All Section 8 Properties (.alls8)

Balance Sheet

Period = Dec 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	-96,414.79
1111-90-000	Petty Cash	207.21
1111-99-000	Total Unrestricted Cash	-96,207.58
1112-00-000	Restricted Cash	
1112-03-000	Cash Restricted-HAP	172,162.00
1112-99-000	Total Restricted Cash	172,162.00
1119-00-000	TOTAL CASH	75,954.42
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	12,148.72
1129-99-000	Allowance for Doubtful Accounts-Other	-206.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	11,942.72
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	3,682.37
1299-00-000	TOTAL OTHER CURRENT ASSETS	3,682.37
1300-00-000	TOTAL CURRENT ASSETS	91,579.51
1400-01-000	FIXED ASSETS	
1400-08-000	Furniture and Equipment-Admin.	116,822.00
1405-03-000	Accum Depreciation-Furn & Equip Admin	-35,841.00
1405-99-000	TOTAL FIXED ASSETS (NET)	80,981.00
1406-00-000	CFP Funding	
1480-18-000	General Capital Activity	3,931.77
1499-00-000	TOTAL CFP FUNDING	3,931.77
1999-00-000	TOTAL ASSETS	176,492.28
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	2,371.00
2117-90-000	Supplemental Insurance W/H	-2,504.40
2260-00-000	Accrued Compensated Absences-Current	6,202.40
2299-00-000	TOTAL CURRENT LIABILITIES	6,069.00

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		Current Balance
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	5,277.67
2399-00-000	TOTAL NONCURRENT LIABILITIES	5,277.67
2499-00-000	TOTAL LIABILITIES	11,346.67
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	83,480.80
2809-02-000	Retained Earnings-Unrestricted Net Assets	-24,738.19
2809-03-000	Retained Earnings-Restricted Net Assets	106,403.00
2809-99-000	TOTAL RETAINED EARNINGS:	165,145.61
2899-00-000	TOTAL EQUITY	165,145.61
2999-00-000	TOTAL LIABILITIES AND EQUITY	176,492.28
9999-99-000	TOTAL OF ALL	0.00

All Section 8 Properties (.alls8)

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
1408-18-000	CFP 2018 Management Improvements	0.00	0.00	0.00	N/A	680.00	0.00	-680.00	N/A	0.00
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3120-10-000	Fraud Recovery	0.00	0.00	0.00	N/A	3,096.00	0.00	3,096.00	N/A	0.00
3129-00-000	Total Other Tenant Income	0.00	0.00	0.00	N/A	3,096.00	0.00	3,096.00	N/A	0.00
3199-00-000	NET TENANT INCOME	0.00	0.00	0.00	N/A	3,096.00	0.00	3,096.00	N/A	0.00
3400-00-000	GRANT INCOME									
3410-01-000	Section 8 HAP Earned	204,196.00	225,000.00	-20,804.00	-9.25	1,723,899.00	2,025,000.00	-301,101.00	-14.87	2,700,000.00
3410-02-000	Section 8 Admin. Fee Income	23,022.00	21,250.00	1,772.00	8.34	214,396.00	191,250.00	23,146.00	12.10	255,000.00
3499-00-000	TOTAL GRANT INCOME	227,218.00	246,250.00	-19,032.00	-7.73	1,938,295.00	2,216,250.00	-277,955.00	-12.54	2,955,000.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	27.20	8.00	19.20	240.00	140.25	72.00	68.25	94.79	96.00
3699-00-000	TOTAL OTHER INCOME	27.20	8.00	19.20	240.00	140.25	72.00	68.25	94.79	96.00
3999-00-000	TOTAL INCOME	227,245.20	246,258.00	-19,012.80	-7.72	1,941,531.25	2,216,322.00	-274,790.75	-12.40	2,955,096.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	11,122.43	8,500.00	-2,622.43	-30.85	74,283.71	76,500.00	2,216.29	2.90	102,000.00
4110-04-000	Employee Benefit Contribution-Admin	12,106.00	9,000.00	-3,106.00	-34.51	81,859.11	81,000.00	-859.11	-1.06	108,000.00
4110-99-000	Total Administrative Salaries	23,228.43	17,500.00	-5,728.43	-32.73	156,142.82	157,500.00	1,357.18	0.86	210,000.00
4130-00-000	Legal Expense									
4130-03-000	Tenant Screening	0.00	225.00	225.00	100.00	1,570.35	2,025.00	454.65	22.45	2,700.00
4130-04-000	General Legal Expense	0.00	0.00	0.00	N/A	90.00	0.00	-90.00	N/A	0.00
4131-00-000	Total Legal Expense	0.00	225.00	225.00	100.00	1,660.35	2,025.00	364.65	18.01	2,700.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	75.00	75.00	100.00	838.00	675.00	-163.00	-24.15	900.00
4160-00-000	Meals	146.84	0.00	-146.84	N/A	146.84	0.00	-146.84	N/A	0.00
4170-00-000	Accounting Fees	935.00	575.00	-360.00	-62.61	4,215.00	5,175.00	960.00	18.55	6,900.00
4171-00-000	Auditing Fees	0.00	425.00	425.00	100.00	5,439.00	3,825.00	-1,614.00	-42.20	5,100.00
4172-00-000	Port Out Admin Fee Paid	132.57	75.00	-57.57	-76.76	1,453.97	675.00	-778.97	-115.40	900.00
4173-00-000	Management Fee	3,000.00	3,000.00	0.00	0.00	27,000.00	27,000.00	0.00	0.00	36,000.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	981.25	0.00	-981.25	N/A	0.00
4189-00-000	Total Other Admin Expenses	4,214.41	4,150.00	-64.41	-1.55	40,074.06	37,350.00	-2,724.06	-7.29	49,800.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	20.00	20.00	100.00	179.80	180.00	0.20	0.11	240.00
4190-03-000	Advertising	0.00	0.00	0.00	N/A	335.92	0.00	-335.92	N/A	0.00
4190-04-000	Office Supplies	0.00	0.00	0.00	N/A	1,559.24	0.00	-1,559.24	N/A	0.00
4190-05-000	Fuel-Administrative	0.00	0.00	0.00	N/A	172.35	0.00	-172.35	N/A	0.00

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000	Telephone	0.00	75.00	75.00	100.00	13.86	675.00	661.14	97.95	900.00
4190-08-000	Postage	0.00	150.00	150.00	100.00	1,025.71	1,350.00	324.29	24.02	1,800.00
4190-09-000	Software License Fees	290.73	900.00	609.27	67.70	11,359.27	8,100.00	-3,259.27	-40.24	10,800.00
4190-10-000	Copiers	74.14	75.00	0.86	1.15	1,020.56	675.00	-345.56	-51.19	900.00
4190-12-000	Software	0.00	0.00	0.00	N/A	3,539.44	0.00	-3,539.44	N/A	0.00
4190-15-000	Cell Phones/Pagers	0.00	0.00	0.00	N/A	1,191.70	0.00	-1,191.70	N/A	0.00
4190-20-000	Bank Fees	0.00	0.00	0.00	N/A	35.20	0.00	-35.20	N/A	0.00
4190-22-000	Other Misc Admin Expenses	175.78	1,750.00	1,574.22	89.96	6,579.15	15,750.00	9,170.85	58.23	21,000.00
4191-00-000	Total Miscellaneous Admin Expenses	540.65	2,970.00	2,429.35	81.80	27,012.20	26,730.00	-282.20	-1.06	35,640.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	27,983.49	24,845.00	-3,138.49	-12.63	224,889.43	223,605.00	-1,284.43	-0.57	298,140.00
4300-00-000	UTILITIES									
4310-00-000	Water	0.00	62.00	62.00	100.00	653.50	558.00	-95.50	-17.11	744.00
4340-00-000	Garbage/Trash Removal	0.00	30.00	30.00	100.00	86.95	270.00	183.05	67.80	360.00
4390-00-000	Sewer	0.00	28.00	28.00	100.00	179.47	252.00	72.53	28.78	336.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	120.00	120.00	100.00	919.92	1,080.00	160.08	14.82	1,440.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	1,080.85	0.00	-1,080.85	N/A	1,080.85	0.00	-1,080.85	N/A	0.00
4412-00-000	Maintenance Travel/Training	0.00	0.00	0.00	N/A	97.90	0.00	-97.90	N/A	0.00
4419-00-000	Total General Maint Expense	1,080.85	0.00	-1,080.85	N/A	1,178.75	0.00	-1,178.75	N/A	0.00
4430-00-000	Contract Costs									
4430-11-000	Contract-Plumbing	0.00	0.00	0.00	N/A	187.50	0.00	-187.50	N/A	0.00
4430-13-000	Contract-HVAC	0.00	0.00	0.00	N/A	515.50	0.00	-515.50	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	192.00	0.00	-192.00	N/A	0.00
4430-22-000	Contract-IT Contracts	246.80	200.00	-46.80	-23.40	2,119.86	1,800.00	-319.86	-17.77	2,400.00
4430-90-000	Contract-Fee For Service	0.00	325.00	325.00	100.00	1,111.50	2,925.00	1,813.50	62.00	3,900.00
4439-00-000	Total Contract Costs	246.80	525.00	278.20	52.99	4,126.36	4,725.00	598.64	12.67	6,300.00
4499-00-000	TOTAL MAINTENACE EXPENSES	1,327.65	525.00	-802.65	-152.89	5,305.11	4,725.00	-580.11	-12.28	6,300.00
4500-00-000	GENERAL EXPENSES									
4510-20-000	Liability Insurance	0.00	800.00	800.00	100.00	0.00	7,200.00	7,200.00	100.00	9,600.00
4540-00-000	Employee Benefits	116.93	200.00	83.07	41.54	1,052.37	1,800.00	747.63	41.54	2,400.00
4540-20-000	Workers Compensation	0.00	200.00	200.00	100.00	2,845.40	1,800.00	-1,045.40	-58.08	2,400.00
4599-00-000	TOTAL GENERAL EXPENSES	116.93	1,200.00	1,083.07	90.26	3,897.77	10,800.00	6,902.23	63.91	14,400.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-00-000	Housing Assistance Payments	199,539.00	186,900.00	-12,639.00	-6.76	1,749,847.00	1,682,100.00	-67,747.00	-4.03	2,242,800.00
4715-01-000	Tenant Utility Payments-Voucher	2,665.00	2,250.00	-415.00	-18.44	21,028.00	20,250.00	-778.00	-3.84	27,000.00
4715-02-000	Portable Out HAP Payments	3,908.00	1,700.00	-2,208.00	-129.88	43,046.00	15,300.00	-27,746.00	-181.35	20,400.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	206,112.00	190,850.00	-15,262.00	-8.00	1,813,921.00	1,717,650.00	-96,271.00	-5.60	2,290,200.00
8000-00-000	TOTAL EXPENSES	235,540.07	217,540.00	-18,000.07	-8.27	2,048,933.23	1,957,860.00	-91,073.23	-4.65	2,610,480.00
9000-00-000	NET INCOME	-8,294.87	28,718.00	-37,012.87	-128.88	-107,401.98	258,462.00	-365,863.98	-141.55	344,616.00