

# HACM

## MARCH 31, 2017 FINANCIAL REPORT

### DISCUSSION POINTS- BOARD PRESENTATION

#### ENTITY-WIDE

- ❖ FINANCIAL POSITION – major changes compared to December 2016
  - Total assets decreased by approximately \$2mm to about \$222mm
  - Unrestricted reserve = about \$15mm
  
- ❖ RESULTS OF OPERATIONS
  - Consolidated Net Income from operations = \$402,000
  - Expenses were about \$889,000 under budget, income was about \$955,000 under budget
  - Individual program results follows:

#### LOW RENT PUBLIC HOUSING PROGRAM

- ❖ Net Income for the period = \$500,000 vs. budgeted Net Income of \$98,000
- ❖ Current operating subsidy funding is at 85%
- ❖ Revenue was \$362,000 under budget
  - Less operating subsidy was received than budgeted as current funding is at 85% but budgeted amount is at 86%
  - Average vacancy rate for January - March 2017 = 8%
  - Average vacancy rate for the month of March = 8%
- ❖ Expenses were about \$764,000 under budget

#### UNSUBSIDIZED HOUSING

- ❖ Net income for the period = \$701,000
- ❖ Revenue was \$92,000 under budget
  - Average vacancy rate for January – March 2017 = 10%
  - Average vacancy rate for the month of March = 9%
- ❖ Expenses were lower by \$183,000 compared to budget

## RAP PROGRAM

- ❖ Net loss for the period= \$11,000
- ❖ Revenue was higher by about \$22,000 compared to budget
- ❖ HAP utilization
  - 98% of HAP revenue was utilized
  - RAP continues to issue vouchers to replace regular turnovers
  - Unit lease up end of period = 5,677 of the total 6,215 allowable
    - 91% of available vouchers were used
  - Expenses were over budget by about \$34,000

## CENTRAL OFFICE

- ❖ Net loss for the period = \$747,000
- ❖ Revenue was lower by about \$481,000 compared to budget
  - Asset Management fees are not recognized until year end
  - Management fee income was lower than budgeted
    - Budgeted occupancy rate was 98% for Public Housing vs actual occupancy rate of 92%
    - Budgeted occupancy rate was 95% for Unsubsidized Housing vs actual occupancy rate of 90%
- ❖ Expenses were higher by \$19,000 compared to budget

## HOME OWNERSHIP PROGRAM

- ❖ Net loss for the period = \$41,000
  - Operations will continue to be funded by the COCC

## GRANTS/DEVT

- ❖ Total grants still open = \$19.4mm (see page 11)
  - Obligated amount = 89%
  - Expended amount = 78%
  - All grants are in compliance with obligation and expenditure deadlines.