

**MONTHLY REPORT FOR ESTABLISHING NET INCOME**

**MONTH OF: MAY 2017**

**Client Number: 1680 Client Name: Shelby Manor Apartments Number of Units: 264**

**1. OPERATING CASH - BEGINNING OF MONTH:**

	<b>(1) OPENING CASH</b>	\$ 363,890.31
Reserves:	\$ -	
Replacement Reserves:	-	

**2. Amounts Received During the Month:**

ADD:	a. Basic Monthly Charges	\$ 98,619.41	
	b. Maintenance Fees	59,866.78	
	c. Other Income	3,572.17	
	d. Security Deposits	2,885.00	
	<b>Total Received During the Month</b>	<u>\$ 164,943.36</u>	
	<b>(2) TOTAL RECEIPTS</b>	<u>\$ 164,943.36</u>	

**3. LESS Disbursements: (See Check Register)**

a. Routine Operations	\$ 125,027.33	
b. Bank Charges, Misc.	47.44	
	<u>(3) TOTAL DISBURSEMENTS</u>	<u>\$ 125,074.77</u>

**4. OPERATING CASH - END OF MONTH:**

	<b>(4) ENDING CASH</b>	<u>\$ 403,758.90</u>
Reserves:	\$ -	
Replacement Reserves:	-	

5. Monthly Gross Potential	\$ 95,340.00
6. Rent Loss on Vacant Units	\$ 704.14
7. Occupancy - End of Month:	
a. Vacant Units	1
b. Occupied Units	263

8. Accounts Receivable	End of Current Month	End of Current Month	Net Change
a. Resident Delinquents	\$ 50.00	\$ 10.00	\$ (40.00)
b. Prepaid Charges	(6,828.00)	(10,571.55)	(3,743.55)
c. Net Accounts Receivable	<u>\$ (6,778.00)</u>	<u>\$ (10,561.55)</u>	<u>\$ (3,783.55)</u>

9. Accounts Payable	<u>\$ 754.05</u>	<u>\$ -</u>	<u>\$ (754.05)</u>
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10. Tenants Security Deposits	
a. Liability to date	\$ 186,735.50
b. Amount Funded Held by Township	\$ 186,735.50

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Signed *Jammy L. L...* Title: Accounting Manager

Cc: Charter Township of Shelby ( R. Stathakis, M. Flynn, A. McDonald, K McClure, M. Pingel-Golab)  
KS, PM, TK 1680.16 os/mo Pt File

# Check Register

1680 - Shelby Manor

May/2017

Check #	Ck Date	Ck Amt	Vendor	Inv Amt	Inv Date	Inv Num	Offset/ Acct #	Account Name	Description
1684174	05/01/17	<b>76,626.34</b>	Charter Township Of Shelby Mtg				112000		
				76,626.34	05/01/17	27611108256	995000	Bond Interest Expens	Fund Bond
1684175	05/01/17	<b>19,554.65</b>	Legacy Llc				112000		
				12.40	05/01/17	46821108257	727278	Office Expense	Fed Ex/Postage
				19,542.25	05/01/17	46821108257	840275	Management Fees	Management Fee
1684176	05/03/17	<b>495.00</b>	Mordan				112000		
				495.00	05/02/17	:Refund	219101	Move Out Refund	
1684177	05/04/17	<b>600.00</b>	Cook				112000		
				600.00	05/03/17	:Refund	219101	Move Out Refund	
1684178	05/05/17	<b>754.05</b>	Legacy Llc				112000		
				754.05	03/31/17	3312017	727750	Personnel-Office	3/31 Pr C Digiovanni
1684179	05/09/17	<b>188.80</b>	Comcast				112000		
				188.80	04/28/17	051217	850000	Communications	Internet For Office-April & Ma
1684180	05/09/17	<b>2,501.00</b>	Sears Commercial One				112000		
				564.00	05/01/17	1103098	975280	Capital Outlay - Kit	Refrigerator - Stock
				1,937.00	05/01/17	1103858	975280	Capital Outlay - Kit	Refrigerator,Stove & Washer/Dr
1684181	05/09/17	<b>99.40</b>	Wells Fargo Financial Leasing				112000		
				99.40	05/01/17	5003892880	727000	Office Supplies	Copier Lease Pmt
1684182	05/11/17	<b>759.49</b>	Legacy Llc				112000		
				759.49	05/09/17	05/12/2017	801000	Contract Labor	Payroll 5/12/2017
1684183	05/11/17	<b>70.00</b>	Midwest Property Maintenance				112000		
				70.00	05/01/17	606152	930100	Building Maintenance	Cleaned Carpet/2 Dye Stains B
1684184	05/11/17	<b>480.00</b>	Mzm Grand Painting				112000		
				480.00	05/01/17	312236	930100	Building Maintenance	Painted 2 Apts (A120 & B104)
1684185	05/11/17	<b>558.13</b>	Wilmar Industries Inc				112000		
				567.57	05/02/17	398382085	930100	Building Maintenance	Walky-Talky,Toilet Kit,Tub Div
				41.74	05/02/17	398382085	975276	Capital Outlay-Maint	Bench Vise
				-51.18	05/02/17	CM-39809591	930100	Building Maintenance	Returned Butane Lighters
1684186	05/12/17	<b>39.96</b>	Consumers Energy				112000		
				17.53	05/09/17	20233953376	920000	Utilities	
				22.43	05/09/17	20144960084	920000	Utilities	
1684187	05/12/17	<b>3,910.64</b>	Dte Energy				112000		
				778.30	05/09/17	052617	920000	Utilities	
				510.63	05/09/17	052617	920000	Utilities	
				1,594.85	05/09/17	052617	920000	Utilities	
				1,026.86	05/09/17	052617	920000	Utilities	
1684188	05/12/17	<b>1,335.50</b>	Waste Management				112000		
				1,335.50	05/09/17	7980396-171	802011	Rubbish Removal	Trash Service - 05/2017
1684189	05/12/17	<b>83.54</b>	Xfinity				112000		
				83.54	05/09/17	051817	850000	Communications	Cable For Clubhouse

# Check Register

**1680 - Shelby Manor**

May/2017

Check #	Ck Date	Ck Amt	Vendor	Inv Amt	Inv Date	Inv Num	Offset/ Acct #	Account Name	Description
1684190	05/18/17	<b>146.39</b>	Abell Pest Control Inc				112000		
				146.39	05/09/17	A0246690	930100	Building Maintenance	Pest Control - May 2017
1684191	05/18/17	<b>20.95</b>	Amrent				112000		
				20.95	05/09/17	7121512476	802500	Consulting Fees	Credit/Criminal Ck - 4/2016
1684192	05/18/17	<b>564.00</b>	Artic Window Replacement Industries				112000		
				564.00	05/09/17	17-92739	975282	Capital Outlay-Build	12 Panes Of Glass
1684193	05/18/17	<b>1,908.57</b>	B-N-B Maintenance Inc				112000		
				1,908.57	05/09/17	17-1108	751000	Maintenance & Cleani	Lawn Contract (1Of7) 4/2017
1684194	05/18/17	<b>11.95</b>	Elite Imaging Systems Inc				112000		
				11.95	05/09/17	IN69570	727000	Office Supplies	Shipping Cost For Copier Toner
1684195	05/18/17	<b>499.95</b>	Fields Fire Protection				112000		
				499.95	05/09/17	12704414	930100	Building Maintenance	Qtrly Flow Test - 14030
1684196	05/18/17	<b>253.34</b>	Hd Supply Facilities Maintenance				112000		
				179.94	05/09/17	9153859710	955000	Other Expenses	6)Carbon Monoxide Detectors
				141.39	05/09/17	9153859710	726000	Operating Supplies	Batteries For Detectors, Wd-40
				-67.99	05/09/17	9153397987	747500	Honeywell Ac Maint	Returned 6)Furnace Filters
1684197	05/18/17	<b>50.00</b>	Midwest Property Maintenance				112000		
				50.00	05/09/17	606833-1	930100	Building Maintenance	Cleaned Carpet B104
1684198	05/18/17	<b>640.00</b>	Mzm Grand Painting				112000		
				640.00	05/09/17	312237	930100	Building Maintenance	Painted A123 & B315
1684199	05/18/17	<b>85.08</b>	Prestige Telecom				112000		
				85.08	05/09/17	111148	850000	Communications	Answering Service - 5/2017
1684200	05/18/17	<b>0.00</b>	Quill Corporation				112000		<b>VOID</b>
				14.29	05/09/17	6150867	727000	Office Supplies	Hdmi Cable
				-14.29	05/09/17	6150867	727000	Office Supplies	Hdmi Cable
				-101.29	05/09/17	6081377	727000	Office Supplies	Epson Ink,Copy Paper,Kleenex,C
				101.29	05/09/17	6081377	727000	Office Supplies	Epson Ink,Copy Paper,Kleenex,C
1684201	05/18/17	<b>225.00</b>	Rocket Enterprise Inc				112000		
				225.00	05/09/17	00131644	930100	Building Maintenance	Annual Flag Service
1684202	05/18/17	<b>1,290.00</b>	Solar Contract Carpet				112000		
				90.00	05/09/17	1575066	930100	Building Maintenance	Carpet Stretch C303
				728.15	05/09/17	1575928	975279	Capital Outlay-Floor	Vinyl Planking A123
				471.85	05/09/17	1575927	975279	Capital Outlay-Floor	New Carpet A123
1684203	05/18/17	<b>178.00</b>	Tech Iv Heating & Cooling Inc				112000		
				178.00	05/09/17	143398	920000	Utilities	Tech Discovered Resident Cover
1684204	05/18/17	<b>1,462.15</b>	Wilmar Industries Inc				112000		
				369.00	05/09/17	399191741	975279	Capital Outlay-Floor	Hot Water Tank
				441.79	05/09/17	399191741	930100	Building Maintenance	T.P.,P.Towel,Connectors,Bulbs,
				651.36	05/09/17	399309582	747500	Honeywell Ac Maint	276 Furnace Filter

# Check Register

## 1680 - Shelby Manor

May/2017

Check #	Ck Date	Ck Amt	Vendor	Inv Amt	Inv Date	Inv Num	Offset/ Acct #	Account Name	Description
1684205	05/24/17	759.49	Legacy Llc				112000		
				759.49	05/24/17	52617-1680	801000	Contract Labor	Payroll 5/26/17 C Digiovanni
1684206	05/25/17	101.29	Quill Corporation				112000		
				14.29	05/09/17	6150867	727000	Office Supplies	Hdmi Cable
				101.29	05/09/17	6081377	727000	Office Supplies	Epson Ink,Copy Paper,Klccenex,C
				-14.29	05/25/17	CM6150867	727000	Office Supplies	Incorrect Hdmi Cord
1684207	05/26/17	306.40	Apco Inc				112000		
				306.40	05/22/17	1330904-00	975280	Capital Outlay - Kit	5)Range Hoods
1684208	05/26/17	809.11	At & T				112000		
				809.11	05/19/17	58656604320	850000	Communications	Phone Bill 5/4-6/3/17
1684209	05/26/17	1,635.00	Bam Janitorial Services				112000		
				1,635.00	05/22/17	268749	930100	Building Maintenance	Mthly Cleaning Bill & 8 Apts/A
1684210	05/26/17	156.44	Cintas #354				112000		
				156.44	05/22/17	354452026	930100	Building Maintenance	Mthly Floor Mat Service - May
1684211	05/26/17	737.33	Consumers Energy				112000		
				10.99	05/19/17	20118269936	920000	Utilities	Fuel 5/1-5/12/17 13900 Unit 3
				252.85	05/19/17	20589927292	920000	Utilities	Fuel 4/12-5/12/17 13780 Lakes
				235.96	05/19/17	20589927293	920000	Utilities	Fuel 4/12-5/12/17 14030 Lakes
				211.03	05/19/17	20589927292	920000	Utilities	Fuel 4/12-5/12/17 13900 Lakes
				15.49	05/19/17	20483137450	920000	Utilities	Fuel 4/26-5/8/17 13780 Lakesi
				11.01	05/19/17	60101043608	920000	Utilities	Fuel 4/12-4/30/17 13900 Lakes
1684212	05/26/17	1,107.31	Dte Energy				112000		
				1,107.31	05/19/17	060617	920000	Utilities	Electric 3/2-4/3/17
1684213	05/26/17	500.00	Marine City Tile & Marble Company				112000		
				500.00	05/22/17	717486	975279	Capital Outlay-Floor	Ceramic Bath Floor - A123
1684214	05/26/17	50.00	Midwest Property Maintenance				112000		
				50.00	05/22/17	609248	930100	Building Maintenance	Cleaned Carpet - B315
1684215	05/26/17	840.00	Mzm Grand Painting				112000		
				840.00	05/22/17	312238	930100	Building Maintenance	Painted 3 Apts
1684216	05/26/17	459.00	Sears Commercial One				112000		
				459.00	05/22/17	1116917	975280	Capital Outlay - Kit	6)Microwaves
1684217	05/26/17	1,260.50	Tech Iv Heating & Cooling Inc				112000		
				1,260.50	05/22/17	143465	747500	Honeywell Ac Maint	Replaced Compressor & Freon
1684218	05/26/17	647.02	Wilmar Industries Inc				112000		
				647.02	05/22/17	400621181	726000	Operating Supplies	2)Garb.Disp,Screening,Frames,B
1684219	05/26/17	266.56	Wolf Window & Screen Llc				112000		
				266.56	05/22/17	1038	930100	Building Maintenance	2)Patio Door Screens,2)Screens

**125,027.33** Total Amount of 46 Checks

# Aged Receivables Report

## 1680 - Shelby Manor

May/2017

As of: 05/31/17

Unit	Code	Name	Rent Rate	0 - 31 days	32 - 60 days	61 + days	Other	Balance	Status
<b>1680 - Shelby Manor</b>									
A326	t0078672	██████████	335.00	0.00	0.00	0.00	-20.00	(20.00)	SB
B108	t0078120	██████████	335.00	0.00	0.00	0.00	5.00	5.00	SB
WAIT	t0087706	██████████	0.00	0.00	0.00	0.00	25.00	25.00	AP
<b>Total 1680 - Shelby Manor</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10.00</b>	<b>10.00</b>	

Indicate Date xx/xx/xx

- |                      |                       |                           |
|----------------------|-----------------------|---------------------------|
| A - Attorney         | E - Eviction          | PA - Payment Agreement    |
| C - Court            | MO - Move Out         | 7/14 - 7/14 Day Notice    |
| J - Judgement        | SB - Small Balance    | * - 30 Day/ Health Hazard |
| W - Writ             | SC - S8 Special Claim | 3 - 3 Day Notice          |
| G - Gas Charge       | LS - Late Letter Sent | F - Condo Foreclosure     |
| TX - Taxes           | VB - Veterans Benefit | AP - Applicant            |
| SBL - SB Letter Sent | ER - EIV Repayment    | ADJ - Pending Adjustment  |

**Prepays:      (10,571.55)**  
**Net Total:     (10,561.55)**

# Accounts Payable Report - Summary

1680 - Shelby Manor

As of: 05/31/17

<b>Vendor</b>	<b>Less than 30</b>	<b>31-60 Days</b>	<b>61-90 Days</b>	<b>Over 90 Days</b>	<b>Total</b>
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**Total Payables**

**Percentage of Total**

**Budget Comparison (with PTD)**

Period = May 2017

Book = Cash ; Tree = 1680\_cf

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
<b>Operating Revenue</b>								
Operating Income								
512000 Rental Income-Bond Portion	95,580.00	95,340.00	240.00	0.25	95,580.00	95,340.00	240.00	0.25
515000 Net Change - AVR	3,743.55	0.00	3,743.55	N/A	3,743.55	0.00	3,743.55	N/A
<b>Total Operating Income</b>	<b>99,323.55</b>	<b>95,340.00</b>	<b>3,983.55</b>	<b>4.18</b>	<b>99,323.55</b>	<b>95,340.00</b>	<b>3,983.55</b>	<b>4.18</b>
<b>Vacancy &amp; Collection Loss</b>								
955275 Vacancy Loss	-704.14	-933.00	228.86	24.53	-704.14	-933.00	228.86	24.53
<b>Total Vacancy &amp; Collection Loss</b>	<b>-704.14</b>	<b>-933.00</b>	<b>228.86</b>	<b>24.53</b>	<b>-704.14</b>	<b>-933.00</b>	<b>228.86</b>	<b>24.53</b>
<b>Other Income</b>								
513000 Application Fees	275.00	350.00	-75.00	-21.43	275.00	350.00	-75.00	-21.43
517000 Carport Rental	2,022.17	2,060.00	-37.83	-1.84	2,022.17	2,060.00	-37.83	-1.84
530400 Pet Privilege Fee	391.00	400.00	-9.00	-2.25	391.00	400.00	-9.00	-2.25
599100 Maintenance Fee	59,866.78	59,288.00	578.78	0.98	59,866.78	59,288.00	578.78	0.98
599600 Miscellaneous Income	-235.00	0.00	-235.00	N/A	-235.00	0.00	-235.00	N/A
599900 Damage Repair Charges	215.00	200.00	15.00	7.50	215.00	200.00	15.00	7.50
665000 Interest Income	174.02	120.00	54.02	45.02	174.02	120.00	54.02	45.02
671100 Miscellaneous Revenue	904.00	501.67	402.33	80.20	904.00	501.67	402.33	80.20
<b>Total Other Income</b>	<b>63,612.97</b>	<b>62,919.67</b>	<b>693.30</b>	<b>1.10</b>	<b>63,612.97</b>	<b>62,919.67</b>	<b>693.30</b>	<b>1.10</b>
<b>Total Operating Revenue</b>	<b>162,232.38</b>	<b>157,326.67</b>	<b>4,905.71</b>	<b>3.12</b>	<b>162,232.38</b>	<b>157,326.67</b>	<b>4,905.71</b>	<b>3.12</b>
<b>Operating Expense</b>								
<b>Administrative Expense</b>								
955000 Other Expenses	179.94	840.00	660.06	78.58	179.94	840.00	660.06	78.58
709000 Education & Training	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00
727276 Marketing	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00
727278 Office Expense	-85.40	0.00	85.40	N/A	-85.40	0.00	85.40	N/A
747500 Honeywell AC Maint	2,261.52	1,450.00	-811.52	-55.97	2,261.52	1,450.00	-811.52	-55.97
802000 Audit Fees	1,621.20	0.00	-1,621.20	N/A	1,621.20	0.00	-1,621.20	N/A
802500 Consulting Fees	20.95	75.00	54.05	72.07	20.95	75.00	54.05	72.07
840275 Management Fees	19,542.25	19,542.00	-0.25	0.00	19,542.25	19,542.00	-0.25	0.00
850000 Communications	1,166.53	1,250.00	83.47	6.68	1,166.53	1,250.00	83.47	6.68
<b>Total Administrative Expense</b>	<b>24,706.99</b>	<b>23,322.00</b>	<b>-1,384.99</b>	<b>-5.94</b>	<b>24,706.99</b>	<b>23,322.00</b>	<b>-1,384.99</b>	<b>-5.94</b>

**Budget Comparison (with PTD)**

Period = May 2017

Book = Cash ; Tree = 1680\_cf

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
<b>Operating Expense</b>								
726000	830.15	2,150.00	1,319.85	61.39	830.15	2,150.00	1,319.85	61.39
727000	448.60	430.00	-18.60	-4.33	448.60	430.00	-18.60	-4.33
751000	1,908.57	2,900.00	991.43	34.19	1,908.57	2,900.00	991.43	34.19
802011	1,335.50	1,400.00	64.50	4.61	1,335.50	1,400.00	64.50	4.61
	<b>4,522.82</b>	<b>6,880.00</b>	<b>2,357.18</b>	<b>34.26</b>	<b>4,522.82</b>	<b>6,880.00</b>	<b>2,357.18</b>	<b>34.26</b>
<b>Maintenance &amp; Contracted</b>								
807000	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00
930100	6,107.52	7,001.67	894.15	12.77	6,107.52	7,001.67	894.15	12.77
	<b>6,107.52</b>	<b>7,401.67</b>	<b>1,294.15</b>	<b>17.48</b>	<b>6,107.52</b>	<b>7,401.67</b>	<b>1,294.15</b>	<b>17.48</b>
<b>Personnel Expense</b>								
727750	-30.45	0.00	30.45	N/A	-30.45	0.00	30.45	N/A
801000	2,303.48	2,285.67	-17.81	-0.78	2,303.48	2,285.67	-17.81	-0.78
	<b>2,273.03</b>	<b>2,285.67</b>	<b>12.64</b>	<b>0.55</b>	<b>2,273.03</b>	<b>2,285.67</b>	<b>12.64</b>	<b>0.55</b>
<b>Utility Expense</b>								
920000	5,973.24	3,635.00	-2,338.24	-64.33	5,973.24	3,635.00	-2,338.24	-64.33
	<b>5,973.24</b>	<b>3,635.00</b>	<b>-2,338.24</b>	<b>-64.33</b>	<b>5,973.24</b>	<b>3,635.00</b>	<b>-2,338.24</b>	<b>-64.33</b>
<b>Taxes &amp; Insurance</b>								
	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
	<b>43,583.60</b>	<b>43,524.34</b>	<b>-59.26</b>	<b>-0.14</b>	<b>43,583.60</b>	<b>43,524.34</b>	<b>-59.26</b>	<b>-0.14</b>
	<b>118,648.78</b>	<b>113,602.33</b>	<b>4,846.45</b>	<b>4.26</b>	<b>118,648.78</b>	<b>113,802.33</b>	<b>4,846.45</b>	<b>4.26</b>
<b>Net Operating Income</b>								
<b>Non-Operating Expense</b>								
<b>Debt Service Expense</b>								
681200	0.00	64,166.67	64,166.67	100.00	0.00	64,166.67	64,166.67	100.00
995000	90,376.34	6,919.75	-83,456.59	-1,206.06	90,376.34	6,919.75	-83,456.59	-1,206.06
	<b>90,376.34</b>	<b>71,086.42</b>	<b>-19,289.92</b>	<b>-27.14</b>	<b>90,376.34</b>	<b>71,086.42</b>	<b>-19,289.92</b>	<b>-27.14</b>
<b>Capital Expenditures</b>								
975276	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00
975278	0.00	1,425.00	1,425.00	100.00	0.00	1,425.00	1,425.00	100.00
975279	2,069.00	3,300.00	1,231.00	37.30	2,069.00	3,300.00	1,231.00	37.30

**Budget Comparison (with PTD)**

Period = May 2017

Book = Cash ; Tree = 1680\_cf

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
975280 Capital Outlay - Kitchen/Bathroom Equipment	3,266.40	1,805.00	-1,461.40	-80.96	3,266.40	1,805.00	-1,461.40	-80.96
975281 Capital Outlay-Furnices	0.00	5,900.00	5,900.00	100.00	0.00	5,900.00	5,900.00	100.00
975282 Capital Outlay-Building Components	564.00	19,175.00	18,611.00	97.06	564.00	19,175.00	18,611.00	97.06
975283 Capital Outlay-Land Improvements	0.00	2,000.00	2,000.00	100.00	0.00	2,000.00	2,000.00	100.00
<b>Total Capital Expenditures</b>	<b>5,899.40</b>	<b>34,105.00</b>	<b>28,205.60</b>	<b>82.70</b>	<b>5,899.40</b>	<b>34,105.00</b>	<b>28,205.60</b>	<b>82.70</b>

**Non-Operating Expenditures**

<b>Total Non-Operating Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>N/A</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>N/A</b>
<b>Total Non-Operating Expense</b>	<b>96,275.74</b>	<b>105,181.42</b>	<b>8,915.68</b>	<b>8.48</b>	<b>96,275.74</b>	<b>105,191.42</b>	<b>8,915.68</b>	<b>8.48</b>

**Net Non-Operating Income**

<b>Net Non-Operating Income</b>	<b>-96,275.74</b>	<b>-105,191.42</b>	<b>8,915.68</b>	<b>8.48</b>	<b>-96,275.74</b>	<b>-105,191.42</b>	<b>8,915.68</b>	<b>8.48</b>
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**Total Profit/Loss**

<b>Total Profit/Loss</b>	<b>22,373.04</b>	<b>8,610.91</b>	<b>13,762.13</b>	<b>159.82</b>	<b>22,373.04</b>	<b>8,610.91</b>	<b>13,762.13</b>	<b>159.82</b>
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**Budget Comparison (with PTD)**

Period = May 2017

Book = Accrual ; Tree = 1680\_cf

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
<b>Operating Revenue</b>								
Operating Income								
Rental Income-Bond Portion	95,580.00	95,340.00	240.00	0.25	95,580.00	95,340.00	240.00	0.25
<b>Total Operating Income</b>	<b>95,580.00</b>	<b>95,340.00</b>	<b>240.00</b>	<b>0.25</b>	<b>95,580.00</b>	<b>95,340.00</b>	<b>240.00</b>	<b>0.25</b>
<b>Vacancy &amp; Collection Loss</b>								
Vacancy Loss	-704.14	-933.00	228.86	24.53	-704.14	-933.00	228.86	24.53
<b>Total Vacancy &amp; Collection Loss</b>	<b>-704.14</b>	<b>-933.00</b>	<b>228.86</b>	<b>24.53</b>	<b>-704.14</b>	<b>-933.00</b>	<b>228.86</b>	<b>24.53</b>
<b>Other Income</b>								
Application Fees	250.00	350.00	-100.00	-28.57	250.00	350.00	-100.00	-28.57
Carport Rental	2,027.17	2,060.00	-32.83	-1.59	2,027.17	2,060.00	-32.83	-1.59
Pet Privilege Fee	391.00	400.00	-9.00	-2.25	391.00	400.00	-9.00	-2.25
Maintenance Fee	59,866.78	59,288.00	578.78	0.98	59,866.78	59,288.00	578.78	0.98
Miscellaneous Income	-229.00	0.00	-229.00	N/A	-229.00	0.00	-229.00	N/A
Damage Repair Charges	215.00	200.00	15.00	7.50	215.00	200.00	15.00	7.50
Interest Income	174.02	120.00	54.02	45.02	174.02	120.00	54.02	45.02
Miscellaneous Revenue	878.00	501.67	376.33	75.02	878.00	501.67	376.33	75.02
<b>Total Other Income</b>	<b>63,572.97</b>	<b>62,919.67</b>	<b>653.30</b>	<b>1.04</b>	<b>63,572.97</b>	<b>62,919.67</b>	<b>653.30</b>	<b>1.04</b>
<b>Total Operating Revenue</b>	<b>158,448.83</b>	<b>157,326.67</b>	<b>1,122.16</b>	<b>0.71</b>	<b>158,448.83</b>	<b>157,326.67</b>	<b>1,122.16</b>	<b>0.71</b>
<b>Operating Expense</b>								
<b>Administrative Expense</b>								
Other Expenses	179.94	840.00	660.06	78.58	179.94	840.00	660.06	78.58
Education & Training	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00
Marketing	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00
Office Expense	-85.40	0.00	85.40	N/A	-85.40	0.00	85.40	N/A
Honeywell AC Maint	2,261.52	1,450.00	-811.52	-55.97	2,261.52	1,450.00	-811.52	-55.97
Audit Fees	1,621.20	0.00	-1,621.20	N/A	1,621.20	0.00	-1,621.20	N/A
Consulting Fees	20.95	75.00	54.05	72.07	20.95	75.00	54.05	72.07
Management Fees	19,542.25	19,542.00	-0.25	0.00	19,542.25	19,542.00	-0.25	0.00
Communications	1,166.53	1,250.00	83.47	6.68	1,166.53	1,250.00	83.47	6.68
<b>Total Administrative Expense</b>	<b>24,706.99</b>	<b>23,322.00</b>	<b>-1,384.99</b>	<b>-5.94</b>	<b>24,706.99</b>	<b>23,322.00</b>	<b>-1,384.99</b>	<b>-5.94</b>
<b>Operating Expense</b>								

Shelby Manor (1680)

**Budget Comparison (with PTD)**

Period = May 2017

Book = Accrual ; Tree = 1680\_cf

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
726000	830.15	2,150.00	1,319.85	61.39	830.15	2,150.00	1,319.85	61.39
727000	448.60	430.00	-18.60	-4.33	448.60	430.00	-18.60	-4.33
751000	1,908.57	2,900.00	991.43	34.19	1,908.57	2,900.00	991.43	34.19
802011	1,335.50	1,400.00	64.50	4.61	1,335.50	1,400.00	64.50	4.61
<b>Total Operating Expense</b>	<b>4,522.82</b>	<b>6,860.00</b>	<b>2,337.18</b>	<b>34.26</b>	<b>4,522.82</b>	<b>6,860.00</b>	<b>2,337.18</b>	<b>34.26</b>
<b>Maintenance &amp; Contracted</b>								
807000	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00
930100	6,107.52	7,001.67	894.15	12.77	6,107.52	7,001.67	894.15	12.77
<b>Total Maintenance &amp; Contracted</b>	<b>6,107.52</b>	<b>7,401.67</b>	<b>1,294.15</b>	<b>17.48</b>	<b>6,107.52</b>	<b>7,401.67</b>	<b>1,294.15</b>	<b>17.48</b>
<b>Personnel Expense</b>								
727750	-30.45	0.00	30.45	N/A	-30.45	0.00	30.45	N/A
801000	1,549.43	2,285.67	736.24	32.21	1,549.43	2,285.67	736.24	32.21
<b>Total Personnel Expense</b>	<b>1,518.98</b>	<b>2,285.67</b>	<b>766.69</b>	<b>33.54</b>	<b>1,518.98</b>	<b>2,285.67</b>	<b>766.69</b>	<b>33.54</b>
<b>Utility Expense</b>								
920000	5,973.24	3,635.00	-2,338.24	-64.33	5,973.24	3,635.00	-2,338.24	-64.33
<b>Total Utility Expense</b>	<b>5,973.24</b>	<b>3,635.00</b>	<b>-2,338.24</b>	<b>-64.33</b>	<b>5,973.24</b>	<b>3,635.00</b>	<b>-2,338.24</b>	<b>-64.33</b>
<b>Taxes &amp; Insurance</b>								
<b>Total Taxes &amp; Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>N/A</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>N/A</b>
<b>Total Operating Expense</b>	<b>42,829.55</b>	<b>43,524.34</b>	<b>694.79</b>	<b>1.60</b>	<b>42,829.55</b>	<b>43,524.34</b>	<b>694.79</b>	<b>1.60</b>
<b>Net Operating Income</b>	<b>115,619.28</b>	<b>113,802.33</b>	<b>1,816.95</b>	<b>1.60</b>	<b>115,619.28</b>	<b>113,802.33</b>	<b>1,816.95</b>	<b>1.60</b>
<b>Non-Operating Expense</b>								
<b>Debt Service Expense</b>								
681200	0.00	64,166.67	64,166.67	100.00	0.00	64,166.67	64,166.67	100.00
995000	90,376.34	6,919.75	-83,456.59	-1,206.06	90,376.34	6,919.75	-83,456.59	-1,206.06
<b>Total Debt Service Expense</b>	<b>90,376.34</b>	<b>71,086.42</b>	<b>-19,289.92</b>	<b>-27.14</b>	<b>90,376.34</b>	<b>71,086.42</b>	<b>-19,289.92</b>	<b>-27.14</b>
<b>Capital Expenditures</b>								
975276	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00
975278	0.00	1,425.00	1,425.00	100.00	0.00	1,425.00	1,425.00	100.00
975279	2,069.00	3,300.00	1,231.00	37.30	2,069.00	3,300.00	1,231.00	37.30
975280	3,266.40	1,805.00	-1,461.40	-80.96	3,266.40	1,805.00	-1,461.40	-80.96

**Budget Comparison (with PTD)**

Period = May 2017

Book = Accrual ; Tree = 1680\_cf

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
975281 Capital Outlay-Furnances	0.00	5,900.00	5,900.00	100.00	0.00	5,900.00	5,900.00	100.00
975282 Capital Outlay-Building Components	564.00	19,175.00	18,611.00	97.06	564.00	19,175.00	18,611.00	97.06
975283 Capital Outlay-Land Improvements	0.00	2,000.00	2,000.00	100.00	0.00	2,000.00	2,000.00	100.00
<b>Total Capital Expenditures</b>	<b>5,889.40</b>	<b>34,105.00</b>	<b>28,205.60</b>	<b>82.70</b>	<b>5,899.40</b>	<b>34,105.00</b>	<b>28,205.60</b>	<b>82.70</b>
<b>Non-Operating Expenditures</b>								
<b>Total Non-Operating Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>N/A</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>N/A</b>
<b>Total Non-Operating Expense</b>	<b>96,275.74</b>	<b>105,191.42</b>	<b>8,915.68</b>	<b>8.48</b>	<b>96,275.74</b>	<b>105,191.42</b>	<b>8,915.68</b>	<b>8.48</b>
<b>Net Non-Operating Income</b>	<b>-96,275.74</b>	<b>-105,191.42</b>	<b>8,915.68</b>	<b>8.48</b>	<b>-96,275.74</b>	<b>-105,191.42</b>	<b>8,915.68</b>	<b>8.48</b>
<b>Total Profit/Loss</b>	<b>19,343.54</b>	<b>8,610.91</b>	<b>10,732.63</b>	<b>124.64</b>	<b>19,343.54</b>	<b>8,610.91</b>	<b>10,732.63</b>	<b>124.64</b>