



PRELIMINARY FINANCIAL STATEMENTS

For the Month and Year-To-Date Ended February 28, 2019

(Unaudited and Subject to Review)

SAN ANTONIO HOUSING AUTHORITY

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We're on the Web!
See us at:
www.saha.org

Ed Hinojosa
Chief Financial Officer

Diana K. Fiedler
*Director of Finance and
Accounting*

Linda Le
Controller

Jennifer Mireles
Budget Manager

SAHA Combined

1. Summarized Combined Income Statement – Current Month
2. Summarized Combined Income Statement – Year-To-Date
3. Summarized Combined Balance Sheet
4. Summarized Income Statement by Business Unit – Administrative Services
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 - a. Summarized Income Statement by Line of Business – Public Housing
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 - i. SAHA Managed
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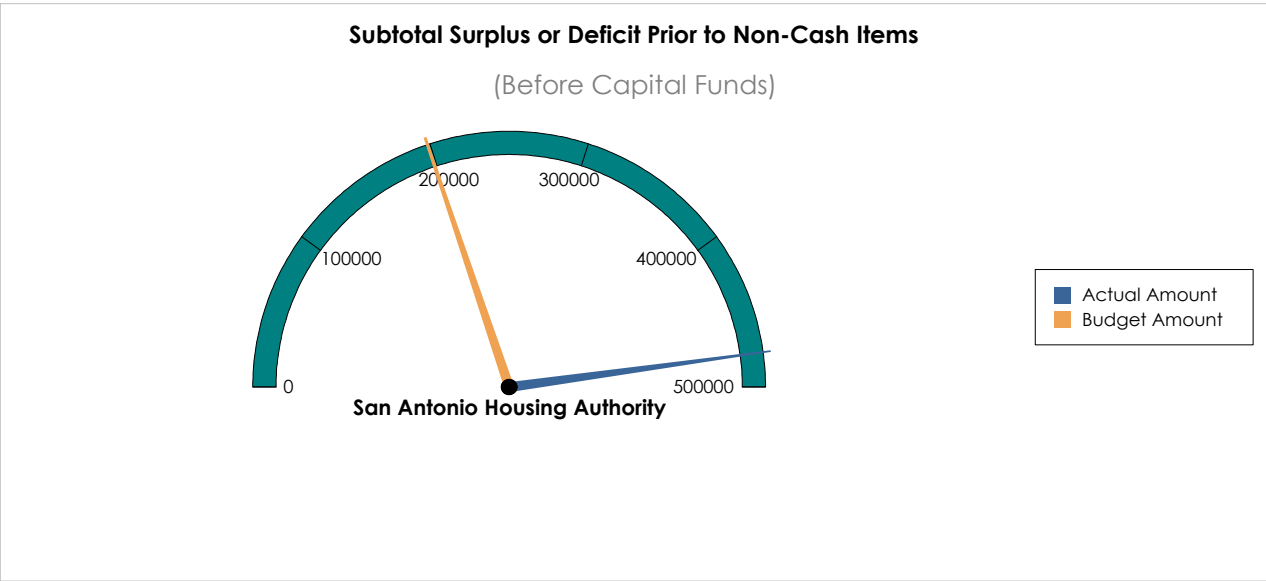
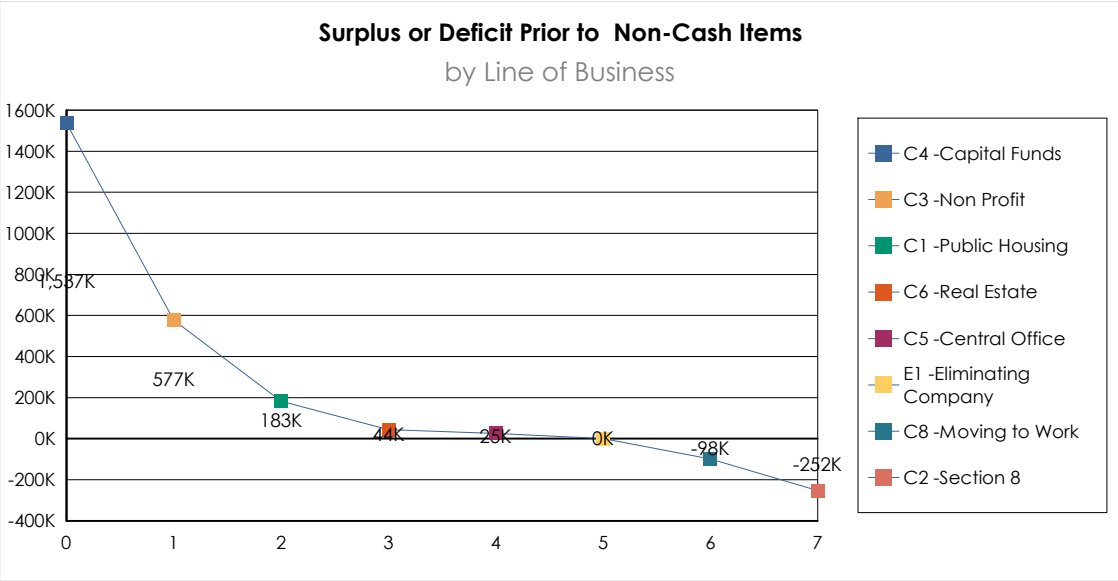
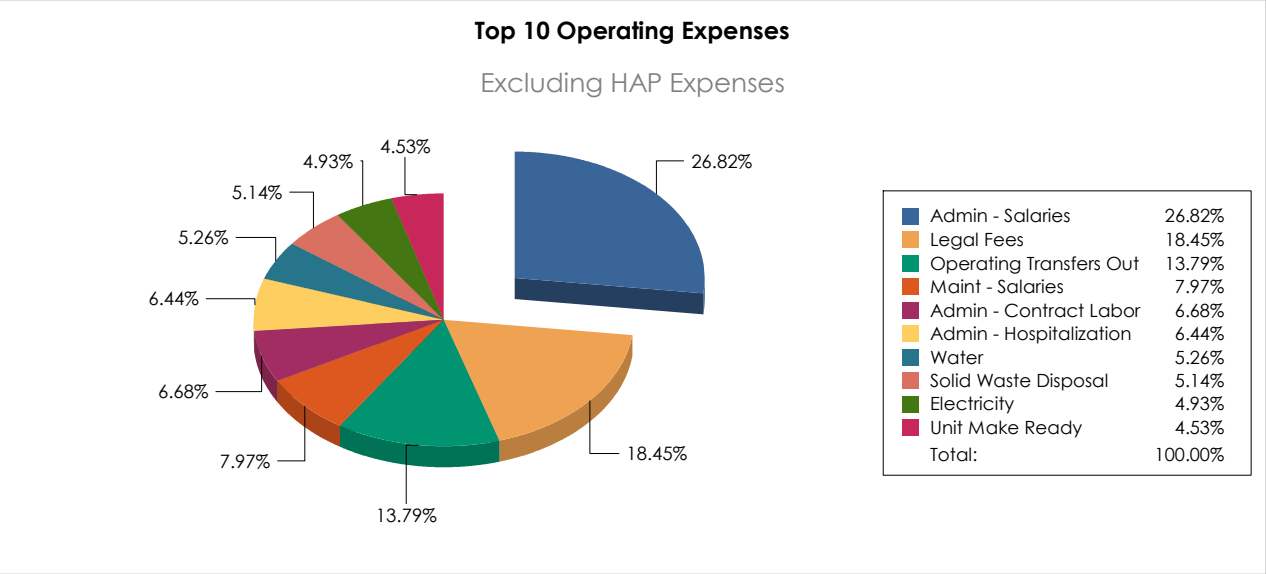
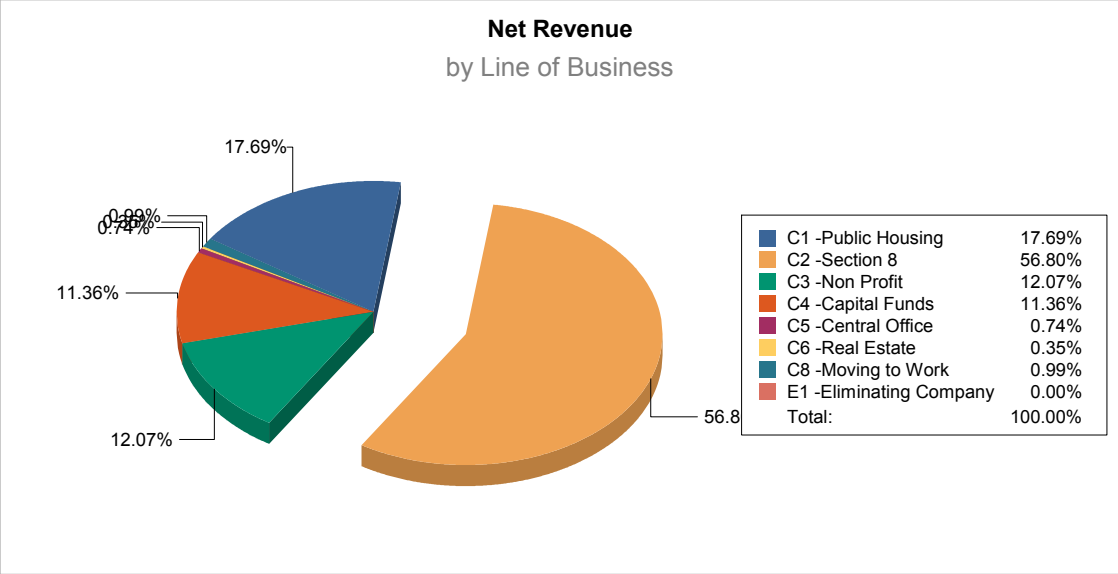
Partnerships

1. Property Management Income Statements
 - a. Summarized Income Statement by Company – Partnerships
2. Summarized Non-Consolidating Balance Sheet



San Antonio Housing Authority
Combined Income Statement - Current Month
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

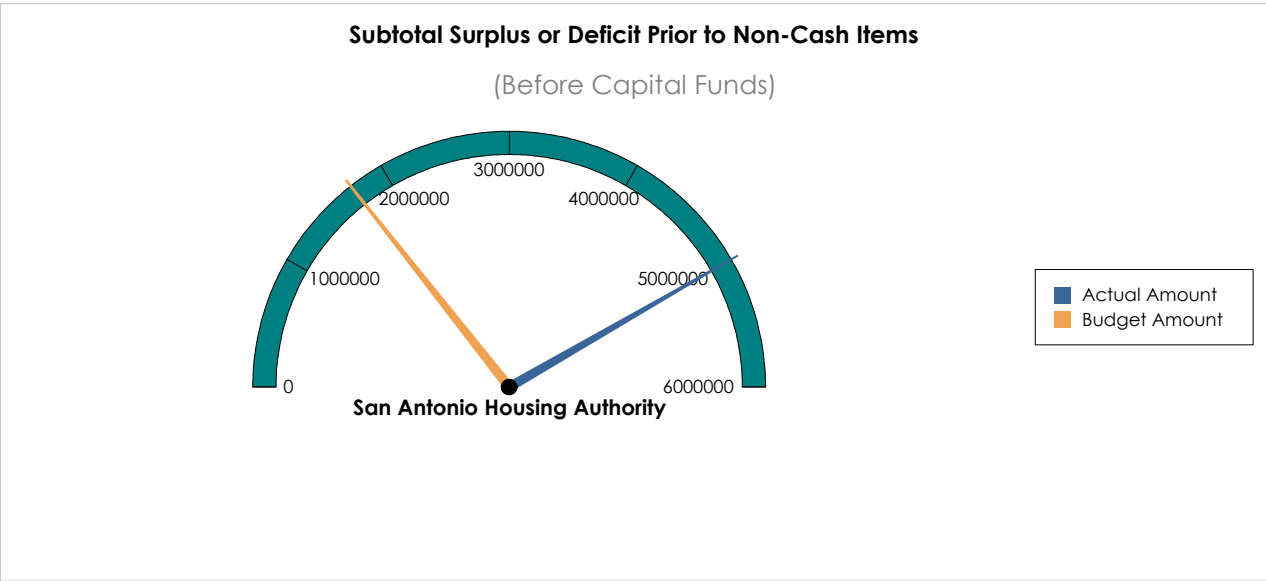
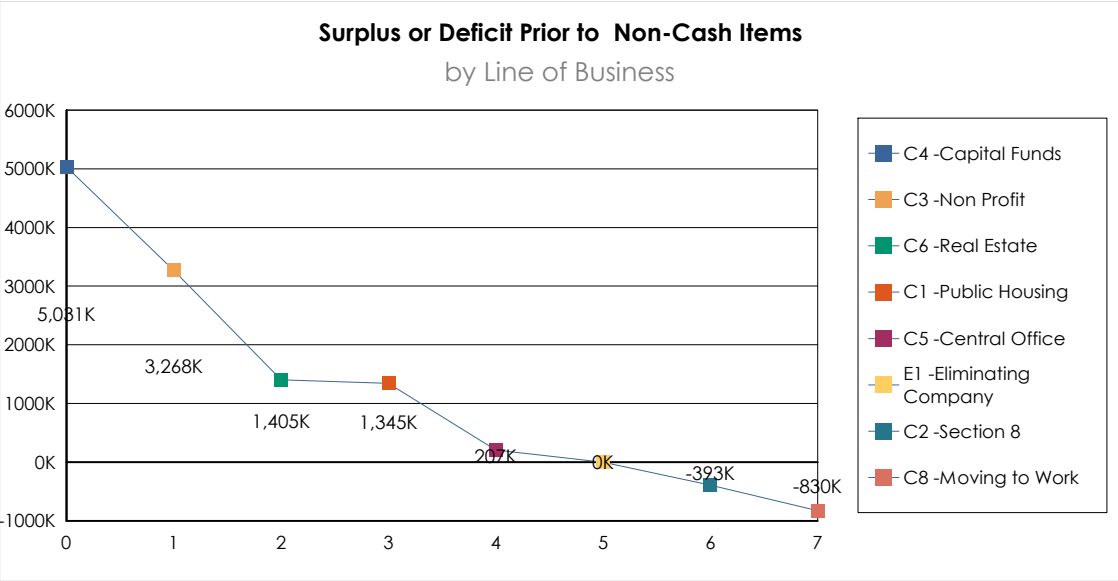
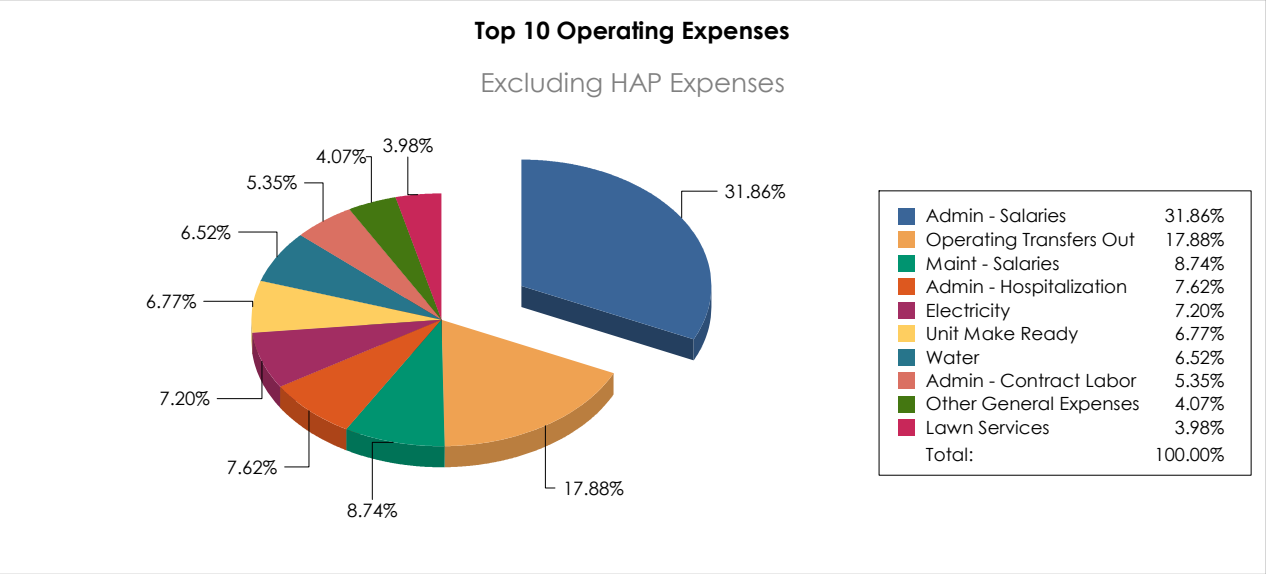
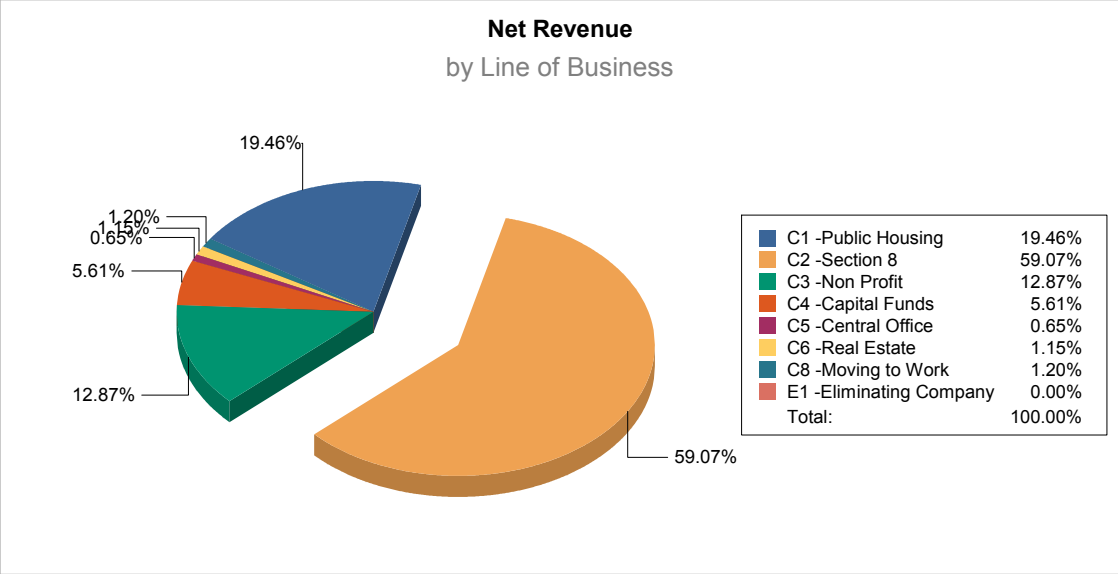
Account Description	Public Housing		Section 8		Beacon		Real Estate		Central Office		Community Initiatives		Subtotal		Capital Funds		Elim Company		Combined Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue																				
Rental Revenue	940,134	867,544			1,621,073	1,737,775							2,561,206	2,605,318					2,561,206	2,605,318
Bad Debt, Net of Collections	(701)	23,193			(25,707)	(24,437)							(26,407)	(1,244)					(26,407)	(1,244)
Other Tenant Revenue	46,732	36,265			71,384	56,219							118,116	92,484			(688)		117,428	92,484
Grants	1,773,097	1,678,906	901,347	659,010	217,413	221,116					118,127	135,696	3,009,984	2,694,728	1,782,512	1,200,537	(7,144)		4,785,352	3,895,265
HAP Revenue			8,009,522	7,714,685									8,009,522	7,714,685					8,009,522	7,714,685
Miscellaneous Revenue	16,849	25,529	2,032	2,234	10,472	16,099	54,736	183,895	115,569	98,708	37,949	40,000	237,606	366,466			(77,105)	(85,800)	160,501	280,666
Net Revenue	2,776,111	2,631,437	8,912,901	8,375,929	1,894,634	2,006,772	54,736	183,895	115,569	98,708	156,076	175,696	13,910,027	13,472,437	1,782,512	1,200,537	(84,936)	(85,800)	15,607,603	14,587,174
Operating Expense																				
Salaries and Benefits	793,491	905,569	387,625	409,248	424,425	423,851	49,800	47,482	674,855	766,383	204,633	229,043	2,534,830	2,781,577	31,175	48,569			2,566,005	2,830,146
Supplies and Materials	122,110	118,934			87,308	78,121		5	24,443	3,755			233,861	200,815					233,861	200,815
Fleet Costs	8,087	10,968	3,348	2,917	1,008	2,861	233	683	2,628	4,210	86	81	15,390	21,720					15,390	21,720
Outside Services	625,665	452,984	34	417	235,184	227,265	10,151	12,103	4,978	12,719			876,013	705,487	3,603	6,551			879,615	712,038
Utilities	326,578	415,866			168,031	171,177	92	694	16,055	18,790			510,756	606,526					510,756	606,526
Protective Services	30,023	40,491	564	280	13,556	16,131		93	23,014	21,098		228	67,157	78,321					67,157	78,321
Insurance	133,984	111,794	34,906	16,051	13,550	83,353	1,953	3,710	18,195	15,033	8,967	5,862	211,554	235,803		141			211,554	235,944
HAP Expense			8,351,115	7,698,018									8,351,115	7,698,018					8,351,115	7,698,018
Other Expenses	834,491	157,365	109,696	106,304	135,208	120,682	25,747	71,139	141,344	131,914	49,598	85,059	1,296,084	672,463	132,672	188,418	(75,171)	(81,233)	1,353,585	779,648
Total Operating Expense	2,874,429	2,213,970	8,887,289	8,233,234	1,078,269	1,123,440	87,975	135,910	905,512	973,903	263,284	320,273	14,096,759	13,000,731	167,450	243,679	(75,171)	(81,233)	14,189,037	13,163,176
Total Operating Income	(98,319)	417,467	25,612	142,694	816,365	883,331	(33,240)	47,985	(789,942)	(875,195)	(107,208)	(144,577)	(186,732)	471,706	1,615,062	956,858	(9,765)	(4,567)	1,418,565	1,423,997
Non-Operating Income (Expense)																				
Interest Expense	(5,050)	(7,737)			(201,809)	(149,845)		(3,896)					(206,859)	(161,478)	(52,233)	(53,008)	16,697	16,804	(242,396)	(197,682)
Interest Income	102,369	88,141	1,716	1,318	61,430	29,083	78,637	101,395	13,024	1,658	240	80	257,416	221,675	2,018	70	(16,697)	(17,563)	242,738	204,182
Replacement/Extraordinary Item	(48,941)	(41,755)			(83,234)	(151,458)				(345)			(132,174)	(193,559)					(132,174)	(193,559)
Other Income (Expense)	637,010	(130,548)			111,873				316				749,198	(130,548)			7,144		756,342	(130,548)
Management Fees	(392,863)	(407,744)	(279,819)	(265,085)	(128,036)	(156,351)	(1,006)	(1,515)	801,946	826,803	(1,213)	(1,343)	(990)	(5,235)	(29,664)	(29,664)	2,621	4,567	(28,033)	(30,332)
Transfers	(11,445)	(14,305)									9,789	10,124	(1,655)	(4,182)	1,655	4,182				0
Total Non-Operating Income (Expense)	281,081	(513,950)	(278,103)	(263,767)	(239,776)	(428,571)	77,632	95,985	815,286	828,116	8,816	8,861	664,936	(273,326)	(78,224)	(78,420)	9,765	3,807	596,477	(347,938)
Surplus or Deficit Prior to Non-Cash Items	182,762	(96,483)	(252,491)	(121,072)	576,590	454,761	44,392	143,970	25,343	(47,079)	(98,391)	(135,717)	478,204	198,380	1,536,838	878,438		(760)	2,015,042	1,076,059
Non-Cash Items																				
Depreciation & Amortization	(806,993)	(798,288)	(2,950)	(2,950)	(306,556)	(207,079)	(1,112)	(1,112)	(11,345)	(7,962)	(268)	(268)	(1,129,223)	(1,017,658)					(1,129,223)	(1,017,658)
Non-Oper Income (Expense)	135,726	598,163	(64,367)			510		349,348	64,367		(12,202)		123,524	948,021		(732,504)			123,524	215,517
Total Non-Cash Items	(671,267)	(200,125)	(67,317)	(2,950)	(306,556)	(206,569)	(1,112)	348,236	53,022	(7,962)	(12,470)	(268)	(1,005,699)	(69,637)		(732,504)			(1,005,699)	(802,141)
Change In Net Assets	(488,505)	(296,607)	(319,808)	(124,022)	270,034	248,192	43,280	492,206	78,365	(55,041)	(110,861)	(135,984)	(527,495)	128,743	1,536,838	145,934		(760)	1,009,343	273,917





San Antonio Housing Authority
Combined Income Statement - Year-To-Date
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

Account Description	Public Housing		Section 8		Beacon		Real Estate		Central Office		Community Initiatives		Subtotal		Capital Funds		Elim Company		Combined Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue																				
Rental Revenue	6,948,699	6,940,348			13,229,371	13,873,164							20,178,069	20,813,512					20,178,069	20,813,512
Bad Debt, Net of Collections	286,134	185,546			(220,451)	(195,495)							65,683	(9,949)					65,683	(9,949)
Other Tenant Revenue	256,112	292,019			493,083	449,802							749,195	741,821			(5,500)		743,695	741,821
Grants	15,405,588	14,150,782	6,122,945	5,272,078	1,715,906	1,768,927					1,094,876	1,085,567	24,339,315	22,277,353	6,678,007	9,604,296	(55,058)		30,962,263	31,881,648
HAP Revenue			64,176,825	61,717,977									64,176,825	61,717,977					64,176,825	61,717,977
Miscellaneous Revenue	264,976	204,231	20,978	17,875	107,688	128,792	1,365,094	1,628,253	770,172	789,666	329,678	320,000	2,858,586	3,088,817			(575,210)	(686,399)	2,283,375	2,402,418
Net Revenue	23,161,508	21,772,926	70,320,749	67,007,929	15,325,598	16,025,190	1,365,094	1,628,253	770,172	789,666	1,424,554	1,405,567	112,367,673	108,629,531	6,678,007	9,604,296	(635,769)	(686,399)	118,409,911	117,547,427
Operating Expense																				
Salaries and Benefits	6,631,878	7,245,611	3,119,907	3,273,988	3,261,219	3,418,981	322,905	379,859	5,685,813	6,131,066	1,720,594	1,832,346	20,742,316	22,281,850	309,655	388,548			21,051,971	22,670,399
Supplies and Materials	1,541,267	951,795			628,585	648,676		41	20,810	30,042			2,190,661	1,630,554					2,190,661	1,630,554
Fleet Costs	124,236	88,947	25,567	23,333	14,556	22,887	4,513	5,467	15,731	33,679	786	648	185,389	174,960					185,389	174,960
Outside Services	5,480,958	3,630,214	1,207	3,333	2,121,225	1,902,284	40,977	96,827	56,312	101,750			7,700,679	5,734,408	45,390	52,406			7,746,069	5,786,814
Utilities	3,274,965	3,470,753			1,353,612	1,413,417	1,413	6,824	156,702	150,318			4,786,692	5,041,312	2,658				4,789,351	5,041,312
Protective Services	191,081	323,929	1,506	2,240	124,762	129,045		747	139,080	168,787	330	1,823	456,759	626,571					456,759	626,571
Insurance	835,749	915,142	135,194	136,785	734,406	660,834	20,375	30,875	133,604	132,159	41,157	51,927	1,900,486	1,927,723	348	1,129			1,900,835	1,928,852
HAP Expense			64,407,444	61,584,143									64,407,444	61,584,143					64,407,444	61,584,143
Other Expenses	1,972,024	1,351,229	867,672	869,400	908,815	981,991	174,852	571,727	876,035	1,116,135	564,020	689,005	5,363,418	5,579,488	647,892	1,507,347	(551,175)	(649,866)	5,460,134	6,436,969
Total Operating Expense	20,052,158	17,977,620	68,558,497	65,893,221	9,147,180	9,178,115	565,035	1,092,367	7,084,087	7,863,936	2,326,887	2,575,749	107,733,845	104,581,009	1,005,944	1,949,431	(551,175)	(649,866)	108,188,613	105,880,574
Total Operating Income	3,109,349	3,795,306	1,762,252	1,114,708	6,178,418	6,847,075	800,058	535,886	(6,313,916)	(7,074,270)	(902,333)	(1,170,183)	4,633,829	4,048,522	5,672,063	7,654,865	(84,593)	(36,533)	10,221,298	11,666,853
Non-Operating Income (Expense)																				
Interest Expense	(57,346)	(64,348)			(1,586,642)	(1,244,988)	(3,023)	(31,166)					(1,647,012)	(1,340,501)	(432,456)	(424,062)	137,302	137,898	(1,942,166)	(1,626,666)
Interest Income	819,158	696,639	16,011	10,547	442,312	232,667	610,775	802,099	92,950	13,263	1,770	640	1,982,977	1,755,856	15,565	562	(137,302)	(140,506)	1,861,240	1,615,912
Replacement/Extraordinary Item	(474,695)	(334,040)			(779,431)	(1,238,996)				(2,764)	(250)		(1,254,376)	(1,575,800)					(1,254,376)	(1,575,800)
Other Income (Expense)	1,173,332	(1,100,333)	3,939		114,833				9,121				1,301,224	(1,100,333)			55,058		1,356,283	(1,100,333)
Management Fees	(3,128,888)	(3,261,956)	(2,175,515)	(2,120,679)	(1,101,449)	(1,250,811)	(3,130)	(12,117)	6,418,834	6,617,009	(12,804)	(10,744)	(2,951)	(39,299)	(237,311)	(237,311)	29,535	36,533	(210,727)	(240,076)
Transfers	(96,367)	(106,489)											83,494	85,329	(12,873)	(21,160)			0	(1)
Total Non-Operating Income (Expense)	(1,764,806)	(4,170,526)	(2,155,564)	(2,110,132)	(2,910,378)	(3,502,128)	604,622	758,816	6,520,906	6,627,508	72,209	75,225	366,988	(2,321,237)	(641,328)	(639,652)	84,593	33,925	(189,747)	(2,926,964)
Surplus or Deficit Prior to Non-Cash Items	1,344,543	(375,220)	(393,313)	(995,425)	3,268,040	3,344,947	1,404,680	1,294,702	206,990	(446,762)	(830,124)	(1,094,958)	5,000,817	1,727,285	5,030,734	7,015,213		(2,609)	10,031,551	8,739,889
Non-Cash Items																				
Depreciation & Amortization	(6,810,373)	(6,408,964)	(23,596)	(23,596)	(1,888,623)	(1,656,632)	(8,896)	(8,896)	(95,902)	(68,790)	(2,140)	(2,140)	(8,829,531)	(8,169,018)					(8,829,531)	(8,169,018)
Non-Oper Income (Expense)	5,580,175	4,785,301	(3,294,470)		(123,378)	4,080	332,741	2,792,975	244,387				652,082	3,391,539	7,582,357	(1,483,125)	(5,860,034)		1,908,414	1,722,323
Total Non-Cash Items	(1,230,198)	(1,623,663)	(3,318,066)	(23,596)	(2,012,001)	(1,652,551)	323,845	2,784,079	148,485	(68,790)	649,942	(2,140)	(5,437,992)	(586,661)	(1,483,125)	(5,860,034)			(6,921,116)	(6,446,695)
Change In Net Assets	114,345	(1,998,883)	(3,711,379)	(1,019,021)	1,256,039	1,692,396	1,728,525	4,078,781	355,476	(515,552)	(180,181)	(1,097,098)	(437,175)	1,140,624	3,547,610	1,155,179		(2,609)	3,110,435	2,293,194





San Antonio Housing Authority
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending February 29, 2019

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	Public Housing		Section 8		Not For Profit		Real Estate Services		Central Office		Community Initiatives		Capital Funds		Eliminating Company		Combined Total	
	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year
Assets																		
Current Assets																		
Cash & Investments, Unrestricted	3,387	6,408	2,575	6,933	15,994	15,982	963	815	9,495	7,675	172	233					32,586	38,046
Cash & Investments, Restricted	15,141	12,699	1,808	1,453	18,851	15,631	100				26	206	1,220	2,308			37,147	32,297
Accounts Receivable	370	1,146	501	772	5,895	5,909	558	329	2,369	3,409	409	200	1,078	732	(5,791)	(6,109)	5,389	6,389
Prepaid Expenses and Other Current Assets	263	175	8,022	7,576	513	614	4	6	53	194	2	3					8,857	8,569
Total Current Assets	19,161	20,429	12,905	16,735	41,253	38,136	1,625	1,151	11,917	11,277	609	642	2,298	3,041	(5,791)	(6,109)	83,978	85,300
Fixed Assets																		
Land, Buildings and Equipment	375,735	371,199	777	822	112,632	107,404	19,450	19,140	2,727	2,946	41	41					511,361	501,552
Construction In Progress	10,296	7,148			6,011	5,231	747	849	21	14			19,234	16,525			36,309	29,767
Accumulated Depreciation	(284,238)	(275,712)	(750)	(760)	(61,419)	(58,158)	(164)	(169)	(2,310)	(2,568)	(30)	(27)					(348,910)	(337,394)
Total Fixed Assets	101,793	102,635	27	62	57,224	54,477	20,033	19,820	438	392	11	14	19,234	16,525			198,759	193,925
Other Non-Current Assets																		
Other Non-Current Assets	34,848	35,267			3,710	3,104	40,465	39,058					0		(5,263)	(5,083)	73,758	72,346
Total Other Non-Current Assets	34,848	35,267			3,710	3,104	40,465	39,058					0		(5,263)	(5,083)	73,758	72,346
Deferred Outflow of Resources																		
Deferred Outflow of Resources					650	974											650	974
Total Deferred Outflow of Resources					650	974											650	974
Total Assets & Deferred Outflow of Resources	155,802	158,331	12,932	16,797	102,836	96,690	62,122	60,029	12,355	11,669	620	656	21,532	19,565	(11,054)	(11,192)	357,146	352,545
Liabilities																		
Deferred Inflow of Resources					235												235	
					235												235	
Current Liabilities																		
Trade Payable & Accruals	1,669	2,529	744	1,150	3,064	3,915	122	105	814	1,058	92	89	600	236	(1,021)	(1,285)	6,084	7,797
Other Current Liabilities	1,999	1,906	2,620	8,124	4,869	4,331	1,087	1,723	215	426	854	600	1,400	1,421	(4,803)	(4,856)	8,240	13,677
Total Current Liabilities	3,667	4,434	3,364	9,274	7,932	8,246	1,209	1,829	1,029	1,484	947	690	2,000	1,657	(5,825)	(6,141)	14,324	21,473
Non-Current Liabilities																		
Non-Current Long Term Debt	945	870	1,494	1,362	58,436	53,031	8,994	9,241					13,697	16,652	(5,230)	(5,051)	78,336	76,106
Total Non-Current Liabilities	945	870	1,494	1,362	58,436	53,031	8,994	9,241					13,697	16,652	(5,230)	(5,051)	78,336	76,106
Total Liabilities	4,612	5,304	4,859	10,637	66,603	61,277	10,203	11,070	1,029	1,484	947	690	15,697	18,309	(11,054)	(11,192)	92,895	97,579
Equity																		
Equity																		
Invested In Capital Assets	101,793	102,635	27	62	(2,323)	566	18,566	18,354	438	392	11	14	4,615	(996)	5,233	5,055	128,361	126,082
Restricted Net Assets	15,141	12,699	1,808	1,453	18,851	15,631	100				26	206	1,220	2,308			37,147	32,297
Unrestricted Net Assets	34,256	37,693	6,238	4,645	19,705	19,216	33,253	30,605	10,888	9,793	(364)	(254)	0	(56)	(5,233)	(5,055)	98,744	96,587
Total Equity	151,190	153,026	8,073	6,160	36,233	35,413	51,920	48,959	11,327	10,185	(327)	(34)	5,835	1,256		0	264,251	254,966
Total Liabilities and Equity	155,802	158,331	12,932	16,797	102,836	96,690	62,122	60,029	12,355	11,669	620	656	21,532	19,565	(11,054)	(11,192)	357,146	352,545



Asset Management
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GLJdeAdministrativeIncomeStatement
ByBusinessUnit
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Salaries and Benefits	25,092	25,504	26,802	(1,298)	206,975	213,791	214,417	(626)	(.29)
Insurance	542	320	278	42	3,337	3,073	2,522	550	21.82
Other Expenses	3,819	2,734	3,797	(1,062)	30,851	29,719	30,374	(655)	(2.16)
Total Operating Expense	29,453	28,558	30,877	(2,319)	241,162	246,583	247,313	(730)	(.30)
Total Operating Income	(29,453)	(28,558)	(30,877)	2,319	(241,162)	(246,583)	(247,313)	730	(0.30)
Non-Operating Income (Expense)									
Management Fees	(49)	(54)	(24)	(29)	(397)	(491)	(196)	(296)	151.00
Total Non-Operating Income (Expense)	(49)	(54)	(24)	(29)	(397)	(491)	(196)	(296)	151.00
Surplus or Deficit Prior to Non-Cash Items	(29,502)	(28,612)	(30,901)	2,289	(241,560)	(247,074)	(247,509)	435	(0.18)
Non-Cash Items									
Depreciation & Amortization	(146)	(146)	(146)	(1)	(437)	(1,171)	(1,166)	(5)	.41
Non-Oper Income (Expense)	35,740	64,367		64,367	233,086	244,387		244,387	100.00
Total Non-Cash Items	35,594	64,221	(146)	64,367	232,649	243,217	(1,166)	244,383	(20,961.94)
Change In Net Assets	6,092	35,609	(31,047)	66,656	(8,911)	(3,857)	(248,675)	244,818	(98.45)



Brazos Warehouse Building
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Miscellaneous Revenue			733	(733)			5,867	(5,867)	(100.00)
Net Revenue			733	(733)			5,867	(5,867)	(100.00)
Operating Expense									
Salaries and Benefits	3,883	1,053	1,181	(128)	28,813	9,552	9,445	106	1.13
Supplies and Materials			63	(63)	164	(122)	500	(622)	(124.45)
Fleet Costs			83	(83)		50	667	(617)	(92.50)
Outside Services	732	416	1,022	(606)	3,944	2,382	8,179	(5,797)	(70.88)
Utilities	1,791	2,211	1,785	426	14,169	19,576	14,280	5,296	37.09
Protective Services	69		163	(163)	154	184	1,307	(1,122)	(85.89)
Insurance	297	42	1,962	(1,920)	15,739	17,706	15,714	1,992	12.67
Other Expenses	5,570	3,885	120	3,765	7,163	14,291	959	13,332	1,389.80
Total Operating Expense	12,342	7,606	6,379	1,227	70,144	63,619	51,051	12,569	24.62
Total Operating Income	(12,342)	(7,606)	(5,646)	(1,960)	(70,144)	(63,619)	(45,184)	(18,435)	40.80
Non-Operating Income (Expense)									
Other Income (Expense)		316		316		316		316	100.00
Management Fees	(4)	(4)	(2)	(2)	(36)	(33)	(16)	(17)	112.50
Total Non-Operating Income (Expense)	(4)	312	(2)	314	(36)	283	(16)	299	(1,923.58)
Surplus or Deficit Prior to Non-Cash Items	(12,346)	(7,294)	(5,647)	(1,647)	(70,180)	(63,336)	(45,200)	(18,137)	40.13
Non-Cash Items									
Depreciation & Amortization	(1,470)	(1,470)	(1,470)		(11,757)	(11,757)	(11,757)	0	.00
Total Non-Cash Items	(1,470)	(1,470)	(1,470)		(11,757)	(11,757)	(11,757)	0	.00
Change In Net Assets	(13,816)	(8,764)	(7,117)	(1,647)	(81,937)	(75,093)	(56,956)	(18,137)	31.84



Central Office Building
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Miscellaneous Revenue									
Net Revenue									
Operating Expense									
Salaries and Benefits	23,122	20,070	22,652	(2,582)	224,847	176,712	181,216	(4,505)	(2.49)
Supplies and Materials	3,270	24,443	3,647	20,796	15,448	20,680	29,175	(8,495)	(29.12)
Fleet Costs	917	795	840	(45)	5,968	5,231	6,716	(1,485)	(22.11)
Outside Services	19,856	4,920	11,450	(6,530)	119,967	50,944	91,596	(40,653)	(44.38)
Utilities	15,658	13,371	17,005	(3,633)	127,706	135,633	136,038	(405)	(.30)
Protective Services	9,993	14,624	18,228	(3,604)	88,242	92,019	145,824	(53,805)	(36.90)
Insurance	1,803	1,080	1,948	(868)	14,947	9,910	16,147	(6,237)	(38.63)
Other Expenses	(76,047)	(100,623)	(101,016)	393	(590,274)	(816,094)	(808,128)	(7,966)	.99
Total Operating Expense	(1,430)	(21,319)	(25,247)	3,928	6,851	(324,966)	(201,415)	(123,551)	61.34
Total Operating Income	1,430	21,319	25,247	(3,928)	(6,851)	324,966	201,415	123,551	61.34
Non-Operating Income (Expense)									
Replacement/Extraordinary Item	(3,075)		(345)	345	(5,895)		(2,764)	2,764	(100.00)
Other Income (Expense)						4,050		4,050	100.00
Management Fees	2,558	5,476	2,489	2,986	20,571	42,321	19,915	22,406	112.51
Total Non-Operating Income (Expense)	(517)	5,476	2,144	3,332	14,676	46,371	17,152	29,220	170.36
Surplus or Deficit Prior to Non-Cash Items	913	26,795	27,391	(596)	7,825	371,337	218,567	152,771	69.90
Non-Cash Items									
Depreciation & Amortization	(2,612)	(5,542)	(2,631)	(2,911)	(21,077)	(44,337)	(21,045)	(23,292)	110.68
Total Non-Cash Items	(2,612)	(5,542)	(2,631)	(2,911)	(21,077)	(44,337)	(21,045)	(23,292)	110.68
Change In Net Assets	(1,699)	21,253	24,760	(3,508)	(13,252)	327,001	197,522	129,479	65.55



COC Management Agent
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Miscellaneous Revenue		420	75	345	840	960	600	360	60.00
Net Revenue		420	75	345	840	960	600	360	60.00
Operating Expense									
Salaries and Benefits		4,266	4,614	(347)		35,074	36,909	(1,836)	(4.97)
Insurance		221	83	138		957	785	172	21.88
Other Expenses	141	711	494	216	61,185	27,613	35,263	(7,651)	(21.70)
Total Operating Expense	141	5,198	5,191	7	61,185	63,643	72,957	(9,314)	(12.77)
Total Operating Income	(141)	(4,778)	(5,116)	338	(60,345)	(62,683)	(72,357)	9,674	(13.37)
Non-Operating Income (Expense)									
Interest Income	7,389	13,024	1,658	11,366	31,603	92,950	13,263	79,687	600.80
Management Fees	649,889	661,017	649,946	11,071	5,172,328	5,238,895	5,199,568	39,327	.76
Total Non-Operating Income (Expense)	657,278	674,040	651,604	22,436	5,203,931	5,331,845	5,212,831	119,014	2.28
Surplus or Deficit Prior to Non-Cash Items	657,137	669,262	646,488	22,774	5,143,586	5,269,162	5,140,474	128,689	2.50



Construction Services
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Salaries and Benefits	26,066	33,510	25,969	7,541	228,691	250,709	207,750	42,959	20.68
Supplies and Materials			46	(46)	31	113	367	(253)	(69.06)
Fleet Costs	461	1,671	1,467	204	6,011	4,307	11,733	(7,426)	(63.29)
Outside Services	4	20	8	12	41	20	67	(46)	(69.36)
Insurance	1,288	701	1,012	(311)	8,934	7,209	8,935	(1,726)	(19.31)
Other Expenses	19,043	8,006	12,201	(4,195)	90,994	67,670	97,608	(29,938)	(30.67)
Total Operating Expense	46,861	43,908	40,703	3,205	334,701	330,029	326,459	3,570	1.09
Total Operating Income	(46,861)	(43,908)	(40,703)	(3,205)	(334,701)	(330,029)	(326,459)	(3,570)	1.09
Non-Operating Income (Expense)									
Other Income (Expense)						4,755		4,755	100.00
Management Fees	(922)	(885)	(910)	25	(7,403)	(7,305)	(7,280)	(25)	.34
Total Non-Operating Income (Expense)	(922)	(885)	(910)	25	(7,403)	(2,550)	(7,280)	4,730	(64.97)
Surplus or Deficit Prior to Non-Cash Items	(47,783)	(44,793)	(41,613)	(3,180)	(342,104)	(332,579)	(333,739)	1,160	(0.35)
Non-Cash Items									
Depreciation & Amortization	(706)	(803)	(395)	(408)	(5,650)	(4,203)	(3,783)	(420)	11.10
Total Non-Cash Items	(706)	(803)	(395)	(408)	(5,650)	(4,203)	(3,783)	(420)	11.10
Change In Net Assets	(48,489)	(45,596)	(42,008)	(3,588)	(347,754)	(336,782)	(337,522)	740	(0.22)



Executive Office
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Salaries and Benefits	75,083	90,854	71,375	19,479	500,518	777,080	570,999	206,081	36.09
Fleet Costs		17	333	(316)	173	1,477	2,667	(1,189)	(44.60)
Outside Services			83	(83)	6	11	667	(656)	(98.35)
Utilities		356		356		907		907	100.00
Insurance	949	619	706	(87)	5,681	6,902	6,271	631	10.06
Other Expenses	12,442	31,323	25,934	5,389	116,045	157,917	207,473	(49,555)	(23.89)
Total Operating Expense	88,473	123,168	98,431	24,737	622,424	944,295	788,076	156,219	19.82
Total Operating Income	(88,473)	(123,168)	(98,431)	(24,737)	(622,424)	(944,295)	(788,076)	(156,219)	19.82
Non-Operating Income (Expense)									
Management Fees	12,384	19,499	17,444	2,055	89,208	157,715	139,550	18,164	13.02
Total Non-Operating Income (Expense)	12,384	19,499	17,444	2,055	89,208	157,715	139,550	18,164	13.02
Surplus or Deficit Prior to Non-Cash Items	(76,089)	(103,669)	(80,987)	(22,682)	(533,216)	(786,580)	(648,525)	(138,055)	21.29
Non-Cash Items									
Depreciation & Amortization	(1,154)	(745)	(1,154)	408	(9,229)	(8,821)	(9,229)	408	(4.42)
Total Non-Cash Items	(1,154)	(745)	(1,154)	408	(9,229)	(8,821)	(9,229)	408	(4.42)
Change In Net Assets	(77,243)	(104,414)	(82,141)	(22,274)	(542,445)	(795,401)	(657,754)	(137,647)	20.93

Finance & Accounting
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Miscellaneous Revenue	31,951	33,806	3,750	30,056	34,909	35,227	30,000	5,227	17.42
Net Revenue	31,951	33,806	3,750	30,056	34,909	35,227	30,000	5,227	17.42
Operating Expense									
Salaries and Benefits	128,461	116,065	153,150	(37,085)	1,068,950	1,007,342	1,225,196	(217,854)	(17.78)
Insurance	5,306	3,971	2,172	1,799	23,320	21,311	19,764	1,547	7.83
Other Expenses	22,248	20,621	25,552	(4,932)	130,116	200,277	204,419	(4,141)	(2.03)
Total Operating Expense	156,015	140,656	180,874	(40,218)	1,222,386	1,228,930	1,449,378	(220,448)	(15.21)
Total Operating Income	(124,064)	(106,850)	(177,124)	70,274	(1,187,477)	(1,193,704)	(1,419,378)	225,675	(15.90)
Non-Operating Income (Expense)									
Management Fees	24,354	22,215	37,226	(15,012)	224,952	243,323	300,753	(57,431)	(19.10)
Total Non-Operating Income (Expense)	24,354	22,215	37,226	(15,012)	224,952	243,323	300,753	(57,431)	(19.10)
Surplus or Deficit Prior to Non-Cash Items	(99,710)	(84,636)	(139,898)	55,262	(962,526)	(950,381)	(1,118,625)	168,244	(15.04)



Human Resources
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Salaries and Benefits	38,029	41,137	56,329	(15,192)	414,449	368,091	450,630	(82,539)	(18.32)
Outside Services					1,091	1,795		1,795	100.00
Insurance	1,362	1,024	769	256	8,024	7,238	6,954	285	4.09
Other Expenses	11,757	31,486	30,558	928	179,642	318,637	244,465	74,172	30.34
Total Operating Expense	51,148	73,648	87,655	(14,007)	603,206	695,761	702,049	(6,287)	(.90)
Total Operating Income	(51,148)	(73,648)	(87,655)	14,007	(603,206)	(695,761)	(702,049)	6,287	(0.90)
Non-Operating Income (Expense)									
Management Fees	6,855	11,033	15,505	(4,471)	84,237	115,294	124,038	(8,744)	(7.05)
Total Non-Operating Income (Expense)	6,855	11,033	15,505	(4,471)	84,237	115,294	124,038	(8,744)	(7.05)
Surplus or Deficit Prior to Non-Cash Items	(44,293)	(62,615)	(72,151)	9,536	(518,969)	(580,467)	(578,011)	(2,457)	0.43



Internal Audit
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Salaries and Benefits	23,179	18,725	32,411	(13,687)	220,407	190,730	259,291	(68,560)	(26.44)
Fleet Costs	21		92	(92)	77	112	733	(621)	(84.66)
Outside Services		(588)		(588)		8		8	100.00
Insurance	1,322	859	524	334	4,711	4,125	4,701	(577)	(12.27)
Other Expenses	19,141	6,574	8,035	(1,461)	50,321	57,587	64,277	(6,690)	(10.41)
Total Operating Expense	43,662	25,570	41,062	(15,492)	275,517	252,563	329,003	(76,440)	(23.23)
Total Operating Income	(43,662)	(25,570)	(41,062)	15,492	(275,517)	(252,563)	(329,003)	76,440	(23.23)
Non-Operating Income (Expense)									
Management Fees	6,112	4,053	7,402	(3,349)	39,389	42,526	59,216	(16,690)	(28.19)
Total Non-Operating Income (Expense)	6,112	4,053	7,402	(3,349)	39,389	42,526	59,216	(16,690)	(28.19)
Surplus or Deficit Prior to Non-Cash Items	(37,551)	(21,516)	(33,660)	12,144	(236,128)	(210,037)	(269,787)	59,750	(22.15)
Non-Cash Items									
Depreciation & Amortization	(307)	(307)	(307)	0	(2,457)	(2,457)	(2,457)	0	.00
Total Non-Cash Items	(307)	(307)	(307)	0	(2,457)	(2,457)	(2,457)	0	.00
Change In Net Assets	(37,858)	(21,823)	(33,967)	12,144	(238,585)	(212,494)	(272,244)	59,750	(21.95)



Legal Services
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Miscellaneous Revenue	26,571	24,222	30,957	(6,735)	205,613	148,479	247,657	(99,178)	(40.05)
Net Revenue	26,571	24,222	30,957	(6,735)	205,613	148,479	247,657	(99,178)	(40.05)
Operating Expense									
Salaries and Benefits	19,828	15,377	16,775	(1,398)	170,927	133,772	134,202	(430)	(.32)
Insurance	458	317	212	106	2,609	2,144	1,902	242	12.72
Other Expenses	17,137	13,826	13,563	263	87,489	93,637	108,507	(14,870)	(13.70)
Total Operating Expense	37,423	29,520	30,550	(1,030)	261,026	229,553	244,611	(15,057)	(6.16)
Total Operating Income	(10,851)	(5,298)	407	(5,705)	(55,413)	(81,075)	3,046	(84,121)	(2,761.71)
Non-Operating Income (Expense)									
Management Fees	1,472	738	(60)	797	8,801	13,187	(476)	13,664	(2,868.09)
Total Non-Operating Income (Expense)	1,472	738	(60)	797	8,801	13,187	(476)	13,664	(2,868.09)
Surplus or Deficit Prior to Non-Cash Items	(9,380)	(4,560)	347	(4,908)	(46,612)	(67,888)	2,570	(70,457)	(2,741.99)



Annie Casey
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Miscellaneous Revenue	22,616	9,437	15,000	(5,563)	143,008	103,429	120,000	(16,571)	(13.81)
Net Revenue	22,616	9,437	15,000	(5,563)	143,008	103,429	120,000	(16,571)	(13.81)
Operating Expense									
Salaries and Benefits	14,338	9,742	13,474	(3,731)	105,857	100,601	107,790	(7,188)	(6.67)
Insurance	605	382	41	342	1,565	956	324	632	195.09
Other Expenses	1,727		1,840	(1,840)	21,767	8,113	14,719	(6,606)	(44.88)
Total Operating Expense	16,670	10,125	15,354	(5,229)	129,189	109,670	122,833	(13,162)	(10.72)
Total Operating Income	5,946	(688)	(354)	(333)	13,820	(6,241)	(2,833)	(3,409)	120.34
Non-Cash Items									
Non-Oper Income (Expense)						6,344		6,344	100.00
Total Non-Cash Items						6,344		6,344	100.00
Change In Net Assets	5,946	(688)	(354)	(333)	13,820	102	(2,833)	2,935	(103.62)



Early Engagement
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GJJdeAdministrativeIncomeStatement
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Salaries and Benefits						680		680	100.00
Protective Services			228	(228)		225	1,823	(1,598)	(87.66)
Insurance									
Other Expenses	1,306	286	2,409	(2,123)	9,275	9,587	19,273	(9,686)	(50.26)
Total Operating Expense	1,306	286	2,637	(2,351)	9,275	10,491	21,095	(10,604)	(50.27)
Total Operating Income	(1,306)	(286)	(2,637)	2,351	(9,275)	(10,491)	(21,095)	10,604	(50.27)
Non-Operating Income (Expense)									
Management Fees									
Total Non-Operating Income (Expense)									
Surplus or Deficit Prior to Non-Cash Items	(1,306)	(286)	(2,637)	2,351	(9,275)	(10,491)	(21,095)	10,604	(50.27)



Health and Wellness
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GLJdeAdministrativeIncomeStatement
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Other Expenses			506	(506)	3,490		4,048	(4,048)	(100.00)
Total Operating Expense			506	(506)	3,490		4,048	(4,048)	(100.00)
Total Operating Income			(506)	506	(3,490)		(4,048)	4,048	(100.00)



MTW Program Administration
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GLJdeAdministrativeIncomeStatement
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Miscellaneous Revenue					100				
Net Revenue					100				
Operating Expense									
Salaries and Benefits	38,699	92,875	66,840	26,034	465,602	525,260	534,721	(9,462)	(1.77)
Fleet Costs	373	86	81	5	1,984	786	648	138	21.22
Outside Services	4				7				
Protective Services	185				882	72		72	100.00
Insurance	4,922	3,541	3,321	220	23,510	22,111	30,726	(8,616)	(28.04)
Other Expenses	23,667	23,684	37,053	(13,370)	220,009	276,889	300,633	(23,745)	(7.90)
Total Operating Expense	67,850	120,184	107,295	12,889	711,994	825,117	866,729	(41,612)	(4.80)
Total Operating Income	(67,850)	(120,184)	(107,295)	(12,889)	(711,894)	(825,117)	(866,729)	41,612	(4.80)
Non-Operating Income (Expense)									
Interest Income	50		2	(2)	500	500	16	484	2,933.98
Management Fees	(424)	(668)	(335)	(333)	(2,848)	(5,072)	(2,678)	(2,394)	89.38
Transfers	20,929	9,789	10,124	(334)	82,795	83,494	85,329	(1,835)	(2.15)
Total Non-Operating Income (Expense)	20,555	9,121	9,791	(670)	80,448	78,922	82,667	(3,745)	(4.53)
Surplus or Deficit Prior to Non-Cash Items	(47,295)	(111,063)	(97,504)	(13,559)	(631,447)	(746,195)	(784,062)	37,867	(4.83)
Non-Cash Items									
Non-Oper Income (Expense)	141,076	(12,202)		(12,202)	872,239	645,739		645,739	100.00
Total Non-Cash Items	141,076	(12,202)		(12,202)	872,239	645,739		645,739	100.00
Change In Net Assets	93,781	(123,265)	(97,504)	(25,761)	240,792	(100,456)	(784,062)	683,606	(87.19)



Res Ambassador Empowerment Pgm
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GJJdeAdministrativeIncomeStatement
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Salaries and Benefits	2,101	2,307	5,411	(3,104)	17,171	14,506	43,290	(28,784)	(66.49)
Insurance	115	132	216	(84)	261	444	1,728	(1,284)	(74.28)
Other Expenses			25	(25)			200	(200)	(100.00)
Total Operating Expense	2,216	2,438	5,652	(3,214)	17,432	14,951	45,218	(30,267)	(66.94)
Total Operating Income	(2,216)	(2,438)	(5,652)	3,214	(17,432)	(14,951)	(45,218)	30,267	(66.94)



Summer Youth Program
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GJJdeAdministrativeIncomeStatement
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Salaries and Benefits			10,248	(10,248)	47,451	50,009	81,986	(31,977)	(39.00)
Insurance			1,080	(1,080)	44	724	8,640	(7,916)	(91.62)
Other Expenses					1,288		2,625	(2,625)	(100.00)
Total Operating Expense			11,328	(11,328)	48,783	50,733	93,251	(42,518)	(45.60)
Total Operating Income			(11,328)	11,328	(48,783)	(50,733)	(93,251)	42,518	(45.60)



Policy And Planning
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GJJdeAdministrativeIncomeStatement
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Salaries and Benefits	22,446	23,093	30,455	(7,362)	183,153	190,370	243,638	(53,269)	(21.86)
Insurance	640	477	406	72	3,378	3,569	3,692	(123)	(3.34)
Other Expenses	2,410	8,182	10,124	(1,942)	31,021	54,104	80,994	(26,890)	(33.20)
Total Operating Expense	25,496	31,752	40,985	(9,233)	217,552	248,042	328,325	(80,283)	(24.45)
Total Operating Income	(25,496)	(31,752)	(40,985)	9,233	(217,552)	(248,042)	(328,325)	80,283	(24.45)
Non-Operating Income (Expense)									
Management Fees	3,536	4,998	7,345	(2,347)	30,875	40,929	58,758	(17,829)	(30.34)
Total Non-Operating Income (Expense)	3,536	4,998	7,345	(2,347)	30,875	40,929	58,758	(17,829)	(30.34)
Surplus or Deficit Prior to Non-Cash Items	(21,960)	(26,754)	(33,640)	6,886	(186,677)	(207,114)	(269,567)	62,453	(23.17)
Non-Cash Items									
Depreciation & Amortization	(69)	(69)	(69)		(550)	(550)	(550)	0	.00
Total Non-Cash Items	(69)	(69)	(69)		(550)	(550)	(550)	0	.00
Change In Net Assets	(22,028)	(26,823)	(33,709)	6,886	(187,227)	(207,664)	(270,117)	62,453	(23.12)



Procurement
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GLJdeAdministrativeIncomeStatement
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Miscellaneous Revenue					447				
Net Revenue					447				
Operating Expense									
Salaries and Benefits	32,614	40,217	45,411	(5,195)	325,530	305,644	363,289	(57,645)	(15.87)
Insurance	1,373	1,236	691	545	6,545	6,660	6,279	381	6.07
Other Expenses	10,751	6,207	10,423	(4,216)	83,574	50,467	83,386	(32,919)	(39.48)
Total Operating Expense	44,738	47,660	56,525	(8,865)	415,649	362,771	452,954	(90,183)	(19.91)
Total Operating Income	(44,738)	(47,660)	(56,525)	8,865	(415,202)	(362,771)	(452,954)	90,183	(19.91)
Non-Operating Income (Expense)									
Management Fees	6,089	7,321	9,979	(2,659)	58,257	59,118	79,836	(20,718)	(25.95)
Total Non-Operating Income (Expense)	6,089	7,321	9,979	(2,659)	58,257	59,118	79,836	(20,718)	(25.95)
Surplus or Deficit Prior to Non-Cash Items	(38,649)	(40,340)	(46,546)	6,206	(356,945)	(303,653)	(373,118)	69,465	(18.62)
Non-Cash Items									
Depreciation & Amortization	(312)	(312)	(312)		(2,497)	(2,497)	(2,497)	0	.00
Total Non-Cash Items	(312)	(312)	(312)		(2,497)	(2,497)	(2,497)	0	.00
Change In Net Assets	(38,961)	(40,652)	(46,858)	6,206	(359,442)	(306,150)	(375,615)	69,465	(18.49)



SAHFC Property Mgmt Admin
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GLJdeAdministrativeIncomeStatement
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Bad Debt, Net of Collections					583				
Net Revenue					583				
Operating Expense									
Salaries and Benefits	19,917	21,022	21,026	(4)	164,224	178,006	169,911	8,095	4.76
Fleet Costs	12	17	200	(183)	2,072	733	1,600	(867)	(54.19)
Outside Services	4	3		3	21	17		17	100.00
Insurance	657	486	336	150	3,506	3,470	2,989	480	16.07
Other Expenses	5,682	6,430	7,246	(816)	36,993	54,497	58,306	(3,809)	(6.53)
Total Operating Expense	26,272	27,959	28,808	(850)	206,816	236,722	232,806	3,916	1.68
Total Operating Income	(26,272)	(27,959)	(28,808)	850	(206,233)	(236,722)	(232,806)	(3,916)	1.68
Non-Operating Income (Expense)									
Management Fees	32,525	27,232	8,206	19,026	186,049	167,949	65,648	102,301	155.83
Total Non-Operating Income (Expense)	32,525	27,232	8,206	19,026	186,049	167,949	65,648	102,301	155.83
Surplus or Deficit Prior to Non-Cash Items	6,253	(726)	(20,602)	19,876	(20,184)	(68,774)	(167,158)	98,384	(58.86)
Non-Cash Items									
Depreciation & Amortization	(389)	(390)	(778)	388	(2,722)	(3,117)	(6,223)	3,106	(49.91)
Non-Oper Income (Expense)					69,063				
Total Non-Cash Items	(389)	(390)	(778)	388	66,340	(3,117)	(6,223)	3,106	(49.91)
Change In Net Assets	5,864	(1,116)	(21,380)	20,264	46,156	(71,891)	(173,381)	101,490	(58.54)



Property Management - PH
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GLJdeAdministrativeIncomeStatement
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Salaries and Benefits	71,112	81,158	82,698	(1,540)	597,522	656,506	661,582	(5,076)	(.77)
Supplies and Materials					(476)				
Fleet Costs	37	15	214	(198)	2,080	2,142	1,708	433	25.37
Outside Services	(11,711)	210	85	125	2,236	218	678	(461)	(67.89)
Protective Services						135		135	100.00
Insurance	3,006	2,727	1,301	1,426	13,014	14,337	11,753	2,584	21.98
Other Expenses	16,166	17,370	19,057	(1,687)	168,589	154,631	154,761	(130)	(.08)
Total Operating Expense	78,610	101,481	103,355	(1,874)	782,965	827,967	830,483	(2,516)	(.30)
Total Operating Income	(78,610)	(101,481)	(103,355)	1,874	(782,965)	(827,967)	(830,483)	2,516	(0.30)
Non-Operating Income (Expense)									
Other Income (Expense)					(60,000)				
Management Fees	(335)	(222)	(601)	379	(6,998)	(3,026)	(4,808)	1,783	(37.07)
Total Non-Operating Income (Expense)	(335)	(222)	(601)	379	(66,998)	(3,026)	(4,808)	1,783	(37.07)
Surplus or Deficit Prior to Non-Cash Items	(78,945)	(101,703)	(103,956)	2,253	(849,963)	(830,993)	(835,291)	4,298	(0.51)
Non-Cash Items									
Depreciation & Amortization	(395)	(243)	(89)	(154)	(1,019)	(1,946)	(713)	(1,233)	172.81
Total Non-Cash Items	(395)	(243)	(89)	(154)	(1,019)	(1,946)	(713)	(1,233)	172.81
Change In Net Assets	(79,340)	(101,946)	(104,045)	2,099	(850,982)	(832,939)	(836,005)	3,065	(0.37)



Public Affairs
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GLJdeAdministrativeIncomeStatement
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Miscellaneous Revenue	2,606	2,637	4,567	(1,930)	28,998	29,551	36,533	(6,983)	(19.11)
Net Revenue	2,606	2,637	4,567	(1,930)	28,998	29,551	36,533	(6,983)	(19.11)
Operating Expense									
Salaries and Benefits	19,326	24,075	31,460	(7,384)	177,677	188,045	251,677	(63,632)	(25.28)
Outside Services			61	(61)			491	(491)	(100.00)
Utilities		117		117		585		585	100.00
Insurance	1,140	616	520	96	4,690	4,538	4,706	(168)	(3.56)
Other Expenses	14,539	47,405	20,711	26,693	130,485	141,256	165,689	(24,433)	(14.75)
Total Operating Expense	35,005	72,213	52,752	19,461	312,851	334,424	422,564	(88,139)	(20.86)
Total Operating Income	(32,398)	(69,576)	(48,185)	(21,391)	(283,853)	(304,874)	(386,030)	81,156	(21.02)
Non-Operating Income (Expense)									
Management Fees	4,480	11,012	8,625	2,387	41,486	50,595	68,998	(18,403)	(26.67)
Total Non-Operating Income (Expense)	4,480	11,012	8,625	2,387	41,486	50,595	68,998	(18,403)	(26.67)
Surplus or Deficit Prior to Non-Cash Items	(27,918)	(58,564)	(39,561)	(19,003)	(242,367)	(254,279)	(317,032)	62,753	(19.79)



Dev Svcs & Neighborhood Rev
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Miscellaneous Revenue						7,201		7,201	100.00
Net Revenue						7,201		7,201	100.00
Operating Expense									
Salaries and Benefits	31,780	49,589	40,500	9,090	384,205	319,025	323,996	(4,971)	(1.53)
Supplies and Materials			5	(5)			41	(41)	(100.00)
Fleet Costs	44	233	683	(451)	872	4,513	5,467	(953)	(17.44)
Outside Services	813	75	812	(737)	6,007	75	6,493	(6,418)	(98.84)
Insurance	1,782	1,134	1,081	52	10,721	8,725	9,754	(1,029)	(10.55)
Other Expenses	15,574	17,970	36,487	(18,517)	381,831	133,453	291,897	(158,444)	(54.28)
Total Operating Expense	49,994	69,001	79,568	(10,567)	783,635	465,791	637,648	(171,857)	(26.95)
Total Operating Income	(49,994)	(69,001)	(79,568)	10,567	(783,635)	(458,590)	(637,648)	179,058	(28.08)
Non-Operating Income (Expense)									
Interest Expense	(884)		(3,896)	3,896	(19,328)	(3,023)	(31,166)	28,142	(90.30)
Management Fees	(367)	(990)	(363)	(627)	(1,227)	(3,008)	(2,901)	(106)	3.67
Transfers	24,520	203,939		203,939	43,296	412,734		412,734	100.00
Total Non-Operating Income (Expense)	23,270	202,949	(4,258)	207,207	22,741	406,703	(34,067)	440,770	(1,293.83)
Surplus or Deficit Prior to Non-Cash Items	(26,724)	133,948	(83,827)	217,774	(760,894)	(51,886)	(671,715)	619,829	(92.28)
Non-Cash Items									
Depreciation & Amortization	(335)	(335)	(335)		(2,677)	(2,677)	(2,677)		
Non-Oper Income (Expense)			(191)	191	250,000		(1,530)	1,530	(100.00)
Total Non-Cash Items	(335)	(335)	(526)	191	247,323	(2,677)	(4,207)	1,530	(36.36)
Change In Net Assets	(27,059)	133,613	(84,352)	217,965	(513,571)	(54,564)	(675,922)	621,358	(91.93)



Receivable Transaction Process
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Salaries and Benefits	501	411	532	(121)	4,699	3,476	4,253	(776)	(18.26)
Insurance	31	22	7	14	100	76	66	11	16.06
Other Expenses	5,242	3,113	3,894	(781)	36,336	30,197	31,152	(955)	(3.07)
Total Operating Expense	5,774	3,546	4,433	(887)	41,135	33,750	35,471	(1,721)	(4.85)
Total Operating Income	(5,774)	(3,546)	(4,433)	887	(41,135)	(33,750)	(35,471)	1,721	(4.85)
Non-Operating Income (Expense)									
Management Fees	5,774	3,546	4,433	(887)	41,150	33,750	35,466	(1,716)	(4.84)
Total Non-Operating Income (Expense)	5,774	3,546	4,433	(887)	41,150	33,750	35,466	(1,716)	(4.84)
Surplus or Deficit Prior to Non-Cash Items			0	0	15		(5)	5	(100.00)



Regulatory Oversight
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Salaries and Benefits	9,006	9,277	10,058	(782)	51,573	83,440	80,465	2,975	3.70
Fleet Costs			92	(92)	44		733	(733)	(100.00)
Insurance	297	226	149	77	1,466	1,586	1,351	234	17.33
Other Expenses	1,157	2,937	2,804	133	12,241	18,238	22,433	(4,195)	(18.70)
Total Operating Expense	10,460	12,439	13,103	(664)	65,323	103,263	104,983	(1,720)	(1.64)
Total Operating Income	(10,460)	(12,439)	(13,103)	664	(65,323)	(103,263)	(104,983)	1,720	(1.64)
Non-Operating Income (Expense)									
Management Fees	1,451	1,969	2,350	(382)	9,159	17,559	18,802	(1,243)	(6.61)
Total Non-Operating Income (Expense)	1,451	1,969	2,350	(382)	9,159	17,559	18,802	(1,243)	(6.61)
Surplus or Deficit Prior to Non-Cash Items	(9,009)	(10,471)	(10,753)	282	(56,164)	(85,705)	(86,181)	477	(0.55)



Risk Management
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GJJdeAdministrativeIncomeStatement
 ByBusinessUnit
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Miscellaneous Revenue			5,750	(5,750)	68,762	125,219	46,000	79,219	172.22
Net Revenue			5,750	(5,750)	68,762	125,219	46,000	79,219	172.22
Operating Expense									
Salaries and Benefits	5,995	5,688	13,103	(7,414)	51,220	54,108	104,822	(50,714)	(48.38)
Insurance	515	370	238	131	1,969	1,867	2,153	(287)	(13.30)
Other Expenses	1,262	1,315	2,848	(1,533)	18,870	13,877	22,780	(8,903)	(39.08)
Total Operating Expense	7,773	7,373	16,188	(8,815)	72,059	69,852	129,756	(59,904)	(46.17)
Total Operating Income	(7,773)	(7,373)	(10,438)	3,065	(3,297)	55,367	(83,756)	139,123	(166.11)
Non-Operating Income (Expense)									
Management Fees	1,074	1,167	1,875	(709)	7,358	8,258	15,002	(6,744)	(44.95)
Total Non-Operating Income (Expense)	1,074	1,167	1,875	(709)	7,358	8,258	15,002	(6,744)	(44.95)
Surplus or Deficit Prior to Non-Cash Items	(6,699)	(6,206)	(8,563)	2,357	4,061	63,626	(68,754)	132,379	(192.54)



Security Division - Admin
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Salaries and Benefits	13,008	16,031	14,306	1,725	112,590	138,659	114,448	24,211	21.15
Fleet Costs	80	94	923	(829)	5,036	2,055	7,387	(5,333)	(72.18)
Outside Services			9	(9)	33	34	73	(39)	(53.19)
Protective Services	9,004	7,896	2,497	5,399	57,414	44,141	19,977	24,164	120.96
Insurance	1,006	447	390	56	4,138	3,263	3,429	(166)	(4.84)
Other Expenses	2,285	3,233	3,903	(669)	22,950	27,906	31,221	(3,315)	(10.62)
Total Operating Expense	25,383	27,701	22,029	5,672	202,161	216,058	176,535	39,523	22.39
Total Operating Income	(25,383)	(27,701)	(22,029)	(5,672)	(202,161)	(216,058)	(176,535)	(39,523)	22.39
Non-Operating Income (Expense)									
Management Fees	3,457	4,356	3,913	442	28,114	35,816	31,307	4,509	14.40
Total Non-Operating Income (Expense)	3,457	4,356	3,913	442	28,114	35,816	31,307	4,509	14.40
Surplus or Deficit Prior to Non-Cash Items	(21,925)	(23,345)	(18,115)	(5,230)	(174,047)	(180,242)	(145,228)	(35,014)	24.11



DNU Security Division
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Fleet Costs					268				
Outside Services					3				
Insurance					76				
Other Expenses					50				
Total Operating Expense					398				
Total Operating Income					(398)			0	0.00
Non-Operating Income (Expense)									
Management Fees					403				
Total Non-Operating Income (Expense)					403				
Surplus or Deficit Prior to Non-Cash Items					5			0	0.00



Service Coordination
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Miscellaneous Revenue		2,000	2,600	(600)	7,200	28,000	20,800	7,200	34.62
Net Revenue		2,000	2,600	(600)	7,200	28,000	20,800	7,200	34.62
Operating Expense									
Salaries and Benefits	2,459		2,602	(2,602)	18,831	15,114	20,819	(5,705)	(27.40)
Insurance	149	22	40	(18)	483	237	367	(130)	(35.45)
Other Expenses	11	6	2	4	232	101	14	88	637.06
Total Operating Expense	2,619	27	2,644	(2,617)	19,547	15,452	21,200	(5,748)	(27.11)
Total Operating Income	(2,619)	1,973	(44)	2,017	(12,347)	12,548	(400)	12,948	(3,234.87)

**Innovative Technology Services
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison**

Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Miscellaneous Revenue	39,884	52,484	50,276	2,208	352,378	402,737	402,209	528	.13
Net Revenue	39,884	52,484	50,276	2,208	352,378	402,737	402,209	528	.13
Operating Expense									
Salaries and Benefits	31,814	44,858	40,690	4,168	288,009	315,025	325,519	(10,493)	(3.22)
Supplies and Materials						139		139	100.00
Fleet Costs	365	36	167	(131)	571	357	1,333	(976)	(73.22)
Insurance	1,449	1,125	634	491	6,547	6,402	5,665	737	13.01
Other Expenses	5,070	5,519	7,974	(2,455)	46,197	63,250	63,794	(544)	(.85)
Total Operating Expense	38,698	51,538	49,464	2,073	341,323	385,173	396,311	(11,137)	(2.81)
Total Operating Income	1,186	947	812	135	11,055	17,564	5,899	11,665	197.76
Non-Operating Income (Expense)									
Management Fees	(46)	(234)	(114)	(120)	(405)	(7,357)	(913)	(6,444)	705.74
Total Non-Operating Income (Expense)	(46)	(234)	(114)	(120)	(405)	(7,357)	(913)	(6,444)	705.74
Surplus or Deficit Prior to Non-Cash Items	1,141	713	698	15	10,650	10,207	4,985	5,221	104.73
Non-Cash Items									
Depreciation & Amortization	(1,141)	(713)	(396)	(317)	(9,126)	(10,207)	(7,636)	(2,570)	33.66
Total Non-Cash Items	(1,141)	(713)	(396)	(317)	(9,126)	(10,207)	(7,636)	(2,570)	33.66
Change In Net Assets			302	(302)	1,524		(2,651)	2,651	(100.00)



Innovative Technology Admin
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Salaries and Benefits	43,839	32,229	47,487	(15,259)	375,097	363,665	379,898	(16,233)	(4.27)
Outside Services						215		215	100.00
Insurance	416	195	379	(184)	4,547	4,223	3,428	795	23.18
Other Expenses	3,294	4,865	6,587	(1,722)	56,663	54,030	52,695	1,335	2.53
Total Operating Expense	47,548	37,289	54,453	(17,164)	436,307	422,133	436,022	(13,889)	(3.19)
Total Operating Income	(47,548)	(37,289)	(54,453)	17,164	(436,307)	(422,133)	(436,022)	13,889	(3.19)
Non-Operating Income (Expense)									
Management Fees	6,717	6,000	9,911	(3,911)	62,794	71,902	79,291	(7,388)	(9.32)
Total Non-Operating Income (Expense)	6,717	6,000	9,911	(3,911)	62,794	71,902	79,291	(7,388)	(9.32)
Surplus or Deficit Prior to Non-Cash Items	(40,831)	(31,288)	(44,542)	13,253	(373,512)	(350,231)	(356,731)	6,500	(1.82)
Non-Cash Items									
Depreciation & Amortization	(995)	(995)	(995)	0	(7,957)	(7,957)	(7,956)	0	.00
Total Non-Cash Items	(995)	(995)	(995)	0	(7,957)	(7,957)	(7,956)	0	.00
Change In Net Assets	(41,826)	(32,283)	(45,536)	13,253	(381,469)	(358,187)	(364,688)	6,500	(1.78)



UAC (Formerly AOD)
Summarized Income Statement by Business Unit
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GJJdeAdministrativeIncomeStatement
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Operating Expense									
Salaries and Benefits	25,358	28,397	32,812	(4,415)	204,498	185,162	262,494	(77,332)	(29.46)
Outside Services						685		685	100.00
Insurance	1,481	1,393	529	864	5,144	5,324	4,836	487	10.08
Other Expenses	14,711	5,489	9,827	(4,338)	67,903	54,804	78,615	(23,811)	(30.29)
Total Operating Expense	41,550	35,278	43,167	(7,889)	277,545	245,974	345,944	(99,971)	(28.90)
Total Operating Income	(41,550)	(35,278)	(43,167)	7,889	(277,545)	(245,974)	(345,944)	99,971	(28.90)
Non-Operating Income (Expense)									
Management Fees	41,550	35,278	43,196	(7,918)	278,263	245,974	345,570	(99,596)	(28.82)
Total Non-Operating Income (Expense)	41,550	35,278	43,196	(7,918)	278,263	245,974	345,570	(99,596)	(28.82)
Surplus or Deficit Prior to Non-Cash Items			29	(29)	717		(375)	375	(100.00)



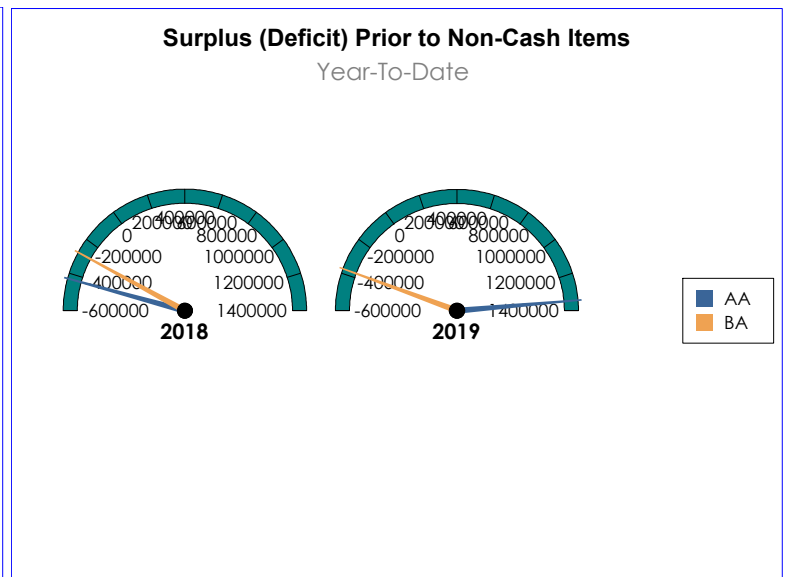
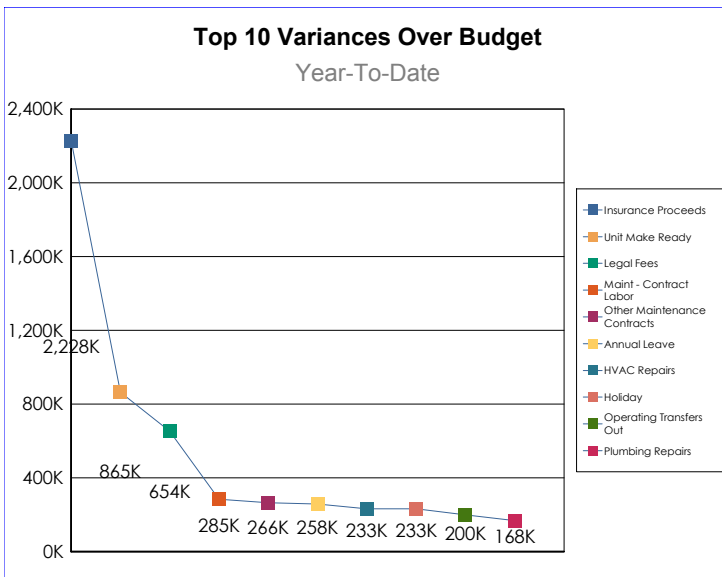
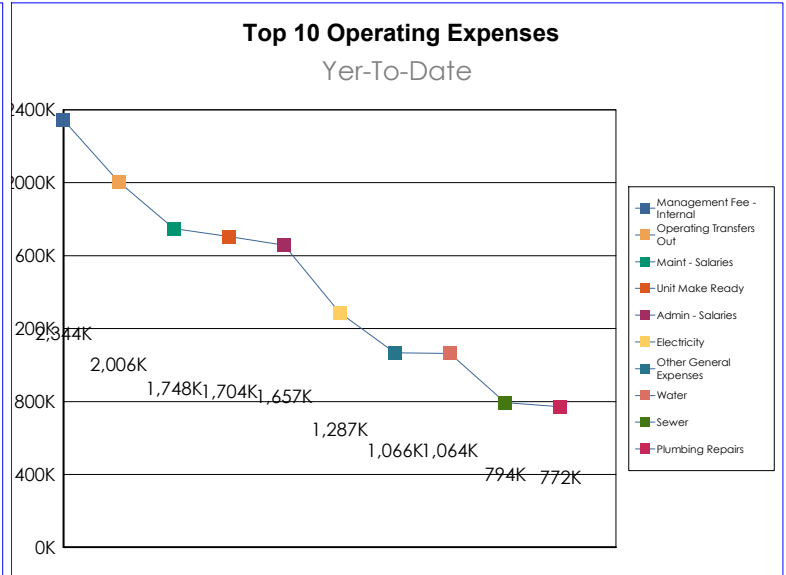
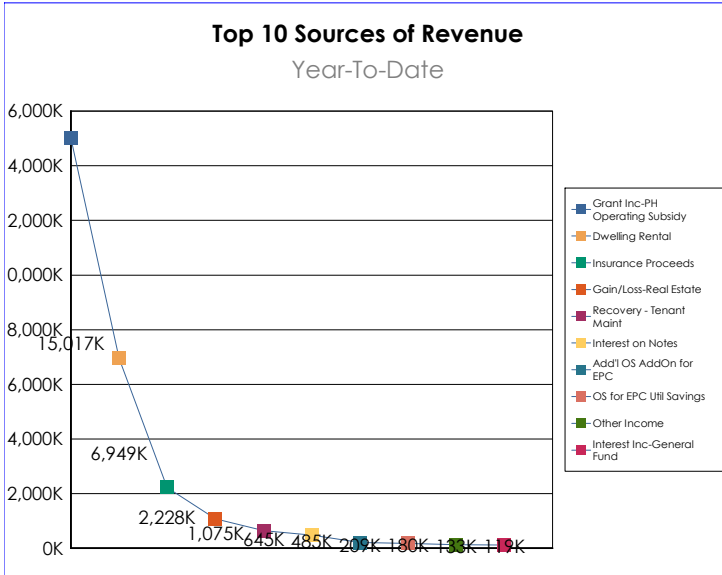
Public Housing
Summarized Income Statement by Line of Business, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GLJdeIncomeStatementByLineOfBusiness
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Account Description	Year-To-Date			
	Actual	Budget	Variance	%
Revenue				
Rental Revenue	6,948,699	6,940,348	8,350	.12
Bad Debt, Net of Collections	286,134	185,546	100,588	54.21
Other Tenant Revenue	256,112	292,019	(35,908)	-12.30
Grants	15,405,588	14,150,782	1,254,806	8.87
Miscellaneous Revenue	264,976	204,231	60,745	29.74
Net Revenue	23,161,508	21,772,926	1,388,581	6.38
Operating Expense				
Salaries and Benefits	6,631,878	7,245,611	(613,733)	-8.47
Supplies and Materials	1,541,267	951,795	589,471	61.93
Fleet Costs	124,236	88,947	35,289	39.67
Outside Services	5,480,958	3,630,214	1,850,744	50.98
Utilities	3,274,965	3,470,753	(195,788)	-5.64
Protective Services	191,081	323,929	(132,848)	-41.01
Insurance	835,749	915,142	(79,392)	-8.68
HAP Expense				
Other Expenses	1,972,024	1,351,229	620,795	45.94
Total Operating Expense	20,052,158	17,977,620	2,074,538	11.54
Total Operating Income	3,109,349	3,795,306	(685,957)	(\$18.07)
Non-Operating Income (Expense)				
Interest Expense	(57,346)	(64,348)	7,002	-10.88
Interest Income	819,158	696,639	122,519	17.59
Replacement/Extraordinary Item	(474,695)	(334,040)	(140,656)	42.11
Other Income (Expense)	1,173,332	(1,100,333)	2,273,665	-206.63
Management Fees	(3,128,888)	(3,261,956)	133,068	-4.08
Transfers	(96,367)	(106,489)	10,122	-9.50
Total Non-Operating Income (Expense)	(1,764,806)	(4,170,526)	2,405,720	-57.68
Surplus or Deficit Prior to Non-Cash Items	1,344,543	(375,220)	1,719,763	(\$458.33)
Non-Cash Items				
Depreciation & Amortization	(6,810,373)	(6,408,964)	(401,409)	6.26
Non-Oper Income (Expense)	5,580,175	4,785,301	794,874	16.61
Total Non-Cash Items	(1,230,198)	(1,623,663)	393,465	-24.23

Public Housing
Summarized Income Statement by Line of Business, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

Account Description	Year-To-Date			
	Actual	Budget	Variance	%
Change In Net Assets	114,345	(1,998,883)	2,113,228	(\$105.72)





Alazan/Guadalupe
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	88,145	110,600	85,329	25,272	687,517	847,898	682,628	165,270	24.21
Bad Debt, Net of Collections	(2,200)	(14,082)	2,714	(16,796)	(41,334)	28,444	21,714	6,730	30.99
Other Tenant Revenue	1,950	5,050	2,773	2,277	19,355	38,978	22,185	16,793	75.69
Grants	274,661	277,472	263,217	14,255	2,247,969	2,367,214	2,218,542	148,672	6.70
Miscellaneous Revenue	25	4,454	4,688	(234)	35,305	22,342	37,507	(15,164)	-40.43
Net Revenue	362,580	383,494	358,721	24,773	2,948,812	3,304,876	2,982,576	322,300	10.81
Operating Expense									
Salaries and Benefits	107,814	111,861	117,831	(5,971)	891,630	926,966	942,652	(15,686)	-1.66
Supplies and Materials	50,920	37,105	25,596	11,509	258,379	230,547	204,769	25,778	12.59
Fleet Costs	5,609	2,288	1,730	559	18,433	25,568	13,836	11,732	84.79
Outside Services	97,430	121,588	64,589	56,999	621,950	691,352	516,711	174,641	33.80
Utilities	42,618	50,430	48,749	1,681	350,416	350,608	389,992	(39,384)	-10.10
Protective Services	1,090	6,204	6,209	(5)	13,305	31,063	49,674	(18,611)	-37.47
Insurance	6,684	20,730	13,451	7,280	85,384	108,301	110,375	(2,074)	-1.88
Other Expenses	10,540	12,485	11,575	910	105,396	116,622	103,685	12,937	12.48
Total Operating Expense	322,707	362,692	289,730	72,962	2,344,893	2,481,025	2,331,693	149,333	6.40
Total Operating Income	39,874	20,802	68,991	(48,189)	603,919	823,851	650,883	172,967	26.57
Non-Operating Income (Expense)									
Interest Expense	(625)	(1,423)	(1,397)	(26)	(5,597)	(12,021)	(11,618)	(403)	3.47
Interest Income	1,217	1,532	994	537	8,538	12,362	7,954	4,409	55.43
Replacement/Extraordinary Item	(40,664)	(16,968)	(10,638)	(6,330)	(103,509)	(134,719)	(85,103)	(49,616)	58.30
Other Income (Expense)	0	27	27	27	(6,930)	3,136		3,136	100.00
Management Fees	(47,955)	(52,960)	(56,707)	3,747	(416,571)	(421,395)	(453,652)	32,257	-7.11
Transfers	(5,558)	(6,210)	(3,427)	(2,783)	(32,556)	(34,074)	(25,739)	(8,335)	32.38
Total Non-Operating Income (Expense)	(93,585)	(76,002)	(71,174)	(4,828)	(556,625)	(586,710)	(568,158)	(18,552)	3.27
Income Before Non-Cash Items	(53,711)	(55,200)	(2,183)	(53,017)	47,294	237,140	82,725	154,415	186.66
Non-Cash Items									
Depreciation & Amortization	(66,994)	(67,280)	(63,201)	(4,080)	(530,885)	(536,881)	(506,209)	(30,672)	6.06
Non-Oper Income (Expense)	0			0	119,619	1,000		1,000	100.00
Total Non-Cash Items	(66,994)	(67,280)	(63,201)	(4,080)	(411,266)	(535,881)	(506,209)	(29,672)	5.86
Change In Net Assets	(120,705)	(122,480)	(65,384)	(57,097)	(363,972)	(298,741)	(423,484)	124,743	(29.46)



Blanco/San Pedro Arms
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	28,260	27,808	29,086	(1,278)	224,594	219,040	232,689	(13,650)	-5.87
Bad Debt, Net of Collections	87		137	(137)	(2,976)	(1,321)	1,093	(2,414)	-220.78
Other Tenant Revenue	659	480	431	50	3,068	3,256	3,447	(191)	-5.53
Grants	19,692	20,256	19,681	574	167,355	176,021	165,884	10,137	6.11
Miscellaneous Revenue	1,061	1,907	1,521	386	24,023	10,228	12,167	(1,939)	-15.94
Net Revenue	49,758	50,451	50,856	(404)	416,064	407,224	415,281	(8,056)	-1.94
Operating Expense									
Salaries and Benefits	6,702	8,609	16,677	(8,068)	116,177	75,634	133,417	(57,784)	-43.31
Supplies and Materials	722	2,323	980	1,343	6,974	17,234	7,840	9,394	119.82
Fleet Costs	0		138	(138)	652	682	1,100	(418)	-38.03
Outside Services	4,420	13,389	7,843	5,546	69,728	114,918	62,747	52,171	83.15
Utilities	10,313	10,137	14,945	(4,808)	116,970	113,470	119,557	(6,086)	-5.09
Protective Services	269		643	(643)	1,426		5,142	(5,142)	-100.00
Insurance	638	1,797	1,353	444	8,465	10,103	11,190	(1,086)	-9.71
Other Expenses	2,015	3,175	2,743	432	21,073	22,241	23,480	(1,239)	-5.28
Total Operating Expense	25,078	39,430	45,322	(5,892)	341,467	354,281	364,471	(10,190)	-2.80
Total Operating Income	24,681	11,021	5,534	5,488	74,597	52,943	50,809	2,134	4.20
Non-Operating Income (Expense)									
Interest Income	114	343	110	233	847	2,581	881	1,700	192.97
Replacement/Extraordinary Item	0		(104)	104	(3,974)	(541)	(833)	293	-35.14
Other Income (Expense)	0			0		1,220		1,220	100.00
Management Fees	(7,718)	(8,084)	(8,472)	388	(64,246)	(65,679)	(67,773)	2,093	-3.09
Transfers	173	411	417	(6)	3,166	3,149	3,250	(101)	-3.11
Total Non-Operating Income (Expense)	(7,431)	(7,330)	(8,049)	719	(64,207)	(59,270)	(64,475)	5,206	-8.07
Income Before Non-Cash Items	17,250	3,692	(2,515)	6,207	10,390	(6,327)	(13,666)	7,340	(53.71)
Non-Cash Items									
Depreciation & Amortization	(42,538)	(37,619)	(37,596)	(23)	(343,171)	(300,953)	(300,768)	(185)	.06
Non-Oper Income (Expense)	0		23,542	(23,542)			188,333	(188,333)	-100.00
Total Non-Cash Items	(42,538)	(37,619)	(14,054)	(23,565)	(343,171)	(300,953)	(112,434)	(188,518)	167.67
Change In Net Assets	(25,289)	(33,927)	(16,569)	(17,358)	(332,781)	(307,279)	(126,100)	(181,179)	143.68



Blueridge/VF/SF/Palm Lake
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GlJdeIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	0			0	(1,390)	(1,390)		(1,390)	100.00
Bad Debt, Net of Collections	0	120		120	1,500	2,072		2,072	100.00
Other Tenant Revenue	0			0	(110)	(110)		(110)	100.00
Grants	12,930	3,138	6,740	(3,602)	118,267	15,222	56,808	(41,586)	-73.20
Miscellaneous Revenue	0			0	100				
Net Revenue	12,930	3,258	6,740	(3,482)	118,367	15,794	56,808	(41,014)	-72.20
Operating Expense									
Salaries and Benefits	440	760	953	(193)	5,188	4,893	7,626	(2,733)	-35.84
Fleet Costs	0			0					
Outside Services	7,673	6,691	6,445	246	55,737	50,318	53,850	(3,532)	-6.56
Utilities	173	1,317		1,317	196	5,877		5,877	100.00
Protective Services	0			0		215		215	100.00
Insurance	94	990	1,236	(246)	6,925	5,810	9,910	(4,100)	-41.37
Other Expenses	108	184	108	75	1,632	1,857	1,200	656	54.67
Total Operating Expense	8,487	9,942	8,742	1,199	69,677	68,971	72,587	(3,616)	-4.98
Total Operating Income	4,443	(6,684)	(2,003)	(4,682)	48,690	(53,177)	(15,779)	(37,398)	237.01
Non-Operating Income (Expense)									
Interest Income	4,876	64	2,708	(2,645)	38,709	5,854	21,667	(15,813)	-72.98
Management Fees	(1,022)	(1,024)	(1,082)	58	(12,140)	(9,323)	(8,653)	(670)	7.75
Transfers	(563,212)	255	(232,579)	232,835	(2,049,806)	(1,670,621)	(1,860,634)	190,013	-10.21
Total Non-Operating Income (Expense)	(559,359)	(705)	(230,953)	230,248	(2,023,237)	(1,674,090)	(1,847,620)	173,530	-9.39
Income Before Non-Cash Items	(554,916)	(7,389)	(232,955)	225,566	(1,974,547)	(1,727,267)	(1,863,399)	136,132	(7.31)
Non-Cash Items									
Depreciation & Amortization	(3,961)	(6,916)	(3,961)	(2,955)	(31,689)	(55,327)	(31,689)	(23,639)	74.60
Non-Oper Income (Expense)	223,166		411,783	(411,783)	341,033	73,287	3,294,261	(3,220,974)	-97.78
Total Non-Cash Items	219,205	(6,916)	407,822	(414,737)	309,344	17,959	3,262,572	(3,244,613)	-99.45
Change In Net Assets	(335,712)	(14,305)	174,866	(189,171)	(1,665,203)	(1,709,308)	1,399,173	(3,108,481)	(222.17)



Cassiano Homes
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GLJdeIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	49,698	48,563	48,246	316	382,848	351,653	385,970	(34,317)	-8.89
Bad Debt, Net of Collections	371	4,875	2,262	2,613	(40,450)	31,227	18,097	13,130	72.56
Other Tenant Revenue	1,185	1,814	1,470	345	11,105	11,335	11,757	(422)	-3.59
Grants	208,652	219,643	203,778	15,865	1,706,891	1,842,303	1,717,559	124,744	7.26
Miscellaneous Revenue	47	3,889	6,594	(2,705)	81,271	48,444	52,751	(4,308)	-8.17
Net Revenue	259,952	278,784	262,350	16,434	2,141,664	2,284,962	2,186,134	98,828	4.52
Operating Expense									
Salaries and Benefits	67,763	70,672	81,531	(10,859)	602,931	567,540	652,251	(84,710)	-12.99
Supplies and Materials	41,295	22,114	17,143	4,971	222,425	200,104	137,145	62,959	45.91
Fleet Costs	3,278	1,913	1,364	549	16,408	16,767	10,911	5,855	53.66
Outside Services	78,033	52,045	64,312	(12,266)	655,878	738,278	514,493	223,785	43.50
Utilities	38,218	36,230	35,830	400	283,497	291,818	295,431	(3,613)	-1.22
Protective Services	5,289	4,606	5,089	(483)	30,105	41,613	40,711	901	2.21
Insurance	6,424	13,811	13,163	648	80,390	97,779	107,154	(9,375)	-8.75
Other Expenses	8,986	9,998	8,138	1,860	102,166	83,559	73,056	10,503	14.38
Total Operating Expense	249,287	211,390	226,569	(15,180)	1,993,800	2,037,458	1,831,152	206,306	11.27
Total Operating Income	10,666	67,395	35,781	31,614	147,864	247,504	354,982	(107,478)	(30.28)
Non-Operating Income (Expense)									
Interest Expense	(278)	(632)	(621)	(12)	(2,487)	(5,343)	(5,163)	(179)	3.47
Interest Income	645	459	614	(155)	4,874	3,905	4,915	(1,010)	-20.55
Replacement/Extraordinary Item	(1,400)	(4,739)	(3,914)	(825)	(42,614)	(43,616)	(31,316)	(12,300)	39.28
Management Fees	(27,511)	(35,873)	(38,953)	3,080	(247,572)	(289,347)	(311,621)	22,274	-7.15
Transfers	(2,171)	(2,149)	(880)	(1,269)	(8,647)	(10,277)	(6,401)	(3,876)	60.56
Total Non-Operating Income (Expense)	(30,714)	(42,934)	(43,753)	819	(296,447)	(344,678)	(349,586)	4,908	-1.40
Income Before Non-Cash Items	(20,048)	24,460	(7,973)	32,433	(148,583)	(97,174)	5,396	(102,570)	(1,900.88)
Non-Cash Items									
Depreciation & Amortization	(57,612)	(57,067)	(56,249)	(817)	(460,001)	(458,644)	(453,105)	(5,538)	1.22
Total Non-Cash Items	(57,612)	(57,067)	(56,249)	(817)	(460,001)	(458,644)	(453,105)	(5,538)	1.22
Change In Net Assets	(77,660)	(32,606)	(64,222)	31,616	(608,583)	(555,818)	(447,710)	(108,108)	24.15



Cheryl West/TL Shaley
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	25,202	25,461	22,083	3,378	175,673	198,066	176,667	21,399	12.11
Bad Debt, Net of Collections	1,086	4,465	225	4,240	1,140	13,437	1,800	11,637	646.48
Other Tenant Revenue	330	420	688	(268)	4,941	3,170	5,500	(2,330)	-42.36
Grants	50,436	51,347	47,442	3,904	415,778	429,358	399,871	29,487	7.37
Miscellaneous Revenue	0	150	125	25	1,400	6,413	1,000	5,413	541.34
Net Revenue	77,053	81,843	70,563	11,279	598,930	650,444	584,838	65,607	11.22
Operating Expense									
Salaries and Benefits	20,030	29,098	24,280	4,818	129,942	236,202	194,239	41,963	21.60
Supplies and Materials	4,887	4,609	6,872	(2,263)	54,529	51,666	54,972	(3,306)	-6.01
Fleet Costs	31	197	153	44	740	1,026	1,227	(201)	-16.39
Outside Services	12,268	30,200	12,343	17,858	116,181	193,219	98,740	94,479	95.68
Utilities	902	6,781	6,841	(60)	53,275	56,778	58,815	(2,037)	-3.46
Protective Services	374	755	862	(107)	1,451	7,123	6,895	228	3.31
Insurance	1,225	3,583	3,993	(410)	23,345	29,235	32,554	(3,319)	-10.20
Other Expenses	2,685	2,386	4,055	(1,670)	29,863	27,747	36,031	(8,285)	-22.99
Total Operating Expense	42,403	77,609	59,398	18,211	409,325	602,995	483,473	119,522	24.72
Total Operating Income	34,650	4,233	11,165	(6,931)	189,605	47,449	101,365	(53,915)	(53.19)
Non-Operating Income (Expense)									
Interest Income	270	590	194	396	1,795	4,934	1,555	3,379	217.32
Replacement/Extraordinary Item	0	(541)	(2,711)	2,171	(14,589)	(10,699)	(21,691)	10,992	-50.68
Other Income (Expense)	0			0	(2,450)				
Management Fees	(9,853)	(10,614)	(10,759)	145	(82,896)	(81,687)	(86,072)	4,386	-5.10
Transfers	226	523	543	(20)	4,086	4,088	4,236	(148)	-3.49
Total Non-Operating Income (Expense)	(9,356)	(10,041)	(12,733)	2,692	(94,055)	(83,363)	(101,972)	18,609	-18.25
Income Before Non-Cash Items	25,294	(5,808)	(1,569)	(4,239)	95,550	(35,914)	(608)	(35,306)	5,808.18
Non-Cash Items									
Depreciation & Amortization	(8,481)	(8,444)	(8,246)	(198)	(67,821)	(68,125)	(66,536)	(1,588)	2.39
Total Non-Cash Items	(8,481)	(8,444)	(8,246)	(198)	(67,821)	(68,125)	(66,536)	(1,588)	2.39
Change In Net Assets	16,813	(14,251)	(9,815)	(4,437)	27,729	(104,039)	(67,144)	(36,894)	54.95



Cross Creek/Rutledge/Beldon
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	27,136	25,765	24,583	1,182	188,987	190,865	196,667	(5,802)	-2.95
Bad Debt, Net of Collections	1,155	6,310	(364)	6,675	(24)	9,022	(2,914)	11,936	-409.55
Other Tenant Revenue	571	1,159	502	658	4,104	4,831	4,013	817	20.37
Grants	56,282	57,314	53,079	4,235	464,266	480,114	447,384	32,730	7.32
Miscellaneous Revenue	0	1,246	33	1,213	14,729	15,305	267	15,039	5,640.02
Net Revenue	85,143	91,795	77,833	13,962	672,062	700,137	645,416	54,720	8.48
Operating Expense									
Salaries and Benefits	30,023	22,714	29,541	(6,827)	227,790	218,522	236,328	(17,806)	-7.53
Supplies and Materials	6,434	7,144	2,553	4,590	71,430	56,764	20,753	36,011	173.52
Fleet Costs	693	293	375	(82)	4,022	5,341	3,000	2,341	78.05
Outside Services	16,159	14,169	12,180	1,988	107,660	136,941	97,443	39,498	40.53
Utilities	12,903	5,876	13,481	(7,605)	111,069	106,480	110,619	(4,139)	-3.74
Protective Services	0			0		27		27	100.00
Insurance	1,757	6,993	3,832	3,161	23,621	31,014	31,304	(289)	-9.2
Other Expenses	4,355	4,459	6,503	(2,044)	43,361	46,706	54,899	(8,193)	-14.92
Total Operating Expense	72,323	61,647	68,466	(6,819)	588,953	601,796	554,347	47,450	8.56
Total Operating Income	12,820	30,148	9,367	20,781	83,110	98,340	91,070	7,271	7.98
Non-Operating Income (Expense)									
Interest Income	67	130	92	38	599	1,194	738	456	61.70
Replacement/Extraordinary Item	(4,249)	(531)	(1,583)	1,052	(18,173)	(7,106)	(12,667)	5,561	-43.90
Other Income (Expense)	0			0		7,760		7,760	100.00
Management Fees	(11,155)	(11,822)	(13,194)	1,371	(98,180)	(95,333)	(105,549)	10,216	-9.68
Transfers	252	590	613	(23)	4,615	4,614	4,787	(173)	-3.61
Total Non-Operating Income (Expense)	(15,085)	(11,633)	(14,071)	2,438	(111,139)	(88,871)	(112,690)	23,819	-21.14
Income Before Non-Cash Items	(2,265)	18,515	(4,704)	23,219	(28,029)	9,470	(21,620)	31,090	(143.80)
Non-Cash Items									
Depreciation & Amortization	(12,368)	(15,792)	(10,250)	(5,542)	(105,496)	(126,639)	(82,472)	(44,167)	53.55
Non-Oper Income (Expense)	0			0					
Total Non-Cash Items	(12,368)	(15,792)	(10,250)	(5,542)	(105,496)	(126,639)	(82,472)	(44,167)	53.55
Change In Net Assets	(14,633)	2,723	(14,955)	17,677	(133,526)	(117,169)	(104,093)	(13,077)	12.56



F Furey/C Andrews/Pin Oak II
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	17,507	19,493	18,750	743	128,930	137,803	150,000	(12,197)	-8.13
Bad Debt, Net of Collections	0	2,574	38	2,536	(5,615)	8,635	300	8,335	2,778.30
Other Tenant Revenue	345	485	396	89	2,701	4,278	3,167	1,111	35.08
Grants	50,218	49,837	46,609	3,228	405,532	420,599	392,847	27,752	7.06
Miscellaneous Revenue	375		567	(567)	885	1,761	4,533	(2,773)	-61.16
Net Revenue	68,445	72,389	66,359	6,030	532,433	573,076	550,847	22,229	4.04
Operating Expense									
Salaries and Benefits	27,001	26,468	20,991	5,477	167,176	185,895	167,930	17,966	10.70
Supplies and Materials	5,941	2,993	3,815	(822)	35,552	32,956	30,517	2,439	7.99
Fleet Costs	397	13	533	(521)	3,497	1,884	4,267	(2,383)	-55.85
Outside Services	22,027	12,871	15,221	(2,351)	147,351	201,114	121,771	79,343	65.16
Utilities	8,761	13,015	11,086	1,929	81,626	85,721	91,453	(5,732)	-6.27
Protective Services	0		1,213	(1,213)			9,707	(9,707)	-100.00
Insurance	1,488	2,859	3,953	(1,095)	22,363	24,396	32,099	(7,704)	-24.00
Other Expenses	3,884	5,921	5,772	149	37,968	45,674	49,560	(3,886)	-7.84
Total Operating Expense	69,499	64,138	62,585	1,553	495,533	577,640	507,304	70,337	13.86
Total Operating Income	(1,054)	8,251	3,774	4,477	36,900	(4,565)	43,543	(48,108)	(110.48)
Non-Operating Income (Expense)									
Interest Income	300	546	245	301	2,086	4,633	1,960	2,673	136.39
Replacement/Extraordinary Item	(266)	(500)	(725)	225	(7,995)	(4,609)	(5,800)	1,191	-20.53
Management Fees	(9,075)	(9,886)	(11,151)	1,265	(81,491)	(79,414)	(89,209)	9,795	-10.98
Transfers	204	491	507	(16)	3,861	3,817	3,954	(137)	-3.47
Total Non-Operating Income (Expense)	(8,838)	(9,350)	(11,124)	1,774	(83,539)	(75,573)	(89,094)	13,521	-15.18
Income Before Non-Cash Items	(9,892)	(1,099)	(7,350)	6,251	(46,639)	(80,138)	(45,551)	(34,587)	75.93
Non-Cash Items									
Depreciation & Amortization	(14,916)	(14,931)	(14,555)	(377)	(122,061)	(119,642)	(116,866)	(2,776)	2.38
Non-Oper Income (Expense)	0			0					
Total Non-Cash Items	(14,916)	(14,931)	(14,555)	(377)	(122,061)	(119,642)	(116,866)	(2,776)	2.38
Change In Net Assets	(24,808)	(16,030)	(21,904)	5,874	(168,700)	(199,780)	(162,418)	(37,362)	23.00



Fair Avenue/Matt Garcia
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	63,846	63,653	64,500	(847)	509,451	512,385	516,000	(3,615)	- .70
Bad Debt, Net of Collections	(531)	(21)	(66)	45	(12,377)	(8,662)	(529)	(8,133)	1,536.54
Other Tenant Revenue	1,061	1,026	778	248	5,271	5,118	6,223	(1,105)	-17.75
Grants	47,792	51,586	50,035	1,551	405,503	447,641	421,720	25,921	6.15
Miscellaneous Revenue	1,464	1,610	1,706	(95)	11,812	11,964	13,645	(1,681)	-12.32
Net Revenue	113,631	117,854	116,952	902	919,659	968,446	957,059	11,387	1.19
Operating Expense									
Salaries and Benefits	37,905	37,803	45,279	(7,476)	346,014	323,841	362,235	(38,394)	-10.60
Supplies and Materials	5,754	4,564	4,646	(82)	54,540	63,680	37,169	26,510	71.32
Fleet Costs	246	266	465	(199)	5,006	5,134	3,720	1,414	38.01
Outside Services	12,249	13,492	14,549	(1,057)	177,179	242,759	116,395	126,365	108.57
Utilities	26,095	13,019	22,308	(9,289)	157,983	166,782	178,465	(11,683)	-6.55
Protective Services	1,316	950	2,693	(1,743)	11,390	7,952	21,543	(13,591)	-63.09
Insurance	2,633	5,075	3,817	1,258	25,309	27,553	31,569	(4,015)	-12.72
Other Expenses	5,619	7,018	6,456	562	73,300	55,010	55,342	(332)	-.60
Total Operating Expense	91,818	82,187	100,214	(18,026)	850,720	892,712	806,438	86,274	10.70
Total Operating Income	21,814	35,666	16,738	18,928	68,939	75,734	150,621	(74,887)	(49.72)
Non-Operating Income (Expense)									
Interest Expense	(673)	(1,533)	(1,505)	(28)	(6,031)	(12,954)	(12,519)	(435)	3.47
Interest Income	26	234	33	201	238	2,269	262	2,007	766.76
Replacement/Extraordinary Item	(73)	(2,314)	(1,650)	(664)	(14,300)	(13,776)	(13,200)	(576)	4.37
Other Income (Expense)	(31,400)	52,021		52,021	(35,642)	52,021		52,021	100.00
Management Fees	(15,398)	(16,183)	(16,777)	594	(128,752)	(134,350)	(134,216)	(134)	.10
Transfers	(6,708)	(8,536)	(5,601)	(2,936)	(47,158)	(51,036)	(42,609)	(8,427)	19.78
Total Non-Operating Income (Expense)	(54,227)	23,689	(25,500)	49,189	(231,645)	(157,826)	(202,283)	44,457	-21.98
Income Before Non-Cash Items	(32,413)	59,355	(8,762)	68,117	(162,706)	(82,092)	(51,662)	(30,430)	58.90
Non-Cash Items									
Depreciation & Amortization	(31,491)	(30,664)	(30,313)	(350)	(252,175)	(245,674)	(242,869)	(2,805)	1.15
Non-Oper Income (Expense)	0		125,000	(125,000)			1,000,000	(1,000,000)	-100.00
Total Non-Cash Items	(31,491)	(30,664)	94,687	(125,350)	(252,175)	(245,674)	757,131	(1,002,805)	-132.45
Change In Net Assets	(63,904)	28,691	85,925	(57,234)	(414,881)	(327,766)	705,470	(1,033,235)	(146.46)



Highview/W Sinkin
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GlJdeIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	24,882	23,398	24,917	(1,519)	188,119	187,232	199,333	(12,102)	-6.07
Bad Debt, Net of Collections	(6,552)	1,052	4,030	(2,978)	(30,506)	13,083	32,237	(19,155)	-59.42
Other Tenant Revenue	436	537	1,815	(1,278)	9,304	8,784	14,521	(5,737)	-39.51
Grants	32,613	35,789	33,573	2,216	268,284	302,708	282,976	19,732	6.97
Miscellaneous Revenue	0	25	38	(13)	175	150	300	(150)	-50.00
Net Revenue	51,379	60,801	64,372	(3,572)	435,376	511,956	529,367	(17,411)	-3.29
Operating Expense									
Salaries and Benefits	14,355	13,878	17,017	(3,140)	119,882	121,402	136,137	(14,735)	-10.82
Supplies and Materials	1,651	12,338	3,941	8,397	45,003	38,925	31,527	7,398	23.47
Fleet Costs	2,396	181	180	1	5,133	4,937	1,441	3,496	242.68
Outside Services	6,572	18,873	15,231	3,641	138,790	110,194	121,851	(11,656)	-9.57
Utilities	10,792	4,626	14,769	(10,143)	101,542	105,680	118,152	(12,472)	-10.56
Protective Services	164	640	577	63	2,550	5,276	4,615	661	14.33
Insurance	990	2,359	2,668	(309)	16,272	19,577	21,742	(2,165)	-9.96
Other Expenses	2,271	1,994	3,921	(1,927)	26,718	28,208	33,238	(5,030)	-15.13
Total Operating Expense	39,192	54,888	58,304	(3,416)	455,890	434,199	468,702	(34,503)	-7.36
Total Operating Income	12,187	5,913	6,069	(156)	(20,515)	77,757	60,665	17,092	28.17
Non-Operating Income (Expense)									
Interest Income	0	95	18	76	55	862	144	718	497.49
Replacement/Extraordinary Item	0	(616)	(1,128)	512	(14,317)	(9,218)	(9,027)	(192)	2.12
Management Fees	(7,855)	(7,767)	(7,499)	(267)	(66,573)	(57,863)	(59,995)	2,132	-3.55
Transfers	179	414	427	(13)	3,253	3,213	3,327	(115)	-3.44
Total Non-Operating Income (Expense)	(7,676)	(7,875)	(8,183)	308	(77,582)	(63,007)	(65,550)	2,544	-3.88
Income Before Non-Cash Items	4,511	(1,962)	(2,114)	153	(98,097)	14,750	(4,885)	19,635	(401.95)
Non-Cash Items									
Depreciation & Amortization	(7,335)	(7,536)	(7,335)	(201)	(64,012)	(60,185)	(58,680)	(1,504)	2.56
Total Non-Cash Items	(7,335)	(7,536)	(7,335)	(201)	(64,012)	(60,185)	(58,680)	(1,504)	2.56
Change In Net Assets	(2,824)	(9,497)	(9,449)	(48)	(162,109)	(45,434)	(63,565)	18,131	(28.52)



Jewett Circle/G Cisneros
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	26,730	26,955	26,759	197	213,473	211,174	214,068	(2,894)	-1.35
Bad Debt, Net of Collections	0	445	179	266	(426)	(373)	1,436	(1,809)	-126.00
Other Tenant Revenue	271	129	415	(286)	1,919	948	3,321	(2,374)	-71.46
Grants	23,740	27,504	26,414	1,090	197,608	236,829	222,629	14,200	6.38
Miscellaneous Revenue	0			0					
Net Revenue	50,740	55,033	53,767	1,266	412,573	448,578	441,454	7,124	1.61
Operating Expense									
Salaries and Benefits	24,356	24,980	27,861	(2,880)	208,800	190,887	223,085	(32,198)	-14.43
Supplies and Materials	1,218	235	713	(478)	13,516	10,462	5,705	4,758	83.40
Fleet Costs	271	199	97	102	2,784	1,844	775	1,069	137.99
Outside Services	6,428	6,018	5,194	824	58,063	87,136	44,105	43,030	97.56
Utilities	7,321	9,297	10,823	(1,526)	80,624	83,475	86,587	(3,112)	-3.59
Protective Services	0		798	(798)	807		6,383	(6,383)	-100.00
Insurance	1,676	2,840	2,594	246	16,814	19,598	21,398	(1,799)	-8.41
Other Expenses	2,605	1,997	4,470	(2,473)	30,166	30,532	37,306	(6,774)	-18.16
Total Operating Expense	43,875	45,566	52,549	(6,984)	411,574	423,934	425,343	(1,409)	-.33
Total Operating Income	6,865	9,467	1,217	8,250	999	24,644	16,111	8,533	52.96
Non-Operating Income (Expense)									
Interest Income	0	28	20	8	58	512	158	354	224.68
Replacement/Extraordinary Item	0		(302)	302	(5,591)	(2,314)	(2,415)	101	-4.19
Management Fees	(8,907)	(7,918)	(7,877)	(40)	(71,150)	(63,206)	(63,020)	(186)	.30
Transfers	217	459	469	(10)	3,660	3,530	3,654	(124)	-3.39
Total Non-Operating Income (Expense)	(8,691)	(7,431)	(7,691)	260	(73,024)	(61,479)	(61,624)	145	-.24
Income Before Non-Cash Items	(1,826)	2,036	(6,474)	8,510	(72,025)	(36,835)	(45,513)	8,678	(19.07)
Non-Cash Items									
Depreciation & Amortization	(14,996)	(14,180)	(14,093)	(88)	(119,796)	(113,816)	(113,111)	(705)	.62
Total Non-Cash Items	(14,996)	(14,180)	(14,093)	(88)	(119,796)	(113,816)	(113,111)	(705)	.62
Change In Net Assets	(16,822)	(12,145)	(20,567)	8,422	(191,821)	(150,651)	(158,624)	7,973	(5.03)



Kenwood/Glen/Park Square
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	26,053	26,310	24,000	2,310	187,609	201,998	192,000	9,998	5.21
Bad Debt, Net of Collections	184	736	(175)	911	(3,222)	2,010	(1,400)	3,410	-243.55
Other Tenant Revenue	835	681	1,378	(697)	10,108	11,371	11,024	347	3.15
Grants	24,940	25,267	23,822	1,445	210,844	214,566	200,785	13,781	6.86
Miscellaneous Revenue	25	292	19	273	650	4,130	150	3,980	2,653.23
Net Revenue	52,037	53,286	49,044	4,242	405,989	434,075	402,559	31,516	7.83
Operating Expense									
Salaries and Benefits	14,590	12,071	22,068	(9,997)	140,909	116,762	176,545	(59,783)	-33.86
Supplies and Materials	4,674	120	1,981	(1,862)	28,735	10,516	15,850	(5,334)	-33.65
Fleet Costs	51	86	42	44	421	598	333	265	79.50
Outside Services	12,840	5,646	6,740	(1,094)	86,190	104,488	53,916	50,572	93.80
Utilities	11,984	11,723	10,647	1,077	96,777	94,539	94,958	(419)	-.44
Protective Services	374	360	294	66	1,182	980	2,350	(1,370)	-58.30
Insurance	1,027	2,117	2,661	(544)	16,046	19,483	21,738	(2,255)	-10.37
Other Expenses	2,488	2,832	2,601	231	20,620	21,614	22,229	(615)	-2.77
Total Operating Expense	48,028	34,955	47,033	(12,079)	390,879	368,981	387,919	(18,938)	-4.88
Total Operating Income	4,009	18,331	2,010	16,321	15,110	65,094	14,639	50,454	344.65
Non-Operating Income (Expense)									
Interest Income	0	105	11	94	51	951	86	865	1,002.24
Replacement/Extraordinary Item	(2,892)	(1,250)	(510)	(740)	(16,175)	(8,288)	(4,080)	(4,208)	103.14
Management Fees	(7,753)	(6,923)	(7,394)	472	(64,439)	(56,161)	(59,153)	2,993	-5.06
Transfers	172	404	417	(12)	3,117	3,139	3,251	(113)	-3.46
Total Non-Operating Income (Expense)	(10,473)	(7,663)	(7,477)	(187)	(77,447)	(60,358)	(59,896)	(463)	.77
Income Before Non-Cash Items	(6,464)	10,668	(5,466)	16,135	(62,337)	4,735	(45,256)	49,991	(110.46)
Non-Cash Items									
Depreciation & Amortization	(8,920)	(6,378)	(6,307)	(71)	(71,569)	(52,169)	(51,588)	(580)	1.13
Total Non-Cash Items	(8,920)	(6,378)	(6,307)	(71)	(71,569)	(52,169)	(51,588)	(580)	1.13
Change In Net Assets	(15,384)	4,290	(11,773)	16,063	(133,906)	(47,434)	(96,845)	49,411	(51.02)



Lewis Chatham
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	28,125	28,446	27,500	946	221,071	224,595	220,000	4,595	2.09
Bad Debt, Net of Collections	180	218	(69)	287	(205)	1,143	(550)	1,693	-307.83
Other Tenant Revenue	330	192	160	33	1,268	1,055	1,277	(221)	-17.34
Grants	20,211	21,911	21,246	664	170,364	190,095	179,077	11,018	6.15
Miscellaneous Revenue	0	300		300	39	3,382		3,382	100.00
Net Revenue	48,846	51,067	48,837	2,230	392,537	420,270	399,804	20,466	5.12
Operating Expense									
Salaries and Benefits	11,026	12,169	19,400	(7,231)	124,399	128,927	155,197	(26,270)	-16.93
Supplies and Materials	2,987	1,320	1,665	(346)	24,079	27,566	13,323	14,242	106.90
Fleet Costs	333		42	(42)	545	800	333	466	139.89
Outside Services	(9,643)	2,761	4,350	(1,589)	39,022	45,753	34,800	10,952	31.47
Utilities	14,738	10,908	11,909	(1,001)	107,292	124,163	117,261	6,902	5.89
Protective Services	1,831	685	1,129	(444)	8,416	7,632	9,033	(1,401)	-15.51
Insurance	990	1,100	1,431	(331)	8,649	6,738	11,965	(5,227)	-43.69
Other Expenses	2,430	1,886	2,888	(1,002)	25,670	23,055	24,593	(1,538)	-6.25
Total Operating Expense	24,692	30,828	42,813	(11,985)	338,072	364,633	366,506	(1,873)	-.51
Total Operating Income	24,154	20,239	6,024	14,215	54,465	55,637	33,298	22,338	67.09
Non-Operating Income (Expense)									
Interest Income	116	180	110	69	851	1,684	883	800	90.62
Replacement/Extraordinary Item	0		(600)	600	(3,219)	(90)	(4,800)	4,710	-98.12
Management Fees	(8,039)	(8,317)	(8,785)	468	(67,165)	(67,943)	(70,280)	2,337	-3.33
Transfers	185	420	427	(7)	3,298	3,222	3,332	(109)	-3.28
Total Non-Operating Income (Expense)	(7,737)	(7,717)	(8,847)	1,130	(66,236)	(63,127)	(70,865)	7,738	-10.92
Income Before Non-Cash Items	16,416	12,522	(2,823)	15,345	(11,770)	(7,490)	(37,567)	30,077	(80.06)
Non-Cash Items									
Depreciation & Amortization	(42,445)	(41,110)	(40,920)	(190)	(336,924)	(328,878)	(327,359)	(1,519)	.46
Total Non-Cash Items	(42,445)	(41,110)	(40,920)	(190)	(336,924)	(328,878)	(327,359)	(1,519)	.46
Change In Net Assets	(26,029)	(28,588)	(43,743)	15,155	(348,694)	(336,368)	(364,926)	28,558	(7.83)



Lila Cockrell/South San
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	17,060	16,019	16,767	(748)	135,766	130,989	134,133	(3,144)	-2.34
Bad Debt, Net of Collections	0	3,721	50	3,671	290	3,294	400	2,894	723.50
Other Tenant Revenue	588	458	367	91	2,778	2,735	2,933	(199)	-6.77
Grants	16,545	16,274	15,806	467	136,456	141,387	133,225	8,162	6.13
Miscellaneous Revenue	33	150	5	145	13	1,801	37	1,764	4,815.39
Net Revenue	34,226	36,621	32,994	3,627	275,302	280,206	270,728	9,477	3.50
Operating Expense									
Salaries and Benefits	7,829	6,153	9,957	(3,804)	76,126	66,290	79,656	(13,366)	-16.78
Supplies and Materials	5,076	3,165	1,538	1,627	18,121	21,478	12,300	9,178	74.62
Fleet Costs	0	133	158	(25)	463	877	1,267	(390)	-30.80
Outside Services	8,595	402	5,325	(4,923)	56,293	75,005	42,600	32,405	76.07
Utilities	4,962	1,640	5,317	(3,677)	39,409	38,414	43,827	(5,413)	-12.35
Protective Services	0		292	(292)	1,346	3,249	2,333	916	39.24
Insurance	575	3,897	1,511	2,386	9,269	19,159	12,322	6,837	55.49
HAP Expense	(1,163)			0	(1,163)				
Other Expenses	2,249	2,083	3,662	(1,578)	25,159	27,079	30,367	(3,288)	-10.83
Total Operating Expense	28,122	17,474	27,760	(10,285)	225,022	251,551	224,672	26,878	11.96
Total Operating Income	6,104	19,147	5,235	13,913	50,280	28,655	46,056	(17,401)	(37.78)
Non-Operating Income (Expense)									
Interest Income	0		1	(1)	16	59	10	49	493.04
Replacement/Extraordinary Item	(1,217)		(612)	612	(4,596)	(5,298)	(4,900)	(398)	8.13
Management Fees	(6,737)	(6,490)	(6,227)	(263)	(55,100)	(48,944)	(49,817)	873	-1.75
Transfers	156	354	359	(5)	2,812	2,711	2,799	(88)	-3.15
Total Non-Operating Income (Expense)	(7,798)	(6,136)	(6,479)	343	(56,868)	(51,473)	(51,908)	436	-.84
Income Before Non-Cash Items	(1,694)	13,011	(1,245)	14,255	(6,588)	(22,818)	(5,852)	(16,965)	289.89
Non-Cash Items									
Depreciation & Amortization	(15,696)	(18,547)	(15,379)	(3,167)	(125,647)	(148,913)	(123,569)	(25,344)	20.51
Non-Oper Income (Expense)	0			0		124,591		124,591	100.00
Total Non-Cash Items	(15,696)	(18,547)	(15,379)	(3,167)	(125,647)	(24,322)	(123,569)	99,247	-80.32
Change In Net Assets	(17,390)	(5,536)	(16,624)	11,088	(132,235)	(47,139)	(129,421)	82,282	(63.58)



Lincoln Heights
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	45,399	46,397	44,167	2,230	340,782	358,805	353,333	5,471	1.55
Bad Debt, Net of Collections	1,758	2,732	2,417	315	(6,574)	5,237	19,333	(14,096)	-72.91
Other Tenant Revenue	830	960	1,528	(568)	7,307	6,758	12,227	(5,469)	-44.73
Grants	110,496	115,580	111,904	3,675	899,052	1,001,552	943,192	58,360	6.19
Miscellaneous Revenue	0		2,975	(2,975)	6,063	18,705	23,800	(5,095)	-21.41
Net Revenue	158,482	165,668	162,991	2,677	1,246,629	1,391,057	1,351,886	39,171	2.90
Operating Expense									
Salaries and Benefits	67,820	57,857	57,988	(132)	482,796	418,760	463,906	(45,147)	-9.73
Supplies and Materials	13,481	(47,548)	6,212	(53,759)	69,574	117,467	49,693	67,774	136.38
Fleet Costs	1,735	386	575	(189)	6,991	3,506	4,600	(1,094)	-23.78
Outside Services	17,266	43,327	26,313	17,014	194,318	321,168	210,502	110,666	52.57
Utilities	18,251	16,530	17,538	(1,008)	141,835	140,394	146,345	(5,950)	-4.07
Protective Services	2,527	3,901	3,429	472	23,804	22,753	27,433	(4,680)	-17.06
Insurance	3,897	7,521	5,337	2,184	39,178	45,782	44,108	1,674	3.79
Other Expenses	8,049	669,420	8,157	661,263	92,422	734,858	72,020	662,838	920.36
Total Operating Expense	133,026	751,394	125,549	625,845	1,050,918	1,804,689	1,018,607	786,081	77.17
Total Operating Income	25,456	(585,726)	37,442	(623,167)	195,711	(413,632)	333,279	(746,910)	(224.11)
Non-Operating Income (Expense)									
Interest Expense	(177)	(404)	(396)	(7)	(1,588)	(3,411)	(3,297)	(114)	3.47
Interest Income	399	3,663	285	3,378	2,628	16,413	2,281	14,132	619.64
Replacement/Extraordinary Item	(277)	(749)	(4,078)	3,329	(27,709)	(29,656)	(32,627)	2,971	-9.10
Other Income (Expense)	0	665,500		665,500	1,225	2,122,782		2,122,782	100.00
Management Fees	(17,418)	(25,407)	(28,677)	3,270	(173,478)	(200,255)	(229,415)	29,160	-12.71
Transfers	(1,332)	(1,276)	(489)	(788)	(4,897)	(5,959)	(3,516)	(2,442)	69.46
Total Non-Operating Income (Expense)	(18,805)	641,327	(33,355)	674,682	(203,819)	1,899,913	(266,575)	2,166,488	-812.71
Income Before Non-Cash Items	6,651	55,601	4,086	51,515	(8,107)	1,486,281	66,704	1,419,577	2,128.18
Non-Cash Items									
Depreciation & Amortization	(52,240)	(52,337)	(51,975)	(362)	(417,943)	(418,489)	(415,798)	(2,691)	.65
Non-Oper Income (Expense)	0			0	2,163,056	1,975,953		1,975,953	100.00
Total Non-Cash Items	(52,240)	(52,337)	(51,975)	(362)	1,745,114	1,557,464	(415,798)	1,973,262	-474.57
Change In Net Assets	(45,590)	3,264	(47,888)	51,153	1,737,006	3,043,745	(349,094)	3,392,839	(971.90)



Madonna/Sahara Ramsey
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	20,944	21,475	21,250	225	165,791	169,148	170,000	(852)	-.50
Bad Debt, Net of Collections	(513)	164	133	31	(2,816)	1,037	1,067	(30)	-2.82
Other Tenant Revenue	186	382	817	(435)	4,952	4,463	8,433	(3,970)	-47.07
Grants	14,584	17,321	16,726	595	123,744	149,772	140,973	8,799	6.24
Miscellaneous Revenue	0		25	(25)	98	747	200	547	273.50
Net Revenue	35,200	39,341	38,951	391	291,769	325,167	320,673	4,494	1.40
Operating Expense									
Salaries and Benefits	14,333	16,074	18,660	(2,586)	132,419	137,954	149,280	(11,326)	-7.59
Supplies and Materials	4,862	2,554	663	1,891	17,818	16,737	5,300	11,437	215.80
Fleet Costs	0	122	25	97	1,021	784	1,400	(616)	-44.01
Outside Services	6,605	7,593	6,534	1,059	73,116	59,624	53,774	5,850	10.88
Utilities	7,308	6,560	8,470	(1,910)	65,512	52,463	75,857	(23,394)	-30.84
Protective Services	0			0					
Insurance	808	1,608	1,187	421	7,756	9,421	9,865	(444)	-4.50
Other Expenses	2,475	1,801	1,573	228	17,640	16,937	16,033	904	5.64
Total Operating Expense	36,391	36,312	37,111	(799)	315,283	293,921	311,509	(17,588)	-5.65
Total Operating Income	(1,190)	3,029	1,839	1,190	(23,514)	31,246	9,164	22,083	240.98
Non-Operating Income (Expense)									
Interest Income	128	411	96	315	862	2,192	766	1,426	186.18
Replacement/Extraordinary Item	0	(840)	(492)	(348)	(4,802)	(7,029)	(3,933)	(3,095)	78.70
Other Income (Expense)	0	47,773		47,773		47,773		47,773	100.00
Management Fees	(5,207)	(5,389)	(5,805)	416	(42,942)	(43,160)	(46,438)	3,278	-7.06
Transfers	114	269	273	(4)	2,074	2,062	2,126	(64)	-3.00
Total Non-Operating Income (Expense)	(4,965)	42,224	(5,928)	48,152	(44,808)	1,840	(47,479)	49,319	-103.87
Income Before Non-Cash Items	(6,156)	45,253	(4,089)	49,342	(68,322)	33,086	(38,315)	71,401	(186.35)
Non-Cash Items									
Depreciation & Amortization	(8,410)	(8,475)	(8,388)	(87)	(67,726)	(67,543)	(67,108)	(435)	.65
Non-Oper Income (Expense)	0			0	565,608				
Total Non-Cash Items	(8,410)	(8,475)	(8,388)	(87)	497,882	(67,543)	(67,108)	(435)	.65
Change In Net Assets	(14,566)	36,778	(12,477)	49,255	429,560	(34,457)	(105,423)	70,966	(67.32)



Mirasol/CTK/Rangel
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	31,365	32,238	28,999	3,239	227,584	246,590	231,995	14,595	6.29
Bad Debt, Net of Collections	3,948	1,318	2,563	(1,244)	5,732	8,917	20,500	(11,583)	-56.50
Other Tenant Revenue	6,214	6,380	6,097	284	48,763	48,564	48,775	(211)	-.43
Grants	67,779	68,704	64,403	4,301	558,374	580,849	542,828	38,021	7.00
Miscellaneous Revenue	235	25	1,442	(1,417)	9,631	4,729	11,533	(6,804)	-59.00
Net Revenue	109,541	108,665	103,504	5,162	850,084	889,649	855,633	34,017	3.98
Operating Expense									
Salaries and Benefits	26,773	31,106	34,894	(3,788)	273,832	280,003	279,153	850	.30
Supplies and Materials	6,351	5,306	3,806	1,500	58,596	82,404	30,447	51,956	170.64
Fleet Costs	2,434	267	625	(358)	8,694	16,166	5,000	11,167	223.33
Outside Services	25,655	47,582	26,669	20,914	283,267	348,872	213,350	135,522	63.52
Utilities	11,524	10,795	11,210	(415)	87,883	94,421	93,867	554	.59
Protective Services	1,595	1,305	1,883	(578)	15,582	10,313	15,067	(4,754)	-31.55
Insurance	1,725	5,089	6,477	(1,388)	37,630	45,231	52,640	(7,409)	-14.08
Other Expenses	5,469	2,856	6,781	(3,925)	47,932	50,937	57,322	(6,385)	-11.14
Total Operating Expense	81,528	104,306	92,345	11,961	813,417	928,347	746,847	181,501	24.30
Total Operating Income	28,014	4,360	11,159	(6,800)	36,667	(38,698)	108,786	(147,484)	(135.57)
Non-Operating Income (Expense)									
Interest Income	0		43	(43)	158	88	344	(257)	-74.57
Replacement/Extraordinary Item	(595)	(3,218)	(1,275)	(1,943)	(14,604)	(18,755)	(10,200)	(8,555)	83.87
Management Fees	(16,762)	(15,184)	(15,796)	612	(138,413)	(119,520)	(126,365)	6,845	-5.42
Transfers	354	861	890	(29)	6,750	6,683	6,933	(250)	-3.60
Total Non-Operating Income (Expense)	(17,003)	(17,541)	(16,138)	(1,403)	(146,108)	(131,504)	(129,288)	(2,216)	1.71
Income Before Non-Cash Items	11,011	(13,181)	(4,979)	(8,202)	(109,442)	(170,202)	(20,502)	(149,700)	730.16
Non-Cash Items									
Depreciation & Amortization	(104,508)	(103,881)	(103,487)	(394)	(837,277)	(833,403)	(830,728)	(2,675)	.32
Total Non-Cash Items	(104,508)	(103,881)	(103,487)	(394)	(837,277)	(833,403)	(830,728)	(2,675)	.32
Change In Net Assets	(93,498)	(117,063)	(108,466)	(8,596)	(946,718)	(1,003,605)	(851,231)	(152,375)	17.90



Mission Park
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	11,583	11,416	11,667	(251)	91,328	79,938	93,333	(13,395)	-14.35
Bad Debt, Net of Collections	(5)	1,597	542	1,056	(7,925)	8,392	4,333	4,059	93.67
Other Tenant Revenue	255	287	333	(46)	3,596	3,619	2,667	953	35.73
Grants	33,488	34,872	32,566	2,306	273,527	293,930	274,487	19,443	7.08
Miscellaneous Revenue	0		83	(83)	2,277	5,127	667	4,461	669.10
Net Revenue	45,321	48,173	45,191	2,981	362,802	391,007	375,487	15,520	4.13
Operating Expense									
Salaries and Benefits	18,147	14,198	13,685	513	108,466	133,078	109,476	23,602	21.56
Supplies and Materials	7,597	3,346	3,542	(196)	45,434	50,440	28,333	22,107	78.02
Fleet Costs	89		500	(500)	4,295	876	4,000	(3,124)	-78.09
Outside Services	11,317	13,909	14,415	(506)	113,563	143,710	115,318	28,392	24.62
Utilities	17,467	1,569	11,224	(9,655)	105,217	61,477	89,791	(28,314)	-31.53
Protective Services	0	985	643	342	1,426	4,083	5,142	(1,059)	-20.60
Insurance	941	2,094	3,564	(1,470)	25,178	24,272	28,871	(4,599)	-15.93
Other Expenses	1,805	2,750	3,009	(259)	22,070	21,032	25,492	(4,460)	-17.50
Total Operating Expense	57,362	38,850	50,581	(11,731)	425,649	438,969	406,423	32,545	8.01
Total Operating Income	(12,041)	9,323	(5,389)	14,712	(62,846)	(47,962)	(30,937)	(17,025)	55.03
Non-Operating Income (Expense)									
Interest Income	0		1	(1)	11		11	(11)	-100.00
Replacement/Extraordinary Item	0	(1,246)	(833)	(412)	(9,047)	(41,183)	(6,667)	(34,516)	517.74
Other Income (Expense)	0			0		1,008		1,008	100.00
Management Fees	(6,680)	(6,331)	(6,403)	72	(55,634)	(48,638)	(51,227)	2,588	-5.05
Transfers	143	347	359	(12)	2,739	2,697	2,798	(101)	-3.63
Total Non-Operating Income (Expense)	(6,537)	(7,230)	(6,876)	(354)	(61,931)	(86,116)	(55,085)	(31,032)	56.33
Income Before Non-Cash Items	(18,578)	2,093	(12,266)	14,359	(124,777)	(134,078)	(86,021)	(48,057)	55.87
Non-Cash Items									
Depreciation & Amortization	(4,551)	(4,353)	(3,830)	(524)	(37,122)	(35,199)	(31,114)	(4,085)	13.13
Total Non-Cash Items	(4,551)	(4,353)	(3,830)	(524)	(37,122)	(35,199)	(31,114)	(4,085)	13.13
Change In Net Assets	(23,129)	(2,261)	(16,096)	13,835	(161,900)	(169,277)	(117,135)	(52,141)	44.51



Parkview/College Park
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	44,235	42,659	43,333	(674)	345,227	336,701	346,667	(9,966)	-2.87
Bad Debt, Net of Collections	553	366	258	108	(2,030)	5,983	2,067	3,916	189.48
Other Tenant Revenue	314	132	507	(374)	2,737	1,305	4,053	(2,748)	-67.81
Grants	42,851	44,798	43,192	1,606	361,870	386,973	364,044	22,929	6.30
Miscellaneous Revenue	1,501		1,656	(1,656)	13,455	19,345	13,245	6,100	46.05
Net Revenue	89,453	87,955	88,946	(990)	721,258	750,307	730,076	20,230	2.77
Operating Expense									
Salaries and Benefits	33,843	34,848	39,947	(5,100)	312,939	345,324	319,578	25,746	8.06
Supplies and Materials	10,547	9,276	4,267	5,010	72,942	78,834	34,134	44,701	130.96
Fleet Costs	45		75	(75)	895	1,393	600	793	132.22
Outside Services	11,631	4,588	9,051	(4,462)	103,732	135,448	72,405	63,042	87.07
Utilities	11,975	9,559	10,860	(1,300)	88,682	90,386	89,355	1,031	1.15
Protective Services	2,153	1,160	2,976	(1,816)	19,367	13,352	23,808	(10,456)	-43.92
Insurance	2,339	4,237	3,294	943	21,578	23,753	27,227	(3,474)	-12.76
Other Expenses	4,735	5,404	6,069	(665)	47,689	48,253	51,206	(2,953)	-5.77
Total Operating Expense	77,268	69,073	76,539	(7,466)	667,825	736,743	618,313	118,430	19.15
Total Operating Income	12,186	18,883	12,407	6,476	53,434	13,564	111,764	(98,200)	(87.86)
Non-Operating Income (Expense)									
Interest Income	3		60	(60)	239	147	478	(330)	-69.13
Replacement/Extraordinary Item	0	(3,506)	(1,067)	(2,440)	(8,295)	(9,273)	(8,533)	(740)	8.67
Other Income (Expense)	(440)			0	(30,963)				
Management Fees	(15,482)	(14,248)	(14,235)	(13)	(127,143)	(115,716)	(113,883)	(1,833)	1.61
Transfers	342	818	832	(14)	6,295	6,282	6,482	(200)	-3.08
Total Non-Operating Income (Expense)	(15,577)	(16,937)	(14,411)	(2,526)	(159,867)	(118,559)	(115,457)	(3,102)	2.69
Income Before Non-Cash Items	(3,392)	1,946	(2,004)	3,950	(106,433)	(104,996)	(3,693)	(101,302)	2,742.85
Non-Cash Items									
Depreciation & Amortization	(51,311)	(9,955)	(9,893)	(62)	(410,935)	(80,019)	(79,261)	(758)	.96
Total Non-Cash Items	(51,311)	(9,955)	(9,893)	(62)	(410,935)	(80,019)	(79,261)	(758)	.96
Change In Net Assets	(54,702)	(8,010)	(11,897)	3,887	(517,368)	(185,014)	(82,954)	(102,060)	123.03



Pin Oak I
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	12,066	12,620	12,167	453	95,403	86,484	97,333	(10,849)	-11.15
Bad Debt, Net of Collections	0	29	100	(72)	205	60	800	(741)	-92.56
Other Tenant Revenue	43	15	154	(139)	992	577	1,230	(653)	-53.09
Grants	8,484	8,025	7,830	194	71,234	69,969	65,997	3,972	6.02
Miscellaneous Revenue	0			0	25	50		50	100.00
Net Revenue	20,593	20,688	20,251	437	167,859	157,140	165,361	(8,221)	-4.97
Operating Expense									
Salaries and Benefits	10,558	5,667	7,447	(1,780)	73,642	43,481	59,573	(16,092)	-27.01
Supplies and Materials	1,972	1,211	913	299	14,257	14,600	7,300	7,300	100.00
Fleet Costs	0			0					
Outside Services	4,987	1,706	2,687	(981)	6,184	33,907	21,496	12,411	57.74
Utilities	5,332	4,998	5,631	(633)	40,990	58,832	45,049	13,784	30.60
Protective Services	0			0	190				
Insurance	2,170	6,831	365	6,466	6,157	12,166	3,099	9,067	292.56
Other Expenses	1,468	2,027	1,726	301	12,711	15,070	14,471	599	4.14
Total Operating Expense	26,487	22,440	18,768	3,672	154,132	178,056	150,987	27,068	17.93
Total Operating Income	(5,894)	(1,752)	1,482	(3,235)	13,727	(20,916)	14,373	(35,290)	(245.52)
Non-Operating Income (Expense)									
Interest Income	0		9	(9)	34	57	70	(13)	-19.02
Replacement/Extraordinary Item	0	(1,211)	(492)	(719)	(4,487)	(5,434)	(3,933)	(1,501)	38.15
Management Fees	(2,910)	(3,045)	(3,031)	(14)	(23,210)	(25,146)	(24,251)	(895)	3.69
Transfers	79	178	181	(2)	1,391	1,461	1,409	52	3.68
Total Non-Operating Income (Expense)	(2,830)	(4,078)	(3,334)	(744)	(26,272)	(29,063)	(26,706)	(2,357)	8.83
Income Before Non-Cash Items	(8,725)	(5,830)	(1,851)	(3,979)	(12,545)	(49,979)	(12,333)	(37,647)	305.26
Non-Cash Items									
Depreciation & Amortization	(5,133)	(5,322)	(5,133)	(189)	(41,062)	(42,578)	(41,062)	(1,515)	3.69
Total Non-Cash Items	(5,133)	(5,322)	(5,133)	(189)	(41,062)	(42,578)	(41,062)	(1,515)	3.69
Change In Net Assets	(13,857)	(11,152)	(6,984)	(4,168)	(53,608)	(92,557)	(53,395)	(39,162)	73.34



Riverside/Midway/Linda Lou
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	14,471	17,162	13,748	3,414	104,652	114,334	109,981	4,352	3.96
Bad Debt, Net of Collections	(3,497)	35	1,179	(1,144)	(3,199)	6,792	9,433	(2,642)	-28.01
Other Tenant Revenue	948	553	373	180	3,831	4,442	2,987	1,456	48.74
Grants	31,891	35,804	33,218	2,586	261,547	300,284	279,976	20,308	7.25
Miscellaneous Revenue	0	150		150	644	1,276		1,276	100.00
Net Revenue	43,813	53,704	48,518	5,187	367,475	427,127	402,378	24,750	6.15
Operating Expense									
Salaries and Benefits	17,112	12,871	18,638	(5,767)	141,838	141,503	149,107	(7,604)	-5.10
Supplies and Materials	5,431	3,554	2,163	1,391	40,030	35,724	17,300	18,424	106.50
Fleet Costs	93		308	(308)	825	1,118	2,467	(1,349)	-54.69
Outside Services	14,341	9,207	11,565	(2,359)	110,077	144,101	92,523	51,578	55.75
Utilities	16,408	2,283	10,392	(8,109)	90,035	72,226	83,348	(11,122)	-13.34
Protective Services	538	660	623	37	4,949	3,362	4,983	(1,621)	-32.53
Insurance	1,157	2,186	2,573	(387)	16,030	18,560	21,015	(2,454)	-11.68
Other Expenses	1,470	1,582	2,595	(1,013)	19,126	22,310	22,145	165	.74
Total Operating Expense	56,551	32,342	48,858	(16,515)	422,911	438,905	392,887	46,018	11.71
Total Operating Income	(12,738)	21,362	(340)	21,702	(55,436)	(11,777)	9,491	(21,268)	(224.09)
Non-Operating Income (Expense)									
Interest Income	0		0	0	9	36	1	35	2,735.94
Replacement/Extraordinary Item	0	(1,716)	(1,183)	(532)	(3,904)	(27,742)	(9,467)	(18,275)	193.05
Management Fees	(7,069)	(6,735)	(7,013)	279	(60,125)	(50,275)	(56,106)	5,831	-10.39
Transfers	151	361	376	(14)	2,849	2,817	2,928	(111)	-3.78
Total Non-Operating Income (Expense)	(6,917)	(8,089)	(7,821)	(268)	(61,171)	(75,163)	(62,644)	(12,520)	19.99
Income Before Non-Cash Items	(19,656)	13,273	(8,161)	21,434	(116,607)	(86,941)	(53,153)	(33,787)	63.57
Non-Cash Items									
Depreciation & Amortization	(5,839)	(4,061)	(3,885)	(176)	(47,782)	(33,160)	(31,904)	(1,256)	3.94
Total Non-Cash Items	(5,839)	(4,061)	(3,885)	(176)	(47,782)	(33,160)	(31,904)	(1,256)	3.94
Change In Net Assets	(25,494)	9,212	(12,046)	21,257	(164,389)	(120,101)	(85,057)	(35,044)	41.20



Scattered Sites
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	24,854	23,192	22,500	692	180,515	183,832	180,000	3,832	2.13
Bad Debt, Net of Collections	(2,330)	22	83	(61)	(17,123)	16,248	667	15,582	2,337.07
Other Tenant Revenue	345	195	308	(113)	2,411	2,791	2,460	331	13.46
Grants	43,955	44,854	42,849	2,005	362,725	384,724	361,153	23,571	6.53
Miscellaneous Revenue	25	25	17	8	6,495	14,746	133	14,613	10,957.29
Net Revenue	66,849	68,288	65,756	2,532	535,023	602,341	544,413	57,928	10.64
Operating Expense									
Salaries and Benefits	11,225	11,651	22,459	(10,808)	106,199	92,097	179,668	(87,571)	-48.74
Supplies and Materials	3,944	4,808	3,042	1,766	17,994	22,662	24,333	(1,671)	-6.87
Fleet Costs	144	50	667	(617)	3,345	2,363	5,333	(2,970)	-55.69
Outside Services	14,917	20,724	25,440	(4,715)	237,489	186,332	203,517	(17,185)	-8.44
Utilities	442	296	431	(135)	3,537	5,589	4,183	1,406	33.60
Protective Services	0			0		564		564	100.00
Insurance	1,015	3,733	4,349	(616)	24,475	31,481	35,395	(3,914)	-11.06
Other Expenses	1,818	48,982	2,799	46,182	19,976	94,124	24,249	69,875	288.16
Total Operating Expense	33,505	90,244	59,186	31,057	413,014	435,213	476,679	(41,466)	-8.70
Total Operating Income	33,343	(21,956)	6,570	(28,526)	122,009	167,129	67,735	99,394	146.74
Non-Operating Income (Expense)									
Interest Income	3,826	2,769	3,834	(1,065)	30,163	24,899	30,674	(5,775)	-18.83
Replacement/Extraordinary Item	(929)	145	(1,442)	1,587	(10,731)	(3,737)	(11,533)	7,796	-67.60
Other Income (Expense)	0			0		500		500	100.00
Management Fees	(10,823)	(9,867)	(9,855)	(12)	(87,434)	(78,780)	(78,844)	63	-.08
Transfers	247	578	590	(12)	4,488	4,462	4,604	(142)	-3.09
Total Non-Operating Income (Expense)	(7,679)	(6,375)	(6,872)	498	(63,514)	(52,657)	(55,099)	2,442	-4.43
Income Before Non-Cash Items	25,664	(28,331)	(303)	(28,028)	58,495	114,472	12,636	101,836	805.92
Non-Cash Items									
Depreciation & Amortization	(9,125)	(8,560)	(8,037)	(523)	(79,659)	(71,920)	(66,374)	(5,546)	8.36
Non-Oper Income (Expense)	0			0		301,545		301,545	100.00
Total Non-Cash Items	(9,125)	(8,560)	(8,037)	(523)	(79,659)	229,626	(66,374)	296,000	-445.96
Change In Net Assets	16,539	(36,890)	(8,339)	(28,551)	(21,164)	344,098	(53,738)	397,836	(740.33)



Spingview Convent
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GIJdelIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Bad Debt, Net of Collections	0		20	(20)	100		160	(160)	-100.00
Other Tenant Revenue	4,309	10,079	4,583	5,496	37,347	27,561	36,667	(9,106)	-24.83
Net Revenue	4,309	10,079	4,603	5,476	37,447	27,561	36,827	(9,266)	-25.16
Operating Expense									
Salaries and Benefits	2,984	2,345	2,942	(597)	25,332	20,929	23,534	(2,605)	-11.07
Supplies and Materials	0	1,008	54	954	381	5,482	433	5,049	1,164.99
Outside Services	52	1,404	2,670	(1,266)	12,495	18,476	21,360	(2,884)	-13.50
Utilities	6,855	2,803	4,896	(2,093)	39,183	39,948	46,826	(6,878)	-14.69
Insurance	175	107	51	56	541	462	466	(5)	-.97
Other Expenses	76	343	332	11	2,744	3,080	2,660	420	15.81
Total Operating Expense	10,143	8,010	10,946	(2,936)	80,676	88,377	95,280	(6,903)	-7.24
Total Operating Income	(5,834)	2,069	(6,343)	8,411	(43,229)	(60,816)	(58,453)	(2,363)	4.04
Non-Operating Income (Expense)									
Interest Income	0		4	(4)	13		31	(31)	-100.00
Replacement/Extraordinary Item	0		(42)	42		(24)	(333)	309	-92.71
Transfers	0			0	26,778				
Total Non-Operating Income (Expense)	0		(38)	38	26,790	(24)	(302)	278	-91.95
Income Before Non-Cash Items	(5,834)	2,069	(6,380)	8,449	(16,438)	(60,840)	(58,755)	(2,085)	3.55
Non-Cash Items									
Depreciation & Amortization	(7,837)	(7,837)	(7,837)	0	(62,697)	(62,697)	(62,697)	0	.00
Total Non-Cash Items	(7,837)	(7,837)	(7,837)	0	(62,697)	(62,697)	(62,697)	0	.00
Change In Net Assets	(13,671)	(5,769)	(14,218)	8,449	(79,135)	(123,537)	(121,452)	(2,085)	1.72



Springview
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GIJdelIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	31,317	31,810	32,083	(273)	248,668	248,755	256,667	(7,912)	-3.08
Bad Debt, Net of Collections	(884)	(2,884)	1,250	(4,134)	(2,230)	1,569	10,000	(8,431)	-84.31
Other Tenant Revenue	4,405	12,405	5,817	6,588	50,171	35,205	46,535	(11,330)	-24.35
Grants	44,881	44,167	41,723	2,444	377,783	375,631	351,665	23,966	6.82
Miscellaneous Revenue	50		250	(250)	993	8,927	2,000	6,927	346.34
Net Revenue	79,768	85,498	81,123	4,375	675,384	670,087	666,866	3,221	.48
Operating Expense									
Salaries and Benefits	28,028	35,165	26,884	8,281	238,491	258,937	215,435	43,502	20.19
Supplies and Materials	5,237	6,897	4,550	2,347	41,875	48,246	36,400	11,846	32.54
Fleet Costs	3,354	276	900	(624)	8,973	5,872	7,200	(1,328)	-18.45
Outside Services	24,319	26,529	17,131	9,398	173,892	181,723	137,048	44,675	32.60
Utilities	15,387	2,887	15,154	(12,267)	120,947	145,005	129,460	15,546	12.01
Protective Services	1,175	1,640	1,283	357	9,372	3,205	10,267	(7,062)	-68.78
Insurance	1,692	4,372	5,267	(895)	32,430	37,619	42,638	(5,018)	-11.77
Other Expenses	5,133	6,386	5,609	778	44,199	45,474	47,312	(1,838)	-3.88
Total Operating Expense	84,326	84,153	76,778	7,375	670,180	726,081	625,758	100,323	16.03
Total Operating Income	(4,558)	1,345	4,345	(3,000)	5,205	(55,994)	41,108	(97,102)	(236.21)
Non-Operating Income (Expense)									
Interest Income	140	306	27	279	524	2,576	218	2,358	1,079.94
Replacement/Extraordinary Item	0	(702)	(357)	(345)	(4,382)	(14,978)	(2,854)	(12,124)	424.81
Management Fees	(11,838)	(10,343)	(11,137)	793	(98,528)	(84,729)	(89,093)	4,364	-4.90
Transfers	295	656	673	(17)	(21,744)	5,091	5,255	(163)	-3.11
Total Non-Operating Income (Expense)	(11,403)	(10,083)	(10,793)	710	(124,130)	(92,040)	(86,474)	(5,566)	6.44
Income Before Non-Cash Items	(15,961)	(8,738)	(6,448)	(2,289)	(118,926)	(148,034)	(45,366)	(102,668)	226.31
Non-Cash Items									
Depreciation & Amortization	(69,573)	(67,140)	(66,888)	(252)	(558,176)	(538,184)	(536,267)	(1,918)	.36
Non-Oper Income (Expense)	122,177	(1,529)		(1,529)	101,376	105,110		105,110	100.00
Total Non-Cash Items	52,603	(68,670)	(66,888)	(1,782)	(456,800)	(433,075)	(536,267)	103,192	-19.24
Change In Net Assets	36,642	(77,408)	(73,337)	(4,071)	(575,726)	(581,108)	(581,633)	525	(.09)



Sun Park/Hornsby
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GlJdeIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	24,714	25,483	24,583	900	196,937	201,301	196,667	4,634	2.36
Bad Debt, Net of Collections	0	30	(270)	300	(6,354)	4,320	(2,162)	6,482	-299.84
Other Tenant Revenue	443	387	1,212	(825)	5,251	4,812	9,698	(4,886)	-50.38
Grants	19,508	22,110	21,452	658	166,115	191,896	180,808	11,088	6.13
Miscellaneous Revenue	0	25	27	(2)	123	2,964	213	2,751	1,293.77
Net Revenue	44,665	48,035	47,004	1,031	362,071	405,292	385,224	20,069	5.21
Operating Expense									
Salaries and Benefits	19,364	18,199	23,054	(4,855)	192,954	170,103	184,429	(14,327)	-7.77
Supplies and Materials	3,884	2,056	953	1,103	25,207	22,603	7,620	14,983	196.63
Fleet Costs	107		240	(240)	2,193	383	1,919	(1,537)	-80.06
Outside Services	5,577	6,282	4,166	2,116	51,074	74,206	33,327	40,879	122.66
Utilities	12,176	4,590	10,058	(5,468)	77,558	68,866	80,467	(11,601)	-14.42
Protective Services	713		669	(669)	7,056	2,802	5,353	(2,551)	-47.66
Insurance	3,297	4,275	2,383	1,892	17,584	19,317	19,569	(253)	-1.29
Other Expenses	3,178	2,603	3,552	(949)	30,736	27,013	29,808	(2,794)	-9.37
Total Operating Expense	48,296	38,006	45,075	(7,069)	404,362	385,292	362,493	22,799	6.29
Total Operating Income	(3,632)	10,029	1,929	8,100	(42,291)	20,000	22,731	(2,730)	(12.01)
Non-Operating Income (Expense)									
Interest Income	1	2	1	1	24	217	6	211	3,720.77
Replacement/Extraordinary Item	(102)		(790)	790	(7,695)	(8,628)	(6,323)	(2,305)	36.45
Management Fees	(8,361)	(7,571)	(8,108)	536	(70,294)	(59,506)	(64,861)	5,355	-8.26
Transfers	191	438	445	(7)	3,406	3,357	3,467	(110)	-3.17
Total Non-Operating Income (Expense)	(8,271)	(7,132)	(8,452)	1,321	(74,558)	(64,560)	(67,712)	3,152	-4.65
Income Before Non-Cash Items	(11,902)	2,898	(6,524)	9,421	(116,849)	(44,560)	(44,981)	421	(.94)
Non-Cash Items									
Depreciation & Amortization	(19,631)	(18,979)	(15,522)	(3,458)	(158,356)	(152,306)	(124,640)	(27,667)	22.20
Non-Oper Income (Expense)	0			0		619,371		619,371	100.00
Total Non-Cash Items	(19,631)	(18,979)	(15,522)	(3,458)	(158,356)	467,065	(124,640)	591,705	-474.73
Change In Net Assets	(31,533)	(16,082)	(22,045)	5,964	(275,204)	422,505	(169,621)	592,126	(349.09)



Sutton/Le Chalet
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GlJdeIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	6,720	8,123	8,219	(96)	62,728	64,363	65,753	(1,389)	-2.11
Bad Debt, Net of Collections	388	58	(83)	141	1,993	4,853	(667)	5,520	-828.05
Other Tenant Revenue	15	43	133	(90)	797	583	1,067	(483)	-45.32
Grants	6,889	8,268	7,904	364	58,028	70,938	66,616	4,322	6.49
Miscellaneous Revenue	0		8	(8)	50		67	(67)	-100.00
Net Revenue	14,011	16,491	16,181	311	123,596	140,738	132,835	7,903	5.95
Operating Expense									
Salaries and Benefits	5,841	5,697	6,479	(783)	51,578	49,978	51,836	(1,858)	-3.58
Supplies and Materials	2,194	1,409	467	942	7,258	5,406	3,733	1,672	44.80
Fleet Costs	0			0					
Outside Services	3,460	8,756	2,336	6,420	31,951	33,334	18,687	14,647	78.38
Utilities	3,286	2,363	4,037	(1,674)	37,394	32,201	32,295	(93)	-.29
Protective Services	73		93	(93)	588		747	(747)	-100.00
Insurance	421	359	477	(117)	3,322	1,399	3,960	(2,561)	-64.68
Other Expenses	356	366	194	172	2,859	5,258	2,014	3,243	161.01
Total Operating Expense	15,630	18,950	14,083	4,867	134,950	127,576	113,272	14,304	12.63
Total Operating Income	(1,619)	(2,458)	2,098	(4,556)	(11,354)	13,162	19,563	(6,401)	(32.72)
Non-Operating Income (Expense)									
Interest Income	11,551	11,161	10,312	850	102,713	88,546	82,493	6,053	7.34
Replacement/Extraordinary Item	0			0	(1,645)	(465)		(465)	100.00
Management Fees	(2,272)	(2,431)	(2,427)	(4)	(18,837)	(19,429)	(19,416)	(13)	.07
Transfers	51	119	122	(3)	930	914	952	(38)	-4.00
Total Non-Operating Income (Expense)	9,330	8,849	8,007	842	83,161	69,566	64,030	5,537	8.65
Income Before Non-Cash Items	7,711	6,391	10,105	(3,714)	71,807	82,728	83,592	(864)	(1.03)
Non-Cash Items									
Depreciation & Amortization	(2,679)	(2,626)	(2,560)	(66)	(21,711)	(21,012)	(20,484)	(528)	2.58
Total Non-Cash Items	(2,679)	(2,626)	(2,560)	(66)	(21,711)	(21,012)	(20,484)	(528)	2.58
Change In Net Assets	5,033	3,764	7,544	(3,780)	50,096	61,717	63,109	(1,392)	(2.21)



Tarry Towne/Escondida/Wmburg
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	34,501	36,807	35,667	1,140	279,529	288,915	285,333	3,582	1.26
Bad Debt, Net of Collections	(4,875)	219	521	(302)	(2,092)	(9)	4,167	(4,176)	-100.22
Other Tenant Revenue	331	181	276	(95)	1,738	1,386	2,207	(821)	-37.20
Grants	20,759	24,847	24,323	523	177,855	217,091	205,009	12,082	5.89
Miscellaneous Revenue	0		63	(63)	277	356	500	(144)	-28.80
Net Revenue	50,716	62,054	60,849	1,205	457,307	507,739	497,216	10,523	2.12
Operating Expense									
Salaries and Benefits	19,621	25,950	26,950	(1,000)	188,813	186,175	215,597	(29,423)	-13.65
Supplies and Materials	3,381	1,890	1,377	513	15,609	26,405	11,016	15,388	139.69
Fleet Costs	165	125	200	(75)	1,794	9,090	1,600	7,490	468.15
Outside Services	10,873	6,892	6,542	349	116,593	124,524	52,339	72,185	137.92
Utilities	9,915	12,461	15,371	(2,911)	110,594	110,170	122,970	(12,800)	-10.41
Protective Services	0			0					
Insurance	1,327	2,494	2,461	34	16,190	17,841	20,273	(2,432)	-12.00
Other Expenses	3,320	3,019	2,872	146	23,496	25,945	26,086	(141)	-5.4
Total Operating Expense	48,600	52,830	55,774	(2,943)	473,089	500,150	449,883	50,268	11.17
Total Operating Income	2,115	9,223	5,075	4,148	(15,782)	7,588	47,333	(39,745)	(83.97)
Non-Operating Income (Expense)									
Interest Income	264	539	214	325	1,816	4,181	1,713	2,468	144.14
Replacement/Extraordinary Item	(903)		(492)	492	(5,690)	(3,817)	(3,933)	117	-2.97
Management Fees	(8,883)	(9,431)	(9,532)	102	(72,754)	(75,834)	(76,260)	426	-5.6
Transfers	205	474	478	(4)	3,659	3,620	3,726	(107)	-2.86
Total Non-Operating Income (Expense)	(9,317)	(8,417)	(9,332)	915	(72,969)	(71,850)	(74,754)	2,904	-3.88
Income Before Non-Cash Items	(7,201)	806	(4,257)	5,062	(88,751)	(64,262)	(27,421)	(36,841)	134.35
Non-Cash Items									
Depreciation & Amortization	(13,992)	(15,340)	(7,723)	(7,617)	(110,345)	(112,929)	(63,905)	(49,024)	76.71
Non-Oper Income (Expense)	0			0		546,314		546,314	100.00
Total Non-Cash Items	(13,992)	(15,340)	(7,723)	(7,617)	(110,345)	433,385	(63,905)	497,291	-778.17
Change In Net Assets	(21,194)	(14,534)	(11,979)	(2,555)	(199,096)	369,124	(91,327)	460,450	(504.18)



Victoria Plaza/Schnabel
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GIJdelIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	11,661	11,979	11,667	312	150,000	95,563	93,333	2,229	2.39
Bad Debt, Net of Collections	84	327	217	110	8,808	(2,843)	1,733	(4,576)	-264.02
Other Tenant Revenue	767	118	321	(203)	5,286	1,886	2,570	(684)	-26.63
Grants	58,763	57,838	55,986	1,852	494,572	501,179	471,880	29,299	6.21
Miscellaneous Revenue	0		24	(24)	1,505	2,868	193	2,675	1,383.44
Net Revenue	71,274	70,262	68,214	2,048	660,171	598,652	569,710	28,943	5.08
Operating Expense									
Salaries and Benefits	14,545	13,582	18,455	(4,873)	171,332	124,939	147,643	(22,704)	-15.38
Supplies and Materials	2,467	1,592	1,433	158	18,624	18,058	11,467	6,591	57.48
Fleet Costs	90		44	(44)	567	441	350	91	26.14
Outside Services	7,250	5,663	3,912	1,751	94,261	68,325	31,297	37,028	118.31
Utilities	11,260	3,031	8,969	(5,938)	104,250	53,995	83,780	(29,785)	-35.55
Protective Services	591		513	(513)	2,527	2,597	4,103	(1,506)	-36.70
Insurance	956	4,033	3,202	831	18,980	17,085	26,140	(9,055)	-34.64
Other Expenses	4,472	3,680	3,725	(44)	57,759	62,502	33,280	29,221	87.80
Total Operating Expense	41,630	31,582	40,253	(8,671)	468,300	347,941	338,060	9,881	2.92
Total Operating Income	29,644	38,681	27,961	10,719	191,871	250,712	231,649	19,062	8.23
Non-Operating Income (Expense)									
Interest Expense	(1,243)		(2,780)	2,780	(11,136)	(14,683)	(23,116)	8,433	-36.48
Interest Income	47,339	50,465	48,359	2,106	372,325	396,578	381,915	14,663	3.84
Replacement/Extraordinary Item	0	(503)	(350)	(153)	(3,503)	(1,056)	(2,800)	1,744	-62.28
Other Income (Expense)	0			0		150		150	100.00
Management Fees	(17,414)	(18,021)	(16,460)	(1,561)	(133,211)	(144,718)	(131,681)	(13,037)	9.90
Transfers	(12,791)	925	(11,219)	12,144	(93,925)	(50,362)	(85,515)	35,153	-41.11
Total Non-Operating Income (Expense)	15,890	32,867	17,551	15,316	130,550	185,909	138,803	47,106	33.94
Income Before Non-Cash Items	45,534	71,548	45,512	26,036	322,420	436,620	370,452	66,168	17.86
Non-Cash Items									
Depreciation & Amortization	(28,320)	(26,958)	(26,833)	(125)	(226,373)	(216,249)	(215,269)	(980)	.46
Non-Oper Income (Expense)	87,546	12,202		12,202	291,165	(55,759)		(55,759)	100.00
Total Non-Cash Items	59,226	(14,756)	(26,833)	12,077	64,792	(272,008)	(215,269)	(56,739)	26.36
Change In Net Assets	104,759	56,792	18,679	38,113	387,212	164,612	155,183	9,429	6.08



Villa Hermosa/McGuire
Summarized Income Statement by Company, YTD
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Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	30,548	31,516	31,208	308	243,493	249,458	249,663	(206)	-.08
Bad Debt, Net of Collections	(12)	49	625	(577)	(1,417)	1,154	5,000	(3,846)	-76.92
Other Tenant Revenue	766	226	641	(415)	3,276	3,404	5,128	(1,724)	-33.62
Grants	23,530	27,216	26,156	1,060	198,795	234,485	220,458	14,027	6.36
Miscellaneous Revenue	0	25	29	(4)	100	796	235	561	239.24
Net Revenue	54,832	59,031	58,659	372	444,247	489,296	480,484	8,813	1.83
Operating Expense									
Salaries and Benefits	15,392	15,235	19,333	(4,098)	132,763	139,573	154,661	(15,088)	-9.76
Supplies and Materials	510	1,840	1,118	721	10,478	20,984	8,947	12,038	134.55
Fleet Costs	30	30	196	(166)	148	361	1,567	(1,206)	-76.99
Outside Services	4,604	3,110	6,721	(3,610)	72,479	60,615	53,764	6,851	12.74
Utilities	18,588	9,740	16,989	(7,249)	120,984	125,919	135,910	(9,992)	-7.35
Protective Services	140	730	928	(198)	1,795	1,282	7,426	(6,144)	-82.74
Insurance	1,163	2,270	1,951	319	12,760	14,546	16,028	(1,482)	-9.25
Other Expenses	3,895	1,781	4,630	(2,848)	32,751	33,210	38,683	(5,473)	-14.15
Total Operating Expense	44,322	34,736	51,865	(17,129)	384,158	396,489	416,986	(20,497)	-4.92
Total Operating Income	10,510	24,295	6,794	17,500	60,089	92,807	63,497	29,310	46.16
Non-Operating Income (Expense)									
Interest Income	489	1,137	351	787	3,181	8,561	2,806	5,755	205.14
Replacement/Extraordinary Item	0		(217)	217	(8)	(1,605)	(1,733)	128	-7.39
Management Fees	(8,724)	(7,836)	(8,270)	434	(72,725)	(63,006)	(66,158)	3,152	-4.76
Transfers	197	459	467	(8)	3,536	3,535	3,643	(109)	-2.98
Total Non-Operating Income (Expense)	(8,038)	(6,240)	(7,669)	1,429	(66,016)	(52,516)	(61,443)	8,927	-14.53
Income Before Non-Cash Items	2,472	18,055	(874)	18,929	(5,927)	40,291	2,055	38,237	1,860.86
Non-Cash Items									
Depreciation & Amortization	(58,104)		(55,451)	55,451	(464,832)	(332,414)	(443,611)	111,197	-25.07
Total Non-Cash Items	(58,104)		(55,451)	55,451	(464,832)	(332,414)	(443,611)	111,197	-25.07
Change In Net Assets	(55,632)	18,055	(56,326)	74,381	(470,759)	(292,123)	(441,557)	149,434	(33.84)



Villa Tranchese
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	48,189	50,394	48,683	1,711	387,555	405,150	389,467	15,683	4.03
Bad Debt, Net of Collections	25	(135)	583	(718)	(309)	(584)	4,667	(5,251)	-112.52
Other Tenant Revenue	117	353	434	(81)	1,490	2,255	3,469	(1,214)	-35.00
Grants	40,962	43,857	42,196	1,661	344,604	378,224	355,656	22,568	6.35
Miscellaneous Revenue	1,703	1,753	2,109	(356)	13,826	14,512	16,876	(2,364)	-14.01
Net Revenue	90,995	96,222	94,006	2,216	747,165	799,556	770,134	29,422	3.82
Operating Expense									
Salaries and Benefits	29,045	37,134	31,778	5,356	239,824	281,811	254,224	27,587	10.85
Supplies and Materials	4,017	3,791	2,857	934	27,222	35,915	22,858	13,057	57.12
Fleet Costs	147	151	314	(163)	3,139	3,318	2,515	803	31.92
Outside Services	15,826	28,394	10,617	17,777	106,766	113,944	84,937	29,007	34.15
Utilities	23,175	20,992	18,716	2,276	166,072	146,470	181,530	(35,060)	-19.31
Protective Services	735	815	1,487	(672)	7,538	3,576	11,900	(8,324)	-69.95
Insurance	1,661	3,655	3,315	340	20,510	24,808	27,255	(2,447)	-8.98
Other Expenses	4,512	3,718	4,794	(1,076)	35,707	40,531	41,143	(612)	-1.49
Total Operating Expense	79,118	98,650	73,878	24,771	606,778	650,373	626,363	24,010	3.83
Total Operating Income	11,878	(2,428)	20,128	(22,555)	140,388	149,183	143,771	5,412	3.76
Non-Operating Income (Expense)									
Interest Expense	(464)	(1,058)	(1,038)	(19)	(4,160)	(8,934)	(8,634)	(300)	3.47
Interest Income	192	366	178	188	1,416	4,154	1,425	2,728	191.41
Replacement/Extraordinary Item	0		(708)	708	(4,438)	(2,293)	(5,667)	3,374	-59.54
Management Fees	(13,617)	(13,945)	(13,954)	9	(112,003)	(114,826)	(111,630)	(3,196)	2.86
Transfers	(4,610)	(5,843)	(3,813)	(2,031)	(32,145)	(34,850)	(28,998)	(5,851)	20.18
Total Non-Operating Income (Expense)	(18,499)	(20,480)	(19,335)	(1,145)	(151,330)	(156,749)	(153,504)	(3,245)	2.11
Income Before Non-Cash Items	(6,622)	(22,907)	793	(23,700)	(10,943)	(7,566)	(9,733)	2,167	(22.27)
Non-Cash Items									
Depreciation & Amortization	(23,202)	(19,034)	(19,017)	(18)	(186,218)	(153,090)	(152,940)	(150)	.10
Non-Oper Income (Expense)	0		162,500	(162,500)			1,300,000	(1,300,000)	-100.00
Total Non-Cash Items	(23,202)	(19,034)	143,483	(162,518)	(186,218)	(153,090)	1,147,060	(1,300,150)	-113.35
Change In Net Assets	(29,824)	(41,942)	144,276	(186,218)	(197,161)	(160,655)	1,137,327	(1,297,982)	(114.13)



Villa Veramendi
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	21,194	24,463	22,917	1,546	166,611	172,347	183,333	(10,986)	-5.99
Bad Debt, Net of Collections	(1,611)	1,357	2,083	(726)	(14,024)	2,717	16,667	(13,950)	-83.70
Other Tenant Revenue	420	630	533	97	3,900	4,537	4,267	270	6.33
Grants	61,978	63,267	58,699	4,568	504,169	530,691	494,745	35,946	7.27
Miscellaneous Revenue	0		850	(850)	8,562	3,750	6,800	(3,050)	-44.85
Net Revenue	81,981	89,716	85,082	4,635	669,218	714,042	705,812	8,230	1.17
Operating Expense									
Salaries and Benefits	23,070	30,130	30,329	(199)	210,150	207,378	242,631	(35,253)	-14.53
Supplies and Materials	6,469	10,915	4,167	6,748	44,542	86,846	33,333	53,513	160.54
Fleet Costs	2,503	893	467	426	5,746	9,550	3,733	5,817	155.81
Outside Services	19,068	48,877	18,747	30,130	184,653	268,922	149,974	118,948	79.31
Utilities	14,595	17,807	14,109	3,699	111,698	128,318	116,453	11,866	10.19
Protective Services	860	1,205	1,167	38	5,273	7,686	9,333	(1,647)	-17.65
Insurance	1,534	3,614	3,144	471	19,588	23,208	25,829	(2,621)	-10.15
Other Expenses	1,749	4,217	3,357	860	28,843	31,638	29,307	2,331	7.96
Total Operating Expense	69,848	117,658	75,485	42,174	610,492	763,547	610,593	152,953	25.05
Total Operating Income	12,133	(27,942)	9,597	(37,539)	58,726	(49,505)	95,218	(144,723)	(151.99)
Non-Operating Income (Expense)									
Interest Income	60		99	(99)	606	1,682	794	888	111.80
Replacement/Extraordinary Item	(93)	(4,567)	(804)	(3,763)	(12,632)	(31,599)	(6,433)	(25,166)	391.19
Management Fees	(11,317)	(10,031)	(10,781)	749	(94,012)	(79,721)	(86,245)	6,525	-7.57
Transfers	235	574	597	(23)	4,540	4,478	4,653	(176)	-3.78
Total Non-Operating Income (Expense)	(11,115)	(14,024)	(10,889)	(3,135)	(101,497)	(105,160)	(87,231)	(17,929)	20.55
Income Before Non-Cash Items	1,019	(41,966)	(1,291)	(40,675)	(42,772)	(154,665)	7,987	(162,653)	(2,036.41)
Non-Cash Items									
Depreciation & Amortization	(48,070)	(32,739)	(32,094)	(645)	(385,599)	(263,176)	(258,962)	(4,214)	1.63
Total Non-Cash Items	(48,070)	(32,739)	(32,094)	(645)	(385,599)	(263,176)	(258,962)	(4,214)	1.63
Change In Net Assets	(47,051)	(74,704)	(33,385)	(41,319)	(428,371)	(417,841)	(250,975)	(166,867)	66.49



WC White
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	13,548	13,805	14,167	(362)	111,000	110,231	113,333	(3,103)	-2.74
Bad Debt, Net of Collections	34	134	79	55	249	980	631	349	55.42
Other Tenant Revenue	408	291	234	57	1,958	1,979	1,869	111	5.93
Grants	13,544	14,043	13,591	452	114,552	121,630	114,550	7,080	6.18
Miscellaneous Revenue	508	404	208	196	1,595	1,207	1,665	(458)	-27.51
Net Revenue	28,042	28,677	28,278	399	229,353	236,028	232,048	3,979	1.71
Operating Expense									
Salaries and Benefits	9,100	8,743	10,631	(1,888)	88,607	79,356	85,048	(5,692)	-6.69
Supplies and Materials	3,330	897	818	79	15,550	14,449	6,541	7,909	120.92
Fleet Costs	21	83	72	11	511	574	575	0	-.05
Outside Services	1,192	2,835	2,748	87	25,988	34,927	21,984	12,943	58.88
Utilities	4,223	2,279	4,551	(2,272)	35,585	37,518	42,962	(5,444)	-12.67
Protective Services	223	1,607	390	1,217	2,120	2,987	3,117	(130)	-4.17
Insurance	673	1,313	1,024	288	6,929	7,985	8,425	(440)	-5.23
Other Expenses	2,094	2,427	3,485	(1,059)	22,986	24,680	28,737	(4,057)	-14.12
Total Operating Expense	20,857	20,184	23,719	(3,535)	198,276	202,477	197,389	5,088	2.58
Total Operating Income	7,184	8,493	4,559	3,934	31,077	33,551	34,660	(1,109)	(3.20)
Non-Operating Income (Expense)									
Interest Income	63	181	60	121	469	1,456	480	976	203.23
Replacement/Extraordinary Item	0		(130)	130	(754)	(2,098)	(1,038)	(1,060)	102.14
Management Fees	(5,024)	(4,508)	(4,658)	150	(41,258)	(37,164)	(37,264)	100	-.27
Transfers	111	265	270	(5)	2,044	2,036	2,105	(69)	-3.26
Total Non-Operating Income (Expense)	(4,850)	(4,061)	(4,458)	397	(39,499)	(35,770)	(35,717)	(53)	.15
Income Before Non-Cash Items	2,335	4,432	101	4,331	(8,422)	(2,219)	(1,057)	(1,162)	109.92
Non-Cash Items									
Depreciation & Amortization	(57,389)	(49,740)	(48,111)	(1,630)	(459,115)	(397,923)	(384,886)	(13,036)	3.39
Total Non-Cash Items	(57,389)	(49,740)	(48,111)	(1,630)	(459,115)	(397,923)	(384,886)	(13,036)	3.39
Change In Net Assets	(55,055)	(45,308)	(48,009)	2,701	(467,537)	(400,142)	(385,944)	(14,198)	3.68



Westway/H Gonzalez
Summarized Income Statement by Company, YTD
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Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	21,503	30,326	20,417	9,909	140,581	197,912	163,333	34,579	21.17
Bad Debt, Net of Collections	1,188	3,672	1,125	2,547	(13,775)	9,533	9,000	533	5.92
Other Tenant Revenue	240	546	643	(97)	3,195	3,571	5,145	(1,574)	-30.59
Grants	61,579	66,817	62,057	4,760	490,462	560,885	523,052	37,833	7.23
Miscellaneous Revenue	0	417	443	(26)	50	4,866	3,547	1,320	37.21
Net Revenue	84,509	101,777	84,685	17,092	620,514	776,767	704,077	72,690	10.32
Operating Expense									
Salaries and Benefits	27,804	28,077	33,858	(5,781)	206,373	247,461	271,368	(23,907)	-8.81
Supplies and Materials	6,818	7,786	4,557	3,229	56,283	63,313	36,453	26,860	73.68
Fleet Costs	669	136	485	(349)	8,563	2,984	3,878	(894)	-23.06
Outside Services	10,232	31,613	16,741	14,873	155,487	249,904	133,927	115,977	86.60
Utilities	15,499	19,657	12,673	6,984	97,688	133,427	101,383	32,044	31.61
Protective Services	0	1,155	1,167	(12)	693	3,735	9,333	(5,598)	-59.98
Insurance	1,636	4,059	4,021	38	24,055	29,704	32,935	(3,231)	-9.81
Other Expenses	3,440	4,430	5,776	(1,346)	50,657	44,474	48,720	(4,246)	-8.71
Total Operating Expense	66,097	96,913	79,278	17,635	599,798	775,002	637,997	137,006	21.47
Total Operating Income	18,412	4,864	5,407	(543)	20,715	1,765	66,080	(64,315)	(97.33)
Non-Operating Income (Expense)									
Interest Income	0		2	(2)	36	154	19	135	692.49
Replacement/Extraordinary Item	(906)	(1,238)	(2,108)	870	(33,062)	(7,178)	(16,867)	9,689	-57.44
Other Income (Expense)	0			0		3,400		3,400	100.00
Management Fees	(13,507)	(11,763)	(12,051)	288	(108,885)	(97,366)	(96,407)	(959)	1.00
Transfers	340	756	779	(22)	5,817	5,928	6,101	(174)	-2.84
Total Non-Operating Income (Expense)	(14,073)	(12,244)	(13,378)	1,134	(136,093)	(95,063)	(107,153)	12,090	-11.28
Income Before Non-Cash Items	4,339	(7,380)	(7,971)	590	(115,378)	(93,298)	(41,073)	(52,225)	127.15
Non-Cash Items									
Depreciation & Amortization	(14,557)	(43,190)	(10,806)	(32,384)	(123,207)	(347,724)	(88,623)	(259,102)	292.36
Non-Oper Income (Expense)	0			0		1,028,045		1,028,045	100.00
Total Non-Cash Items	(14,557)	(43,190)	(10,806)	(32,384)	(123,207)	680,321	(88,623)	768,944	-867.66
Change In Net Assets	(10,218)	(50,571)	(18,776)	(31,794)	(238,585)	587,023	(129,696)	716,719	(552.62)



Wheatley/Olive Pk/Village East
Summarized Income Statement by Company, YTD
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	6,975	5,982	7,583	(1,601)	55,482	51,776	60,667	(8,891)	-14.66
Bad Debt, Net of Collections	(2,211)	(7,061)	808	(7,870)	1,717	2,025	6,467	(4,442)	-68.69
Other Tenant Revenue	105	60	150	(90)	1,155	665	1,200	(535)	-44.58
Grants	22,166	25,230	23,271	1,959	323,451	256,928	196,141	60,787	30.99
Miscellaneous Revenue	0		25	(25)	270	7,518	200	7,318	3,658.75
Net Revenue	27,034	24,210	31,838	(7,628)	382,075	318,911	264,674	54,237	20.49
Operating Expense									
Salaries and Benefits	12,529	8,439	11,234	(2,795)	90,096	79,778	89,869	(10,092)	-11.23
Supplies and Materials	2,179	1,506	535	971	12,654	12,820	4,283	8,537	199.30
Fleet Costs	0			0					
Outside Services	6,116	8,821	3,658	5,164	38,004	79,321	29,261	50,060	171.08
Utilities	4,971	408	7,882	(7,474)	59,186	52,310	63,805	(11,495)	-18.02
Protective Services	408	660	525	135	3,294	2,390	4,200	(1,810)	-43.10
Insurance	770	1,619	1,428	190	9,083	10,550	11,675	(1,124)	-9.63
Other Expenses	373	524	307	217	7,560	4,639	2,857	1,782	62.38
Total Operating Expense	27,346	21,977	25,569	(3,592)	219,879	241,808	205,950	35,858	17.41
Total Operating Income	(311)	2,233	6,269	(4,036)	162,196	77,103	58,724	18,379	31.30
Non-Operating Income (Expense)									
Interest Income	6,705	2,793	3,690	(897)	29,823	24,743	28,555	(3,812)	-13.35
Replacement/Extraordinary Item	0	(398)	(417)	19	(4,251)	(4,099)	(3,333)	(766)	22.97
Management Fees	(2,753)	(3,845)	(4,507)	662	(49,686)	(28,850)	(36,057)	7,208	-19.99
Transfers	116	171	179	(8)	1,400	1,338	1,398	(60)	-4.27
Total Non-Operating Income (Expense)	4,068	(1,279)	(1,054)	(224)	(22,713)	(6,867)	(9,438)	2,570	-27.24
Income Before Non-Cash Items	3,756	955	5,214	(4,260)	139,483	70,236	49,287	20,950	42.51
Non-Cash Items									
Depreciation & Amortization	(3,486)		(2,413)	2,413	(27,891)	(14,515)	(18,509)	3,994	-21.58
Non-Oper Income (Expense)	0			0					
Total Non-Cash Items	(3,486)		(2,413)	2,413	(27,891)	(14,515)	(18,509)	3,994	-21.58
Change In Net Assets	270	955	2,801	(1,847)	111,591	55,721	30,778	24,943	81.04



Converse Ranch I
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GLJdeIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	0	11		11	(18,316)	(24,028)		(24,028)	100.00
Bad Debt, Net of Collections	0	743		743	14,854	21,915		21,915	100.00
Grants	7,072	5,444	5,155	289	58,151	46,400	43,448	2,952	6.80
Net Revenue	7,072	6,198	5,155	1,043	54,689	44,287	43,448	840	1.93
Operating Expense									
Outside Services	219			0	219				
Other Expenses	541	253	258	(5)	3,244	2,416	2,534	(118)	-4.66
Total Operating Expense	760	253	258	(5)	3,463	2,416	2,534	(118)	-4.66
Total Operating Income	6,312	5,945	4,897	1,048	51,226	41,872	40,914	958	2.34
Non-Operating Income (Expense)									
Interest Income	0	0	0	0	0	49	2	47	1,956.25
Other Income (Expense)	(6,072)	(4,803)	(4,897)	94	(47,820)	(36,757)	(41,275)	4,518	-10.95
Management Fees	(795)	(1,462)	(1,468)	5	(6,004)	(11,953)	(11,740)	(213)	1.81
Transfers	0		(42)	42			(355)	355	-100.00
Total Non-Operating Income (Expense)	(6,868)	(6,265)	(6,406)	141	(53,823)	(48,661)	(53,368)	4,707	-8.82
Income Before Non-Cash Items	(556)	(320)	(1,509)	1,189	(2,597)	(6,789)	(12,454)	5,665	(45.49)



Converse Ranch II, LLC
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GlJdeIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	0			0	(12,430)	(12,826)		(12,826)	100.00
Bad Debt, Net of Collections	0	(311)		(311)	12,232	12,701		12,701	100.00
Grants	5,016	2,950	2,944	6	41,106	26,193	24,813	1,380	5.56
Net Revenue	5,016	2,639	2,944	(305)	40,908	26,068	24,813	1,255	5.06
Operating Expense									
Outside Services	184			0	184				
Other Expenses	237	173	177	(4)	2,505	1,372	1,834	(462)	-25.18
Total Operating Expense	421	173	177	(4)	2,688	1,372	1,834	(462)	-25.18
Total Operating Income	4,595	2,466	2,767	(301)	38,219	24,696	22,979	1,717	7.47
Non-Operating Income (Expense)									
Interest Income	4		4	(4)	33	44	31	13	40.79
Other Income (Expense)	(3,782)	(2,341)	(2,797)	456	(31,339)	(15,524)	(23,572)	8,049	-34.14
Management Fees	(612)	(1,489)	(1,465)	(24)	(5,257)	(11,932)	(11,723)	(210)	1.79
Transfers	0		(35)	35			(299)	299	-100.00
Total Non-Operating Income (Expense)	(4,389)	(3,830)	(4,294)	464	(36,564)	(27,413)	(35,563)	8,151	-22.92
Income Before Non-Cash Items	205	(1,364)	(1,527)	163	1,655	(2,716)	(12,584)	9,867	(78.41)



East Meadows
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GlJdelIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Bad Debt, Net of Collections	0	(837)		(837)		(642)		(642)	100.00
Grants	15,890	13,878	11,954	1,924	229,626	119,977	100,753	19,224	19.08
Miscellaneous Revenue	0			0	41,785				
Net Revenue	15,890	13,041	11,954	1,087	271,411	119,335	100,753	18,583	18.44
Operating Expense									
Other Expenses	989	674	610	64	1,785	5,883	5,138	746	14.51
Total Operating Expense	989	674	610	64	1,785	5,883	5,138	746	14.51
Total Operating Income	14,901	12,367	11,344	1,023	269,626	113,452	95,615	17,837	18.66
Non-Operating Income (Expense)									
Interest Income	172	75	127	(52)	819	606	1,018	(412)	-40.45
Other Income (Expense)	(14,878)	(12,805)	(11,356)	(1,449)	(29,798)	(109,387)	(95,715)	(13,672)	14.28
Management Fees	(1,944)	(1,403)	(1,044)	(359)	(14,896)	(10,631)	(8,353)	(2,278)	27.27
Transfers	0		(55)	55			(462)	462	-100.00
Total Non-Operating Income (Expense)	(16,650)	(14,133)	(12,328)	(1,805)	(43,875)	(119,412)	(103,512)	(15,900)	15.36
Income Before Non-Cash Items	(1,749)	(1,766)	(984)	(782)	225,751	(5,960)	(7,897)	1,937	(24.53)
Non-Cash Items									
Non-Oper Income (Expense)	0		71,172	(71,172)			569,374	(569,374)	-100.00
Total Non-Cash Items	0		71,172	(71,172)			569,374	(569,374)	-100.00
Change In Net Assets	(1,749)	(1,766)	70,188	(71,954)	225,751	(5,960)	561,477	(567,437)	(101.06)



Gardens at San Juan Square
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GlJdeIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	0			0	(1,959)	(2,967)		(2,967)	100.00
Bad Debt, Net of Collections	0	(2,872)		(2,872)	480	259		259	100.00
Grants	54,481	28,045	26,093	1,952	441,195	236,075	219,926	16,149	7.34
Miscellaneous Revenue	0			0	2,570				
Net Revenue	54,481	25,173	26,093	(920)	442,286	233,367	219,926	13,441	6.11
Operating Expense									
Other Expenses	2,887		1,320	(1,320)	22,943	2,459	12,268	(9,809)	-79.96
Total Operating Expense	2,887		1,320	(1,320)	22,943	2,459	12,268	(9,809)	-79.96
Total Operating Income	51,593	25,173	24,773	400	419,342	230,908	207,658	23,250	11.20
Non-Operating Income (Expense)									
Interest Income	239	723	133	589	1,473	5,333	1,065	4,268	400.68
Other Income (Expense)	(18,317)	(21,110)	(24,788)	3,678	(158,947)	(137,387)	(208,930)	71,542	-34.24
Management Fees	(3,064)	(5,265)	(2,832)	(2,433)	(21,097)	(24,805)	(22,659)	(2,146)	9.47
Transfers	0		(105)	105			(889)	889	-100.00
Total Non-Operating Income (Expense)	(21,142)	(25,652)	(27,593)	1,940	(178,572)	(156,860)	(231,412)	74,552	-32.22
Income Before Non-Cash Items	30,452	(479)	(2,820)	2,341	240,771	74,049	(23,754)	97,803	(411.73)



HemisView Village
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	0	10,363		10,363	(6,341)	(10,205)		(10,205)	100.00
Bad Debt, Net of Collections	0	(3,017)		(3,017)	4,409	5,488		5,488	100.00
Grants	12,420	14,347	13,349	997	102,791	120,586	112,514	8,072	7.17
Net Revenue	12,420	21,693	13,349	8,344	100,859	115,869	112,514	3,355	2.98
Operating Expense									
Other Expenses	619	672	679	(7)	5,412	6,261	6,163	98	1.59
Total Operating Expense	619	672	679	(7)	5,412	6,261	6,163	98	1.59
Total Operating Income	11,801	21,021	12,670	8,351	95,447	109,608	106,350	3,257	3.06
Non-Operating Income (Expense)									
Interest Income	42	83	36	47	303	673	286	387	134.95
Other Income (Expense)	(9,819)	(12,764)	(12,682)	(82)	(79,797)	(106,398)	(106,888)	489	-.46
Management Fees	(1,452)	(1,824)	(1,616)	(208)	(12,273)	(13,871)	(12,926)	(945)	7.31
Transfers	0		(85)	85			(713)	713	-100.00
Total Non-Operating Income (Expense)	(11,229)	(14,505)	(14,346)	(159)	(91,767)	(119,596)	(120,240)	644	-.54
Income Before Non-Cash Items	572	6,516	(1,676)	8,192	3,681	(9,988)	(13,890)	3,901	(28.09)



Midcrown Seniors Pavillion
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Bad Debt, Net of Collections	0	(284)		(284)		(284)		(284)	100.00
Grants	4,915	5,176	5,141	35	42,710	45,745	43,330	2,415	5.57
Net Revenue	4,915	4,892	5,141	(249)	42,710	45,461	43,330	2,131	4.92
Operating Expense									
Outside Services	0			0	341				
Other Expenses	254	221	266	(46)	2,218	2,145	2,399	(254)	-10.57
Total Operating Expense	254	221	266	(46)	2,560	2,145	2,399	(254)	-10.57
Total Operating Income	4,660	4,671	4,874	(204)	40,150	43,316	40,931	2,385	5.83
Non-Operating Income (Expense)									
Interest Income	8		7	(7)	58	47	53	(7)	-12.80
Other Income (Expense)	(276)	(4,196)	(4,884)	688	(21,071)	(37,096)	(41,163)	4,068	-9.88
Management Fees	(1,818)	(2,012)	(2,051)	39	(15,639)	(16,759)	(16,408)	(352)	2.14
Transfers	0		(66)	66			(554)	554	-100.00
Total Non-Operating Income (Expense)	(2,086)	(6,208)	(6,994)	786	(36,651)	(53,808)	(58,072)	4,263	-7.34
Income Before Non-Cash Items	2,574	(1,537)	(2,119)	582	3,499	(10,492)	(17,141)	6,648	(38.79)



Refugio
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	0			0	(13,889)	(14,293)		(14,293)	100.00
Bad Debt, Net of Collections	0	(7,191)		(7,191)	14,754	8,996		8,996	100.00
Grants	14,524	14,160	13,358	802	119,696	120,296	112,585	7,711	6.85
Net Revenue	14,524	6,969	13,358	(6,389)	120,561	114,999	112,585	2,414	2.14
Operating Expense									
Outside Services	438			0	438				
Other Expenses	694	665	763	(99)	9,034	6,146	6,838	(693)	-10.13
Total Operating Expense	1,132	665	763	(99)	9,471	6,146	6,838	(693)	-10.13
Total Operating Income	13,392	6,304	12,594	(6,290)	111,089	108,854	105,747	3,107	2.94
Non-Operating Income (Expense)									
Interest Income	9	16	6	10	59	152	46	106	230.07
Other Income (Expense)	(11,444)	(12,629)	(12,690)	61	(94,422)	(106,379)	(106,956)	576	-.54
Management Fees	(1,382)	(1,432)	(1,663)	231	(11,820)	(12,219)	(13,306)	1,087	-8.17
Transfers	0		(85)	85			(713)	713	-100.00
Total Non-Operating Income (Expense)	(12,818)	(14,045)	(14,432)	387	(106,183)	(118,447)	(120,929)	2,482	-2.05
Income Before Non-Cash Items	574	(7,741)	(1,838)	(5,903)	4,907	(9,593)	(15,182)	5,589	(36.81)



San Juan Square
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GlJdeIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	0			0	(2,070)	(6,192)		(6,192)	100.00
Bad Debt, Net of Collections	0	(23)		(23)	1,099	4,003		4,003	100.00
Grants	13,530	15,048	14,197	851	111,268	127,826	119,659	8,167	6.83
Net Revenue	13,530	15,025	14,197	828	110,297	125,637	119,659	5,978	5.00
Operating Expense									
Other Expenses	655	720	721	(1)	5,747	6,605	6,474	131	2.03
Total Operating Expense	655	720	721	(1)	5,747	6,605	6,474	131	2.03
Total Operating Income	12,874	14,304	13,476	828	104,549	119,031	113,185	5,847	5.17
Non-Operating Income (Expense)									
Interest Income	11	11	9	3	75	136	68	68	100.00
Other Income (Expense)	(12,153)	(13,688)	(13,487)	(201)	(87,360)	(113,972)	(113,676)	(297)	.26
Management Fees	(2,278)	(1,505)	(1,775)	270	(13,575)	(13,367)	(14,198)	830	-5.85
Transfers	0		(79)	79			(666)	666	-100.00
Total Non-Operating Income (Expense)	(14,420)	(15,181)	(15,332)	151	(100,860)	(127,203)	(128,471)	1,268	-.99
Income Before Non-Cash Items	(1,546)	(877)	(1,856)	979	3,689	(8,172)	(15,287)	7,115	(46.54)



San Juan Square II
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	0	267		267	(4,945)	(4,952)		(4,952)	100.00
Bad Debt, Net of Collections	0	2,047		2,047	3,614	7,028		7,028	100.00
Grants	15,141	17,064	15,565	1,498	124,848	141,283	131,192	10,091	7.69
Net Revenue	15,141	19,378	15,565	3,813	123,517	143,359	131,192	12,167	9.27
Operating Expense									
Other Expenses	718	796	790	6	6,421	7,017	7,101	(83)	-1.18
Total Operating Expense	718	796	790	6	6,421	7,017	7,101	(83)	-1.18
Total Operating Income	14,423	18,582	14,775	3,807	117,096	136,342	124,091	12,251	9.87
Non-Operating Income (Expense)									
Interest Income	11	26	8	18	73	399	62	337	543.88
Other Income (Expense)	(13,720)	(15,118)	(14,787)	(331)	(99,211)	(129,913)	(124,632)	(5,280)	4.24
Management Fees	(2,323)	(1,666)	(1,846)	181	(13,622)	(13,002)	(14,770)	1,768	-11.97
Transfers	0		(80)	80			(672)	672	-100.00
Total Non-Operating Income (Expense)	(16,032)	(16,757)	(16,705)	(52)	(112,760)	(142,516)	(140,013)	(2,504)	1.79
Income Before Non-Cash Items	(1,609)	1,825	(1,930)	3,755	4,336	(6,174)	(15,921)	9,747	(61.22)



Sutton Oaks
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	0	7,138		7,138	(29,819)	(34,230)		(34,230)	100.00
Bad Debt, Net of Collections	156	(391)		(391)	26,195	32,387		32,387	100.00
Grants	15,143	12,947	12,479	468	136,278	111,837	105,178	6,659	6.33
Miscellaneous Revenue	0			0		9,667		9,667	100.00
Net Revenue	15,299	19,693	12,479	7,215	132,654	119,661	105,178	14,483	13.77
Operating Expense									
Outside Services	778			0	3,876	2,110		2,110	100.00
Utilities	0			0	378				
Other Expenses	887	713	636	77	7,206	5,742	5,786	(45)	-.77
Total Operating Expense	1,665	713	636	77	11,460	7,852	5,786	2,065	35.69
Total Operating Income	13,634	18,981	11,843	7,138	121,193	111,809	99,391	12,418	12.49
Non-Operating Income (Expense)									
Interest Income	0	23	1	22	1	146	6	140	2,329.33
Other Income (Expense)	(12,999)	(11,595)	(11,855)	260	(107,541)	(96,640)	(99,919)	3,279	-3.28
Management Fees	(1,979)	(1,685)	(1,765)	79	(15,746)	(12,800)	(14,116)	1,317	-9.33
Transfers	0		(83)	83			(699)	699	-100.00
Total Non-Operating Income (Expense)	(14,978)	(13,258)	(13,702)	444	(123,287)	(109,294)	(114,728)	5,434	-4.74
Income Before Non-Cash Items	(1,345)	5,723	(1,859)	7,581	(2,094)	2,515	(15,337)	17,852	(116.40)



The Alhambra
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GJJdelIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Bad Debt, Net of Collections	0	83		83		83		83	100.00
Grants	1,509	2,262	2,214	47	13,454	19,761	18,664	1,097	5.88
Net Revenue	1,509	2,345	2,214	130	13,454	19,844	18,664	1,180	6.32
Operating Expense									
Other Expenses	148	104	114	(10)	759	1,024	1,027	(3)	-.32
Total Operating Expense	148	104	114	(10)	759	1,024	1,027	(3)	-.32
Total Operating Income	1,360	2,240	2,100	140	12,695	18,820	17,637	1,183	6.71
Non-Operating Income (Expense)									
Interest Income	3	2	2	0	21	31	19	12	65.44
Other Income (Expense)	(918)	(1,979)	(2,104)	125	(6,711)	(17,983)	(17,731)	(253)	1.42
Management Fees	(598)	(487)	(571)	83	(4,283)	(4,289)	(4,564)	275	-6.02
Transfers	0		(24)	24			(204)	204	-100.00
Total Non-Operating Income (Expense)	(1,513)	(2,464)	(2,696)	232	(10,974)	(22,242)	(22,480)	239	-1.06
Income Before Non-Cash Items	(152)	(223)	(596)	372	1,721	(3,421)	(4,843)	1,422	(29.36)



The Park At Sutton Oaks
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GlJdeIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	0	9,145		9,145	(7,004)	(10,592)		(10,592)	100.00
Bad Debt, Net of Collections	0	(399)		(399)	5,210	8,524		8,524	100.00
Grants	15,742	16,001	14,971	1,030	129,100	135,083	126,186	8,897	7.05
Miscellaneous Revenue	0			0	750				
Net Revenue	15,742	24,747	14,971	9,776	128,056	133,015	126,186	6,829	5.41
Operating Expense									
Other Expenses	898	558	760	(203)	6,865	6,776	6,862	(85)	-1.24
Total Operating Expense	898	558	760	(203)	6,865	6,776	6,862	(85)	-1.24
Total Operating Income	14,843	24,190	14,211	9,979	121,191	126,239	119,325	6,914	5.79
Non-Operating Income (Expense)									
Interest Income	6	1	5	(5)	46	65	44	21	49.27
Other Income (Expense)	(13,170)	(14,496)	(14,223)	(274)	(100,094)	(122,561)	(119,877)	(2,684)	2.24
Management Fees	(1,485)	(1,624)	(2,073)	448	(14,871)	(16,328)	(16,581)	253	-1.53
Transfers	0		(83)	83			(698)	698	-100.00
Total Non-Operating Income (Expense)	(14,648)	(16,120)	(16,373)	253	(114,918)	(138,824)	(137,112)	(1,711)	1.25
Income Before Non-Cash Items	195	8,070	(2,162)	10,232	6,273	(12,585)	(17,788)	5,203	(29.25)



Wheatley Senior Living
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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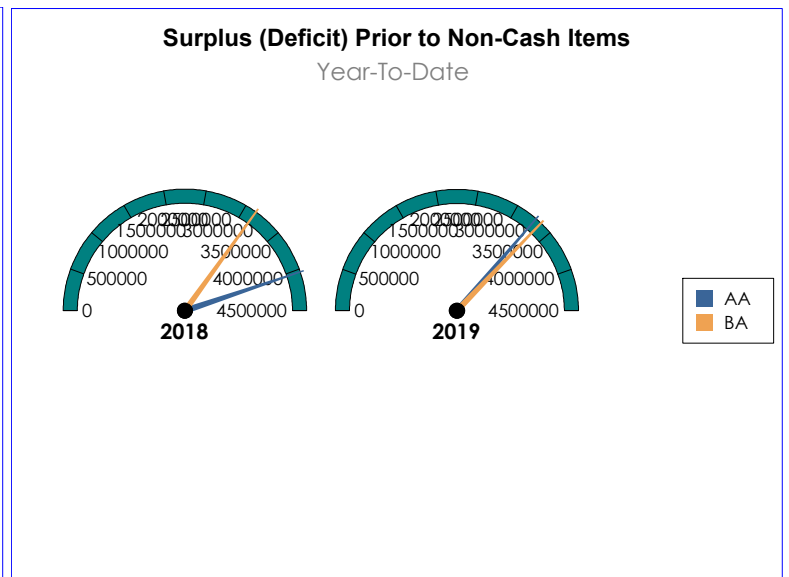
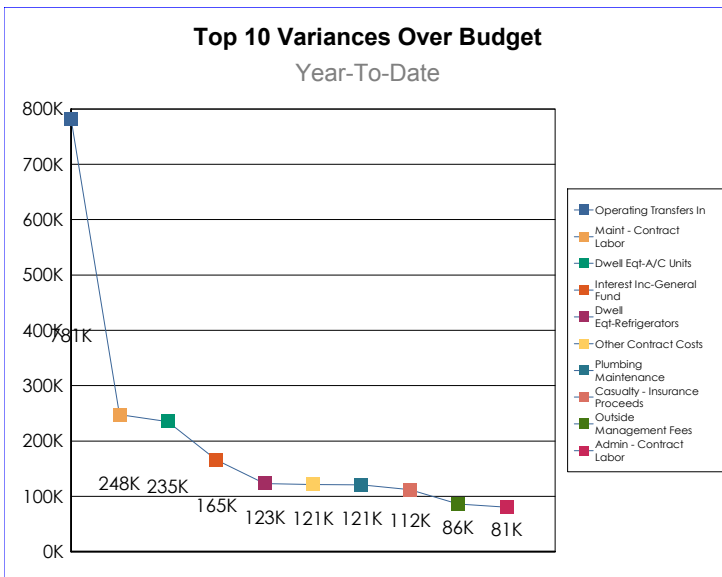
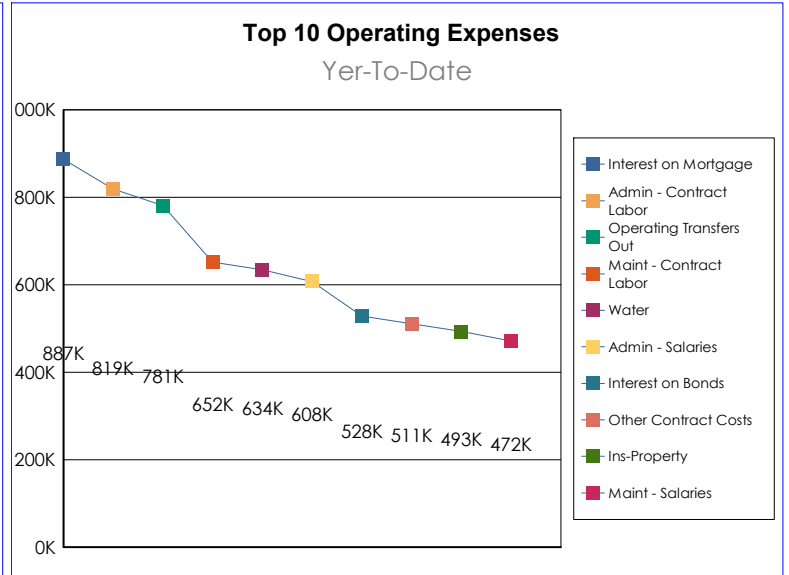
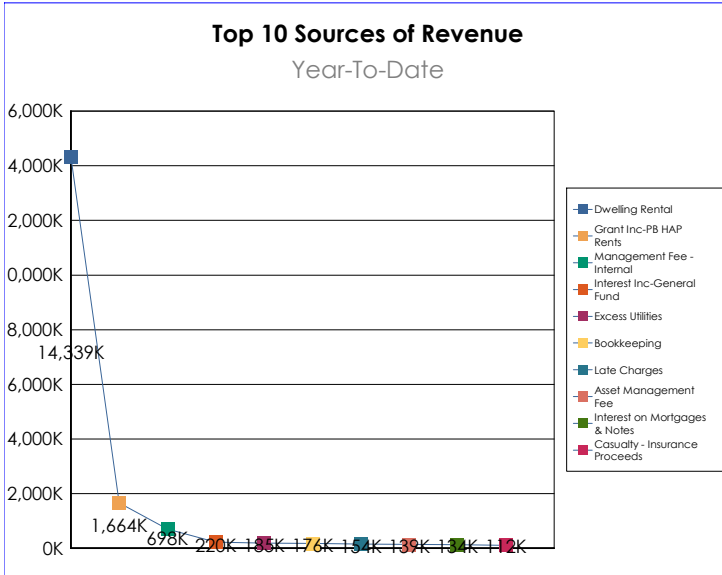
Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Grants	0	831		831		38,338		38,338	100.00
Net Revenue	0	831		831		38,338		38,338	100.00
Operating Expense									
Other Expenses	78	42		42	78	1,988		1,988	100.00
Total Operating Expense	78	42		42	78	1,988		1,988	100.00
Total Operating Income	(78)	789		789	(78)	36,350		36,350	
Non-Operating Income (Expense)									
Interest Income	0		1	(1)		19	8	11	132.13
Other Income (Expense)	0	(789)		(789)		(36,421)		(36,421)	100.00
Management Fees	0	(1,216)		(1,216)		(9,646)		(9,646)	100.00
Total Non-Operating Income (Expense)	0	(2,005)	1	(2,006)		(46,049)	8	(46,057)	-575,708.25
Income Before Non-Cash Items	(78)	(1,216)	1	(1,217)	(78)	(9,699)	8	(9,707)	121,333.25

Beacon
Summarized Income Statement by Line of Business, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

Account Description	Year-To-Date			
	Actual	Budget	Variance	%
Revenue				
Rental Revenue	13,229,371	13,873,164	(643,793)	-4.64
Bad Debt, Net of Collections	(220,451)	(195,495)	(24,956)	12.77
Other Tenant Revenue	493,083	449,802	43,281	9.62
Grants	1,715,906	1,768,927	(53,021)	-3.00
Miscellaneous Revenue	107,688	128,792	(21,104)	-16.39
Net Revenue	15,325,598	16,025,190	(699,592)	-4.37
Operating Expense				
Salaries and Benefits	3,261,219	3,418,981	(157,762)	-4.61
Supplies and Materials	628,585	648,676	(20,091)	-3.10
Fleet Costs	14,556	22,887	(8,330)	-36.40
Outside Services	2,121,225	1,902,284	218,942	11.51
Utilities	1,353,612	1,413,417	(59,805)	-4.23
Protective Services	124,762	129,045	(4,283)	-3.32
Insurance	734,406	660,834	73,571	11.13
HAP Expense				
Other Expenses	908,815	981,991	(73,177)	-7.45
Total Operating Expense	9,147,180	9,178,115	(30,935)	-.34
Total Operating Income	6,178,418	6,847,075	(668,657)	(\$9.77)
Non-Operating Income (Expense)				
Interest Expense	(1,586,642)	(1,244,988)	(341,655)	27.44
Interest Income	442,312	232,667	209,645	90.11
Replacement/Extraordinary Item	(779,431)	(1,238,996)	459,565	-37.09
Other Income (Expense)	114,833		114,833	100.00
Management Fees	(1,101,449)	(1,250,811)	149,362	-11.94
Transfers				
Total Non-Operating Income (Expense)	(2,910,378)	(3,502,128)	591,750	-16.90
Surplus or Deficit Prior to Non-Cash Items	3,268,040	3,344,947	(76,907)	(\$2.30)
Non-Cash Items				
Depreciation & Amortization	(1,888,623)	(1,656,632)	(231,992)	14.00
Non-Oper Income (Expense)	(123,378)	4,080	(127,458)	-3,123.85
Total Non-Cash Items	(2,012,001)	(1,652,551)	(359,450)	21.75

Beacon
Summarized Income Statement by Line of Business, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

Account Description	Year-To-Date			
	Actual	Budget	Variance	%
Change In Net Assets	1,256,039	1,692,396	(436,357)	(\$25.78)



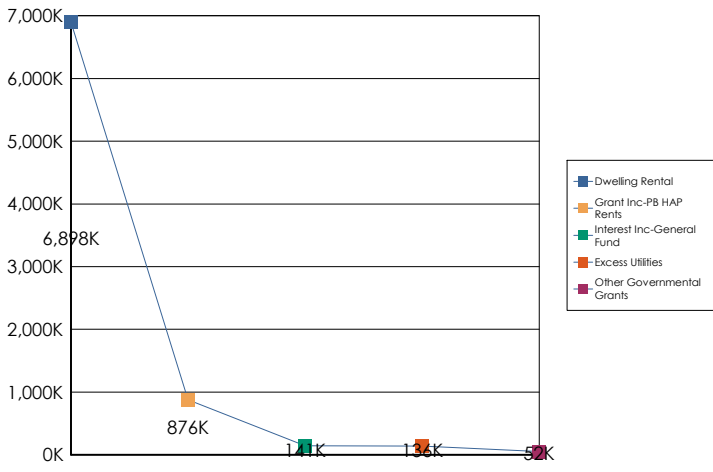


Beacon
SAHA Managed
Summarized Income Statement by Line of Business, YTD
Period Ending February 28, 2019
Actual Amounts Vs. Approved Budget Comparison

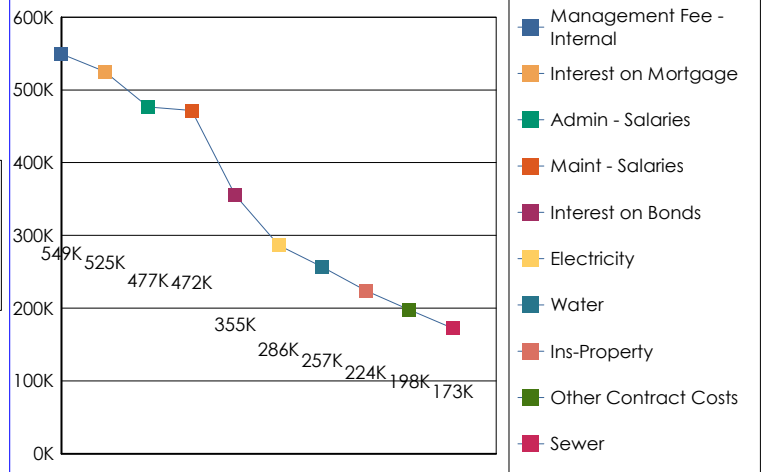
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	851,605	813,980	917,361	(103,381)	6,834,057	6,876,528	7,323,986	(447,458)	(6.11)
Bad Debt, Net of Collections	(11,613)	5,336	(2,839)	8,175	(52,568)	46,535	(22,713)	69,248	(304.89)
Other Tenant Revenue	39,284	35,767	40,777	(5,010)	305,076	288,850	326,219	(37,370)	(11.46)
Grants	119,581	118,358	123,037	(4,679)	1,034,399	928,605	984,295	(55,690)	(5.66)
Miscellaneous Revenue	2,180	2,711	2,824	(113)	15,344	32,481	22,595	9,886	43.75
Net Revenue	1,001,037	976,152	1,081,160	(105,008)	8,136,309	8,172,998	8,634,382	(461,383)	(5.34)
Operating Expense									
Salaries and Benefits	211,336	231,012	218,898	12,114	1,677,638	1,769,496	1,802,832	(33,335)	(1.85)
Supplies and Materials	47,284	58,312	46,508	11,803	317,746	391,292	384,148	7,144	1.86
Fleet Costs	1,389	991	2,661	(1,670)	16,551	13,823	21,287	(7,463)	(35.06)
Outside Services	127,620	106,631	117,564	(10,933)	849,140	1,033,297	960,240	73,057	7.61
Utilities	101,105	91,041	93,315	(2,275)	767,225	773,832	790,525	(16,693)	(2.11)
Protective Services	3,683	2,556	3,638	(1,082)	37,280	28,107	29,107	(1,000)	(3.43)
Insurance	11,484	12,520	45,792	(33,273)	309,331	397,846	371,516	26,330	7.09
HAP Expense									
Other Expenses	42,477	62,316	58,249	4,067	341,802	423,740	510,986	(87,245)	(17.07)
Total Operating Expense	546,378	565,377	586,626	(21,249)	4,316,713	4,831,434	4,870,640	(39,205)	(.80)
Total Operating Income	454,660	410,776	494,535	(83,759)	3,819,596	3,341,564	3,763,742	(422,178)	(11.22)
Non-Operating Income (Expense)									
Interest Expense	(107,086)	(132,658)	(100,512)	(32,146)	(873,452)	(1,045,382)	(818,869)	(226,514)	27.66
Interest Income	14,086	30,351	5,959	24,392	71,530	194,574	47,674	146,900	308.14
Replacement/Extraordinary Item	(27,283)	(35,022)	(60,096)	25,074	(258,899)	(313,086)	(496,099)	183,013	(36.89)
Other Income (Expense)		39,133		39,133	2,158	42,093		42,093	100.00
Management Fees	(88,775)	(93,664)	(101,973)	8,309	(709,529)	(732,979)	(815,783)	82,805	(10.15)
Transfers	138,488				138,488				
Total Non-Operating Income (Expense)	(70,570)	(191,860)	(256,622)	64,762	(1,629,705)	(1,854,780)	(2,083,077)	228,298	(10.96)
Surplus or (Deficit) Prior to Non-Cash Items	384,090	218,916	237,913	(18,997)	2,189,892	1,486,784	1,680,665	(193,880)	(11.54)
Non-Cash Items									
Depreciation & Amortization	(140,036)	(203,012)	(116,999)	(86,013)	(1,050,854)	(1,063,054)	(935,992)	(127,062)	13.58
Non-Oper Income (Expense)			510	(510)	(1,449)	(3,267)	4,080	(7,347)	(180.07)
Total Non-Cash Items	(140,036)	(203,012)	(116,489)	(86,523)	(1,052,303)	(1,066,321)	(931,912)	(134,409)	14.42
Change In Net Assets	244,053	15,904	121,424	(105,520)	1,137,589	420,463	748,753	(328,290)	(43.84)

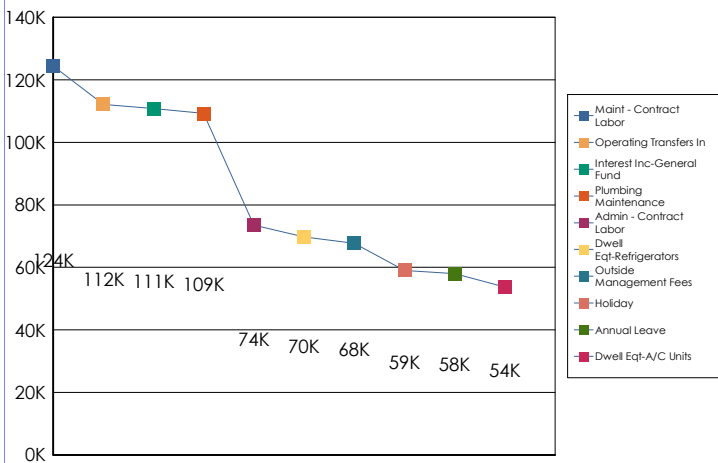
Top 5 Sources of Revenue
Year-To-Date



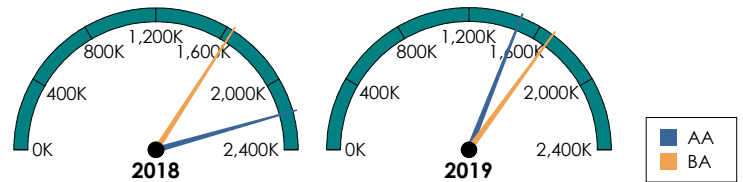
Top 10 Operating Expenses
Year-To-Date



Top 10 Variances Over Budget
Year-To-Date



Surplus (Deficit) Prior to Non-Cash Items
Year-to-Date





SAHDC Bella Claire Apts.
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GlJdeIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	37,751	38,535	37,678	856	306,310	272,118	301,425	(29,306)	-9.72
Bad Debt, Net of Collections	0	605	108	497	556	6,780	867	5,913	682.33
Other Tenant Revenue	0	1,125	525	600	1,525	2,730	4,200	(1,470)	-35.01
Miscellaneous Revenue	75	280	58	222	525	565	467	98	21.08
Net Revenue	37,826	40,545	38,370	2,175	308,916	282,193	306,958	(24,765)	-8.07
Operating Expense									
Salaries and Benefits	8,732	5,513	10,625	(5,112)	89,190	64,083	88,376	(24,293)	-27.49
Supplies and Materials	1,173	614	2,233	(1,619)	7,285	28,466	17,867	10,600	59.33
Fleet Costs	0		275	(275)	1,103		2,200	(2,200)	-100.00
Outside Services	2,607	4,332	3,802	530	24,533	64,862	30,416	34,446	113.25
Utilities	3,586	4,214	3,813	400	28,584	32,648	30,507	2,140	7.02
Insurance	487	340	1,713	(1,372)	14,202	8,954	13,975	(5,021)	-35.93
Other Expenses	1,501	1,988	2,892	(905)	16,979	18,713	24,406	(5,693)	-23.33
Total Operating Expense	18,086	17,002	25,354	(8,353)	181,877	217,726	207,747	9,979	4.80
Total Operating Income	19,740	23,543	13,015	10,527	127,038	64,467	99,211	(34,744)	(35.02)
Non-Operating Income (Expense)									
Interest Expense	(4,025)	(3,884)	(3,884)	0	(32,514)	(31,405)	(31,405)		
Interest Income	3	57	9	48	370	93	71	22	30.53
Replacement/Extraordinary Item	415	(275)	(2,242)	1,967	(4,583)	(9,810)	(17,933)	8,123	-45.30
Management Fees	(3,742)	(3,681)	(3,910)	229	(29,794)	(30,661)	(31,281)	620	-1.98
Transfers	138,488			0	138,488				
Total Non-Operating Income (Expense)	131,139	(7,782)	(10,027)	2,244	71,967	(71,783)	(80,548)	8,765	-10.88
Income Before Non-Cash Items	150,879	15,760	2,989	12,771	199,006	(7,316)	18,663	(25,979)	(139.20)
Non-Cash Items									
Depreciation & Amortization	(18,581)	(8,277)	(6,455)	(1,822)	(65,538)	(65,834)	(51,642)	(14,192)	27.48
Total Non-Cash Items	(18,581)	(8,277)	(6,455)	(1,822)	(65,538)	(65,834)	(51,642)	(14,192)	27.48
Change In Net Assets	132,298	7,483	(3,466)	10,949	133,468	(73,150)	(32,979)	(40,171)	121.81



SAHFC Burning Tree
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GlJdeIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	65,529	63,870	70,975	(7,105)	523,879	540,058	567,799	(27,740)	-4.89
Bad Debt, Net of Collections	0	1,644	104	1,540	1,760	5,935	833	5,102	612.21
Other Tenant Revenue	90	625	350	275	1,210	3,093	2,800	293	10.45
Miscellaneous Revenue	315	280	92	188	945	810	733	77	10.45
Net Revenue	65,934	66,419	71,521	(5,102)	527,794	549,896	572,165	(22,269)	-3.89
Operating Expense									
Salaries and Benefits	17,211	24,417	15,697	8,720	74,433	106,799	128,951	(22,152)	-17.18
Supplies and Materials	(464)	1,167	5,242	(4,075)	4,598	24,228	41,933	(17,705)	-42.22
Fleet Costs	0	51	173	(123)		308	1,387	(1,079)	-77.80
Outside Services	3,075	6,704	8,848	(2,144)	40,175	47,920	70,784	(22,864)	-32.30
Utilities	6,281	1,470	4,642	(3,173)	40,205	19,693	37,139	(17,446)	-46.97
Insurance	452	550	2,959	(2,409)	16,338	25,668	24,032	1,636	6.81
Other Expenses	426	5,033	3,207	1,827	8,606	31,652	25,881	5,771	22.30
Total Operating Expense	26,981	39,392	40,769	(1,377)	184,355	256,268	330,107	(73,840)	-22.37
Total Operating Income	38,953	27,027	30,752	(3,725)	343,440	293,628	242,058	51,570	21.30
Non-Operating Income (Expense)									
Interest Expense	0	(15,179)		(15,179)		(129,422)		(129,422)	100.00
Interest Income	1,453	6,645	969	5,676	9,745	35,359	7,752	27,607	356.14
Replacement/Extraordinary Item	(923)	2,204	(3,171)	5,375	(9,410)	(26,241)	(25,368)	(873)	3.44
Management Fees	(6,837)	(6,994)	(7,372)	377	(55,263)	(57,228)	(58,972)	1,744	-2.96
Total Non-Operating Income (Expense)	(6,307)	(13,324)	(9,574)	(3,750)	(54,929)	(177,533)	(76,589)	(100,944)	131.80
Income Before Non-Cash Items	32,645	13,703	21,179	(7,475)	288,511	116,096	165,470	(49,374)	(29.84)
Non-Cash Items									
Depreciation & Amortization	(5,098)	(5,629)	(4,826)	(803)	(40,669)	(44,460)	(38,610)	(5,850)	15.15
Non-Oper Income (Expense)	0			0		(917)		(917)	100.00
Total Non-Cash Items	(5,098)	(5,629)	(4,826)	(803)	(40,669)	(45,377)	(38,610)	(6,768)	17.53
Change In Net Assets	27,547	8,074	16,352	(8,279)	247,842	70,719	126,860	(56,141)	(44.25)



SAHFC Castlepoint
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GIJdelIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	121,759	108,343	121,189	(12,846)	955,205	1,023,108	969,510	53,598	5.53
Bad Debt, Net of Collections	(5,924)		(190)	190	2,929	7,157	(1,521)	8,678	-570.63
Other Tenant Revenue	2,285	3,024	1,433	1,591	12,880	18,104	11,467	6,638	57.89
Miscellaneous Revenue	325	240	417	(177)	2,375	1,175	3,333	(2,158)	-64.75
Net Revenue	118,445	111,607	122,849	(11,242)	973,389	1,049,544	982,789	66,755	6.79
Operating Expense									
Salaries and Benefits	39,917	44,610	34,139	10,471	322,163	336,066	276,486	59,580	21.55
Supplies and Materials	15,369	10,122	8,023	2,098	87,158	66,123	64,187	1,936	3.02
Fleet Costs	196	440	308	131	6,194	6,381	2,467	3,914	158.68
Outside Services	18,809	7,906	14,542	(6,636)	111,440	165,256	116,334	48,923	42.05
Utilities	14,741	15,646	5,489	10,157	113,485	118,109	43,911	74,198	168.97
Protective Services	204			0	204				
Insurance	1,741	1,473	6,309	(4,836)	37,636	56,677	51,189	5,488	10.72
Other Expenses	4,825	7,573	6,676	897	39,823	40,579	53,973	(13,394)	-24.82
Total Operating Expense	95,804	87,769	75,486	12,283	718,103	789,190	608,546	180,644	29.68
Total Operating Income	22,641	23,838	47,363	(23,525)	255,286	260,353	374,243	(113,890)	(30.43)
Non-Operating Income (Expense)									
Interest Expense	(10,332)	(12,558)	(10,271)	(2,287)	(82,212)	(89,617)	(82,165)	(7,452)	9.07
Interest Income	5,138	6,261	2,474	3,788	23,401	42,997	19,788	23,208	117.28
Replacement/Extraordinary Item	(8,172)	(5,588)	(9,042)	3,454	(45,477)	(46,174)	(72,333)	26,160	-36.17
Management Fees	(14,750)	(15,234)	(14,874)	(360)	(115,568)	(121,351)	(118,994)	(2,356)	1.98
Total Non-Operating Income (Expense)	(28,117)	(27,119)	(31,713)	4,594	(219,856)	(214,145)	(253,705)	39,560	-15.59
Income Before Non-Cash Items	(5,476)	(3,281)	15,650	(18,931)	35,430	46,208	120,538	(74,330)	(61.67)
Non-Cash Items									
Depreciation & Amortization	(871)	(7,880)	(1,122)	(6,758)	(19,426)	(63,492)	(8,978)	(54,514)	607.16
Non-Oper Income (Expense)	0			0		6,294		6,294	100.00
Total Non-Cash Items	(871)	(7,880)	(1,122)	(6,758)	(19,426)	(57,198)	(8,978)	(48,220)	537.07
Change In Net Assets	(6,346)	(11,161)	14,527	(25,689)	16,004	(10,990)	111,560	(122,550)	(109.85)



SAHFC Churchill Est, LLC
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GIJdelIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	29,698	32,920	31,882	1,038	252,547	261,330	255,056	6,274	2.46
Bad Debt, Net of Collections	(3,071)		605	(605)	(8,123)	6,152	4,836	1,316	27.22
Other Tenant Revenue	575	450	483	(33)	5,100	4,657	3,867	790	20.44
Miscellaneous Revenue	75	80	50	30	500	811	400	411	102.76
Net Revenue	27,277	33,450	33,020	430	250,024	272,950	264,159	8,791	3.33
Operating Expense									
Salaries and Benefits	3,263	5,045	4,585	461	32,501	42,197	40,051	2,146	5.36
Supplies and Materials	2,539	940	2,029	(1,090)	13,286	10,665	16,233	(5,569)	-34.30
Fleet Costs	0		350	(350)	2,288		2,800	(2,800)	-100.00
Outside Services	6,118	676	3,650	(2,974)	26,214	33,357	29,200	4,157	14.24
Utilities	226	135	250	(115)	1,165	1,950	2,359	(408)	-17.32
Insurance	225	244	1,933	(1,688)	11,045	21,607	15,573	6,034	38.75
Other Expenses	1,512	602	1,695	(1,094)	11,182	4,207	13,675	(9,468)	-69.24
Total Operating Expense	13,883	7,642	14,492	(6,850)	97,681	113,983	119,891	(5,907)	-4.93
Total Operating Income	13,394	25,808	18,528	7,280	152,344	158,966	144,268	14,699	10.19
Non-Operating Income (Expense)									
Interest Expense	(5,278)	(5,093)	(5,109)	16	(42,636)	(41,182)	(41,307)	126	-.30
Interest Income	401	1,661	267	1,394	2,497	8,560	2,137	6,423	300.54
Replacement/Extraordinary Item	(4,151)	(1,941)	(1,158)	(783)	(15,448)	(14,617)	(9,267)	(5,351)	57.74
Management Fees	(2,645)	(2,814)	(2,780)	(33)	(21,065)	(21,910)	(22,244)	333	-1.50
Total Non-Operating Income (Expense)	(11,673)	(8,186)	(8,780)	594	(76,652)	(69,150)	(70,680)	1,531	-2.17
Income Before Non-Cash Items	1,721	17,622	9,748	7,874	75,691	89,817	73,587	16,230	22.05
Non-Cash Items									
Depreciation & Amortization	(155)	(63)		(63)	(1,115)	(506)		(506)	100.00
Total Non-Cash Items	(155)	(63)		(63)	(1,115)	(506)		(506)	100.00
Change In Net Assets	1,566	17,559	9,748	7,811	74,576	89,311	73,587	15,723	21.37



Claremont
Summarized Income Statement by Company, YTD
Period Ending February 28, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	0	2,900		2,900		22,832		22,832	100.00
Other Tenant Revenue	0			0		49		49	100.00
Net Revenue	0	2,900		2,900		22,881		22,881	100.00
Operating Expense									
Salaries and Benefits	0	258		258		1,059		1,059	100.00
Supplies and Materials	0			0		651		651	100.00
Outside Services	0	826		826		2,313		2,313	100.00
Utilities	0			0		1,146		1,146	100.00
Insurance	0	(627)		(627)		628		628	100.00
Other Expenses	0	51		51		317		317	100.00
Total Operating Expense	0	508		508		6,115		6,115	100.00
Total Operating Income	0	2,392		2,392	0	16,766		16,766	
Non-Operating Income (Expense)									
Interest Income	0	100		100		100		100	100.00
Replacement/Extraordinary Item	0			0		(969)		(969)	100.00
Management Fees	0	(241)		(241)		(1,930)		(1,930)	100.00
Transfers	0			0		(112,201)		(112,201)	100.00
Total Non-Operating Income (Expense)	0	(141)		(141)		(115,000)		(115,000)	100.00
Income Before Non-Cash Items	0	2,251		2,251	0	(98,234)		(98,234)	
Non-Cash Items									
Depreciation & Amortization	0	(51)		(51)		(411)		(411)	100.00
Total Non-Cash Items	0	(51)		(51)		(411)		(411)	100.00
Change In Net Assets	0	2,200		2,200	0	(98,645)		(98,645)	



Converse Ranch I LLC
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	78,523	83,249	101,576	(18,328)	652,026	658,422	802,614	(144,192)	-17.97
Bad Debt, Net of Collections	98	150	(1,443)	1,593	(7,424)	1,670	(11,547)	13,217	-114.46
Other Tenant Revenue	1,120	1,190	857	334	6,334	6,858	6,853	5	.07
Grants	6,027	4,803	5,459	(656)	47,775	36,757	43,669	(6,912)	-15.83
Miscellaneous Revenue	250	(185)	345	(530)	1,749	6,257	2,761	3,495	126.59
Net Revenue	86,018	89,207	106,794	(17,587)	700,460	709,964	844,351	(134,387)	-15.92
Operating Expense									
Salaries and Benefits	20,107	12,154	14,702	(2,548)	164,484	117,035	121,130	(4,096)	-3.38
Supplies and Materials	1,214	2,356	3,247	(891)	25,620	22,388	31,753	(9,365)	-29.49
Fleet Costs	0			0		105		105	100.00
Outside Services	10,618	8,539	14,030	(5,490)	123,860	66,674	120,925	(54,251)	-44.86
Utilities	1,733	830	2,402	(1,572)	17,749	13,325	19,216	(5,891)	-30.66
Protective Services	459	375	473	(98)	3,870	2,250	3,784	(1,534)	-40.54
Insurance	2,905	3,478	4,839	(1,361)	52,965	57,641	39,076	18,564	47.51
HAP Expense	0			0					
Other Expenses	1,704	2,233	6,398	(4,165)	37,209	55,687	72,651	(16,965)	-23.35
Total Operating Expense	38,740	29,965	46,090	(16,125)	425,757	335,103	408,537	(73,433)	-17.97
Total Operating Income	47,278	59,242	60,704	(1,462)	274,703	374,861	435,815	(60,954)	(13.99)
Non-Operating Income (Expense)									
Interest Expense	(17,305)	(17,001)	(17,500)	499	(139,077)	(136,671)	(140,000)	3,329	-2.38
Interest Income	2,073	1,300	532	768	6,190	10,828	4,258	6,569	154.27
Replacement/Extraordinary Item	(2,640)	(1,878)	(9,538)	7,661	(17,655)	(13,604)	(83,047)	69,443	-83.62
Management Fees	(7,147)	(6,361)	(11,310)	4,949	(58,656)	(53,130)	(90,482)	37,352	-41.28
Total Non-Operating Income (Expense)	(25,018)	(23,940)	(37,816)	13,876	(209,199)	(192,578)	(309,270)	116,692	-37.73
Income Before Non-Cash Items	22,260	35,301	22,887	12,414	65,504	182,283	126,544	55,739	44.05
Non-Cash Items									
Depreciation & Amortization	(16,534)	(54,572)	(16,534)	(38,038)	(132,272)	(148,754)	(132,272)	(16,482)	12.46
Non-Oper Income (Expense)	0			0		(3,449)		(3,449)	100.00
Total Non-Cash Items	(16,534)	(54,572)	(16,534)	(38,038)	(132,272)	(152,204)	(132,272)	(19,932)	15.07
Change In Net Assets	5,726	(19,270)	6,353	(25,624)	(66,768)	30,079	(5,728)	35,807	(625.15)



Converse Ranch II
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	68,052	65,240	84,391	(19,151)	533,196	538,615	670,228	(131,613)	-19.64
Bad Debt, Net of Collections	(922)		(647)	647	(540)	900	(5,174)	6,074	-117.40
Other Tenant Revenue	1,180	124	770	(646)	6,560	2,722	6,160	(3,438)	-55.81
Grants	3,782	2,341	3,624	(1,283)	31,339	15,524	28,992	(13,468)	-46.46
Miscellaneous Revenue	500	189	475	(286)	3,215	5,848	3,800	2,048	53.89
Net Revenue	72,591	67,894	88,613	(20,720)	573,770	563,608	704,006	(140,397)	-19.94
Operating Expense									
Salaries and Benefits	6,334	8,346	11,981	(3,635)	54,530	89,621	99,921	(10,299)	-10.31
Supplies and Materials	1,260	964	1,825	(861)	16,531	1,883	20,902	(19,019)	-90.99
Outside Services	7,780	3,371	10,410	(7,039)	84,201	49,202	94,323	(45,121)	-47.84
Utilities	1,381	76	1,551	(1,475)	11,614	10,599	12,411	(1,812)	-14.60
Protective Services	391	375	410	(35)	3,297	1,125	3,283	(2,158)	-65.73
Insurance	0	474	3,222	(2,748)	24,761	28,690	26,074	2,616	10.03
HAP Expense	0			0					
Other Expenses	10,713	10,304	4,014	6,290	45,547	46,852	38,644	8,208	21.24
Total Operating Expense	27,861	23,909	33,413	(9,504)	240,480	227,972	295,557	(67,584)	-22.87
Total Operating Income	44,731	43,984	55,200	(11,216)	333,290	335,636	408,449	(72,813)	(17.83)
Non-Operating Income (Expense)									
Interest Expense	(14,020)	(13,907)	(13,948)	41	(112,888)	(95,935)	(117,086)	21,151	-18.06
Interest Income	297	526	3	523	1,208	3,383	27	3,356	12,409.43
Replacement/Extraordinary Item	(748)	(110)	(7,747)	7,636	(19,414)	(3,418)	(70,563)	67,145	-95.16
Other Income (Expense)	0			0		(250)		(250)	100.00
Management Fees	(5,375)	(4,888)	(8,537)	3,649	(41,872)	(38,389)	(68,296)	29,907	-43.79
Total Non-Operating Income (Expense)	(19,846)	(18,379)	(30,228)	11,848	(172,967)	(134,609)	(255,918)	121,309	-47.40
Income Before Non-Cash Items	24,885	25,605	24,972	632	160,323	201,027	152,531	48,496	31.79
Non-Cash Items									
Depreciation & Amortization	(15,023)	(51,035)	(15,023)	(36,012)	(120,187)	(136,094)	(120,187)	(15,907)	13.23
Total Non-Cash Items	(15,023)	(51,035)	(15,023)	(36,012)	(120,187)	(136,094)	(120,187)	(15,907)	13.23
Change In Net Assets	9,861	(25,430)	9,949	(35,379)	40,136	64,933	32,344	32,589	100.76



SAHDC Dietrich Road Apts.
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	16,648	13,832	17,112	(3,280)	139,175	124,736	136,893	(12,157)	-8.88
Bad Debt, Net of Collections	(238)		17	(17)	(1,423)	2,546	133	2,413	1,810.14
Other Tenant Revenue	500	1,155	1,517	(362)	8,817	10,927	12,139	(1,212)	-9.98
Miscellaneous Revenue	0	120	42	78	125	210	333	(123)	-37.01
Net Revenue	16,910	15,107	18,687	(3,580)	146,694	138,419	149,499	(11,080)	-7.41
Operating Expense									
Salaries and Benefits	4,749	4,495	5,736	(1,241)	37,645	37,704	49,259	(11,554)	-23.46
Supplies and Materials	1,535	2,160	1,104	1,055	5,348	4,854	8,833	(3,980)	-45.05
Fleet Costs	0			0					
Outside Services	1,337	2,921	2,460	461	13,915	26,659	19,680	6,979	35.46
Utilities	1,442	536	1,432	(896)	11,345	17,623	12,192	5,431	44.54
Protective Services	0		317	(317)	1,769	5,325	2,533	2,792	110.20
Insurance	349	251	2,121	(1,870)	9,944	25,443	17,109	8,333	48.71
Other Expenses	1,699	2,020	2,192	(172)	14,636	12,054	18,104	(6,050)	-33.42
Total Operating Expense	11,111	12,382	15,362	(2,980)	94,601	129,661	127,711	1,950	1.53
Total Operating Income	5,799	2,725	3,325	(600)	52,093	8,758	21,788	(13,030)	(59.80)
Non-Operating Income (Expense)									
Interest Income	152	221	103	118	1,742	1,750	824	926	112.37
Replacement/Extraordinary Item	0	(2,737)	(1,067)	(1,670)	(2,523)	(10,844)	(8,533)	(2,310)	27.07
Management Fees	(1,912)	(1,688)	(2,046)	358	(15,712)	(14,474)	(16,368)	1,894	-11.57
Total Non-Operating Income (Expense)	(1,760)	(4,204)	(3,010)	(1,195)	(16,493)	(23,568)	(24,077)	509	-2.12
Income Before Non-Cash Items	4,038	(1,479)	316	(1,795)	35,600	(14,810)	(2,289)	(12,521)	547.07
Non-Cash Items									
Depreciation & Amortization	(2,081)	(2,034)	(2,159)	125	(17,227)	(16,204)	(17,271)	1,067	-6.18
Total Non-Cash Items	(2,081)	(2,034)	(2,159)	125	(17,227)	(16,204)	(17,271)	1,067	-6.18
Change In Net Assets	1,958	(3,513)	(1,843)	(1,670)	18,372	(31,014)	(19,559)	(11,454)	58.56



SAHFC Encanta Villa
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	40,184	35,360	38,539	(3,179)	317,608	289,225	308,315	(19,090)	-6.19
Bad Debt, Net of Collections	(156)		572	(572)	(3,594)	(3,216)	4,576	(7,792)	-170.29
Other Tenant Revenue	0	200	577	(377)	2,905	5,305	4,617	688	14.91
Miscellaneous Revenue	0	165	75	90	225	565	600	(35)	-5.82
Net Revenue	40,028	35,725	39,763	(4,038)	317,143	291,879	318,107	(26,229)	-8.25
Operating Expense									
Salaries and Benefits	8,436	7,553	9,765	(2,212)	63,051	56,728	81,496	(24,768)	-30.39
Supplies and Materials	672	4,082	1,433	2,649	7,706	15,738	11,467	4,271	37.25
Outside Services	1,762	2,403	3,908	(1,506)	25,991	31,121	31,267	(146)	-.47
Utilities	1,579	3,773	3,829	(56)	31,753	31,478	30,633	845	2.76
Insurance	547	417	1,987	(1,570)	11,697	17,006	16,119	888	5.51
Other Expenses	1,771	4,186	3,208	978	20,430	26,257	25,793	464	1.80
Total Operating Expense	14,766	22,414	24,131	(1,717)	160,629	178,328	196,775	(18,446)	-9.37
Total Operating Income	25,262	13,311	15,632	(2,322)	156,515	113,550	121,333	(7,783)	(6.41)
Non-Operating Income (Expense)									
Interest Expense	0	(7,819)	(77)	(7,742)	(323)	(66,497)	(617)	(65,879)	10,669.72
Interest Income	788	2,606	449	2,157	4,527	14,765	3,591	11,174	311.20
Replacement/Extraordinary Item	0	(1,944)	(1,482)	(462)	(8,885)	(14,334)	(11,856)	(2,478)	20.90
Management Fees	(3,784)	(3,216)	(3,887)	671	(29,778)	(27,298)	(31,096)	3,799	-12.22
Total Non-Operating Income (Expense)	(2,996)	(10,373)	(4,997)	(5,376)	(34,460)	(93,363)	(39,979)	(53,384)	133.53
Income Before Non-Cash Items	22,265	2,937	10,635	(7,698)	122,055	20,187	81,354	(61,167)	(75.19)
Non-Cash Items									
Depreciation & Amortization	(8,055)	(132)	(42)	(90)	(64,439)	(822)	(336)	(485)	144.44
Total Non-Cash Items	(8,055)	(132)	(42)	(90)	(64,439)	(822)	(336)	(485)	144.44
Change In Net Assets	14,211	2,805	10,593	(7,788)	57,616	19,365	81,018	(61,652)	(76.10)



Homestead
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	84,047	82,107	84,713	(2,605)	661,036	703,526	677,702	25,824	3.81
Bad Debt, Net of Collections	(2,323)	2,917	(1,750)	4,667	(25,009)	6,061	(14,000)	20,061	-143.29
Other Tenant Revenue	15,702	16,218	15,496	722	121,310	128,380	123,969	4,411	3.56
Miscellaneous Revenue	149	50	167	(117)	581	975	1,333	(358)	-26.88
Net Revenue	97,575	101,293	98,626	2,668	757,917	838,942	789,004	49,938	6.33
Operating Expense									
Salaries and Benefits	16,553	19,192	18,097	1,095	151,277	175,293	148,342	26,952	18.17
Supplies and Materials	4,334	3,278	5,917	(2,639)	28,481	32,079	47,333	(15,254)	-32.23
Fleet Costs	0	209	542	(333)	766	2,806	4,333	(1,527)	-35.24
Outside Services	9,946	9,434	9,302	132	63,852	79,819	74,414	5,406	7.26
Utilities	24,768	21,236	20,889	346	181,295	207,390	196,761	10,629	5.40
Protective Services	1,292	1,158	750	408	11,259	10,361	6,000	4,361	72.68
Insurance	1,215	1,052	4,197	(3,145)	27,165	28,023	34,033	(6,009)	-17.66
Other Expenses	3,161	6,212	5,021	1,191	27,423	36,601	44,592	(7,990)	-17.92
Total Operating Expense	61,270	61,770	64,713	(2,943)	491,518	572,374	555,807	16,567	2.98
Total Operating Income	36,304	39,524	33,912	5,611	266,399	266,568	233,197	33,371	14.31
Non-Operating Income (Expense)									
Interest Expense	(15,680)	(16,602)	(16,704)	102	(129,360)	(136,928)	(137,474)	547	-.40
Interest Income	269	690	126	564	1,333	4,810	1,010	3,800	376.06
Replacement/Extraordinary Item	(1,089)	(4,345)	(3,833)	(511)	(22,860)	(32,362)	(30,667)	(1,695)	5.53
Management Fees	(8,578)	(9,052)	(8,943)	(109)	(68,442)	(72,548)	(71,546)	(1,002)	1.40
Total Non-Operating Income (Expense)	(25,078)	(29,309)	(29,355)	46	(219,330)	(237,027)	(238,677)	1,650	-.69
Income Before Non-Cash Items	11,227	10,215	4,558	5,657	47,069	29,540	(5,480)	35,021	(639.05)
Non-Cash Items									
Depreciation & Amortization	(14,105)	(13,873)	(13,335)	(538)	(112,046)	(110,985)	(106,680)	(4,305)	4.04
Total Non-Cash Items	(14,105)	(13,873)	(13,335)	(538)	(112,046)	(110,985)	(106,680)	(4,305)	4.04
Change In Net Assets	(2,879)	(3,659)	(8,777)	5,119	(64,977)	(81,445)	(112,160)	30,716	(27.39)



SAHFC La Providencia Apts.
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GlJdelIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	45,815	46,453	45,403	1,050	350,312	372,695	363,221	9,474	2.61
Bad Debt, Net of Collections	(1,586)		(1,000)	1,000	(17,903)	(1,694)	(8,000)	6,306	-78.83
Other Tenant Revenue	1,319	915	1,017	(102)	8,495	6,874	8,133	(1,259)	-15.48
Miscellaneous Revenue	0	40	167	(127)	746	675	1,333	(658)	-49.37
Net Revenue	45,548	47,408	45,586	1,822	341,650	378,551	364,688	13,863	3.80
Operating Expense									
Salaries and Benefits	19,916	13,586	11,964	1,622	113,955	104,401	99,087	5,315	5.36
Supplies and Materials	2,549	1,209	2,300	(1,091)	14,347	17,354	18,400	(1,046)	-5.69
Fleet Costs	97		254	(254)	372		2,033	(2,033)	-100.00
Outside Services	20,978	3,275	8,083	(4,809)	64,214	60,892	64,667	(3,774)	-5.84
Utilities	5,005	5,749	6,742	(993)	39,728	42,034	56,611	(14,577)	-25.75
Protective Services	673	648	417	231	7,720	5,747	3,333	2,413	72.40
Insurance	1,036	580	2,345	(1,764)	14,700	19,887	19,060	828	4.34
Other Expenses	2,392	1,542	3,182	(1,640)	16,916	15,410	25,618	(10,208)	-39.85
Total Operating Expense	52,645	26,589	35,287	(8,698)	271,952	265,726	288,809	(23,083)	-7.99
Total Operating Income	(7,097)	20,819	10,299	10,520	69,698	112,825	75,879	36,945	48.69
Non-Operating Income (Expense)									
Interest Expense	(6,052)	(7,225)		(7,225)	(54,797)	(51,433)		(51,433)	100.00
Interest Income	416	2,632	301	2,331	2,769	15,867	2,408	13,459	558.92
Replacement/Extraordinary Item	633	(2,874)	(3,800)	926	(17,645)	(17,553)	(30,400)	12,847	-42.26
Other Income (Expense)	0			0	2,158				
Management Fees	(6,024)	(6,150)	(6,059)	(91)	(47,089)	(48,906)	(48,475)	(431)	.89
Total Non-Operating Income (Expense)	(11,027)	(13,616)	(9,558)	(4,058)	(114,604)	(102,025)	(76,467)	(25,559)	33.42
Income Before Non-Cash Items	(18,124)	7,203	740	6,462	(44,906)	10,799	(587)	11,387	(1,938.60)
Non-Cash Items									
Depreciation & Amortization	(2,293)	(1,618)	(1,495)	(124)	(20,896)	(12,947)	(11,957)	(990)	8.28
Total Non-Cash Items	(2,293)	(1,618)	(1,495)	(124)	(20,896)	(12,947)	(11,957)	(990)	8.28
Change in Net Assets	(20,417)	5,584	(754)	6,339	(65,802)	(2,148)	(12,545)	10,397	(82.88)



Pecan Hill Apts. Inc.
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	22,610	22,705	25,173	(2,468)	195,263	196,182	201,387	(5,205)	-2.58
Bad Debt, Net of Collections	20		8	(8)	60	1,015	67	949	1,423.72
Other Tenant Revenue	1,482	12	2,050	(2,038)	15,439	16,912	16,400	512	3.12
Grants	47,847	41,657	47,917	(6,260)	438,875	367,391	383,333	(15,942)	-4.16
Miscellaneous Revenue	0		4	(4)	41	48	33	14	43.08
Net Revenue	71,959	64,374	75,153	(10,779)	649,678	581,548	601,220	(19,672)	-3.27
Operating Expense									
Salaries and Benefits	12,624	19,612	19,077	535	127,238	135,168	155,988	(20,819)	-13.35
Supplies and Materials	5,154	1,661	2,633	(972)	24,783	22,437	21,067	1,371	6.51
Fleet Costs	0		92	(92)	377		733	(733)	-100.00
Outside Services	6,467	7,998	7,004	994	40,842	65,346	56,031	9,315	16.62
Utilities	7,345	5,712	6,814	(1,102)	60,567	54,867	65,104	(10,238)	-15.72
Insurance	820	742	2,637	(1,895)	18,313	18,630	21,527	(2,897)	-13.46
Other Expenses	2,004	6,945	3,785	3,160	22,900	30,541	31,760	(1,219)	-3.84
Total Operating Expense	34,413	42,670	42,042	628	295,020	326,989	352,210	(25,221)	-7.16
Total Operating Income	37,546	21,704	33,110	(11,406)	354,658	254,559	249,011	5,549	2.23
Non-Operating Income (Expense)									
Interest Income	533	1,283	284	998	2,999	9,176	2,275	6,901	303.27
Replacement/Extraordinary Item	(1,148)	(231)	(2,042)	1,811	(16,760)	(21,551)	(16,333)	(5,217)	31.94
Management Fees	(6,527)	(6,492)	(7,008)	516	(53,467)	(53,328)	(56,062)	2,734	-4.88
Total Non-Operating Income (Expense)	(7,142)	(5,439)	(8,765)	3,326	(67,229)	(65,703)	(70,120)	4,417	-6.30
Income Before Non-Cash Items	30,404	16,264	24,345	(8,081)	287,429	188,856	178,890	9,966	5.57
Non-Cash Items									
Depreciation & Amortization	(6,858)	(5,960)	(5,704)	(256)	(53,679)	(47,676)	(45,630)	(2,046)	4.48
Total Non-Cash Items	(6,858)	(5,960)	(5,704)	(256)	(53,679)	(47,676)	(45,630)	(2,046)	4.48
Change In Net Assets	23,546	10,305	18,641	(8,337)	233,750	141,180	133,260	7,920	5.94



Sendero I PFC (Crown Meadows)
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	173,328	156,794	174,758	(17,964)	1,387,836	1,291,636	1,398,068	(106,431)	-7.61
Bad Debt, Net of Collections	251		885	(885)	3,278	240	7,077	(6,837)	-96.61
Other Tenant Revenue	14,743	10,599	14,701	(4,102)	111,422	81,049	117,608	(36,558)	-31.09
Miscellaneous Revenue	466	1,412	569	844	3,148	14,342	4,550	9,792	215.20
Net Revenue	188,788	168,805	190,913	(22,107)	1,505,684	1,387,267	1,527,302	(140,035)	-9.17
Operating Expense									
Salaries and Benefits	17,576	18,137	22,412	(4,276)	172,214	141,372	182,672	(41,299)	-22.61
Supplies and Materials	2,569	12,252	2,838	9,414	16,705	79,121	22,704	56,417	248.49
Fleet Costs	58		117	(117)	837	227	933	(706)	-75.67
Outside Services	10,955	11,350	13,953	(2,602)	91,481	141,614	111,620	29,994	26.87
Utilities	14,415	12,703	16,250	(3,547)	96,794	71,651	130,000	(58,349)	-44.88
Protective Services	239		355	(355)	2,210		2,840	(2,840)	-100.00
Insurance	0	957	4,970	(4,013)	24,981	42,275	40,349	1,926	4.77
Other Expenses	4,735	5,233	6,750	(1,517)	36,738	45,789	56,842	(11,053)	-19.45
Total Operating Expense	50,548	60,632	67,644	(7,013)	441,960	522,049	547,959	(25,910)	-4.73
Total Operating Income	138,240	108,174	123,269	(15,095)	1,063,724	865,218	979,343	(114,124)	(11.65)
Non-Operating Income (Expense)									
Interest Expense	(33,545)	(32,546)	(32,546)	0	(272,818)	(259,524)	(265,024)	5,500	-2.08
Interest Income	1,492	3,718	257	3,461	6,771	26,945	2,058	24,887	1,209.18
Replacement/Extraordinary Item	(2,560)	(9,413)	(5,855)	(3,559)	(31,783)	(46,101)	(46,837)	736	-1.57
Management Fees	(10,881)	(11,998)	(13,368)	1,370	(86,787)	(100,647)	(106,944)	6,297	-5.89
Total Non-Operating Income (Expense)	(45,495)	(50,240)	(51,512)	1,272	(384,616)	(379,327)	(416,747)	37,420	-8.98
Income Before Non-Cash Items	92,746	57,934	71,757	(13,823)	679,108	485,891	562,596	(76,705)	(13.63)
Non-Cash Items									
Depreciation & Amortization	(32,535)	(33,653)	(32,535)	(1,117)	(260,282)	(269,152)	(260,282)	(8,870)	3.41
Non-Oper Income (Expense)	0			0		(917)		(917)	100.00
Total Non-Cash Items	(32,535)	(33,653)	(32,535)	(1,117)	(260,282)	(270,069)	(260,282)	(9,787)	3.76
Change In Net Assets	60,210	24,281	39,222	(14,941)	418,826	215,822	302,314	(86,492)	(28.61)



Sunshine Plaza Apts. Inc.
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	21,124	28,117	23,446	4,671	171,171	187,784	187,565	219	.12
Bad Debt, Net of Collections	80		78	(78)	660	3,863	620	3,243	523.05
Other Tenant Revenue	167	129	284	(155)	999	747	2,273	(1,527)	-67.16
Grants	36,731	36,246	39,000	(2,754)	309,072	301,983	312,000	(10,017)	-3.21
Miscellaneous Revenue	0			0	17				
Net Revenue	58,102	64,492	62,807	1,685	481,919	494,376	502,458	(8,082)	-1.61
Operating Expense									
Salaries and Benefits	24,729	16,680	19,881	(3,201)	172,069	138,135	162,423	(24,288)	-14.95
Supplies and Materials	4,999	3,835	3,350	485	37,834	18,330	26,800	(8,470)	-31.60
Fleet Costs	1,038	265	417	(151)	4,614	2,432	3,333	(901)	-27.03
Outside Services	14,205	14,427	5,692	8,736	55,732	71,499	45,533	25,966	57.03
Utilities	5,647	4,907	4,690	217	38,773	36,107	37,522	(1,415)	-3.77
Insurance	1,012	926	3,008	(2,082)	20,145	20,775	24,493	(3,718)	-15.18
Other Expenses	2,413	3,161	4,221	(1,060)	24,487	24,458	35,151	(10,693)	-30.42
Total Operating Expense	54,043	44,202	41,259	2,943	353,655	311,736	335,256	(23,520)	-7.02
Total Operating Income	4,059	20,291	21,548	(1,258)	128,264	182,640	167,202	15,438	9.23
Non-Operating Income (Expense)									
Interest Income	783	1,952	30	1,922	6,295	15,373	244	15,129	6,204.62
Replacement/Extraordinary Item	(6,295)	(1,011)	(2,732)	1,720	(32,326)	(10,554)	(21,853)	11,300	-51.71
Other Income (Expense)	0			0		3,210		3,210	100.00
Management Fees	(4,179)	(7,963)	(4,276)	(3,687)	(33,685)	(33,995)	(34,204)	210	-.61
Total Non-Operating Income (Expense)	(9,692)	(7,022)	(6,977)	(45)	(59,715)	(25,965)	(55,814)	29,849	-53.48
Income Before Non-Cash Items	(5,633)	13,269	14,572	(1,303)	68,549	156,675	111,388	45,287	40.66
Non-Cash Items									
Depreciation & Amortization	(6,652)	(6,652)	(6,652)	0	(53,214)	(53,214)	(53,214)	0	.00
Non-Oper Income (Expense)	0		510	(510)	(1,449)	(4,277)	4,080	(8,357)	-204.82
Total Non-Cash Items	(6,652)	(6,652)	(6,142)	(510)	(54,663)	(57,491)	(49,134)	(8,357)	17.01
Change In Net Assets	(12,285)	6,617	8,430	(1,813)	13,887	99,184	62,254	36,931	59.32



SAHFC Vera Cruz
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	13,577	14,260	15,183	(923)	112,447	117,043	121,465	(4,422)	-3.64
Bad Debt, Net of Collections	416		(119)	119	436		(950)	950	-100.00
Other Tenant Revenue	(30)		113	(113)	920	85	900	(815)	-90.56
Miscellaneous Revenue	24		50	(50)	98	30	400	(370)	-92.39
Net Revenue	13,987	14,260	15,227	(967)	113,901	117,158	121,815	(4,657)	-3.82
Operating Expense									
Salaries and Benefits	1,380	5,742	4,524	1,218	14,329	43,272	39,562	3,710	9.38
Supplies and Materials	425	421	440	(19)	12,320	4,728	3,520	1,208	34.32
Outside Services	1,660	102	2,140	(2,038)	14,388	19,237	17,122	2,114	12.35
Utilities	1,437	1,486	1,660	(174)	11,688	9,761	13,282	(3,521)	-26.51
Protective Services	425		167	(167)	1,700	2,550	1,333	1,217	91.25
Insurance	0	296	1,430	(1,134)	7,394	10,591	11,565	(974)	-8.42
Other Expenses	2,926	1,592	1,561	31	14,884	14,673	14,524	149	1.02
Total Operating Expense	8,253	9,638	11,921	(2,283)	76,702	104,812	100,909	3,903	3.87
Total Operating Income	5,734	4,622	3,306	1,316	37,199	12,346	20,905	(8,559)	(40.94)
Non-Operating Income (Expense)									
Interest Expense	(849)	(844)	(474)	(370)	(6,824)	(6,769)	(3,789)	(2,980)	78.64
Interest Income	115	260	68	191	667	1,862	545	1,316	241.47
Replacement/Extraordinary Item	0	(1,370)	(1,000)	(370)	(2,368)	(2,083)	(8,000)	5,917	-73.97
Other Income (Expense)	0	39,133		39,133		39,133		39,133	100.00
Management Fees	(1,902)	(1,919)	(1,937)	18	(15,401)	(15,719)	(15,497)	(222)	1.43
Total Non-Operating Income (Expense)	(2,636)	35,259	(3,343)	38,602	(23,927)	16,424	(26,741)	43,165	-161.42
Income Before Non-Cash Items	3,098	39,881	(37)	39,918	13,273	28,770	(5,836)	34,606	(593.00)
Non-Cash Items									
Depreciation & Amortization	(3,783)	(3,783)	(3,783)	0	(30,261)	(30,261)	(30,261)	0	.00
Total Non-Cash Items	(3,783)	(3,783)	(3,783)	0	(30,261)	(30,261)	(30,261)	0	.00
Change In Net Assets	(685)	36,099	(3,820)	39,918	(16,988)	(1,491)	(36,097)	34,606	(95.87)



Villa de Valencia
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	32,962	17,126	39,520	(22,394)	276,046	255,983	316,157	(60,174)	-19.03
Bad Debt, Net of Collections	1,741	20	(94)	114	1,769	8,876	(750)	9,626	-1,283.51
Other Tenant Revenue	152		550	(550)	1,170	358	4,400	(4,043)	-91.88
Grants	25,194	33,311	27,038	6,274	207,338	206,950	216,300	(9,350)	-4.32
Miscellaneous Revenue	0		300	(300)	1,056	105	2,400	(2,295)	-95.63
Net Revenue	60,049	50,457	67,313	(16,856)	487,379	472,271	538,507	(66,235)	-12.30
Operating Expense									
Salaries and Benefits	9,092	24,885	13,632	11,253	81,331	172,159	112,433	59,726	53.12
Supplies and Materials	3,955	13,260	3,296	9,964	15,405	42,071	26,367	15,704	59.56
Fleet Costs	0	26	133	(107)		1,564	1,067	497	46.64
Outside Services	11,300	21,675	8,145	13,529	65,121	103,894	65,163	38,731	59.44
Utilities	11,024	11,668	11,557	112	78,380	101,071	92,452	8,619	9.32
Protective Services	0		750	(750)	5,250	750	6,000	(5,250)	-87.50
Insurance	653	2,516	1,642	874	17,891	13,953	13,442	512	3.81
Other Expenses	2,108	4,429	4,745	(316)	18,011	27,642	39,756	(12,114)	-30.47
Total Operating Expense	38,133	78,460	43,900	34,559	281,389	463,105	356,680	106,425	29.84
Total Operating Income	21,916	(28,003)	23,413	(51,416)	205,990	9,166	181,827	(172,660)	(94.96)
Non-Operating Income (Expense)									
Interest Income	162	339	78	261	950	2,149	621	1,528	246.00
Replacement/Extraordinary Item	(605)	(3,510)	(4,698)	1,188	(11,763)	(42,199)	(37,580)	(4,619)	12.29
Management Fees	(5,412)	(5,492)	(5,901)	409	(44,319)	(45,451)	(47,204)	1,753	-3.71
Total Non-Operating Income (Expense)	(5,855)	(8,663)	(10,520)	1,857	(55,132)	(85,500)	(84,163)	(1,337)	1.59
Income Before Non-Cash Items	16,062	(36,665)	12,893	(49,558)	150,858	(76,334)	97,664	(173,998)	(178.16)
Non-Cash Items									
Depreciation & Amortization	(6,178)	(6,613)	(6,098)	(516)	(49,728)	(52,762)	(48,781)	(3,981)	8.16
Total Non-Cash Items	(6,178)	(6,613)	(6,098)	(516)	(49,728)	(52,762)	(48,781)	(3,981)	8.16
Change In Net Assets	9,884	(43,279)	6,795	(50,074)	101,130	(129,096)	48,883	(177,979)	(364.09)



Claremont/Warren House
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	0	2,170	5,823	(3,653)		21,236	46,583	(25,348)	-54.41
Bad Debt, Net of Collections	0		28	(28)		250	220	30	13.45
Other Tenant Revenue	0		54	(54)			433	(433)	-100.00
Miscellaneous Revenue	0	40	15	25		65	117	(52)	-44.27
Net Revenue	0	2,210	5,919	(3,709)		21,550	47,353	(25,803)	-54.49
Operating Expense									
Salaries and Benefits	0	42	1,190	(1,148)		1,486	9,524	(8,038)	-84.40
Supplies and Materials	0	(9)	500	(509)		177	4,000	(3,823)	-95.58
Outside Services	0	641	836	(195)		2,770	6,691	(3,921)	-58.60
Utilities	0	520	633	(114)		3,896	5,064	(1,168)	-23.06
Insurance	0	(1,183)	469	(1,652)		1,348	3,778	(2,431)	-64.33
Other Expenses	0	110	466	(356)		557	3,728	(3,171)	-85.07
Total Operating Expense	0	122	4,095	(3,973)		10,234	32,786	(22,552)	-68.79
Total Operating Income	0	2,088	1,824	264	0	11,317	14,568	(3,251)	(22.32)
Non-Operating Income (Expense)									
Interest Income	0	36	1	35		198	9	189	2,172.13
Replacement/Extraordinary Item	0		(691)	691		(673)	(5,527)	4,855	-87.83
Management Fees	0	(362)	(648)	286		(2,956)	(5,186)	2,230	-43.00
Transfers	0			0		112,201		112,201	100.00
Total Non-Operating Income (Expense)	0	(326)	(1,338)	1,012		108,770	(10,704)	119,475	-1,116.12
Income Before Non-Cash Items	0	1,763	486	1,276	0	120,087	3,863	116,224	3,008.45
Non-Cash Items									
Depreciation & Amortization	0		(51)	51			(411)	411	-100.00
Total Non-Cash Items	0		(51)	51			(411)	411	-100.00
Change In Net Assets	0	1,763	435	1,328	0	120,087	3,453	116,635	3,378.23

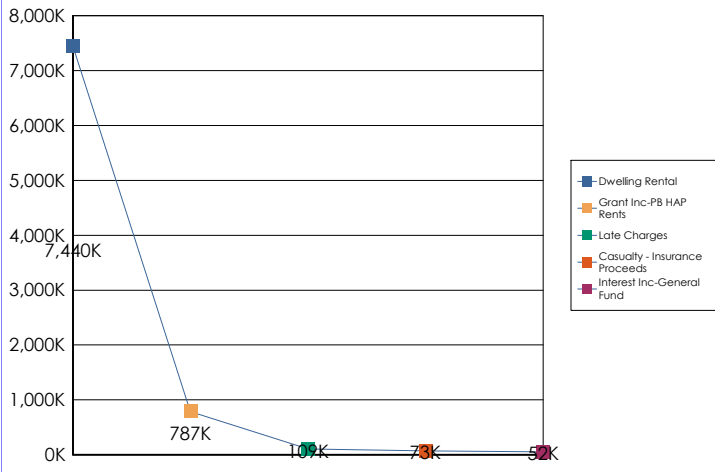


Beacon
Third Party Managed
Summarized Income Statement by Line of Business, YTD
Period Ending February 28, 2019
Actual Amounts Vs. Approved Budget Comparison

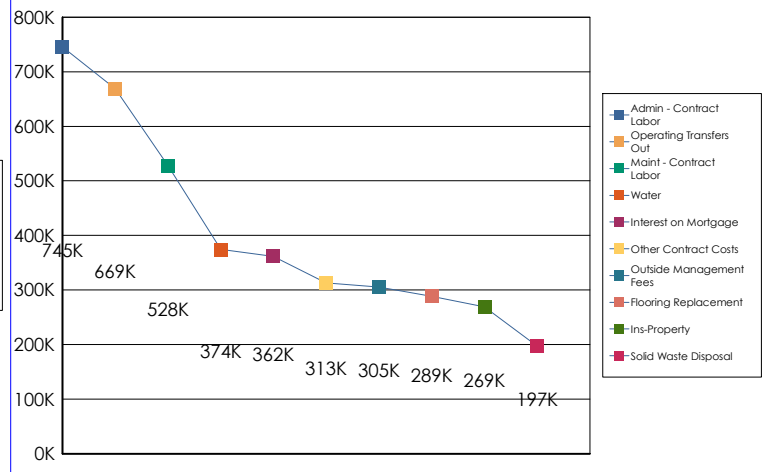
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	751,155	807,092	820,414	(13,321)	5,898,569	6,352,843	6,549,178	(196,335)	(3.00)
Bad Debt, Net of Collections	(27,158)	(31,043)	(21,598)	(9,445)	(174,240)	(266,986)	(172,782)	(94,204)	54.52
Other Tenant Revenue	18,207	35,617	15,442	20,175	138,735	204,234	123,583	80,651	65.26
Grants	96,364	99,055	98,079	976	783,730	787,301	784,632	2,669	.34
Miscellaneous Revenue	8,788	6,676	10,356	(3,681)	76,410	50,609	82,851	(32,241)	(38.92)
Net Revenue	847,356	917,397	922,693	(5,296)	6,723,205	7,128,001	7,367,462	(239,460)	(3.25)
Operating Expense									
Salaries and Benefits	146,940	172,391	157,545	14,846	1,246,536	1,313,726	1,235,187	78,539	6.36
Supplies and Materials	25,135	29,026	31,613	(2,587)	175,437	237,340	264,528	(27,188)	(10.28)
Fleet Costs					169				
Outside Services	116,422	122,879	109,618	13,261	940,782	1,060,178	941,377	118,801	12.62
Utilities	79,908	76,968	77,862	(894)	532,949	576,599	622,892	(46,294)	(7.43)
Protective Services	11,000	11,000	12,492	(1,492)	87,830	96,655	99,938	(3,283)	(3.29)
Insurance	5	544	37,208	(36,665)	200,829	333,000	286,200	46,800	16.35
Other Expenses	41,917	66,462	54,479	11,983	397,542	430,074	406,936	23,138	5.69
Total Operating Expense	421,327	479,269	480,817	(1,547)	3,582,074	4,047,572	3,857,058	190,514	4.94
Total Operating Income	426,029	438,127	441,876	(3,749)	3,141,131	3,080,429	3,510,403	(429,974)	(12.25)
Non-Operating Income (Expense)									
Interest Expense	(67,075)	(69,151)	(49,333)	(19,819)	(563,711)	(541,260)	(426,119)	(115,141)	27.02
Interest Income	6,937	11,741	5,539	6,202	48,905	86,807	44,311	42,496	95.90
Replacement/Extraordinary Item	(59,861)	(48,211)	(91,362)	43,151	(248,273)	(466,345)	(742,897)	276,552	(37.23)
Other Income (Expense)		72,740		72,740		72,740		72,740	100.00
Management Fees	(65,278)	(67,828)	(64,271)	(3,556)	(518,985)	(542,540)	(514,170)	(28,370)	5.52
Transfers									
Total Non-Operating Income (Expense)	(185,277)	(100,710)	(199,427)	98,718	(1,282,063)	(1,390,599)	(1,638,875)	248,276	(15.15)
Surplus or (Deficit) Prior to Non-Cash Items	240,752	337,418	242,449	94,969	1,859,068	1,689,830	1,871,528	(181,698)	(9.71)
Non-Cash Items									
Depreciation & Amortization	(76,745)	(89,048)	(75,195)	(13,853)	(615,009)	(709,596)	(601,561)	(108,035)	17.96
Non-Oper Income (Expense)						(25)		(25)	100.00
Total Non-Cash Items	(76,745)	(89,048)	(75,195)	(13,853)	(615,009)	(709,621)	(601,561)	(108,061)	17.96
Change In Net Assets	164,007	248,370	167,254	81,116	1,244,059	980,209	1,269,967	(289,758)	(22.82)

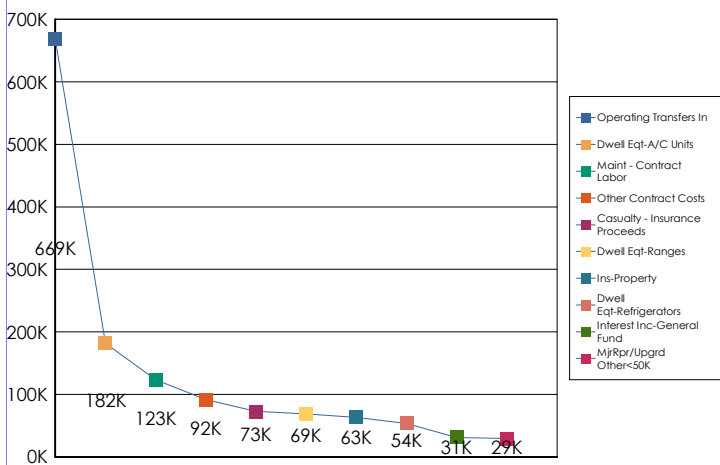
Top 5 Sources of Revenue
Year-To-Date



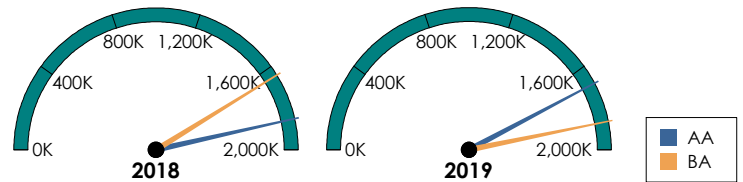
Top 10 Operating Expenses
Year-To-Date



Top 10 Variances Over Budget
Year-To-Date



Surplus (Deficit) Prior to Non-Cash Items
Year-to-Date





Courtland Heights PFC
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	43,698	45,398	44,452	946	336,073	344,395	355,116	(10,721)	-3.02
Bad Debt, Net of Collections	679	(292)	(323)	31	(1,912)	(9,876)	(2,581)	(7,295)	282.60
Other Tenant Revenue	735	1,927	450	1,477	3,674	11,341	3,600	7,741	215.02
Miscellaneous Revenue	175	145	198	(53)	1,290	1,920	1,584	336	21.21
Net Revenue	45,287	47,177	44,777	2,400	339,125	347,780	357,719	(9,939)	-2.78
Operating Expense									
Salaries and Benefits	8,070	8,021	7,659	362	61,313	65,615	57,767	7,849	13.59
Supplies and Materials	1,751	1,295	848	447	6,971	8,384	7,312	1,072	14.67
Outside Services	5,687	3,736	3,593	143	30,876	41,646	31,017	10,630	34.27
Utilities	2,933	2,916	2,500	416	19,499	23,322	20,000	3,322	16.61
Insurance	0	6	2,150	(2,144)	11,440	23,948	16,249	7,699	47.38
Other Expenses	2,917	3,678	3,468	210	22,877	25,661	26,740	(1,079)	-4.04
Total Operating Expense	21,358	19,651	20,218	(566)	152,976	188,578	159,084	29,493	18.54
Total Operating Income	23,929	27,526	24,559	2,966	186,149	159,202	198,634	(39,432)	(19.85)
Non-Operating Income (Expense)									
Interest Expense	(4,429)	(5,383)	(4,304)	(1,079)	(35,287)	(42,453)	(34,304)	(8,149)	23.75
Interest Income	0			0					
Replacement/Extraordinary Item	(3,760)	(279)	(5,033)	4,754	(10,119)	(19,955)	(52,267)	32,312	-61.82
Management Fees	(1,501)	(1,502)	(1,536)	33	(12,384)	(12,024)	(12,287)	263	-2.14
Transfers	4,483			0	403,160	492,267		492,267	100.00
Total Non-Operating Income (Expense)	(5,207)	(7,165)	(10,873)	3,708	345,370	417,835	(98,858)	516,693	-522.66
Income Before Non-Cash Items	18,722	20,361	13,686	6,675	531,519	577,037	99,776	477,261	478.33
Non-Cash Items									
Depreciation & Amortization	(4,952)	(6,579)	(4,952)	(1,626)	(40,209)	(52,628)	(39,618)	(13,011)	32.84
Total Non-Cash Items	(4,952)	(6,579)	(4,952)	(1,626)	(40,209)	(52,628)	(39,618)	(13,011)	32.84
Change In Net Assets	13,769	13,782	8,734	5,048	491,310	524,409	60,159	464,250	771.71



SAHFC Monterrey Park
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	120,572	126,359	128,073	(1,714)	974,940	1,028,820	1,024,586	4,234	.41
Bad Debt, Net of Collections	(1,510)	(3,941)	(3,351)	(590)	(14,574)	(13,308)	(26,810)	13,502	-50.36
Other Tenant Revenue	3,320	17,355	3,474	13,881	29,075	75,166	27,793	47,373	170.45
Miscellaneous Revenue	5,417	3,194	5,345	(2,151)	40,708	16,873	42,759	(25,886)	-60.54
Net Revenue	127,798	142,968	133,541	9,427	1,030,148	1,107,551	1,068,328	39,223	3.67
Operating Expense									
Salaries and Benefits	26,870	26,063	19,184	6,880	213,169	232,773	153,468	79,305	51.68
Supplies and Materials	4,702	5,732	3,429	2,303	29,658	46,530	27,433	19,097	69.61
Outside Services	18,663	18,240	15,203	3,036	156,135	202,209	121,626	80,583	66.25
Utilities	9,801	19,021	12,763	6,258	76,500	77,374	102,105	(24,731)	-24.22
Protective Services	1,200	1,200	1,200	0	10,800	9,600	9,600		
Insurance	0		5,771	(5,771)	31,688	15,856	46,170	(30,314)	-65.66
Other Expenses	8,059	11,227	7,157	4,070	78,906	71,625	57,687	13,938	24.16
Total Operating Expense	69,295	81,483	64,708	16,776	596,856	655,967	518,090	137,878	26.61
Total Operating Income	58,503	61,484	68,833	(7,349)	433,292	451,584	550,238	(98,654)	(17.93)
Non-Operating Income (Expense)									
Interest Expense	(16,072)	(16,081)		(16,081)	(149,548)	(114,480)	(25,043)	(89,436)	357.12
Interest Income	163	4,353	37	4,316	803	27,569	296	27,274	9,226.52
Replacement/Extraordinary Item	(15,264)	(5,838)	(5,240)	(598)	(52,230)	(75,170)	(41,920)	(33,250)	79.32
Management Fees	(10,824)	(11,342)	(11,883)	541	(86,906)	(92,080)	(95,067)	2,987	-3.14
Total Non-Operating Income (Expense)	(41,997)	(28,908)	(17,086)	(11,821)	(287,881)	(254,161)	(161,735)	(92,426)	57.15
Income Before Non-Cash Items	16,507	32,577	51,747	(19,170)	145,410	197,423	388,503	(191,080)	(49.18)
Non-Cash Items									
Depreciation & Amortization	(1,828)	(541)	(541)	0	(14,627)	(4,324)	(4,324)	0	.00
Total Non-Cash Items	(1,828)	(541)	(541)	0	(14,627)	(4,324)	(4,324)	0	.00
Change In Net Assets	14,678	32,036	51,206	(19,170)	130,783	193,098	384,179	(191,080)	(49.74)



Reagan West Apartments
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GIJdelIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	2,747	2,088	2,763	(675)	18,819	20,918	22,102	(1,184)	-5.36
Bad Debt, Net of Collections	40	444	42	403	285	652	333	318	95.54
Other Tenant Revenue	53	205	45	161	397	533	356	177	49.72
Grants	4,145	4,551	4,427	124	35,850	30,392	35,415	(5,023)	-14.18
Miscellaneous Revenue	0		165	(165)	1,654	50	1,320	(1,270)	-96.21
Net Revenue	6,985	7,288	7,441	(152)	57,005	52,545	59,526	(6,981)	-11.73
Operating Expense									
Salaries and Benefits	515	304	926	(622)	4,306	2,559	7,819	(5,261)	-67.28
Supplies and Materials	610	262	237	25	2,323	5,257	2,793	2,464	88.20
Outside Services	843	2,022	1,121	901	6,853	12,325	14,925	(2,600)	-17.42
Utilities	870	1,049	763	286	7,354	6,540	6,103	437	7.15
Insurance	0	208	139	69	758	1,020	1,112	(92)	-8.28
Other Expenses	336	1,247	520	726	3,459	4,907	4,933	(26)	-.53
Total Operating Expense	3,175	5,092	3,706	1,385	25,055	32,607	37,686	(5,079)	-13.48
Total Operating Income	3,810	2,197	3,735	(1,538)	31,950	19,938	21,840	(1,903)	(8.71)
Non-Operating Income (Expense)									
Interest Income	74	126	26	101	364	956	205	751	366.16
Replacement/Extraordinary Item	0	(1,260)	(1,042)	(218)	(1,572)	(8,772)	(8,333)	(438)	5.26
Management Fees	(864)	(995)	(1,113)	118	(6,974)	(8,260)	(8,903)	643	-7.22
Total Non-Operating Income (Expense)	(790)	(2,128)	(2,129)	0	(8,183)	(16,076)	(17,031)	955	-5.61
Income Before Non-Cash Items	3,021	68	1,606	(1,537)	23,767	3,862	4,810	(948)	(19.70)
Non-Cash Items									
Depreciation & Amortization	(57)			0	(456)				
Total Non-Cash Items	(57)				(456)				
Change In Net Assets	2,964	68	1,606	(1,537)	23,312	3,862	4,810	(948)	(19.70)



Cottage Creek I
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	78,829	92,346	91,668	677	626,325	755,235	717,628	37,607	5.24
Bad Debt, Net of Collections	(5,288)	(3,626)	(2,920)	(706)	(25,758)	(56,918)	(23,360)	(33,558)	143.65
Other Tenant Revenue	2,456	2,006	1,736	270	15,723	15,099	13,890	1,209	8.70
Grants	49,122	53,243	49,542	3,701	393,863	401,886	396,337	5,549	1.40
Miscellaneous Revenue	1,224	171	1,150	(979)	5,689	6,091	9,200	(3,109)	-33.80
Net Revenue	126,343	144,140	141,176	2,964	1,015,841	1,121,393	1,113,696	7,697	.69
Operating Expense									
Salaries and Benefits	34,942	36,757	29,561	7,196	264,523	284,380	250,477	33,903	13.54
Supplies and Materials	3,974	3,533	4,683	(1,150)	32,548	41,118	41,867	(749)	-1.79
Fleet Costs	0			0	169				
Outside Services	14,016	29,211	15,116	14,095	127,430	162,725	158,913	3,811	2.40
Utilities	11,927	10,743	12,814	(2,071)	82,392	84,949	102,511	(17,562)	-17.13
Protective Services	4,480	4,480	5,000	(520)	35,840	31,360	40,000	(8,640)	-21.60
Insurance	3	264	4,740	(4,476)	30,520	39,227	37,918	1,308	3.45
Other Expenses	6,910	11,708	7,885	3,824	64,717	67,168	71,682	(4,513)	-6.30
Total Operating Expense	76,253	96,697	79,798	16,899	638,138	710,926	703,368	7,558	1.07
Total Operating Income	50,090	47,443	61,378	(13,935)	377,703	410,467	410,328	139	.03
Non-Operating Income (Expense)									
Interest Expense	(6,581)	(7,998)	(6,394)	(1,604)	(52,425)	(66,572)	(50,965)	(15,607)	30.62
Interest Income	735	572	465	107	4,831	3,531	3,722	(190)	-5.11
Replacement/Extraordinary Item	(4,602)	(7,673)	(15,861)	8,187	(26,284)	(57,631)	(126,887)	69,256	-54.58
Management Fees	(6,330)	(6,395)	(6,335)	(60)	(50,753)	(50,742)	(50,681)	(61)	.12
Transfers	0	72,189		72,189	(418,999)	(524,370)		(524,370)	100.00
Total Non-Operating Income (Expense)	(16,777)	50,694	(28,125)	78,819	(543,631)	(695,784)	(224,812)	(470,972)	209.50
Income Before Non-Cash Items	33,313	98,138	33,253	64,884	(165,928)	(285,317)	185,516	(470,833)	(253.80)
Non-Cash Items									
Depreciation & Amortization	(7,483)	(13,507)	(7,148)	(6,359)	(59,917)	(106,713)	(57,183)	(49,530)	86.62
Total Non-Cash Items	(7,483)	(13,507)	(7,148)	(6,359)	(59,917)	(106,713)	(57,183)	(49,530)	86.62
Change In Net Assets	25,830	84,630	26,105	58,525	(225,845)	(392,030)	128,333	(520,363)	(405.48)



Cottage Creek II
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GIJdelIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	54,896	66,651	60,348	6,303	451,127	482,797	484,869	(2,072)	- .43
Bad Debt, Net of Collections	(200)	230	(1,786)	2,016	(31,411)	(42,940)	(14,287)	(28,653)	200.56
Other Tenant Revenue	2,079	1,548	1,305	243	14,021	12,632	10,490	2,142	20.42
Grants	43,097	41,261	44,110	(2,849)	354,017	355,023	352,880	2,143	.61
Miscellaneous Revenue	208	1,321	936	385	4,016	5,007	7,488	(2,482)	-33.14
Net Revenue	100,080	111,011	104,913	6,097	791,769	812,518	841,440	(28,922)	-3.44
Operating Expense									
Salaries and Benefits	23,488	21,614	23,304	(1,690)	189,467	165,724	197,189	(31,466)	-15.96
Supplies and Materials	4,016	2,749	4,337	(1,588)	27,913	33,718	40,493	(6,775)	-16.73
Outside Services	12,539	9,942	12,653	(2,710)	94,456	116,450	119,443	(2,993)	-2.51
Utilities	7,752	7,105	9,172	(2,067)	53,509	55,616	73,377	(17,761)	-24.20
Protective Services	3,520	3,520	3,626	(106)	28,160	24,640	29,005	(4,365)	-15.05
Insurance	3		3,654	(3,654)	21,215	32,269	29,230	3,040	10.40
Other Expenses	3,960	7,067	5,711	1,357	46,315	57,545	54,157	3,388	6.26
Total Operating Expense	55,277	51,998	62,456	(10,457)	461,035	485,962	542,894	(56,932)	-10.49
Total Operating Income	44,802	59,013	42,458	16,555	330,734	326,556	298,546	28,010	9.38
Non-Operating Income (Expense)									
Interest Expense	(4,488)	(5,455)	(4,361)	(1,094)	(35,756)	(43,018)	(34,760)	(8,257)	23.75
Interest Income	0			0					
Replacement/Extraordinary Item	(1,372)	(5,620)	(13,443)	7,823	(18,351)	(34,659)	(107,547)	72,888	-67.77
Management Fees	(4,904)	(4,905)	(4,946)	40	(39,319)	(39,261)	(39,567)	306	-.77
Transfers	(4,483)	(72,189)		(72,189)	15,839	32,103		32,103	100.00
Total Non-Operating Income (Expense)	(15,248)	(88,169)	(22,750)	(65,419)	(77,587)	(84,834)	(181,874)	97,040	-53.36
Income Before Non-Cash Items	29,554	(29,157)	19,707	(48,864)	253,148	241,722	116,672	125,050	107.18
Non-Cash Items									
Depreciation & Amortization	(5,243)	(9,072)	(5,243)	(3,829)	(42,188)	(71,138)	(41,943)	(29,195)	69.60
Total Non-Cash Items	(5,243)	(9,072)	(5,243)	(3,829)	(42,188)	(71,138)	(41,943)	(29,195)	69.60
Change In Net Assets	24,311	(38,229)	14,464	(52,694)	210,959	170,584	74,729	95,855	128.27



SAHFC Towering Oaks, LLC
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GlJdeIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	93,086	97,390	100,839	(3,449)	748,534	778,013	806,710	(28,697)	-3.56
Bad Debt, Net of Collections	(1,047)	(2,029)	(225)	(1,804)	(1,847)	(5,510)	(1,800)	(3,710)	206.11
Other Tenant Revenue	1,105	4,459	1,310	3,149	11,470	22,445	10,480	11,965	114.17
Miscellaneous Revenue	330	365	505	(140)	3,058	5,157	4,040	1,117	27.65
Net Revenue	93,474	100,185	102,429	(2,244)	761,215	800,105	819,430	(19,325)	-2.36
Operating Expense									
Salaries and Benefits	14,738	15,781	15,412	369	109,426	129,272	128,145	1,127	.88
Supplies and Materials	4,106	2,565	2,462	103	16,406	23,833	19,697	4,136	21.00
Outside Services	9,351	8,350	8,873	(523)	65,978	88,168	70,985	17,182	24.21
Utilities	3,778	4,895	5,759	(864)	30,248	29,173	46,072	(16,900)	-36.68
Insurance	0	13	4,193	(4,180)	21,162	74,112	31,334	42,778	136.52
Other Expenses	4,064	7,112	7,321	(209)	33,253	42,011	44,997	(2,986)	-6.64
Total Operating Expense	36,037	38,716	44,020	(5,304)	276,473	386,569	341,231	45,338	13.29
Total Operating Income	57,437	61,469	58,409	3,060	484,742	413,537	478,200	(64,663)	(13.52)
Non-Operating Income (Expense)									
Interest Expense	(13,024)	(12,567)	(12,606)	39	(105,211)	(101,621)	(101,929)	307	-.30
Interest Income	448	2,218	115	2,103	2,432	12,041	923	11,118	1,204.60
Replacement/Extraordinary Item	(1,849)	(3,469)	(12,330)	8,860	(23,640)	(47,916)	(98,637)	50,722	-51.42
Management Fees	(8,074)	(8,341)	(7,543)	(797)	(66,141)	(68,485)	(60,347)	(8,137)	13.48
Total Non-Operating Income (Expense)	(22,498)	(22,159)	(32,364)	10,205	(192,560)	(205,981)	(259,990)	54,010	-20.77
Income Before Non-Cash Items	34,939	39,310	26,045	13,265	292,182	207,556	218,210	(10,654)	(4.88)
Non-Cash Items									
Depreciation & Amortization	(684)	(2,725)	(684)	(2,042)	(5,629)	(21,801)	(5,469)	(16,332)	298.63
Total Non-Cash Items	(684)	(2,725)	(684)	(2,042)	(5,629)	(21,801)	(5,469)	(16,332)	298.63
Change In Net Assets	34,255	36,585	25,361	11,223	286,553	185,754	212,741	(26,986)	(12.69)



Woodhill Apartments PFC
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	357,327	376,861	392,271	(15,410)	2,742,752	2,942,665	3,138,167	(195,502)	-6.23
Bad Debt, Net of Collections	(19,832)	(21,830)	(13,035)	(8,796)	(99,022)	(139,086)	(104,277)	(34,809)	33.38
Other Tenant Revenue	8,460	8,117	7,122	995	64,376	67,018	56,973	10,045	17.63
Miscellaneous Revenue	1,434	1,480	2,058	(578)	19,996	15,512	16,460	(948)	-5.76
Net Revenue	347,389	364,627	388,415	(23,788)	2,728,102	2,886,109	3,107,323	(221,214)	-7.12
Operating Expense									
Salaries and Benefits	38,316	63,851	61,500	2,351	404,332	433,402	440,321	(6,918)	-1.57
Supplies and Materials	5,976	12,890	15,617	(2,726)	59,617	78,500	124,933	(46,433)	-37.17
Outside Services	55,322	51,377	53,058	(1,681)	459,055	436,655	424,467	12,188	2.87
Utilities	42,846	31,238	34,091	(2,852)	263,446	299,625	272,724	26,900	9.86
Protective Services	1,800	1,800	2,667	(867)	13,030	31,055	21,333	9,722	45.57
Insurance	0	53	16,562	(16,509)	84,046	146,567	124,186	22,381	18.02
Other Expenses	15,671	24,422	22,417	2,005	148,015	161,158	146,741	14,417	9.82
Total Operating Expense	159,932	185,632	205,911	(20,279)	1,431,541	1,586,962	1,554,706	32,256	2.07
Total Operating Income	187,456	178,995	182,504	(3,509)	1,296,561	1,299,147	1,552,617	(253,470)	(16.33)
Non-Operating Income (Expense)									
Interest Expense	(22,481)	(21,667)	(21,667)	0	(185,484)	(173,117)	(179,117)	6,000	-3.35
Interest Income	5,517	4,472	4,896	(424)	40,475	42,709	39,165	3,544	9.05
Replacement/Extraordinary Item	(33,014)	(24,071)	(38,413)	14,342	(116,076)	(222,243)	(307,307)	85,064	-27.68
Other Income (Expense)	0	72,740		72,740		72,740		72,740	100.00
Management Fees	(32,782)	(34,347)	(30,915)	(3,433)	(256,508)	(271,688)	(247,317)	(24,371)	9.85
Total Non-Operating Income (Expense)	(82,760)	(2,874)	(86,099)	83,225	(517,592)	(551,599)	(694,575)	142,976	-20.58
Income Before Non-Cash Items	104,697	176,121	96,405	79,716	778,969	747,548	858,042	(110,494)	(12.88)
Non-Cash Items									
Depreciation & Amortization	(56,498)	(56,624)	(56,628)	4	(451,982)	(452,991)	(453,023)	32	-.01
Non-Oper Income (Expense)	0			0		(25)		(25)	100.00
Total Non-Cash Items	(56,498)	(56,624)	(56,628)	4	(451,982)	(453,016)	(453,023)	7	.00
Change In Net Assets	48,199	119,497	39,777	79,720	326,987	294,532	405,018	(110,487)	(27.28)



HemisView Market Units
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	201,316	183,229	207,415	(24,186)	393,252	370,796	414,830	(44,034)	-10.62
Bad Debt, Net of Collections	3,340	431	277	154	3,783	(1,724)	555	(2,279)	-410.73
Other Tenant Revenue	11,800	11,993	11,705	288	23,938	21,581	23,409	(1,828)	-7.81
Miscellaneous Revenue	870	1,422	1,032	390	872	1,426	2,064	(638)	-30.91
Net Revenue	217,326	197,076	220,429	(23,354)	421,846	392,079	440,859	(48,780)	-11.06
Operating Expense									
Salaries and Benefits	21,752	17,718	27,620	(9,902)	44,684	38,480	55,241	(16,761)	-30.34
Supplies and Materials	2,691	2,875	3,163	(289)	4,959	3,166	6,327	(3,161)	-49.96
Outside Services	14,692	7,214	13,800	(6,586)	23,343	22,101	27,599	(5,498)	-19.92
Utilities	11,766	16,193	13,119	3,074	22,423	25,894	26,238	(344)	-1.31
Protective Services	0	2,440	889	1,551	308	4,150	1,778	2,372	133.41
Insurance	0		5,390	(5,390)		15,647	10,781	4,866	45.13
Other Expenses	9,441	11,588	7,241	4,347	16,849	16,864	14,482	2,382	16.45
Total Operating Expense	60,342	58,027	71,222	(13,195)	112,565	126,301	142,445	(16,143)	-11.33
Total Operating Income	156,984	139,048	149,207	(10,159)	309,281	265,777	298,414	(32,637)	(10.94)
Non-Operating Income (Expense)									
Interest Expense	(91,054)	(91,041)	(70,575)	(20,465)	(182,201)	(182,179)	(141,151)	(41,029)	29.07
Interest Income	441	1,401	481	920	844	2,879	962	1,917	199.19
Replacement/Extraordinary Item	(5,488)	(3,159)	(4,833)	1,674	(7,968)	(9,491)	(9,667)	176	-1.82
Other Income (Expense)	0		(955)	955			(1,910)	1,910	-100.00
Management Fees	(8,515)	(7,435)	(8,234)	799	(16,456)	(15,012)	(16,468)	1,456	-8.84
Total Non-Operating Income (Expense)	(104,615)	(100,234)	(84,116)	(16,118)	(205,782)	(203,803)	(168,233)	(35,570)	21.14
Income Before Non-Cash Items	52,369	38,814	65,091	(26,276)	103,499	61,974	130,181	(68,207)	(52.39)
Non-Cash Items									
Depreciation & Amortization	(44,079)	(44,079)	(44,079)	0	(88,158)	(88,158)	(88,158)		
Non-Oper Income (Expense)	0			0	243,851	243,851		243,851	100.00
Total Non-Cash Items	(44,079)	(44,079)	(44,079)		155,692	155,692	(88,158)	243,851	-276.60
Change In Net Assets	8,290	(5,265)	21,011	(26,276)	259,191	217,666	42,023	175,643	417.97



HemisView Village
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	13,108	13,114	12,642	472	25,612	26,475	25,284	1,191	4.71
Bad Debt, Net of Collections	0		(66)	66			(133)	133	-100.00
Other Tenant Revenue	0		1,383	(1,383)			2,767	(2,767)	-100.00
Grants	9,819	12,764	12,218	546	18,480	25,527	24,436	1,091	4.47
Miscellaneous Revenue	1,749	904	1,624	(720)	2,485	2,424	3,248	(824)	-25.37
Net Revenue	24,676	26,782	27,801	(1,019)	46,577	54,426	55,602	(1,175)	-2.11
Operating Expense									
Salaries and Benefits	6,491	6,069	9,217	(3,148)	13,530	12,319	18,434	(6,115)	-33.17
Supplies and Materials	2,046	683	1,054	(371)	2,576	1,040	2,109	(1,069)	-50.70
Outside Services	4,746	2,729	3,962	(1,233)	6,073	5,662	7,924	(2,261)	-28.54
Utilities	3,344	4,517	4,373	144	6,457	7,406	8,746	(1,340)	-15.32
Protective Services	0	623	296	327	176	1,164	593	571	96.33
Insurance	0		1,797	(1,797)		5,216	3,594	1,622	45.14
Other Expenses	1,369	2,263	2,119	144	2,745	3,437	4,237	(800)	-18.89
Total Operating Expense	17,996	16,884	22,818	(5,934)	31,557	36,242	45,636	(9,394)	-20.58
Total Operating Income	6,680	9,898	4,983	4,915	15,020	18,184	9,965	8,219	82.47
Non-Operating Income (Expense)									
Interest Expense	(25,879)	(26,821)	(967)	(25,854)	(51,759)	(53,644)	(1,934)	(51,710)	2,674.29
Replacement/Extraordinary Item	0		(1,554)	1,554		(19)	(3,108)	3,089	-99.39
Other Income (Expense)	0	(2,440)	(318)	(2,122)		(2,440)	(637)	(1,803)	283.26
Management Fees	(2,376)	(2,085)	(2,431)	346	(4,574)	(4,180)	(4,862)	681	-14.01
Total Non-Operating Income (Expense)	(28,255)	(31,346)	(5,270)	(26,076)	(56,333)	(60,283)	(10,540)	(49,743)	471.93
Income Before Non-Cash Items	(21,575)	(21,448)	(287)	(21,160)	(41,313)	(42,099)	(575)	(41,524)	7,223.84
Non-Cash Items									
Depreciation & Amortization	(16,485)	(16,485)	(16,485)	0	(32,970)	(32,970)	(32,970)		
Non-Oper Income (Expense)	0			0	(243,851)	(243,851)		(243,851)	100.00
Total Non-Cash Items	(16,485)	(16,485)	(16,485)		(276,820)	(276,820)	(32,970)	(243,851)	739.62
Change In Net Assets	(38,060)	(37,933)	(16,772)	(21,160)	(318,133)	(318,919)	(33,545)	(285,375)	850.73



Midcrowne Seniors Pavillion LP
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	106,764	112,925	111,680	1,245	212,699	225,141	223,361	1,781	.80
Bad Debt, Net of Collections	(96)	(100)	(230)	130	(1,575)	(915)	(460)	(455)	98.91
Other Tenant Revenue	1,634	2,500	2,115	385	3,621	3,860	4,229	(369)	-8.73
Grants	276	4,196	4,251	(55)	4,252	8,392	8,502	(111)	-1.30
Miscellaneous Revenue	2,379		914	(914)	2,320	98	1,828	(1,730)	-94.66
Net Revenue	110,958	119,521	118,730	791	221,317	236,576	237,460	(884)	-.37
Operating Expense									
Salaries and Benefits	19,984	12,442	19,694	(7,252)	36,461	40,689	39,389	1,300	3.30
Supplies and Materials	2,300	3,664	3,054	610	2,915	6,530	6,108	422	6.92
Outside Services	9,636	27,714	13,628	14,086	17,476	90,342	27,256	63,086	231.45
Utilities	8,988	10,193	12,700	(2,507)	24,647	13,654	25,399	(11,746)	-46.24
Protective Services	2,150	2,397	2,317	80	4,750	4,197	4,633	(436)	-9.42
Insurance	5,759	8,141	6,328	1,813	11,519	16,282	12,656	3,625	28.64
Other Expenses	5,533	13,047	8,660	4,387	11,655	32,133	17,320	14,813	85.53
Total Operating Expense	54,350	77,599	66,381	11,218	109,423	203,827	132,762	71,065	53.53
Total Operating Income	56,608	41,922	52,349	(10,427)	111,895	32,749	104,698	(71,949)	(68.72)
Non-Operating Income (Expense)									
Interest Expense	(32,427)	(32,350)	(24,815)	(7,535)	(64,887)	(64,735)	(49,666)	(15,069)	30.34
Interest Income	7	4	8	(4)	16	6	16	(9)	-58.37
Replacement/Extraordinary Item	(1,396)	(7,286)	(5,172)	(2,114)	(2,988)	(11,398)	(10,344)	(1,054)	10.19
Other Income (Expense)	0		(757)	757	(7,830)	(7,840)	(1,514)	(6,326)	417.95
Management Fees	(4,566)	(4,605)	(5,002)	397	(9,075)	(9,479)	(10,003)	524	-5.24
Total Non-Operating Income (Expense)	(38,382)	(44,237)	(35,738)	(8,499)	(84,764)	(93,445)	(71,511)	(21,934)	30.67
Income Before Non-Cash Items	18,226	(2,315)	16,611	(18,926)	27,131	(60,697)	33,187	(93,884)	(282.89)
Non-Cash Items									
Depreciation & Amortization	(30,947)	(31,211)	(28,592)	(2,619)	(61,894)	(62,423)	(59,803)	(2,619)	4.38
Total Non-Cash Items	(30,947)	(31,211)	(28,592)	(2,619)	(61,894)	(62,423)	(59,803)	(2,619)	4.38
Change In Net Assets	(12,721)	(33,526)	(11,981)	(21,546)	(34,763)	(123,119)	(26,616)	(96,503)	362.57



O'Connor Ltd. Partnership
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	88,669	92,188	92,673	(485)	178,552	184,950	185,304	(354)	-.19
Bad Debt, Net of Collections	765	(227)	200	(427)	990	(98)	375	(473)	-126.06
Other Tenant Revenue	32	720	140	580	65	1,440	1,024	416	40.62
Miscellaneous Revenue	101	111	48	63	130	107	96	11	11.00
Net Revenue	89,567	92,792	93,061	(269)	179,737	186,399	186,799	(400)	-.21
Operating Expense									
Salaries and Benefits	19,516	19,488	19,992	(504)	39,181	38,053	43,393	(5,340)	-12.31
Supplies and Materials	1,723	2,819	2,520	299	3,015	4,205	5,161	(956)	-18.53
Outside Services	5,099	6,516	10,274	(3,758)	11,324	15,917	17,805	(1,888)	-10.61
Utilities	5,373	6,165	6,470	(305)	11,439	12,483	12,940	(458)	-3.54
Insurance	143	121	3,480	(3,359)	10,116	10,160	7,005	3,156	45.05
Other Expenses	2,965	5,339	2,714	2,625	7,602	9,782	8,156	1,626	19.94
Total Operating Expense	34,819	40,448	45,450	(5,002)	82,677	90,600	94,460	(3,860)	-4.09
Total Operating Income	54,748	52,344	47,611	4,734	97,060	95,799	92,339	3,460	3.75
Non-Operating Income (Expense)									
Interest Expense	(34,442)	(33,981)	(34,820)	839	(68,937)	(68,020)	(69,698)	1,678	-2.41
Interest Income	223	337	229	108	395	606	458	148	32.33
Replacement/Extraordinary Item	(1,786)	(6,384)	(4,058)	(2,326)	(3,430)	(11,693)	(8,116)	(3,577)	44.07
Other Income (Expense)	0	(2,825)	(2,825)	0		(2,825)	(2,825)		
Management Fees	(5,452)	(5,745)	(5,757)	12	(10,996)	(11,437)	(11,549)	111	-.96
Total Non-Operating Income (Expense)	(41,456)	(48,598)	(47,232)	(1,367)	(82,969)	(93,369)	(91,730)	(1,639)	1.79
Income Before Non-Cash Items	13,292	3,746	379	3,367	14,092	2,430	609	1,821	298.75
Non-Cash Items									
Depreciation & Amortization	(21,197)	(15,617)	(15,617)	0	(42,394)	(31,235)	(31,235)	0	.00
Total Non-Cash Items	(21,197)	(15,617)	(15,617)	0	(42,394)	(31,235)	(31,235)	0	.00
Change In Net Assets	(7,905)	(11,872)	(15,238)	3,367	(28,302)	(28,805)	(30,625)	1,821	(5.94)



Refugio Street, LP
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

GJJdelIncomeStatementByCompany
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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	130,309	149,878	143,736	6,141	264,272	295,895	287,473	8,422	2.93
Bad Debt, Net of Collections	1,300	549	238	311	1,583	795	476	319	66.97
Other Tenant Revenue	9,202	8,514	9,175	(661)	19,851	18,063	18,350	(287)	-1.56
Grants	11,444	12,629	12,256	372	22,962	25,257	24,512	745	3.04
Miscellaneous Revenue	3,784	3,294	1,765	1,529	4,973	5,835	3,529	2,306	65.33
Net Revenue	156,040	174,863	167,170	7,692	313,642	345,845	334,341	11,504	3.44
Operating Expense									
Salaries and Benefits	31,500	30,015	32,358	(2,343)	63,516	57,829	64,716	(6,887)	-10.64
Supplies and Materials	875	1,636	2,571	(935)	2,925	3,724	5,142	(1,418)	-27.58
Outside Services	13,817	15,546	16,905	(1,359)	27,350	31,181	33,810	(2,629)	-7.77
Utilities	13,526	16,034	13,798	2,236	26,311	28,722	27,596	1,126	4.08
Protective Services	0	3,838	5,513	(1,675)		8,127	11,026	(2,899)	-26.29
Insurance	0		5,007	(5,007)		14,437	10,015	4,422	44.16
Other Expenses	5,266	7,426	8,615	(1,190)	10,980	12,370	17,231	(4,861)	-28.21
Total Operating Expense	64,983	74,494	84,767	(10,273)	131,082	156,389	169,534	(13,145)	-7.75
Total Operating Income	91,057	100,369	82,403	17,966	182,560	189,456	164,806	24,650	14.96
Non-Operating Income (Expense)									
Interest Expense	(56,617)	(57,620)	(20,967)	(36,652)	(113,289)	(115,298)	(41,995)	(73,302)	174.55
Interest Income	841	1,717	912	805	1,742	3,241	1,824	1,417	77.68
Replacement/Extraordinary Item	(3,704)	(7,528)	(9,437)	1,908	(6,515)	(10,251)	(18,873)	8,622	-45.69
Other Income (Expense)	0		(851)	851			(1,701)	1,701	-100.00
Management Fees	(8,303)	(9,261)	(8,773)	(487)	(16,607)	(18,336)	(17,547)	(789)	4.49
Total Non-Operating Income (Expense)	(67,783)	(72,692)	(39,116)	(33,576)	(134,669)	(140,644)	(78,293)	(62,351)	79.64
Income Before Non-Cash Items	23,273	27,677	43,287	(15,610)	47,892	48,812	86,513	(37,701)	(43.58)
Non-Cash Items									
Depreciation & Amortization	(36,985)	(37,351)	(36,584)	(767)	(73,971)	(74,702)	(73,168)	(1,534)	2.10
Total Non-Cash Items	(36,985)	(37,351)	(36,584)	(767)	(73,971)	(74,702)	(73,168)	(1,534)	2.10
Change In Net Assets	(13,712)	(9,674)	6,703	(16,377)	(26,079)	(25,890)	13,345	(39,235)	(294.00)



Science Park II, LP
Summarized Income Statement by Company, YTD
Period Ending February 29, 2019
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Current Month				Year-To-Date				
	Last Year	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	%
Revenue									
Rental Revenue	72,179	75,317	75,846	(530)	144,784	150,134	151,462	(1,328)	-0.88
Bad Debt, Net of Collections	0	110	55	55		110	110		
Other Tenant Revenue	104	60	215	(155)	104	210	305	(95)	-31.15
Miscellaneous Revenue	24	28	90	(62)	22	115	128	(13)	-10.10
Net Revenue	72,307	75,515	76,206	(692)	144,909	150,569	152,005	(1,436)	-0.94
Operating Expense									
Salaries and Benefits	16,905	18,740	18,696	44	30,561	36,583	39,999	(3,415)	-8.54
Supplies and Materials	1,167	1,219	1,377	(158)	2,428	1,893	2,754	(861)	-31.26
Fleet Costs	0			0			60	(60)	-100.00
Outside Services	6,859	13,763	5,891	7,872	14,532	30,152	12,312	17,840	144.90
Utilities	4,603	7,923	5,365	2,558	9,491	9,935	10,730	(795)	-7.41
Insurance	143	121	2,857	(2,737)	8,318	8,349	5,759	2,590	44.98
Other Expenses	3,642	5,716	3,854	1,862	7,833	8,120	8,485	(365)	-4.30
Total Operating Expense	33,319	47,482	38,040	9,442	73,163	95,033	80,099	14,935	18.65
Total Operating Income	38,988	28,033	38,166	(10,134)	71,747	55,536	71,907	(16,371)	(22.77)
Non-Operating Income (Expense)									
Interest Expense	(29,704)	(27,356)	(30,039)	2,683	(59,452)	(54,760)	(60,125)	5,365	-8.92
Interest Income	100	203	91	113	158	359	181	178	98.09
Replacement/Extraordinary Item	(4,038)	(1,826)	(1,805)	(21)	(5,164)	(2,225)	(5,810)	3,585	-61.70
Management Fees	(4,559)	(4,693)	(4,695)	1	(9,032)	(9,356)	(9,373)	17	-1.18
Total Non-Operating Income (Expense)	(38,201)	(33,672)	(36,448)	2,775	(73,490)	(65,982)	(75,127)	9,145	-12.17
Income Before Non-Cash Items	787	(5,639)	1,719	(7,358)	(1,743)	(10,446)	(3,220)	(7,226)	224.44
Non-Cash Items									
Depreciation & Amortization	(18,803)	(12,609)	(12,610)	1	(37,606)	(25,219)	(25,221)	2	-0.01
Total Non-Cash Items	(18,803)	(12,609)	(12,610)	1	(37,606)	(25,219)	(25,221)	2	-0.01
Change In Net Assets	(18,015)	(18,249)	(10,892)	(7,357)	(39,349)	(35,665)	(28,441)	(7,224)	25.40

Partnerships
Non-Consolidating Balance Sheet
Period Ending February 29, 2019

	HemisView Market Units		HemisView Village		Science Park		O Connor Road		Refugio St. Ltd		Midcrowne Pavillion	
	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year
Assets												
Current Assets												
Cash & Investments, Unrestricted	699,028	450,758	200,577	135,750	20,040	44,637	133,372	180,956	876,497	922,413	35,121	8,801
Cash & Investments, Restricted	374,454	322,581	925,430	902,502	510,090	507,340	572,858	553,921	1,148,392	1,131,612	375,313	408,513
Accounts Receivable	543,316	575,815	(437,237)	(391,974)	(1,993)	14,417	29,639	13,606	57,981	29,078	159,463	37,720
Prepaid Expenses and Other Current Assets	15,647	31,941	5,215	10,647	33,835	33,304	41,406	40,711	14,437	28,853	109,824	110,741
Total Current Assets	1,632,444	1,381,094	693,985	656,924	561,971	599,698	777,275	789,195	2,097,307	2,111,956	679,722	565,775
Fixed Assets												
Land, Buildings and Equipment	20,091,278	20,091,278	7,559,629	7,559,629	7,375,364	7,353,405	8,795,009	8,795,009	16,567,910	16,428,978	13,089,436	13,057,681
Construction In Progress						8,819						31,755
Accumulated Depreciation	(4,616,985)	(4,088,034)	(1,725,261)	(1,527,443)	(3,520,668)	(3,363,260)	(3,949,426)	(3,739,700)	(6,345,418)	(5,902,528)	(4,398,314)	(4,023,248)
Total Fixed Assets	15,474,293	16,003,244	5,834,368	6,032,186	3,854,696	3,998,964	4,845,583	5,055,310	10,222,492	10,526,450	8,691,122	9,066,188
Other Non-Current Assets												
Other Non-Current Assets	3,265,776	3,316,315	1,092,497	1,110,847					2,603	5,687	841,330	863,408
Total Other Non-Current Assets	3,265,776	3,316,315	1,092,497	1,110,847					2,603	5,687	841,330	863,408
Total Assets	20,372,514	20,700,654	7,620,850	7,799,957	4,416,667	4,598,662	5,622,858	5,844,505	12,322,402	12,644,093	10,212,174	10,495,371
Liabilities												
Current Liabilities												
Trade Payable & Accruals	353,806	631,584	1,069,644	706,484	14,149	2,105	4,321	2,133	2,526	(4,745)	13,537	35,175
Other Current Liabilities	2,415,190	2,160,496	2,703,453	2,406,842	1,188,272	1,061,299	1,526,802	1,361,433	4,613,734	4,388,737	248,600	234,896
Total Current Liabilities	2,768,996	2,792,080	3,773,097	3,113,327	1,202,421	1,063,404	1,531,123	1,363,567	4,616,260	4,383,992	262,137	270,071
Non-Current Liabilities												
Non-Current Long Term Debt	22,527,691	22,752,056	6,555,362	6,556,381	2,748,276	3,570,329	3,375,792	3,725,291	8,176,989	8,391,340	7,111,834	7,072,116
Total Non-Current Liabilities	22,527,691	22,752,056	6,555,362	6,556,381	2,748,276	3,570,329	3,375,792	3,725,291	8,176,989	8,391,340	7,111,834	7,072,116
Total Liabilities	25,296,687	25,544,135	10,328,459	9,669,707	3,950,698	4,633,733	4,906,916	5,088,858	12,793,249	12,775,332	7,373,971	7,342,187
Equity												
Equity												
Invested In Capital Assets	(2,984,893)	(2,680,311)	260,782	459,188	1,012,887	1,071,133	1,379,445	1,484,770	1,918,251	2,019,359	3,347,043	3,678,778
Unrestricted Net Assets	(2,313,733)	(2,485,751)	(3,893,821)	(3,231,440)	(1,057,008)	(1,613,544)	(1,236,361)	(1,283,045)	(3,537,490)	(3,304,733)	(884,153)	(850,922)
Total Equity	(4,924,172)	(4,843,481)	(2,707,609)	(1,869,750)	465,969	(35,071)	715,942	755,647	(470,847)	(153,762)	2,838,203	3,236,368
Total Liabilities and Equity	20,372,514	20,700,654	7,620,850	7,799,957	4,416,667	4,598,662	5,622,858	5,844,505	12,322,402	12,644,093	10,212,174	10,495,371