



























Fresno Housing Authority  
Financial Results as of May 31, 2020

	Core			Inst.			RED			HCV			RES			HSM			UP			Fresno Housing Authority			YTD \$ Variance	YTD % Variance		
	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals				
<b>OPERATING BUDGET</b>																												
INCOME																												
NET TENANT INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,074,032	2,114,180	2,199,126	2,761,359	1,150,566	820,216	7,835,391	3,264,746	3,019,342	(245,404)	-8%
INTEREST INCOME	90,000	37,500	26,482	800,000	333,333	131,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	890,000	370,833	158,232	(212,601)	-57%
OTHER INCOME	950,000	395,833	180,038	150,000	62,500	6,672	20,000	8,333	227,916	800	333	2,499	899,432	374,763	358,473	349,887	145,786	13,011	52,980	22,075	10,056	-	2,423,099	1,009,625	798,665	(210,960)	-21%	
ADMIN & MANAGEMENT FEE INCOME	8,539,951	3,558,313	3,193,196	80,000	33,333	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,619,951	3,591,646	3,193,196	(398,450)	-11%
DEVELOPER FEE INCOME	-	-	-	-	-	-	5,903,245	2,004,672	1,271,465	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,903,245	2,004,672	1,271,465	(733,207)	-37%
HUD GRANT INCOME	-	-	-	-	-	-	-	-	-	9,909,331	4,128,888	4,350,762	3,384,006	1,410,003	652,056	4,314,643	1,797,768	1,899,203	-	-	-	-	-	17,607,980	7,336,658	6,902,021	(434,637)	-6%
OTHER GRANT INCOME	-	-	-	-	-	-	-	-	-	50,000	20,833	21,449	83,025	34,594	365,063	604,464	251,860	293,671	685,727	285,720	281,355	-	-	1,423,216	593,007	961,538	368,531	62%
<b>TOTAL INCOME</b>	<b>9,579,951</b>	<b>3,991,646</b>	<b>3,399,716</b>	<b>1,030,000</b>	<b>429,167</b>	<b>138,422</b>	<b>5,923,245</b>	<b>2,013,005</b>	<b>1,499,381</b>	<b>9,960,131</b>	<b>4,150,055</b>	<b>4,374,710</b>	<b>4,366,463</b>	<b>1,819,360</b>	<b>1,375,592</b>	<b>10,343,026</b>	<b>4,309,594</b>	<b>4,405,011</b>	<b>3,500,066</b>	<b>1,458,361</b>	<b>1,111,627</b>	<b>-</b>	<b>44,702,882</b>	<b>18,171,187</b>	<b>16,304,459</b>	<b>(1,866,728)</b>	<b>-10%</b>	
EXPENSES																												
PAYROLL EXPENSES	7,457,856	3,051,984	2,676,345	-	-	-	1,669,232	683,101	787,334	6,145,105	2,514,766	2,224,898	1,938,018	793,097	671,443	2,555,927	1,045,964	934,256	523,102	214,069	170,574	-	20,289,240	8,302,981	7,464,850	(838,131)	-10%	
ADMINISTRATIVE EXPENSES	3,697,510	1,540,629	1,293,604	382,150	159,229	140,477	739,892	308,288	209,184	4,367,866	1,819,944	1,648,458	751,088	312,953	285,797	1,874,533	781,055	718,083	339,366	141,403	117,715	-	12,152,405	5,063,502	4,413,318	(650,184)	-13%	
TENANT SERVICES EXPENSES	50,504	21,043	28,250	-	-	-	5,000	2,083	-	-	-	-	2,775,198	1,156,333	861,590	331,772	138,238	63,650	6,450	2,688	560	-	3,168,924	1,320,385	954,050	(366,335)	-28%	
UTILITY EXPENSES	172,145	71,727	61,037	-	-	-	-	-	-	-	-	-	-	-	-	1,707,150	711,313	639,698	413,027	172,095	166,821	-	2,292,322	955,134	867,556	(87,578)	-9%	
MAINTENANCE EXPENSES	459,118	191,299	177,312	-	-	4,790	5,000	2,083	9,041	81,969	34,154	29,865	10,020	4,175	6,523	2,168,196	903,415	699,350	731,468	304,778	192,280	-	3,455,771	1,439,905	1,119,161	(320,744)	-22%	
TAXES & INSURANCE EXPENSES	40,364	16,818	14,279	8,900	3,708	3,124	6,200	2,583	449	7,353	3,064	3,073	-	-	858	402,276	167,615	100,416	122,140	50,892	44,694	-	587,233	244,680	166,893	(77,787)	-32%	
<b>TOTAL EXPENSES</b>	<b>11,877,497</b>	<b>4,893,501</b>	<b>4,250,827</b>	<b>391,050</b>	<b>162,938</b>	<b>148,391</b>	<b>2,425,324</b>	<b>998,139</b>	<b>1,006,008</b>	<b>10,602,293</b>	<b>4,371,928</b>	<b>3,906,294</b>	<b>5,474,324</b>	<b>2,266,557</b>	<b>1,826,211</b>	<b>9,039,854</b>	<b>3,747,600</b>	<b>3,155,453</b>	<b>2,135,553</b>	<b>885,924</b>	<b>692,644</b>	<b>-</b>	<b>41,945,895</b>	<b>17,326,588</b>	<b>14,985,828</b>	<b>(2,340,760)</b>	<b>-14%</b>	
<b>NET OPERATING INCOME</b>	<b>(2,297,546)</b>	<b>(901,855)</b>	<b>(851,111)</b>	<b>638,950</b>	<b>266,229</b>	<b>(9,969)</b>	<b>3,497,921</b>	<b>1,014,866</b>	<b>493,373</b>	<b>(642,162)</b>	<b>(221,873)</b>	<b>468,416</b>	<b>(1,107,861)</b>	<b>(447,198)</b>	<b>(450,619)</b>	<b>1,303,172</b>	<b>561,994</b>	<b>1,249,558</b>	<b>1,364,513</b>	<b>572,437</b>	<b>418,983</b>	<b>-</b>	<b>2,756,987</b>	<b>844,600</b>	<b>1,318,631</b>	<b>474,031</b>	<b>56%</b>	
NON-OPERATING EXPENSES																												
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	794,876	331,198	327,895	431,150	179,646	132,862	-	1,226,026	510,844	460,757	(50,087)	-10%	
TOTAL FINANCING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	326,508	136,045	99,221	398,589	166,079	126,029	-	725,097	302,124	225,250	(76,874)	-25%	
TOTAL ADJUSTMENTS & OPERATING TRANSFERS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,121,384	467,243	427,116	829,739	345,725	258,891	-	1,951,123	812,968	686,007	(126,961)	-16%	
<b>NET INCOME</b>	<b>(2,297,546)</b>	<b>(901,855)</b>	<b>(851,111)</b>	<b>638,950</b>	<b>266,229</b>	<b>(9,969)</b>	<b>3,497,921</b>	<b>1,014,866</b>	<b>493,373</b>	<b>(642,162)</b>	<b>(221,873)</b>	<b>468,416</b>	<b>(1,107,861)</b>	<b>(447,198)</b>	<b>(450,619)</b>	<b>181,788</b>	<b>94,751</b>	<b>822,442</b>	<b>534,774</b>	<b>226,712</b>	<b>160,092</b>	<b>-</b>	<b>805,864</b>	<b>31,632</b>	<b>632,624</b>	<b>600,992</b>	<b>1900%</b>	
<b>UNRESTRICTED NET INCOME</b>	<b>(2,297,546)</b>	<b>(901,855)</b>	<b>(851,111)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,497,921</b>	<b>1,014,866</b>	<b>493,373</b>	<b>(642,162)</b>	<b>(221,873)</b>	<b>-</b>	<b>(1,107,861)</b>	<b>(447,198)</b>	<b>(450,619)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>534,774</b>	<b>226,712</b>	<b>160,092</b>	<b>-</b>	<b>(14,874)</b>	<b>(329,348)</b>	<b>(648,265)</b>	<b>(318,917)</b>	<b>-97%</b>	