



Board of Directors

UPDATES AND REPORTS

July 12, 2017

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Sustainable Housing Reports

Board of Directors Meeting

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LOUISIANA HOUSING AUTHORITY ACTIVITY

Program	Households Served	Funds Disbursed/Total Payments	Balance of Funds	Program End Date
Homeless Supports and Housing – Katrina/Rita	78	\$26,043,895	\$466,434	3/31/18
Supportive Housing Services – Katrina/Rita	5,921	\$62,315,919	\$10,488,560	12/31/18
Contaminated Drywall/STARS- CDBG Katrina/Rita	170	\$1,786,929	\$677,389	6/30/23
Emergency Solutions Grant	156	\$5,379,443	\$1,222,329	Renewed Annually
Section 811 PRA Demo	86	\$725,622	\$7,762,306	9/30/2025
Project-Based Vouchers (PBV)	1,565	\$4.7M	\$7.2M	Renewed annually
Continuum of Care	1,090	\$2.5M	\$9.0M	3/31/2018
As of the June 30, 2017, reporting period:	9,066 Households Served	\$103M Disbursed*	\$37M Remaining	N/A

*The funds associated with these programs directly impact households, but do not represent the total amount of LHA funding or disbursements.

LOUISIANA HOUSING AUTHORITY UPDATES

1. Homelessness Supports and Housing – Katrina/Rita

Budget	Funds Expended Through 6/30/17	Percentage Expended Through 6/30/17	#PSH units developed (Total = 78)	#Shelter Beds Repaired (Total = 200)
\$26,510,329	\$26,438,829	99.7%	McCaleb – 21 Tulane – 30 Canal – 27	200

- Balance of funds to be used as follows:
 - \$1,738,599.21 – Rehab of the New Orleans Mission – 200 bed emergency shelter for people experiencing homelessness- CEA expired 2/28/2017; final draw request processed
- Budget and expended amounts now include program income

2. Supportive Housing Services – CDBG Katrina/Rita and 2016 Flooding

Budget	Funds Expended Through 6/30/17	Percentage Expended Through 6/30/17	#Persons Assisted with New Access to a Service as of 6/30/17 (cumulative)	Program End Date
Katrina \$72,804,479	\$62,315,919	86%	5,921	12/31/2018
Flood \$5,000,000	\$0	0%	0	4/1/2023

- The program provides supportive services to the severely disabled living in PSH units
- Budget and expended amounts now include program income

3. Louisiana Services Network Data Consortium – CDBG Katrina/Rita

Budget	Funds Expended Through 6/30/17	Percentage Expended Through 6/30/17	Program End Date
\$400,000	\$392,428	98%	6/30/2016

- The contract is funding the integration of 9 separate Homeless Management Information Systems into one statewide integrated system; last invoice paid and contract moving to closeout phase

4. Contaminated Drywall/STARS-CDBG for Katrina/Rita and 2016 Flooding

Budget	Funds Expended Through 6/30/17	Percentage Expended Through 6/30/17	Assisted Households	CEA End Date
Katrina \$2,464,381	\$1,786,929	73%	170	6/30/2023
Flood \$16,000,000	\$0	0%	0	4/1/2023

- K/R budget recently increased by \$286,664

5. Emergency Solutions Grant

Budget	Funds Expended Through 6/30/17	Percentage Expended Through 6/30/17	Number of Contracts	Contract End Date	Units of Service for Shelters	Units of Financial Assistance
FY13 award = \$1,969,448	\$1,842,961	94%	26	6/30/2015	441	201
FY14 award= \$2,253,006	\$2,170,324	96%	28	6/30/2016	5364	3,022
FY15 award=\$2,379,318	\$1,366,158	57%	22	6/30/2017	3051	903

- Provides funding to local communities to support homeless shelters by providing shelter housing, and/or rental assistance to homeless individuals and families who are either homeless or at risk of homelessness
- The "Units of Service Delivery for Shelters" reflects the number of persons provided housing at homeless shelters
- The "Units of Financial Assistance" reflects the number of financial assistance payments made on behalf of a client (rent, deposit, utilities)

6. HOME Tenant Based Rental Assistance (TBRA)

Budget	Funds Expended Through 6/30/17	Percentage Expended Through 6/30/17	Program End Date	Households Served
Youth Aging Out of Foster Care HOME TBRA \$500K	\$440,733	88%	Individually based (contracts are for 24 months of assistance)	42
Section 811 PRA Demo Security Deposits \$150,000	\$16,450	11%	Individually Based	46
TBRA Disaster \$600,000	\$418,969	70%	Individually Based	46

7. Permanent Supportive Housing – Support Contracts

Hawkins Contract - \$222,188			
Budget	Funds Expended Through 6/30/17	Percentage Expended Through 6/30/17	Contract End Date
\$200,000	\$26,175	13%	12/31/2019

- Contract provides legal services for the Louisiana Housing Authority; contract amendment awaiting AG approval

TAC contract - \$87,793			
Budget	Funds Expended Through 5/30/17	Percentage Expended Through 5/30/17	Contract End Date
\$87,793	\$41,636	47%	6/30/2018

- Contract provides technical assistance for administering the PSH program

Linda Jarrell contract - \$77,500			
Budget	Funds Expended Through 6/30/17	Percentage Expended Through 6/30/17	Contract End Date
\$77,500	\$58,534	76%	12/31/2017

- Contract provides assistance with recruiting owners and completing contracts for the PRA Section 811 Program

8. Permanent Supportive Housing – Administration and Services

Project Based Voucher							
Program	2017 Voucher Renewal Funding	2017 Voucher Expenses	Percentage Expended Through 5/31/17	Units Under Contract 5/31/17	Leased Vouchers through 5/31/17	Total Voucher Allocation	Contract End Date
PBV	\$11.9M	\$4,749,569	40%	1565	1454	2000	Funding Renewed Annually

Section 811 PRA Demo							
Program	2016 Renewal Funding	Funds Expended Through 6/30/17	Percentage Expended Through 6/30/17	Total Units Under Contract	Total Units Leased	Total Units	Contract End Date
811	\$8,489,928	\$725,622	9%	174	86	199	9/30/2025

Continuum of Care						
Program	Competition Renewal Funding	Competition Expenses	Percentage Expended	Projected #Households Served per Month	Actual #Households Served	Contract End Date
CoC FY15	\$11.2M	\$8.8M	79% (4/2017)	1040	970 (4/2017)	3/31/17
CoC FY16	\$11.5M	\$2.5M	22% (6/2017)	1090	878 (7/2017)	3/31/18



LHC Properties Reports

Board of Directors Meeting

July 12, 2017



Willowbrook Apartments

Trend Report

May 28, 2017 to June 25, 2017											
Down Units	Average Occupied Percent	Average Occupied Units	Average Vacant Units	Average Vacant 1BR	Average Vacant 2BR	Model Units	Total Move Ins	Total Move Outs	Total Move Out Notice	Total Pre Leased Units	Forecasted Occupancy Percent
May, 2017											
0	98%	398	8	4	4	2	1	1	13	8	96%
June, 2017											
0	97%	395	12	6	6	2	6	9	43	28	96%



Property Address: 7001 Bundy Road
New Orleans, LA 70127

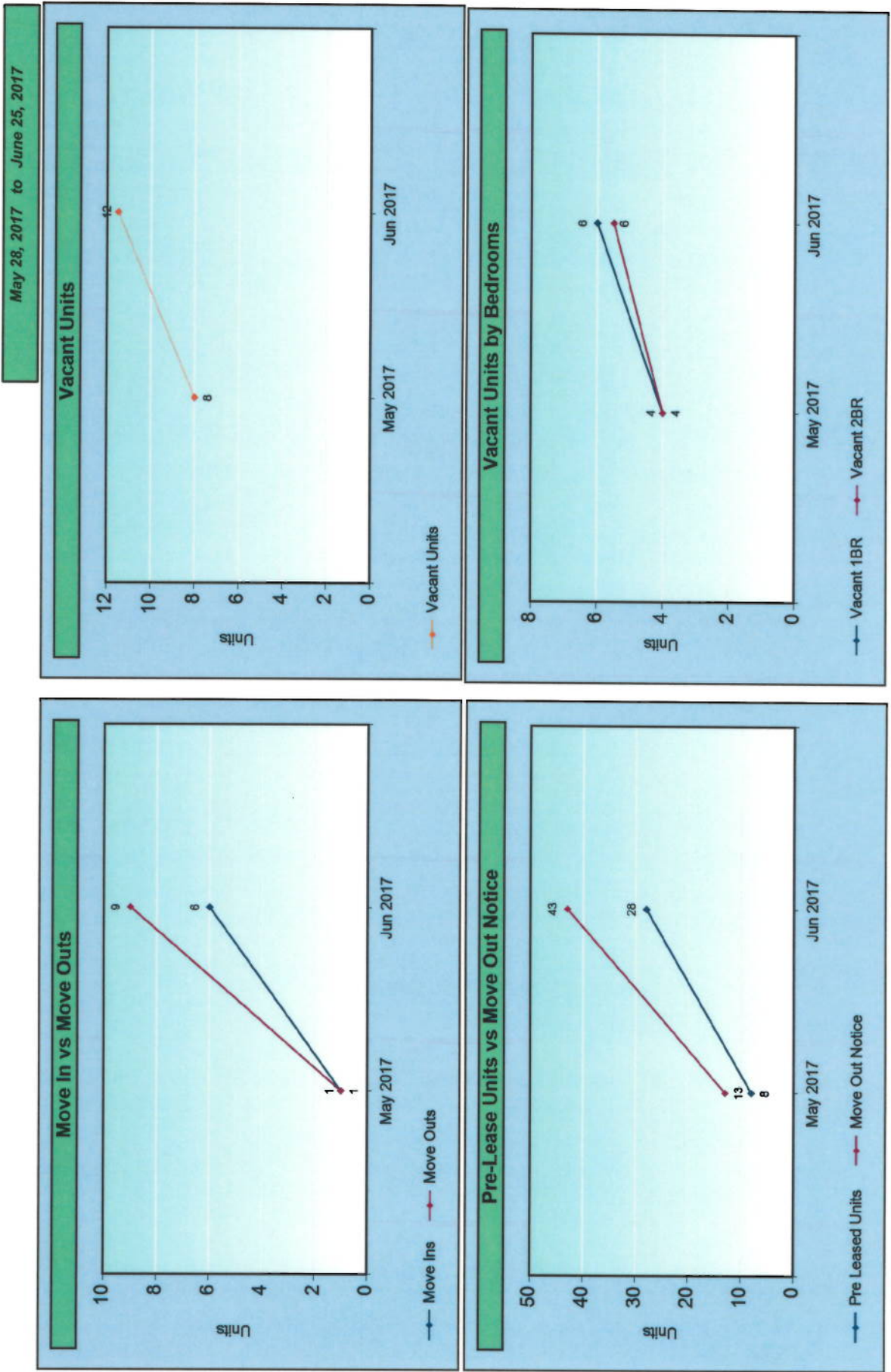
Total Units: 408
1 Bedrooms: 216
2 Bedrooms: 192
 80 units at 80% AMI

Property Manager: Aloha Ratleff
Property Manager Email: aratleff@latterblumppm.com
Property Manager Phone: 504-218-7750

Management Company: Latter & Blum
 Christopher Riggs
criggs@latterblumppm.com



Willowbrook Apartments Trend Report



Budget Comparison

Period = May 2017

Back = Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5010 REVENUE									
5020 RENTAL INCOME									
5047 Rent-Agency	152,020.00	139,000.00	13,020.00	9.37	1,626,509.00	1,529,000.00	97,509.00	6.38	1,668,000.00
5050 Market Rent	146,120.00	157,670.00	-11,550.00	-7.33	1,653,031.00	1,734,370.00	-81,339.00	-4.69	1,892,040.00
5051 Less-Vacancy	-6,826.00	-17,800.20	10,974.20	61.65	-95,351.00	-219,535.80	124,184.80	56.57	-237,336.00
5052 Loss/Gain to Lease	186.00	-3,500.00	3,686.00	105.31	-12,451.00	-38,500.00	26,049.00	67.66	-42,000.00
5053 Less-Model Units/Office/Storage	-1,470.00	-1,470.00	0.00	0.00	-16,170.00	-16,170.00	0.00	0.00	-17,640.00
5054 Less-Employee Apartments	0.00	-795.00	795.00	100.00	0.00	-8,745.00	8,745.00	100.00	-9,540.00
5060 Less-Concessions	-500.00	-2,000.00	1,500.00	75.00	-7,179.95	-29,000.00	21,820.05	75.24	-31,000.00
5061 Additional Rent	0.00	0.00	0.00	N/A	468.00	0.00	468.00	N/A	0.00
5066 Write-Offs/Bad Debt Allowance	-286.33	-3,153.40	2,867.07	90.92	-23,565.99	-34,687.40	11,121.41	32.06	-37,840.80
5067 Prior Month Agency Adjustments	-3,256.00	0.00	-3,256.00	N/A	10,666.00	0.00	10,666.00	N/A	0.00
5072 Prior Month Rent Adjustments	84.00	0.00	84.00	N/A	2,397.67	0.00	2,397.67	N/A	0.00
5081 TOTAL RENTAL INCOME	286,071.67	267,951.40	18,120.27	6.76	3,138,353.73	2,916,731.80	221,621.93	7.60	3,184,683.20
TENANT OTHER INCOME									
5170 Locks & Keys	10.00	0.00	10.00	N/A	655.00	0.00	655.00	N/A	0.00
5182 Access/Gate Card Reimb.	50.00	0.00	50.00	N/A	950.00	0.00	950.00	N/A	0.00
5190 Security Deposit Forfeits	1,200.00	625.00	575.00	92.00	7,825.00	6,875.00	950.00	13.82	7,500.00
5210 Late Fees	1,600.00	2,250.00	-650.00	-28.89	24,866.00	24,750.00	116.00	0.47	27,000.00
5220 NSF Fees	0.00	0.00	0.00	N/A	210.00	0.00	210.00	N/A	0.00
5230 Application Fees	360.00	350.00	10.00	2.86	5,555.00	4,600.00	955.00	20.76	5,100.00
5235 Cleaning, Damages, etc	1,977.60	475.00	1,502.60	316.34	10,238.92	5,225.00	5,013.92	95.96	5,700.00
5240 Month-to-Month Fees	600.00	200.00	400.00	200.00	6,459.00	2,200.00	4,259.00	193.59	2,400.00
5260 Collections	79.18	0.00	79.18	N/A	3,886.48	0.00	3,886.48	N/A	0.00
5270 Pet Fees	0.00	300.00	-300.00	-100.00	0.00	1,200.00	-1,200.00	-100.00	1,200.00
5285 Tenant Reimbursement	-160.00	0.00	-160.00	N/A	-330.00	0.00	-330.00	N/A	0.00
5287 TOTAL TENANT OTHER INCOME	5,716.78	4,200.00	1,516.78	36.11	60,315.40	44,850.00	15,465.40	34.48	48,900.00

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Budget Comparison

Period = May 2017

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5500 OTHER INCOME									
5560 Laundry Income	606.61	600.00	6.61	1.10	4,987.85	6,600.00	-1,612.15	-24.43	7,200.00
5590 Miscellaneous Income	47,790.83	95.00	47,725.83	73,424.35	48,290.83	7,115.00	47,575.83	6,653.96	780.00
5597 TOTAL OTHER INCOME	48,397.44	695.00	47,732.44	7,177.81	53,278.68	7,315.00	45,963.68	628.35	7,980.00
5800 OTHER INCOME									
5884 Administrative Fees	0.00	35.00	-35.00	-100.00	0.00	385.00	-385.00	-100.00	420.00
5896 Miscellaneous Income	0.00	0.00	0.00	N/A	200.00	0.00	200.00	N/A	0.00
5898 TOTAL OTHER INCOME	0.00	35.00	-35.00	-100.00	200.00	385.00	-185.00	-48.05	420.00
5899 TOTAL CORPORATE REVENUE	0.00	35.00	-35.00	-100.00	200.00	385.00	-185.00	-48.05	420.00
5990 TOTAL REVENUE	340,185.89	272,851.40	67,334.49	24.68	3,252,147.81	2,969,281.80	282,866.01	9.53	3,241,983.20
6000 OPERATING EXPENSES									
CLEANING									
6100 Janitorial Contract	650.00	0.00	-650.00	N/A	1,300.00	0.00	-1,300.00	N/A	0.00
6130 Paper/Janitorial Supplies	0.00	0.00	0.00	N/A	246.89	0.00	-246.89	N/A	0.00
6135 Trash Removal	2,068.85	2,350.00	281.15	11.96	30,107.35	25,850.00	4,257.35	-16.47	28,200.00
6170 TOTAL CLEANING	2,718.85	2,350.00	-368.85	-15.70	31,654.24	25,850.00	-5,804.24	-22.45	28,200.00
REPAIRS & MAINTENANCE									
6200 Appliance Repair	183.72	350.00	166.28	47.51	3,684.33	3,850.00	165.67	4.30	4,200.00
6207 Bulbs & Ballast Supplies	680.08	150.00	-530.08	-353.39	5,076.58	3,050.00	-2,026.58	-66.45	3,200.00
6218 Electrical	511.38	325.00	-186.38	-37.35	7,507.74	3,575.00	-3,932.74	-110.01	3,900.00
6225 Fire & Safety	31.18	100.00	68.82	68.82	4,518.52	6,900.00	2,381.48	34.51	7,000.00
6235 Gate Repair	0.00	250.00	250.00	100.00	3,777.61	5,000.00	1,222.39	24.45	5,250.00
6236 Glass, Screen & Window Repair	621.08	50.00	-571.08	-1,142.16	4,362.03	550.00	-3,812.03	-693.10	600.00
6240 HVAC Repairs	0.00	500.00	500.00	100.00	4,735.96	4,600.00	-135.96	-2.96	5,100.00
6285 HVAC Supplies	425.65	400.00	-25.65	-6.41	5,370.64	3,500.00	-1,870.64	-53.45	3,900.00
6300 Keys & Locks	803.39	350.00	-453.39	-129.54	7,364.47	3,850.00	-3,514.47	-91.28	4,200.00
6310 Landscaping	0.00	0.00	0.00	N/A	504.05	5,000.00	4,495.95	89.92	5,000.00

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Budget Comparison

Period = May 2017

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6320 Lawn Maintenance	3,420.00	3,400.00	-20.00	-0.59	37,279.35	37,400.00	120.65	0.32	40,800.00
6325 Maintenance Supplies	238.84	500.00	261.16	52.23	10,424.19	5,500.00	-4,924.19	-89.53	6,000.00
6327 Tools & Equipment	0.00	0.00	0.00	N/A	179.55	0.00	-179.55	N/A	0.00
6410 Plumbing	973.59	1,075.00	101.41	9.43	8,370.87	11,825.00	3,454.13	29.21	12,900.00
6430 Roof/Structural	0.00	1,000.00	1,000.00	100.00	670.00	11,000.00	10,330.00	93.91	12,000.00
6440 Exterior Repairs	450.00	750.00	300.00	40.00	11,390.71	8,250.00	-3,140.71	-38.07	9,000.00
6450 Interior Repairs	1,165.14	1,000.00	-165.14	-16.51	25,398.19	11,000.00	-14,398.19	-130.89	12,000.00
6480 Miscellaneous R&M	108.39	500.00	391.61	78.32	8,603.47	5,500.00	-3,103.47	-56.43	6,000.00
6490 TOTAL REPAIRS & MAINTENANCE	9,612.44	10,700.00	1,087.56	10.16	149,218.26	130,350.00	-18,868.26	-14.48	141,050.00

6500 CONTRACT SERVICES									
6520 Alarm & Monitoring	0.00	2,000.00	2,000.00	100.00	8,346.46	10,450.00	2,103.54	20.13	10,800.00
6540 Pest Control	675.00	2,500.00	1,825.00	73.00	11,415.00	14,725.00	3,310.00	22.48	15,400.00
6550 Pool Service	721.85	500.00	-221.85	-44.37	5,792.12	4,100.00	-1,692.12	-41.27	4,600.00
6580 Guard Service	20,103.07	18,500.00	-1,603.07	-8.67	229,011.38	203,500.00	-25,511.38	-12.54	222,000.00
6615 Termite Treatment & Renewal	0.00	0.00	0.00	N/A	2,850.00	0.00	-2,850.00	N/A	0.00
6618 Uniforms	0.00	50.00	50.00	100.00	270.36	550.00	279.64	50.84	600.00
6680 Miscellaneous Services	255.00	250.00	-5.00	-2.00	6,399.22	2,750.00	-3,649.22	-132.70	3,000.00
6690 TOTAL CONTRACT SERVICES	21,754.92	23,800.00	2,045.08	8.59	284,084.54	236,075.00	-28,009.54	-11.86	256,400.00

6800 MAKE READY EXPENSE									
6802 Appliance Purchase	0.00	0.00	0.00	N/A	234.00	0.00	-234.00	N/A	0.00
6805 Windows/Blinds/Screens	2,521.49	350.00	-2,171.49	-620.43	19,060.46	3,850.00	-15,210.46	-385.08	4,200.00
6820 Carpet/Tile Cleaning	395.00	800.00	405.00	50.62	8,716.28	8,800.00	83.72	0.95	9,600.00
6825 Carpet & Tile Replacement	2,903.05	2,000.00	-903.05	-45.15	22,361.13	22,000.00	-361.13	-1.64	24,000.00
6830 Cleaning	706.92	400.00	-306.92	-76.73	9,276.27	4,400.00	-4,876.27	-110.82	4,800.00
6870 Dry Wall Repairs	0.00	125.00	125.00	100.00	0.00	1,375.00	1,375.00	100.00	1,500.00
6875 Painting	1,347.54	1,500.00	152.46	10.16	77,916.65	19,500.00	-58,416.65	-299.57	22,000.00
6880 Sheetrock & Drywall Repairs	0.00	0.00	0.00	N/A	17,649.82	0.00	-17,649.82	N/A	0.00
6885 Miscellaneous Make Ready	945.00	250.00	-695.00	-278.00	6,210.17	2,750.00	-3,460.17	-125.82	3,000.00
6890 TOTAL MAKE READY EXPENSE	8,819.00	5,425.00	-3,394.00	-82.58	161,424.78	62,675.00	-98,749.78	-157.56	69,100.00

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Budget Comparison

Period = May 2017

Book = Actual

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6900 PAYROLL & RELATED EXPENSES									
6902 Property Manager	7,509.48	4,450.00	-3,059.48	-68.75	55,481.12	48,950.00	-6,531.12	-13.34	53,400.00
6906 Assistant Manager	2,617.72	2,700.00	82.28	3.05	17,202.55	29,700.00	12,497.45	42.08	32,400.00
6910 Leasing Agent	0.00	4,500.00	4,500.00	100.00	47,394.08	49,500.00	2,105.92	4.25	54,000.00
6913 Maintenance	8,115.45	0.00	-8,115.45	N/A	86,582.37	0.00	-86,582.37	N/A	0.00
6914 Maintenance I	2,843.32	3,623.00	779.68	21.52	32,596.28	39,853.00	7,256.72	18.21	43,476.00
6919 Maintenance II	0.00	3,146.00	3,146.00	100.00	747.25	34,606.00	33,858.75	97.84	37,752.00
6920 Housekeeping/Maid Salary	0.00	2,080.00	2,080.00	100.00	5,235.00	22,880.00	17,645.00	77.12	24,960.00
6922 Make Ready I	0.00	2,520.00	2,520.00	100.00	0.00	27,720.00	27,720.00	100.00	30,240.00
6930 Porter	1,681.79	2,000.00	318.21	15.91	25,314.53	22,000.00	-3,314.53	-15.07	24,000.00
6952 Payroll Taxes	7,197.83	7,071.60	-126.23	-1.78	74,287.87	77,787.60	3,499.63	4.50	84,959.20
6985 Health Insurance	827.36	1,241.00	413.64	33.33	6,101.78	13,651.00	7,549.22	55.30	14,992.00
6997 TOTAL PAYROLL & RELATED EXPENSES	30,782.95	33,331.60	2,538.65	7.62	350,952.93	366,647.60	15,694.67	4.28	398,979.20
7000 ADMINISTRATIVE EXPENSES									
7004 Accounting/Technology Fees -LBPMI	225.00	225.00	0.00	0.00	2,475.00	2,475.00	0.00	0.00	2,700.00
7005 Administrative Fee-LBPMI	0.00	50.00	50.00	100.00	0.00	550.00	550.00	100.00	600.00
7007 Answering Service	82.50	75.00	-7.50	-10.00	742.50	825.00	82.50	10.00	900.00
7009 Bank Charges	163.57	150.00	-13.57	-9.05	1,716.24	1,650.00	-66.24	-4.01	1,800.00
7010 Office Equipment Rental	335.00	425.00	90.00	21.18	2,276.27	4,675.00	2,398.73	51.31	5,100.00
7013 Credit Bureau	194.40	400.00	205.60	51.40	3,722.40	4,400.00	677.60	15.40	4,800.00
7016 Employee Mileage, Meals & Education	769.58	400.00	-369.58	-92.40	6,065.63	4,400.00	-1,665.63	-37.86	4,800.00
7025 Office Expense	749.60	600.00	-149.60	-24.93	12,530.67	6,600.00	-5,930.67	-89.86	7,200.00
7045 Postage & Overnight Mail	21.22	25.00	3.78	15.12	303.46	275.00	-28.46	-10.35	300.00
7060 Professional Fees	-601.00	450.00	1,051.00	233.56	7,206.91	4,950.00	-2,256.91	-45.59	5,400.00
7070 Telephone	-694.51	675.00	-19.51	-2.89	7,882.36	7,425.00	-457.36	-6.16	8,100.00
7090 TOTAL ADMINISTRATIVE EXPENSES	2,634.38	3,475.00	840.62	24.19	44,921.44	38,225.00	-6,696.44	-17.52	41,700.00
7100 MANAGEMENT FEES									

Wednesday, June 21, 2017
10:50 AM

Budget Comparison

Period = May 2017

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7115 Management Fees-LBPMI	15,798.00	12,240.00	-3,558.00	-29.07	175,794.56	134,640.00	-41,154.56	-30.57	146,880.00
7145 TOTAL MANAGEMENT FEES	15,798.00	12,240.00	-3,558.00	-29.07	175,794.56	134,640.00	-41,154.56	-30.57	146,880.00
7150 MARKETING									
7153 Advertising	2,161.40	2,250.00	88.60	3.94	26,998.85	24,750.00	-2,248.85	-9.09	27,000.00
7154 Customer Relations	0.00	650.00	650.00	100.00	8,496.26	7,150.00	-1,346.26	-18.83	7,800.00
7160 Leasing Commission	1,225.00	600.00	-625.00	-104.17	6,225.00	6,600.00	375.00	5.68	7,200.00
7180 Referral Fees	-200.00	400.00	600.00	150.00	2,600.00	4,400.00	1,800.00	40.91	4,800.00
7190 TOTAL MARKETING	3,186.40	3,900.00	713.60	18.30	44,320.11	42,900.00	-1,420.11	-3.31	46,800.00
7200 UTILITIES									
7210 Electricity	7,349.53	7,250.00	-99.53	-1.37	90,500.36	79,750.00	-10,750.36	-13.48	87,000.00
7212 Electricity-Vacant Space	1,445.44	850.00	-595.44	-70.05	10,911.02	9,350.00	-1,561.02	-16.70	10,200.00
7230 Water	11,152.23	9,000.00	-2,152.23	-23.91	148,421.36	99,000.00	-49,421.36	-49.92	108,000.00
7235 Sewer	11,156.62	11,000.00	-156.62	-1.42	165,560.74	121,000.00	-44,560.74	-36.83	132,000.00
7290 TOTAL UTILITIES	31,103.82	28,100.00	-3,003.82	-10.69	415,393.48	309,100.00	-106,293.48	-34.39	337,200.00
7405 TAXES & INSURANCE									
7460 Property & Liability Insurance	7,881.67	7,892.00	0.33	0.00	86,698.34	86,702.00	3.66	0.00	94,584.00
7490 TOTAL TAXES & INSURANCE	7,881.67	7,892.00	0.33	0.00	86,698.34	86,702.00	3.66	0.00	94,584.00
7599 TOTAL OPERATING EXPENSES	134,302.43	131,203.60	-3,098.83	-2.36	1,724,462.68	1,433,164.60	-291,298.08	-20.33	1,561,893.20
8275 NET OPERATING INCOME	205,883.46	141,847.80	64,235.66	45.35	1,527,685.13	1,536,117.20	-8,432.07	-0.55	1,680,090.00
8299 NON OPERATING									
8970 NET AFTER NON OPERATING	205,883.46	141,847.80	64,235.66	45.35	1,527,685.13	1,536,117.20	-8,432.07	-0.55	1,680,090.00
9550 ESCROW AND RESERVE									
9556 Reserve Replacement	0.00	11,900.00	11,900.00	100.00	0.00	130,900.00	130,900.00	100.00	142,800.00

Budget Comparison

Period = May 2017

Book = Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9553 NET ESCROW AND RESERVE	0.00	11,900.00	11,900.00	100.00	0.00	130,900.00	130,900.00	100.00	142,800.00
9801 CAPITAL & RESERVE REPLACEMENT EXPENDITURES									
9805 Appliance Purchase	492.00	600.00	108.00	18.00	1,282.00	6,600.00	5,318.00	80.58	7,200.00
9806 Exterior Improvements	5,634.79	15,000.00	9,365.21	62.43	67,807.57	119,750.00	51,942.43	43.38	121,750.00
9807 Interior Improvements	0.00	2,000.00	2,000.00	100.00	25,913.33	22,000.00	-3,913.33	-17.79	24,000.00
9820 HVAC Replacement	0.00	650.00	650.00	100.00	1,530.00	3,250.00	1,720.00	52.92	3,900.00
9898 TOTAL CAPITAL & RESERVE REPLACEMENT EXPENDITURES	6,126.79	18,250.00	12,123.21	66.43	96,532.90	151,600.00	55,067.10	36.32	156,050.00
9795 NET BEFORE DEPRECIATION & AMORTIZATION	199,756.67	111,497.80	88,258.87	79.16	1,431,152.23	1,253,617.20	177,535.03	14.16	1,380,440.00
9800 DEPRECIATION & AMORTIZATION									
9802 Depreciation Expense	96,253.50	0.00	-96,253.50	N/A	1,058,788.51	0.00	-1,058,788.51	N/A	0.00
9850 TOTAL DEPRECIATION & AMORTIZATION	96,253.50	0.00	-96,253.50	N/A	1,058,788.51	0.00	-1,058,788.51	N/A	0.00
9897 NET INCOME (LOSS)	103,503.17	111,497.80	-7,994.63	-7.17	372,363.72	1,253,617.20	-881,253.48	-70.30	1,380,440.00



Village de Jardin Trend Report

May 28, 2017 to June 25, 2017											
Down Units	Average Occupied Percent	Average Occupied Units	Average Vacant Units	Average Vacant 1BR	Average Vacant 2BR	Model Units	Total Move Ins	Total Move Outs	Total Move Out Notice	Total Pre Leased Units	Forecasted Occupancy Percent
May, 2017											
0	99%	222	2	2	0	0	0	0	2	1	99%
June, 2017											
0	99%	222	2	2	0	0	1	2	12	3	98%



Property Address: 8800 Lake Forest Blvd
 New Orleans, LA 70127

Total Units: 224
1 Bedrooms: 134
2 Bedrooms: 90

Property Manager: Tennille Esnault
Property Manager Email: tesnault@latterblumpm.com
Property Manager Phone: 504-309-8011

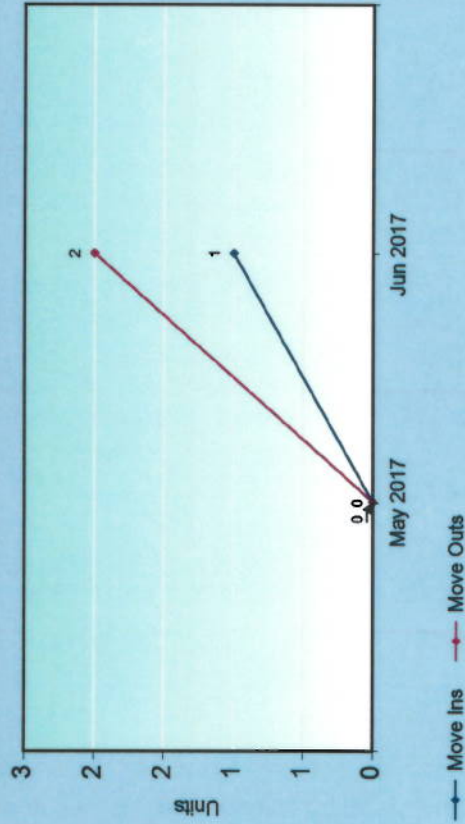
Management Company: Latter & Blum
 Christopher Riggs
criggs@latterblumpm.com



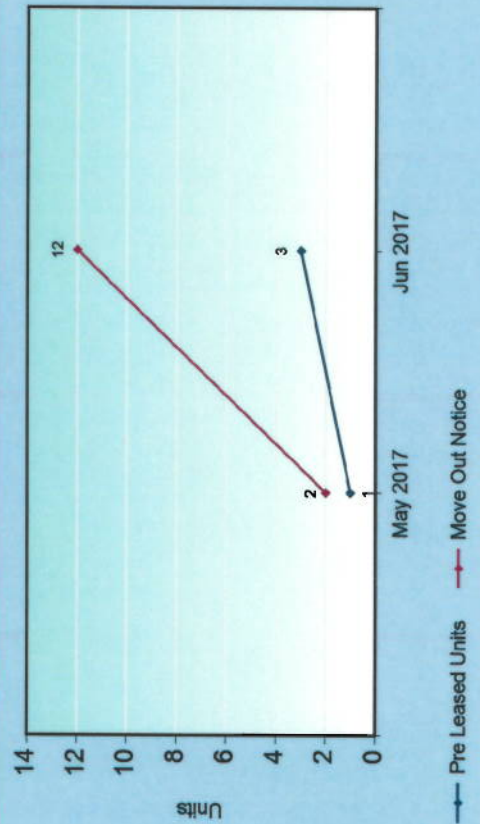
Village de Jardin Trend Report

May 28, 2017 to June 25, 2017

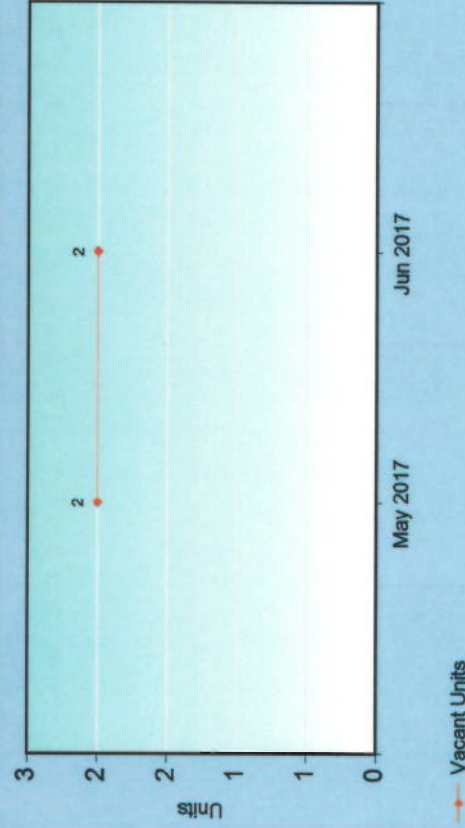
Move In vs Move Outs



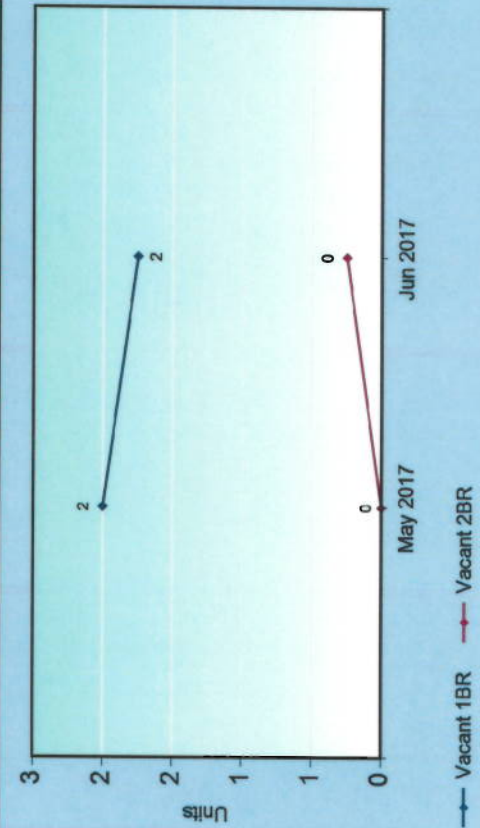
Pre-Lease Units vs Move Out Notice



Vacant Units



Vacant Units by Bedrooms



	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5010 REVENUE									
5020 RENTAL INCOME									
5047 Rent-Agency	18,368.00	16,250.00	2,118.00	13.03	193,650.00	178,750.00	14,900.00	8.34	195,000.00
5060 Market Rent	135,432.00	137,550.00	-2,118.00	-1.54	1,498,150.00	1,513,050.00	-14,900.00	-0.98	1,550,500.00
5051 Less-Vacancy	-1,425.00	-7,690.00	6,265.00	81.47	-8,857.71	-84,590.00	75,732.29	89.53	-92,280.00
5052 Loss/Gain to Lease	6,875.00	6,000.00	875.00	14.58	75,764.00	66,000.00	9,764.00	14.79	72,000.00
5054 Less-Employee Apartments	0.00	-900.00	900.00	100.00	0.00	-9,900.00	9,900.00	100.00	-10,800.00
5060 Less-Concessions	-800.00	0.00	-800.00	N/A	-9,600.00	0.00	-9,600.00	N/A	0.00
5066 Write-Offs/Bad Debt Allowance	0.00	-300.00	300.00	100.00	-485.00	-3,300.00	2,815.00	85.30	-3,600.00
5067 Prior Month Agency Adjustments	0.00	0.00	0.00	N/A	-103.00	0.00	-103.00	N/A	0.00
5072 Prior Month Rent Adjustments	50.00	0.00	50.00	N/A	-103.00	0.00	-103.00	N/A	0.00
5081 TOTAL RENTAL INCOME	158,500.00	150,910.00	7,590.00	5.03	1,748,415.29	1,660,010.00	88,405.29	5.33	1,810,920.00
TENANT OTHER INCOME									
5170 Locks & Keys	0.00	0.00	0.00	N/A	287.51	0.00	287.51	N/A	0.00
5182 Access/Gate Card Reimb.	0.00	0.00	0.00	N/A	20.00	0.00	20.00	N/A	0.00
5190 Security Deposit Forfeits	200.00	300.00	-100.00	-33.33	2,250.00	1,800.00	450.00	25.00	2,100.00
5210 Late Fees	450.00	700.00	-250.00	-35.71	7,350.00	7,700.00	-350.00	-4.55	8,400.00
5220 NSF Fees	35.00	0.00	35.00	N/A	140.00	175.00	-35.00	-20.00	210.00
5230 Application Fees	175.00	0.00	175.00	N/A	1,050.00	0.00	1,050.00	N/A	0.00
5235 Clearing, Damages, etc	275.00	75.00	200.00	266.67	1,328.00	950.00	378.00	39.79	1,050.00
5240 Month-to-Month Fees	125.00	125.00	0.00	0.00	2,200.00	1,375.00	825.00	60.00	1,500.00
5270 Pet Fees	0.00	0.00	0.00	N/A	300.00	900.00	-600.00	-66.67	900.00
5293 Cable Television Income	0.00	0.00	0.00	N/A	4,317.73	0.00	4,317.73	N/A	0.00
5297 TOTAL TENANT OTHER INCOME	1,260.00	1,200.00	60.00	5.00	19,243.24	12,900.00	6,343.24	49.17	14,160.00
OTHER INCOME									
5500 Laundry Income	1,066.08	850.00	216.08	25.42	10,048.03	9,350.00	698.03	7.47	10,200.00
5590 Miscellaneous Income	0.00	2,800.00	-2,800.00	-100.00	0.00	30,800.00	-30,800.00	-100.00	33,600.00

Wednesday, June 21, 2017
 11:59 AM

Budget Comparison

Period = May 2017

Book = Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5597 TOTAL OTHER INCOME	1,066.08	3,650.00	-2,583.92	-70.79	10,048.03	40,150.00	-30,101.97	-74.97	43,800.00
5990 TOTAL REVENUE	160,826.08	155,760.00	5,066.08	3.25	1,777,706.56	1,713,060.00	64,646.56	3.77	1,868,880.00
6000 OPERATING EXPENSES									
6100 CLEANING									
6170 Trash Removal	1,107.60	1,250.00	142.40	11.39	11,221.00	13,750.00	2,529.00	18.39	15,000.00
6190 TOTAL CLEANING	1,107.60	1,250.00	142.40	11.39	11,221.00	13,750.00	2,529.00	18.39	15,000.00
6200 REPAIRS & MAINTENANCE									
6207 Appliance Repair	342.92	200.00	-142.92	-71.46	2,356.06	2,200.00	-156.06	-7.09	2,400.00
6218 Bulbs & Ballast Supplies	102.01	0.00	-102.01	N/A	274.53	0.00	-274.53	N/A	0.00
6225 Electrical	295.20	850.00	554.80	65.27	7,646.32	9,350.00	1,703.68	18.22	10,200.00
6232 Elevator Repairs	732.92	725.00	-7.92	-1.09	11,870.09	7,975.00	-3,895.09	-48.84	8,700.00
6235 Fire & Safety	20.89	1,750.00	1,729.11	98.81	1,137.01	10,815.00	9,677.99	89.49	10,850.00
6290 HVAC Repairs	1,553.46	2,500.00	946.54	37.86	28,107.40	24,750.00	-3,357.40	-13.57	26,700.00
6285 HVAC Supplies	130.90	250.00	119.10	47.64	4,817.58	2,750.00	-2,067.58	-75.18	3,000.00
6300 Keys & Locks	0.00	100.00	100.00	100.00	0.00	1,100.00	1,100.00	100.00	1,200.00
6320 Lawn Maintenance	5,162.39	3,500.00	-1,662.39	-47.50	43,994.09	38,500.00	-5,494.09	-14.27	42,000.00
6325 Maintenance Supplies	609.68	400.00	-209.68	-52.42	8,976.06	4,400.00	-4,576.06	-104.00	4,800.00
6410 Plumbing	857.11	500.00	-357.11	-71.42	8,539.35	5,500.00	-3,039.35	-55.26	6,000.00
8450 Interior Repairs	0.00	250.00	250.00	100.00	491.60	2,750.00	2,258.40	82.12	3,000.00
6480 Miscellaneous R&M	274.14	400.00	125.86	31.46	1,484.81	4,400.00	2,915.19	66.25	4,800.00
8490 TOTAL REPAIRS & MAINTENANCE	10,081.62	11,425.00	1,343.38	11.76	119,694.90	114,490.00	-5,204.90	-4.55	123,660.00
8500 CONTRACT SERVICES									
6520 Alarm & Monitoring	0.00	0.00	0.00	N/A	1,907.98	0.00	-1,907.98	N/A	0.00
6540 Pest Control	1,050.00	1,120.00	70.00	6.25	15,325.00	12,320.00	-3,005.00	-24.39	13,440.00
6580 Guard Service	6,915.16	10,992.00	4,076.84	37.09	148,697.41	120,912.00	-27,785.41	-22.98	131,904.00
6615 Termite Treatment & Renewal	0.00	0.00	0.00	N/A	0.00	4,000.00	4,000.00	100.00	4,000.00
6618 Uniforms	0.00	150.00	150.00	100.00	541.08	1,200.00	658.92	54.91	1,200.00

Budget Comparison

Period = May 2017

Book = Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6890 TOTAL CONTRACT SERVICES	7,965.16	12,262.00	4,296.84	35.04	166,471.47	138,432.00	-28,039.47	-20.28	150,544.00
8800 MAKE READY EXPENSE									
8805 Windows/Blinds/Screens	0.00	35.00	35.00	100.00	38.15	386.00	346.85	90.09	420.00
8820 Carpet/Tile Cleaning	0.00	2,000.00	2,000.00	100.00	887.01	8,350.00	7,462.99	89.38	8,400.00
8830 Cleaning	750.00	390.00	-450.00	-150.00	7,467.59	3,300.00	-4,167.59	-125.29	3,600.00
8870 Dry Wall Repairs	0.00	75.00	75.00	100.00	0.00	825.00	825.00	100.00	900.00
8875 Painting	0.00	600.00	600.00	100.00	34.19	6,600.00	6,565.81	99.48	7,200.00
8885 Miscellaneous Make Ready	0.00	65.00	65.00	100.00	0.00	715.00	715.00	100.00	780.00
8890 TOTAL MAKE READY EXPENSE	750.00	3,075.00	2,325.00	75.61	8,426.94	20,175.00	11,748.06	58.23	21,300.00
8900 PAYROLL & RELATED EXPENSES									
8902 Property Manager	3,414.72	4,370.83	956.11	21.87	47,827.53	48,079.13	251.60	0.52	52,450.00
8906 Assistant Manager	22.20	2,920.00	2,897.80	99.24	25,556.31	32,120.00	6,563.69	20.40	35,040.00
8910 Leasing Agent	2,284.51	2,080.00	-204.51	-9.83	26,161.27	22,880.00	-3,281.27	-14.34	24,960.00
8914 Maintenance I	3,085.48	3,800.00	714.52	18.80	26,912.50	41,800.00	14,887.50	35.62	45,600.00
8919 Maintenance II	3,913.08	2,920.00	-993.08	-34.01	37,998.29	32,120.00	-5,878.29	-18.30	35,040.00
8930 Porter	3,924.99	4,000.00	75.01	1.88	41,340.03	44,000.00	2,659.97	6.05	48,000.00
8952 Payroll Taxes	5,173.49	6,001.50	828.01	13.80	61,820.98	66,016.50	4,195.52	6.36	72,018.00
8985 Health Insurance	413.68	600.00	186.32	31.05	10,755.68	6,600.00	-4,155.68	-62.96	7,200.00
8987 TOTAL PAYROLL & RELATED EXPENSES	22,232.15	26,692.33	4,460.18	16.71	278,382.59	293,615.63	15,233.04	5.19	320,308.00
7000 ADMINISTRATIVE EXPENSES									
7004 Accounting/Technology Fees -LBPMI	225.00	225.00	0.00	0.00	2,475.00	2,475.00	0.00	0.00	2,700.00
7005 Administrative Fee-LBPMI	0.00	50.00	50.00	100.00	0.00	550.00	550.00	100.00	600.00
7009 Bank Charges	94.55	85.00	-9.55	-11.24	1,157.52	935.00	-222.52	-23.80	1,020.00
7010 Office Equipment Rental	216.67	300.00	83.33	27.78	2,403.97	3,300.00	896.03	27.15	3,600.00
7013 Credit Bureau	25.00	125.00	100.00	80.00	369.90	1,375.00	1,005.10	73.10	1,500.00
7016 Employee Mileage, Meals & Education	491.91	250.00	-241.91	-96.76	3,259.00	2,750.00	-509.00	-18.51	3,000.00

Budget Comparison

Period = May 2017

Book = Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7025 Office Expense	-25.00	275.00	300.00	109.09	615.09	3,025.00	2,409.91	79.67	3,300.00
7030 Office Supplies	0.00	0.00	0.00	N/A	1,540.72	0.00	-1,540.72	N/A	0.00
7045 Postage & Overnight Mail	0.00	25.00	25.00	100.00	34.93	275.00	240.07	87.30	300.00
7060 Professional Fees	-370.00	125.00	495.00	396.00	207.11	1,625.00	1,417.89	87.25	1,625.00
7070 Telephone	1,069.09	1,050.00	-39.09	-3.72	12,873.56	11,550.00	-1,323.56	-11.46	12,600.00
7080 TOTAL ADMINISTRATIVE EXPENSES	1,747.22	2,510.00	762.78	30.39	24,936.80	27,860.00	2,923.20	10.49	30,245.00
7100 MANAGEMENT FEES									
7115 Management Fees-LBPMI	8,738.62	6,720.00	-2,018.62	-30.04	97,584.79	73,920.00	-23,664.79	-32.01	80,640.00
7145 TOTAL MANAGEMENT FEES	8,738.62	6,720.00	-2,018.62	-30.04	97,584.79	73,920.00	-23,664.79	-32.01	80,640.00
7150 MARKETING									
7153 Advertising	982.75	1,800.00	817.25	45.40	14,710.39	19,600.00	5,089.61	25.71	21,600.00
7154 Customer Relations	110.72	250.00	139.28	55.71	5,236.95	2,750.00	-2,488.95	-90.51	3,000.00
7160 Leasing Commission	500.00	300.00	-300.00	-100.00	600.00	3,300.00	2,700.00	81.82	3,600.00
7165 Leasing Expense	0.00	200.00	200.00	100.00	-680.34	2,700.00	3,380.34	125.20	2,900.00
7175 Marketing	0.00	0.00	0.00	N/A	69.94	0.00	-69.94	N/A	0.00
7180 Referral Fees	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
7190 TOTAL MARKETING	1,693.47	2,550.00	856.53	33.59	19,936.94	29,050.00	9,111.06	31.36	31,600.00
7200 UTILITIES									
7210 Electricity	30,528.66	19,000.00	-11,528.66	-60.68	325,348.30	209,000.00	-116,348.30	-55.67	228,000.00
7212 Electricity-Vacant Space	25.18	50.00	24.82	49.64	238.07	550.00	311.93	56.71	600.00
7230 Water	3,800.00	5,500.00	1,700.00	30.91	66,916.78	60,500.00	-6,416.78	-10.61	66,000.00
7235 Sewer	6,750.00	7,500.00	750.00	10.00	94,850.15	82,500.00	-12,350.15	-2.85	90,000.00
7289 Utilities - Reimbursements	-9,000.00	0.00	9,000.00	N/A	-35,814.47	0.00	35,814.47	N/A	0.00
7290 TOTAL UTILITIES	32,103.84	32,050.00	-53.84	-0.17	441,538.83	352,550.00	-88,988.83	-25.24	384,600.00
7405 TAXES & INSURANCE									
7460 Property & Liability Insurance	8,789.92	8,789.00	-0.92	-0.01	96,689.09	96,679.00	-10.09	-0.01	105,468.00
7490 TOTAL TAXES & INSURANCE	8,789.92	8,789.00	-0.92	-0.01	96,689.09	96,679.00	-10.09	-0.01	105,468.00

Budget Comparison

Period = May 2017

Book = Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7599 TOTAL OPERATING EXPENSES	95,208.60	107,323.33	12,113.73	11.29	1,264,885.35	1,160,521.63	-104,363.72	-8.99	1,263,365.00
8275 NET OPERATING INCOME	65,616.48	48,436.67	17,179.81	35.47	512,821.21	552,538.37	-39,717.16	-7.19	605,515.00
8299 NON OPERATING									
8970 NET AFTER NON OPERATING	65,616.48	48,436.67	17,179.81	35.47	512,821.21	552,538.37	-39,717.16	-7.19	605,515.00
9550 ESCROW AND RESERVE									
9556 Reserve Replacement	0.00	4,667.00	4,667.00	100.00	0.00	51,337.00	51,337.00	100.00	56,004.00
9563 NET ESCROW AND RESERVE	0.00	4,667.00	4,667.00	100.00	0.00	51,337.00	51,337.00	100.00	56,004.00
9601 CAPITAL & RESERVE REPLACEMENT EXPENDITURES									
9605 Appliance Purchase	0.00	0.00	0.00	N/A	0.00	800.00	800.00	100.00	800.00
9606 Exterior Improvements	0.00	0.00	0.00	N/A	0.00	9,750.00	9,750.00	100.00	10,500.00
9607 Interior Improvements	0.00	750.00	750.00	100.00	3,204.85	4,500.00	1,295.15	28.78	4,500.00
9610 Carpet Replacement	0.00	0.00	0.00	N/A	0.00	3,600.00	3,600.00	100.00	3,600.00
9698 TOTAL CAPITAL & RESERVE REPLACEMENT EXPENDITURES	0.00	750.00	750.00	100.00	3,204.85	18,650.00	15,445.15	82.82	19,400.00
9795 NET BEFORE DEPRECIATION & AMORTIZATION	65,616.48	43,019.67	22,596.81	52.53	509,616.36	482,551.37	27,064.99	5.61	530,111.00
9800 DEPRECIATION & AMORTIZATION									
9802 Depreciation Expense	106,974.94	0.00	-106,974.94	N/A	1,176,724.34	0.00	-1,176,724.34	N/A	0.00
9850 TOTAL DEPRECIATION & AMORTIZATION	106,974.94	0.00	-106,974.94	N/A	1,176,724.34	0.00	-1,176,724.34	N/A	0.00
9997 NET INCOME (LOSS)	-41,358.46	43,019.67	-84,378.13	-196.14	-667,107.98	482,551.37	-1,149,659.35	-238.25	530,111.00

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Mid City Gardens Trend Report

May 28, 2017 to June 25, 2017											
Down Units	Average Occupied Percent	Average Occupied Units	Average Vacant Units	Average Vacant 1BR	Average Vacant 2BR	Average Vacant 3BR	Model Units	Total Move Ins	Total Move Outs	Total Move Out Notice	Total Pre Leased Units
May, 2017											
0	85%	51	9	4	2	3	0	0	0	0	0
June, 2017											
0	86%	52	8	4	1	3	0	3	4	4	0
											85%
											84%



Property Address: 1690 North Blvd
Baton Rouge, LA 70802

Total Units: 60
1 Bedrooms: 16
2 Bedrooms: 24
3 Bedrooms: 20

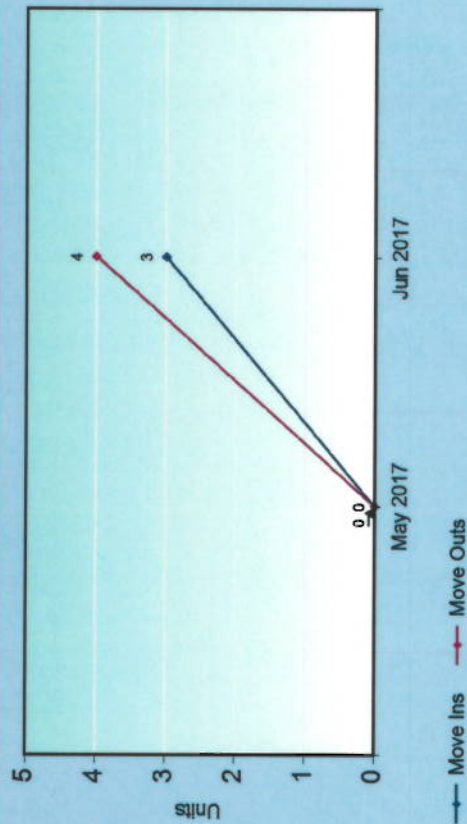
Management Company: Latter & Blum
Property Manager: Sylvia Dunn
Property Manager Email: midcitygardens@latterblumpm.com
Property Manager Phone: 225-302-5544



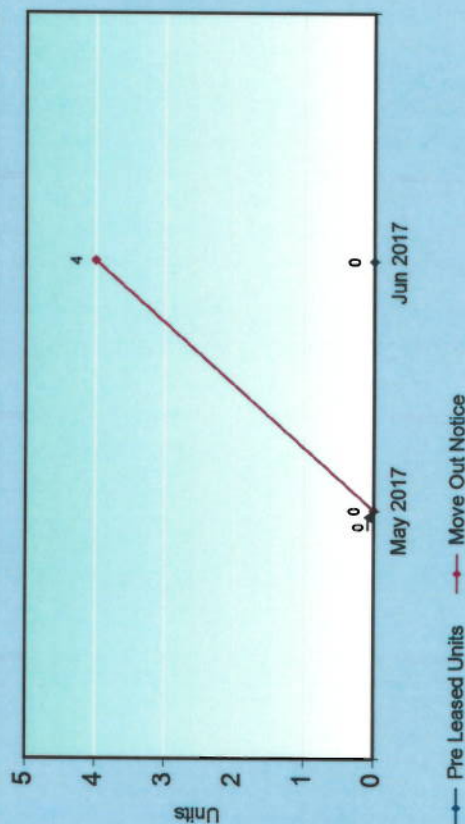
Mid City Gardens Trend Report

May 28, 2017 to June 25, 2017

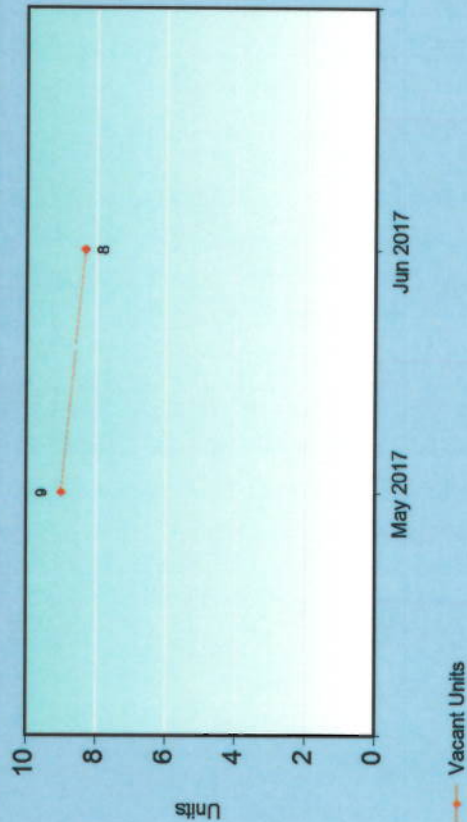
Move In vs Move Outs



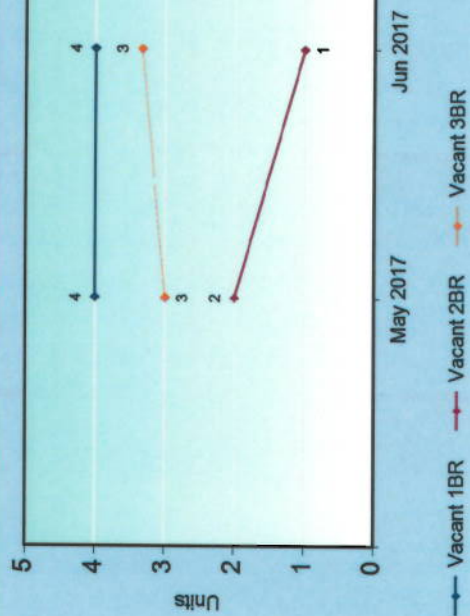
Pre-Lease Units vs Move Out Notice



Vacant Units



Vacant Units by Bedrooms



Mid City Gardens (bri1690)

Budget Comparison

Period = May 2017

Buck = Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6100 CLEANNING									
6135 Paper/Janitorial Supplies	0.00	0.00	0.00	N/A	214.93	0.00	-214.93	N/A	0.00
6170 Trash Removal	492.26	400.00	-92.26	-23.06	5,226.68	4,550.00	-676.68	-14.87	4,950.00
6190 TOTAL CLEANING	492.26	400.00	-92.26	-23.06	5,441.61	4,550.00	-891.61	-19.60	4,950.00
6200 REPAIRS & MAINTENANCE									
6207 Appliance Repair	0.00	50.00	50.00	100.00	324.89	550.00	225.11	40.93	600.00
6218 Bulbs & Ballast Supplies	103.49	150.00	46.51	31.01	1,544.55	1,650.00	105.45	6.39	1,800.00
6225 Electrical	6.45	50.00	43.55	87.10	8,281.23	550.00	-7,731.23	-1,405.68	600.00
6230 Elevator Contract	307.83	290.00	-17.83	-6.15	3,258.87	3,190.00	-68.87	-2.16	3,480.00
6235 Fire & Safety	66.00	0.00	-66.00	N/A	5,016.38	1,100.00	-3,916.38	-356.03	4,100.00
6236 Gate Repair	142.50	300.00	157.50	52.50	6,597.02	3,300.00	-3,297.02	-99.91	3,600.00
6280 HVAC Repairs	0.00	0.00	0.00	N/A	15,698.28	0.00	-15,698.28	N/A	0.00
6285 HVAC Supplies	160.95	300.00	139.05	46.35	4,811.89	2,100.00	-2,811.89	-133.90	2,400.00
6300 Keys & Locks	28.98	100.00	71.02	71.02	983.17	1,100.00	116.83	10.62	1,200.00
6310 Landscaping	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
6320 Lawn Maintenance	2,233.33	2,410.00	176.67	7.33	24,741.63	26,510.00	1,768.37	6.67	28,920.00
6325 Maintenance Supplies	232.15	300.00	67.85	22.62	2,796.83	3,300.00	503.17	15.25	3,600.00
6360 Painting	0.00	0.00	0.00	N/A	12.34	0.00	-12.34	N/A	0.00
6410 Plumbing	539.79	100.00	-439.79	-439.79	2,453.06	1,100.00	-1,353.06	-123.01	1,200.00
6490 TOTAL REPAIRS & MAINTENANCE	3,821.47	4,050.00	228.53	5.64	76,620.14	44,950.00	-31,670.14	-70.46	48,000.00
6500 CONTRACT SERVICES									
6520 Alarm & Monitoring	210.00	210.00	0.00	0.00	2,490.00	2,310.00	-180.00	-7.79	2,520.00
6540 Pest Control	290.00	100.00	-190.00	-190.00	380.00	1,100.00	710.00	64.55	1,200.00
6580 Guard Service	11,900.07	9,700.00	-2,200.07	-22.68	108,943.85	105,500.00	-3,443.85	-3.26	115,200.00
6615 Termite Treatment & Renewal	0.00	0.00	0.00	N/A	750.00	750.00	0.00	0.00	750.00
6618 Uniforms	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
6690 TOTAL CONTRACT SERVICES	12,400.07	10,010.00	-2,390.07	-23.88	112,673.85	110,160.00	-2,413.85	-2.19	120,170.00
6800 MAKE READY EXPENSE									
6805 Windows/Blinds/Screens	59.28	0.00	-59.28	N/A	692.40	150.00	-542.40	-381.60	200.00

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Budget Comparison

Period = May 2017

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6820 Carpet/Tile Cleaning	726.21	200.00	-526.21	-263.10	2,029.71	2,200.00	170.29	7.74	2,400.00
6830 Cleaning	0.00	200.00	200.00	100.00	980.00	2,200.00	1,220.00	55.45	2,400.00
6875 Painting	299.75	500.00	200.25	-40.05	4,444.23	2,500.00	-1,944.23	-77.77	3,000.00
6880 Sheetrock & Drywall Repairs	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	400.00
6890 TOTAL MAKE READY EXPENSE	1,085.24	900.00	-185.24	-20.58	8,146.34	7,450.00	-696.34	-9.35	8,400.00
6900 PAYROLL & RELATED EXPENSES									
6902 Property Manager	2,666.66	2,916.67	250.01	8.57	31,338.18	32,063.37	745.19	2.32	35,000.04
6913 Maintenance	1,329.26	2,928.64	1,599.38	54.61	27,717.86	31,764.48	4,046.62	12.74	34,693.12
6920 Housekeeping/Maid Salary	791.76	780.00	-11.76	-1.51	8,659.61	8,580.00	-79.61	-0.93	9,360.00
6952 Payroll Taxes	1,436.31	1,987.59	551.28	27.74	20,314.72	21,728.33	1,413.61	6.51	23,715.92
6985 Health Insurance	260.72	400.00	139.28	34.82	4,244.46	4,400.00	155.54	3.54	4,800.00
6993 Temporary/Contract Labor	352.50	0.00	-352.50	N/A	1,320.19	0.00	-1,320.19	N/A	0.00
6997 TOTAL PAYROLL & RELATED EXPENSES	6,837.21	9,012.90	2,175.69	24.14	93,595.02	98,566.18	4,981.16	5.03	107,569.08
7000 ADMINISTRATIVE EXPENSES									
7004 Accounting/Technology Fees -LBPMI	225.00	225.00	0.00	0.00	2,475.00	2,475.00	0.00	0.00	2,700.00
7005 Administrative Fee-LBPMI	50.00	50.00	0.00	0.00	550.00	550.00	0.00	0.00	600.00
7007 Answering Service	63.00	63.00	0.00	0.00	630.00	693.00	63.00	9.09	756.00
7009 Bank Charges	80.47	75.00	-5.47	-7.29	1,185.19	825.00	-360.19	-43.66	900.00
7010 Office Equipment Rental	41.00	40.00	-1.00	-2.50	439.00	440.00	1.00	0.23	480.00
7013 Credit Bureau	148.29	50.00	-98.29	-196.58	1,297.09	550.00	-747.09	-135.83	600.00
7016 Employee Mileage, Meals & Education	0.00	75.00	75.00	100.00	255.16	945.00	689.84	73.00	1,020.00
7021 Office Rent Expense	840.00	750.00	-90.00	-12.00	10,650.00	8,250.00	-2,400.00	-29.09	9,000.00
7025 Office Expense	85.00	75.00	-10.00	-13.33	598.30	825.00	226.70	27.48	900.00
7030 Office Supplies	0.00	75.00	75.00	100.00	686.91	375.00	-311.91	-83.18	450.00
7045 Postage & Overnight Mail	0.00	10.00	10.00	100.00	23.18	40.00	16.82	42.05	40.00
7060 Professional Fees	0.00	128.00	128.00	100.00	526.00	1,408.00	882.00	62.64	1,536.00
7070 Telephone	824.41	620.00	-204.41	-32.97	8,015.30	6,820.00	-1,195.30	-17.53	7,440.00

Mid City Gardens (for 1690)

Budget Comparison

Period = May 2017

Book = Accruals

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7090 TOTAL ADMINISTRATIVE EXPENSES	2,357.17	2,236.00	-121.17	-5.42	27,331.13	24,196.00	-3,135.13	-12.96	26,422.00
7100 MANAGEMENT FEES									
7115 Management Fees-LBPMI	2,528.59	2,250.49	-278.10	-12.36	23,084.80	24,755.39	1,670.59	6.75	27,005.88
7145 TOTAL MANAGEMENT FEES	2,528.59	2,250.49	-278.10	-12.36	23,084.80	24,755.39	1,670.59	6.75	27,005.88
7150 MARKETING									
7153 Advertising	250.00	250.00	0.00	0.00	3,629.00	2,750.00	-879.00	-31.96	3,000.00
7154 Customer Relations	0.00	50.00	50.00	100.00	298.82	550.00	251.18	45.67	600.00
7190 TOTAL MARKETING	250.00	300.00	50.00	16.67	3,927.82	3,300.00	-627.82	-19.02	3,600.00
7200 UTILITIES									
7210 Electricity	6,159.16	4,700.00	-1,459.16	-31.05	62,839.21	51,700.00	-11,139.21	-21.55	56,400.00
7212 Electricity-Vacant Space	396.40	160.00	-236.40	-147.75	1,901.31	1,760.00	-141.31	-8.03	1,920.00
7230 Water	1,400.00	1,200.00	-200.00	-16.67	13,947.13	13,200.00	-747.13	-5.66	14,400.00
7235 Sewer	2,300.00	2,200.00	-100.00	-4.55	22,329.66	24,200.00	1,870.34	7.73	26,400.00
7242 Internal Service	420.00	420.00	0.00	0.00	7,185.73	4,620.00	-2,565.73	-65.54	5,040.00
7290 TOTAL UTILITIES	10,675.56	8,680.00	-1,995.56	-22.99	108,203.04	95,480.00	-12,723.04	-13.33	104,160.00
7405 TAXES & INSURANCE									
7460 Property & Liability Insurance	2,958.58	3,000.00	41.42	1.38	32,544.38	33,000.00	455.62	1.38	36,000.00
7490 TOTAL TAXES & INSURANCE	2,958.58	3,000.00	41.42	1.38	32,544.38	33,000.00	455.62	1.38	36,000.00
7599 TOTAL OPERATING EXPENSES	43,406.15	40,839.39	-2,566.76	-6.28	491,468.13	446,397.57	-45,070.56	-10.10	487,276.96
8275 NET OPERATING INCOME	-7,502.85	1,583.61	-9,086.46	-579.84	-71,268.59	-19,825.43	-91,094.01	-459.48	21,349.04
8299 NON OPERATING									
8945 NON OPERATING - PROPERTY LOSS									

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Budget Comparison

Period = May 2017

Book = Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8955 Non Operating - Claim Reimbursement	0.00	0.00	0.00	N/A	-16,159.00	0.00	16,159.00	N/A	0.00
8956 Non Operating - Insurance Claim Expense	0.00	0.00	0.00	N/A	16,159.00	0.00	-16,159.00	N/A	0.00
8963 NET NON OPERATING - PROPERTY LOSS	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
8967 TOTAL NON OPERATING	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
8970 NET AFTER NON OPERATING	-7,502.85	1,563.61	-9,066.46	-579.84	-71,268.58	19,825.43	-91,094.01	-459.48	21,349.04
9550 ESCROW AND RESERVE									
9556 Reserve Replacement	0.00	1,500.00	1,500.00	100.00	0.00	16,500.00	16,500.00	100.00	18,000.00
9563 NET ESCROW AND RESERVE	0.00	1,500.00	1,500.00	100.00	0.00	16,500.00	16,500.00	100.00	18,000.00
9601 CAPITAL & RESERVE REPLACEMENT EXPENDITURES									
9605 Appliance Purchase	0.00	0.00	0.00	N/A	0.00	1,200.00	1,200.00	100.00	1,200.00
9607 Interior Improvements	0.00	0.00	0.00	N/A	783.20	0.00	-783.20	N/A	0.00
9610 Carpet Replacement	622.53	0.00	-622.53	N/A	8,608.20	1,500.00	-7,108.20	-473.88	3,300.00
9620 HVAC Replacement	0.00	0.00	0.00	N/A	472.84	1,300.00	827.16	63.63	1,300.00
9688 TOTAL CAPITAL & RESERVE REPLACEMENT EXPENDITURES	622.53	0.00	-622.53	N/A	9,864.24	4,000.00	-5,864.24	-146.61	5,800.00
9795 NET BEFORE DEPRECIATION & AMORTIZATION	-8,125.38	63.61	-8,188.99	-12,873.75	-81,132.82	-674.57	-80,458.25	-11,927.34	-2,450.96
9800 DEPRECIATION & AMORTIZATION									
9802 Depreciation Expense	41,815.54	0.00	-41,815.54	N/A	459,970.94	0.00	-459,970.94	N/A	0.00
9850 TOTAL DEPRECIATION & AMORTIZATION	41,815.54	0.00	-41,815.54	N/A	459,970.94	0.00	-459,970.94	N/A	0.00

Budget Comparison

Period = May 2017

Book = Actual

9997	NET INCOME (LOSS)	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
		<u>-49,940.92</u>	<u>63.61</u>	<u>-50,004.53</u>	<u>-78.6111.11</u>	<u>-541,103.76</u>	<u>-674.57</u>	<u>-540,429.19</u>	<u>-80.114.62</u>	<u>-2,450.96</u>



Energy Programs Reports

Board of Directors Meeting

July 12, 2017

Energy Programs Activity Summary

As of June 30, 2017

According to HES Budget Tracking

2016 DOE/WAP

U.S. Department of Energy (\$1,838,038) Units projected: DOE 140 + (488 LIHEAP Only) = 628 units

Programs	Program Year	Grant Award	Expended	Balance	Units Completed
DOE/WAP*	7/1/2016-6/30/2017	\$1,838,038.00	\$1,037,897.65	\$800,140.35	132
Total:		\$1,838,038.00	\$1,037,897.65	\$800,140.35	132
Percentage:			56.47%	43.53%	

2016 DHHS/LIHEAP

Grantor: U.S. Department of Health & Human Services (\$42,244,019.64)

Programs	Grant Period	Grant Award	Expended	Balance	Households Served	New Clients	Units Completed
LIHEAP	10/1/2015-9/30/2017	\$37,412,365.69	\$36,653,737.26	\$758,628.43	91,709	15,354	
DHHS/WAP*	7/1/2016-6/30/2017	\$4,831,653.95	\$3,502,921.74	\$1,328,732.21			418
Total:		\$42,244,019.64	\$40,156,659.00	\$2,087,360.64	91,709	15,354	418
Percentage:			95.06%	4.94%			

*NOTE : LIHEAP funds set aside to supplement the 2016 DOE/WAP.

2017 DHHS/LIHEAP

Grantor: U.S. Department of Health & Human Services (\$37,872,024)

Programs	Grant Period	Grant Award	Expended	Balance	Households Served	New Clients	Units Completed
LIHEAP	10/1/2016-9/30/2018	\$33,043,341.00	\$19,302,088.00	\$13,741,253.00	41,319	7,089	
DHHS/WAP*	7/1/2017-6/30/2018	\$4,828,683.00		\$4,828,683.00			
Total:		\$37,872,024.00	\$19,302,088.00	\$18,569,936.00	41,319	7,089	0
Percentage:			50.97%	49.03%			

* NOTE : LIHEAP funds set aside to supplement the 2017 DOE/WAP.