

EDEN, INC.
FINANCE COMMITTEE MEETING MINUTES
Wednesday, August 28, 2019

Board Members Present: Pat Carney & Dennis Morton

EDEN Staff Present: Elaine Gimmel, Michael Doud & Jackie Witkiewicz

Pat Carney called the meeting to order at 1:00 p.m.

- Discussion on July's Finance report
 - Pat asked for more information on the disposals of the LEC East and 1838 W 45th Street properties.
 - Elaine explained that neither property was abandoned and that LEC East was transferred to a non-profit and W 45th was sold. Michael and Elaine gave some history on LEC East and how the ADAMHS Board engaged with EDEN years ago to construct the building. The building was partially funded with OMHAS dollars.
 - Jackie stated that the losses on disposal of the two properties and the forgiveness of the OMHAS debt on LEC East is resulting in the credit balance under other property expenses on page four of financials.
 - Pat asked whether or not the 14 vacancies in scattered sites, noted in the rental subsidies explanation on page 28, is reasonable. Elaine explained that it was considering that 11 units are in process of or are going to be renovated and that EDEN has to plan for the relocations of these tenants.
 - Dennis asked about the vacancies at South Pointe and the resulting net loss on page 45. Elaine discussed how EDEN and CMHA are working together to reduce the amount of time units are vacant and said that the process of filling units is being revised to help fill vacant units faster.
 - Pat asked about the approaching 15 year mark for Emerald Commons that will be in 2021. Elaine responded that EDEN will be working with Gilmore Jasion Mahler, LTD, EDEN's external audit firm, and Enterprise, syndicator, to prepare for the transition of ownership.

The meeting concluded at 1:26 p.m.

EDEN, Inc.
Balance Sheet
July 31, 2019

	July 31, 2019	July 31, 2018	December 31, 2018	Explanation of Change from 12/31/2018
Assets				
Current Assets				
Cash and Equivalents				
Operating	\$ 306,463.96	\$ 317,449.47	\$ 418,447.65	Decrease from one year ago is \$57K in the EDEN operating account and \$44K in NHWC Operating account.
Restricted	\$ 3,759,908.32	\$ 554,959.80	\$ 3,861,299.55	Increase from one year ago is due to Day 1 funds that are in the EDEN Operating Reserve. Decrease from December 31, 2018 is due to spending of foundation grants awarded in 2018 and loans made to LIHTCs for operations.
Custodial Cash - Grants	\$ 2,384,530.91	\$ 2,738,908.67	\$ 2,432,445.81	Decrease from one year ago is due to timing of draw downs and reimbursements from grants.
Total Cash and Equivalents	\$ 6,450,903.19	\$ 3,611,317.94	\$ 6,712,193.01	
Receivables				
Grants and Contracts	\$ 5,546,755.02	\$ 4,961,934.08	\$ 5,176,158.14	\$500,000 of increase from one year ago is due to receivables from EA X for loans made to EDEN and passed through to the LIHTC building.
Other	\$ 1,459,944.51	\$ 829,150.62	\$ 1,379,005.92	\$436K of increase from one year ago is related to developer fees receivable from LIHTC buildings and remaining increase from one year ago is due to the receivable from the ADAMHS Board billing for June and July activity.
Allowance for Doubtful Accounts	\$ (52,515.15)	\$ (42,111.22)	\$ (50,278.04)	
Prepaid Expenses	\$ 30,353.38	\$ 33,827.05	\$ 36,070.11	
Total Current Assets	\$ 13,435,440.95	\$ 9,394,118.47	\$ 13,253,149.14	
Property and Equipment				
Land & Improvements	\$ 1,212,228.98	\$ 1,230,521.98	\$ 1,230,521.98	
Buildings & Improvements	\$ 22,146,036.41	\$ 23,255,515.24	\$ 23,961,506.03	
Furniture & Equipment	\$ 1,124,650.28	\$ 1,099,288.66	\$ 1,099,288.66	
Vehicles	\$ 201,734.86	\$ 201,734.86	\$ 201,734.86	
Accumulated Depreciation	\$ (11,407,040.30)	\$ (12,327,515.10)	\$ (12,621,299.72)	
Construction in Progress	\$ 1,087,045.70	\$ 744,306.46	\$ 240,987.09	Increase from one year ago and December 31, 2018 is due to rehab work being done at 5220 Lee Rd., Bonnieview, and E 58th. Increase from one year ago is offset by the CIP for E 93rd in July 2018.
Finance/Loan Costs, Net of Amortization	\$ 6,977.78	\$ 7,244.44	\$ 7,133.33	
Net Property and Equipment	\$ 14,371,633.71	\$ 14,211,096.54	\$ 14,119,872.23	
Other Assets				
Notes Receivable - LIHTCs	\$ 5,785,289.46	\$ 5,900,020.31	\$ 5,785,289.46	
Inventory	\$ -	\$ -	\$ -	
Total Other Assets	\$ 5,785,289.46	\$ 5,900,020.31	\$ 5,785,289.46	
Intercompany, net	\$ -	\$ -	\$ -	
Total Assets	\$ 33,592,364.12	\$ 29,505,235.32	\$ 33,158,310.83	
Liabilities and Net Assets				
Current Liabilities				
Accounts Payable	\$ 634,062.19	\$ 448,721.14	\$ 448,421.47	Increase from one year ago and December 31, 2018 is mostly due to the timing of payments on LOCCS grants. Several of the LOCCS grants are consolidated now and HUD did not grant access to funds from new consolidated grant as of July 31.
Line of Credit	\$ -	\$ -	\$ -	
Custodial Cash - HAP	\$ 263,960.68	\$ 291,326.73	\$ 265,190.73	
Accrued Expenses	\$ 896,858.87	\$ 776,541.99	\$ 873,018.94	Increase from one year ago is mostly due to LOCCS grants that were consolidated and for which funding from HUD was not received as of July 31.
Deferred Revenue	\$ 1,200,284.65	\$ 1,264,775.86	\$ 1,324,533.90	
Resident Security Deposits	\$ 59,334.67	\$ 62,299.06	\$ 59,807.60	
Total Current Liabilities	\$ 3,054,501.06	\$ 2,843,664.78	\$ 2,970,972.64	
Long Term Liabilities				
Notes Payable	\$ 4,933,045.71	\$ 5,600,663.82	\$ 5,252,620.68	\$358K of decrease from one year ago is due to the adjustment to take LEC East off the books. \$248K of decrease is due to OHFA loan forgiven for W 116th scattered site.
Other Liabilities	\$ -	\$ -	\$ -	
Total Long Term Liabilities	\$ 4,933,045.71	\$ 5,600,663.82	\$ 5,252,620.68	
Total Liabilities	\$ 7,987,546.77	\$ 8,444,328.60	\$ 8,223,593.32	
Net Assets				
Unrestricted	\$ 24,727,291.91	\$ 20,670,513.24	\$ 20,670,543.60	
Temporarily Restricted	\$ 206,661.95	\$ 206,661.95	\$ 206,661.95	
Current Year Change in Net Assets	\$ 670,863.49	\$ 183,731.53	\$ 4,057,511.96	Variance from December 31, 2018 is due to \$2.5 million restricted contribution from Day 1 Fund.
Total Net Assets	\$ 25,604,817.35	\$ 21,060,906.72	\$ 24,934,717.51	
Total Liabilities and Net Assets	\$ 33,592,364.12	\$ 29,505,235.32	\$ 33,158,310.83	

EDEN Inc. & Subsidiaries							
Operating Results							
July, 2019							
	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance
Contract Revenue							
ADAMHS Board Revenue	\$144,264.01	\$154,902.73	(\$10,638.72)		\$1,124,548.40	\$1,084,318.98	\$40,229.42
United Way	\$8,458.00	\$8,458.30	(\$0.30)		\$59,210.00	\$59,208.10	\$1.90
Other Contract Revenue	\$209,154.79	\$43,968.32	\$165,186.47	Current month and YTD variances are the result of reimbursement of Phase III rehab projects from Ohio Housing Finance Agency HDAP and Ohio Department of Mental Health & Addiction Services grants, awarded in 2018, for rehab projects and 5220 Lee Rd. and 1311-13 Bonnieview.	\$891,519.09	\$307,778.25	\$583,740.84
Total Contract revenue	\$361,876.80	\$207,329.35	\$154,547.45		\$2,075,277.49	\$1,451,305.33	\$623,972.16
Rent Revenue							
Tenant Rent	\$48,583.48	\$53,959.84	(\$5,376.36)		\$348,007.15	\$377,994.33	(\$29,987.18)
Other Income	\$7,728.60	\$6,956.02	\$772.58	Current month variance is mostly due to work order charges to tenants at Northridge. YTD variance is mostly due to work order charges at scattered sites, group homes, Denison, Franklin and Northridge.	\$70,041.16	\$48,692.85	\$21,348.31
Rental Subsidies	\$25,914.00	\$31,617.30	(\$5,703.30)	Current month variance is due to approximately 14 vacancies at scattered site properties and three vacancies at Denison. HUD also recouped \$1,848 at Denison for two months of rent of unit 5.	\$214,021.00	\$221,167.16	(\$7,146.16)
Bad Debt	(\$18,383.21)	(\$2,141.44)	(\$16,241.77)		(\$39,000.54)	(\$14,991.49)	(\$24,009.05)
Total Rent Revenue	\$63,842.87	\$90,391.72	(\$26,548.85)		\$593,068.77	\$632,862.85	(\$39,794.08)
Other Revenue							
Program Reimbursements	\$2,060,911.84	\$2,207,560.75	(\$146,648.91)		\$14,885,537.24	\$15,452,925.84	(\$567,388.60)
Rental Income	\$18,924.35	\$11,363.82	\$7,560.53	Current and YTD variances are due to office space rental paid to headquarters, reimbursement for overhead by rental assistance and property management programs. Amount will vary month to month and is dependent on the amount of expenditures at headquarters that are determined to be overhead and allocated across programs.	\$99,127.25	\$79,546.79	\$19,580.46
Administrative Fees	\$116,311.70	\$116,089.59	\$222.11	Majority of YTD variance is due to the admin budget including an increase, effective May first for the 93 grant, but budgeted evenly over the entire year. YTD variance is less than month before but administrative grant allocations are currently being reviewed to make sure the 93 grant does spend through the admin portion.	\$731,054.59	\$813,534.87	(\$82,480.28)
Management Fees	\$31,366.61	\$30,756.56	\$610.05		\$206,311.28	\$211,045.85	(\$4,734.57)
Developer Fee	\$0.00	\$109,257.00	(\$109,257.00)	Current month variance is due to the timing of developer fees receivable on the Phase III rehab project and on EA XI that are budgeted in July but expected to be received in September.	\$54,293.09	\$168,834.00	(\$114,540.91)
Compliance Monitoring	\$2,308.34	\$1,891.66	\$416.68	YTD variance is due to compliance fees received from Greenbridge II, \$417 a month, not included in budget.	\$16,158.38	\$13,241.62	\$2,916.76
Private Foundations/Donations	\$101,690.34	\$89,566.31	\$12,124.03	Current month variance is mostly due to \$72,500 received from the Cleveland Foundation and \$5,902 of revenue recognized from the Reinberger foundation and Sisters of Charity tenant assistance and rental assistance grants, all of which are not budgeted. The positive variance is offset by Day 1 funds not being spent as quickly as was anticipated when the budget was prepared and private foundation contributions and donations running under budget due to timing.	\$287,057.79	\$462,167.49	(\$175,109.70)

EDEN Inc. & Subsidiaries							
Operating Results							
July, 2019							
	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance
Fundraising Events - Net	\$7,500.00	\$0.00	\$7,500.00	EDEN has received \$7,500 and \$12,000 of contributions for the EDEN Rent party in the current month and YTD, respectively. YTD contributions are offset by \$4,399 down payment on the venue for the event.	\$7,601.00	\$0.00	\$7,601.00
Other Income	\$7,275.95	\$30,761.12	(\$23,485.17)	Current month variance is due to budget including a rebate of \$25K from workers compensation but a rebate has not been received. YTD variance is due to \$129,279 of proceeds received from the sale of W. 45th St. scattered site, \$28,805 for insurance claim reimbursement for the damage caused by a fire at Warner Rd., and \$42,836 of insurance claim reimbursements received for stolen items at property on Lee Rd., damage caused by fires at E 58th, and Warner Rd. and damage caused by sewer backup at E 83rd. YTD variance is also due to interest income from the sweep account.	\$254,536.30	\$65,329.00	\$189,207.30
Total Other Revenue	\$2,346,289.13	\$2,597,246.81	(\$250,957.68)		\$16,541,676.92	\$17,266,625.46	(\$724,948.54)
Total Revenue	\$2,772,008.80	\$2,894,967.88	(\$122,959.08)		\$19,210,023.18	\$19,350,793.64	(\$140,770.46)
Personnel Cost							
Salaries & Wages	\$302,472.04	\$311,505.79	\$9,033.75		\$2,198,583.14	\$2,341,239.44	\$142,656.30
Taxes & Benefits	\$94,408.57	\$93,487.40	(\$921.17)	YTD variance is due to the open procurement position, open maintenance technician positions, COBRA premium reimbursements for terminated employees and due to 403(b) Plan forfeitures applied to employer contribution.	\$579,694.67	\$677,543.21	\$97,848.54
Total Personnel Cost	\$396,880.61	\$404,993.19	\$8,112.58		\$2,778,277.81	\$3,018,782.65	\$240,504.84
Administrative Expenses							
Consulting & Professional Fees	\$21,649.96	\$11,826.00	(\$9,823.96)	Current month and YTD variances are mostly due to Area Temp fees for maintenance tech and front desk help at scattered sites and in rental assistance program. YTD variance is also due to broker fees, included on the grants statement of operating results, due to attorney fees for evictions at Denison and due to matt cleaning at NHWC that was not budgeted for.	\$171,299.02	\$74,116.59	(\$97,182.43)
Office Supplies	\$5,012.01	\$4,964.71	(\$47.30)	YTD variance is due to the bulk purchase of envelopes and general office supplies that was charged to the RRH and SHP grants in April and due to the purchase of several office chairs and office equipment for replacement of broken office equipment. EDEN will still receive reimbursement from grants for office supplies even though expenses are over the current budget.	\$43,282.24	\$37,237.64	(\$6,044.60)
Computer Supplies & Software	\$6,307.51	\$8,381.64	\$2,074.13	Current month and YTD variances are due to less purchases by information systems department than budgeted for.	\$58,873.36	\$83,016.56	\$24,143.20
Mileage & Travel	\$1,479.71	\$2,658.12	\$1,178.41	Current month variance is due to the timing of mileage and travel.	\$18,937.39	\$17,272.59	(\$1,664.80)
Conferences & Training	\$4,048.52	\$4,389.87	\$341.35	YTD variance is due to the timing of conferences and training.	\$24,430.84	\$38,901.26	\$14,470.42
Meetings & Events	\$330.54	\$643.50	\$312.96	YTD variance is due to the timing of meetings.	\$2,741.69	\$3,686.50	\$944.81
Uniforms	\$123.77	\$192.00	\$68.23		\$1,042.36	\$1,342.00	\$299.64

EDEN Inc. & Subsidiaries							
Operating Results							
July, 2019							
	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance
Supportive Services Admin	\$4,457.81	\$7,649.06	\$3,191.25	Supportive service accruals are based on past actual invoices received. Supportive service invoices were received for the LOCCS, RRR and ESG grants from the sub-recipients in June and were less than anticipated. The accruals were adjusted to agree to the invoices received and resulted in current month variance.	\$45,651.48	\$53,543.35	\$7,891.87
Other Overhead	\$93,885.80	\$85,952.59	(\$7,933.21)	\$11K of current month and \$70K of YTD variances are the result of budget for ODSA front desk at LIHTC buildings being spread evenly over the year but forecasted to be all spent before the end of the year. Current month variance is less than \$11K because \$2,500 is budgeted for United Way grant funds but none was passed through to LIHTC buildings. Remaining YTD variance is due to the United Way grant, that ended June 30, being spent all in 2019 and not in 2018.	\$681,378.63	\$607,403.13	(\$73,975.50)
Total Administrative Expense	\$137,295.63	\$126,657.49	(\$10,638.14)		\$1,047,637.01	\$916,519.62	(\$131,117.39)
Property Expenses							
Management Fees	\$1,964.39	\$1,999.66	\$35.27		\$13,637.69	\$13,997.62	\$359.93
Compliance Fees							
Utilities	\$49,064.19	\$58,133.34	\$9,069.15	\$5,469 of current month variance is due to water, sewer and electricity at scattered sites running under budget. Current month utilities are also under budget by about \$4,000 in total at NHWC, group homes, former drop in centers, Northridge and Denison.	\$400,459.91	\$431,902.42	\$31,442.51
Telephone	\$6,160.92	\$5,962.83	(\$198.09)		\$41,517.57	\$41,740.75	\$223.18
Security	\$3,751.34	\$4,741.79	\$990.45	Current month variance is due to security expense being slightly under budget at various properties but YTD variance is reasonable.	\$33,889.13	\$33,419.71	(\$469.42)
Repairs & Maintenance	\$60,099.36	\$77,371.68	\$17,272.32	Current month variance from budget is due to timing of repairs and maintenance at scattered sites, Denison, group homes and NHWC.	\$384,338.00	\$396,278.84	\$11,940.84
Cleaning	\$17,662.70	\$17,198.75	(\$463.95)		\$114,012.78	\$120,090.86	\$6,078.08
Pest Control	\$283.60	\$1,084.79	\$801.19		\$6,191.05	\$7,594.85	\$1,403.80
Insurance	\$9,614.47	\$7,550.76	(\$2,063.71)	Monthly insurance expense is slightly over budget at all properties but is reasonable YTD.	\$54,540.77	\$54,387.73	(\$153.04)
Taxes & Assessments	(\$6,708.04)	\$87.50	\$6,795.54	Current month balance is due to a 2018 real estate tax refund received for LEC West. YTD variance is due to timing of rental registrations for occupancy certificates for various scattered site properties and at Northridge. The annual budget at the scattered sites of \$1,300 has been exceeded.	\$8,451.18	\$9,708.00	\$1,256.82
Other Property Expenses	(\$341,840.22)	\$13,154.94	\$354,995.16	Current month and YTD balances are due to adjustments made in July to reflect the disposals of LEC East and 1838 W 45th Street in May that resulted in credit balances but did not affect cash. YTD variance is offset by private donation money from the Reinberger Foundation and tenant service fees and condominium association fees on scattered sites.	(\$108,963.31)	\$92,084.59	\$201,047.90
Capital Reserve	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Total Property Expense	(\$199,947.29)	\$187,286.04	\$387,233.33		\$948,074.77	\$1,201,205.37	\$253,130.60
Program Expenses							
Rental Assistance	\$1,733,189.09	\$1,854,356.43	\$121,167.34		\$12,227,610.84	\$12,827,639.79	\$600,028.95

EDEN Inc. & Subsidiaries							
Operating Results							
July, 2019							
	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance
Supportive Services	\$92,367.07	\$155,338.87	\$62,971.80	Supportive service accruals are based on past actual invoices received. Some supportive service invoices were received for the LOCCS, RRH and ESG grants from the sub-recipients in July and were less than anticipated. The accruals were adjusted to agree to the invoices received and resulted in current month variance. In addition, accruals for a grant that ended June 30, and is merged with two other grants, will not be made until the new merged grant begins.	\$913,687.02	\$1,087,372.12	\$173,685.10
Other Direct Costs	\$29,325.40	\$22,671.51	(\$6,653.89)	\$4K of current month variance is due to greater than usual office space rental charged to grants because of annual D&O insurance premium and \$2,500 of variance is due to tenant assistance on Sisters of Charity grant that was not budgeted for. \$37K of YTD variance is due to tenant assistance being over budget on the Sisters of Charity and CTP grants. \$15K of YTD variance is due to the purchase of servers in May. Remaining YTD variance is due to office space rental being \$2,300 over budget on SHP grants because of inspections.	\$214,939.27	\$158,415.21	(\$56,524.06)
Total Program Expense	\$1,854,881.56	\$2,032,366.81	\$177,485.25		\$13,356,237.13	\$14,073,427.12	\$717,189.99
Interest Expense							
Mortgage Interest	\$1,220.76	\$1,283.33	\$62.57		\$8,755.98	\$8,983.31	\$227.33
Other Interest Expense	\$0.00	\$0.00	\$0.00		\$0.00	\$5,000.00	\$5,000.00
Total Interest	\$1,220.76	\$1,283.33	\$62.57		\$8,755.98	\$13,983.31	\$5,227.33
Total Expenses	\$2,190,331.27	\$2,752,586.86	\$562,255.59		\$18,138,982.70	\$19,223,918.07	\$1,084,935.37
Change In Net Assets Before Depreciation	\$581,677.53	\$142,381.02	\$439,296.51		\$1,071,040.48	\$126,875.57	\$944,164.91
Depreciation	\$42,648.27	\$48,955.18	\$6,306.91	Variance is due to depreciation at NHWC and LEC East that is not budgeted for.	\$400,176.99	\$342,838.76	(\$57,338.23)
Change In Net Assets After Depreciation	\$539,029.26	\$93,425.84	\$445,603.42		\$670,863.49	(\$215,963.19)	\$886,826.68

EDEN Inc. & Subsidiaries

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Contract Revenue								
ADAMHS Board Revenue	\$1,124,548.40	\$1,084,318.98	\$40,229.42	\$1,068,127.26	\$1,020,453.50	\$47,673.76	\$56,421.14	5%
United Way	\$59,210.00	\$59,208.10	\$1.90	\$43,089.00	\$40,399.75	\$2,689.25	\$16,121.00	37%
Other Contract Revenue	\$891,519.09	\$307,778.25	\$583,740.84	\$716,219.33	\$265,179.36	\$451,039.97	\$175,299.76	24%
Total Contract revenue	\$2,075,277.49	\$1,451,305.33	\$623,972.16	\$1,827,435.59	\$1,326,032.61	\$501,402.98	\$247,841.90	14%
Rent Revenue								
Tenant Rent	\$348,007.15	\$377,994.33	(\$29,987.18)	\$347,328.10	\$363,497.56	(\$16,169.46)	\$679.05	0%
Other Income	\$70,041.16	\$48,692.85	\$21,348.31	\$52,173.41	\$36,131.52	\$16,041.89	\$17,867.75	34%
Rental Subsidies	\$214,021.00	\$221,167.16	(\$7,146.16)	\$207,599.64	\$217,394.05	(\$9,794.41)	\$6,421.36	3%
Bad Debt	(\$39,000.54)	(\$14,991.49)	(\$24,009.05)	(\$12,853.88)	(\$3,460.32)	(\$9,393.56)	(\$26,146.66)	203%
Total Rent Revenue	\$593,068.77	\$632,862.85	(\$39,794.08)	\$594,247.27	\$613,562.81	(\$19,315.54)	(\$1,178.50)	0%
Other Revenue								
Program Reimbursements	\$14,885,537.24	\$15,452,925.84	(\$567,388.60)	\$14,286,156.69	\$14,881,403.97	(\$595,247.28)	\$599,380.55	4%
Rental Income	\$99,127.25	\$79,546.79	\$19,580.46	\$75,126.33	\$54,580.90	\$20,545.43	\$24,000.92	32%
Administrative Fees	\$731,054.59	\$813,534.87	(\$82,480.28)	\$661,502.70	\$615,316.82	\$46,185.88	\$69,551.89	11%
Management Fees	\$206,311.28	\$211,045.85	(\$4,734.57)	\$294,918.64	\$291,331.08	\$3,587.56	(\$88,607.36)	-30%
Developer Fee	\$54,293.09	\$168,834.00	(\$114,540.91)	\$154,422.00	\$100,000.00	\$54,422.00	(\$100,128.91)	-65%
Compliance Monitoring	\$16,158.38	\$13,241.62	\$2,916.76	\$13,078.38	\$13,078.29	\$0.09	\$3,080.00	24%
Private Foundations/Donations	\$287,057.79	\$462,167.49	(\$175,109.70)	\$185,494.94	\$218,541.23	(\$33,046.29)	\$101,562.85	55%
Fundraising Events - Net	\$7,601.00	\$0.00	\$7,601.00	\$33,073.16	\$11,900.00	\$21,173.16	(\$25,472.16)	-77%
Other Income	\$254,536.30	\$65,329.00	\$189,207.30	\$232,118.59	\$18,185.92	\$213,932.67	\$22,417.71	10%
Total Other Revenue	\$16,541,676.92	\$17,266,625.46	(\$724,948.54)	\$15,935,891.43	\$16,204,338.21	(\$268,446.78)	\$605,785.49	4%
Total Revenue	\$19,210,023.18	\$19,350,793.64	(\$140,770.46)	\$18,357,574.29	\$18,143,933.63	\$213,640.66	\$852,448.89	5%
Personnel Cost								
Salaries & Wages	\$2,198,583.14	\$2,341,239.44	\$142,656.30	\$2,058,986.73	\$2,133,117.28	\$74,130.55	\$139,596.41	7%
Taxes & Benefits	\$579,694.67	\$677,543.21	\$97,848.54	\$584,242.13	\$612,385.04	\$28,142.91	(\$4,547.46)	-1%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Personnel Cost	\$2,778,277.81	\$3,018,782.65	\$240,504.84	\$2,643,228.86	\$2,745,502.32	\$102,273.46	\$135,048.95	5%
Administrative Expenses								
Consulting & Professional Fees	\$171,299.02	\$74,116.59	(\$97,182.43)	\$115,689.31	\$92,220.68	(\$23,468.63)	\$55,609.71	48%
Office Supplies	\$43,282.24	\$37,237.64	(\$6,044.60)	\$35,927.81	\$35,946.36	\$18.55	\$7,354.43	20%
Computer Supplies & Software	\$58,873.36	\$83,016.56	\$24,143.20	\$73,388.04	\$55,500.67	(\$17,887.37)	(\$14,514.68)	-20%
Mileage & Travel	\$18,937.39	\$17,272.59	(\$1,664.80)	\$8,596.48	\$8,722.19	\$125.71	\$10,340.91	120%
Conferences & Training	\$24,430.84	\$38,901.26	\$14,470.42	\$18,913.08	\$30,308.52	\$11,395.44	\$5,517.76	29%
Meetings & Events	\$2,741.69	\$3,686.50	\$944.81	\$5,748.21	\$4,041.82	(\$1,706.39)	(\$3,006.52)	-52%
Uniforms	\$1,042.36	\$1,342.00	\$299.64	\$150.00	\$1,175.00	\$1,025.00	\$892.36	595%
Supportive Services Admin	\$45,651.48	\$53,543.35	\$7,891.87	\$40,590.58	\$36,636.11	(\$3,954.47)	\$5,060.90	12%
Other Overhead	\$681,378.63	\$607,403.13	(\$73,975.50)	\$212,019.42	\$26,938.80	(\$185,080.62)	\$469,359.21	221%
Total Administrative Expense	\$1,047,637.01	\$916,519.62	(\$131,117.39)	\$511,022.93	\$291,490.15	(\$219,532.78)	\$536,614.08	105%
Property Expenses								
Management Fees	\$13,637.69	\$13,997.62	\$359.93	\$114,698.77	\$117,723.65	\$3,024.88	(\$101,061.08)	-88%
Compliance Fees								
Utilities	\$400,459.91	\$431,902.42	\$31,442.51	\$387,491.67	\$400,966.88	\$13,475.21	\$12,968.24	3%
Telephone	\$41,517.57	\$41,740.75	\$223.18	\$46,407.91	\$40,890.93	(\$5,516.98)	(\$4,890.34)	-11%
Security	\$33,889.13	\$33,419.71	(\$469.42)	\$534,265.22	\$563,602.14	\$29,336.92	(\$500,376.09)	-94%
Repairs & Maintenance	\$384,338.00	\$396,278.84	\$11,940.84	\$386,501.97	\$318,113.55	(\$68,388.42)	(\$2,163.97)	-1%
Cleaning	\$114,012.78	\$120,090.86	\$6,078.08	\$91,542.50	\$92,826.31	\$1,283.81	\$22,470.28	25%
Pest Control	\$6,191.05	\$7,594.85	\$1,403.80	\$3,477.25	\$16,030.04	\$12,552.79	\$2,713.80	78%
Insurance	\$54,540.77	\$54,387.73	(\$153.04)	\$52,588.42	\$55,103.22	\$2,514.80	\$1,952.35	4%
Taxes & Assessments	\$8,451.18	\$9,708.00	\$1,256.82	\$20,608.91	\$15,065.92	(\$5,542.99)	(\$12,157.73)	-59%
Other Property Expenses	(\$108,963.31)	\$92,084.59	\$201,047.90	\$91,568.71	\$88,251.02	(\$3,317.69)	(\$200,532.02)	-219%
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Property Expense	\$948,074.77	\$1,201,205.37	\$253,130.60	\$1,729,151.33	\$1,708,573.66	(\$20,577.67)	(\$781,076.56)	-45%
Program Expenses								
Rental Assistance	\$12,227,610.84	\$12,827,639.79	\$600,028.95	\$11,753,071.50	\$12,134,667.58	\$381,596.08	\$474,539.34	4%
Supportive Services	\$913,687.02	\$1,087,372.12	\$173,685.10	\$876,083.95	\$1,014,613.25	\$138,529.30	\$37,603.07	4%
Other Direct Costs	\$214,939.27	\$158,415.21	(\$56,524.06)	\$143,550.12	\$131,979.14	(\$11,570.98)	\$71,389.15	50%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Program Expense	\$13,356,237.13	\$14,073,427.12	\$717,189.99	\$12,772,705.57	\$13,281,259.97	\$508,554.40	\$583,531.56	5%
Interest Expense								
Mortgage Interest	\$8,755.98	\$8,983.31	\$227.33	\$9,574.59	\$10,173.29	\$598.70	(\$818.61)	-9%
Other Interest Expense	\$0.00	\$5,000.00	(\$5,000.00)	\$4,118.83	\$6,999.98	(\$2,881.15)	(\$4,118.83)	-100%
Total Interest	\$8,755.98	\$13,983.31	\$5,227.33	\$13,693.42	\$17,173.27	\$3,479.85	(\$4,937.44)	-36%
Total Expenses	\$18,138,982.70	\$19,223,918.07	\$1,084,935.37	\$17,669,802.11	\$18,043,999.37	\$374,197.26	\$469,180.59	3%
Change In Net Assets Before Depreciation	\$1,071,040.48	\$126,875.57	(\$944,164.91)	\$687,772.18	\$99,934.26	(\$587,837.92)	\$383,268.30	56%
Depreciation	\$400,176.99	\$342,838.76	(\$57,338.23)	\$504,040.65	\$331,257.09	(\$172,783.56)	(\$103,863.66)	-21%
Change In Net Assets After Depreciation	\$670,863.49	(\$215,963.19)	(\$886,826.68)	\$183,731.53	(\$231,322.83)	(\$415,054.36)	\$487,131.96	265%

Construction and Rehab Projects

Operating Results

July, 2019

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance
Contract Revenue							
ADAMHS Board Revenue							
United Way							
Other Contract Revenue	\$176,135.77	\$0.00	\$176,135.77	Construction draws	\$619,814.45	\$0.00	\$619,814.45
Total Contract revenue	\$176,135.77	\$0.00	\$176,135.77		\$619,814.45	\$0.00	\$619,814.45
Rent Revenue							
Tenant Rent							
Other Income							
Rental Subsidies							
Bad Debt							
Total Rent Revenue							
Other Revenue							
Program Reimbursements							
Rental Income							
Administrative Fees							
Management Fees							
Developer Fee							
Compliance Monitoring							
Private Foundations/Donations							
Fundraising Events - Net							
Other Income	\$200,920.13	\$0.00	\$200,920.13	\$129K proceeds from sale of W.45 St. property and \$71,641 of insurance proceeds from several property incidents.	\$200,920.13	\$0.00	\$200,920.13
Total Other Revenue	\$200,920.13	\$0.00	\$200,920.13		\$200,920.13	\$0.00	\$200,920.13
Total Revenue	\$377,055.90	\$0.00	\$377,055.90		\$820,734.58	\$0.00	\$820,734.58
Personnel Cost							
Salaries & Wages							
Taxes & Benefits							
Total Personnel Cost							
Administrative Expenses							
Consulting & Professional Fees	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Office Supplies							
Computer Supplies & Software							

Construction and Rehab Projects

Operating Results

July, 2019

Mileage & Travel							
Conferences & Training							
Meetings & Events							
Uniforms							
Supportive Services Admin							
Other Overhead	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Total Administrative Expense	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Property Expenses							
Management Fees							
Compliance Fees							
Utilities							
Telephone							
Security	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Repairs & Maintenance	\$813.44	\$0.00	(\$813.44)		\$813.44	\$0.00	(\$813.44)
Cleaning	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Pest Control							
Insurance							
Taxes & Assessments							
Other Property Expenses	(\$217,056.42)	\$0.00	\$217,056.42	Activity includes loss from disposal of W. 45th St. property and LEC East.	(\$217,056.42)	\$0.00	\$217,056.42
Capital Reserve							
Total Property Expense	(\$216,242.98)	\$0.00	\$216,242.98		(\$216,242.98)	\$0.00	\$216,242.98
Program Expenses							
Rental Assistance							
Supportive Services							
Other Direct Costs	\$27.61	\$0.00	(\$27.61)		\$27.61	\$0.00	(\$27.61)
Total Program Expense	\$27.61	\$0.00	(\$27.61)		\$27.61	\$0.00	(\$27.61)
Interest Expense							
Mortgage Interest							
Other Interest Expense							
Total Interest							
Total Expenses	(\$216,215.37)	\$0.00	\$216,215.37		(\$216,215.37)	\$0.00	\$216,215.37
Change In Net Assets Before Depreciation	\$593,271.27	\$0.00	\$593,271.27		\$1,036,949.95	\$0.00	\$1,036,949.95
Depreciation							

Construction and Rehab Projects

Operating Results

July, 2019

Change In Net Assets After Depreciation	\$593,271.27	\$0.00	\$593,271.27		\$1,036,949.95	\$0.00	\$1,036,949.95
-----------------------------------------	--------------	--------	--------------	--	----------------	--------	----------------

Construction and Rehab Projects

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Contract Revenue								
ADAMHS Board Revenue								
United Way								
Other Contract Revenue	\$619,814.45	\$0.00	\$619,814.45	\$490,089.52	\$0.00	\$490,089.52	\$129,724.93	26%
Total Contract revenue	\$619,814.45	\$0.00	\$619,814.45	\$490,089.52	\$0.00	\$490,089.52	\$129,724.93	26%
Rent Revenue								
Tenant Rent								
Other Income								
Rental Subsidies								
Bad Debt								
Total Rent Revenue								
Other Revenue								
Program Reimbursements								
Rental Income								
Administrative Fees								
Management Fees								
Developer Fee								
Compliance Monitoring								
Private Foundations/Donations								
Fundraising Events - Net								
Other Income	\$200,920.13	\$0.00	\$200,920.13	\$0.00	\$0.00	\$0.00	\$200,920.13	
Total Other Revenue	\$200,920.13	\$0.00	\$200,920.13	\$0.00	\$0.00	\$0.00	\$200,920.13	
Total Revenue	\$820,734.58	\$0.00	\$820,734.58	\$490,089.52	\$0.00	\$490,089.52	\$330,645.06	67%
Personnel Cost								
Salaries & Wages								
Taxes & Benefits								
Total Personnel Cost								

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Administrative Expenses								
Consulting & Professional Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Office Supplies								
Computer Supplies & Software								
Mileage & Travel								
Conferences & Training								
Meetings & Events								
Uniforms								
Supportive Services Admin								
Other Overhead	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Administrative Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Property Expenses								
Management Fees								
Compliance Fees								
Utilities								
Telephone								
Security	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Repairs & Maintenance	\$813.44	\$0.00	(\$813.44)	\$0.00	\$0.00	\$0.00	\$813.44	
Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Pest Control								
Insurance								
Taxes & Assessments								
Other Property Expenses	(\$217,056.42)	\$0.00	\$217,056.42	\$0.00	\$0.00	\$0.00	(\$217,056.42)	
Capital Reserve								
Total Property Expense	(\$216,242.98)	\$0.00	\$216,242.98	\$0.00	\$0.00	\$0.00	(\$216,242.98)	
Program Expenses								
Rental Assistance								
Supportive Services								
Other Direct Costs	\$27.61	\$0.00	(\$27.61)	\$0.00	\$0.00	\$0.00	\$27.61	
Total Program Expense	\$27.61	\$0.00	(\$27.61)	\$0.00	\$0.00	\$0.00	\$27.61	

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Interest Expense								
Mortgage Interest								
Other Interest Expense								
Total Interest								
Total Expenses	(\$216,215.37)	\$0.00	\$216,215.37	\$0.00	\$0.00	\$0.00	(\$216,215.37)	
Change In Net Assets Before Depreciation	\$1,036,949.95	\$0.00	(\$1,036,949.95)	\$490,089.52	\$0.00	(\$490,089.52)	\$546,860.43	112%
Depreciation								
Change In Net Assets After Depreciation	<u>\$1,036,949.95</u>	<u>\$0.00</u>	<u>(\$1,036,949.95)</u>	<u>\$490,089.52</u>	<u>\$0.00</u>	<u>(\$490,089.52)</u>	<u>\$546,860.43</u>	<u>112%</u>

<p style="text-align: center;">Total Grants Operating Results July, 2019</p>							
	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance
Contract Revenue							
ADAMHS Board Revenue							
United Way	\$8,458.00	\$8,458.30	(\$0.30)		\$59,210.00	\$59,208.10	\$1.90
Other Contract Revenue	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Total Contract revenue	\$8,458.00	\$8,458.30	(\$0.30)		\$59,210.00	\$59,208.10	\$1.90
Rent Revenue							
Tenant Rent							
Other Income							
Rental Subsidies	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Bad Debt							
Total Rent Revenue	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Other Revenue							
Program Reimbursements	\$2,057,655.31	\$2,205,043.26	(\$147,387.95)		\$14,867,822.44	\$15,435,303.41	(\$567,480.97)
Rental Income							
Administrative Fees	\$103,976.44	\$105,614.63	(\$1,638.19)	Majority of YTD variance is due to the admin budget including an increase, effective May first for the 93 grant, but budgeted evenly over the entire year. YTD variance is less than month before but administrative grant allocations are currently being reviewed to make sure the 93 grant does spend through the admin portion.	\$662,207.91	\$740,210.15	(\$78,002.24)
Management Fees	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Developer Fee							
Compliance Monitoring							
Private Foundations/Donations	\$101,063.47	\$69,566.39	\$31,497.08	Current month variance is mostly due to \$72,500 received from the Cleveland Foundation and \$5,902 of revenue recognized from the Reinberger foundation and Sisters of Charity tenant assistance and rental assistance grants, all of which are not budgeted. The positive variance is offset by Day 1 funds not being spent as quickly as was anticipated when the budget was prepared. \$22,658 and \$90,993 of Day 1 funds have been spent for the current month and YTD, respectively, but \$70K and \$277K is budgeted for the current month and YTD, respectively.	\$237,130.26	\$317,168.05	(\$80,037.79)
Fundraising Events - Net							
Other Income	\$19.35	\$0.00	\$19.35		\$119.97	\$0.00	\$119.97
Total Other Revenue	\$2,262,714.57	\$2,380,224.28	(\$117,509.71)		\$15,767,280.58	\$16,492,681.61	(\$725,401.03)
Total Revenue	\$2,271,172.57	\$2,388,682.58	(\$117,510.01)		\$15,826,490.58	\$16,551,889.71	(\$725,399.13)
Personnel Cost							
Salaries & Wages	\$177,246.18	\$175,854.70	(\$1,391.48)		\$1,273,752.83	\$1,323,586.35	\$49,833.52
Taxes & Benefits	\$52,745.36	\$51,470.82	(\$1,274.54)		\$339,498.83	\$373,832.26	\$34,333.43
Total Personnel Cost	\$229,991.54	\$227,325.52	(\$2,666.02)		\$1,613,251.66	\$1,697,418.61	\$84,166.95
Administrative Expenses							
Consulting & Professional Fees	\$9,282.02	\$4,319.85	(\$4,962.17)	Current month and YTD variances are due to contract services expensed to SPC, RRR and SHP grants from Area Temps for a total of \$2,677 and \$22,897, respectively. Broker fees charged to Cleveland Foundation grant account for \$2,103 and \$12,884 of the monthly and YTD variances, respectively.	\$67,474.68	\$30,239.25	(\$37,235.43)

<p style="text-align: center;">Total Grants Operating Results July, 2019</p>							
	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance
Office Supplies	\$3,956.49	\$3,887.08	(\$69.41)	YTD variance is due to the bulk purchase of envelopes and general office supplies that was charged to the RRH and SHP grants in April and due to the purchase of several office chairs and office equipment for replacement of broken office equipment. EDEN will still receive reimbursement from grants for office supplies even though expenses are over the current budget.	\$33,947.22	\$27,210.03	(\$6,737.19)
Computer Supplies & Software	\$5,729.21	\$7,459.98	\$1,730.77	Current month variance is due to less computer supplies purchased than budgeted.	\$49,263.57	\$52,219.92	\$2,956.35
Mileage & Travel	\$939.11	\$1,863.89	\$924.78	Current and YTD variances are due to the timing of travel and mileage.	\$10,836.26	\$13,047.38	\$2,211.12
Conferences & Training	\$2,711.01	\$3,811.89	\$1,100.88	Current month and YTD variances are due to the timing of conferences and training.	\$16,576.23	\$29,433.25	\$12,857.02
Meetings & Events	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Uniforms	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Supportive Services Admin	\$4,457.81	\$7,649.06	\$3,191.25	Supportive service accruals are based on past actual invoices received. Supportive service invoices were received for the LOCCS, RRH and ESG grants from the sub-recipients in July and were less than anticipated. The accruals were adjusted to agree to the invoices received and resulted in current month variance.	\$45,651.48	\$53,543.35	\$7,891.87
Other Overhead	\$92,341.69	\$84,044.38	(\$8,297.31)	\$11K of current month and \$70K of YTD variances are the result of budget for ODSA front desk at LIHTC buildings being spread evenly over the year but forecasted to be all spent before the end of the year. Current month variance is less than \$11K because \$2,500 is budgeted for United Way grant funds but none was passed through to LIHTC buildings. Remaining YTD variance is due to the United Way grant, that ended June 30, being spent all in 2019 and not in 2018.	\$668,059.35	\$588,310.91	(\$79,748.44)
Total Administrative Expense	\$119,417.34	\$113,036.13	(\$6,381.21)		\$891,808.79	\$794,004.09	(\$97,804.70)
Property Expenses							
Management Fees	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Compliance Fees							
Utilities							
Telephone	\$100.83	\$0.66	(\$100.17)	YTD variance is due to cell phone expense charged and reimbursed by SPC 93 and RRH EDEN grants but not included in budget.	\$860.50	\$4.67	(\$855.83)
Security	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Repairs & Maintenance	\$0.00	\$0.00	\$0.00		\$95.40	\$0.00	(\$95.40)
Cleaning							
Pest Control							
Insurance	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Taxes & Assessments							
Other Property Expenses	\$3,355.00	\$0.00	(\$3,355.00)	Current month and YTD variances are the result of private donation money from the Reinberger Foundation used to pay for furniture for tenants that was not budgeted for.	\$14,321.48	\$0.00	(\$14,321.48)
Capital Reserve							
Total Property Expense	\$3,455.83	\$0.66	(\$3,455.17)		\$15,277.38	\$4.67	(\$15,272.71)
Program Expenses							

<p style="text-align: center;">Total Grants Operating Results July, 2019</p>							
	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance
Rental Assistance	\$1,733,189.09	\$1,854,356.43	\$121,167.34		\$12,227,610.84	\$12,827,639.79	\$600,028.95
Supportive Services	\$92,367.07	\$155,338.87	\$62,971.80	Supportive service accruals are based on past actual invoices received. Some supportive service invoices were received for the LOCCS, RRH and ESG grants from the sub-recipients in July and were less than anticipated. The accruals were adjusted to agree to the invoices received and resulted in current month variance. In addition, accruals for a grant that ended June 30, and is merged with two other grants, will not be made until the new merged grant begins.	\$913,687.02	\$1,087,372.12	\$173,685.10
Other Direct Costs	\$27,669.95	\$20,599.62	(\$7,070.33)	\$4K of current month variance is due to greater than usual office space rental charged to grants because of annual D&O insurance premium and \$2,500 of variance is due to tenant assistance on Sisters of Charity grant that was not budgeted for. \$37K of YTD variance is due to tenant assistance being over budget on the Sisters of Charity and CTP grants. \$15K of YTD variance is due to the purchase of servers in May. Remaining YTD variance is due to office space rental being \$2,300 over budget on SHP grants because of inspections.	\$201,396.84	\$143,653.89	(\$57,742.95)
Total Program Expense	\$1,853,226.11	\$2,030,294.92	\$177,068.81		\$13,342,694.70	\$14,058,665.80	\$715,971.10
Interest Expense							
Mortgage Interest	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Other Interest Expense	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Total Interest	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Total Expenses	\$2,206,090.82	\$2,370,657.23	\$164,566.41		\$15,863,032.53	\$16,550,093.17	\$687,060.64
Change In Net Assets Before Depreciation	\$65,081.75	\$18,025.35	\$47,056.40		(\$36,541.95)	\$1,796.54	(\$38,338.49)
Depreciation	\$706.72	\$706.66	(\$0.06)		\$4,946.99	\$4,946.64	(\$0.35)
Change In Net Assets After Depreciation	\$64,375.03	\$17,318.69	\$47,056.34		(\$41,488.94)	(\$3,150.10)	(\$38,338.84)

Total Grants

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Contract Revenue								
ADAMHS Board Revenue								
United Way	\$59,210.00	\$59,208.10	\$1.90	\$43,089.00	\$40,399.75	\$2,689.25	\$16,121.00	37%
Other Contract Revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Contract revenue	\$59,210.00	\$59,208.10	\$1.90	\$43,089.00	\$40,399.75	\$2,689.25	\$16,121.00	37%
Rent Revenue								
Tenant Rent								
Other Income								
Rental Subsidies	\$0.00	\$0.00	\$0.00	\$245.64	\$0.00	\$245.64	(\$245.64)	-100%
Bad Debt								
Total Rent Revenue	\$0.00	\$0.00	\$0.00	\$245.64	\$0.00	\$245.64	(\$245.64)	-100%
Other Revenue								
Program Reimbursements	\$14,867,822.44	\$15,435,303.41	(\$567,480.97)	\$14,283,837.61	\$14,881,403.97	(\$597,566.36)	\$583,984.83	4%
Rental Income								
Administrative Fees	\$662,207.91	\$740,210.15	(\$78,002.24)	\$597,493.02	\$548,385.41	\$49,107.61	\$64,714.89	11%
Management Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Developer Fee								
Compliance Monitoring								
Private Foundations/Donations	\$237,130.26	\$317,168.05	(\$80,037.79)	\$116,804.68	\$133,958.24	(\$17,153.56)	\$120,325.58	103%
Fundraising Events - Net								
Other Income	\$119.97	\$0.00	\$119.97	\$225.06	\$0.00	\$225.06	(\$105.09)	-47%
Total Other Revenue	\$15,767,280.58	\$16,492,681.61	(\$725,401.03)	\$14,998,360.37	\$15,563,747.62	(\$565,387.25)	\$768,920.21	5%
Total Revenue	\$15,826,490.58	\$16,551,889.71	(\$725,399.13)	\$15,041,695.01	\$15,604,147.37	(\$562,452.36)	\$784,795.57	5%
Personnel Cost								
Salaries & Wages	\$1,273,752.83	\$1,323,586.35	\$49,833.52	\$1,140,954.91	\$1,202,178.25	\$61,223.34	\$132,797.92	12%
Taxes & Benefits	\$339,498.83	\$373,832.26	\$34,333.43	\$325,931.83	\$352,194.61	\$26,262.78	\$13,567.00	4%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Personnel Cost	\$1,613,251.66	\$1,697,418.61	\$84,166.95	\$1,466,886.74	\$1,554,372.86	\$87,486.12	\$146,364.92	10%
Administrative Expenses								
Consulting & Professional Fees	\$67,474.68	\$30,239.25	(\$37,235.43)	\$60,287.29	\$58,936.42	(\$1,350.87)	\$7,187.39	12%
Office Supplies	\$33,947.22	\$27,210.03	(\$6,737.19)	\$22,519.35	\$26,508.50	\$3,989.15	\$11,427.87	51%
Computer Supplies & Software	\$49,263.57	\$52,219.92	\$2,956.35	\$51,224.12	\$38,021.54	(\$13,202.58)	(\$1,960.55)	-4%
Mileage & Travel	\$10,836.26	\$13,047.38	\$2,211.12	\$5,539.77	\$2,895.57	(\$2,644.20)	\$5,296.49	96%
Conferences & Training	\$16,576.23	\$29,433.25	\$12,857.02	\$15,188.28	\$19,970.20	\$4,781.92	\$1,387.95	9%
Meetings & Events	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Uniforms	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Supportive Services Admin	\$45,651.48	\$53,543.35	\$7,891.87	\$40,590.58	\$36,636.11	(\$3,954.47)	\$5,060.90	12%
Other Overhead	\$668,059.35	\$588,310.91	(\$79,748.44)	\$16,294.02	\$14,362.18	(\$1,931.84)	\$651,765.33	4000%
Total Administrative Expense	\$891,808.79	\$794,004.09	(\$97,804.70)	\$211,643.41	\$197,330.52	(\$14,312.89)	\$680,165.38	321%
Property Expenses								
Management Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Compliance Fees								
Utilities								
Telephone	\$860.50	\$4.67	(\$855.83)	\$976.05	\$21.57	(\$954.48)	(\$115.55)	-12%
Security	\$0.00	\$0.00	\$0.00	\$499,984.81	\$531,187.63	\$31,202.82	(\$499,984.81)	-100%
Repairs & Maintenance	\$95.40	\$0.00	(\$95.40)	\$0.00	\$0.00	\$0.00	\$95.40	
Cleaning								
Pest Control								
Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Taxes & Assessments								
Other Property Expenses	\$14,321.48	\$0.00	(\$14,321.48)	\$0.00	\$0.00	\$0.00	\$14,321.48	
Capital Reserve								
Total Property Expense	\$15,277.38	\$4.67	(\$15,272.71)	\$500,960.86	\$531,209.20	\$30,248.34	(\$485,683.48)	-97%
Program Expenses								
Rental Assistance	\$12,227,610.84	\$12,827,639.79	\$600,028.95	\$11,753,071.50	\$12,134,667.58	\$381,596.08	\$474,539.34	4%
Supportive Services	\$913,687.02	\$1,087,372.12	\$173,685.10	\$876,083.95	\$1,014,613.25	\$138,529.30	\$37,603.07	4%
Other Direct Costs	\$201,396.84	\$143,653.89	(\$57,742.95)	\$132,784.12	\$120,952.99	(\$11,831.13)	\$68,612.72	52%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Program Expense	\$13,342,694.70	\$14,058,665.80	\$715,971.10	\$12,761,939.57	\$13,270,233.82	\$508,294.25	\$580,755.13	5%
Interest Expense								
Mortgage Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Interest Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenses	\$15,863,032.53	\$16,550,093.17	\$687,060.64	\$14,941,430.58	\$15,553,146.40	\$611,715.82	\$921,601.95	6%
Change In Net Assets Before Depreciation	(\$36,541.95)	\$1,796.54	\$38,338.49	\$100,264.43	\$51,000.97	(\$49,263.46)	(\$136,806.38)	-136%
Depreciation	\$4,946.99	\$4,946.64	(\$0.35)	\$3,533.56	\$0.00	(\$3,533.56)	\$1,413.43	40%
Change In Net Assets After Depreciation	(\$41,488.94)	(\$3,150.10)	\$38,338.84	\$96,730.87	\$51,000.97	(\$45,729.90)	(\$138,219.81)	-143%

Total Headquarters

Operating Results

July, 2019

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance
Contract Revenue							
ADAMHS Board Revenue	(\$1,473.76)	\$6,434.56	(\$7,908.32)	Current month balance is due to the July ADAMHS Board bill for LEC West including a \$6,708 real estate tax refund that offset request for reimbursement of expenditures. YTD variance is due to timing of LEC West expenditures that are reimbursed by the ADAMHS Board.	\$27,837.95	\$45,041.92	(\$17,203.97)
United Way							
Other Contract Revenue	\$441.10	\$2,585.57	(\$2,144.47)	Current month and YTD variances are the result of repairs and maintenance at the Front Steps for Transitional Housing building being greater than expected and, as a result, EDEN has not been reimbursed for all July repairs and maintenance. EDEN management is working with Front Steps to receive reimbursement.	\$22,150.92	\$18,099.00	\$4,051.92
Total Contract revenue	(\$1,032.66)	\$9,020.13	(\$10,052.79)		\$49,988.87	\$63,140.92	(\$13,152.05)
Rent Revenue							
Tenant Rent	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Other Income	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Rental Subsidies	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Bad Debt	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Total Rent Revenue	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Other Revenue							
Program Reimbursements	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Rental Income	\$18,924.35	\$11,363.82	\$7,560.53	Current and YTD variances are due to office space rental paid to headquarters, reimbursement for overhead by rental assistance and property management programs. Amount will vary month to month and is dependent on the amount of expenditures at headquarters that are determined to be overhead and allocated across programs.	\$99,127.25	\$79,546.79	\$19,580.46
Administrative Fees	\$12,335.26	\$10,474.96	\$1,860.30	Current month variance is due to a receivable posted for partnership administrative fees due from Greenbridge for the first seven months of the year.	\$68,846.68	\$73,324.72	(\$4,478.04)
Management Fees	\$31,366.61	\$30,756.56	\$610.05		\$206,246.62	\$211,045.85	(\$4,799.23)
Developer Fee	\$0.00	\$109,257.00	(\$109,257.00)	Current month variance is due to the timing of developer fees receivable on the Phase III rehab project and on EA XI that are budgeted in July but expected to be received in September.	\$54,293.09	\$168,834.00	(\$114,540.91)

Total Headquarters

Operating Results

July, 2019

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance
Compliance Monitoring	\$2,308.34	\$1,891.66	\$416.68	YTD variance is due to compliance fees received from Greenbridge II, \$417 a month, not included in budget.	\$16,158.38	\$13,241.62	\$2,916.76
Private Foundations/Donations	\$626.87	\$19,999.92	(\$19,373.05)	Current month and YTD variances are due to timing of private foundation contributions, which are under budget \$82,166, and timing of donations, which are under budget \$12,906. YTD balance includes \$30,000 from Nord Foundation for general operations and support. Contributions from the Cleveland Foundation are included on the grants statement of activities.	\$49,927.53	\$144,999.44	(\$95,071.91)
Fundraising Events - Net	\$7,500.00	\$0.00	\$7,500.00	EDEN has received \$7,500 and \$12,000 of contributions for the EDEN Rent party in the current month and YTD, respectively. YTD contributions are offset by \$4,399 down payment on the venue for the event.	\$7,601.00	\$0.00	\$7,601.00
Other Income	\$1,089.43	\$25,750.00	(\$24,660.57)	Current month variance is due to budget including a rebate of \$25K from workers compensation but a rebate has not been received. YTD variance is offset by earnings from Lorain County inspections being greater than expected.	\$10,077.07	\$30,250.00	(\$20,172.93)
Total Other Revenue	\$74,150.86	\$209,493.92	(\$135,343.06)		\$512,277.62	\$721,242.42	(\$208,964.80)
Total Revenue	\$73,118.20	\$218,514.05	(\$145,395.85)		\$562,266.49	\$784,383.34	(\$222,116.85)
Personnel Cost							
Salaries & Wages	\$51,171.84	\$57,542.07	\$6,370.23	Current month and YTD variances are mostly due to the procurement position not hired for yet. Remaining YTD variance is due to the fund raising and communications coordinator position not filled until the beginning of April.	\$377,593.46	\$431,683.07	\$54,089.61
Taxes & Benefits	\$18,929.00	\$17,582.49	(\$1,346.51)	YTD variance is due to vacant positions mentioned above, COBRA premium reimbursements for terminated employees and due to 403(b) Plan forfeitures applied to employer contribution.	\$83,567.51	\$127,200.23	\$43,632.72
Total Personnel Cost	\$70,100.84	\$75,124.56	\$5,023.72		\$461,160.97	\$558,883.30	\$97,722.33
Administrative Expenses							

Total Headquarters

Operating Results

July, 2019

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance
Consulting & Professional Fees	\$3,230.63	\$5,231.32	\$2,000.69	Current month legal fees are \$1,427 over budget and \$13,747 over budget YTD. Consulting is \$2,488 and \$3,044 under budget in the current month and YTD, respectively, because budget includes broker fee charges that are being reimbursed by the Cleveland Foundation and are included on the grants statement of activities. Dues, fees and subscriptions are \$913 and \$5,272 under budget for the current month and YTD, respectively, due to timing of invoices.	\$33,594.06	\$27,701.32	(\$5,892.74)
Office Supplies	\$976.29	\$1,010.98	\$34.69	YTD variance is due to less purchases of office supplies than budgeted.	\$8,227.81	\$9,510.98	\$1,283.17
Computer Supplies & Software	\$495.33	\$830.00	\$334.67	YTD variance is due to less purchases by information systems department than budgeted for.	\$8,908.01	\$29,405.00	\$20,496.99
Mileage & Travel	\$540.60	\$774.98	\$234.38	YTD variance is due to mileage, hotel and per-diem meal reimbursements for two employees in the property development department that attended a training in Columbus, costing \$3,216, that was not a budgeted expense.	\$7,605.13	\$3,934.97	(\$3,670.16)
Conferences & Training	\$617.51	\$403.00	(\$214.51)	YTD variance is due to the timing of conferences and trainings.	\$4,625.91	\$6,768.00	\$2,142.09
Meetings & Events	\$330.54	\$616.00	\$285.46	YTD variance is due to the timing of meetings and events.	\$2,734.78	\$3,494.00	\$759.22
Uniforms	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Supportive Services Admin							
Other Overhead	\$1,307.63	\$1,726.66	\$419.03	YTD variance is due to EDEN not passing through lodging kit grant funds to the LIHTCs because contributions for lodging kit expenditures have not been received yet.	\$10,870.94	\$17,814.67	\$6,943.73
Total Administrative Expense	\$7,498.53	\$10,592.94	\$3,094.41		\$76,566.64	\$98,628.94	\$22,062.30
Property Expenses							
Management Fees	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Compliance Fees							
Utilities	\$4,270.06	\$4,149.00	(\$121.06)		\$24,873.20	\$26,996.00	\$2,122.80
Telephone	\$2,884.08	\$2,858.58	(\$25.50)		\$18,493.00	\$20,011.07	\$1,518.07
Security	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Repairs & Maintenance	\$6,934.27	\$2,575.66	(\$4,358.61)	The current month variance is mostly due to greater than expected purchases of supplies that will be charged off to properties in later months. It is also due to the LEC West HVAC contract charged in July but budgeted for June. The YTD variance is due to greater than expected repairs at the Front Steps for Transitional Housing building and HVAC repairs at LEC West.	\$40,864.42	\$28,945.16	(\$11,919.26)

Total Headquarters

Operating Results

July, 2019

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance
Cleaning	\$845.00	\$1,000.00	\$155.00	YTD variance is due to the cost of cleaning services at headquarters trending less than budgeted.	\$5,365.00	\$7,000.00	\$1,635.00
Pest Control	\$0.00	\$25.00	\$25.00		\$0.00	\$175.00	\$175.00
Insurance	\$2,185.53	\$1,975.33	(\$210.20)	YTD variance is due to unbudgeted insurance expense at LEC East.	\$17,333.11	\$15,358.31	(\$1,974.80)
Taxes & Assessments	(\$6,708.04)	\$0.00	\$6,708.04	LEC West 2018 real estate tax refund received.	(\$6,708.04)	\$7,150.00	\$13,858.04
Other Property Expenses	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Capital Reserve	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Total Property Expense	\$10,410.90	\$12,583.57	\$2,172.67		\$100,220.69	\$105,635.54	\$5,414.85
Program Expenses							
Rental Assistance							
Supportive Services							
Other Direct Costs	\$45.83	\$158.33	\$112.50		\$363.68	\$1,108.32	\$744.64
Total Program Expense	\$45.83	\$158.33	\$112.50		\$363.68	\$1,108.32	\$744.64
Interest Expense							
Mortgage Interest	\$749.86	\$800.00	\$50.14		\$5,431.39	\$5,600.00	\$168.61
Other Interest Expense	\$0.00	\$0.00	\$0.00		\$0.00	\$5,000.00	\$5,000.00
Total Interest	\$749.86	\$800.00	\$50.14		\$5,431.39	\$10,600.00	\$5,168.61
Total Expenses	\$88,805.96	\$99,259.40	\$10,453.44		\$643,743.37	\$774,856.10	\$131,112.73
Change In Net Assets Before Depreciation	(\$15,687.76)	\$119,254.65	(\$134,942.41)		(\$81,476.88)	\$9,527.24	(\$91,004.12)
Depreciation	(\$3,540.94)	\$6,067.39	\$9,608.33	Current month variance is due to the disposal of LEC East fixed assets and adjustment to depreciation in July. Property was transferred in May and YTD balance includes LEC East depreciation for January through April that was not budgeted.	\$69,555.94	\$42,473.73	(\$27,082.21)
Change In Net Assets After Depreciation	(\$12,146.82)	\$113,187.26	(\$125,334.08)		(\$151,032.82)	(\$32,946.49)	(\$118,086.33)

Total Headquarters

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Contract Revenue								
ADAMHS Board Revenue	\$27,837.95	\$45,041.92	(\$17,203.97)	\$42,312.47	\$0.00	\$42,312.47	(\$14,474.52)	-34%
United Way								
Other Contract Revenue	\$22,150.92	\$18,099.00	\$4,051.92	\$0.00	\$0.00	\$0.00	\$22,150.92	
Total Contract revenue	\$49,988.87	\$63,140.92	(\$13,152.05)	\$42,312.47	\$0.00	\$42,312.47	\$7,676.40	18%
Rent Revenue								
Tenant Rent	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Rental Subsidies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Rent Revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Revenue								
Program Reimbursements	\$0.00	\$0.00	\$0.00	\$2,319.08	\$0.00	\$2,319.08	(\$2,319.08)	-100%
Rental Income	\$99,127.25	\$79,546.79	\$19,580.46	\$75,126.33	\$54,580.90	\$20,545.43	\$24,000.92	32%
Administrative Fees	\$68,846.68	\$73,324.72	(\$4,478.04)	\$64,009.68	\$66,931.41	(\$2,921.73)	\$4,837.00	8%
Management Fees	\$206,246.62	\$211,045.85	(\$4,799.23)	\$0.00	\$0.00	\$0.00	\$206,246.62	
Developer Fee	\$54,293.09	\$168,834.00	(\$114,540.91)	\$154,422.00	\$100,000.00	\$54,422.00	(\$100,128.91)	-65%
Compliance Monitoring	\$16,158.38	\$13,241.62	\$2,916.76	\$13,078.38	\$13,078.29	\$0.09	\$3,080.00	24%
Private Foundations/Donations	\$49,927.53	\$144,999.44	(\$95,071.91)	\$68,540.26	\$84,582.99	(\$16,042.73)	(\$18,612.73)	-27%
Fundraising Events - Net	\$7,601.00	\$0.00	\$7,601.00	\$33,073.16	\$11,900.00	\$21,173.16	(\$25,472.16)	-77%
Other Income	\$10,077.07	\$30,250.00	(\$20,172.93)	\$211,523.64	\$0.00	\$211,523.64	(\$201,446.57)	-95%
Total Other Revenue	\$512,277.62	\$721,242.42	(\$208,964.80)	\$622,092.53	\$331,073.59	\$291,018.94	(\$109,814.91)	-18%
Total Revenue	\$562,266.49	\$784,383.34	(\$222,116.85)	\$664,405.00	\$331,073.59	\$333,331.41	(\$102,138.51)	-15%
Personnel Cost								
Salaries & Wages	\$377,593.46	\$431,683.07	\$54,089.61	\$391,161.07	\$397,662.38	\$6,501.31	(\$13,567.61)	-3%
Taxes & Benefits	\$83,567.51	\$127,200.23	\$43,632.72	\$90,493.89	\$111,144.82	\$20,650.93	(\$6,926.38)	-8%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Personnel Cost	\$461,160.97	\$558,883.30	\$97,722.33	\$481,654.96	\$508,807.20	\$27,152.24	(\$20,493.99)	-4%
Administrative Expenses								
Consulting & Professional Fees	\$33,594.06	\$27,701.32	(\$5,892.74)	\$29,909.69	\$16,152.11	(\$13,757.58)	\$3,684.37	12%
Office Supplies	\$8,227.81	\$9,510.98	\$1,283.17	\$12,706.05	\$8,317.27	(\$4,388.78)	(\$4,478.24)	-35%
Computer Supplies & Software	\$8,908.01	\$29,405.00	\$20,496.99	\$18,953.04	\$14,883.31	(\$4,069.73)	(\$10,045.03)	-53%
Mileage & Travel	\$7,605.13	\$3,934.97	(\$3,670.16)	\$2,952.21	\$5,518.30	\$2,566.09	\$4,652.92	158%
Conferences & Training	\$4,625.91	\$6,768.00	\$2,142.09	\$2,162.00	\$7,591.65	\$5,429.65	\$2,463.91	114%
Meetings & Events	\$2,734.78	\$3,494.00	\$759.22	\$5,748.21	\$3,849.32	(\$1,898.89)	(\$3,013.43)	-52%
Uniforms	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Supportive Services Admin								
Other Overhead	\$10,870.94	\$17,814.67	\$6,943.73	\$194,816.70	\$10,266.63	(\$184,550.07)	(\$183,945.76)	-94%
Total Administrative Expense	\$76,566.64	\$98,628.94	\$22,062.30	\$267,247.90	\$66,578.59	(\$200,669.31)	(\$190,681.26)	-71%
Property Expenses								
Management Fees	\$0.00	\$0.00	\$0.00	\$2,800.00	\$0.00	(\$2,800.00)	(\$2,800.00)	-100%
Compliance Fees								
Utilities	\$24,873.20	\$26,996.00	\$2,122.80	\$25,142.06	\$16,869.17	(\$8,272.89)	(\$268.86)	-1%
Telephone	\$18,493.00	\$20,011.07	\$1,518.07	\$23,259.54	\$18,238.44	(\$5,021.10)	(\$4,766.54)	-20%
Security	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Repairs & Maintenance	\$40,864.42	\$28,945.16	(\$11,919.26)	\$37,410.72	\$15,129.43	(\$22,281.29)	\$3,453.70	9%
Cleaning	\$5,365.00	\$7,000.00	\$1,635.00	\$7,335.00	\$4,812.49	(\$2,522.51)	(\$1,970.00)	-27%
Pest Control	\$0.00	\$175.00	\$175.00	\$35.22	\$0.00	(\$35.22)	(\$35.22)	-100%
Insurance	\$17,333.11	\$15,358.31	(\$1,974.80)	\$14,807.32	\$13,593.37	(\$1,213.95)	\$2,525.79	17%
Taxes & Assessments	(\$6,708.04)	\$7,150.00	\$13,858.04	\$7,658.19	\$0.00	(\$7,658.19)	(\$14,366.23)	-188%
Other Property Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Property Expense	\$100,220.69	\$105,635.54	\$5,414.85	\$118,448.05	\$68,642.90	(\$49,805.15)	(\$18,227.36)	-15%
Program Expenses								
Rental Assistance								
Supportive Services								
Other Direct Costs	\$363.68	\$1,108.32	\$744.64	\$2.02	\$0.00	(\$2.02)	\$361.66	17904%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Program Expense	\$363.68	\$1,108.32	\$744.64	\$2.02	\$0.00	(\$2.02)	\$361.66	17904%
Interest Expense								
Mortgage Interest	\$5,431.39	\$5,600.00	\$168.61	\$5,944.48	\$6,299.98	\$355.50	(\$513.09)	-9%
Other Interest Expense	\$0.00	\$5,000.00	(\$5,000.00)	\$4,118.83	\$6,999.98	(\$2,881.15)	(\$4,118.83)	-100%
Total Interest	\$5,431.39	\$10,600.00	\$5,168.61	\$10,063.31	\$13,299.96	\$3,236.65	(\$4,631.92)	-46%
Total Expenses	\$643,743.37	\$774,856.10	\$131,112.73	\$877,416.24	\$657,328.65	(\$220,087.59)	(\$233,672.87)	-27%
Change In Net Assets Before Depreciation	(\$81,476.88)	\$9,527.24	\$91,004.12	(\$213,011.24)	(\$326,255.06)	(\$113,243.82)	\$131,534.36	-62%
Depreciation	\$69,555.94	\$42,473.73	(\$27,082.21)	\$171,054.11	\$39,977.22	(\$131,076.89)	(\$101,498.17)	-59%
Change In Net Assets After Depreciation	(\$151,032.82)	(\$32,946.49)	\$118,086.33	(\$384,065.35)	(\$366,232.28)	\$17,833.07	\$233,032.53	-61%

Property Management, Facilities and Scattered Sites

Operating Results

July, 2019

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance
Contract Revenue							
ADAMHS Board Revenue	\$145,737.77	\$148,468.17	(\$2,730.40)		\$1,096,710.45	\$1,039,277.06	\$57,433.39
United Way							
Other Contract Revenue	\$32,577.92	\$41,382.75	(\$8,804.83)	YTD variance is the result of less being spent at NHWC then anticipated, but contract is expected to all be spent by the end of the year.	\$249,553.72	\$289,679.25	(\$40,125.53)
Total Contract revenue	\$178,315.69	\$189,850.92	(\$11,535.23)		\$1,346,264.17	\$1,328,956.31	\$17,307.86
Rent Revenue							
Tenant Rent	\$48,583.48	\$53,959.84	(\$5,376.36)		\$348,007.15	\$377,994.33	(\$29,987.18)
Other Income	\$7,728.60	\$6,956.02	\$772.58	Current month variance is mostly due to work order charges to tenants at Northridge. YTD variance is mostly due to work order charges at scattered sites, group homes, Denison, Franklin and Northridge.	\$70,041.16	\$48,692.85	\$21,348.31
Rental Subsidies	\$25,914.00	\$31,617.30	(\$5,703.30)	Current month variance is due to approximately 14 vacancies at scattered site properties and three vacancies at Denison. HUD also recouped \$1,848 at Denison for two months of rent of unit 5.	\$214,021.00	\$221,167.16	(\$7,146.16)
Bad Debt	(\$18,383.21)	(\$2,141.44)	(\$16,241.77)		(\$39,000.54)	(\$14,991.49)	(\$24,009.05)
Total Rent Revenue	\$63,842.87	\$90,391.72	(\$26,548.85)		\$593,068.77	\$632,862.85	(\$39,794.08)
Other Revenue							
Program Reimbursements	\$3,256.53	\$2,517.49	\$739.04		\$17,714.80	\$17,622.43	\$92.37
Rental Income							
Administrative Fees	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Management Fees	\$0.00	\$0.00	\$0.00		\$64.66	\$0.00	\$64.66
Developer Fee							
Compliance Monitoring							
Private Foundations/Donations	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Fundraising Events - Net							
Other Income	(\$194,752.96)	\$5,011.12	(\$199,764.08)	Current month variance is due to \$200K of insurance claims and sale of property proceeds that were moved to the Construction and Rehab Projects statement of activities. YTD variance is due to interest income from the sweep account.	\$43,419.13	\$35,079.00	\$8,340.13
Total Other Revenue	(\$191,496.43)	\$7,528.61	(\$199,025.04)		\$61,198.59	\$52,701.43	\$8,497.16
Total Revenue	\$50,662.13	\$287,771.25	(\$237,109.12)		\$2,000,531.53	\$2,014,520.59	(\$13,989.06)
Personnel Cost							
Salaries & Wages	\$74,054.02	\$78,109.02	\$4,055.00		\$547,236.85	\$585,970.02	\$38,733.17
Taxes & Benefits	\$22,734.21	\$24,434.09	\$1,699.88		\$156,628.33	\$176,510.72	\$19,882.39
Total Personnel Cost	\$96,788.23	\$102,543.11	\$5,754.88		\$703,865.18	\$762,480.74	\$58,615.56

Property Management, Facilities and Scattered Sites

Operating Results

July, 2019

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance
Administrative Expenses							
Consulting & Professional Fees	\$9,137.31	\$2,274.83	(\$6,862.48)	Current month and YTD variances are due to \$6,776 and \$46,298, respectively, paid to Area Temps for maintenance tech help at the scattered sites that was not budgeted for. \$3,805 of YTD variance is also due to legal fees paid to attorneys for eviction services at scattered sites which has resulted in annual budget being exceeded. Remaining YTD variance is due to attorney fees for evictions at Denison and due to matt cleaning at NHWC that was not budgeted for.	\$70,230.28	\$16,176.02	(\$54,054.26)
Office Supplies	\$79.23	\$66.65	(\$12.58)	YTD variance is related to supply purchases made for scattered sites.	\$1,107.21	\$516.63	(\$590.58)
Computer Supplies & Software	\$82.97	\$91.66	\$8.69		\$701.78	\$1,391.64	\$689.86
Mileage & Travel	\$0.00	\$19.25	\$19.25		\$496.00	\$290.24	(\$205.76)
Conferences & Training	\$720.00	\$174.98	(\$545.02)	Current month and YTD variances are due to timing of conferences.	\$3,228.70	\$2,700.01	(\$528.69)
Meetings & Events	\$0.00	\$27.50	\$27.50		\$6.91	\$192.50	\$185.59
Uniforms	\$123.77	\$192.00	\$68.23		\$1,042.36	\$1,342.00	\$299.64
Supportive Services Admin							
Other Overhead	\$236.48	\$181.55	(\$54.93)	YTD variance is due to purchase of bathroom, kitchen and bedroom kits from Lodging Kit Company for Northridge.	\$2,448.34	\$1,277.55	(\$1,170.79)
Total Administrative Expense	\$10,379.76	\$3,028.42	(\$7,351.34)		\$79,261.58	\$23,886.59	(\$55,374.99)
Property Expenses							
Management Fees	\$1,964.39	\$1,999.66	\$35.27		\$13,637.69	\$13,997.62	\$359.93
Compliance Fees							
Utilities	\$44,794.13	\$53,984.34	\$9,190.21	\$5,469 of current month variance is due to water, sewer and electricity at scattered sites running under budget. Current month utilities are also under budget by about \$4,000 in total at NHWC, group homes, former drop in centers, Northridge and Denison.	\$375,586.71	\$404,906.42	\$29,319.71
Telephone	\$3,176.01	\$3,103.59	(\$72.42)		\$22,164.07	\$21,725.01	(\$439.06)
Security	\$3,751.34	\$4,741.79	\$990.45	Current month variance is due to security expense being slightly under budget at various properties but YTD variance is reasonable.	\$33,889.13	\$33,419.71	(\$469.42)
Repairs & Maintenance	\$52,351.65	\$74,796.02	\$22,444.37	Current month variance from budget is due to timing of repairs and maintenance at scattered sites, Denison, group homes and NHWC.	\$342,564.74	\$367,333.68	\$24,768.94
Cleaning	\$16,817.70	\$16,198.75	(\$618.95)		\$108,647.78	\$113,090.86	\$4,443.08
Pest Control	\$283.60	\$1,059.79	\$776.19		\$6,191.05	\$7,419.85	\$1,228.80

Property Management, Facilities and Scattered Sites

Operating Results

July, 2019

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance
Insurance	\$7,428.94	\$5,575.43	(\$1,853.51)	Monthly insurance expense is slightly over budget at all properties but is reasonable YTD.	\$37,207.66	\$39,029.42	\$1,821.76
Taxes & Assessments	\$0.00	\$87.50	\$87.50	YTD variance is due to rental registrations for occupancy certificates for various scattered site properties and at Northridge. The annual budget at the scattered sites of \$1,300 has been exceeded.	\$15,159.22	\$2,558.00	(\$12,601.22)
Other Property Expenses	(\$128,138.80)	\$13,154.94	\$141,293.74	Current month variance is the result of moving losses from the disposal of W. 45th St. and LEC East to the Construction and Rehab Projects statement of activities.	\$93,771.63	\$92,084.59	(\$1,687.04)
Capital Reserve	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Total Property Expense	\$2,428.96	\$174,701.81	\$172,272.85		\$1,048,819.68	\$1,095,565.16	\$46,745.48
Program Expenses							
Rental Assistance							
Supportive Services							
Other Direct Costs	\$1,582.01	\$1,913.56	\$331.55		\$13,151.14	\$13,653.00	\$501.86
Total Program Expense	\$1,582.01	\$1,913.56	\$331.55		\$13,151.14	\$13,653.00	\$501.86
Interest Expense							
Mortgage Interest	\$470.90	\$483.33	\$12.43		\$3,324.59	\$3,383.31	\$58.72
Other Interest Expense	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Total Interest	\$470.90	\$483.33	\$12.43		\$3,324.59	\$3,383.31	\$58.72
Total Expenses	\$111,649.86	\$282,670.23	\$171,020.37		\$1,848,422.17	\$1,898,968.80	\$50,546.63
Change In Net Assets Before Depreciation	(\$60,987.73)	\$5,101.02	(\$66,088.75)		\$152,109.36	\$115,551.79	\$36,557.57
Depreciation	\$45,482.49	\$42,181.13	(\$3,301.36)	Current month and YTD variances are due to NHWC depreciation which is not budgeted for.	\$325,674.06	\$295,418.39	(\$30,255.67)
Change In Net Assets After Depreciation	(\$106,470.22)	(\$37,080.11)	(\$69,390.11)		(\$173,564.70)	(\$179,866.60)	\$6,301.90

Property Management Facilities and Scattered Sites

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Contract Revenue								
ADAMHS Board Revenue	\$1,096,710.45	\$1,039,277.06	\$57,433.39	\$1,025,814.79	\$1,020,453.50	\$5,361.29	\$70,895.66	7%
United Way								
Other Contract Revenue	\$249,553.72	\$289,679.25	(\$40,125.53)	\$226,129.81	\$265,179.36	(\$39,049.55)	\$23,423.91	10%
Total Contract revenue	\$1,346,264.17	\$1,328,956.31	\$17,307.86	\$1,251,944.60	\$1,285,632.86	(\$33,688.26)	\$94,319.57	8%
Rent Revenue								
Tenant Rent	\$348,007.15	\$377,994.33	(\$29,987.18)	\$347,328.10	\$363,497.56	(\$16,169.46)	\$679.05	0%
Other Income	\$70,041.16	\$48,692.85	\$21,348.31	\$52,173.41	\$36,131.52	\$16,041.89	\$17,867.75	34%
Rental Subsidies	\$214,021.00	\$221,167.16	(\$7,146.16)	\$207,354.00	\$217,394.05	(\$10,040.05)	\$6,667.00	3%
Bad Debt	(\$39,000.54)	(\$14,991.49)	(\$24,009.05)	(\$12,853.88)	(\$3,460.32)	(\$9,393.56)	(\$26,146.66)	203%
Total Rent Revenue	\$593,068.77	\$632,862.85	(\$39,794.08)	\$594,001.63	\$613,562.81	(\$19,561.18)	(\$932.86)	0%
Other Revenue								
Program Reimbursements	\$17,714.80	\$17,622.43	\$92.37	\$0.00	\$0.00	\$0.00	\$17,714.80	
Rental Income								
Administrative Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Management Fees	\$64.66	\$0.00	\$64.66	\$294,918.64	\$291,331.08	\$3,587.56	(\$294,853.98)	-100%
Developer Fee								
Compliance Monitoring								
Private Foundations/Donations	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	(\$150.00)	-100%
Fundraising Events - Net								
Other Income	\$43,419.13	\$35,079.00	\$8,340.13	\$20,369.89	\$18,185.92	\$2,183.97	\$23,049.24	113%
Total Other Revenue	\$61,198.59	\$52,701.43	\$8,497.16	\$315,438.53	\$309,517.00	\$5,921.53	(\$254,239.94)	-81%
Total Revenue	\$2,000,531.53	\$2,014,520.59	(\$13,989.06)	\$2,161,384.76	\$2,208,712.67	(\$47,327.91)	(\$160,853.23)	-7%
Personnel Cost								
Salaries & Wages	\$547,236.85	\$585,970.02	\$38,733.17	\$526,870.75	\$533,276.65	\$6,405.90	\$20,366.10	4%
Taxes & Benefits	\$156,628.33	\$176,510.72	\$19,882.39	\$167,816.41	\$149,045.61	(\$18,770.80)	(\$11,188.08)	-7%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Personnel Cost	\$703,865.18	\$762,480.74	\$58,615.56	\$694,687.16	\$682,322.26	(\$12,364.90)	\$9,178.02	1%
Administrative Expenses								
Consulting & Professional Fees	\$70,230.28	\$16,176.02	(\$54,054.26)	\$25,492.33	\$17,132.15	(\$8,360.18)	\$44,737.95	175%
Office Supplies	\$1,107.21	\$516.63	(\$590.58)	\$702.41	\$1,120.59	\$418.18	\$404.80	58%
Computer Supplies & Software	\$701.78	\$1,391.64	\$689.86	\$3,210.88	\$2,595.82	(\$615.06)	(\$2,509.10)	-78%
Mileage & Travel	\$496.00	\$290.24	(\$205.76)	\$104.50	\$308.32	\$203.82	\$391.50	375%
Conferences & Training	\$3,228.70	\$2,700.01	(\$528.69)	\$1,562.80	\$2,746.67	\$1,183.87	\$1,665.90	107%
Meetings & Events	\$6.91	\$192.50	\$185.59	\$0.00	\$192.50	\$192.50	\$6.91	
Uniforms	\$1,042.36	\$1,342.00	\$299.64	\$150.00	\$1,175.00	\$1,025.00	\$892.36	595%
Supportive Services Admin								
Other Overhead	\$2,448.34	\$1,277.55	(\$1,170.79)	\$908.70	\$2,309.99	\$1,401.29	\$1,539.64	169%
Total Administrative Expense	\$79,261.58	\$23,886.59	(\$55,374.99)	\$32,131.62	\$27,581.04	(\$4,550.58)	\$47,129.96	147%
Property Expenses								
Management Fees	\$13,637.69	\$13,997.62	\$359.93	\$111,898.77	\$117,723.65	\$5,824.88	(\$98,261.08)	-88%
Compliance Fees								
Utilities	\$375,586.71	\$404,906.42	\$29,319.71	\$362,349.61	\$384,097.71	\$21,748.10	\$13,237.10	4%
Telephone	\$22,164.07	\$21,725.01	(\$439.06)	\$22,172.32	\$22,630.92	\$458.60	(\$8.25)	0%
Security	\$33,889.13	\$33,419.71	(\$469.42)	\$34,280.41	\$32,414.51	(\$1,865.90)	(\$391.28)	-1%
Repairs & Maintenance	\$342,564.74	\$367,333.68	\$24,768.94	\$349,091.25	\$302,984.12	(\$46,107.13)	(\$6,526.51)	-2%
Cleaning	\$108,647.78	\$113,090.86	\$4,443.08	\$84,207.50	\$88,013.82	\$3,806.32	\$24,440.28	29%
Pest Control	\$6,191.05	\$7,419.85	\$1,228.80	\$3,442.03	\$16,030.04	\$12,588.01	\$2,749.02	80%
Insurance	\$37,207.66	\$39,029.42	\$1,821.76	\$37,781.10	\$41,509.85	\$3,728.75	(\$573.44)	-2%
Taxes & Assessments	\$15,159.22	\$2,558.00	(\$12,601.22)	\$12,950.72	\$15,065.92	\$2,115.20	\$2,208.50	17%
Other Property Expenses	\$93,771.63	\$92,084.59	(\$1,687.04)	\$91,568.71	\$88,251.02	(\$3,317.69)	\$2,202.92	2%
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Property Expense	\$1,048,819.68	\$1,095,565.16	\$46,745.48	\$1,109,742.42	\$1,108,721.56	(\$1,020.86)	(\$60,922.74)	-5%
Program Expenses								
Rental Assistance								
Supportive Services								
Other Direct Costs	\$13,151.14	\$13,653.00	\$501.86	\$10,763.98	\$11,026.15	\$262.17	\$2,387.16	22%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Program Expense	\$13,151.14	\$13,653.00	\$501.86	\$10,763.98	\$11,026.15	\$262.17	\$2,387.16	22%
Interest Expense								
Mortgage Interest	\$3,324.59	\$3,383.31	\$58.72	\$3,630.11	\$3,873.31	\$243.20	(\$305.52)	-8%
Other Interest Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Interest	\$3,324.59	\$3,383.31	\$58.72	\$3,630.11	\$3,873.31	\$243.20	(\$305.52)	-8%
Total Expenses	\$1,848,422.17	\$1,898,968.80	\$50,546.63	\$1,850,955.29	\$1,833,524.32	(\$17,430.97)	(\$2,533.12)	0%
Change In Net Assets Before Depreciation	\$152,109.36	\$115,551.79	(\$36,557.57)	\$310,429.47	\$375,188.35	\$64,758.88	(\$158,320.11)	-51%
Depreciation	\$325,674.06	\$295,418.39	(\$30,255.67)	\$329,452.98	\$291,279.87	(\$38,173.11)	(\$3,778.92)	-1%
Change In Net Assets After Depreciation	(\$173,564.70)	(\$179,866.60)	(\$6,301.90)	(\$19,023.51)	\$83,908.48	\$102,931.99	(\$154,541.19)	812%

All LIHTC's Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Total Rental Revenue	2,579,793	2,605,682	(25,889)	
ODSA Revenue	624,911	589,758	35,153	
Interest Income	13,468	3,325	10,143	
Utility Income	7,283	9,158	(1,876)	
Work Orders	47,747	53,200	(5,452)	
Donations	0	0	0	
Other Income	71,110	82,152	(11,042)	
Total Income	3,344,312	3,343,275	1,037	

Personnel Expenses

Salaries	816,306	834,217	17,911	
Taxes & Benefits	204,829	226,042	21,213	
Total Personnel Expense	1,021,135	1,060,259	39,124	

Admin Expenses

Legal	7,446	12,658	5,212	
Audit Fees	53,740	43,750	(9,990)	
Contract Services	44,317	12,542	(31,775)	
Office Supplies	5,873	6,942	1,069	
Copier/Computer Expense	34,306	38,616	4,310	
Mileage	8,464	11,083	2,620	
Dues and Subscriptions	2,670	4,083	1,413	
Training	394	4,608	4,214	
Building Functions	1,468	2,917	1,449	
Bank Fees	6,236	5,250	(986)	
Total Admin Expenses	164,913	142,449	(22,463)	

Property Expenses

Security	323,745	337,515	13,770	
Management Fees	166,558	168,758	2,200	
Partnership/Admin Fees	99,436	106,400	6,963	
Compliance Fees	16,158	16,158	(0)	
Gas	57,157	48,616	(8,542)	
Electricity	353,146	384,986	31,840	
Water & Sewer	168,915	160,591	(8,324)	
Cable	0	0	0	
Telephone	111,483	108,441	(3,042)	
Trash Removal	19,070	19,892	821	
Snow Removal	12,451	12,901	450	
Landscaping	18,283	29,800	11,517	
Safety Systems	31,660	28,379	(3,281)	
Elevator	36,645	43,458	6,813	
HVAC	113,778	104,183	(9,595)	
Repairs and Maintenance	46,884	32,492	(14,393)	
Maintenance Supplies	63,193	63,968	775	

All LIHTC's Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Custodial Supplies	9,570	10,908	1,338	
Cleaning	4,945	11,667	6,722	
Furniture/Decorating	3,867	10,558	6,692	
Pest Control	13,651	4,754	(8,897)	
Appliances	6,985	9,917	2,932	
Uniforms	1,343	292	(1,052)	
Insurance	185,701	192,558	6,856	
Taxes & Assessments	12,684	6,150	(6,534)	
Other Property Expense	19,688	32,083	12,395	
Total Property Expense	1,896,997	1,945,423	48,426	
Total Expenses	3,083,045	3,148,132	65,087	
Net Income (Loss) from Operations	261,267	195,143	66,124	
Interest	258,422	292,395	33,973	
Depreciation	2,316,141	2,149,808	(166,333)	
Ground Lease	8,953	-	(8,953)	
Net Income (Loss)	(2,322,248)	(2,247,060)	(75,188)	
Capital Reserve	133,572	-	-	

Emerald Commons Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Total Rental Revenue	215,130	215,541	(411)	One vacant unit in July. Two vacant units in June, four vacant units in May, two in April and one in March. Property was 100% occupied in February and January. Budget assumes a 5% vacancy rate.
ODSA Revenue	64,650	70,616	(5,966)	
Interest Income	450	467	(16)	
Utility Income	1,090	1,633	(543)	
Work Orders	3,654	8,225	(4,571)	Move out charges to tenants.
Donations	0	0	0	
Other Income	3,404	5,852	(2,448)	Variance is due to how grant from United Way is budgeted monthly, reimbursement for front desk expenditures from CoC grant not being requested yet and lodging kit grant not received.
Total Income	288,379	302,333	(13,955)	
Personnel Expenses				
Salaries	73,176	74,035	858	
Taxes & Benefits	19,815	20,838	1,024	
Total Personnel Expense	92,991	94,873	1,882	
Admin Expenses				
Legal	360	1,167	807	Variance due to monthly expense trending lower than budgeted.
Audit Fees	4,375	4,375	0	
Contract Services	4,754	992	(3,762)	Variance due to AreaTemp fees for custodians.
Office Supplies	424	758	334	
Copier/Computer Expense	2,890	3,967	1,077	Variance due to monthly expense trending lower than budgeted.
Mileage	702	583	(119)	
Dues and Subscriptions	150	175	25	
Training	48	350	302	
Building Functions	103	292	189	
Bank Fees	737	525	(212)	
Total Admin Expenses	14,542	13,183	(1,359)	
Property Expenses				
Security	26,673	28,933	2,260	
Management Fees	13,149	13,067	(82)	
Partnership/Admin Fees	23,362	23,450	88	
Compliance Fees	1,283	1,283	0	
Gas	4,870	4,876	6	
Electricity	19,945	21,450	1,505	
Water & Sewer	11,643	12,192	548	
Cable	0	0	0	
Telephone	12,441	12,425	(16)	
Trash Removal	395	1,108	713	Monthly invoices trending lower than budgeted.
Snow Removal	714	714	0	
Landscaping	498	1,450	953	Variance due to July and April invoices not received yet. Budget is for 4 months and expense is for 2 months, May and June.
Safety Systems	2,668	2,917	249	
Elevator	7,376	4,375	(3,001)	Variance due to \$1,400 paid to Schindler elevator in April because elevator 1 was not responding and push button on 3rd floor was replaced. Variance also due to \$2,756 paid to Schindler Elevator Corp for water removal and to fix pump in February. Elevator repairs have exceeded annual budget of \$1,900.

Emerald Commons Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
HVAC	16,931	12,017	(4,914)	Variance is due to \$4,775 paid to The Smith & Oby Co. in January and May to fix flame issues and repair a leaky boiler and no heat repairs. HVAC repairs have exceeded annual budget of \$2,900 by \$2,258.
Repairs and Maintenance	9,435	2,508	(6,927)	Variance due \$2,700 paid to Allied Door Systems for a motor at front door entrance in June and \$1,197 paid to Cleveland Vicon Co for laundry room door in May. Replacement reserve was used to pay both of the expense. Remaining variance is due to \$1,544 paid to Allied Door Systems for LCN Motion Access in February. Repairs and maintenance have exceeded annual budget of \$4,300.
Maintenance Supplies	12,102	9,450	(2,652)	Variance due to \$860 paid to Commercial Door Service Co. for Schlage interconnected lock for front door in May. Variance also due to \$797 paid to EDEN Inc. for caulk and blinds in April and \$531 paid to Karnis Safe & Lock for 3 LSDA adjacent closer w/CVR in February. Building has spent through nearly 65% of the annual budget for maintenance supplies.
Custodial Supplies	1,037	1,575	538	Variance is due to less supplies purchased than budgeted.
Cleaning	1,725	1,167	(558)	Variance is due to \$700 paid to Area Cleaning Service in May for bio-remediation in unit 213.
Furniture/Decorating	1,534	1,167	(368)	
Pest Control	3,680	408	(3,272)	Variance due to \$3,010 paid in total to General Pest Control Co for bed bugs treatment in units 319 & 320 in April, in units 115 & 305 in March, units 115 and 120 in February, and unit 212 in January. Annual budget of \$700 has been exceeded.
Appliances	0	1,167	1,167	
Uniforms	137	175	38	
Insurance	15,180	16,042	862	
Taxes & Assessments	1,820	1,575	(245)	
Other Property Expense	891	2,625	1,734	Variance is the result of less lodging kit supplies purchased.
Total Property Expense	189,489	178,114	(11,376)	
Total Expenses	297,023	286,170	(10,853)	
Net Income (Loss) from Operations	(8,644)	16,163	(24,808)	
Interest	49,714	48,066	(1,647)	
Depreciation	152,592	152,716	124	
Ground Lease				
Net Income (Loss)	(210,950)	(184,619)	(26,331)	
Capital Reserve	13,029	-	-	

Liberty Operating Results
Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Total Rental Revenue	295,689	294,641	1,049	2 vacant units in July. 2 vacant units in June and May, 3 in April and March. 5 vacant units in February and January. Budget assumes 5% vacancy rate at 72 unit building which is three to four vacant units.
ODSA Revenue	76,227	76,624	(397)	
Interest Income	503	467	36	
Utility Income	170	292	(122)	
Work Orders	5,413	10,383	(4,970)	Move out charges to tenants.
Donations	0	0	0	
Other Income	3,378	5,833	(2,455)	Variance is due to how grant from United Way is budgeted monthly, reimbursement for front desk expenditures from CoC grant not being requested yet and lodging kit grant not received.
Total Income	381,380	388,239	(6,860)	
Personnel Expenses				
Salaries	102,492	98,845	(3,647)	
Taxes & Benefits	28,641	30,559	1,918	
Total Personnel Expense	131,133	129,404	(1,729)	
Admin Expenses				
Legal	802	875	73	
Audit Fees	4,375	4,375	0	
Contract Services	863	992	129	
Office Supplies	488	642	154	
Copier/Computer Expense	4,382	4,842	460	
Mileage	1,254	1,633	379	
Dues and Subscriptions	150	175	25	
Training	7	350	343	
Building Functions	405	292	(114)	
Bank Fees	696	408	(288)	
Total Admin Expenses	13,422	14,583	1,161	
Property Expenses				
Security	27,003	28,175	1,172	
Management Fees	17,719	18,317	598	
Partnership/Admin Fees	23,013	23,100	87	
Compliance Fees	1,750	1,750	0	
Gas	7,154	5,502	(1,652)	Variance due to gas bills running slightly higher than budgeted February thru July.
Electricity	34,778	37,345	2,567	
Water & Sewer	17,701	23,683	5,983	Variance due to less usage as a result of water efficient toilets.
Cable	0	0	0	
Telephone	12,654	13,125	471	
Trash Removal	3,483	3,500	17	
Snow Removal	1,500	1,500	0	
Landscaping	1,735	2,850	1,115	Variance due to monthly landscaping invoice from Gianetti Co. of \$434 being \$178 less than monthly budget of \$612. Budget also includes \$400 for mulch.

Liberty Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Safety Systems	8,805	2,275	(6,530)	Variance due to \$3,939 paid to Calcom to install new annunciator with controls in April. Variance also due to \$3,938 paid to Calcom in March to replace fire panel. Replacement reserves were used to reimburse for both of these expenditures.
Elevator	7,592	8,575	983	Variance due to no elevator repairs done as budgeted until May.
HVAC	9,438	12,833	3,395	Variance due to no HVAC repairs done as budgeted until July.
Repairs and Maintenance	2,902	5,075	2,173	Not as much repairs and maintenance needed as budgeted.
Maintenance Supplies	11,063	6,533	(4,530)	Variance due to \$636 paid to Carmen Key works in June for keys and \$1,233 of supplies were purchased from HD Supply Facilities. Variance also due to \$1,073 paid to EDEN Inc. for caulk, kitchen and bath faucets in April, \$1,162 of supplies purchased from HD Supply Facilities in March and \$549 paid to High Energy Associate LLC for CFL bulbs in February. Building has spent through 98.8% of the annual budget for maintenance supplies.
Custodial Supplies	1,915	1,167	(748)	Variance due to supplies purchased from Interline Brands and Dawnchem in June and January.
Cleaning	120	1,167	1,047	Variance due to expense trending lower than budgeted.
Furniture/Decorating	767	1,750	983	Variance due to expense trending lower than budgeted.
Pest Control	628	292	(337)	
Appliances	0	1,167	1,167	
Uniforms	351	58	(293)	
Insurance	21,214	22,342	1,128	
Taxes & Assessments	0	583	583	
Other Property Expense	3,903	3,675	(228)	
Total Property Expense	217,187	226,338	9,152	
Total Expenses	361,741	370,326	8,585	
Net Income (Loss) from Operations	19,639	17,914	1,725	
Interest	30,894	31,937	1,044	
Depreciation	227,084	228,724	1,641	
Ground Lease				
Net Income (Loss)	(238,338)	(242,748)	4,409	
Capital Reserve	19,179	-	-	

Edgewood Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Total Rental Revenue	256,442	259,407	(2,965)	5 vacant units in July. 5 vacant units in June, 7 in May and 4 in April. Property was 100% occupied in March. 1 vacant unit in February and 2 vacant units in January.
ODSA Revenue	69,271	73,037	(3,765)	
Interest Income	29	0	29	
Utility Income	790	992	(202)	
Work Orders	3,591	1,692	1,899	Move out charges to tenants.
Donations	0	0	0	
Other Income	13,847	16,333	(2,486)	Variance is due to how grant from United Way is budgeted monthly, reimbursement for front desk expenditures from CoC grant not being requested yet and lodging kit grant not received.
Total Income	343,970	351,460	(7,490)	
Personnel Expenses				
Salaries	98,741	103,775	5,034	
Taxes & Benefits	28,326	28,160	(166)	
Total Personnel Expense	127,067	131,935	4,868	
Admin Expenses				
Legal	983	1,458	475	
Audit Fees	4,375	4,375	0	
Contract Services	3,514	992	(2,523)	Variance due to Area temps fees paid for a maintenance tech in July. YTD variance is also due to Area Temp fees paid for a custodian in January and February.
Office Supplies	383	642	259	
Copier/Computer Expense	4,275	4,550	275	
Mileage	1,061	1,050	(11)	
Dues and Subscriptions	150	758	608	
Training	0	350	350	
Building Functions	71	292	221	
Bank Fees	646	525	(121)	
Total Admin Expenses	15,458	14,992	(467)	
Property Expenses				
Security	27,028	28,583	1,556	
Management Fees	15,437	15,750	313	
Partnership/Admin Fees	2,283	2,333	50	
Compliance Fees	1,517	1,517	(0)	
Gas	8,367	5,990	(2,377)	Variance due to monthly bills being higher than budgeted due to cold weather in first quarter.
Electricity	24,061	27,775	3,714	Electricity is trending lower than budgeted.
Water & Sewer	24,932	22,050	(2,882)	Variance is due to January and February's bills being over budget because of minor leaks resulting in higher water & sewer usage.
Cable	0	0	0	

Edgewood Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Telephone	12,043	14,175	2,132	Trending lower than budgeted.
Trash Removal	402	992	590	Trending lower than budgeted.
Snow Removal	1,071	1,071	0	
Landscaping	2,306	2,700	394	
Safety Systems	3,002	3,063	60	
Elevator	3,446	4,667	1,221	Variance due to no elevator repairs.
HVAC	11,122	10,675	(447)	
Repairs and Maintenance	4,918	2,917	(2,001)	Variance due to \$1,375 paid to Tri-D Plumbing in February to repair water leaks in bathroom, clean heavy grease and hair in bathroom and to replace refrigerator door gasket. Also, \$934 of flooring material was purchased in February from Home Depot and Costco for unit 201.
Maintenance Supplies	7,228	6,825	(403)	
Custodial Supplies	947	1,167	220	
Cleaning	1,000	1,167	167	
Furniture/Decorating	0	1,750	1,750	
Pest Control	2,254	350	(1,904)	Variance due to \$2,150 paid to General Pest Control Co. in total for bed bugs extermination in unit 407 in April, units 111 and 206 in March, and units 106 and 217 in January. Annual budget of \$600 has been exceeded.
Appliances	1,914	1,167	(747)	Variance is due to two electric stoves purchased from C C Mitchell Supply Co in July.
Uniforms	112	58	(54)	
Insurance	18,441	19,542	1,101	
Taxes & Assessments	1,557	3,992	2,435	Real estate taxes for second half of 2018 were paid in June.
Other Property Expense	2,155	3,267	1,112	Variance is due to the timing of lodging kit supplies purchases.
Total Property Expense	177,541	183,540	5,999	
Total Expenses	320,066	330,466	10,400	
Net Income (Loss) from Operations	23,904	20,994	2,910	
Interest	19,168	20,300	1,132	
Depreciation	212,355	213,441	1,085	
Ground Lease				
Net Income (Loss)	(207,619)	(212,746)	5,127	
Capital Reserve	15,584	-	-	

Greenbridge Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Total Rental Revenue	250,623	255,324	(4,701)	9 vacant units in July, 8 of them are CMHA units. 7 vacant units in June, May and April. 6 vacant units in March, 7 vacant units in February and 6 in January. Budget assumes 5% vacancy rate at 70 unit building which is three to four vacant units.
ODSA Revenue	43,514	35,906	7,608	Variance is due to grant reimbursement being budgeted evenly over the year. Building is expected to use all budgeted grant dollars by the end of October.
Interest Income	27	0	27	
Utility Income	1,050	875	175	
Work Orders	6,695	9,275	(2,580)	Move out charges to tenants.
Donations	0	0	0	
Other Income	11,319	11,083	236	
Total Income	313,228	312,463	765	
Personnel Expenses				
Salaries	72,012	65,535	(6,477)	
Taxes & Benefits	20,774	28,772	7,998	
Total Personnel Expense	92,786	94,307	1,521	
Admin Expenses				
Legal	1,125	2,333	1,208	Variance due to monthly expense trending lower than budgeted.
Audit Fees	4,375	4,375	0	
Contract Services	467	933	467	
Office Supplies	516	642	126	
Copier/Computer Expense	2,493	2,508	15	
Mileage	539	1,575	1,036	Variance due to monthly expense trending lower than budgeted.
Dues and Subscriptions	150	175	25	
Training	41	350	309	
Building Functions	7	292	285	
Bank Fees	715	525	(190)	
Total Admin Expenses	10,426	13,708	3,282	
Property Expenses				
Security	15,525	15,225	(300)	
Management Fees	18,088	18,725	637	
Partnership/Admin Fees	5,833	5,833	(0)	
Compliance Fees	1,692	1,692	(0)	
Gas	11,796	9,403	(2,393)	Variance due to more usage of gas due to cold weather in first quarter.
Electricity	40,595	42,130	1,535	
Water & Sewer	27,239	22,983	(4,255)	Water and sewer bills are trending over budget because of usage being up from prior year.
Cable	0	0	0	
Telephone	7,785	5,950	(1,835)	Variance due to \$351 paid to Warwick communications in April for two new extension lines in units 114 and 115 and to reset voicemail password. Also, monthly telephone bills are trending over budget.
Trash Removal	726	1,633	908	Trending lower than budgeted.
Snow Removal	1,004	1,395	391	
Landscaping	2,468	4,550	2,082	Variance is due to monthly bills of \$617 being less than monthly budget of \$1,030 for landscaping and storm water management. \$400 of the budget is for mulch which is not spent yet.

Greenbridge Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Safety Systems	879	4,375	3,496	Not as much services needed as budgeted.
Elevator	3,297	3,908	611	Variance due to no elevator repairs.
HVAC	22,087	8,342	(13,745)	Variance due to \$984 paid to Energy Management Specialists in July for A/C repairs in office and units 108, 213, 411, 101 and 103. Variance also due to \$2,750 paid to Energy Management Specialists in March to replace hydronic coil in unit 212, \$1,500 to replace actuator in unit 225, \$2,940 to replace blower motors in units 218 and 221, \$2,105 to replace combustion motor assembly boiler and \$1,390 to replace blower motor in unit 101. Variance is also due to \$1,912 paid to Gardiner Service Co. in February to fix the boilers and \$1,777 paid to Energy Mgmt. Specialists to repair boiler #1 failure, low flame and no heat issues in February. Annual budget of \$6,900 has been exceeded.
Repairs and Maintenance	1,694	2,683	989	Not as much repairs needed as budgeted.
Maintenance Supplies	4,065	4,375	310	
Custodial Supplies	600	875	275	
Cleaning	525	1,167	642	
Furniture/Decorating	135	1,167	1,032	
Pest Control	1,364	525	(839)	Variance is due to \$1,290 paid to General Pest Control Co. in total for bed bugs extermination in units 406 and 309 in March and in unit 316 in February. Annual budget of \$600 has been exceeded.
Appliances	0	1,167	1,167	
Uniforms	75	0	(75)	
Insurance	20,548	21,700	1,152	
Taxes & Assessments	9,007	0	(9,007)	Real estate taxes paid in February for first half of 2018 for parcel of land. Refund will be received for taxes in next several months.
Other Property Expense	1,375	3,442	2,067	Variance is due to the timing of lodging kit supplies purchased.
Total Property Expense	198,402	183,244	(15,158)	
Total Expenses	301,614	291,259	(10,355)	
Net Income (Loss) from Operations	11,614	21,204	(9,590)	
Interest	7,873	8,342	468	Expense and budget include imputed interest on ground lease with Greenbridge II.
Depreciation	234,115	237,707	3,592	
Ground Lease				
Net Income (Loss)	(230,374)	(224,845)	(5,530)	
Capital Reserve	15,066	-	-	

South Pointe Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Total Rental Revenue	325,461	338,974	(13,513)	2 vacant CMHA units in July , 7 in June, 7 in May, 7 in April, 6 units in March, 9 in February, 7 in January. Budget assumes a 5% vacancy rate in a 82 unit building or four vacant units.
ODSA Revenue	68,997	65,159	3,838	
Interest Income	436	467	(30)	
Utility Income	520	1,342	(822)	Vacancies may be contributing to utility income being less than budgeted.
Work Orders	7,044	2,683	4,361	Move out charges to tenants.
Donations	0	0	0	
Other Income	6,787	7,175	(388)	
Total Income	409,245	415,799	(6,554)	
Personnel Expenses				
Salaries	101,175	98,157	(3,018)	
Taxes & Benefits	18,638	19,989	1,350	
Total Personnel Expense	119,813	118,146	(1,667)	
Admin Expenses				
Legal	1,083	875	(208)	
Audit Fees	4,375	4,375	0	
Contract Services	9,699	1,517	(8,183)	In February, March, May, June and July \$8,511 was paid to a temporary service agency for help with maintenance at the property. The position was filled in July.
Office Supplies	249	817	568	
Copier/Computer Expense	4,186	5,017	831	
Mileage	705	875	170	
Dues and Subscriptions	1,150	758	(392)	
Training	145	350	205	
Building Functions	440	292	(148)	
Bank Fees	782	467	(315)	
Total Admin Expenses	22,814	15,342	(7,472)	
Property Expenses				
Security	26,621	27,883	1,262	
Management Fees	19,874	20,592	718	
Partnership/Admin Fees	28,278	28,350	72	
Compliance Fees	1,983	1,983	0	
Gas	12,267	9,403	(2,865)	Gas usage is greater than anticipated due to colder temperatures.
Electricity	39,224	40,700	1,476	
Water & Sewer	32,367	28,058	(4,308)	Water and sewer usage is greater than anticipated.
Cable	0	0	0	
Telephone	12,260	12,600	340	
Trash Removal	2,230	1,633	(597)	In January, trash out was performed on units 201 and 417 using Two Ladies & a Dumpster costing \$1,400.
Snow Removal	972	972	0	
Landscaping	2,280	2,150	(130)	

South Pointe Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Safety Systems	1,989	3,208	1,219	
Elevator	4,176	7,933	3,757	Elevator repairs are less than anticipated through July.
HVAC	16,780	12,892	(3,889)	Variance due to air conditioning units in various units being repaired in July and costing \$3,350 and due to HVAC repairs in February costing \$2,093 to replace the pump motor to provide heat to the building and to fix the heating issues for three units.
Repairs and Maintenance	11,044	7,408	(3,636)	Variance is the result of a \$2,580 expense to remove and replace VCT sub flooring in a unit in June and \$2,866 paid to Tri-D Plumbing in February to replace a circulation pump on the left boiler, to fix kitchen sink back ups, repair hot water issues, drain line leaks and heating pan leaks in various units.
Maintenance Supplies	8,682	9,800	1,118	
Custodial Supplies	1,725	1,867	142	
Cleaning	125	1,167	1,042	
Furniture/Decorating	296	1,458	1,162	
Pest Control	986	992	5	
Appliances	3,101	1,167	(1,934)	Purchased two stoves for \$936 in February and purchased two electric ranges and two refrigerators with ice makers for \$2,004 in January. Annual budget of \$2,000 has been exceeded.
Uniforms	192	0	(192)	
Insurance	23,812	25,492	1,679	
Taxes & Assessments	0	0	0	
Other Property Expense	3,097	4,025	928	Variance due to timing of lodging kit purchases.
Total Property Expense	254,363	251,732	(2,631)	
Total Expenses	396,990	385,220	(11,771)	
Net Income (Loss) from Operations	12,255	30,579	(18,324)	
Interest	9,358	10,908	1,550	
Depreciation	252,988	257,366	4,378	
Ground Lease	0	0	0	
Net Income (Loss)	(250,091)	(237,695)	(12,397)	
Capital Reserve	21,079	-	-	

Buckeye Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Total Rental Revenue	247,634	255,499	(7,865)	4 vacant units in July. 4 vacant units in June, 3 in May, 6 in April and March. 8 vacant units in February and January. Budget assumes 5% vacancy rate at 65 unit building which is three to four vacant units.
ODSA Revenue	70,853	72,199	(1,346)	
Interest Income	32	0	32	
Utility Income	1,310	1,108	202	
Work Orders	860	1,808	(948)	Move out charges to tenants.
Donations	0	0	0	
Other Income	3,699	5,833	(2,135)	Variance is due to how grant from United Way is budgeted monthly, reimbursement for front desk expenditures from CoC grant not being requested yet and lodging kit grant not received.
Total Income	324,388	336,448	(12,060)	
Personnel Expenses				
Salaries	72,501	83,632	11,131	
Taxes & Benefits	15,504	24,233	8,729	
Total Personnel Expense	88,005	107,865	19,860	
Admin Expenses				
Legal	465	1,458	993	Variance due to monthly expense trending lower than budgeted.
Audit Fees	4,375	4,375	0	
Contract Services	10,238	1,808	(8,430)	Variances are due to Area Temps fees for a custodian in June and July and for a maintenance tech in April and May. Annual budget of \$3,100 has been exceeded.
Office Supplies	269	700	431	
Copier/Computer Expense	3,068	3,383	316	
Mileage	1,090	1,283	194	
Dues and Subscriptions	150	292	142	
Training	53	467	414	
Building Functions	7	292	285	
Bank Fees	284	175	(109)	
Total Admin Expenses	19,998	14,233	(5,765)	
Property Expenses				
Security	53,645	55,416	1,771	
Management Fees	15,212	15,633	422	
Partnership/Admin Fees	7,917	2,917	(5,000)	Variance due to \$5,000 of 2017 asset management fees paid in February and not accrued for in prior years.
Compliance Fees	1,575	1,575	0	
Gas	3,478	3,204	(275)	
Electricity	31,884	35,784	3,900	Variance due to electricity bills being under budget, January through May.
Water & Sewer	18,148	16,975	(1,174)	
Cable	0	0	0	
Telephone	12,652	11,842	(810)	
Trash Removal	3,257	2,217	(1,041)	Variance due to \$943 paid to Waste Management of Ohio for overage services in April. Also, monthly expense is trending slightly over budget.

Buckeye Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Snow Removal	1,275	1,275	0	
Landscaping	2,682	2,600	(82)	
Safety Systems	4,561	2,917	(1,644)	Variance is due to \$377 paid to Paladin Protective Systems in July to replace BNC cameras 2 & 3 and \$336 to replace fail duck. Variance is also due to \$1,629 paid to Paladin Protective Systems to test pull station smoke detector in April. Building has spent 91% of the annual budget.
Elevator	2,065	2,567	502	Variance due to no elevator repairs until June.
HVAC	6,960	7,758	799	Variance due to HVAC repairs being \$934 less than budgeted.
Repairs and Maintenance	4,801	1,925	(2,876)	Variance due to \$970 paid to Comet Glass Co. for two front main entrance windows in July. Variance also due to \$1,220 paid to Tri-D Plumbing for 80 TEE pipe in February. Remaining variance is due to various plumbing repairs from Tri-D plumbing and stove/refrigerator repairs from Rell's Repair Service. Annual budget of \$3,300 has been exceeded.
Maintenance Supplies	4,533	6,592	2,059	Variance due to less supplies purchased than budgeted.
Custodial Supplies	653	1,225	572	Variance due to less supplies purchased than budgeted.
Cleaning	175	1,167	992	
Furniture/Decorating	270	1,400	1,130	
Pest Control	357	642	284	
Appliances	540	1,167	627	
Uniforms	184	0	(184)	
Insurance	19,438	20,125	687	
Taxes & Assessments	0	0	0	
Other Property Expense	4,031	3,383	(647)	Variance due to timing of lodging kit purchases.
Total Property Expense	200,294	200,304	10	
Total Expenses	308,297	322,402	14,106	
Net Income (Loss) from Operations	16,091	14,045	2,046	
Interest	-	-	-	
Depreciation	219,544	265,707	46,164	Variance due to budget including expense for fixed assets that were fully depreciated at the end of 2018.
Ground Lease				
Net Income (Loss)	(203,452)	(251,662)	48,210	
Capital Reserve	13,187	-	-	

Winton Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Total Rental Revenue	158,108	162,574	(4,466)	Four vacant units in July. Two vacant units in June, one in May and March. Property was 100% occupied in April. Two vacant units in February and one vacant unit in January.
ODSA Revenue	66,228	73,357	(7,130)	
Interest Income	17	0	17	
Utility Income	260	408	(148)	
Work Orders	1,617	2,975	(1,358)	Move out charges to tenants.
Donations	0	0	0	
Other Income	3,336	4,842	(1,506)	Variance is due to how grant from United Way is budgeted monthly, reimbursement for front desk expenditures from CoC grant not being requested yet and lodging kit grant not received.
Total Income	229,566	244,157	(14,591)	
Personnel Expenses				
Salaries	77,759	78,222	463	
Taxes & Benefits	19,445	19,182	(263)	
Total Personnel Expense	97,204	97,404	200	
Admin Expenses				
Legal	671	700	29	
Audit Fees	4,375	4,375	0	
Contract Services	269	408	139	
Office Supplies	501	700	199	
Copier/Computer Expense	1,929	2,683	755	
Mileage	391	700	309	
Dues and Subscriptions	150	1,167	1,017	
Training	38	467	429	
Building Functions	7	292	285	
Bank Fees	649	467	(182)	
Total Admin Expenses	8,980	11,958	2,978	
Property Expenses				
Security	26,876	28,817	1,940	
Management Fees	8,021	7,642	(380)	
Partnership/Admin Fees	2,917	2,917	(0)	
Compliance Fees	992	992	(0)	
Gas	2,536	2,647	111	
Electricity	44,941	45,675	734	
Water & Sewer	2,931	3,967	1,036	Variances due to monthly water and sewer bills are trending slightly lower than budgeted.
Cable	0	0	0	
Telephone	11,336	11,083	(253)	
Trash Removal	3,771	2,975	(796)	
				Variance is due to monthly invoices from Republic services of Cleveland running slightly over budget.
Snow Removal	1,104	804	(300)	
Landscaping	0	500	500	

Winton Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Safety Systems	3,231	2,917	(314)	
Elevator	1,614	1,983	370	
HVAC	6,516	7,467	951	Variance due to less HVAC repairs done than budgeted.
Repairs and Maintenance	3,265	3,383	118	
Maintenance Supplies	2,800	5,892	3,091	Variance due to less supplies purchased than budgeted.
Custodial Supplies	499	525	26	
Cleaning	0	1,167	1,167	
Furniture/Decorating	0	992	992	
Pest Control	2,376	321	(2,055)	Variance due to \$1,290 paid to General Pest Control Co. in April for bed bugs treatment in units 205, 305 and 202. Variance also due to \$860 paid in total to General Pest Control Co. in January and March for bed bugs treatment in units 201 and 103. Annual budget of \$550 has been exceeded.
Appliances	0	1,167	1,167	
Uniforms	100	0	(100)	
Insurance	12,189	12,425	236	
Taxes & Assessments	0	0	0	
Other Property Expense	0	2,042	2,042	Variance due to timing of lodging kit purchases.
Total Property Expense	138,015	148,296	10,281	
Total Expenses	244,199	257,659	13,460	
Net Income (Loss) from Operations	(14,633)	(13,502)	(1,131)	
Interest	14,464	29,225	14,761	Variance is due to interest on bridge loan not being posted yet. It will be posted in August when annual payment on debt is made.
Depreciation	184,710	210,816	26,105	Variance due to budget including expense for fixed assets that were fully depreciated at the end of 2018.
Ground Lease				
Net Income (Loss)	(213,807)	(253,543)	39,736	
Capital Reserve	9,589	-	-	

West Village Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Total Rental Revenue	275,171	277,491	(2,319)	6 vacant units in July , 4 in June, 1 in May, 2 in April, 2 in March, 5 in February and 5 in January.
ODSA Revenue	72,186	45,469	26,716	Variance is due to grant reimbursement being budgeted evenly over the year. Building is expected to use all budgeted grant dollars by the end of August.
Interest Income	3,291	1,283	2,008	Interest income on operating reserve and replacement reserve bank accounts are greater than budgeted.
Utility Income	670	1,342	(672)	Utility income is less than anticipated. Vacancies may be contributing to this variance.
Work Orders	3,964	3,792	172	
Donations	0	0	0	
Other Income	9,027	14,875	(5,848)	Variance is primarily due to the budget including \$1,167 a month for HVAC system reimbursement from CHN and \$93 a month for lodging kit reimbursements that were not received in January through July. Variance is offset by a \$4,720 lighting rebate from First Energy received in April and \$2,739 received in May from the United Way grant to reimburse for front desk services.
Total Income	364,310	344,252	20,058	
Personnel Expenses				
Salaries	73,847	81,983	8,136	
Taxes & Benefits	14,372	15,106	734	
Total Personnel Expense	88,219	97,089	8,870	
Admin Expenses				
Legal	225	1,458	1,233	
Audit Fees	4,665	4,375	(290)	
Contract Services	7,983	2,392	(5,591)	\$5,808 has been paid to a temporary service agency for maintenance help at building and the annual budget of \$4,100 has been exceeded. Position was filled mid-July.
Office Supplies	342	758	416	
Copier/Computer Expense	5,518	5,367	(151)	
Mileage	242	583	341	
Dues and Subscriptions	315	233	(82)	
Training	29	525	496	
Building Functions	171	292	121	
Bank Fees	457	758	302	
Total Admin Expenses	19,947	16,742	(3,206)	
Property Expenses				
Security	53,591	56,000	2,409	
Management Fees	19,413	19,658	245	
Partnership/Admin Fees	2,917	2,917	(0)	
Compliance Fees	1,225	1,225	0	
Gas	1,164	1,463	299	
Electricity	36,029	39,249	3,220	
Water & Sewer	16,833	11,667	(5,166)	Usage is greater than anticipated.

West Village Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Cable	0	0	0	
Telephone	11,893	10,908	(985)	
Trash Removal	2,580	2,333	(246)	
Snow Removal	1,555	1,555	0	
Landscaping	857	3,900	3,043	Variance is the result of annual storm water management cost being over budgeted and due to the building receiving donated mulch. The budget includes \$4,000 storm water management cost and includes \$800 for mulch.
Safety Systems	2,417	2,625	208	
Elevator	2,348	2,042	(307)	
HVAC	8,925	10,442	1,517	
Repairs and Maintenance	5,777	2,158	(3,618)	In April, West Roofing System installed fascia metal to the roof costing \$1,334 and Tri-D Plumbing replaced an entire assembly costing \$800. In February, paid Tri-D Plumbing \$1,818 to repair the hot water system to stop the water leak on 2nd floor hallway and to repair the PEX (plastic) cracked manifold leading to the mechanical room. R&M annual budget of \$3,700 has been exceeded.
Maintenance Supplies	4,736	5,367	630	
Custodial Supplies	1,250	875	(375)	
Cleaning	1,275	1,167	(108)	
Furniture/Decorating	0	583	583	
Pest Control	949	233	(716)	Paid \$860 to General Pest Control to treat for bed bugs in units 104 and 208 in January and April.
Appliances	0	583	583	
Uniforms	29	0	(29)	
Insurance	17,780	18,900	1,120	
Taxes & Assessments	0	0	0	
Other Property Expense	2,032	3,442	1,410	
Total Property Expense	195,573	199,291	3,717	
Total Expenses	303,739	313,121	9,382	
Net Income (Loss) from Operations	60,571	31,131	29,440	
Interest	5,213	143,616	138,403	
Depreciation	289,779	287,291	(2,489)	
Ground Lease	0	0	0	
Net Income (Loss)	(234,422)	(399,776)	165,354	
Capital Reserve	-	-	-	

Inez Killingsworth Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Total Rental Revenue	287,888	294,875	(6,987)	Six vacant units in July. Five vacant units in June and May. Three vacant units in April, two vacant units in March, two vacant units in February and one vacant unit in January.
ODSA Revenue	67,302	45,469	21,833	Variance is due to grant reimbursement being budgeted evenly over the year. Building is expected to use all budgeted grant dollars by the end of August.
Interest Income	541	642	(101)	
Utility Income	340	292	48	
Work Orders	12,913	3,092	9,821	Move out charges to tenants.
Donations	0	0	0	
Other Income	14,664	5,833	8,831	Variance due to \$11,436 of real estate tax reimbursement for year 2017-2018.
Total Income	383,647	350,203	33,445	
Personnel Expenses				
Salaries	79,470	81,938	2,469	
Taxes & Benefits	19,546	20,651	1,106	
Total Personnel Expense	99,015	102,590	3,574	
Admin Expenses				
Legal	1,467	875	(592)	Variance due to eviction charges being higher than monthly budget of \$125.
Audit Fees	4,375	4,375	0	
Contract Services	6,137	1,400	(4,737)	Variance is due to Area temps fees for a maintenance tech in July, June, April and May and a custodian in March.
Office Supplies	409	700	291	
Copier/Computer Expense	3,763	4,200	437	
Mileage	1,891	1,225	(666)	Variance due to monthly mileage expense running over budget.
Dues and Subscriptions	155	175	20	
Training	0	350	350	
Building Functions	199	292	93	
Bank Fees	1,033	875	(158)	
Total Admin Expenses	19,429	14,467	(4,963)	
Property Expenses				
Security	53,559	55,416	1,857	
Management Fees	20,627	20,942	315	
Partnership/Admin Fees	2,917	2,917	(0)	
Compliance Fees	1,225	1,225	0	
Gas	1,960	3,065	1,105	Monthly gas bills are running under budget and no bill received yet for July.
Electricity	46,408	48,888	2,480	
Water & Sewer	15,828	9,333	(6,495)	Variance due to monthly water and sewer bills running over budget because of higher usage. Variance also due to an incident that caused fire safety sprinklers to run for too long.
Cable	0	0	0	
Telephone	13,334	11,200	(2,134)	Variance due to Warwick communications phone system contract expense of \$190 a month, which is not included in budget. Also, the contract period starts from December 2018 and December's expense is included in 2019 expense.
Trash Removal	2,227	1,867	(360)	

Inez Killingsworth Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Snow Removal	2,400	1,800	(600)	Variance due to \$600 paid to HM Snow Pros in March for December 2018 snowplowing contract expense.
Landscaping	2,767	4,700	1,933	Variance is due to monthly bill of \$575 being less than monthly budget of \$1,066 for landscaping and storm water management.
Safety Systems	3,545	2,625	(920)	Variance due to new annunciator installed in March.
Elevator	4,731	2,858	(1,873)	Variance due to \$2,375 paid to Schindler Elevator Corp in July for elevator 1 repairs.
HVAC	4,502	9,567	5,064	Variance due to less HVAC repairs done than budgeted.
Repairs and Maintenance	1,745	2,508	763	Not as much repairs and maintenance needed as budgeted.
Maintenance Supplies	6,339	3,442	(2,897)	\$925 of variance is due to supplies purchased from Home Depot and HD Supply Facilities in July. Variance also due to \$756 paid to Karnis Safe & Lock Co. for keys in June. Remaining variance is due to supplies purchased from H D Supply Facilities in February and \$630 paid to Karnis Safe & Lock Co. for keys in February. Annual budget of \$5,900 has been exceeded.
Custodial Supplies	455	875	420	
Cleaning	0	1,167	1,167	
Furniture/Decorating	864	292	(573)	Variance due to \$864 paid to Sauder Manufacturing Co., dba Butler Human Services, for 4 cushion seats and backs in May. Annual budget of \$500 has been exceeded.
Pest Control	928	467	(461)	
Appliances	1,430	1,167	(263)	
Uniforms	111	0	(111)	
Insurance	19,984	18,492	(1,493)	
Taxes & Assessments	0	0	0	
Other Property Expense	1,734	3,092	1,358	Variance due to timing of lodging kits purchases.
Total Property Expense	209,622	207,902	(1,720)	
Total Expenses	328,066	324,958	(3,108)	
Net Income (Loss) from Operations	55,581	25,244	30,337	
Interest	16,875	-	(16,875)	
Depreciation	295,630	296,040	411	
Ground Lease				
Net Income (Loss)	(256,923)	(270,796)	13,873	
Capital Reserve	14,232	-	-	

Greenbridge-II Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Total Rental Revenue	267,648	251,357	16,290	Four vacant units in July. One vacant unit in February, March, May and June. Property was 100% occupied in April and January. Budget is based on Greenbridge Commons 2018 actual numbers.
ODSA Revenue	25,683	31,922	(6,238)	Variance partially due to United Way grant reimbursing partnership in January and May, instead of ODSA grant, for front desk services. Remaining variance is due to timing of front desk expenditures.
Interest Income	8,141	0	8,141	Variance is due to the recognition of deferred interest/discount earned on ground lease to Greenbridge Commons that was not budgeted for.
Utility Income	1,082	875	207	
Work Orders	1,997	9,275	(7,278)	Move out charges to tenants.
Donations	0	0	0	
Other Income	1,648	4,492	(2,844)	Variance is due to how grant from United Way is budgeted monthly, reimbursement for front desk expenditures from CoC grant not being requested yet and lodging kit grant not received.
Total Income	306,199	297,921	8,278	
Personnel Expenses				
Salaries	65,134	68,096	2,962	
Taxes & Benefits	19,768	18,552	(1,217)	
Total Personnel Expense	84,902	86,647	1,745	
Admin Expenses				
Legal	265	1,458	1,193	
Audit Fees	14,075	4,375	(9,700)	Variance due to \$9,700 of Novogradac & Company LLP expense in April for 2018 audit and tax return.
Contract Services	393	1,108	716	
Office Supplies	2,292	583	(1,709)	Variance due to \$1,800 fee for tenant file review charged by limited partner to partnership that was not budgeted for.
Copier/Computer Expense	1,804	2,100	296	
Mileage	588	1,575	987	
Dues and Subscriptions	150	175	25	
Training	35	1,050	1,015	
Building Functions	58	292	234	
Bank Fees	237	525	288	
Total Admin Expenses	19,897	13,242	(6,655)	
Property Expenses				
Security	13,225	13,067	(158)	
Management Fees	19,019	18,433	(585)	
Partnership/Admin Fees	0	11,667	11,667	Asset management fees will be posted later in the year.
Compliance Fees	2,917	2,917	(0)	
Gas	3,565	3,065	(501)	Gas is running slightly over budget.
Electricity	35,279	45,990	10,711	Variance due to electricity bills running under budget. Also, electricity budget is based on EAIX's 2018 actual numbers.

Greenbridge-II Operating Results

Year to Date as of Jul 31, 2019

	Year To Date	YTD Budget	YTD Budget Variance	Explanation (10%)
Water & Sewer	1,294	9,683	8,389	Variance is due to the water usage not being reflected correctly by the meter. EDEN is working with the City of Cleveland to resolve the meter issue.
Cable	0	0	0	
Telephone	5,086	5,133	48	
Trash Removal	0	1,633	1,633	
Snow Removal	856	1,815	959	Variance due to snowplowing contract monthly invoice for first quarter being \$391 less than monthly budget of \$605.
Landscaping	2,690	4,400	1,710	
				Variance is due to monthly bills of \$617 being less than monthly budget of \$1,000 for landscaping and storm water management. Budget also includes \$400 for mulch.
Safety Systems	563	1,458	896	Not as much services needed as budgeted.
Elevator	0	4,550	4,550	Variance due to elevator contract with Schindler not starting until September 2019 and no elevator repairs needed since it is a new building.
HVAC	10,517	12,192	1,674	
				Variance due to less HVAC repairs done than budgeted.
Repairs and Maintenance	1,303	1,925	622	Variance due to not as much repairs and maintenance needed as budgeted.
Maintenance Supplies	1,644	5,693	4,049	Variance due to less supplies purchased than budgeted.
Custodial Supplies	489	758	269	
Cleaning	0	1,167	1,167	
Furniture/Decorating	0	0	0	
Pest Control	128	525	397	
Appliances	0	0	0	
Uniforms	53	0	(53)	
Insurance	17,115	17,500	385	
Taxes & Assessments	300	0	(300)	
Other Property Expense	470	3,092	2,622	Variance due to timing of lodging kits purchases.
Total Property Expense	116,511	166,662	50,151	
Total Expenses	221,310	266,552	45,242	
Net Income (Loss) from Operations	84,889	31,369	53,520	
Interest	104,862	-	(104,862)	
Depreciation	247,344	-	(247,344)	
Ground Lease	8,953	-	(8,953)	Rent expense for ground lease from Greenbridge Commons was not budgeted for.
Net Income (Loss)	(276,271)	31,369	(307,640)	
Capital Reserve	12,627	-	-	

All LIHTC's Operating Results

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Rental Revenue	\$2,579,793.04	\$2,605,682.29	(\$25,889.25)	\$2,344,102.39	\$2,374,777.22	(\$30,674.83)	\$235,690.65	10%
ODSA Revenue	\$624,910.98	\$589,757.54	\$35,153.44	\$499,984.81	\$531,187.65	(\$31,202.84)	\$124,926.17	25%
Interest Income	\$13,468.10	\$3,325.00	\$10,143.10	\$4,201.12	\$1,440.85	\$2,760.27	\$9,266.98	221%
Utility Income	\$7,282.77	\$9,158.30	(\$1,875.53)	\$8,755.00	\$8,277.47	\$477.53	(\$1,472.23)	-17%
Work Orders	\$47,747.47	\$53,199.77	(\$5,452.30)	\$57,968.09	\$0.00	\$57,968.09	(\$10,220.62)	-18%
Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Income	\$71,109.62	\$82,151.66	(\$11,042.04)	\$195,512.28	\$155,598.37	\$39,913.91	(\$124,402.66)	-64%
Total Income	\$3,344,311.98	\$3,343,274.56	\$1,037.42	\$3,110,523.69	\$3,071,281.56	\$39,242.13	\$233,788.29	8%
Personnel Expenses								
Salaries	\$816,305.67	\$834,216.98	\$17,911.31	\$824,573.01	\$827,106.16	\$2,533.15	(\$8,267.34)	-1%
Taxes & Benefits	\$204,829.26	\$226,042.27	\$21,213.01	\$208,347.23	\$229,933.64	\$21,586.41	(\$3,517.97)	-2%
Total Personnel Expense	\$1,021,134.93	\$1,060,259.25	\$39,124.32	\$1,032,920.24	\$1,057,039.80	\$24,119.56	(\$11,785.31)	-1%
Admin Expenses								
Legal	\$7,445.74	\$12,658.22	\$5,212.48	\$8,932.00	\$12,366.48	\$3,434.48	(\$1,486.26)	-17%
Audit Fees	\$53,740.00	\$43,750.00	(\$9,990.00)	\$37,051.92	\$39,375.00	\$2,323.08	\$16,688.08	45%
Contract Services	\$44,316.58	\$12,541.60	(\$31,774.98)	\$19,327.29	\$13,824.79	(\$5,502.50)	\$24,989.29	129%
Office Supplies	\$5,872.69	\$6,941.61	\$1,068.92	\$7,110.51	\$3,704.14	(\$3,406.37)	(\$1,237.82)	-17%
Copier/Computer Expense	\$34,306.29	\$38,616.42	\$4,310.13	\$37,992.33	\$39,678.15	\$1,685.82	(\$3,686.04)	-10%
Mileage	\$8,463.58	\$11,083.26	\$2,619.68	\$8,807.67	\$8,137.50	(\$670.17)	(\$344.09)	-4%
Dues and Subscriptions	\$2,670.00	\$4,083.30	\$1,413.30	\$3,480.31	\$2,362.50	(\$1,117.81)	(\$810.31)	-23%
Training	\$394.30	\$4,608.24	\$4,213.94	\$4,986.57	\$3,243.28	(\$1,743.29)	(\$4,592.27)	-92%
Building Functions	\$1,468.03	\$2,916.70	\$1,448.67	\$1,871.04	\$2,625.03	\$753.99	(\$403.01)	-22%
Bank Fees	\$6,235.54	\$5,249.98	(\$985.56)	\$4,621.75	\$3,966.66	(\$655.09)	\$1,613.79	35%
Total Admin Expenses	\$164,912.75	\$142,449.33	(\$22,463.42)	\$134,181.39	\$129,283.53	(\$4,897.86)	\$30,731.36	23%
Property Expenses								
Security	\$323,745.45	\$337,515.34	\$13,769.89	\$323,952.21	\$344,351.96	\$20,399.75	(\$206.76)	0%
Management Fees	\$166,557.87	\$168,757.62	\$2,199.75	\$150,181.27	\$141,428.01	(\$8,753.26)	\$16,376.60	11%
Partnership/Admin Fees	\$99,436.23	\$106,399.52	\$6,963.29	\$92,302.92	\$92,516.37	\$213.45	\$7,133.31	8%
Compliance Fees	\$16,158.38	\$16,158.27	(\$0.11)	\$13,078.38	\$13,078.30	(\$0.08)	\$3,080.00	24%
Gas	\$57,157.24	\$48,615.70	(\$8,541.54)	\$47,974.51	\$55,087.65	\$7,113.14	\$9,182.73	19%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Electricity	\$353,145.68	\$384,986.00	\$31,840.32	\$331,145.46	\$281,386.88	(\$49,758.58)	\$22,000.22	7%
Water & Sewer	\$168,915.44	\$160,591.07	(\$8,324.37)	\$155,690.34	\$139,077.78	(\$16,612.56)	\$13,225.10	8%
Cable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Telephone	\$111,483.36	\$108,441.18	(\$3,042.18)	\$107,444.95	\$105,896.14	(\$1,548.81)	\$4,038.41	4%
Trash Removal	\$19,070.27	\$19,891.55	\$821.28	\$16,468.50	\$13,253.31	(\$3,215.19)	\$2,601.77	16%
Snow Removal	\$12,450.60	\$12,900.60	\$450.00	\$11,441.35	\$17,712.75	\$6,271.40	\$1,009.25	9%
Landscaping	\$18,282.61	\$29,800.00	\$11,517.39	\$13,498.34	\$16,190.00	\$2,691.66	\$4,784.27	35%
Safety Systems	\$31,659.70	\$28,379.07	(\$3,280.63)	\$22,849.58	\$23,630.76	\$781.18	\$8,810.12	39%
Elevator	\$36,645.35	\$43,458.18	\$6,812.83	\$32,586.60	\$33,489.07	\$902.47	\$4,058.75	12%
HVAC	\$113,777.61	\$104,182.95	(\$9,594.66)	\$90,997.48	\$83,952.41	(\$7,045.07)	\$22,780.13	25%
Repairs and Maintenance	\$46,884.42	\$32,491.50	(\$14,392.92)	\$105,521.60	\$17,814.95	(\$87,706.65)	(\$58,637.18)	-56%
Maintenance Supplies	\$63,193.31	\$63,968.10	\$774.79	\$71,304.56	\$28,410.50	(\$42,894.06)	(\$8,111.25)	-11%
Custodial Supplies	\$9,570.00	\$10,908.32	\$1,338.32	\$10,722.91	\$9,916.69	(\$806.22)	(\$1,152.91)	-11%
Cleaning	\$4,945.00	\$11,666.70	\$6,721.70	\$8,911.77	\$5,249.88	(\$3,661.89)	(\$3,966.77)	-45%
Furniture/Decorating	\$3,866.75	\$10,558.31	\$6,691.56	\$10,548.35	\$8,516.66	(\$2,031.69)	(\$6,681.60)	-63%
Pest Control	\$13,650.69	\$4,754.14	(\$8,896.55)	\$5,491.90	\$2,887.38	(\$2,604.52)	\$8,158.79	149%
Appliances	\$6,984.92	\$9,916.68	\$2,931.76	\$4,138.90	\$5,454.15	\$1,315.25	\$2,846.02	69%
Uniforms	\$1,343.23	\$291.64	(\$1,051.59)	\$75.36	\$1,575.00	\$1,499.64	\$1,267.87	1682%
Insurance	\$185,701.28	\$192,557.59	\$6,856.31	\$169,472.68	\$192,900.03	\$23,427.35	\$16,228.60	10%
Taxes & Assessments	\$12,684.03	\$6,149.98	(\$6,534.05)	\$12,547.84	\$7,902.49	(\$4,645.35)	\$136.19	1%
Other Property Expense	\$19,687.74	\$32,083.22	(\$12,395.48)	\$24,039.41	\$22,172.40	\$1,867.01	(\$4,351.67)	-18%
Total Property Expense	\$1,896,997.16	\$1,945,423.23	\$48,426.07	\$1,832,387.17	\$1,663,851.52	(\$168,535.65)	\$64,609.99	4%
Total Expenses	\$3,083,044.84	\$3,148,131.81	\$65,086.97	\$2,999,488.80	\$2,850,174.85	(\$149,313.95)	\$83,556.04	3%
Net Income (Loss) from Operations	\$261,267.14	\$195,142.75	(\$66,124.39)	\$111,034.89	\$221,106.71	\$110,071.82	\$150,232.25	135%
Interest	\$258,421.76	\$292,394.64	\$33,972.88	\$260,627.53	\$142,474.31	(\$118,153.22)	(\$2,205.77)	-1%
Depreciation	\$2,316,140.76	\$2,149,808.06	(\$166,332.70)	\$1,827,346.38	\$1,546,597.12	(\$280,749.26)	\$488,794.38	27%
Ground Lease	\$8,953.00	\$0.00	(\$8,953.00)	\$0.00	\$0.00	\$0.00	\$8,953.00	
Net Income (Loss)	(\$2,322,248.38)	(\$2,247,059.95)	\$75,188.43	(\$1,976,939.02)	(\$1,467,964.72)	\$508,974.30	(\$345,309.36)	17%
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

<u>Year to Date as of July 31, 2019</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Prior Year to Date</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Current Year Vs. Prior</u>	
\$ Increase (decrease) over PY	% Increase (decrease) over PY

Emerald Commons

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Rental Revenue	\$215,130.00	\$215,540.80	(\$410.80)	\$213,723.45	\$220,772.68	(\$7,049.23)	\$1,406.55	1%
ODSA Revenue	\$64,649.76	\$70,615.72	(\$5,965.96)	\$59,915.42	\$59,020.85	\$894.57	\$4,734.34	8%
Interest Income	\$450.45	\$466.67	(\$16.22)	\$469.98	\$437.50	\$32.48	(\$19.53)	-4%
Utility Income	\$1,090.40	\$1,633.31	(\$542.91)	\$1,835.00	\$1,376.67	\$458.33	(\$744.60)	-41%
Work Orders	\$3,653.99	\$8,224.97	(\$4,570.98)	\$12,304.88	\$0.00	\$12,304.88	(\$8,650.89)	-70%
Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Income	\$3,404.11	\$5,851.98	(\$2,447.87)	\$16,092.16	\$20,765.98	(\$4,673.82)	(\$12,688.05)	-79%
Total Income	\$288,378.71	\$302,333.45	(\$13,954.74)	\$304,340.89	\$302,373.68	\$1,967.21	(\$15,962.18)	-5%
Personnel Expenses								
Salaries	\$73,176.49	\$74,034.73	\$858.24	\$83,402.55	\$76,689.04	(\$6,713.51)	(\$10,226.06)	-12%
Taxes & Benefits	\$19,814.78	\$20,838.36	\$1,023.58	\$21,958.25	\$21,319.90	(\$638.35)	(\$2,143.47)	-10%
Total Personnel Expense	\$92,991.27	\$94,873.09	\$1,881.82	\$105,360.80	\$98,008.94	(\$7,351.86)	(\$12,369.53)	-12%
Admin Expenses								
Legal	\$360.00	\$1,166.67	\$806.67	\$797.00	\$1,458.31	\$661.31	(\$437.00)	-55%
Audit Fees	\$4,375.00	\$4,375.00	\$0.00	\$4,375.00	\$4,375.00	\$0.00	\$0.00	0%
Contract Services	\$4,754.02	\$991.67	(\$3,762.35)	\$4,968.59	\$1,808.31	(\$3,160.28)	(\$214.57)	-4%
Office Supplies	\$423.90	\$758.32	\$334.42	\$690.26	\$384.99	(\$305.27)	(\$266.36)	-39%
Copier/Computer Expense	\$2,889.67	\$3,966.65	\$1,076.98	\$4,030.11	\$4,713.32	\$683.21	(\$1,140.44)	-28%
Mileage	\$702.32	\$583.32	(\$119.00)	\$583.04	\$583.32	\$0.28	\$119.28	20%
Dues and Subscriptions	\$150.00	\$175.00	\$25.00	\$204.50	\$262.50	\$58.00	(\$54.50)	-27%
Training	\$47.53	\$349.99	\$302.46	\$90.54	\$525.00	\$434.46	(\$43.01)	-48%
Building Functions	\$102.90	\$291.67	\$188.77	\$4.18	\$291.67	\$287.49	\$98.72	2362%
Bank Fees	\$737.02	\$525.00	(\$212.02)	\$538.65	\$420.00	(\$118.65)	\$198.37	37%
Total Admin Expenses	\$14,542.36	\$13,183.29	(\$1,359.07)	\$16,281.87	\$14,822.42	(\$1,459.45)	(\$1,739.51)	-11%
Property Expenses								
Security	\$26,672.93	\$28,933.23	\$2,260.30	\$26,730.92	\$28,933.23	\$2,202.31	(\$57.99)	0%
Management Fees	\$13,148.76	\$13,066.62	(\$82.14)	\$12,800.26	\$13,332.62	\$532.36	\$348.50	3%
Partnership/Admin Fees	\$23,362.29	\$23,449.93	\$87.64	\$22,681.82	\$22,685.75	\$3.93	\$680.47	3%
Compliance Fees	\$1,283.31	\$1,283.32	\$0.01	\$1,254.19	\$1,254.17	(\$0.02)	\$29.12	2%
Gas	\$4,869.67	\$4,875.50	\$5.83	\$4,912.34	\$5,691.60	\$779.26	(\$42.67)	-1%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Electricity	\$19,945.30	\$21,450.00	\$1,504.70	\$19,834.48	\$21,937.50	\$2,103.02	\$110.82	1%
Water & Sewer	\$11,643.22	\$12,191.62	\$548.40	\$11,942.74	\$15,639.12	\$3,696.38	(\$299.52)	-3%
Cable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Telephone	\$12,440.63	\$12,424.93	(\$15.70)	\$12,345.16	\$12,406.29	\$61.13	\$95.47	1%
Trash Removal	\$395.00	\$1,108.32	\$713.32	\$862.00	\$834.17	(\$27.83)	(\$467.00)	-54%
Snow Removal	\$714.00	\$714.00	\$0.00	\$714.00	\$1,417.50	\$703.50	\$0.00	0%
Landscaping	\$497.50	\$1,450.00	\$952.50	\$882.00	\$1,010.00	\$128.00	(\$384.50)	-44%
Safety Systems	\$2,667.50	\$2,916.65	\$249.15	\$2,691.85	\$1,505.00	(\$1,186.85)	(\$24.35)	-1%
Elevator	\$7,376.32	\$4,374.97	(\$3,001.35)	\$4,056.47	\$3,902.50	(\$153.97)	\$3,319.85	82%
HVAC	\$16,931.07	\$12,016.61	(\$4,914.46)	\$16,458.23	\$10,581.04	(\$5,877.19)	\$472.84	3%
Repairs and Maintenance	\$9,435.07	\$2,508.31	(\$6,926.76)	\$4,235.65	\$4,742.49	\$506.84	\$5,199.42	123%
Maintenance Supplies	\$12,102.38	\$9,449.95	(\$2,652.43)	\$11,353.14	\$3,768.30	(\$7,584.84)	\$749.24	7%
Custodial Supplies	\$1,037.48	\$1,575.00	\$537.52	\$1,966.62	\$875.00	(\$1,091.62)	(\$929.14)	-47%
Cleaning	\$1,725.00	\$1,166.67	(\$558.33)	\$5,095.00	\$583.32	(\$4,511.68)	(\$3,370.00)	-66%
Furniture/Decorating	\$1,534.31	\$1,166.67	(\$367.64)	\$1,444.63	\$466.67	(\$977.96)	\$89.68	6%
Pest Control	\$3,680.19	\$408.32	(\$3,271.87)	\$506.79	\$320.82	(\$185.97)	\$3,173.40	626%
Appliances	\$0.00	\$1,166.67	\$1,166.67	\$516.00	\$466.67	(\$49.33)	(\$516.00)	-100%
Uniforms	\$136.70	\$175.00	\$38.30	\$0.00	\$175.00	\$175.00	\$136.70	
Insurance	\$15,179.54	\$16,041.62	\$862.08	\$15,533.32	\$17,302.76	\$1,769.44	(\$353.78)	-2%
Taxes & Assessments	\$1,820.00	\$1,574.99	(\$245.01)	\$1,820.00	\$1,830.00	\$10.00	\$0.00	0%
Other Property Expense	\$891.28	\$2,625.00	(\$1,733.72)	\$2,047.99	\$2,123.31	(\$75.32)	(\$1,156.71)	-56%
Total Property Expense	\$189,489.45	\$178,113.90	(\$11,375.55)	\$182,685.60	\$173,784.83	(\$8,900.77)	\$6,803.85	4%
Total Expenses	\$297,023.08	\$286,170.28	(\$10,852.80)	\$304,328.27	\$286,616.19	(\$17,712.08)	(\$7,305.19)	-2%
Net Income (Loss) from Operations	(\$8,644.37)	\$16,163.17	\$24,807.54	\$12.62	\$15,757.49	\$15,744.87	(\$8,656.99)	-68597%
Interest	\$49,713.86	\$48,066.44	(\$1,647.42)	\$47,473.86	\$47,477.30	\$3.44	\$2,240.00	5%
Depreciation	\$152,591.72	\$152,716.06	\$124.34	\$152,591.71	\$152,348.56	(\$243.15)	\$0.01	0%
Ground Lease								
Net Income (Loss)	(\$210,949.95)	(\$184,619.33)	\$26,330.62	(\$200,052.95)	(\$184,068.37)	\$15,984.58	(\$10,897.00)	5%
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

<u>Year to Date as of July 31, 2019</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Prior Year to Date</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Current Year Vs. Prior</u>	
\$ Increase (decrease) over PY	% Increase (decrease) over PY

Liberty

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Rental Revenue	\$295,689.00	\$294,640.50	\$1,048.50	\$292,883.96	\$302,812.96	(\$9,929.00)	\$2,805.04	1%
ODSA Revenue	\$76,227.31	\$76,624.03	(\$396.72)	\$63,559.56	\$59,020.85	\$4,538.71	\$12,667.75	20%
Interest Income	\$502.50	\$466.67	\$35.83	\$478.17	\$437.50	\$40.67	\$24.33	5%
Utility Income	\$170.00	\$291.67	(\$121.67)	\$450.00	\$402.50	\$47.50	(\$280.00)	-62%
Work Orders	\$5,413.00	\$10,383.30	(\$4,970.30)	\$12,223.00	\$0.00	\$12,223.00	(\$6,810.00)	-56%
Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Income	\$3,378.11	\$5,833.31	(\$2,455.20)	\$11,918.72	\$13,457.46	(\$1,538.74)	(\$8,540.61)	-72%
Total Income	\$381,379.92	\$388,239.48	(\$6,859.56)	\$381,513.41	\$376,131.27	\$5,382.14	(\$133.49)	0%
Personnel Expenses								
Salaries	\$102,492.01	\$98,844.88	(\$3,647.13)	\$122,470.40	\$103,445.10	(\$19,025.30)	(\$19,978.39)	-16%
Taxes & Benefits	\$28,640.65	\$30,559.11	\$1,918.46	\$33,515.63	\$28,756.68	(\$4,758.95)	(\$4,874.98)	-15%
Total Personnel Expense	\$131,132.66	\$129,403.99	(\$1,728.67)	\$155,986.03	\$132,201.78	(\$23,784.25)	(\$24,853.37)	-16%
Admin Expenses								
Legal	\$801.74	\$875.00	\$73.26	\$909.50	\$1,458.31	\$548.81	(\$107.76)	-12%
Audit Fees	\$4,375.00	\$4,375.00	\$0.00	\$4,375.00	\$4,375.00	\$0.00	\$0.00	0%
Contract Services	\$862.86	\$991.67	\$128.81	\$956.10	\$1,458.31	\$502.21	(\$93.24)	-10%
Office Supplies	\$487.85	\$641.67	\$153.82	\$589.52	\$390.84	(\$198.68)	(\$101.67)	-17%
Copier/Computer Expense	\$4,381.58	\$4,841.64	\$460.06	\$4,479.06	\$4,899.97	\$420.91	(\$97.48)	-2%
Mileage	\$1,254.21	\$1,633.33	\$379.12	\$1,342.28	\$1,283.34	(\$58.94)	(\$88.07)	-7%
Dues and Subscriptions	\$150.00	\$175.00	\$25.00	\$150.00	\$262.50	\$112.50	\$0.00	0%
Training	\$6.90	\$349.99	\$343.09	\$315.53	\$460.82	\$145.29	(\$308.63)	-98%
Building Functions	\$405.44	\$291.67	(\$113.77)	\$216.84	\$291.67	\$74.83	\$188.60	87%
Bank Fees	\$696.23	\$408.32	(\$287.91)	\$416.39	\$315.00	(\$101.39)	\$279.84	67%
Total Admin Expenses	\$13,421.81	\$14,583.29	\$1,161.48	\$13,750.22	\$15,195.76	\$1,445.54	(\$328.41)	-2%
Property Expenses								
Security	\$27,003.04	\$28,174.88	\$1,171.84	\$27,351.66	\$28,139.88	\$788.22	(\$348.62)	-1%
Management Fees	\$17,718.78	\$18,316.60	\$597.82	\$18,306.60	\$18,264.10	(\$42.50)	(\$587.82)	-3%
Partnership/Admin Fees	\$23,012.85	\$23,099.90	\$87.05	\$22,342.67	\$22,347.43	\$4.76	\$670.18	3%
Compliance Fees	\$1,750.00	\$1,750.00	\$0.00	\$1,750.00	\$1,750.00	\$0.00	\$0.00	0%
Gas	\$7,153.91	\$5,502.35	(\$1,651.56)	\$6,610.83	\$7,198.65	\$587.82	\$543.08	8%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Electricity	\$34,778.48	\$37,345.00	\$2,566.52	\$37,090.67	\$29,812.50	(\$7,278.17)	(\$2,312.19)	-6%
Water & Sewer	\$17,700.57	\$23,683.24	\$5,982.67	\$19,280.44	\$25,666.55	\$6,386.11	(\$1,579.87)	-8%
Cable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Telephone	\$12,654.36	\$13,124.94	\$470.58	\$12,498.94	\$12,237.71	(\$261.23)	\$155.42	1%
Trash Removal	\$3,482.76	\$3,500.00	\$17.24	\$3,256.53	\$1,750.00	(\$1,506.53)	\$226.23	7%
Snow Removal	\$1,500.00	\$1,500.00	\$0.00	\$1,110.00	\$1,912.50	\$802.50	\$390.00	35%
Landscaping	\$1,735.00	\$2,850.00	\$1,115.00	\$1,203.74	\$2,910.00	\$1,706.26	\$531.26	44%
Safety Systems	\$8,804.50	\$2,275.00	(\$6,529.50)	\$1,639.32	\$2,065.00	\$425.68	\$7,165.18	437%
Elevator	\$7,591.97	\$8,574.95	\$982.98	\$7,716.57	\$6,649.99	(\$1,066.58)	(\$124.60)	-2%
HVAC	\$9,437.90	\$12,833.27	\$3,395.37	\$15,052.30	\$9,699.63	(\$5,352.67)	(\$5,614.40)	-37%
Repairs and Maintenance	\$2,901.90	\$5,074.99	\$2,173.09	\$68,223.66	\$2,012.50	(\$66,211.16)	(\$65,321.76)	-96%
Maintenance Supplies	\$11,063.15	\$6,533.31	(\$4,529.84)	\$7,506.00	\$4,166.14	(\$3,339.86)	\$3,557.15	47%
Custodial Supplies	\$1,914.60	\$1,166.67	(\$747.93)	\$1,262.29	\$1,166.67	(\$95.62)	\$652.31	52%
Cleaning	\$120.00	\$1,166.67	\$1,046.67	\$0.00	\$583.32	\$583.32	\$120.00	
Furniture/Decorating	\$767.15	\$1,750.00	\$982.85	\$2,583.07	\$1,750.00	(\$833.07)	(\$1,815.92)	-70%
Pest Control	\$628.20	\$291.67	(\$336.53)	\$484.34	\$320.82	(\$163.52)	\$143.86	30%
Appliances	\$0.00	\$1,166.67	\$1,166.67	\$427.00	\$1,400.00	\$973.00	(\$427.00)	-100%
Uniforms	\$351.06	\$58.32	(\$292.74)	\$37.68	\$175.00	\$137.32	\$313.38	832%
Insurance	\$21,213.59	\$22,341.57	\$1,127.98	\$21,507.71	\$23,957.99	\$2,450.28	(\$294.12)	-1%
Taxes & Assessments	\$0.00	\$583.32	\$583.32	\$1,000.00	\$583.32	(\$416.68)	(\$1,000.00)	-100%
Other Property Expense	\$3,902.82	\$3,675.00	\$227.82	\$3,099.64	\$2,940.00	\$159.64	\$803.18	26%
Total Property Expense	\$217,186.59	\$226,338.32	\$9,151.73	\$281,341.66	\$209,459.70	(\$71,881.96)	(\$64,155.07)	-23%
Total Expenses	\$361,741.06	\$370,325.60	\$8,584.54	\$451,077.91	\$356,857.24	(\$94,220.67)	(\$89,336.85)	-20%
Net Income (Loss) from Operations	\$19,638.86	\$17,913.88	(\$1,724.98)	(\$69,564.50)	\$19,274.03	\$88,838.53	\$89,203.36	-128%
Interest	\$30,893.73	\$31,937.36	\$1,043.63	\$31,133.90	\$32,287.35	\$1,153.45	(\$240.17)	-1%
Depreciation	\$227,083.56	\$228,724.08	\$1,640.52	\$226,981.33	\$230,719.09	\$3,737.76	\$102.23	0%
Ground Lease								
Net Income (Loss)	(\$238,338.43)	(\$242,747.56)	(\$4,409.13)	(\$327,679.73)	(\$243,732.41)	\$83,947.32	\$89,341.30	-27%
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

<u>Year to Date as of July 31, 2019</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Prior Year to Date</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Current Year Vs. Prior</u>	
\$ Increase (decrease) over PY	% Increase (decrease) over PY

Edgewood

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Rental Revenue	\$256,441.90	\$259,407.29	(\$2,965.39)	\$270,888.50	\$260,744.89	\$10,143.61	(\$14,446.60)	-5%
ODSA Revenue	\$69,271.12	\$73,036.53	(\$3,765.41)	\$57,125.67	\$59,020.85	(\$1,895.18)	\$12,145.45	21%
Interest Income	\$29.22	\$0.00	\$29.22	\$32.59	\$29.17	\$3.42	(\$3.37)	-10%
Utility Income	\$790.00	\$991.67	(\$201.67)	\$980.00	\$1,090.82	(\$110.82)	(\$190.00)	-19%
Work Orders	\$3,591.00	\$1,691.66	\$1,899.34	\$2,167.50	\$0.00	\$2,167.50	\$1,423.50	66%
Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Income	\$13,847.11	\$16,333.26	(\$2,486.15)	\$29,573.42	\$13,351.86	\$16,221.56	(\$15,726.31)	-53%
Total Income	\$343,970.35	\$351,460.41	(\$7,490.06)	\$360,767.68	\$334,237.59	\$26,530.09	(\$16,797.33)	-5%
Personnel Expenses								
Salaries	\$98,740.93	\$103,775.08	\$5,034.15	\$83,056.77	\$98,047.62	\$14,990.85	\$15,684.16	19%
Taxes & Benefits	\$28,326.13	\$28,159.71	(\$166.42)	\$24,416.06	\$27,257.32	\$2,841.26	\$3,910.07	16%
Total Personnel Expense	\$127,067.06	\$131,934.79	\$4,867.73	\$107,472.83	\$125,304.94	\$17,832.11	\$19,594.23	18%
Admin Expenses								
Legal	\$983.00	\$1,458.31	\$475.31	\$1,292.45	\$1,458.31	\$165.86	(\$309.45)	-24%
Audit Fees	\$4,375.00	\$4,375.00	\$0.00	\$4,375.00	\$4,375.00	\$0.00	\$0.00	0%
Contract Services	\$3,514.19	\$991.67	(\$2,522.52)	\$5,206.25	\$1,458.31	(\$3,747.94)	(\$1,692.06)	-33%
Office Supplies	\$382.68	\$641.67	\$258.99	\$638.21	\$390.84	(\$247.37)	(\$255.53)	-40%
Copier/Computer Expense	\$4,274.98	\$4,549.99	\$275.01	\$4,552.70	\$4,870.82	\$318.12	(\$277.72)	-6%
Mileage	\$1,061.33	\$1,049.99	(\$11.34)	\$844.25	\$933.34	\$89.09	\$217.08	26%
Dues and Subscriptions	\$150.00	\$758.32	\$608.32	\$150.00	\$262.50	\$112.50	\$0.00	0%
Training	\$0.00	\$349.99	\$349.99	\$1,054.94	\$344.17	(\$710.77)	(\$1,054.94)	-100%
Building Functions	\$71.17	\$291.67	\$220.50	\$168.41	\$291.67	\$123.26	(\$97.24)	-58%
Bank Fees	\$645.95	\$525.00	(\$120.95)	\$529.95	\$420.00	(\$109.95)	\$116.00	22%
Total Admin Expenses	\$15,458.30	\$14,991.61	(\$466.69)	\$18,812.16	\$14,804.96	(\$4,007.20)	(\$3,353.86)	-18%
Property Expenses								
Security	\$27,027.66	\$28,583.23	\$1,555.57	\$28,147.14	\$27,766.55	(\$380.59)	(\$1,119.48)	-4%
Management Fees	\$15,436.93	\$15,749.93	\$313.00	\$16,423.68	\$15,477.52	(\$946.16)	(\$986.75)	-6%
Partnership/Admin Fees	\$2,283.33	\$2,333.31	\$49.98	\$2,324.29	\$2,152.50	(\$171.79)	(\$40.96)	-2%
Compliance Fees	\$1,516.69	\$1,516.66	(\$0.03)	\$1,516.69	\$1,516.66	(\$0.03)	\$0.00	0%
Gas	\$8,366.74	\$5,989.90	(\$2,376.84)	\$6,646.70	\$9,057.60	\$2,410.90	\$1,720.04	26%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Electricity	\$24,061.01	\$27,775.00	\$3,713.99	\$26,225.57	\$30,448.12	\$4,222.55	(\$2,164.56)	-8%
Water & Sewer	\$24,931.91	\$22,049.92	(\$2,881.99)	\$29,392.90	\$21,256.58	(\$8,136.32)	(\$4,460.99)	-15%
Cable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Telephone	\$12,042.53	\$14,174.93	\$2,132.40	\$13,858.26	\$13,801.60	(\$56.66)	(\$1,815.73)	-13%
Trash Removal	\$402.00	\$991.67	\$589.67	\$710.00	\$595.00	(\$115.00)	(\$308.00)	-43%
Snow Removal	\$1,071.00	\$1,071.00	\$0.00	\$1,011.00	\$1,788.75	\$777.75	\$60.00	6%
Landscaping	\$2,305.70	\$2,700.00	\$394.30	\$1,988.00	\$1,655.00	(\$333.00)	\$317.70	16%
Safety Systems	\$3,002.35	\$3,062.50	\$60.15	\$2,339.40	\$3,062.50	\$723.10	\$662.95	28%
Elevator	\$3,445.96	\$4,666.67	\$1,220.71	\$3,337.46	\$4,036.65	\$699.19	\$108.50	3%
HVAC	\$11,121.93	\$10,674.98	(\$446.95)	\$11,218.88	\$9,669.88	(\$1,549.00)	(\$96.95)	-1%
Repairs and Maintenance	\$4,917.74	\$2,916.65	(\$2,001.09)	\$4,800.08	\$1,143.32	(\$3,656.76)	\$117.66	2%
Maintenance Supplies	\$7,227.82	\$6,824.98	(\$402.84)	\$6,775.81	\$2,636.65	(\$4,139.16)	\$452.01	7%
Custodial Supplies	\$947.03	\$1,166.67	\$219.64	\$1,273.43	\$1,166.67	(\$106.76)	(\$326.40)	-26%
Cleaning	\$1,000.00	\$1,166.67	\$166.67	\$521.77	\$583.32	\$61.55	\$478.23	92%
Furniture/Decorating	\$0.00	\$1,750.00	\$1,750.00	\$1,378.87	\$1,750.00	\$371.13	(\$1,378.87)	-100%
Pest Control	\$2,253.70	\$350.00	(\$1,903.70)	\$587.03	\$320.82	(\$266.21)	\$1,666.67	284%
Appliances	\$1,914.00	\$1,166.67	(\$747.33)	\$445.00	\$1,400.00	\$955.00	\$1,469.00	330%
Uniforms	\$112.10	\$58.32	(\$53.78)	\$37.68	\$175.00	\$137.32	\$74.42	198%
Insurance	\$18,440.99	\$19,541.59	\$1,100.60	\$18,819.20	\$20,963.18	\$2,143.98	(\$378.21)	-2%
Taxes & Assessments	\$1,556.59	\$3,991.67	\$2,435.08	\$3,869.47	\$2,502.50	(\$1,366.97)	(\$2,312.88)	-60%
Other Property Expense	\$2,155.15	\$3,266.65	(\$1,111.50)	\$2,745.17	\$2,572.50	\$172.67	(\$590.02)	-21%
Total Property Expense	\$177,540.86	\$183,539.57	\$5,998.71	\$186,393.48	\$177,498.87	(\$8,894.61)	(\$8,852.62)	-5%
Total Expenses	\$320,066.22	\$330,465.97	\$10,399.75	\$312,678.47	\$317,608.77	\$4,930.30	\$7,387.75	2%
Net Income (Loss) from Operations	\$23,904.13	\$20,994.44	(\$2,909.69)	\$48,089.21	\$16,628.82	(\$31,460.39)	(\$24,185.08)	-50%
Interest	\$19,167.96	\$20,299.93	\$1,131.97	\$19,719.63	\$20,467.16	\$747.53	(\$551.67)	-3%
Depreciation	\$212,355.37	\$213,440.84	\$1,085.47	\$213,376.55	\$213,615.81	\$239.26	(\$1,021.18)	0%
Ground Lease								
Net Income (Loss)	(\$207,619.20)	(\$212,746.33)	(\$5,127.13)	(\$185,006.97)	(\$217,454.15)	(\$32,447.18)	(\$22,612.23)	12%
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

<u>Year to Date as of July 31, 2019</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Prior Year to Date</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Current Year Vs. Prior</u>	
\$ Increase (decrease) over PY	% Increase (decrease) over PY

Greenbridge

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Rental Revenue	\$250,623.02	\$255,324.00	(\$4,700.98)	\$246,684.87	\$281,955.93	(\$35,271.06)	\$3,938.15	2%
ODSA Revenue	\$43,513.92	\$35,905.78	\$7,608.14	\$56,840.48	\$59,020.85	(\$2,180.37)	(\$13,326.56)	-23%
Interest Income	\$27.39	\$0.00	\$27.39	\$28.80	\$29.17	(\$0.37)	(\$1.41)	-5%
Utility Income	\$1,050.00	\$875.00	\$175.00	\$1,070.00	\$1,586.66	(\$516.66)	(\$20.00)	-2%
Work Orders	\$6,694.98	\$9,274.96	(\$2,579.98)	\$11,256.00	\$0.00	\$11,256.00	(\$4,561.02)	-41%
Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Income	\$11,318.81	\$11,083.30	\$235.51	\$21,005.35	\$15,001.54	\$6,003.81	(\$9,686.54)	-46%
Total Income	\$313,228.12	\$312,463.04	\$765.08	\$336,885.50	\$357,594.15	(\$20,708.65)	(\$23,657.38)	-7%
Personnel Expenses								
Salaries	\$72,011.66	\$65,534.67	(\$6,476.99)	\$111,417.68	\$106,739.18	(\$4,678.50)	(\$39,406.02)	-35%
Taxes & Benefits	\$20,774.29	\$28,771.96	\$7,997.67	\$27,314.72	\$29,673.42	\$2,358.70	(\$6,540.43)	-24%
Total Personnel Expense	\$92,785.95	\$94,306.63	\$1,520.68	\$138,732.40	\$136,412.60	(\$2,319.80)	(\$45,946.45)	-33%
Admin Expenses								
Legal	\$1,125.00	\$2,333.31	\$1,208.31	\$2,938.45	\$1,458.31	(\$1,480.14)	(\$1,813.45)	-62%
Audit Fees	\$4,375.00	\$4,375.00	\$0.00	\$4,965.00	\$4,375.00	(\$590.00)	(\$590.00)	-12%
Contract Services	\$466.51	\$933.32	\$466.81	\$1,127.41	\$1,458.31	\$330.90	(\$660.90)	-59%
Office Supplies	\$515.60	\$641.67	\$126.07	\$1,190.54	\$449.17	(\$741.37)	(\$674.94)	-57%
Copier/Computer Expense	\$2,493.23	\$2,508.30	\$15.07	\$4,532.79	\$5,144.97	\$612.18	(\$2,039.56)	-45%
Mileage	\$538.55	\$1,575.00	\$1,036.45	\$1,504.70	\$1,283.34	(\$221.36)	(\$966.15)	-64%
Dues and Subscriptions	\$150.00	\$175.00	\$25.00	\$150.00	\$262.50	\$112.50	\$0.00	0%
Training	\$40.50	\$349.99	\$309.49	\$1,052.85	\$303.32	(\$749.53)	(\$1,012.35)	-96%
Building Functions	\$6.90	\$291.67	\$284.77	\$164.57	\$291.67	\$127.10	(\$157.67)	-96%
Bank Fees	\$714.73	\$525.00	(\$189.73)	\$499.45	\$420.00	(\$79.45)	\$215.28	43%
Total Admin Expenses	\$10,426.02	\$13,708.26	\$3,282.24	\$18,125.76	\$15,446.59	(\$2,679.17)	(\$7,699.74)	-42%
Property Expenses								
Security	\$15,524.59	\$15,224.93	(\$299.66)	\$26,776.50	\$27,836.55	\$1,060.05	(\$11,251.91)	-42%
Management Fees	\$18,088.15	\$18,724.93	\$636.78	\$18,253.06	\$17,037.36	(\$1,215.70)	(\$164.91)	-1%
Partnership/Admin Fees	\$5,833.38	\$5,833.30	(\$0.08)	\$5,833.38	\$5,833.30	(\$0.08)	\$0.00	0%
Compliance Fees	\$1,691.69	\$1,691.66	(\$0.03)	\$1,691.69	\$1,691.66	(\$0.03)	\$0.00	0%
Gas	\$11,796.24	\$9,402.75	(\$2,393.49)	\$10,136.37	\$12,584.25	\$2,447.88	\$1,659.87	16%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Electricity	\$40,595.08	\$42,130.00	\$1,534.92	\$41,579.73	\$38,041.88	(\$3,537.85)	(\$984.65)	-2%
Water & Sewer	\$27,238.53	\$22,983.24	(\$4,255.29)	\$21,046.12	\$20,789.93	(\$256.19)	\$6,192.41	29%
Cable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Telephone	\$7,784.94	\$5,949.99	(\$1,834.95)	\$10,980.34	\$11,001.62	\$21.28	(\$3,195.40)	-29%
Trash Removal	\$725.50	\$1,633.31	\$907.81	\$1,395.88	\$746.67	(\$649.21)	(\$670.38)	-48%
Snow Removal	\$1,004.40	\$1,395.00	\$390.60	\$1,395.00	\$2,268.75	\$873.75	(\$390.60)	-28%
Landscaping	\$2,468.00	\$4,550.00	\$2,082.00	\$3,257.67	\$2,910.00	(\$347.67)	(\$789.67)	-24%
Safety Systems	\$879.02	\$4,375.00	\$3,495.98	\$4,352.90	\$4,730.81	\$377.91	(\$3,473.88)	-80%
Elevator	\$3,297.00	\$3,908.31	\$611.31	\$3,720.80	\$3,960.81	\$240.01	(\$423.80)	-11%
HVAC	\$22,086.81	\$8,341.65	(\$13,745.16)	\$9,683.11	\$4,488.13	(\$5,194.98)	\$12,403.70	128%
Repairs and Maintenance	\$1,694.39	\$2,683.31	\$988.92	\$2,175.81	\$2,152.50	(\$23.31)	(\$481.42)	-22%
Maintenance Supplies	\$4,064.62	\$4,374.99	\$310.37	\$7,081.24	\$3,938.67	(\$3,142.57)	(\$3,016.62)	-43%
Custodial Supplies	\$599.52	\$875.00	\$275.48	\$1,073.17	\$1,166.67	\$93.50	(\$473.65)	-44%
Cleaning	\$525.00	\$1,166.67	\$641.67	\$0.00	\$583.32	\$583.32	\$525.00	
Furniture/Decorating	\$135.15	\$1,166.67	\$1,031.52	\$1,284.19	\$875.00	(\$409.19)	(\$1,149.04)	-89%
Pest Control	\$1,364.45	\$525.00	(\$839.45)	\$747.03	\$320.82	(\$426.21)	\$617.42	83%
Appliances	\$0.00	\$1,166.67	\$1,166.67	\$824.90	\$466.67	(\$358.23)	(\$824.90)	-100%
Uniforms	\$74.79	\$0.00	(\$74.79)	\$0.00	\$175.00	\$175.00	\$74.79	
Insurance	\$20,548.39	\$21,699.93	\$1,151.54	\$20,910.27	\$23,292.42	\$2,382.15	(\$361.88)	-2%
Taxes & Assessments	\$9,007.44	\$0.00	(\$9,007.44)	\$0.00	\$1,435.00	\$1,435.00	\$9,007.44	
Other Property Expense	\$1,375.07	\$3,441.65	(\$2,066.58)	\$2,756.93	\$2,858.31	(\$101.38)	(\$1,381.86)	-50%
Total Property Expense	\$198,402.15	\$183,243.96	(\$15,158.19)	\$196,956.09	\$191,186.10	(\$5,769.99)	\$1,446.06	1%
Total Expenses	\$301,614.12	\$291,258.85	(\$10,355.27)	\$353,814.25	\$343,045.29	(\$10,768.96)	(\$52,200.13)	-15%
Net Income (Loss) from Operations	\$11,614.00	\$21,204.19	\$9,590.19	(\$16,928.75)	\$14,548.86	\$31,477.61	\$28,542.75	-169%
Interest	\$7,873.25	\$8,341.64	\$468.39	\$7,904.19	\$449.17	(\$7,455.02)	(\$30.94)	0%
Depreciation	\$234,115.11	\$237,707.40	\$3,592.29	\$234,484.50	\$230,392.40	(\$4,092.10)	(\$369.39)	0%
Ground Lease								
Net Income (Loss)	(\$230,374.36)	(\$224,844.85)	\$5,529.51	(\$259,317.44)	(\$216,292.71)	\$43,024.73	\$28,943.08	-11%
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

<u>Year to Date as of July 31, 2019</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Prior Year to Date</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Current Year Vs. Prior</u>	
\$ Increase (decrease) over PY	% Increase (decrease) over PY

South Pointe

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Rental Revenue	\$325,460.50	\$338,973.64	(\$13,513.14)	\$337,606.03	\$334,729.90	\$2,876.13	(\$12,145.53)	-4%
ODSA Revenue	\$68,996.95	\$65,158.66	\$3,838.29	\$57,440.66	\$59,020.85	(\$1,580.19)	\$11,556.29	20%
Interest Income	\$436.49	\$466.67	(\$30.18)	\$508.27	\$466.67	\$41.60	(\$71.78)	-14%
Utility Income	\$520.00	\$1,341.67	(\$821.67)	\$1,340.00	\$1,691.66	(\$351.66)	(\$820.00)	-61%
Work Orders	\$7,044.00	\$2,683.31	\$4,360.69	\$4,568.00	\$0.00	\$4,568.00	\$2,476.00	54%
Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Income	\$6,787.10	\$7,174.98	(\$387.88)	\$27,747.99	\$17,609.02	\$10,138.97	(\$20,960.89)	-76%
Total Income	\$409,245.04	\$415,798.93	(\$6,553.89)	\$429,210.95	\$413,518.10	\$15,692.85	(\$19,965.91)	-5%
Personnel Expenses								
Salaries	\$101,174.91	\$98,157.21	(\$3,017.70)	\$111,857.82	\$110,384.64	(\$1,473.18)	(\$10,682.91)	-10%
Taxes & Benefits	\$18,638.24	\$19,988.57	\$1,350.33	\$20,589.26	\$30,686.46	\$10,097.20	(\$1,951.02)	-9%
Total Personnel Expense	\$119,813.15	\$118,145.78	(\$1,667.37)	\$132,447.08	\$141,071.10	\$8,624.02	(\$12,633.93)	-10%
Admin Expenses								
Legal	\$1,083.00	\$875.00	(\$208.00)	\$450.00	\$1,458.31	\$1,008.31	\$633.00	141%
Audit Fees	\$4,375.00	\$4,375.00	\$0.00	\$4,014.96	\$4,375.00	\$360.04	\$360.04	9%
Contract Services	\$9,699.39	\$1,516.66	(\$8,182.73)	\$1,628.32	\$1,458.31	(\$170.01)	\$8,071.07	496%
Office Supplies	\$248.95	\$816.67	\$567.72	\$586.14	\$419.99	(\$166.15)	(\$337.19)	-58%
Copier/Computer Expense	\$4,185.54	\$5,016.64	\$831.10	\$4,351.15	\$5,465.82	\$1,114.67	(\$165.61)	-4%
Mileage	\$704.96	\$874.99	\$170.03	\$956.83	\$991.67	\$34.84	(\$251.87)	-26%
Dues and Subscriptions	\$1,150.00	\$758.32	(\$391.68)	\$1,150.00	\$262.50	(\$887.50)	\$0.00	0%
Training	\$145.18	\$349.99	\$204.81	\$380.53	\$315.00	(\$65.53)	(\$235.35)	-62%
Building Functions	\$439.82	\$291.67	(\$148.15)	\$673.80	\$291.67	(\$382.13)	(\$233.98)	-35%
Bank Fees	\$781.94	\$466.67	(\$315.27)	\$471.09	\$630.00	\$158.91	\$310.85	66%
Total Admin Expenses	\$22,813.78	\$15,341.61	(\$7,472.17)	\$14,662.82	\$15,668.27	\$1,005.45	\$8,150.96	56%
Property Expenses								
Security	\$26,621.14	\$27,883.23	\$1,262.09	\$26,782.46	\$27,883.23	\$1,100.77	(\$161.32)	-1%
Management Fees	\$19,873.98	\$20,591.58	\$717.60	\$20,479.14	\$20,202.49	(\$276.65)	(\$605.16)	-3%
Partnership/Admin Fees	\$28,277.62	\$28,349.86	\$72.24	\$27,454.00	\$27,457.39	\$3.39	\$823.62	3%
Compliance Fees	\$1,983.31	\$1,983.31	\$0.00	\$1,983.31	\$1,983.31	\$0.00	\$0.00	0%
Gas	\$12,267.25	\$9,402.75	(\$2,864.50)	\$10,093.02	\$11,505.60	\$1,412.58	\$2,174.23	22%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Electricity	\$39,224.17	\$40,700.00	\$1,475.83	\$38,904.69	\$38,514.38	(\$390.31)	\$319.48	1%
Water & Sewer	\$32,366.72	\$28,058.23	(\$4,308.49)	\$33,698.42	\$17,033.26	(\$16,665.16)	(\$1,331.70)	-4%
Cable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Telephone	\$12,259.86	\$12,599.94	\$340.08	\$12,585.35	\$12,514.18	(\$71.17)	(\$325.49)	-3%
Trash Removal	\$2,230.00	\$1,633.31	(\$596.69)	\$1,875.00	\$1,715.00	(\$160.00)	\$355.00	19%
Snow Removal	\$972.00	\$972.00	\$0.00	\$2,053.00	\$1,740.00	(\$313.00)	(\$1,081.00)	-53%
Landscaping	\$2,280.23	\$2,150.00	(\$130.23)	\$1,651.00	\$1,380.00	(\$271.00)	\$629.23	38%
Safety Systems	\$1,989.24	\$3,208.31	\$1,219.07	\$2,052.33	\$2,683.31	\$630.98	(\$63.09)	-3%
Elevator	\$4,176.13	\$7,933.30	\$3,757.17	\$6,897.40	\$4,538.31	(\$2,359.09)	(\$2,721.27)	-39%
HVAC	\$16,780.40	\$12,891.62	(\$3,888.78)	\$14,585.60	\$10,204.22	(\$4,381.38)	\$2,194.80	15%
Repairs and Maintenance	\$11,044.49	\$7,408.31	(\$3,636.18)	\$15,814.36	\$2,916.65	(\$12,897.71)	(\$4,769.87)	-30%
Maintenance Supplies	\$8,682.34	\$9,799.94	\$1,117.60	\$20,092.00	\$3,762.48	(\$16,329.52)	(\$11,409.66)	-57%
Custodial Supplies	\$1,724.77	\$1,866.66	\$141.89	\$1,978.28	\$1,166.67	(\$811.61)	(\$253.51)	-13%
Cleaning	\$125.00	\$1,166.67	\$1,041.67	\$2,910.00	\$583.32	(\$2,326.68)	(\$2,785.00)	-96%
Furniture/Decorating	\$296.01	\$1,458.31	\$1,162.30	\$1,284.19	\$1,283.32	(\$0.87)	(\$988.18)	-77%
Pest Control	\$986.40	\$991.67	\$5.27	\$1,452.20	\$320.82	(\$1,131.38)	(\$465.80)	-32%
Appliances	\$3,100.92	\$1,166.67	(\$1,934.25)	\$516.00	\$845.82	\$329.82	\$2,584.92	501%
Uniforms	\$191.80	\$0.00	(\$191.80)	\$0.00	\$175.00	\$175.00	\$191.80	
Insurance	\$23,812.18	\$25,491.55	\$1,679.37	\$24,497.89	\$29,281.47	\$4,783.58	(\$685.71)	-3%
Taxes & Assessments	\$0.00	\$0.00	\$0.00	\$140.00	\$192.50	\$52.50	(\$140.00)	-100%
Other Property Expense	\$3,097.31	\$4,025.00	(\$927.69)	\$3,229.53	\$3,348.31	(\$118.78)	(\$132.22)	-4%
Total Property Expense	\$254,363.27	\$251,732.22	(\$2,631.05)	\$273,009.17	\$223,231.04	(\$49,778.13)	(\$18,645.90)	-7%
Total Expenses	\$396,990.20	\$385,219.61	(\$11,770.59)	\$420,119.07	\$379,970.41	(\$40,148.66)	(\$23,128.87)	-6%
Net Income (Loss) from Operations	\$12,254.84	\$30,579.32	\$18,324.48	\$9,091.88	\$33,547.69	\$24,455.81	\$3,162.96	35%
Interest	\$9,358.40	\$10,908.30	\$1,549.90	\$11,070.01	\$10,657.45	(\$412.56)	(\$1,711.61)	-15%
Depreciation	\$252,987.76	\$257,365.64	\$4,377.88	\$245,614.53	\$246,824.83	\$1,210.30	\$7,373.23	3%
Ground Lease								
Net Income (Loss)	(\$250,091.32)	(\$237,694.62)	\$12,396.70	(\$247,592.66)	(\$223,934.59)	\$23,658.07	(\$2,498.66)	1%
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

<u>Year to Date as of July 31, 2019</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Prior Year to Date</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Current Year Vs. Prior</u>	
\$ Increase (decrease) over PY	% Increase (decrease) over PY

Buckeye

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Rental Revenue	\$247,634.05	\$255,498.99	(\$7,864.94)	\$261,233.00	\$262,469.80	(\$1,236.80)	(\$13,598.95)	-5%
ODSA Revenue	\$70,853.13	\$72,198.88	(\$1,345.75)	\$52,636.40	\$59,020.85	(\$6,384.45)	\$18,216.73	35%
Interest Income	\$32.18	\$0.00	\$32.18	\$36.46	\$29.17	\$7.29	(\$4.28)	-12%
Utility Income	\$1,310.00	\$1,108.32	\$201.68	\$1,170.00	\$1,312.50	(\$142.50)	\$140.00	12%
Work Orders	\$860.00	\$1,808.31	(\$948.31)	\$2,330.00	\$0.00	\$2,330.00	(\$1,470.00)	-63%
Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Income	\$3,698.74	\$5,833.31	(\$2,134.57)	\$22,863.20	\$13,375.21	\$9,487.99	(\$19,164.46)	-84%
Total Income	\$324,388.10	\$336,447.81	(\$12,059.71)	\$340,269.06	\$336,207.53	\$4,061.53	(\$15,880.96)	-5%
Personnel Expenses								
Salaries	\$72,500.91	\$83,632.04	\$11,131.13	\$89,157.18	\$91,310.58	\$2,153.40	(\$16,656.27)	-19%
Taxes & Benefits	\$15,504.02	\$24,233.02	\$8,729.00	\$24,867.55	\$25,383.56	\$516.01	(\$9,363.53)	-38%
Total Personnel Expense	\$88,004.93	\$107,865.06	\$19,860.13	\$114,024.73	\$116,694.14	\$2,669.41	(\$26,019.80)	-23%
Admin Expenses								
Legal	\$465.00	\$1,458.31	\$993.31	\$1,148.45	\$1,458.31	\$309.86	(\$683.45)	-60%
Audit Fees	\$4,375.00	\$4,375.00	\$0.00	\$2,990.00	\$4,375.00	\$1,385.00	\$1,385.00	46%
Contract Services	\$10,238.24	\$1,808.31	(\$8,429.93)	\$1,702.89	\$1,808.31	\$105.42	\$8,535.35	501%
Office Supplies	\$269.14	\$699.99	\$430.85	\$374.96	\$402.49	\$27.53	(\$105.82)	-28%
Copier/Computer Expense	\$3,067.61	\$3,383.32	\$315.71	\$3,317.88	\$3,704.14	\$386.26	(\$250.27)	-8%
Mileage	\$1,089.53	\$1,283.32	\$193.79	\$1,279.99	\$1,283.34	\$3.35	(\$190.46)	-15%
Dues and Subscriptions	\$150.00	\$291.67	\$141.67	\$150.00	\$262.50	\$112.50	\$0.00	0%
Training	\$52.73	\$466.66	\$413.93	\$645.94	\$198.32	(\$447.62)	(\$593.21)	-92%
Building Functions	\$6.91	\$291.67	\$284.76	\$0.00	\$291.67	\$291.67	\$6.91	
Bank Fees	\$283.64	\$175.00	(\$108.64)	\$134.50	\$93.32	(\$41.18)	\$149.14	111%
Total Admin Expenses	\$19,997.80	\$14,233.25	(\$5,764.55)	\$11,744.61	\$13,877.40	\$2,132.79	\$8,253.19	70%
Property Expenses								
Security	\$53,645.15	\$55,416.44	\$1,771.29	\$53,606.60	\$59,412.27	\$5,805.67	\$38.55	0%
Management Fees	\$15,211.56	\$15,633.27	\$421.71	\$15,849.42	\$15,819.93	(\$29.49)	(\$637.86)	-4%
Partnership/Admin Fees	\$7,916.69	\$2,916.65	(\$5,000.04)	\$2,916.69	\$3,010.00	\$93.31	\$5,000.00	171%
Compliance Fees	\$1,575.00	\$1,575.00	\$0.00	\$1,575.00	\$1,575.00	\$0.00	\$0.00	0%
Gas	\$3,478.42	\$3,203.90	(\$274.52)	\$3,046.83	\$3,633.75	\$586.92	\$431.59	14%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Electricity	\$31,884.42	\$35,784.00	\$3,899.58	\$35,868.16	\$25,453.12	(\$10,415.04)	(\$3,983.74)	-11%
Water & Sewer	\$18,148.45	\$16,974.93	(\$1,173.52)	\$16,245.11	\$12,757.44	(\$3,487.67)	\$1,903.34	12%
Cable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Telephone	\$12,651.75	\$11,841.62	(\$810.13)	\$12,302.12	\$11,485.22	(\$816.90)	\$349.63	3%
Trash Removal	\$3,257.25	\$2,216.66	(\$1,040.59)	\$1,959.67	\$2,158.31	\$198.64	\$1,297.58	66%
Snow Removal	\$1,275.00	\$1,275.00	\$0.00	\$1,275.00	\$2,118.75	\$843.75	\$0.00	0%
Landscaping	\$2,682.11	\$2,600.00	(\$82.11)	\$1,051.73	\$2,525.00	\$1,473.27	\$1,630.38	155%
Safety Systems	\$4,560.92	\$2,916.65	(\$1,644.27)	\$3,799.39	\$3,278.33	(\$521.06)	\$761.53	20%
Elevator	\$2,065.16	\$2,566.67	\$501.51	\$2,477.89	\$2,525.81	\$47.92	(\$412.73)	-17%
HVAC	\$6,959.65	\$7,758.31	\$798.66	\$6,772.75	\$7,494.65	\$721.90	\$186.90	3%
Repairs and Maintenance	\$4,801.18	\$1,925.00	(\$2,876.18)	\$1,246.16	\$2,916.65	\$1,670.49	\$3,555.02	285%
Maintenance Supplies	\$4,533.05	\$6,591.66	\$2,058.61	\$4,687.51	\$3,931.65	(\$755.86)	(\$154.46)	-3%
Custodial Supplies	\$652.89	\$1,225.00	\$572.11	\$815.84	\$1,166.67	\$350.83	(\$162.95)	-20%
Cleaning	\$175.00	\$1,166.67	\$991.67	\$0.00	\$583.32	\$583.32	\$175.00	
Furniture/Decorating	\$269.73	\$1,400.00	\$1,130.27	\$1,284.19	\$1,400.00	\$115.81	(\$1,014.46)	-79%
Pest Control	\$357.20	\$641.67	\$284.47	\$734.53	\$320.82	(\$413.71)	(\$377.33)	-51%
Appliances	\$540.00	\$1,166.67	\$626.67	\$0.00	\$466.67	\$466.67	\$540.00	
Uniforms	\$184.32	\$0.00	(\$184.32)	\$0.00	\$175.00	\$175.00	\$184.32	
Insurance	\$19,438.38	\$20,124.93	\$686.55	\$19,416.68	\$21,628.18	\$2,211.50	\$21.70	0%
Taxes & Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$1,341.67	\$1,341.67	\$0.00	
Other Property Expense	\$4,030.60	\$3,383.31	\$647.29	\$2,823.95	\$2,654.16	\$169.79	\$1,206.65	43%
Total Property Expense	\$200,293.88	\$200,304.01	\$10.13	\$189,755.22	\$189,832.37	\$77.15	\$10,538.66	6%
Total Expenses	\$308,296.61	\$322,402.32	\$14,105.71	\$315,524.56	\$320,403.91	\$4,879.35	(\$7,227.95)	-2%
Net Income (Loss) from Operations	\$16,091.49	\$14,045.49	(\$2,046.00)	\$24,744.50	\$15,803.62	(\$8,940.88)	(\$8,653.01)	-35%
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Depreciation	\$219,543.76	\$265,707.26	\$46,163.50	\$262,873.30	\$258,088.96	(\$4,784.34)	(\$43,329.54)	-16%
Ground Lease								
Net Income (Loss)	(\$203,452.27)	(\$251,661.77)	(\$48,209.50)	(\$238,128.80)	(\$242,285.34)	(\$4,156.54)	\$34,676.53	-15%
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

<u>Year to Date as of July 31, 2019</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Prior Year to Date</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Current Year Vs. Prior</u>	
\$ Increase (decrease) over PY	% Increase (decrease) over PY

Winton

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Rental Revenue	\$158,108.10	\$162,574.36	(\$4,466.26)	\$149,277.12	\$161,508.60	(\$12,231.48)	\$8,830.98	6%
ODSA Revenue	\$66,227.51	\$73,357.37	(\$7,129.86)	\$56,490.98	\$59,020.85	(\$2,529.87)	\$9,736.53	17%
Interest Income	\$17.18	\$0.00	\$17.18	\$19.74	\$11.67	\$8.07	(\$2.56)	-13%
Utility Income	\$260.00	\$408.32	(\$148.32)	\$400.00	\$443.32	(\$43.32)	(\$140.00)	-35%
Work Orders	\$1,617.00	\$2,975.00	(\$1,358.00)	\$5,043.69	\$0.00	\$5,043.69	(\$3,426.69)	-68%
Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Income	\$3,336.11	\$4,841.64	(\$1,505.53)	\$11,415.18	\$34,956.72	(\$23,541.54)	(\$8,079.07)	-71%
Total Income	\$229,565.90	\$244,156.69	(\$14,590.79)	\$222,646.71	\$255,941.16	(\$33,294.45)	\$6,919.19	3%
Personnel Expenses								
Salaries	\$77,758.81	\$78,221.87	\$463.06	\$77,153.89	\$75,561.22	(\$1,592.67)	\$604.92	1%
Taxes & Benefits	\$19,445.11	\$19,182.25	(\$262.86)	\$21,690.01	\$21,006.05	(\$683.96)	(\$2,244.90)	-10%
Total Personnel Expense	\$97,203.92	\$97,404.12	\$200.20	\$98,843.90	\$96,567.27	(\$2,276.63)	(\$1,639.98)	-2%
Admin Expenses								
Legal	\$671.00	\$700.00	\$29.00	\$495.45	\$700.00	\$204.55	\$175.55	35%
Audit Fees	\$4,375.00	\$4,375.00	\$0.00	\$4,375.00	\$4,375.00	\$0.00	\$0.00	0%
Contract Services	\$269.17	\$408.32	\$139.15	\$372.40	\$1,458.31	\$1,085.91	(\$103.23)	-28%
Office Supplies	\$501.03	\$699.99	\$198.96	\$691.79	\$390.84	(\$300.95)	(\$190.76)	-28%
Copier/Computer Expense	\$1,928.80	\$2,683.30	\$754.50	\$2,706.03	\$2,619.13	(\$86.90)	(\$777.23)	-29%
Mileage	\$391.31	\$699.99	\$308.68	\$637.77	\$379.17	(\$258.60)	(\$246.46)	-39%
Dues and Subscriptions	\$150.00	\$1,166.67	\$1,016.67	\$1,150.00	\$262.50	(\$887.50)	(\$1,000.00)	-87%
Training	\$37.50	\$466.66	\$429.16	\$241.96	\$256.67	\$14.71	(\$204.46)	-85%
Building Functions	\$6.91	\$291.67	\$284.76	\$0.00	\$291.67	\$291.67	\$6.91	
Bank Fees	\$649.07	\$466.67	(\$182.40)	\$450.41	\$420.00	(\$30.41)	\$198.66	44%
Total Admin Expenses	\$8,979.79	\$11,958.27	\$2,978.48	\$11,120.81	\$11,153.29	\$32.48	(\$2,141.02)	-19%
Property Expenses								
Security	\$26,876.19	\$28,816.55	\$1,940.36	\$26,814.18	\$27,924.05	\$1,109.87	\$62.01	0%
Management Fees	\$8,021.42	\$7,641.62	(\$379.80)	\$7,519.65	\$8,112.97	\$593.32	\$501.77	7%
Partnership/Admin Fees	\$2,916.69	\$2,916.65	(\$0.04)	\$2,916.69	\$3,010.00	\$93.31	\$0.00	0%
Compliance Fees	\$991.69	\$991.67	(\$0.02)	\$962.50	\$962.50	\$0.00	\$29.19	3%
Gas	\$2,536.05	\$2,646.70	\$110.65	\$2,557.34	\$2,356.20	(\$201.14)	(\$21.29)	-1%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Electricity	\$44,940.99	\$45,675.00	\$734.01	\$47,259.30	\$37,659.38	(\$9,599.92)	(\$2,318.31)	-5%
Water & Sewer	\$2,930.67	\$3,966.65	\$1,035.98	\$3,290.69	\$3,605.00	\$314.31	(\$360.02)	-11%
Cable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Telephone	\$11,336.33	\$11,083.30	(\$253.03)	\$11,126.63	\$11,099.62	(\$27.01)	\$209.70	2%
Trash Removal	\$3,771.06	\$2,975.00	(\$796.06)	\$2,707.90	\$2,234.16	(\$473.74)	\$1,063.16	39%
Snow Removal	\$1,104.00	\$804.00	(\$300.00)	\$804.00	\$1,530.00	\$726.00	\$300.00	37%
Landscaping	\$0.00	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	
Safety Systems	\$3,230.89	\$2,916.65	(\$314.24)	\$2,605.55	\$3,529.17	\$923.62	\$625.34	24%
Elevator	\$1,613.57	\$1,983.33	\$369.76	\$1,523.67	\$2,625.00	\$1,101.33	\$89.90	6%
HVAC	\$6,515.67	\$7,466.65	\$950.98	\$5,138.80	\$5,565.00	\$426.20	\$1,376.87	27%
Repairs and Maintenance	\$3,265.32	\$3,383.31	\$117.99	\$3,719.25	\$1,452.50	(\$2,266.75)	(\$453.93)	-12%
Maintenance Supplies	\$2,800.47	\$5,891.66	\$3,091.19	\$5,978.09	\$2,951.65	(\$3,026.44)	(\$3,177.62)	-53%
Custodial Supplies	\$499.23	\$525.00	\$25.77	\$513.57	\$875.00	\$361.43	(\$14.34)	-3%
Cleaning	\$0.00	\$1,166.67	\$1,166.67	\$385.00	\$583.32	\$198.32	(\$385.00)	-100%
Furniture/Decorating	\$0.00	\$991.67	\$991.67	\$1,284.19	\$991.67	(\$292.52)	(\$1,284.19)	-100%
Pest Control	\$2,375.60	\$320.82	(\$2,054.78)	\$160.46	\$320.82	\$160.36	\$2,215.14	1380%
Appliances	\$0.00	\$1,166.67	\$1,166.67	\$1,410.00	\$408.32	(\$1,001.68)	(\$1,410.00)	-100%
Uniforms	\$99.85	\$0.00	(\$99.85)	\$0.00	\$175.00	\$175.00	\$99.85	
Insurance	\$12,189.21	\$12,424.94	\$235.73	\$11,948.73	\$13,309.87	\$1,361.14	\$240.48	2%
Taxes & Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$17.50	\$17.50	\$0.00	
Other Property Expense	\$0.00	\$2,041.66	(\$2,041.66)	\$1,575.38	\$1,633.31	(\$57.93)	(\$1,575.38)	-100%
Total Property Expense	\$138,014.90	\$148,296.17	\$10,281.27	\$142,201.57	\$132,932.01	(\$9,269.56)	(\$4,186.67)	-3%
Total Expenses	\$244,198.61	\$257,658.56	\$13,459.95	\$252,166.28	\$240,652.57	(\$11,513.71)	(\$7,967.67)	-3%
Net Income (Loss) from Operations	(\$14,632.71)	(\$13,501.87)	\$1,130.84	(\$29,519.57)	\$15,288.59	\$44,808.16	\$14,886.86	-50%
Interest	\$14,463.74	\$29,224.88	\$14,761.14	\$0.00	\$31,135.88	\$31,135.88	\$14,463.74	
Depreciation	\$184,710.46	\$210,815.81	\$26,105.35	\$203,338.07	\$214,607.47	\$11,269.40	(\$18,627.61)	-9%
Ground Lease								
Net Income (Loss)	(\$213,806.91)	(\$253,542.56)	(\$39,735.65)	(\$232,857.64)	(\$230,454.76)	\$2,402.88	\$19,050.73	-8%
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

<u>Year to Date as of July 31, 2019</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Prior Year to Date</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Current Year Vs. Prior</u>	
\$ Increase (decrease) over PY	% Increase (decrease) over PY

West Village

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Rental Revenue	\$275,171.31	\$277,490.54	(\$2,319.23)	\$278,286.49	\$274,891.23	\$3,395.26	(\$3,115.18)	-1%
ODSA Revenue	\$72,185.63	\$45,469.48	\$26,716.15	\$48,704.07	\$59,020.85	(\$10,316.78)	\$23,481.56	48%
Interest Income	\$3,291.36	\$1,283.32	\$2,008.04	\$1,978.22	\$0.00	\$1,978.22	\$1,313.14	66%
Utility Income	\$670.00	\$1,341.67	(\$671.67)	\$1,200.00	\$186.67	\$1,013.33	(\$530.00)	-44%
Work Orders	\$3,964.00	\$3,791.65	\$172.35	\$4,926.60	\$0.00	\$4,926.60	(\$962.60)	-20%
Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Income	\$9,027.43	\$14,874.93	(\$5,847.50)	\$27,335.09	\$13,540.29	\$13,794.80	(\$18,307.66)	-67%
Total Income	\$364,309.73	\$344,251.59	\$20,058.14	\$362,430.47	\$347,639.04	\$14,791.43	\$1,879.26	1%
Personnel Expenses								
Salaries	\$73,846.79	\$81,982.67	\$8,135.88	\$71,995.88	\$83,233.41	\$11,237.53	\$1,850.91	3%
Taxes & Benefits	\$14,371.82	\$15,105.97	\$734.15	\$14,570.61	\$23,138.83	\$8,568.22	(\$198.79)	-1%
Total Personnel Expense	\$88,218.61	\$97,088.64	\$8,870.03	\$86,566.49	\$106,372.24	\$19,805.75	\$1,652.12	2%
Admin Expenses								
Legal	\$225.00	\$1,458.31	\$1,233.31	\$510.00	\$1,458.31	\$948.31	(\$285.00)	-56%
Audit Fees	\$4,665.00	\$4,375.00	(\$290.00)	\$3,764.96	\$4,375.00	\$610.04	\$900.04	24%
Contract Services	\$7,982.86	\$2,391.66	(\$5,591.20)	\$2,317.61	\$1,458.31	(\$859.30)	\$5,665.25	244%
Office Supplies	\$342.16	\$758.32	\$416.16	\$783.41	\$437.49	(\$345.92)	(\$441.25)	-56%
Copier/Computer Expense	\$5,517.72	\$5,366.64	(\$151.08)	\$5,946.36	\$4,129.99	(\$1,816.37)	(\$428.64)	-7%
Mileage	\$242.21	\$583.32	\$341.11	\$476.82	\$699.99	\$223.17	(\$234.61)	-49%
Dues and Subscriptions	\$315.00	\$233.32	(\$81.68)	\$225.81	\$262.50	\$36.69	\$89.19	39%
Training	\$29.46	\$524.99	\$495.53	\$393.35	\$419.99	\$26.64	(\$363.89)	-93%
Building Functions	\$171.12	\$291.67	\$120.55	\$523.70	\$291.67	(\$232.03)	(\$352.58)	-67%
Bank Fees	\$456.62	\$758.32	\$301.70	\$716.25	\$624.17	(\$92.08)	(\$259.63)	-36%
Total Admin Expenses	\$19,947.15	\$16,741.55	(\$3,205.60)	\$15,658.27	\$14,157.42	(\$1,500.85)	\$4,288.88	27%
Property Expenses								
Security	\$53,590.99	\$55,999.79	\$2,408.80	\$53,947.73	\$58,228.10	\$4,280.37	(\$356.74)	-1%
Management Fees	\$19,412.86	\$19,658.24	\$245.38	\$19,679.24	\$16,590.51	(\$3,088.73)	(\$266.38)	-1%
Partnership/Admin Fees	\$2,916.69	\$2,916.65	(\$0.04)	\$2,916.69	\$3,010.00	\$93.31	\$0.00	0%
Compliance Fees	\$1,225.00	\$1,225.00	\$0.00	\$1,172.50	\$1,172.50	\$0.00	\$52.50	4%
Gas	\$1,163.89	\$1,462.65	\$298.76	\$1,247.91	\$1,530.00	\$282.09	(\$84.02)	-7%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Electricity	\$36,029.31	\$39,249.00	\$3,219.69	\$39,374.87	\$29,760.00	(\$9,614.87)	(\$3,345.56)	-8%
Water & Sewer	\$16,833.05	\$11,666.62	(\$5,166.43)	\$10,894.65	\$11,164.95	\$270.30	\$5,938.40	55%
Cable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Telephone	\$11,892.88	\$10,908.27	(\$984.61)	\$10,591.26	\$10,674.95	\$83.69	\$1,301.62	12%
Trash Removal	\$2,579.59	\$2,333.31	(\$246.28)	\$2,076.49	\$1,610.00	(\$466.49)	\$503.10	24%
Snow Removal	\$1,554.60	\$1,554.60	\$0.00	\$1,554.60	\$2,468.25	\$913.65	\$0.00	0%
Landscaping	\$856.86	\$3,900.00	\$3,043.14	\$1,484.60	\$1,900.00	\$415.40	(\$627.74)	-42%
Safety Systems	\$2,417.35	\$2,625.00	\$207.65	\$3,218.84	\$1,388.32	(\$1,830.52)	(\$801.49)	-25%
Elevator	\$2,348.33	\$2,041.67	(\$306.66)	\$2,856.34	\$2,625.00	(\$231.34)	(\$508.01)	-18%
HVAC	\$8,924.53	\$10,441.62	\$1,517.09	\$9,931.80	\$16,333.24	\$6,401.44	(\$1,007.27)	-10%
Repairs and Maintenance	\$5,776.80	\$2,158.31	(\$3,618.49)	\$2,854.96	\$239.17	(\$2,615.79)	\$2,921.84	102%
Maintenance Supplies	\$4,736.32	\$5,366.65	\$630.33	\$4,312.42	\$1,627.48	(\$2,684.94)	\$423.90	10%
Custodial Supplies	\$1,249.61	\$875.00	(\$374.61)	\$1,000.42	\$1,166.67	\$166.25	\$249.19	25%
Cleaning	\$1,275.00	\$1,166.67	(\$108.33)	\$0.00	\$583.32	\$583.32	\$1,275.00	
Furniture/Decorating	\$0.00	\$583.32	\$583.32	\$0.00	\$0.00	\$0.00	\$0.00	
Pest Control	\$949.20	\$233.32	(\$715.88)	\$379.80	\$320.82	(\$58.98)	\$569.40	150%
Appliances	\$0.00	\$583.32	\$583.32	\$0.00	\$0.00	\$0.00	\$0.00	
Uniforms	\$28.70	\$0.00	(\$28.70)	\$0.00	\$175.00	\$175.00	\$28.70	
Insurance	\$17,779.98	\$18,899.93	\$1,119.95	\$18,363.77	\$21,582.08	\$3,218.31	(\$583.79)	-3%
Taxes & Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Property Expense	\$2,031.69	\$3,441.65	(\$1,409.96)	\$2,863.33	\$2,695.00	\$168.33	(\$831.64)	-29%
Total Property Expense	\$195,573.23	\$199,290.59	\$3,717.36	\$190,722.22	\$186,845.36	(\$3,876.86)	\$4,851.01	3%
Total Expenses	\$303,738.99	\$313,120.78	\$9,381.79	\$292,946.98	\$307,375.02	\$14,428.04	\$10,792.01	4%
Net Income (Loss) from Operations	\$60,570.74	\$31,130.81	(\$29,439.93)	\$69,483.49	\$40,264.02	(\$29,219.47)	(\$8,912.75)	-13%
Interest	\$5,213.38	\$143,616.09	\$138,402.71	\$38,273.39	\$0.00	(\$38,273.39)	(\$33,060.01)	-86%
Depreciation	\$289,779.06	\$287,290.50	(\$2,488.56)	\$286,755.25	\$0.00	(\$286,755.25)	\$3,023.81	1%
Ground Lease								
Net Income (Loss)	(\$234,421.70)	(\$399,775.78)	(\$165,354.08)	(\$255,545.15)	\$40,264.02	\$295,809.17	\$21,123.45	-8%
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

<u>Year to Date as of July 31, 2019</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Prior Year to Date</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Current Year Vs. Prior</u>	
\$ Increase (decrease) over PY	% Increase (decrease) over PY

Inez Killingsworth

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Rental Revenue	\$287,887.66	\$294,874.85	(\$6,987.19)	\$293,518.97	\$274,891.23	\$18,627.74	(\$5,631.31)	-2%
ODSA Revenue	\$67,302.16	\$45,469.48	\$21,832.68	\$47,271.57	\$59,020.85	(\$11,749.28)	\$20,030.59	42%
Interest Income	\$540.50	\$641.67	(\$101.17)	\$648.89	\$0.00	\$648.89	(\$108.39)	-17%
Utility Income	\$340.00	\$291.67	\$48.33	\$310.00	\$186.67	\$123.33	\$30.00	10%
Work Orders	\$12,913.00	\$3,091.65	\$9,821.35	\$3,148.42	\$0.00	\$3,148.42	\$9,764.58	310%
Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Income	\$14,664.04	\$5,833.31	\$8,830.73	\$27,561.17	\$13,540.29	\$14,020.88	(\$12,897.13)	-47%
Total Income	\$383,647.36	\$350,202.63	\$33,444.73	\$372,459.02	\$347,639.04	\$24,819.98	\$11,188.34	3%
Personnel Expenses								
Salaries	\$79,469.54	\$81,938.26	\$2,468.72	\$74,060.84	\$81,695.37	\$7,634.53	\$5,408.70	7%
Taxes & Benefits	\$19,545.73	\$20,651.45	\$1,105.72	\$19,425.14	\$22,711.42	\$3,286.28	\$120.59	1%
Total Personnel Expense	\$99,015.27	\$102,589.71	\$3,574.44	\$93,485.98	\$104,406.79	\$10,920.81	\$5,529.29	6%
Admin Expenses								
Legal	\$1,467.00	\$875.00	(\$592.00)	\$390.70	\$1,458.31	\$1,067.61	\$1,076.30	275%
Audit Fees	\$4,375.00	\$4,375.00	\$0.00	\$3,817.00	\$4,375.00	\$558.00	\$558.00	15%
Contract Services	\$6,136.69	\$1,400.00	(\$4,736.69)	\$1,047.72	\$1,458.31	\$410.59	\$5,088.97	486%
Office Supplies	\$409.07	\$699.99	\$290.92	\$1,565.68	\$437.49	(\$1,128.19)	(\$1,156.61)	-74%
Copier/Computer Expense	\$3,763.09	\$4,199.95	\$436.86	\$4,076.25	\$4,129.99	\$53.74	(\$313.16)	-8%
Mileage	\$1,891.16	\$1,225.00	(\$666.16)	\$1,181.99	\$699.99	(\$482.00)	\$709.17	60%
Dues and Subscriptions	\$155.00	\$175.00	\$20.00	\$150.00	\$262.50	\$112.50	\$5.00	3%
Training	\$0.00	\$349.99	\$349.99	\$810.93	\$419.99	(\$390.94)	(\$810.93)	-100%
Building Functions	\$198.84	\$291.67	\$92.83	\$119.54	\$291.67	\$172.13	\$79.30	66%
Bank Fees	\$1,033.38	\$875.00	(\$158.38)	\$865.06	\$624.17	(\$240.89)	\$168.32	19%
Total Admin Expenses	\$19,429.23	\$14,466.60	(\$4,962.63)	\$14,024.87	\$14,157.42	\$132.55	\$5,404.36	39%
Property Expenses								
Security	\$53,559.10	\$55,416.44	\$1,857.34	\$53,795.02	\$58,228.10	\$4,433.08	(\$235.92)	0%
Management Fees	\$20,626.78	\$20,941.58	\$314.80	\$20,870.22	\$16,590.51	(\$4,279.71)	(\$243.44)	-1%
Partnership/Admin Fees	\$2,916.69	\$2,916.65	(\$0.04)	\$2,916.69	\$3,010.00	\$93.31	\$0.00	0%
Compliance Fees	\$1,225.00	\$1,225.00	\$0.00	\$1,172.50	\$1,172.50	\$0.00	\$52.50	4%
Gas	\$1,959.97	\$3,064.60	\$1,104.63	\$2,723.17	\$1,530.00	(\$1,193.17)	(\$763.20)	-28%

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Electricity	\$46,407.96	\$48,888.00	\$2,480.04	\$45,007.99	\$29,760.00	(\$15,247.99)	\$1,399.97	3%
Water & Sewer	\$15,828.37	\$9,333.31	(\$6,495.06)	\$9,899.27	\$11,164.95	\$1,265.68	\$5,929.10	60%
Cable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Telephone	\$13,334.36	\$11,199.95	(\$2,134.41)	\$11,156.89	\$10,674.95	(\$481.94)	\$2,177.47	20%
Trash Removal	\$2,227.11	\$1,866.66	(\$360.45)	\$1,625.03	\$1,610.00	(\$15.03)	\$602.08	37%
Snow Removal	\$2,400.00	\$1,800.00	(\$600.00)	\$1,524.75	\$2,468.25	\$943.50	\$875.25	57%
Landscaping	\$2,767.35	\$4,700.00	\$1,932.65	\$1,979.60	\$1,900.00	(\$79.60)	\$787.75	40%
Safety Systems	\$3,545.20	\$2,625.00	(\$920.20)	\$150.00	\$1,388.32	\$1,238.32	\$3,395.20	2263%
Elevator	\$4,730.91	\$2,858.33	(\$1,872.58)	\$0.00	\$2,625.00	\$2,625.00	\$4,730.91	
HVAC	\$4,502.20	\$9,566.62	\$5,064.42	\$2,156.01	\$9,916.62	\$7,760.61	\$2,346.19	109%
Repairs and Maintenance	\$1,744.85	\$2,508.31	\$763.46	\$2,451.67	\$239.17	(\$2,212.50)	(\$706.82)	-29%
Maintenance Supplies	\$6,338.91	\$3,441.63	(\$2,897.28)	\$3,518.35	\$1,627.48	(\$1,890.87)	\$2,820.56	80%
Custodial Supplies	\$455.48	\$875.00	\$419.52	\$839.29	\$1,166.67	\$327.38	(\$383.81)	-46%
Cleaning	\$0.00	\$1,166.67	\$1,166.67	\$0.00	\$583.32	\$583.32	\$0.00	
Furniture/Decorating	\$864.40	\$291.67	(\$572.73)	\$5.02	\$0.00	(\$5.02)	\$859.38	17119%
Pest Control	\$928.00	\$466.67	(\$461.33)	\$439.72	\$320.82	(\$118.90)	\$488.28	111%
Appliances	\$1,430.00	\$1,166.67	(\$263.33)	\$0.00	\$0.00	\$0.00	\$1,430.00	
Uniforms	\$110.62	\$0.00	(\$110.62)	\$0.00	\$175.00	\$175.00	\$110.62	
Insurance	\$19,984.40	\$18,491.60	(\$1,492.80)	\$18,475.11	\$21,582.08	\$3,106.97	\$1,509.29	8%
Taxes & Assessments	\$0.00	\$0.00	\$0.00	\$5,718.37	\$0.00	(\$5,718.37)	(\$5,718.37)	-100%
Other Property Expense	\$1,733.85	\$3,091.65	(\$1,357.80)	\$2,897.49	\$1,347.50	\$1,549.99	(\$1,163.64)	-40%
Total Property Expense	\$209,621.51	\$207,902.01	(\$1,719.50)	\$189,322.16	\$179,081.24	(\$10,240.92)	\$20,299.35	11%
Total Expenses	\$328,066.01	\$324,958.32	(\$3,107.69)	\$296,833.01	\$297,645.45	\$812.44	\$31,233.00	11%
Net Income (Loss) from Operations	\$55,581.35	\$25,244.31	(\$30,337.04)	\$75,626.01	\$49,993.59	(\$25,632.42)	(\$20,044.66)	-27%
Interest	\$16,875.00	\$0.00	(\$16,875.00)	\$105,052.55	\$0.00	(\$105,052.55)	(\$88,177.55)	-84%
Depreciation	\$295,629.83	\$296,040.47	\$410.64	\$1,331.14	\$0.00	(\$1,331.14)	\$294,298.69	22109%
Ground Lease								
Net Income (Loss)	(\$256,923.48)	(\$270,796.16)	(\$13,872.68)	(\$30,757.68)	\$49,993.59	\$80,751.27	(\$226,165.80)	735%
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

<u>Year to Date as of July 31, 2019</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Prior Year to Date</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Current Year Vs. Prior</u>	
\$ Increase (decrease) over PY	% Increase (decrease) over PY

Greenbridge II

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Total Rental Revenue	\$267,647.50	\$251,357.32	\$16,290.18	\$0.00	\$0.00	\$0.00	\$267,647.50	
ODSA Revenue	\$25,683.49	\$31,921.61	(\$6,238.12)	\$0.00	\$0.00	\$0.00	\$25,683.49	
Interest Income	\$8,140.83	\$0.00	\$8,140.83	\$0.00	\$0.00	\$0.00	\$8,140.83	
Utility Income	\$1,082.37	\$875.00	\$207.37	\$0.00	\$0.00	\$0.00	\$1,082.37	
Work Orders	\$1,996.50	\$9,274.96	(\$7,278.46)	\$0.00	\$0.00	\$0.00	\$1,996.50	
Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Income	\$1,648.06	\$4,491.64	(\$2,843.58)	\$0.00	\$0.00	\$0.00	\$1,648.06	
Total Income	\$306,198.75	\$297,920.53	\$8,278.22	\$0.00	\$0.00	\$0.00	\$306,198.75	
Personnel Expenses								
Salaries	\$65,133.62	\$68,095.57	\$2,961.95	\$0.00	\$0.00	\$0.00	\$65,133.62	
Taxes & Benefits	\$19,768.49	\$18,551.87	(\$1,216.62)	\$0.00	\$0.00	\$0.00	\$19,768.49	
Total Personnel Expense	\$84,902.11	\$86,647.44	\$1,745.33	\$0.00	\$0.00	\$0.00	\$84,902.11	
Admin Expenses								
Legal	\$265.00	\$1,458.31	\$1,193.31	\$0.00	\$0.00	\$0.00	\$265.00	
Audit Fees	\$14,075.00	\$4,375.00	(\$9,700.00)	\$0.00	\$0.00	\$0.00	\$14,075.00	
Contract Services	\$392.65	\$1,108.32	\$715.67	\$0.00	\$0.00	\$0.00	\$392.65	
Office Supplies	\$2,292.31	\$583.32	(\$1,708.99)	\$0.00	\$0.00	\$0.00	\$2,292.31	
Copier/Computer Expense	\$1,804.07	\$2,099.99	\$295.92	\$0.00	\$0.00	\$0.00	\$1,804.07	
Mileage	\$588.00	\$1,575.00	\$987.00	\$0.00	\$0.00	\$0.00	\$588.00	
Dues and Subscriptions	\$150.00	\$175.00	\$25.00	\$0.00	\$0.00	\$0.00	\$150.00	
Training	\$34.50	\$1,049.99	\$1,015.49	\$0.00	\$0.00	\$0.00	\$34.50	
Building Functions	\$58.02	\$291.67	\$233.65	\$0.00	\$0.00	\$0.00	\$58.02	
Bank Fees	\$236.96	\$525.00	\$288.04	\$0.00	\$0.00	\$0.00	\$236.96	
Total Admin Expenses	\$19,896.51	\$13,241.60	(\$6,654.91)	\$0.00	\$0.00	\$0.00	\$19,896.51	
Property Expenses								
Security	\$13,224.66	\$13,066.62	(\$158.04)	\$0.00	\$0.00	\$0.00	\$13,224.66	
Management Fees	\$19,018.65	\$18,433.25	(\$585.40)	\$0.00	\$0.00	\$0.00	\$19,018.65	
Partnership/Admin Fees	\$0.00	\$11,666.62	\$11,666.62	\$0.00	\$0.00	\$0.00	\$0.00	
Compliance Fees	\$2,916.69	\$2,916.65	(\$0.04)	\$0.00	\$0.00	\$0.00	\$2,916.69	
Gas	\$3,565.10	\$3,064.60	(\$500.50)	\$0.00	\$0.00	\$0.00	\$3,565.10	

	<u>Year to Date as of July 31, 2019</u>			<u>Prior Year to Date</u>			<u>Current Year Vs. Prior</u>	
	Year to Date	YTD Budget	YTD Budget Variance	Year to Date	YTD Budget	YTD Budget Variance	\$ Increase (decrease) over PY	% Increase (decrease) over PY
Electricity	\$35,278.96	\$45,990.00	\$10,711.04	\$0.00	\$0.00	\$0.00	\$35,278.96	
Water & Sewer	\$1,293.95	\$9,683.31	\$8,389.36	\$0.00	\$0.00	\$0.00	\$1,293.95	
Cable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Telephone	\$5,085.72	\$5,133.31	\$47.59	\$0.00	\$0.00	\$0.00	\$5,085.72	
Trash Removal	\$0.00	\$1,633.31	\$1,633.31	\$0.00	\$0.00	\$0.00	\$0.00	
Snow Removal	\$855.60	\$1,815.00	\$959.40	\$0.00	\$0.00	\$0.00	\$855.60	
Landscaping	\$2,689.86	\$4,400.00	\$1,710.14	\$0.00	\$0.00	\$0.00	\$2,689.86	
Safety Systems	\$562.73	\$1,458.31	\$895.58	\$0.00	\$0.00	\$0.00	\$562.73	
Elevator	\$0.00	\$4,549.98	\$4,549.98	\$0.00	\$0.00	\$0.00	\$0.00	
HVAC	\$10,517.45	\$12,191.62	\$1,674.17	\$0.00	\$0.00	\$0.00	\$10,517.45	
Repairs and Maintenance	\$1,302.68	\$1,925.00	\$622.32	\$0.00	\$0.00	\$0.00	\$1,302.68	
Maintenance Supplies	\$1,644.25	\$5,693.33	\$4,049.08	\$0.00	\$0.00	\$0.00	\$1,644.25	
Custodial Supplies	\$489.39	\$758.32	\$268.93	\$0.00	\$0.00	\$0.00	\$489.39	
Cleaning	\$0.00	\$1,166.67	\$1,166.67	\$0.00	\$0.00	\$0.00	\$0.00	
Furniture/Decorating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Pest Control	\$127.75	\$525.00	\$397.25	\$0.00	\$0.00	\$0.00	\$127.75	
Appliances	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Uniforms	\$53.29	\$0.00	(\$53.29)	\$0.00	\$0.00	\$0.00	\$53.29	
Insurance	\$17,114.62	\$17,499.93	\$385.31	\$0.00	\$0.00	\$0.00	\$17,114.62	
Taxes & Assessments	\$300.00	\$0.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$300.00	
Other Property Expense	\$469.97	\$3,091.65	(\$2,621.68)	\$0.00	\$0.00	\$0.00	\$469.97	
Total Property Expense	\$116,511.32	\$166,662.48	\$50,151.16	\$0.00	\$0.00	\$0.00	\$116,511.32	
Total Expenses	\$221,309.94	\$266,551.52	\$45,241.58	\$0.00	\$0.00	\$0.00	\$221,309.94	
Net Income (Loss) from Operations	\$84,888.81	\$31,369.01	(\$53,519.80)	\$0.00	\$0.00	\$0.00	\$84,888.81	
Interest	\$104,862.44	\$0.00	(\$104,862.44)	\$0.00	\$0.00	\$0.00	\$104,862.44	
Depreciation	\$247,344.13	\$0.00	(\$247,344.13)	\$0.00	\$0.00	\$0.00	\$247,344.13	
Ground Lease	\$8,953.00	\$0.00	(\$8,953.00)	\$0.00	\$0.00	\$0.00	\$8,953.00	
Net Income (Loss)	(\$276,270.76)	\$31,369.01	\$307,639.77	\$0.00	\$0.00	\$0.00	(\$276,270.76)	
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

<u>Year to Date as of July 31, 2019</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Prior Year to Date</u>		
Year to Date	YTD Budget	YTD Budget Variance

<u>Current Year Vs. Prior</u>	
\$ Increase (decrease) over PY	% Increase (decrease) over PY