

CCHA
September 2017

	BUDGET 2017					
	HUD Section 8	COCC	Section A&B	USDA	Horizon Village	TOTAL
OPERATING INCOME						
Annual contributions - HAP	3,045,924	-	-	-	-	3,045,924
HUD administrative fee	340,800	-	-	-	-	340,800
Dwelling rental	-	-	1,427,679	955,443	314,496	2,697,618
Operating grant revenues	26,025	-	-	686,400	-	712,425
Port-in Revenues	144,000	-	-	-	-	144,000
Management Fees	-	439,039	-	-	-	439,039
Other revenues	57,000	24,732	19,500	18,264	6,480	125,976
Total Operating Income	3,613,749	463,771	1,447,179	1,660,107	320,976	7,505,782
OPERATING EXPENSES						
Housing Assistance Payments	3,045,924	-	-	-	-	3,045,924
Administrative	396,481	365,400	224,170	221,109	85,067	1,292,227
General	8,048	9,305	102,411	133,118	18,159	271,042
Maintenance	5,400	6,000	479,449	382,337	32,720	905,906
Utilities	45,252	4,080	38,400	26,400	35,250	149,382
Tenant services - Port-in HAP	144,000	-	2,400	3,000	-	149,400
Protection services	-	2,400	4,800	6,000	13,100	26,300
Management Fees	102,240	-	155,183	160,650	20,966	439,039
Depreciation and amortization	-	-	-	-	-	-
Total Operating Expense	3,747,345	387,185	1,006,813	932,614	205,263	6,279,219
Operating Income (Loss)	(133,596)	76,586	440,366	727,493	115,713	1,226,563
EXTRAORDINARY Maintenance						
Electrical Rehab	-	-	300,000	-	-	300,000
Appliances	-	-	22,800	-	-	22,800
Extraordinary Maintenance	-	-	322,800	-	-	322,800
NONOPERATING REVENUES (EXPENSES)						
Interest expense	-	-	(12,180)	(55,116)	(9,000)	(76,296)
Interest Earned -	-	-	-	3,000	-	3,000
USDA Repayment	-	-	(39,500)	-	(17,500)	(57,000)
Loans Repayment	-	-	(65,000)	-	(33,412)	(98,412)
Nonoperating Revenues (Expenses)	-	-	(116,680)	(52,116)	(59,912)	(228,708)
Net Income (Loss)	(133,596)	76,586	886	675,377	55,801	675,055

HUD Section 8

September 2017

	FY 2017		
	2017 BUDGET	2016 Budget	Budget 17 vs Budget 16
	\$		
OPERATING INCOME			
Annual contributions - HAP	3,045,924	2,800,000	245,924
HUD administrative fee	340,800	335,040	5,760
Dwelling rental	-	-	-
Operating grant revenues	26,025	-	26,025
Port-in Revenue	144,000	215,000	(71,000)
Management Fees			-
Other revenues	57,000	36,000	21,000
Total Operating Income	3,613,749	3,386,040	227,709
OPERATING EXPENSES			
Housing Assistance Payments	3,045,924	2,807,000	238,924
Administrative	396,481	259,628	136,853
General	8,048	5,682	2,366
Maintenance	5,400	10,700	(5,300)
Utilities	45,252	3,000	42,252
Port-in HAP	144,000	215,000	(71,000)
Protection services	-	-	-
Management Fee	102,240	103,818	(1,578)
Depreciation and amortization	-	-	-
Total Operating Expense	3,747,345	3,404,828	342,517
Operating Income (Loss)	(133,596)	(18,788)	(114,808)
NON-OPERATING REVENUES (EXPENSES)			
Interest expense	-	-	-
Restricted Interest Income	-	25	17,444
Un-Restricted Interest Income	-	-	-
Capital grants	-	-	-
Non-operating Revenues (Expenses)	-	25	17,444
Net Income (Loss)	(133,596)	(18,763)	(97,364)
HOUSING ASSISTANCE PAYMENTS			
HAP Income	3,045,924	2,800,000	(1,484,461)
HAP Payments	3,045,924	2,807,000	(2,795,735)
Surplus (Deficit) HAP Payment	-	(7,000)	

Section A&B

September 2017

	FY 2017		
	Budget 2017	Budget 2016	Budget 17 vs Budget 16
			\$
OPERATING INCOME			
Annual contributions - HAP			-
HUD administrative fee			-
Dwelling rental	1,427,679	794,671	633,008
Operating grant revenues	-	-	-
Port-in Revenues			-
Management Fees			-
Other revenues	19,500	2,100	17,400
Total Operating Income	1,447,179	796,771	650,408
OPERATING EXPENSES			
Housing Assistance Payments	-	-	-
Administrative	224,170	244,727	(20,557)
General	102,411	132,342	(29,931)
Maintenance	479,449	308,268	171,181
Utilities	38,400	28,065	10,335
Tenant services	2,400	2,200	200
Protection services	4,800	-	4,800
Management Fees	155,183	89,490	65,693
Depreciation and amortization	-	-	-
Total Operating Expense	1,006,813	805,092	201,720
Operating Income (Loss)	440,366	(8,321)	448,688
EXTRAORDINARY Maintenance			
Rehab	300,000	-	300,000
Appliances	22,800	-	22,800
Extraordinary Maintenance	322,800	-	322,800
Net Income (Loss)	117,566	(8,321)	125,888
NON-OPERATING REVENUES (EXPENSES)			
Interest expense	(12,180)	(6,400)	(5,780)
Bond Proceeds	-	-	-
USDA Repayment	(39,500)	-	(39,500)
LOC Repaymment	(65,000)	-	(65,000)
Total Non-operating Revenues (Expenses)	(116,680)	(6,400)	(110,280)
Net Income (Loss)	886	(14,721)	15,608

USDA

September 2017

	FY 2017		
	Budget 2017	Budget 2016	Budget 17 vs Budget 16
			\$
OPERATING INCOME			
Annual contributions - HAP	-	-	-
HUD administrative fee	-	-	-
Dwelling rental	955,443	776,144	179,299
Operating grant revenues	686,400	725,000	(38,600)
Port-in Revenues			-
Management Fees			-
Other revenues	18,264	19,000	(736)
Total Operating Income	1,660,107	1,520,144	139,963
OPERATING EXPENSES			
Housing Assistance Payments	-	-	-
Administrative	221,109	486,285	(265,176)
General	133,118	-	133,118
Maintenance	382,337	304,637	77,700
Utilities	26,400	72,575	(46,175)
Tenant services	3,000	-	3,000
Protection services	6,000	-	6,000
Management Fee	160,650	160,650	-
Depreciation and amortization	-	-	-
Total Operating Expense	932,614	1,024,147	(91,533)
Operating Income (Loss)	727,493	495,997	231,496
NON-OPERATING REVENUES (EXPENSES)			
Interest expense	(55,116)	-	(55,116)
Insurance Proceeds		-	-
Rehab Expense		-	-
Bond Proceeds		-	-
Investment income	3,000	6,000	(3,000)
Capital grants		-	-
Total Non-operating Revenues (Expenses)	(52,116)	6,000	(58,116)
Net Income (Loss)	675,377	501,997	173,380
NON-OPERATING Cash Sources and Uses			
Transfer to Reserve (Maint)	(500,000)	(251,496)	(248,504)
Transfer from Reserve (Maint)	-	-	-
Transfer to Reserve (Ins)	(128,400)	-	(128,400)
Transfer from Reserve (Ins)	128,400	-	128,400
Transfer to FmHA Debt Payment	(165,000)	(126,000)	(39,000)
CCHA Repayment	55,040	-	55,040
Total Non-Operating Cash Sources (uses)	(609,960)	(377,496)	(232,464)
Net Income (Loss)	65,417	124,501	(59,084)

COCC Operations

September 2017

	FY 2017		
	Budget 2017	Budget 2016	Budget 17 vs Budget 16
			\$
OPERATING INCOME			
Annual contributions - HAP	-	-	-
HUD administrative fee	-	-	-
Dwelling rental	-	-	-
Operating grant revenues	-	-	-
Port-in Revenues	-	-	-
Management Fees	439,039	378,558	60,481
Other revenues	24,732	-	24,732
Total Operating Income	463,771	378,558	85,213
OPERATING EXPENSES			
Housing Assistance Payments	-	-	-
Administrative	365,400	286,431	78,969
General	9,305	52,811	(43,506)
Maintenance	6,000	-	6,000
Utilities	4,080	32,800	(28,720)
Tenant services	-	-	-
Protection services	2,400	2,310	90
Depreciation and amortization	-	-	-
Total Operating Expense	387,185	374,352	12,833
Operating Income (Loss)	76,586	4,206	72,380
NON-OPERATING REVENUES (EXPENSES)			
Interest expense	-	-	-
Bonds Proceeds	-	-	-
Investment income	-	-	-
Capital grants	-	-	-
Total Non-operating Revenues (Expenses)	-	-	-
Net Income (Loss)	76,586	4,206	72,380

HORIZON VILLAGE

September 2017

FY 2017**Budget 2017****Budget
2016****Budget 17
vs
Budget 16****\$****OPERATING INCOME**

Annual contributions - HAP	-	-	-
HUD administrative fee	-	-	-
Dwelling rental	314,496	332,100	(17,604)
Laundry Income	6,480	9,000	(2,520)
Port-in Revenues	-	-	-
Management Fees	-	-	-
Other revenues	-	300	(300)
Total Operating Income	320,976	341,400	(20,424)

OPERATING EXPENSES

Housing Assistance Payments	-	-	-
Administrative	85,067	108,194	(23,127)
General	18,159	16,640	1,519
Maintenance	32,720	66,363	(33,643)
Utilities	35,250	48,000	(12,750)
Tenant services	-	-	-
Protection services	13,100	-	13,100
Management Fee	20,966	24,600	(3,634)
Depreciation and amortization	-	-	-
Total Operating Expense	205,263	263,797	(58,534)

Operating Income (Loss)**115,713****77,603****38,110****NON-OPERATING REVENUES/EXPENSES**

Interest expense	(9,000)	(8,500)	(500)
Loan Repayment Bank	(20,000)	(20,000)	-
USDA Repayment	(17,500)	-	(17,500)
Loan Repayment Ship	(13,412)	(13,412)	-
Total Non-operating Revenues (Expenses)	(59,912)	(24,912)	(18,000)
Net Income (Loss)	55,801	52,691	20,110