

Newsome Homes -A (69665)  
**12 Month Actual to Budget - Detail**  
 Period = Jan 2017-May 2017  
 Book = Accrual ; Tree = lpc\_ops\_det

	Actual Jan 2017	Actual Feb 2017	Actual Mar 2017	Actual Apr 2017	Actual May 2017	Budget Jun 2017	Budget Jul 2017	Budget Aug 2017	Budget Sep 2017	Budget Oct 2017	Budget Nov 2017	Budget Dec 2017	Total Actual+ Budget	Original Budget	Variance	%Variance	
<b>INCOME</b>																	
<b>RENTAL INCOME</b>																	
40210.0000	Gross Rental Income (Market)	120,403.00	118,447.00	119,568.00	118,229.00	115,719.26	125,704.00	125,704.00	125,704.00	125,704.00	125,704.00	125,704.00	1,472,294.26	1,508,448.00	-36,153.74	-2.40	
40220.1000	Gross Rental Income (Subsidized)	1,851.00	2,774.00	2,908.00	3,626.00	5,431.74	0.00	0.00	0.00	0.00	0.00	0.00	16,590.74	0.00	16,590.74	N/A	
40220.1001	Gross Rental Income (HAP)	0.00	1,114.00	0.00	621.00	1,325.00	0.00	0.00	0.00	0.00	0.00	0.00	3,060.00	0.00	3,060.00	N/A	
40240.0000	Loss to Old Lease	0.00	2.00	0.00	0.00	0.00	-4,188.00	-4,188.00	-4,188.00	-4,188.00	-4,188.00	-4,188.00	-29,314.00	-50,256.00	20,942.00	-41.67	
40245.0000	Loss to Affordable	0.00	728.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	728.00	0.00	728.00	N/A	
40310.0000	Vacancy Loss-Current	-114,494.69	-108,186.93	-106,908.00	-102,324.00	-93,473.31	-24,978.00	-11,477.00	-4,726.00	-2,025.00	0.00	0.00	-568,592.93	-370,624.00	-197,968.93	53.42	
40340.0000	Vacancy Loss-Model	0.00	0.00	0.00	0.00	0.00	-730.00	-730.00	-730.00	-730.00	-730.00	-730.00	-5,110.00	-8,760.00	3,650.00	-41.67	
40410.0000	Delinquents-Prior Month	0.00	2,879.51	1,679.26	2,554.75	5,202.75	0.00	0.00	0.00	0.00	0.00	0.00	12,316.27	0.00	12,316.27	N/A	
40415.0000	Delinquents-Current Month	-2,879.51	-1,679.26	-2,554.75	-5,202.75	-6,626.38	0.00	0.00	0.00	0.00	0.00	0.00	-18,942.65	0.00	-18,942.65	N/A	
40430.0000	Prepays-Prior Month	-3,197.42	-13,475.02	-19,510.82	-23,999.98	-31,954.46	0.00	0.00	0.00	0.00	0.00	0.00	-92,137.70	0.00	-92,137.70	N/A	
40435.0000	Prepays-Current Month	13,475.02	19,510.82	23,999.98	31,954.46	42,129.89	0.00	0.00	0.00	0.00	0.00	0.00	131,070.17	0.00	131,070.17	N/A	
40455.0000	One Time Concessions/Discounts	0.00	0.00	0.00	0.00	0.00	-500.00	-500.00	-250.00	-100.00	0.00	-375.00	-2,050.00	-4,500.00	2,450.00	-54.44	
40200.0000	<b>TOTAL RENTAL INCOME</b>	<b>15,157.40</b>	<b>22,114.12</b>	<b>19,181.67</b>	<b>25,458.48</b>	<b>37,754.49</b>	<b>95,308.00</b>	<b>108,809.00</b>	<b>115,810.00</b>	<b>118,661.00</b>	<b>120,711.00</b>	<b>120,536.00</b>	<b>919,912.16</b>	<b>1,074,308.00</b>	<b>-154,395.84</b>	<b>-14.37</b>	
<b>OTHER INCOME</b>																	
42310.0000	Application Fees	548.00	572.00	242.00	550.00	1,166.00	0.00	0.00	0.00	0.00	0.00	0.00	3,078.00	0.00	3,078.00	N/A	
42400.0000	Late Fees	0.00	0.00	0.00	0.00	0.00	286.00	203.75	216.25	221.25	225.00	62.50	1,239.75	2,277.25	-1,037.50	-45.56	
42410.0000	NSF Fees	0.00	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	30.00	0.00	60.00	60.00	0.00	0.00	
42420.0000	Cleaning Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	35.00	0.00	70.00	105.00	-35.00	-33.33	
42425.0000	Apartment Damage Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00	0.00	100.00	150.00	-50.00	-33.33	
42440.0000	Pet Fees	0.00	421.60	245.00	45.00	253.23	0.00	0.00	0.00	0.00	0.00	0.00	964.83	0.00	964.83	N/A	
42510.0000	Laundry Room Income	0.00	0.00	0.00	0.00	0.00	20.00	30.00	30.00	50.00	50.00	5.00	190.00	260.00	-70.00	-26.92	
42676.0000	Utility Expense Recovery-Affordable	-162.00	-281.00	-160.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-603.00	0.00	-603.00	N/A	
42820.0000	Non Refundable Fee Income	100.00	200.00	0.00	0.00	400.00	0.00	0.00	50.00	0.00	0.00	0.00	750.00	150.00	600.00	400.00	
42899.0000	Miscellaneous Income	0.00	100.00	1.00	-2.00	0.32	10.00	10.00	15.00	15.00	15.00	5.00	169.32	100.00	69.32	69.32	
42000.0000	<b>TOTAL OTHER INCOME</b>	<b>486.00</b>	<b>1,012.60</b>	<b>328.00</b>	<b>593.00</b>	<b>1,819.55</b>	<b>346.00</b>	<b>243.75</b>	<b>311.25</b>	<b>371.25</b>	<b>405.00</b>	<b>30.00</b>	<b>6,018.90</b>	<b>3,102.25</b>	<b>2,916.65</b>	<b>94.02</b>	
<b>40000.0000</b>	<b>TOTAL INCOME</b>	<b>15,643.40</b>	<b>23,126.72</b>	<b>19,509.67</b>	<b>26,051.48</b>	<b>39,574.04</b>	<b>95,654.00</b>	<b>109,052.75</b>	<b>116,121.25</b>	<b>119,032.25</b>	<b>121,116.00</b>	<b>120,566.00</b>	<b>925,931.06</b>	<b>1,077,410.25</b>	<b>-151,479.19</b>	<b>-14.06</b>	
<b>OPERATING EXPENSES</b>																	
<b>SALARIES &amp; RELATED</b>																	
<b>SALARIES &amp; BONUSES</b>																	
60011.0000	Manager	12,947.25	4,230.76	4,230.76	3,173.07	5,769.24	3,461.54	3,461.54	3,461.54	5,192.31	3,461.54	3,461.54	3,461.54	56,312.63	45,000.02	-11,312.61	-25.14
60012.0000	Assistant Manager	0.00	0.00	0.00	0.00	0.00	2,560.00	2,560.00	3,840.00	2,560.00	2,560.00	2,560.00	19,200.00	33,280.00	14,080.00	42.31	
60013.0000	Bonuses-Management	0.00	0.00	0.00	0.00	250.00	100.00	100.00	100.00	100.00	100.00	100.00	950.00	1,200.00	250.00	20.83	
60022.0000	Computer Support	729.00	28.00	28.00	112.00	280.00	0.00	0.00	0.00	0.00	0.00	0.00	1,177.00	0.00	-1,177.00	N/A	
60032.0000	Leasing Agents	1,120.00	0.00	0.00	0.00	269.50	2,400.00	2,400.00	3,600.00	2,400.00	2,400.00	2,400.00	19,389.50	31,200.00	11,810.50	37.85	
60033.0000	Bonuses-Leasing	200.00	0.00	0.00	250.00	0.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	8,150.00	13,200.00	5,050.00	38.26	
60039.0000	Contract Labor-Leasing	0.00	0.00	0.00	0.00	2,154.00	0.00	0.00	0.00	0.00	0.00	0.00	2,154.00	0.00	-2,154.00	N/A	
60041.0000	Maintenance Supervisor	0.00	0.00	0.00	899.71	4,419.16	3,196.00	3,196.00	3,180.70	4,716.00	3,175.20	3,144.00	29,070.77	41,199.90	12,129.13	29.44	
60043.0000	Groundskeeper	0.00	0.00	0.00	0.00	0.00	960.00	960.00	960.00	1,440.00	960.00	960.00	7,200.00	12,600.00	5,400.00	42.86	
60002.0000	<b>TOTAL SALARIES &amp; BONUSES</b>	<b>14,996.25</b>	<b>4,258.76</b>	<b>4,258.76</b>	<b>4,434.78</b>	<b>13,141.90</b>	<b>13,777.54</b>	<b>13,777.54</b>	<b>13,762.24</b>	<b>19,988.31</b>	<b>13,756.74</b>	<b>13,725.54</b>	<b>143,603.90</b>	<b>177,679.92</b>	<b>34,076.02</b>	<b>19.18</b>	
<b>SALARY RELATED</b>																	
60211.0000	SRE-Manager	3,611.15	1,226.92	1,226.92	920.19	1,673.07	1,003.85	1,003.85	1,003.85	1,505.77	1,003.85	1,003.85	16,187.12	13,050.04	-3,137.08	-24.04	
60212.0000	SRE-Assistant Manager	0.00	0.00	0.00	0.00	0.00	742.40	742.40	742.40	1,113.60	742.40	742.40	5,568.00	9,651.20	4,083.20	42.31	
60213.0000	SRE-Bonuses-Management	0.00	0.00	0.00	0.00	72.50	29.00	29.00	29.00	29.00	29.00	29.00	275.50	348.00	72.50	20.83	
60232.0000	SRE-Leasing Agents	324.80	0.00	0.00	0.00	78.16	696.00	696.00	696.00	1,044.00	696.00	696.00	5,622.96	9,048.00	3,425.04	37.85	
60233.0000	SRE-Bonuses-Leasing	58.00	0.00	0.00	72.50	0.00	319.00	319.00	319.00	319.00	319.00	319.00	2,363.50	3,828.00	1,464.50	38.26	
60241.0000	SRE-Maintenance Supervisor	0.00	0.00	0.00	260.91	1,281.57	926.84	926.84	922.40	1,367.64	920.81	911.76	8,430.53	11,947.97	3,517.44	29.44	
60243.0000	SRE-Groundskeeper	0.00	0.00	0.00	0.00	0.00	278.40	278.40	278.40	417.60	278.40	278.40	2,088.00	3,654.00	1,566.00	42.86	
60299.1000	SRE-Salaries-Other	60.00	40.00	20.00	40.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00	0.00	-240.00	N/A	
60200.0000	<b>TOTAL SALARY RELATED</b>	<b>4,053.95</b>	<b>1,266.92</b>	<b>1,246.92</b>	<b>1,293.60</b>	<b>3,185.30</b>	<b>3,995.49</b>	<b>3,995.49</b>	<b>3,991.05</b>	<b>5,796.61</b>	<b>3,989.46</b>	<b>3,980.41</b>	<b>40,775.61</b>	<b>51,527.21</b>	<b>10,751.60</b>	<b>20.87</b>	
60001.0000	<b>TOTAL SALARIES &amp; RELATED</b>	<b>19,050.20</b>	<b>5,525.68</b>	<b>5,505.68</b>	<b>5,728.38</b>	<b>16,327.20</b>	<b>17,773.03</b>	<b>17,773.03</b>	<b>17,753.29</b>	<b>25,784.92</b>	<b>17,746.20</b>	<b>17,705.95</b>	<b>184,379.51</b>	<b>229,207.13</b>	<b>44,827.62</b>	<b>19.56</b>	
<b>ADVERTISING AND PROMOTION</b>																	
61015.0000	Advertising-Listing Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.00	330.00	0.00	0.00	
61016.0000	Apartment Guides	0.00	0.00	0.00	0.00	0.00	900.00	900.00	900.00	900.00	900.00	900.00	6,300.00	10,800.00	4,500.00	41.67	
61018.0000	Brochures	0.00	0.00	1,786.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,786.13	0.00	-1,786.13	N/A	
61020.0000	Promotion	0.00	0.00	0.00	0.00	0.00	150.00	150.00	150.00	150.00	150.00	225.00	1,200.00	2,300.00	1,100.00	47.83	



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	Actual Jan 2017	Actual Feb 2017	Actual Mar 2017	Actual Apr 2017	Actual May 2017	Budget Jun 2017	Budget Jul 2017	Budget Aug 2017	Budget Sep 2017	Budget Oct 2017	Budget Nov 2017	Budget Dec 2017	Total Actual+ Budget	Original Budget	Variance	%Variance
62045.0000	0.00	0.00	0.00	0.00	0.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,050.00	1,800.00	750.00	41.67
62050.0000	0.00	0.00	131.87	0.00	0.00	100.00	100.00	100.00	100.00	100.00	200.00	100.00	931.87	1,300.00	368.13	28.32
62060.0000	0.00	0.00	0.00	0.00	13.34	45.00	45.00	45.00	45.00	40.00	45.00	45.00	323.34	535.00	211.66	39.56
62065.0000	0.00	22.50	25.39	0.00	53.28	100.00	100.00	100.00	100.00	100.00	100.00	100.00	801.17	1,200.00	398.83	33.24
62080.0000	0.00	0.00	0.00	0.00	0.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	840.00	1,440.00	600.00	41.67
62085.1000	0.00	0.00	377.55	0.00	445.13	500.00	500.00	250.00	100.00	75.00	250.00	375.00	2,872.68	4,500.00	1,627.32	36.16
62085.2000	0.00	0.00	0.00	0.00	0.00	-500.00	-500.00	-250.00	-100.00	-75.00	-250.00	-375.00	-2,050.00	-4,500.00	-2,450.00	54.44
62099.1000	0.00	0.00	1,459.50	90.94	0.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	1,620.44	120.00	-1,500.44	-1,250.37
62105.0000	0.00	0.00	173.74	173.74	0.00	350.00	350.00	350.00	350.00	350.00	350.00	600.00	3,047.48	4,450.00	1,402.52	31.52
62205.0000	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	25.00	0.00	50.00	50.00	150.00	250.00	100.00	40.00
62210.0000	2,489.34	175.00	175.00	0.00	525.00	433.00	0.00	0.00	433.00	0.00	2,500.00	0.00	6,730.34	3,799.00	-2,931.34	-77.16
62220.0000	-183.00	323.30	99.00	270.00	81.65	180.00	180.00	180.00	180.00	180.00	679.00	180.00	2,349.95	2,659.00	309.05	11.62
62320.0000	-11.00	130.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00	419.00	300.00	-119.00	-39.67
62340.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	400.00	400.00	0.00	0.00
62345.0000	124.00	30.00	81.00	9.63	72.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	596.63	480.00	-116.63	-24.30
62350.0000	380.00	0.00	0.00	0.00	200.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	2,575.00	3,420.00	845.00	24.71
62360.0000	0.00	0.00	0.00	0.00	63.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.77	0.00	-63.77	N/A
62407.1000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112.00	0.00	0.00	0.00	0.00	112.00	224.00	112.00	50.00
62410.1000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	0.00	0.00
62420.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,200.00	0.00	7,200.00	7,200.00	0.00	0.00
62425.0000	0.00	0.00	0.00	0.00	0.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	980.00	1,680.00	700.00	41.67
62000.0000	3,309.34	841.70	5,138.32	954.91	3,247.31	3,939.00	3,531.00	3,618.00	16,464.00	3,501.00	16,135.00	4,406.00	65,085.58	69,719.00	4,633.42	6.65
COMMUNITY SERVICES																
62985.0000	0.00	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	3,500.00	6,000.00	2,500.00	41.67
62900.0000	0.00	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	3,500.00	6,000.00	2,500.00	41.67
MANAGEMENT FEES																
63110.0000	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,452.64	5,806.06	5,951.61	6,055.80	5,000.00	5,000.00	63,266.11	63,266.11	0.00	0.00
63198.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,200.00	0.00	0.00	0.00	16,200.00	25,200.00	9,000.00	35.71
63100.0000	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,452.64	5,806.06	22,151.61	6,055.80	5,000.00	5,000.00	79,466.11	88,466.11	9,000.00	10.17
UTILITIES																
63510.1000	0.00	0.00	2,995.49	1,184.81	2,953.81	2,800.00	2,900.00	2,900.00	2,900.00	2,900.00	2,000.00	2,500.00	26,034.11	31,900.00	5,865.89	18.39
63510.2000	3,235.14	1,791.10	2,864.27	552.45	60.43	851.00	391.00	161.00	69.00	0.00	3,910.00	3,565.00	17,450.39	20,102.00	2,651.61	13.19
63530.1500	0.00	0.00	0.00	0.00	5,778.27	3,575.00	4,075.00	4,425.00	3,600.00	3,600.00	250.00	625.00	26,653.27	31,250.00	4,596.73	14.71
63540.1000	0.00	334.73	499.05	345.69	345.69	800.00	800.00	800.00	800.00	800.00	800.00	800.00	7,125.16	9,600.00	2,474.84	25.78
63500.0000	3,235.14	2,125.83	6,358.81	2,082.95	9,138.20	8,026.00	8,166.00	8,186.00	8,194.00	7,300.00	6,960.00	7,490.00	77,262.93	92,852.00	15,589.07	16.79
INSURANCE																
64520.0000	0.00	0.00	0.00	0.00	0.00	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	40,833.31	69,999.96	29,166.65	41.67
64500.0000	0.00	0.00	0.00	0.00	0.00	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	40,833.31	69,999.96	29,166.65	41.67
60000.0000	30,594.68	14,978.34	30,504.74	20,024.50	37,554.33	54,094.72	56,344.36	58,810.04	92,272.04	56,865.51	69,997.64	54,273.64	576,314.54	741,704.56	165,390.02	22.30
<b>NET OPERATING INCOME</b>																
	<b>-14,951.28</b>	<b>8,148.38</b>	<b>-10,995.07</b>	<b>6,026.98</b>	<b>2,019.71</b>	<b>41,559.28</b>	<b>52,708.39</b>	<b>57,311.21</b>	<b>26,760.21</b>	<b>64,250.49</b>	<b>50,568.36</b>	<b>66,209.86</b>	<b>349,616.52</b>	<b>335,705.69</b>	<b>13,910.83</b>	<b>4.14</b>
NON-OPERATING EXPENSES																
OTHER EXPENSES																
80020.0000	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	-0.01	N/A
80001.0000	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	-0.01	N/A
80000.0000	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	-0.01	N/A
NET INCOME AFTER NON OPERATING																
	-14,951.28	8,148.38	-10,995.07	6,026.98	2,019.70	41,559.28	52,708.39	57,311.21	26,760.21	64,250.49	50,568.36	66,209.86	349,616.51	335,705.69	13,910.82	4.14
CAPITAL EXPENDITURES																
CAPITAL IMPROVEMENTS																
16968.1362	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00	500.00	0.00	0.00
16968.3800	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,500.00	5,000.00	13,500.00	13,500.00	0.00	0.00
16968.3810	0.00	2,949.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,500.00	17,449.81	14,500.00	-2,949.81	-20.34
16968.3815	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	6,000.00	9,000.00	9,000.00	0.00	0.00
16968.0000	0.00	2,949.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,500.00	26,000.00	40,449.81	37,500.00	-2,949.81	-7.87

Newsome Homes -A (69665)  
**12 Month Actual to Budget - Detail**  
 Period = Jan 2017-May 2017  
 Book = Accrual ; Tree = lpc\_ops\_det

		Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Total	Original	Variance	%Variance
		Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Actual+ Budget	Budget		
16000.0000	TOTAL CAP EX	0.00	2,949.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,500.00	26,000.00	40,449.81	37,500.00	-2,949.81	-7.87
	TOTAL AFTER N/P & CAP EX	-14,951.28	5,198.57	-10,995.07	6,026.98	2,019.70	41,559.28	52,708.39	57,311.21	26,760.21	64,250.49	39,068.36	40,209.86	309,166.70	298,205.69	10,961.01	3.68