



Financials: Budgets Financial Reports
Operating Subsidy

Public and Indian Housing One-Stop Tool (POST) for PHAs


U.S. Department of Housing and Urban Development
 Welcome to the Public and Indian Housing One-Stop Tool (POST) for Public Housing Authorities (PHAs). Here PHA staff can obtain quick access to PIH systems, tools, training opportunities, program requirements, commonly used external websites, PIH contacts, and much more. If you have recommendations to improve POST or if you are having difficulty accessing web pages, we want to hear from you! Please email us at POSTforPHAs@hud.gov.

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https://www.hud.gov/program_offices/public_indian_housing/post

<p>PUBLIC HOUSING PROGRAM</p> <ul style="list-style-type: none"> • Asset Management • Capital Fund • Development • Operating Fund • PHAS (Public Housing Assessment System) • Procurement Handbook • Public Housing Occupancy Guidebook • ROSS • Uniform Physical Condition Standards (UPCS) • More... 	<p>SYSTEMS</p> <ul style="list-style-type: none"> • Energy and Performance Information Center (EPIC) • Enterprise Income Verification (EIV) • Financial Assessment Subsystem (FASS) • Line of Credit and Control System (LOCCS) • Physical Assessment Subsystem (PASS) • Public and Indian Housing Information Center (PIC) • REAC Technical Assistance Center • Voucher Management System (VMS) • More...
<p>HOUSING CHOICE VOUCHER PROGRAM</p> <ul style="list-style-type: none"> • Administrative Plan • Fair Market Rents • HCV Occupancy Guidebook • Housing Quality Standards (HQS) • Project-Based Vouchers • SEMAP (Section Eight Management Assessment Program) • Utilization 2-Year Forecasting Tool • Utility Allowances • More... 	<p>TOOLS</p> <ul style="list-style-type: none"> • Acronyms • Forms • Guidebooks • Handbooks • HUDClips (HUD Client Information and Policy System) • Notices • OMB Circulars • Webcasts • More...

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<p>GRANTS</p> <ul style="list-style-type: none"> ▶ Choice Neighborhoods ▶ Family Self-Sufficiency Program ▶ Family Unification Program ▶ Grants.gov ▶ HOPE VI ▶ NOFAs ▶ Notices of Fund Availability ▶ Resident Opportunities & Self Sufficiency Service Coordinator ▶ More... 	<p>LAWS AND POLICIES</p> <ul style="list-style-type: none"> ▶ 2017 Budget Appropriation ▶ Code of Federal Regulations ▶ Environment Laws ▶ Fair Housing and Equal Opportunity ▶ FDSys (US Code, Federal Register, etc.) ▶ Financial Audit (IPA/A-133) ▶ U.S. Housing Act of 1937 ▶ Violence Against Women Act (VAWA) ▶ More...
<p>OTHER PROGRAMS</p> <ul style="list-style-type: none"> ▶ Homeownership Program - HCV and Public Housing ▶ Moderate Rehabilitation Program ▶ Moving-to-Work (MTW) Program ▶ Native American Programs ▶ Rental Assistance Demonstration (RAD) ▶ Single Room Occupancy (SRO) ▶ Tenant Protection Vouchers ▶ Veterans Affairs Supportive Housing Vouchers (HUD-VASH) ▶ More... 	<p>DIRECTORIES</p> <ul style="list-style-type: none"> ▶ Housing Counseling Agencies ▶ HUD Directory of Program Offices ▶ HUD Employee Directory ▶ PHA Directory ▶ PIC Coach Directory ▶ PIH Field Office Directory ▶ PIH Directory of Program Offices ▶ State Information ▶ More...




Public Housing - Operating Budgets

Operating Budgets

Regulations

The Consolidated Annual Contributions Contract (CACC) (form HUD-53012A) contains information about the Operating Budget in Section 11. In addition Section 15 address Books of Account, Records, and Government Access.

Requirements

The board is required to annually pass a budget. This includes both Public Housing as well as Section 8 / HCV. HUD no longer prescribes the format. The HUD budget form is still available in HUD clips but the account numbers have changed for the reporting to REAC. It is suggested that the PHA prepare a budget using the format required for the REAC (FDS) submission for simplification.

Prior to approving a budget the board should be reviewing the documentation to support the proposed budgeted amounts. Such as:

- Schedule of all Positions and Salaries
- Schedule of Non-routine Expenditures
- Schedule of Administration Expense Other than Salary
- Summary of Budget Data and Justifications

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Operating Budgets

- ▶ 24 CFR 990.315 - Submission and approval of operating budgets. § 990.315 Submission and approval of operating budgets.
 - ▶ 1) Prior to the beginning of its fiscal year, a PHA shall prepare an operating budget in a manner prescribed by HUD. The PHA's Board of Commissioners shall review and approve the budget by resolution. Each fiscal year, the PHA shall submit to HUD, in a time and manner prescribed by HUD, the approved Board resolution.
 - ▶ (2) HUD may direct the PHA to submit its complete operating budget with detailed supporting information and the Board resolution if the PHA has breached the ACC contract.... , or for other reasons, which, in HUD's determination, threaten the PHA's future serviceability, efficiency, economy, or stability. When the PHA no longer is operating in a manner that threatens the future serviceability, efficiency, economy, or stability of the housing it operates, HUD will notify the PHA that it no longer is required to submit a complete operating budget with detailed supporting information to HUD for review and approval.
 - ▶ If HUD finds that an operating budget is incomplete, inaccurate, includes illegal or ineligible expenditures, contains mathematical errors or errors in the application of accounting procedures, or is otherwise unacceptable, HUD may, at any time, require the PHA to submit additional or revised information regarding the budget or revised budget.

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Resolution: Operating Budget

A budget is required to be approved by the board of commissioners. The approval process is done by resolution. To make sure the resolution is properly worded, HUD made available a form (form HUD-52574). This form is required to be submitted to the field office prior to the beginning of the PHA's fiscal year.

The budget indicates a source of funds adequate to cover all proposed expenditures;

The PHA will comply with the Davis Bacon wage rate requirement under 24 CFR 906.37; and

The PHA will comply with the requirements for access to records and audits under 2 CFR 200.336.

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Budget Approval process:

Timeline - a budget need to be approved prior to start of PHA's fiscal year.

Process should start 2 - 3 mos. before your fiscal year end.

Information used for draft budget: s/b based on current financial status, prior years data (for comparison purposes), any planned / untypical expenses / revenues.... Etc.

Budgets should have a basis from which they are developed - the Ex Dir needs to know details in order to explain to Board when presenting the Budget. Have backup documentation if needed.

► Input could come from Executive Director, fee accountant, property site manager, maintenance, etc.

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Wixxx PHA HOUSING AUTHORITY 12 MONTHS ENDING 6/30/17				
REAC	HUD		Budget 2017	
Line	Acct.	Units	27	27
Revenues			Totals	
Operating Receipts				
3100.000	Gross Potential Rents		79,147	79,147
3105.000	Vacancy Loss		-	-
70.300	3420.000 Net Dwelling Rental		79,147	79,147
70.400	3422.000 Excess Utilities		1,800	1,800
70.400	3190.000 Nondwelling Rental		-	-
70.500	Total Rental Income		80,947	80,947
70.600	3691.000 Operating Subsidy		32,000	32,000
70.600	3445.000 Capital Funds - Operations		22,000	22,000
71.100	3430.000 Interest on General Fund Investments		100	100
71.400	Fraud Recovery		-	-
71.500	3448.000 Other Income		2,900	2,800
Total	Operating Income		137,847	137,847
Operating Expenditures - Administration:				
91.100	4110.000 Administrative Salaries (Direct)		34,320	34,320
91.200	4171.000 Auditing Fees		1,450	1,450
91.400	4120.000 Advertising & Marketing		-	-
91.500	4182.000 Employee Benefit Contributions (Direct)		9,445	9,445
91.500	4182.100 Employee Benefit Contributions (Front-Line)		-	-
91.600	4190.010 Office Expenses		6,500	6,500
91.700	4130.000 Legal Expense		100	100
91.800	4150.000 Travel		-	-
91.900	4140.000 Staff Training		-	-
91.900	4170.000 Accounting Fees		7,000	7,000
91.900	4180.000 Office Rent		-	-
91.900	4190.000 Other Sundry		2,000	2,000
Total	Administrative Expense		60,816	60,816

- ▶ Example of a typical Budget
- ▶ How can you determine if this is a realistic budget??
- ▶ What would you question on this type of budget ???

Wixxx PHA HOUSING AUTHORITY 12 MONTHS ENDING 6/30/15									
Line No.	Acct.	100% Occupancy 27 Units	2017 Budget	2016 Actual	2015 Actual	2017 Bud to 2016 Actual	2016 to 2015 Actual		
REVENUES									
Operating Receipts									
70.300	3420.000	Net Dwelling Rental	76,435	79,156	81,660	(2,721)	(2,504)		
70.400	3422.000	Excess Utilities	1,190	1,148	2,143	42	(995)		
70.500	Total	Rental Income	77,625	80,304	83,803	(2,679)	(3,499)		
70.600	3691.000	Operating Subsidy	33,481	30,438	36,691	3,043	(6,253)		
70.600	3445.000	Capital Funds - Operations	10,000	9,242	5,253	758	3,989		
71.100	3430.000	Interest on General Fund Investments	100	55	233	45	(178)		
71.500	3448.000	Other Income	3,400	13,852	2,117	(10,452)	11,735		
Total	Operating Income		124,605	133,891	128,097	(9,285)	5,794		
EXPENSES									
Operating Expenditures - Administration:									
91.100	4110.000	Administrative Salaries (Direct)	15,600	29,418	44,136	(13,818)	(14,718)		
91.200	4171.000	Auditing Fees	1,450	1,425	1,350	25	75		
91.400	4120.000	Advertising & Marketing	-	-	-	-	-		
91.500	4182.000	Employee Benefit Contributions (Direct)	1,193	7,194	8,164	(6,001)	(970)		
91.600	4190.010	Office Expenses	5,300	2,065	1,841	3,235	224		
91.700	4130.000	Legal Expense	100	-	-	100	-		
91.800	4150.000	Travel	-	-	-	-	-		
91.900	4140.000	Staff Training	-	-	-	-	-		
91.900	4170.000	Accounting Fees	5,500	5,010	6,992	490	(1,982)		
91.900	4180.000	Other Sundry	500	2,551	4,527	(2,051)	(1,976)		
Total	Administrative Expense		29,643	47,663	67,010	(18,020)	(19,347)		
Tenant Services:									
92.200	4220.000	Recreation, Publications and Other Services	-	-	627	-	(627)		
Total	Tenant Services Expense		-	-	627	-	(627)		
Utilities:									
93.100	4310.000	Water/Sewer/Storm Water	2,300	4,454	3,474	(2,154)	980		
93.200	4320.000	Electricity	13,000	12,586	12,440	414	146		
93.300	4330.000	Gas	7,000	7,160	5,249	(160)	1,911		

Better info for review - comparisons w/ other years info

*Please note that numbers/amounts may differ slightly due to rounding.

Wixxx PHA HOUSING AUTHORITY
12 MONTHS ENDING 6/30/15

Line No.	Acct.	100 % Occupancy	2017 Budget	2016 Actual	2015 Actual	2017 Bud to 2016 Actual	2016 to 2015 Actual
93,600	4360.000	27 Units	3,800	-	-	3,800	-
93,700	4390.000	Other Utilities Expense - Fire	850	771	674	79	97
	Total	Utilities Expense	26,950	24,971	21,837	1,979	3,134
Ordinary Maintenance and Operations:							
94,100	4410.000	Labor (Direct)	19,500	18,530	19,510	870	(880)
94,200	4420.000	Materials	5,000	6,321	4,821	(1,321)	1,500
94300-010	4431.000	Garbage & Trash Removal	1,500	2,349	1,775	(849)	574
94300-020	4430.010	Heating & Cooling	700	-	-	700	-
94300-030	4430.020	Snow Removal	1,300	2,040	918	(740)	1,122
94300-040	4430.030	Elevator Maintenance	2,600	5,794	2,479	(3,194)	3,315
94300-050	4430.040	Landscaping & Grounds	-	-	-	-	-
94300-060	4430.050	Unit Turnaround	600	-	490	600	(490)
94300-070	4430.060	Electrical	400	-	-	400	-
94300-080	4430.070	Plumbing	400	426	-	(26)	426
94300-090	4430.080	Extermination	600	206	865	394	(659)
94300-110	4430.100	Routine Contract Costs	200	-	-	200	-
94300-120	4430.000	Miscellaneous Contracts	2,000	1,219	998	781	221
94,500	4433.000	Employee Benefit Contributions-Maint	1,492	1,568	8	(76)	1,560
94,000	Total	Ordinary Maintenance and Operating Expense	36,292	38,553	31,863	(2,261)	6,690
Insurance Expense:							
96,110	4510.0100	Property Insurance	7,100	-	-	7,100	-
96,120	4510.0200	Liability Insurance	-	1,136	1,465	(1,136)	(329)
96,130	4510.0300	Workers' Comp Insurance	1,250	1,082	1,150	158	(58)
96,140	4510.0000	Other Insurance	1,250	5,010	7,155	(3,760)	(2,146)
96,100	Total	Insurance	9,600	7,238	9,772	2,362	(2,534)
General Expense							
96,200	4,590	Other General Expenses	-	-	1,360	-	(1,360)
96,300	4,520	Payments in Lieu of Taxes	2,100	1,977	1,978	123	(1)
96,400	4,570	Collection Losses	-	901	-	(901)	901
9,600	Total	General Expense	2,100	2,878	3,338	(778)	(460)
96,900	Total	Operating Expenditures	104,685	121,303	134,448	(16,718)	(13,145)

*Please note that numbers/amounts may differ slightly due to rounding.

No Name Housing Authority
Section 8 Voucher Program
Budget to Actual
For Year Ending December 31, 2017

HCV Program	2016		2016		2017
	YTD thru 10/31/12	Actual	Budget	Proj YE	Proposed
Revenue					
Interest	\$ 41,479	\$ 69,617	\$ 40,000	\$ 61,286	\$ 40,000
HAP Income	\$ 10,361,013	\$ 13,629,852	\$ 12,500,000	\$ 12,258,903	\$ 11,000,000
Adm Fee Income	\$ 1,193,945	\$ 1,414,903	\$ 1,281,250	\$ 1,445,089	\$ 1,500,000
FSS/Home Owner Coord Income	\$ 105,792	\$ 125,693	\$ 126,950	\$ 126,950	\$ 128,500
HCV Homeownership Grant	\$ 10,000	\$ 15,000	\$ 5,000	\$ 15,000	\$ 12,000
Fraud Recovery	\$ 650	\$ 415	\$ 150	\$ 3,300	\$ 3,000
Total Revenue	\$ 11,712,879	\$ 15,256,480	\$ 13,953,350	\$ 13,910,528	\$ 12,683,500
Expenses					
Salaries and Wages	\$ 14,518	\$ 19,722	\$ 28,390	\$ 22,367	\$ 29,210
Legal Fees					\$ 6,000
Staff Training			\$ 1,500		\$ 1,500
Travel			\$ 50	\$ 50	
Audit	\$ 784	\$ 6,850	\$ 2,534	\$ 2,534	\$ 2,661
Sundry:					
Printing	\$ 370	\$ 378	\$ 400	\$ 555	\$ 600
Postage	\$ 170	\$ 359	\$ 350	\$ 254	\$ 350
Office Supplies	\$ 81	\$ 754	\$ 150	\$ 121	\$ 150
Memberships	\$ 50	\$ 50	\$ 50	\$ 75	\$ 50
Publications	\$ 20			\$ 20	\$ 50
Telephone		\$ 51	\$ 125		\$ 75
Miscellaneous	\$ 53	\$ 1,338	\$ 750	\$ 750	\$ 850
Total Sundry	\$ 743	\$ 2,929	\$ 1,825	\$ 1,776	\$ 2,125

Note - " # " on sides for additional information for Board to review

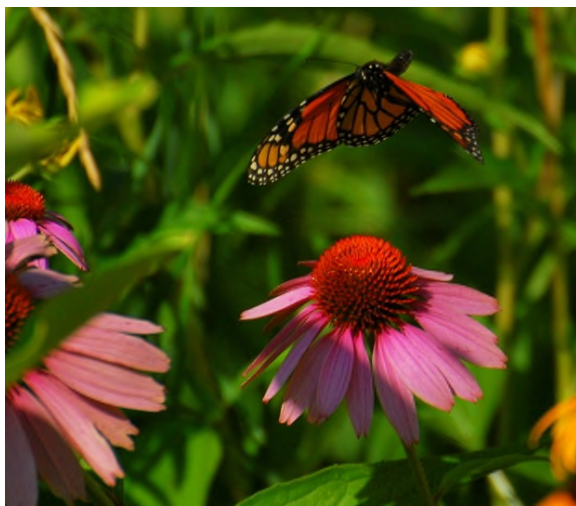
**Budget to Actual
For Year Ending December 31, 2017**

HCV Program	2016	2015	2016		2017
	YTD thru 10/31/16	Actual	Budget	Proj YE	Proposed
Expenses					
Contract Costs - Equip	\$ 1,391	\$ 924	\$ 700	\$ 1,400	\$ 1,000
Contract Costs-Administration	\$ 1,150,961	\$ 1,371,263	\$ 1,235,125	\$ 1,393,063	\$ 1,446,000
Contract Costs - FSS/Home Own Coord	\$ 105,792	\$ 125,693	\$ 126,950	\$ 126,950	\$ 128,500
Employee Benefits	\$ 6,103	\$ 7,263	\$ 10,388	\$ 8,637	\$ 13,332
Insurance	\$ 4,214	\$ 5,544	\$ 6,000	\$ 6,523	\$ 7,000
Housing Assistance Payments	\$ 9,570,013	\$ 11,330,546	\$ 12,500,000	\$ 11,750,000	\$ 12,500,000
Depreciation Expense				\$ 73	\$ 73
Prior Period Adjustment	\$ (64,124)	\$ 947		\$ (64,124)	
Total Expenses	\$ 10,790,396	\$ 12,871,682	\$ 13,913,462	\$ 13,249,238	\$ 14,137,401
Provision for Operating Reserve	\$ 922,483	\$ 2,383,798	\$ 39,888	\$ 661,290	\$ (1,453,901)
Operating Reserve					
	End 2015	Projected 2016	Bal end 2016	Projected 2017	Bal end 2017
Balance of Operating Reserve on 12/31/15 *2	\$ 70,262	\$ 142,633	\$ 212,895	\$ (4,752)	\$ 208,143
Homeownership Reserve 2015	\$ 87,000	\$ 15,000	\$ 102,000	\$ 12,000	\$ 114,000
HAP Equity (excess) 2015	\$ 2,890,239	\$ 503,657	\$ 3,393,896	\$ (1,461,149)	\$ 1,932,747
FSS Equity (excess) 2015	\$ 47,704	\$ -	\$ 47,704	\$ -	\$ 47,704
Total Reserve	\$ 3,095,205	\$ 661,290	\$ 3,851,494	\$ (1,453,901)	\$ 2,397,593

You can also include the balances of the various reserves associated with the HCV program - beginning, projected, end of current year & projected for next year, balance at end of budget year.

Notice descriptions of “#” notations noted below

*1 - Includes prior year adjustment - received \$70,053 for 2010 HAP
 *2 - Prior year pymnt - reimbursement of Secretary's salary.
 *3 - Projected incl 1-1 line chg, notice annual plan and ck reorder, etc.
 *4 - with the large amount currently in HAP reserves, project less funding until amount is closer to 1 month's reserves.
 - this will also affect the interest earned as we use up existing HAP reserves
 *5 - Attorney fees for fraud cases



Financial Reports

Monthly Reports:

- ▶ Each month a board packet is prepared for the board meeting. The board packet should include:
 - ▶ Financial Reports including actual to budget variance reports - monthly, year to date & budget to date amounts
 - ▶ Depending on when your board meets, you may not have received reports from the fee accountant for the previous month.
 - Fee accountants - check contract to see what information is provided to the PHA monthly and what timeframe does it need to be provided.
 - Some PHAs only required information from the fee accountant on a quarterly basis.
 - Depending on your financial situation you need to determine if the information and how often it is received is enough for the PHA to effectively monitor the financial condition of the agency. If needed the contract may need to be amended.
- ▶ List of checks to be approved

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Monthly Reports

- ▶ **•Financial Information**
 - ▶ - Timely financial reports
 - ▶ - Reserves
 - ▶ - Expenditures requiring approval/check vouchers issues
 - ▶ - Latest bank reconciliation
- ▶ **-Tenant Accounts Receivable**
 - ▶ - Vacant unit report
 - ▶ - Delinquencies
 - ▶ - Repayment Agreements
- ▶ **-Outstanding Audit Findings** (inancial audits, HUD, OIG)
- ▶ **•Unit/Physical Information**
 - ▶ - Work order trends
 - ▶ - Capital fund status (including modernization schedule/units offline)
 - ▶ - Project status (including contract awards and progress)

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BALANCE SHEETS



No Name Housing Authority - Public Housing
Stmnt of Net Position - Public Housing
May 31, 2014 Current Period Cumulative

ASSETS		
CURRENT ASSETS		
Cash		
01-0-000-000-1111.010 Cash - General Fund	0.00	(1,682.30)
01-0-000-000-1111.020 Cash - Community Bank	5,618.03	1,487.15
01-0-000-000-1111.030 Cash - CB Maintenance Acct	0.00	0.00
01-0-000-000-1111.040 Cash - Community Bank #2042	0.00	0.00
01-0-000-000-1118.000 Change Fund	0.00	25.00
01-0-000-000-1162.000 Cash - Certificates of Deposits	0.00	13,446.81
Total	5,618.03	13,276.66
Accounts Receivable		
01-0-000-000-1122.000 Accounts Receivable - Tenant	0.00	928.00
01-0-000-000-1125.000 Accounts Receivable - HUD	0.00	0.00
01-0-000-000-1129.000 Accounts Receivable - Other	0.00	0.00
Total	0.00	928.00
Accrued Receivables		
01-0-000-000-1145.000 Accrued Interest Receivable	0.00	0.00
Total	0.00	0.00
Other Assets		
01-0-000-000-1210.000 Prepaid Expenses	0.00	0.00
01-0-000-000-1211.000 Prepaid Insurance	24.26	4,156.87
01-0-000-000-1260.000 Inventory - Maint Materials	0.00	3,000.00
01-0-000-000-1260.010 Inventory - Office	0.00	1,000.00
Total	24.26	8,156.87
TOTAL CURRENT ASSETS	5,642.29	22,361.53

*(See Accountants' Compilation Report)

➤ PAGE 1

No Name Housing Authority - Public Housing
 Stmt of Net Position - Public Housing
 May 31, 2014

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	Current Period	Cumulative
NONCURRENT ASSETS		
Fixed Assets		
01-0-000-000-1400.060 Land	0.00	67,776.54
01-0-000-000-1400.070 Buildings	0.00	1,197,529.66
01-0-000-000-1400.075 Building Improvements	0.00	142,661.10
01-0-000-000-1400.080 Dwelling Equipment	0.00	44,395.93
01-0-000-000-1400.090 Nondwelling Equipment	0.00	25,804.74
01-0-000-000-1400.100 Land Improvements	0.00	78,026.80
01-0-000-000-1400.150 Accumulated Depreciation	(3,121.96)	(804,202.03)
01-0-000-000-1400.800 CWIP	0.00	0.00
Total	(3,121.96)	751,992.74
TOTAL ASSETS	2,520.33	774,354.27

**(See Accountants' Compilation Report)*

16/24/2014

No Name Housing Authority - Public Housing
 Stmt of Net Position - Public Housing
 May 31, 2014

	Current Period	Cumulative
LIABILITIES AND NET POSITION		
CURRENT LIABILITIES		
Accounts Payable		
01-0-000-000-2111.000 Accounts Payable - Vendors & Contractors	0.00	0.00
01-0-000-000-2114.000 Tenant Security Deposits	0.00	1,970.00
01-0-000-000-2117.010 Federal Income Tax W/H	54.00	3,478.09
01-0-000-000-2117.020 Social Security Tax W/H	2.48	635.76
01-0-000-000-2117.021 Medicare Tax W/H	0.58	1,254.62
01-0-000-000-2117.030 State Income Tax W/H	(104.53)	(79.56)
01-0-000-000-2117.040 Other W/H	0.00	0.00
01-0-000-000-2119.000 Accounts Payable - Other	0.00	0.00
Total	(47.47)	7,258.91
Accrued Liabilities		
01-0-000-000-2111.010 Accrued Liabilities - Other	0.00	0.00
01-0-000-000-2137.000 Payment in Lieu of Taxes	119.29	5,270.20
01-0-000-000-2138.000 Accrued Liabilities - Other	0.00	0.00
Total	119.29	5,270.20
Other Liabilities		
01-0-000-000-2240.000 Tenant Prepaid Rents	0.00	0.00
01-0-000-000-2290.000 Other Deferred Revenue	0.00	0.00
Total	0.00	0.00
TOTAL CURRENT LIABILITIES	71.82	12,529.11
NET POSITION		
01-0-000-000-2700.000 CY Net Change	2,448.51	(22,381.85)
01-0-000-000-2802.508 Invested in CA	(3,121.96)	751,992.74
01-0-000-000-2810.512 Unrestricted	3,121.96	32,214.27
TOTAL NET POSITION	2,448.51	761,825.16
TOTAL LIABILITIES AND NET POSITION	2,520.33	774,354.27
Proof	0.00	0.00

**(See Accountants' Compilation Report)*

Net Position - Voucher
March 31, 2013

c:\apps\hms\reports\NET1

	Current Period	Cumulative
ASSETS		
CURRENT ASSETS		
Cash		
02-0-000-000-1111.040 Cash - Unrestricted	(197.66)	31,880.52
02-0-000-000-1111.041 Restricted Cash	(597.05)	43,503.86
Total	(794.71)	75,384.38
Accounts Receivable		
02-0-000-000-1121.000 A/R - Fraud Recovery	(10.00)	875.00
02-0-000-000-1121.010 Allowance for Doubtful Accts - Fraud	0.00	0.00
02-0-000-000-1125.000 A/R - HUD	0.00	0.00
02-0-000-000-1125.010 Allowance for Doubtful Accts - HUD	0.00	0.00
Total	(10.00)	875.00
Accrued Receivables		
02-0-000-000-1145.000 Accrued Interest Receivable	0.00	0.00
Total	0.00	0.00
Investments		
Total	0.00	0.00
Other Current Assets		
02-0-000-000-1210.000 Prepaid Expenses	(67.50)	67.50
02-0-000-000-1211.000 Prepaid Ins - Other	0.00	0.00
02-0-000-000-1212.000 Insurance Deposits	0.00	0.00
02-0-000-000-1260.000 Inventory - Materials	0.00	0.00
02-0-000-000-1290.000 Other Deferred Charges	0.00	0.00
02-0-000-000-1295.001 Interprogram due (to) from Low Rent	0.00	0.00
Total	(67.50)	67.50
TOTAL CURRENT ASSETS	(872.21)	76,326.88
NONCURRENT ASSETS		
Fixed Assets		
Total	0.00	0.00
TOTAL ASSETS	(872.21)	76,326.88

Net Position - Voucher
March 31, 2013

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	Current Period	Cumulative
LIABILITIES AND NET POSITION		
CURRENT LIABILITIES		
Accounts Payable		
02-0-000-000-2111.000 A/P - Vendors & Contractors	0.00	0.00
02-0-000-000-2118.000 A/P - HUD	0.00	0.00
02-0-000-000-2119.000 A/P - Other	0.00	0.00
Total	0.00	0.00
Accrued Liabilities		
02-0-000-000-2134.010 Comp Absences	0.00	0.00
02-0-000-000-2135.000 Accrued Payroll	0.00	0.00
Total	0.00	0.00
Other Current Liabilities		
02-0-000-000-2245.000 Interprogram due to (from) LR	6.11	1,192.43
02-0-000-000-2290.000 Unearned Revenue - Fraud Rec	0.00	0.00
02-0-000-000-2290.010 Unearned Revenue - HUD Subsidy	0.00	0.00
Total	6.11	1,192.43
TOTAL LIABILITIES	6.11	1,192.43
NET POSITION		
02-0-000-000-2700.000 CY Net Change	(878.32)	(2,701.64)
02-0-000-000-2810.001 Fund Balance HAP	(597.05)	43,503.86
02-0-000-000-2810.002 Fund Balance Admin Fee	597.05	34,332.23
02-0-000-000-2810.512 Unrestricted	0.00	0.00
02-0-000-000-2826.000 Reserved Surplus	0.00	0.00
02-0-000-000-2840.000 Cumulative HUD Contributions	0.00	0.00
TOTAL NET POSITION	(878.32)	75,134.45
TOTAL LIABILITIES AND NET POSITION	(872.21)	76,326.88
Proof	0.00	0.00

INCOME STATEMENTS



No Name Housing Authority - Public Housing
Statement of Financial Activity
May 31, 2014

	*** PERIOD TO DATE ***			*** YTD ACTUAL ***		*** YTD BUDGET ***		
	PUM	Actual	Budget	PUM	Actual	PUM	Budget	Variance
OPERATING REVENUE	1.00	27.00	27.00	1.00	297.00	297.00	297.00	0.00
Rental Revenue								
01-1-000-000-3420.000 Tenant Revenue - Rent	245.74	6,635.00	6,839.83	244.19	72,520.50	253.33	75,238.13	(2,717.63)
01-1-000-000-3422.000 Excess Utilities	26.46	714.00	150.00	2.88	854.00	5.25	1,650.00	(796.00)
01-1-000-000-3422.010 Tenant Revenue - Non-dwelling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	272.19	7,349.00	6,989.83	247.05	73,374.50	258.88	76,888.13	(3,513.63)
Nonrental Revenue								
01-1-000-000-3690.000 Other Income	0.00	0.00	0.00	20.23	6,008.54	0.00	0.00	6,008.54
01-1-000-000-3690.010 Other Inc - Tenants	8.74	236.00	333.33	12.01	3,566.20	8.64	2,566.63	999.57
01-1-000-000-3690.020 Other Inc - CFP Operations	50.17	1,354.57	1,666.67	21.73	6,453.59	61.73	18,333.37	(11,879.78)
01-1-000-000-3690.030 Other Inc - Weatherization	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-3690.040 Oth. Inc Prior Yr Void Cks	96.10	2,594.72	0.00	6.74	2,594.72	0.00	0.00	2,594.72
01-1-000-000-3691.000 Operating Subsidy	79.33	2,142.00	2,666.67	95.30	28,303.34	98.77	29,333.37	(1,030.03)
Total	234.94	6,327.29	4,566.67	158.00	46,926.39	169.14	50,233.37	(3,306.98)
TOTAL OPERATING REVENUE	506.53	13,676.29	11,556.50	405.05	120,300.89	428.02	127,121.50	(6,820.61)
OPERATING EXPENSES								
Administration								
01-1-000-000-4110.000 Administration Salaries	55.56	1,500.00	3,754.33	94.20	27,978.00	139.05	41,297.63	(13,319.63)
01-1-000-000-4110.010 Admin Salaries - Comp Abs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4120.000 Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4130.000 Legal Expense	0.00	0.00	8.33	0.00	0.00	0.31	91.63	(91.63)
01-1-000-000-4140.000 Staff Training Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4150.000 Travel Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4160.000 Office Expense	3.99	107.82	291.67	6.79	2,017.19	10.88	3,208.37	(1,191.18)
01-1-000-000-4170.000 Accounting Fees	17.96	485.00	358.33	17.76	5,275.00	13.27	3,941.63	1,333.37
01-1-000-000-4171.000 Audit Fees	0.00	0.00	130.83	0.25	76.00	4.48	1,329.13	(1,253.13)
01-1-000-000-4180.000 Office Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4182.000 Employee Benefit Contrib	5.37	142.30	333.33	24.53	7,301.83	12.35	3,666.63	3,635.20
01-1-000-000-4190.000 Other Admin and Sundry	0.00	0.00	166.67	0.00	0.00	6.17	1,833.37	(1,833.37)
01-1-000-000-4191.000 Telephone Expense	8.46	228.37	250.00	6.95	2,064.95	9.26	2,750.00	(685.05)
Total	91.24	2,463.49	5,283.49	150.55	44,711.97	195.68	58,118.39	(13,406.42)
Tenant Services								
01-1-000-000-4210.000 Tenant Services Salaries	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4220.000 Rec. Pub. and Other	0.00	0.00	125.00	0.00	0.00	4.63	1,375.00	(1,375.00)
01-1-000-000-4221.000 Comp Absences - T/S	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4222.000 Empl Benefit Contrib - T/S	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4230.000 Contract Costs and Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	125.00	0.00	0.00	4.63	1,375.00	(1,375.00)
Utilities								
01-1-000-000-4310.000 Water	0.00	0.00	225.00	5.29	1,572.09	8.33	2,475.00	(902.91)
01-1-000-000-4320.000 Electricity	39.08	1,055.17	1,016.67	35.79	10,629.97	37.65	11,183.37	(553.40)
01-1-000-000-4330.000 Gas	18.11	489.00	706.33	140.02	4,155.61	26.23	7,791.63	(3,636.02)
01-1-000-000-4360.000 Sewer	0.00	0.00	58.33	6.80	2,018.15	2.16	641.63	1,376.52
01-1-000-000-4370.000 Other Utility Expense	0.00	0.00	41.67	1.89	560.94	1.54	458.37	102.57
Total	57.19	1,544.17	2,050.00	63.79	18,944.76	75.93	22,550.00	(3,605.24)

1. Accountant's Compilation Report

General Ledger Detail by account code

01-1-000-000-3610.000 Investment Income				Beg. Bal :	(\$54.38)
1385	3/11/2014	201402	0	To reverse accrued interest entry	16.44
				201402 Period Change Total:	\$0.00
				Account Ending Balance 01-1-000-000-3610.000	(\$37.94)
01-1-000-000-3690.000 Other Income				Beg. Bal :	(\$4,406.54)
1380	3/11/2014	201402	0	Community Room	
1380	3/11/2014	201402	0	Insurance Co to cover elevator repairs	
1380	3/11/2014	201402	0	IRS refund	
1386	3/11/2014	201402	0	To reverse deferred income set up for elevator clai	1,602.00
				201402 Period Change Total:	\$0.00
				Account Ending Balance 01-1-000-000-3690.000	(\$6,008.54)
01-1-000-000-3690.010 Other Inc - Tenants				Beg. Bal :	(\$2,333.40)
1374	3/11/2014	201402	0	To record tenant charges	300.00
1380	3/11/2014	201402	0	Laundry	214.25
				201402 Period Change Total:	\$0.00
				Account Ending Balance 01-1-000-000-3690.010	(\$2,847.65)
01-1-000-000-3690.020 Other Inc - CFP Operations				Beg. Bal :	(\$5,099.02)
				Period Change Total:	\$0.00
				Account Ending Balance 01-1-000-000-3690.020	(\$5,099.02)
01-1-000-000-3691.000 Operating Subsidy				Beg. Bal :	(\$19,744.34)
1375	3/11/2014	201402	0	To record HUD deposits - February	2,198.00
				201402 Period Change Total:	\$0.00
				Account Ending Balance 01-1-000-000-3691.000	(\$21,942.34)

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No Name Housing Authority - Public Housing
Statement of Financial Activity
May 31, 2014

	PUM	*** PERIOD TO DATE ***			*** YTD ACTUAL ***		*** YTD BUDGET ***		
		PUM	Actual	Budget	PUM	Actual	PUM	Budget	Variance
		1.00	27.00	27.00	1.00	297.00	297.00	297.00	0.00
OPERATING EXPENSES									
Maintenance and Operations		70.56	1,905.00	1,458.33	58.18	17,280.00	54.01	16,041.63	1,238.37
01-1-000-000-4410.010 Maint Labor - Comp Abs		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4420.000 Maintenance Materials		12.28	331.59	350.00	7.63	2,265.04	12.96	3,850.00	(1,584.96)
01-1-000-000-4430.000 Contract Costs		0.00	0.00	108.33	4.10	1,218.85	4.01	1,191.63	27.22
01-1-000-000-4430.010 Heating & Cooling		0.00	0.00	58.33	0.00	0.00	2.16	641.63	(641.63)
01-1-000-000-4430.020 Snow Removal		0.00	0.00	83.33	6.87	2,040.00	3.09	916.63	1,123.37
01-1-000-000-4430.030 Elevator Maintenance		7.39	199.40	216.67	18.84	5,594.27	8.02	2,383.37	3,210.90
01-1-000-000-4430.040 Landscape & Grounds		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4430.050 Unit Turnaround		0.00	0.00	50.00	0.00	0.00	1.85	550.00	(550.00)
01-1-000-000-4430.060 Electrical		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4430.070 Plumbing		0.00	0.00	0.00	1.44	426.32	0.00	0.00	426.32
01-1-000-000-4430.080 Extermination		0.00	0.00	50.00	0.55	164.00	1.85	550.00	(386.00)
01-1-000-000-4430.090 Janitorial		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4430.100 Routine		0.00	0.00	16.67	0.00	0.00	0.62	183.37	(183.37)
01-1-000-000-4431.000 Garbage & Trash Removal		7.85	212.01	141.67	6.10	1,812.27	5.25	1,558.37	253.90
01-1-000-000-4433.000 Empl Ben Contrib - Maint		4.26	115.13	149.17	4.79	1,421.88	5.52	1,640.87	(218.99)
Total		102.34	2,763.13	2,682.50	108.49	32,222.63	99.35	29,507.50	2,715.13
General Expenses									
01-1-000-000-4510.000 Insurance Expense		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4510.010 Other Insurance		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4510.020 Liability Insurance		3.88	104.75	104.17	3.83	1,136.41	3.86	1,145.87	(9.46)
01-1-000-000-4510.030 Worker's Comp Insurance		3.86	104.16	77.75	3.68	1,091.70	2.88	855.25	236.45
01-1-000-000-4510.040 Property Insurance		20.99	566.83	529.33	16.87	5,009.90	19.60	5,822.63	(812.73)
01-1-000-000-4520.000 Payment in Lieu of Taxes		20.71	559.29	476.67	17.72	5,261.75	17.65	5,243.37	18.38
01-1-000-000-4520.010 PY Pilot adjustment		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4540.000 Employee Benefits		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4570.000 Collection Losses		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4590.000 Other General Expense		0.00	0.00	166.67	0.00	0.00	6.17	1,833.37	(1,833.37)
01-1-000-000-4595.000 Compensated Absences		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total		49.45	1,335.03	1,354.59	42.09	12,499.76	50.17	14,900.49	(2,400.73)

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*No Name Housing Authority - Public Housing
Statement of Financial Activity
May 31, 2014*

	*** PERIOD TO DATE***			**YTD ACTUAL**		***YTD BUDGET***		
	PUM	Actual	Budget	PUM	Actual	PUM	Budget	Variance
PUM	1.00	27.00	27.00	1.00	297.00	297.00	297.00	0.00
OPERATING EXPENSES								
Extraordinary Maintenance								
01-1-000-000-461.0.010 Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-461.0.020 Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-461.0.030 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	300.22	8,105.82	11,495.58	364.91	108,379.12	425.76	126,451.38	(18,072.26)
OPERATING INCOME (LOSS) BEFORE DEPREC	206.31	5,570.47	60.92	40.14	11,921.77	2.26	670.12	11,251.65
Depreciation Expense								
01-1-000-000-480.0.000 Depreciation Expense	115.63	3,121.96	0.00	115.63	34,341.56	0.00	0.00	34,341.56
Total	115.63	3,121.96	0.00	115.63	34,341.56	0.00	0.00	34,341.56
OPERATING INCOME (LOSS) AFTER DEPREC	90.69	2,448.51	60.92	75.49	-22,419.79	2.26	670.12	-23,089.91
OPERATING EXPENSES								
Nonoperating Revenue (Expense)								
01-1-000-000-349.0.000 Gain (Loss) on Fixed Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-361.0.000 Investment Income	0.00	0.00	25.00	0.13	37.94	0.93	275.00	(237.06)
Total	0.00	0.00	25.00	0.13	37.94	0.93	275.00	(237.06)
CHANGE IN NET POSITION	90.69	2,448.51	85.92	75.36	(22,381.85)	3.18	945.12	(23,326.97)
Prior Period Adjustments								
01-1-000-000-601.0.000 Prior Period Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	90.69	2,448.51	85.92	75.36	(22,381.85)	3.18	945.12	(23,326.97)

Example - Annual Financials



FDS Line Definition Guide

► <https://portal.hud.gov/hudportal/documents/huddoc?id=fdslinedefguidejuly14.pdf>



Office of Public and Indian Housing, Real Estate Assessment Center
Financial Assessment Subsystem – Public Housing (FASS-PH)

Financial Data Schedule Line Definition Guide (FYE 12/31/2013 and forward)

Updated July 2014

Low Rent / Capital Fund Income Statement Comparison 2008 to 2011

	2011		2010		2009		2008		Diff betw 2011 & 2010		Diff betw 2010 & 2009		Diff betw 2009 & 2008	
	Low Rent	Low Rent	Low Rent	Low Rent	Low Rent	Low Rent	Low Rent	Low Rent	Low Rent	Low Rent	Low Rent	Low Rent	Low Rent	Low Rent
70300 Net Tenant Rental Revenue	\$ 378,460	\$ 365,984	\$ 362,318	\$ 363,116	\$ 12,476	\$ 3,666	\$ (798)							
70400 Tenant Revenue - Other	\$ 15,004	\$ 14,157	\$ 10,650	\$ 19,780	\$ 847	\$ 3,507	\$ (9,130)							
70500 Total Tenant Revenue	\$ 393,464	\$ 380,141	\$ 372,968	\$ 382,896	\$ 13,323	\$ 7,173	\$ (9,928)							
70600 HUD PHA Operating Grants	\$ 137,324	\$ 190,165	\$ 191,525	\$ 158,568	\$ (52,841)	\$ (1,360)	\$ 32,957							
70600 HUD PHA Operating Grants - CFP														
70610 Capital Grants														
71100 Investment Income - Unrestricted	\$ 13,142	\$ 19,135	\$ 26,037	\$ 30,940	\$ (5,993)	\$ (6,902)	\$ (4,903)							
71400 Fraud Recovery														
71500 Other Revenue	\$ 1,146	\$ 945	\$ 1,188	\$ 3,197	\$ 201	\$ (243)	\$ (2,009)							
71600 Gain/Loss on Sale of Capital Assets	\$ (2,970)	\$ (2,268)	\$ (4,536)	\$ (2,192)	\$ (702)	\$ 2,268	\$ (2,344)							
72000 Investment Income - Restricted														
70000 Total Revenue	\$ 542,106	\$ 588,118	\$ 587,182	\$ 573,409	\$ (46,012)	\$ 936	\$ 13,773							
91100 Administrative Salaries	\$ 85,387	\$ 86,433	\$ 94,490	\$ 86,260	\$ (1,046)	\$ (8,057)	\$ 8,230							
91200 Auditing Fees	\$ 2,350	\$ 2,850	\$ 2,750	\$ 3,000	\$ (500)	\$ 100	\$ (250)							
91300 Management Fee														
91310 Book-keeping Fee			\$ -	\$ 6,608										
91400 Advertising and Marketing	\$ 2,009	\$ 1,542	\$ 562	\$ 200	\$ 467	\$ 980	\$ 362							
91500 Emp Ben cont - Administrative	\$ 46,129	\$ 41,290	\$ 39,463	\$ 31,619	\$ 4,839	\$ 1,827	\$ 7,844							
91600 Office Expenses	\$ 12,078	\$ 12,172	\$ 28,300	\$ 5,784	\$ (94)	\$ (16,128)	\$ 22,516							
91700 Legal Expense	\$ 902	\$ -	\$ 26	\$ -	\$ 902	\$ -	\$ 26							
91800 Travel	\$ 383	\$ 469	\$ 614	\$ 833	\$ (86)	\$ (145)	\$ (219)							
91900 Other	\$ 17,476	\$ 17,959	\$ -	\$ 14,491	\$ (483)	\$ 17,959	\$ -							
91000 Total Operating - Administrative	\$ 166,714	\$ 162,715	\$ 166,205	\$ 148,795	\$ 3,999	\$ (3,490)	\$ 17,410							
92400 Tenant Services - Other	\$ 15,643	\$ 16,479	\$ 16,725	\$ 23,602	\$ (836)	\$ (246)	\$ (6,877)							
92500 Total Tenant Services	\$ 15,643	\$ 16,479	\$ 16,725	\$ 23,602	\$ (836)	\$ (246)	\$ (6,877)							
93100 Water	\$ 6,390	\$ 15,331	\$ 15,995	\$ 13,056	\$ (8,941)	\$ (664)	\$ 2,939							
93200 Electricity	\$ 47,777	\$ 45,708	\$ 46,344	\$ 43,037	\$ 2,069	\$ (636)	\$ 3,307							
93300 Gas	\$ 24,568	\$ 22,705	\$ 29,978	\$ 33,420	\$ 1,863	\$ (7,273)	\$ (3,442)							
93600 Sewer	\$ 13,018	\$ 818	\$ 777		\$ 12,200	\$ 41	\$ 777							
93800 Other Utilities Expense	\$ 227	\$ -			\$ 227									
93000 Total Utilities	\$ 91,980	\$ 84,562	\$ 93,094	\$ 89,513	\$ 7,418	\$ (8,532)	\$ 3,581							

Low Rent / Capital Fund Income Statement Comparison 2008 to 2011

	2011	2010	2009	2008	Diff betw 2011 & 2010	Diff betw 2010 & 2009	Diff betw 2009 & 2008
94100 Ord Maint and Operations - Labor	\$ 105,828	\$ 104,849	\$ 107,201	\$ 99,892	\$ 979	\$ (2,352)	\$ 7,309
94200 Ord Maint & Oper - Materials	\$ 43,492	\$ 22,874	\$ 23,030	\$ 31,805	\$ 20,618	\$ (156)	\$ (8,775)
94300 Ord Maint and Operations Contracts	\$ 30,107	\$ 20,077	\$ 18,645	\$ 17,063	\$ 10,030	\$ 1,432	\$ 1,562
94500 Employee Ben Cont - Ord Maint	\$ 82,759	\$ 76,965	\$ 71,012	\$ 61,781	\$ 5,794	\$ 5,953	\$ 9,231
94000 Total Maintenance	\$ 262,186	\$ 224,765	\$ 219,888	\$ 210,561	\$ 37,421	\$ 4,877	\$ 9,327
96110 Property Insurance	\$ 24,924	\$ 23,738	\$ 21,041	\$ 20,387	\$ 1,186	\$ 2,697	\$ 654
96120 Liability Insurance	\$ 2,171	\$ 2,171	\$ 2,171	\$ 2,171	\$ -	\$ -	\$ -
96130 Workmen's Compensation	\$ 4,745	\$ 5,192	\$ 4,143	\$ 4,813	\$ (447)	\$ 1,049	\$ (670)
96140 All Other Insurance	\$ 2,014	\$ 1,817	\$ 1,342	\$ 1,835	\$ 197	\$ 475	\$ (493)
96100 Total Insurance Premiums	\$ 33,854	\$ 32,918	\$ 28,697	\$ 29,206	\$ 936	\$ 4,221	\$ (509)
96200 Other General Expenses							
96210 Compensated Absences	\$ 4,621	\$ 3,665	\$ 7,110	\$ 9,041	\$ 956	\$ (3,445)	\$ (1,931)
96300 Payments in Lieu of Taxes	\$ 29,003	\$ 28,525	\$ 27,189	\$ 27,655	\$ 478	\$ 1,336	\$ (466)
96400 Bad debt - Tenant Rents							
96600 Bad debt - Other	\$ 2,644	\$ -	\$ 230	\$ 2,052	\$ 2,644		\$ (1,822)
96800 Severance Expense							
96000 Total Other General Expenses	\$ 36,268	\$ 32,190	\$ 34,529	\$ 38,748	\$ 4,078	\$ (2,339)	\$ (4,219)
96900 Total Operating Expenses	\$ 606,645	\$ 553,629	\$ 569,138	\$ 540,425	\$ 53,016	\$ (5,509)	\$ 18,713
97000 Excess of Op Rev over Op Exp	\$ (64,539)	\$ 34,489	\$ 28,044	\$ 32,964	\$ (99,028)	\$ 6,445	\$ (4,940)
97100 Extraordinary Maintenance	\$ 1,554	\$ 3,489	\$ 5,866	\$ 6,680	\$ (1,935)	\$ (2,377)	\$ (814)
97200 Casualty Losses - Non-capitalized			\$ 1,000				\$ 1,000
97300 Housing Assistance Payments							
97350 HAP Portability-In							
97400 Depreciation Expense	\$ 293,680	\$ 265,898	\$ 237,536	\$ 239,824	\$ 27,782	\$ 28,362	\$ (2,288)
97500 Fraud Losses							
90000 Total Expenses	\$ 295,234	\$ 269,387	\$ 244,402	\$ 246,504	\$ 25,847	\$ 24,985	\$ (2,102)
10010 Operating Transfer In	\$ 23,404	\$ -	\$ 1,390	\$ 24,251	\$ 23,404		\$ (22,861)
10020 Operating Transfer Out							
10100 Total Other financing Sources (Uses)	\$ 23,404	\$ -	\$ 1,390	\$ 24,251	\$ 23,404		\$ (22,861)
10000 Excess/(Deficiency) of Tot Rev Over (Under) Tot Exp	\$ (336,369)	\$ (234,898)	\$ (214,968)	\$ (189,269)	\$ (101,471)	\$ (19,930)	\$ (25,699)

Financial Reporting

PHA Financial Reporting Schedule

Fiscal Year End	9/30	12/31	3/31	6/30
Unaudited Extension Request Deadline	11/15	2/13	5/16	8/16
Unaudited Due Date^{1,2}	11/30	2/28	5/31	8/31
Audited Due Date³	6/30	9/30	12/31	3/31

IMPORTANT:

- ¹ Due dates do not include extensions
- ² Late penalty: 1 point score deduction every 15 days the submission is late with a maximum late penalty deduction of 5 points
- ³ No extensions allowed for audited Submissions

Operating Subsidy Proration

- ▶ Operating Subsidy: What's up with that???
- Expenses - Income = Subsidy (HUD 52723)

- ▶ Expenses = [(PEL + UEL) X EUM] + AO
 - Project Expense Level (PEL) -
 - 10 factors: 24 CFR 990.165 # units, age, bdrms, type, location, etc
 - Utilities Expense Level (UEL) (HUD 52722) calculation of cost of utilities
 - 24 CFR 990.185 - description of calculation
 - Add-Ons (AO): Additional allowable costs incl in op sub (PILOT, audit, etc.)

- ▶ Income = Formula Income = PUM Formula Income X EUM
 - Based on (Total Rental Income / # units leased) x inflations factor

- Eligible Unit Months (EUM) PIH Notice 2011 - 7 description of various types of dwelling classifications; # units PHA is eligible to receive funding for

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Operating Subsidy Proration

