus of \$67,431 through May 2019.

CONVENTIONAL PUBLIC HOUSING AMP #5 (Modesto)

The year to date revenues are higher than budgeted due to higher dwelling income, interest income, offset by lower Operating Grants and other revenue. The total expenditures are lower than budgeted due to lower administrative expense, utilities expense, general expense and offset by higher maintenance expense. The program had a surplus of \$62,330 through May 2019.

CONVENTIONAL PUBLIC HOUSING COCC (Central Office Cost Center)

The year to date revenues is lower due to lower other revenue and offset by higher interest income. The total expenses are lower than budgeted due to lower administrative expense, maintenance expense, general expense and timing of payments. The program had a surplus of \$26,506 through May 2019.

FARM LABOR

The year to date revenues are lower than budgeted due to lower dwelling income, offset by higher other revenue and interest income. The total expenditures are higher than budgeted due to higher maintenance expense, and offset by lower administrative expense, utilities expense, general expense. The gross surplus is \$97,312. The surplus was reduced by \$128,218 for principal payments on loans. The net deficit is \$30,906 through May 2019.

HOUSING CHOICE VOUCHER (HCV)

The year to date revenues are higher than budgeted due to higher lease up. The total expenses are lower than budgeted due to lower administrative expense, contract expense, general expense and timing of payments. The program had a surplus of \$271,809 through May 2019.

HOUSING CHOICE VOUCHER COCC (Central Office Cost Center)

The year to date revenue is higher than budgeted due to higher lease up. The total expenses are lower than budgeted due to lower administrative expense, contract cost, general expense and timing of payments. The program had a surplus of \$72,550 through May 2019.

Income Statement						
Conventional Public Housing - Newman, Patterson, and Westley (CA026-5, 6a, 6b, 8) AMP #1						
May 31, 2019						
	Period to Date Actual 5/31/2019	Year to Date Actual 10/1/18-5/31/19	Year to Date Budget 10/1/18-5/31/19	Variance	Annual Budget 10/1/18-9/30/19	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 29,470.00	\$ 239,279.50	\$ 221,220.00	\$ 18,059.50	\$ 331,830	Higher rental income per unit than budgeted
Total Rent Revenue	\$ 29,470.00	\$ 239,279.50	\$ 221,220.00	\$ 18,059.50	\$ 331,830	
HUD Operating Grants	\$ 11,206.67	\$ 99,051.50	\$ 90,820.00	\$ 8,231.50	\$ 136,230	Higher due to higher Operating Subsidy
Investment Income - Unrestricted	\$ 1,057.25	\$ 8,781.13	\$ 7,040.00	\$ 1,741.13	\$ 10,560	Higher due to higher interest rate
Other Revenue	\$ 954.98	\$ 10,675.69	\$ 9,933.33	\$ 742.36	\$ 14,900	
Total Other Revenue	\$ 13,218.90	\$ 118,508.32	\$ 107,793.33	\$ 10,714.99	\$ 161,690	
TOTAL REVENUE	\$ 42,688.90	\$ 357,787.82	\$ 329,013.33	\$ 28,774.49	\$ 493,520.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 3,312.92	\$ 29,318.81	\$ 33,453.33	\$ (4,134.52)	\$ 50,180	
Employee Benefits	\$ 1,789.21	\$ 15,136.14	\$ 20,386.67	\$ (5,250.53)	\$ 30,580	
Other Administrative Fees	\$ 1,946.60	\$ 26,405.39	\$ 10,333.33	\$ 16,072.06	\$ 15,500	Higher due to legal expense
Bookkeeping & Property Management Fee Exp	\$ 5,255.68	\$ 42,784.52	\$ 42,045.33	\$ 739.19	\$ 63,068	
Total Administrative	\$ 12,304.41	\$ 113,644.86	\$ 106,218.67	\$ 7,426.19	\$ 159,328	
Utilities	\$ 9,210.75	\$ 69,909.64	\$ 67,453.33	\$ 2,456.31	\$ 101,180	Higher due to higher water usage in Patterson
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 4,894.59	\$ 45,360.36	\$ 54,320.00	\$ (8,959.64)	\$ 81,480	Lower due to vacant position
Employee Benefits	\$ 1,571.35	\$ 14,607.65	\$ 23,253.33	\$ (8,645.68)	\$ 34,880	Lower due to vacant position
Maintenance Materials	\$ 10,379.84	\$ 37,500.32	\$ 28,566.67	\$ 8,933.65	\$ 42,850	Higher due to plumbing & electrical materials, windowcoverings
Contract Costs	\$ 2,006.80	\$ 28,934.70	\$ 29,720.00	\$ (785.30)	\$ 44,580	
Total Ordinary Maintenance and Operation	\$ 18,852.58	\$ 126,403.03	\$ 135,860.00	\$ (9,456.97)	\$ 203,790.00	
Protective Contract Costs			\$ 66.67	\$ (66.67)	\$ 100	
General Expenses:						
Insurance	\$ 1,903.81	\$ 16,583.71	\$ 22,113.33	\$ (5,529.62)	\$ 33,170	
Payments in Lieu of Taxes - PILOT	\$ 2,025.93	\$ 16,936.99	\$ 15,380.00	\$ 1,556.99	\$ 23,070	Higher due to higher rental income and lower utilities expense
Collection Losses	\$ -	\$ -	\$ 3,381.33	\$ (3,381.33)	\$ 5,072	
Total General Expenses	\$ 3,929.74	\$ 33,520.70	\$ 40,874.67	\$ (7,353.97)	\$ 61,312.00	
TOTAL OPERATING EXPENSES	\$ 44,297.48	\$ 343,478.23	\$ 350,473.33	\$ (6,995.11)	\$ 525,710.00	
NET INCOME	\$ (1,608.58)	\$ 14,309.59	\$ (21,460.00)	\$ 35,769.59	\$ (32,190.00)	

Income Statement						
Conventional Public Housing - Oakdale, Turlock, Ceres, and Hughson (CA026-1, 2, 4, 7, 10) AMP #2						
May 31, 2019						
	Period to Date Actual 5/31/2019	Year to Date Actual 10/1/18-5/31/19	Year to Date Budget 10/1/18-5/31/19	Variance	Annual Budget 10/1/18-9/30/19	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 61,334.00	\$ 498,951.50	\$ 519,353.33	\$ (20,401.83)	\$ 779,030	Lower rental income per unit than budgeted
Total Rent Revenue	\$ 61,334.00	\$ 498,951.50	\$ 519,353.33	\$ (20,401.83)	\$ 779,030	
HUD Operating Grants	\$ 26,524.00	\$ 230,896.50	\$ 197,433.33	\$ 33,463.17	\$ 296,150	Higher due to higher Operating Subsidy
Investment Income - Unrestricted	\$ 6,078.59	\$ 49,552.73	\$ 28,800.00	\$ 20,752.73	\$ 43,200	Higher due to higher interest rate
Other Revenue	\$ 931.87	\$ 8,351.88	\$ 12,846.67	\$ (4,494.79)	\$ 19,270	Lower due to Tenant Charges
Total Other Revenue	\$ 33,534.46	\$ 288,801.11	\$ 239,080.00	\$ 49,721.11	\$ 358,620	
TOTAL REVENUE	\$ 94,868.46	\$ 787,752.61	\$ 758,433.33	\$ 29,319.28	\$ 1,137,650.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 9,764.06	\$ 89,985.06	\$ 104,953.33	\$ (14,968.27)	\$ 157,430	Lower due to vacant position
Employee Benefits	\$ 3,419.82	\$ 39,326.90	\$ 53,073.33	\$ (13,746.43)	\$ 79,610	Lower due to vacant position
Other Administrative Fees	\$ 1,407.32	\$ 14,485.81	\$ 17,040.00	\$ (2,554.19)	\$ 25,560	Lower due to legal expense
Bookkeeping & Property Management Fee Exp	\$ 11,825.28	\$ 94,602.24	\$ 95,259.33	\$ (657.09)	\$ 142,889	
Total Administrative	\$ 26,416.48	\$ 238,400.01	\$ 270,326.00	\$ (31,925.99)	\$ 405,489	
Utilities	\$ 20,546.70	\$ 162,195.88	\$ 175,913.33	\$ (13,717.45)	\$ 263,870	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 3,945.38	\$ 41,532.42	\$ 43,593.33	\$ (2,060.91)	\$ 65,390	
Employee Benefits	\$ 2,865.77	\$ 15,307.16	\$ 16,906.67	\$ (1,599.51)	\$ 25,360	
Maintenance Materials	\$ 2,076.77	\$ 24,541.81	\$ 50,813.33	\$ (26,271.52)	\$ 76,220	Lower due to Building, HVAC & Flooring Materials
Contract Costs	\$ 6,836.42	\$ 85,563.18	\$ 102,673.33	\$ (17,110.15)	\$ 154,010	Lower due to Windows, Landscaping & Turnover expenses
Total Ordinary Maintenance and Operation	\$ 15,724.34	\$ 166,944.57	\$ 213,986.67	\$ (47,042.10)	\$ 320,980.00	
Protective Contract Costs	\$ -	\$ -	\$ 66.67	\$ (66.67)	\$ 100	
General Expenses:						
Insurance	\$ 2,060.39	\$ 20,086.51	\$ 29,373.33	\$ (9,286.82)	\$ 44,060	
Payments in Lieu of Taxes - PILOT	\$ 4,078.73	\$ 33,675.56	\$ 34,346.67	\$ (671.10)	\$ 51,520	
Collection Losses	\$ -	\$ -	\$ 6,112.00	\$ (6,112.00)	\$ 9,168	
Total General Expenses	\$ 6,139.12	\$ 53,762.07	\$ 69,832.00	\$ (16,069.93)	\$ 104,748.00	
TOTAL OPERATING EXPENSES	\$ 68,826.64	\$ 621,302.53	\$ 730,124.67	\$ (108,822.13)	\$ 1,095,187.00	
NET INCOME	\$ 26,041.82	\$ 166,450.08	\$ 28,308.67	\$ 138,141.41	\$ 42,463.00	

Income Statement

Conventional Public Housing - Modesto (CA026-3, 27) AMP #3

May 31, 2019

	Period to Date Actual 5/31/2019	Year to Date Actual 10/1/18-5/31/19	Year to Date Budget 10/1/18-5/31/19	Variance	Annual Budget 10/1/18-9/30/19	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 74,690.00	\$ 609,091.00	\$ 614,566.67	\$ (5,475.67)	\$ 921,850	Lower rental income per unit than budgeted
Total Rent Revenue	\$ 74,690.00	\$ 609,091.00	\$ 614,566.67	\$ (5,475.67)	\$ 921,850	
HUD Operating Grants	\$ 32,770.34	\$ 285,186.00	\$ 257,780.00	\$ 27,406.00	\$ 386,670	Higher due to higher Operating Subsidy
Investment Income - Unrestricted	\$ 6,896.09	\$ 55,868.27	\$ 33,813.33	\$ 22,054.94	\$ 50,720	Higher due to higher interest rate
Other Revenue	\$ 5,884.26	\$ 36,071.99	\$ 26,693.33	\$ 9,378.66	\$ 40,040	
Total Other Revenue	\$ 45,550.69	\$ 377,126.26	\$ 318,286.67	\$ 58,839.59	\$ 477,430	
TOTAL REVENUE	\$ 120,240.69	\$ 986,217.26	\$ 932,853.33	\$ 53,363.93	\$ 1,399,280.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 12,250.92	\$ 115,771.37	\$ 126,580.00	\$ (10,808.63)	\$ 189,870	
Employee Benefits	\$ 5,184.69	\$ 48,832.30	\$ 60,933.33	\$ (12,101.03)	\$ 91,400	
Other Administrative Expense	\$ 2,802.94	\$ 26,535.93	\$ 24,480.00	\$ 2,055.93	\$ 36,720	Higher expense due to new breakroom expenses
Bookkeeping & Property Management Fee Exp	\$ 14,535.24	\$ 115,624.96	\$ 114,968.00	\$ 656.96	\$ 172,452	
Total Administrative	\$ 34,773.79	\$ 306,764.56	\$ 326,961.33	\$ (20,196.77)	\$ 490,442	
Utilities	\$ 27,317.09	\$ 181,315.69	\$ 194,286.67	\$ (12,970.98)	\$ 291,430	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 4,550.34	\$ 43,966.59	\$ 47,380.00	\$ (3,413.41)	\$ 71,070	
Employee Benefits	\$ 2,328.57	\$ 15,652.30	\$ 17,933.33	\$ (2,281.03)	\$ 26,900	
Maintenance Materials	\$ 12,001.24	\$ 79,326.79	\$ 66,506.67	\$ 12,820.12	\$ 99,760	Higher due to window coverings, building & flooring materials
Contract Costs	\$ 16,829.39	\$ 214,145.46	\$ 128,393.33	\$ 85,752.13	\$ 192,590	Higher due to plumbing/sewer service, landscaping, painting, electrical, windows and flooring contract
Total Ordinary Maintenance and Operation	\$ 35,709.54	\$ 353,091.14	\$ 260,213.33	\$ 92,877.81	\$ 390,320.00	
Protective Contract Costs	\$ -	\$ 6,068.75	\$ 8,073.33	\$ (2,004.58)	\$ 12,110	
General Expenses:						
Insurance	\$ 3,168.09	\$ 27,317.21	\$ 34,666.67	\$ (7,349.46)	\$ 52,000	
Payments in Lieu of Taxes - PILOT	\$ 4,737.29	\$ 42,777.53	\$ 42,033.33	\$ 744.20	\$ 63,050	
Collection Losses	\$ -	\$ -	\$ 4,802.67	\$ (4,802.67)	\$ 7,204	
Total General Expenses	\$ 7,905.38	\$ 70,094.74	\$ 81,502.67	\$ (11,407.93)	\$ 122,254.00	
TOTAL OPERATING EXPENSES	\$ 105,705.80	\$ 917,334.88	\$ 871,037.33	\$ 46,297.55	\$ 1,306,556.00	
NET INCOME	\$ 14,534.89	\$ 68,882.38	\$ 61,816.00	\$ 7,066.38	\$ 92,724.00	

Income Statement						
Conventional Public Housing - Modesto (CA026-18, 26) AMP #4						
May 31, 2019						
	Period to Date Actual 5/31/2019	Year to Date Actual 10/1/18-5/31/19	Year to Date Budget 10/1/18-5/31/19	Variance	Annual Budget 10/1/18-9/30/19	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 46,132.00	\$ 380,954.70	\$ 364,733.33	\$ 16,221.37	\$ 547,100	Higher rental income per unit than budgeted
Total Rent Revenue	\$ 46,132.00	\$ 380,954.70	\$ 364,733.33	\$ 16,221.37	\$ 547,100	
HUD Operating Grants	\$ 14,550.34	\$ 128,981.00	\$ 116,880.00	\$ 12,101.00	\$ 175,320	Higher due to higher Operating Subsidy
Investment Income - Unrestricted	\$ 3,531.21	\$ 28,561.46	\$ 20,840.00	\$ 7,721.46	\$ 31,260	Higher due to higher interest rate
Other Revenue	\$ 463.64	\$ 7,818.48	\$ 8,920.00	\$ (1,101.52)	\$ 13,380	
Total Other Revenue	\$ 18,545.19	\$ 165,360.94	\$ 146,640.00	\$ 18,720.94	\$ 219,960	
TOTAL REVENUE	\$ 64,677.19	\$ 546,315.64	\$ 511,373.33	\$ 34,942.31	\$ 767,060.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 7,050.46	\$ 63,188.60	\$ 68,846.67	\$ (5,658.07)	\$ 103,270	
Employee Benefits	\$ 3,449.15	\$ 32,407.36	\$ 36,426.67	\$ (4,019.31)	\$ 54,640	
Other Administrative Fees	\$ 972.58	\$ 8,812.54	\$ 10,393.33	\$ (1,580.79)	\$ 15,590	Lower due to legal expense & timing of payments
Bookkeeping & Property Management Fee Exp	\$ 9,033.20	\$ 72,183.48	\$ 70,952.00	\$ 1,231.48	\$ 106,428	
Total Administrative	\$ 20,505.39	\$ 176,591.98	\$ 186,618.67	\$ (10,026.69)	\$ 279,928	
Utilities	\$ 13,034.84	\$ 98,396.70	\$ 107,700.00	\$ (9,303.30)	\$ 161,550	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 2,500.74	\$ 33,035.01	\$ 36,866.67	\$ (3,831.66)	\$ 55,300	
Employee Benefits	\$ 1,631.05	\$ 11,628.36	\$ 14,420.00	\$ (2,791.64)	\$ 21,630	
Maintenance Materials	\$ 6,498.40	\$ 48,958.77	\$ 36,453.33	\$ 12,505.44	\$ 54,680	Higher due to Appliances, HVAC & Plumbing Materials
Contract Costs	\$ 4,235.14	\$ 66,271.25	\$ 66,666.67	\$ (395.42)	\$ 100,000	
Total Ordinary Maintenance and Operation	\$ 14,865.33	\$ 159,893.39	\$ 154,406.67	\$ 5,486.72	\$ 231,610.00	
Protective Contract Costs			\$ 640.00	\$ (640.00)	\$ 960	
General Expenses:						
Insurance	\$ 1,747.91	\$ 15,747.14	\$ 23,333.33	\$ (7,586.19)	\$ 35,000	
Payments in Lieu of Taxes - PILOT	\$ 3,309.72	\$ 28,255.80	\$ 25,706.67	\$ 2,549.13	\$ 38,560	Higher due to higher rent revenue and lower utilities
Collection Losses	\$ -	\$ -	\$ 3,344.00	\$ (3,344.00)	\$ 5,016	
Total General Expenses	\$ 5,057.63	\$ 44,002.94	\$ 52,384.00	\$ (8,381.06)	\$ 78,576.00	
TOTAL OPERATING EXPENSES	\$ 53,463.19	\$ 478,885.01	\$ 501,749.33	\$ (22,864.32)	\$ 752,624.00	
NET INCOME	\$ 11,214.00	\$ 67,430.63	\$ 9,624.00	\$ 57,806.63	\$ 14,436.00	

Income Statement						
Conventional Public Housing - Modesto (CA026-17, 19) AMP #5						
May 31, 2019						
	Period to Date Actual 5/31/2019	Year to Date Actual 10/1/18-5/31/19	Year to Date Budget 10/1/18-5/31/19	Variance	Annual Budget 10/1/18-9/30/19	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 67,797.00	\$ 535,861.00	\$ 508,620.00	\$ 27,241.00	\$ 762,930	Higher rental income per unit than budgeted
Total Rent Revenue	\$ 67,797.00	\$ 535,861.00	\$ 508,620.00	\$ 27,241.00	\$ 762,930	
HUD Operating Grants	\$ 19,709.67	\$ 174,026.00	\$ 177,073.33	\$ (3,047.33)	\$ 265,610	
Investment Income - Unrestricted	\$ 3,483.56	\$ 28,273.68	\$ 21,633.33	\$ 6,640.35	\$ 32,450	Higher due to Higher Interest Rate
Other Revenue	\$ 785.71	\$ 12,298.50	\$ 16,766.67	\$ (4,468.17)	\$ 25,150	Lower due to Tenant Charges
Total Other Revenue	\$ 23,978.94	\$ 214,598.18	\$ 215,473.33	\$ (875.15)	\$ 323,210	
TOTAL REVENUE	\$ 91,775.94	\$ 750,459.18	\$ 724,093.33	\$ 26,365.85	\$ 1,086,140	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 8,847.46	\$ 85,705.03	\$ 97,786.67	\$ (12,081.64)	\$ 146,680	Lower due to vacant position
Employee Benefits	\$ 3,939.24	\$ 33,045.54	\$ 44,540.00	\$ (11,494.46)	\$ 66,810	Lower due to vacant position
Other Administrative Fees	\$ 1,174.91	\$ 17,772.46	\$ 18,093.33	\$ (320.87)	\$ 27,140	
Bookkeeping & Property Management Fee Exp	\$ 11,496.80	\$ 90,824.72	\$ 90,003.33	\$ 821.39	\$ 135,005	
Total Administrative	\$ 25,458.41	\$ 227,347.75	\$ 250,423.33	\$ (23,075.58)	\$ 375,635	
Utilities	\$ 23,311.70	\$ 142,140.65	\$ 154,773.33	\$ (12,632.68)	\$ 232,160	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 5,786.03	\$ 56,257.81	\$ 63,026.67	\$ (6,768.86)	\$ 94,540	
Employee Benefits	\$ 2,196.28	\$ 18,601.71	\$ 23,220.00	\$ (4,618.29)	\$ 34,830	
Maintenance Materials	\$ 13,936.24	\$ 69,342.62	\$ 48,346.67	\$ 20,995.95	\$ 72,520	Higher due to Plumbing & Building Materials, Window coverings & Appliances
Contract Costs	\$ 7,645.46	\$ 109,419.51	\$ 90,533.33	\$ 18,886.18	\$ 135,800	Higher due to Sewer Services, Painting and Floorcoverings
Total Ordinary Maintenance and Operation	\$ 29,564.01	\$ 253,621.65	\$ 225,126.67	\$ 28,494.98	\$ 337,690	
Protective Contract Costs			\$ 1,217.33	\$ (1,217.33)	\$ 1,826	
General Expenses:						
Insurance	\$ 2,784.35	\$ 25,646.77	\$ 34,920.00	\$ (9,273.23)	\$ 52,380	
Payments in Lieu of Taxes - PILOT	\$ 4,448.53	\$ 39,372.04	\$ 35,386.67	\$ 3,985.37	\$ 53,080	Higher due to higher rental income and lower utilities expense
Collection Losses	\$ -	\$ -	\$ 9,026.67	\$ (9,026.67)	\$ 13,540	
Total General Expenses	\$ 7,232.88	\$ 65,018.81	\$ 79,333.33	\$ (14,314.53)	\$ 119,000	
TOTAL OPERATING EXPENSES	\$ 85,567.00	\$ 688,128.86	\$ 710,874.00	\$ (22,745.15)	\$ 1,066,311	
NET INCOME	\$ 6,208.94	\$ 62,330.32	\$ 13,219.33	\$ 49,110.99	\$ 19,829	

Income Statement
Conventional Public Housing COCC
May 31, 2019

	Period to Date Actual 5/31/2019	Year to Date Actual 10/1/18-5/31/19	Year to Date Budget 10/1/18-5/31/19	Variance	%	Annual Budget 10/1/18-9/30/19	Comments
REVENUE							
Management Fee (Interfund)	\$ 8,852.67	\$ 70,821.33	\$ 70,821.33	\$ -		\$ 106,232	
Bookkeeping & Property Management Fee Income	\$ 52,146.20	\$ 416,019.92	\$ 413,228.00	\$ 2,791.92		\$ 619,842	
Total Fee Revenue	\$ 60,998.87	\$ 486,841.25	\$ 484,049.33	\$ 2,791.92		\$ 726,074.00	
Investment Income - Unrestricted	\$ 1,580.24	\$ 15,854.06	\$ 4,480.00	\$ 11,374.06		\$ 6,720	Higher due to higher interest rate
Other Revenue	\$ 21,063.12	\$ 130,349.95	\$ 197,413.33	\$ (67,063.38)		\$ 296,120	Lower due to lower amounts billed to AMPs
Total Other Revenue	\$ 22,643.36	\$ 146,204.01	\$ 201,893.33	\$ (55,689.32)		\$ 302,840.00	
TOTAL REVENUE	\$ 83,642.23	\$ 633,045.26	\$ 685,942.67	\$ (52,897.40)		\$ 1,028,914	
EXPENSES:							
Administrative:							
Administrative Salaries	\$ 25,810.17	\$ 225,052.10	\$ 234,080.00	\$ (9,027.90)		\$ 351,120	
Employee Benefits	\$ 10,284.98	\$ 87,711.91	\$ 95,273.33	\$ (7,561.42)		\$ 142,910	
Other Administrative Fees	\$ 4,483.69	\$ 26,591.99	\$ 27,760.00	\$ (1,168.01)		\$ 41,640	
Total Administrative	\$ 40,578.84	\$ 339,356.00	\$ 357,113.33	\$ (17,757.33)		\$ 535,670	
Utilities:	\$ 230.15	\$ 1,947.63	\$ 1,986.67	\$ (39.04)		\$ 2,980	
Ordinary Maintenance & Operation:							
Maintenance - Salaries	\$ 13,662.66	\$ 151,343.24	\$ 173,517.33	\$ (22,174.09)		\$ 260,276	Lower due to vacant position
Maintenance - Temporary Help	\$ -	\$ 749.12	\$ 40,336.00	\$ (39,586.88)		\$ 60,504	Lower temporary maintenance labor
Employee Benefits	\$ 5,202.02	\$ 51,426.42	\$ 75,280.00	\$ (23,853.58)		\$ 112,920	Lower due to vacant position
Maintenance Materials	\$ 2,570.44	\$ 13,581.81	\$ 14,333.33	\$ (751.52)		\$ 21,500	
Contract Costs	\$ 608.80	\$ 6,148.18	\$ 9,760.00	\$ (3,611.82)		\$ 14,640	Lower due to equipment and vehicle maintenance
Total Ordinary Maintenance and Operation	\$ 22,043.92	\$ 223,248.77	\$ 313,226.67	\$ (89,977.90)		\$ 469,840	
General Expenses:							
Insurance	\$ 3,688.88	\$ 41,987.19	\$ 53,566.67	\$ (11,579.48)		\$ 80,350	
Total General Expenses	\$ 3,688.88	\$ 41,987.19	\$ 53,566.67	\$ (11,579.48)		\$ 80,350	
TOTAL OPERATING EXPENSES	\$ 66,541.79	\$ 606,539.59	\$ 725,893.33	\$ (119,353.74)		\$ 1,088,840	
NET INCOME	\$ 17,100.44	\$ 26,505.67	\$ (39,950.67)	\$ 66,456.34		\$ (59,926)	

Income Statement						
Farm Labor						
May 31, 2019						
	Period to Date Actual 5/31/2019	Year to Date Actual 10/1/18-05/31/19	Year to Date Budget 10/1/18-05/31/19	Variance	Annual Budget 10/1/18-9/30/19	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 206,429.00	\$ 1,578,070.00	\$ 1,654,865.33	\$ (76,795.33)	\$ 2,482,298	Lower due to higher vacancy
Total Rent Revenue	\$ 206,429.00	\$ 1,578,070.00	\$ 1,654,865.33	\$ (76,795.33)	\$ 2,482,298	
Investment Income - Unrestricted	\$ 12,795.03	\$ 102,475.37	\$ 64,680.00	\$ 37,795.37	\$ 97,020	Higher due to higher interest rate
Other Revenue	\$ 13,908.22	\$ 72,906.50	\$ 70,203.33	\$ 2,703.17	\$ 105,305	
Total Other Revenue	\$ 26,703.25	\$ 175,381.87	\$ 134,883.33	\$ 40,498.54	\$ 202,325	
TOTAL REVENUE	\$ 233,132.25	\$ 1,753,451.87	\$ 1,789,748.67	\$ (36,296.80)	\$ 2,684,623.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 28,956.61	\$ 261,031.77	\$ 288,517.33	\$ (27,485.56)	\$ 432,776	Lower due to vacant positions
Employee Benefits	\$ 11,978.19	\$ 112,595.60	\$ 137,751.33	\$ (25,155.73)	\$ 206,627	Lower due to vacant positions
Other Administrative Fees	\$ 7,944.37	\$ 53,600.93	\$ 46,133.33	\$ 7,467.60	\$ 69,200	Higher due to translation services and legal expense
Total Administrative	\$ 48,879.17	\$ 427,228.30	\$ 472,402.00	\$ (45,173.70)	\$ 708,603	
Utilities	\$ 49,628.27	\$ 385,053.63	\$ 399,333.33	\$ (14,279.70)	\$ 599,000	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 23,600.95	\$ 191,092.43	\$ 192,090.67	\$ (998.24)	\$ 288,136	
Employee Benefits	\$ 8,888.89	\$ 75,682.35	\$ 80,110.67	\$ (4,428.32)	\$ 120,166	
Maintenance Materials	\$ 22,599.81	\$ 146,269.34	\$ 99,953.33	\$ 46,316.01	\$ 149,930	Higher due to Paint, Windowcoverings, Plumbing & Electrical Materials
Contract Costs	\$ 10,589.82	\$ 131,893.37	\$ 83,900.00	\$ 47,993.37	\$ 125,850	Higher due to Painting & Sewer Service/Plumbing Contract
Total Ordinary Maintenance and Operation	\$ 65,679.47	\$ 544,937.49	\$ 456,054.67	\$ 88,882.82	\$ 684,082	
General Expenses:						
Insurance	\$ 8,822.73	\$ 80,355.73	\$ 94,153.33	\$ (13,797.60)	\$ 141,230	
Interest Expense	\$ 3,587.24	\$ 28,697.92	\$ 30,857.33	\$ (2,159.41)	\$ 46,286	
Total General Expenses	\$ 12,409.97	\$ 109,053.65	\$ 125,010.67	\$ (15,957.02)	\$ 187,516	
TOTAL OPERATING EXPENSES	\$ 176,596.88	\$ 1,466,273.07	\$ 1,452,800.67	\$ 13,472.40	\$ 2,179,201	
RESERVE REQUIREMENTS	\$ 23,733.33	\$ 189,866.67	\$ 189,866.67	\$ -	\$ 284,800	
NET INCOME	\$ 32,802.04	\$ 97,312.13	\$ 147,081.33	\$ (49,769.20)	\$ 220,622.00	

Income Statement
Housing Choice Voucher (HCV)
May 31, 2019

	Period to Date Actual 5/31/2019	Year to Date Actual 10/1/18-5/31/19	Year to Date Budget 10/1/18-5/31/19	Variance	Annual Budget 10/1/18-9/30/19	Comments
REVENUE						
HUD Oper. Grants - Adm Fees	\$ 286,730.00	\$ 2,538,327.00	\$ 2,327,666.67	\$ 210,660.33	\$ 3,491,500	Higher lease up than budgeted
Other Revenue	\$ 1,627.57	\$ 14,739.99	\$ 16,893.33	\$ (2,153.34)	\$ 25,340	
TOTAL REVENUE	\$ 288,357.57	\$ 2,553,066.99	\$ 2,344,560.00	\$ 208,506.99	\$ 3,516,840	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 96,960.96	\$ 842,011.47	\$ 990,973.33	\$ (148,961.86)	\$ 1,486,460	Lower due to vacant positions
Temporary Help - Administrative	\$ -	\$ -	\$ 21,760.00	\$ (21,760.00)	\$ 32,640	
Employee Benefits	\$ 48,459.70	\$ 375,353.42	\$ 469,553.33	\$ (94,199.91)	\$ 704,330	Lower due to vacant positions
Other Administrative Fees	\$ 15,259.76	\$ 152,433.99	\$ 163,440.00	\$ (11,006.01)	\$ 245,160	Lower due to timing of payments
Management and Bookkeeping Fees	\$ 91,412.64	\$ 736,906.19	\$ 717,700.00	\$ 19,206.19	\$ 1,076,550	Higher due to higher lease up than budgeted
Total Administrative	\$ 252,093.06	\$ 2,106,705.07	\$ 2,363,426.67	\$ (256,721.60)	\$ 3,545,140	
Ordinary Maintenance & Operation:						
Maintenance Materials	\$ 436.35	\$ 2,492.71	\$ 6,066.67	\$ (3,573.96)	\$ 9,100	Lower due to timing of payments
Contract Costs	\$ 15,962.45	\$ 114,074.85	\$ 123,713.33	\$ (9,638.48)	\$ 185,570	Lower due to timing of payments
Total Ordinary Maintenance and Operation	\$ 16,398.80	\$ 116,567.56	\$ 129,780.00	\$ (13,212.44)	\$ 194,670	
General Expenses:						
Insurance	\$ 3,597.83	\$ 38,733.17	\$ 52,273.33	\$ (13,540.16)	\$ 78,410	
Other General Expenses	\$ 2,503.86	\$ 19,252.28	\$ 17,133.33	\$ 2,118.95	\$ 25,700	Increase due to increase in outgoing portable voucher
Total General Expenses	\$ 6,101.69	\$ 57,985.45	\$ 69,406.67	\$ (11,421.22)	\$ 104,110	
TOTAL OPERATING EXPENSES	\$ 274,593.55	\$ 2,281,258.08	\$ 2,562,613.33	\$ (281,355.25)	\$ 3,843,920	
NET INCOME	\$ 13,764.02	\$ 271,808.91	\$ (218,053.33)	\$ 489,862.24	\$ (327,080)	

Income Statement						
Housing Choice Voucher Central Office Cost Center (hcvcooc)						
May 31, 2019						
	Period to Date Actual 5/31/2019	Year to Date Actual 10/1/18-5/31/19	Year to Date Budget 10/1/18-5/31/19	Variance	Annual Budget 10/1/18-9/30/19	Comments
REVENUE						
Management and Bookkeeping Fees	\$ 91,412.64	\$ 736,906.19	\$ 717,700.00	\$ 19,206.19	\$ 1,076,550	Higher due to higher lease up than budgeted
TOTAL REVENUE	\$ 91,412.64	\$ 736,906.19	\$ 717,700.00	\$ 19,206.19	\$ 1,076,550	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 50,769.04	\$ 436,481.91	\$ 457,120.00	\$ (20,638.09)	\$ 685,680	
Employee Benefits	\$ 17,030.44	\$ 146,117.29	\$ 160,760.00	\$ (14,642.71)	\$ 241,140	
Other Administrative Fees	\$ 8,067.57	\$ 62,356.34	\$ 65,126.67	\$ (2,770.33)	\$ 97,690	Lower due to timing of payments
Total Administrative	\$ 75,867.05	\$ 644,955.54	\$ 683,006.67	\$ (38,051.13)	\$ 1,024,510	
Ordinary Maintenance & Operation:						
Maintenance Materials	\$ 17.54	\$ 886.91	\$ 2,800.00	\$ (1,913.09)	\$ 4,200	Lower due to timing of payments
Contract Costs	\$ 943.52	\$ 3,848.98	\$ 8,006.67	\$ (4,157.69)	\$ 12,010	Lower due to timing of payments
Total Ordinary Maintenance and Operation	\$ 961.06	\$ 4,735.89	\$ 10,806.67	\$ (6,070.78)	\$ 16,210	
General Expenses:						
Insurance	\$ 1,553.30	\$ 14,665.01	\$ 22,433.33	\$ (7,768.32)	\$ 33,650	
Other General	\$ -	\$ -	\$ -	\$ -	\$ -	
Total General Expenses	\$ 1,553.30	\$ 14,665.01	\$ 22,433.33	\$ (7,768.32)	\$ 33,650	
TOTAL OPERATING EXPENSES	\$ 78,381.41	\$ 664,356.44	\$ 716,246.67	\$ (51,890.23)	\$ 1,074,370	
NET INCOME	\$ 13,031.23	\$ 72,549.75	\$ 1,453.33	\$ 71,096.42	\$ 2,180	