



Budget Performance Report

Fiscal Year to Date 12/31/14

Exclude Rollup Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 275 - Senior Housing Fund										
REVENUE										
512.000	Rental Income - Bond Portion	1,147,680.00	.00	1,147,680.00	88,978.54	.00	1,135,788.50	11,891.50	99	1,134,770.70
513.000	Application Fee	5,100.00	(925.00)	4,175.00	175.00	.00	4,325.00	(150.00)	104	6,768.00
514.000	Security Deposit income	30,000.00	(10,953.00)	19,047.00	(19,047.00)	.00	.00	19,047.00	0	86,840.00
517.000	Rental Income - Carports	24,000.00	706.00	24,706.00	2,159.46	.00	25,125.72	(419.72)	102	20,571.67
530.400	Pet Fees	4,800.00	(268.00)	4,532.00	349.25	.00	4,349.19	182.81	96	4,517.94
592.000	late fees	360.00	(150.00)	210.00	40.00	.00	25.00	185.00	12	137.03
599.100	Maintenance Fee	676,272.00	10,280.00	686,552.00	58,381.40	.00	695,976.05	(9,424.05)	101	482,677.77
599.600	Misc Income	2,000.00	312.00	2,312.00	348.74	.00	2,669.26	(357.26)	115	5,216.87
599.900	Damage Repair Charges	1,200.00	1,799.00	2,999.00	.00	.00	3,019.00	(20.00)	101	598.00
665.000	Interest Income	400.00	100.00	500.00	36.35	.00	534.57	(34.57)	107	513.18
676.500	Reimbursement - Insurance	5,000.00	(5,000.00)	.00	.00	.00	.00	.00	+++	825,612.32
693.500	Gain on Insurance - extraordinary item	.00	.00	.00	.00	.00	.00	.00	+++	179,843.27
REVENUE TOTALS		\$1,896,812.00	(\$4,099.00)	\$1,892,713.00	\$131,421.74	\$0.00	\$1,871,812.29	\$20,900.71	99%	\$2,748,066.75
EXPENSE										
Department 275 - Shelby Manor										
727.276	Marketing	12,352.00	(6,812.00)	5,540.00	.00	.00	1,334.96	4,205.04	24	1,529.86
727.277	Misc Renting Exp	500.00	39.00	539.00	(539.00)	.00	.00	539.00	0	276.90
727.278	Office Expense	7,500.00	(791.00)	6,709.00	450.91	.00	5,611.34	1,097.66	84	4,844.49
727.279	Credit Report Exp	1,200.00	(568.00)	632.00	15.05	.00	603.84	28.16	96	1,758.15
727.750	Office Expense - personnel	16,716.00	1,863.00	18,579.00	2,232.16	.00	18,612.07	(33.07)	100	15,233.92
747.500	Maintenance & Cleaning - HVAC	1,430.00	.00	1,430.00	(335.15)	.00	1,009.62	420.38	71	1,085.03
780.500	Insurance reimbursement expense	.00	.00	.00	.00	.00	.00	.00	+++	501,333.86
802.000	Audit Fees	2,280.00	(307.00)	1,973.00	.00	.00	1,972.46	.54	100	2,280.00
802.001	Telephone	13,484.00	446.00	13,930.00	857.00	.00	14,230.03	(300.03)	102	12,939.12
802.003	Misc Admin Project Activ	5,700.00	(710.00)	4,990.00	148.76	.00	5,372.28	(382.28)	108	3,459.00
802.004	Fuel	21,825.00	175.00	22,000.00	2,177.19	.00	18,204.89	3,795.11	83	53,891.56
802.005	Electricity	33,690.00	(890.00)	32,800.00	5,105.66	.00	27,150.05	5,649.95	83	47,686.53
802.006	Water & Sewer	76,500.00	(4,200.00)	72,300.00	17,821.20	.00	76,453.29	(4,153.29)	106	77,558.12
802.008	Janitorial Expense	4,400.00	(1,945.00)	2,455.00	603.97	.00	3,058.70	(603.70)	125	184.28
802.009	Exterminating Exp	1,620.00	489.00	2,109.00	270.70	.00	1,980.44	128.56	94	1,616.54
802.010	Licensing & Inspection	13,236.00	.00	13,236.00	.00	.00	10,301.00	2,935.00	78	3,810.00
802.011	Rubbish Removal	15,000.00	400.00	15,400.00	1,281.57	.00	14,356.94	1,043.06	93	14,630.41
802.012	Grounds	16,870.00	(4,650.00)	12,220.00	375.00	.00	10,468.89	1,751.11	86	9,652.73
807.000	Engineering Consulting Fees	6,000.00	(4,000.00)	2,000.00	.00	.00	.00	2,000.00	0	1,942.50
830.275	Security Deposit Refund	23,000.00	7,000.00	30,000.00	(18,382.17)	.00	.00	30,000.00	0	83,266.48
840.275	Management Fees	234,504.00	2.00	234,506.00	19,542.25	.00	234,507.00	(1.00)	100	223,344.00
865.000	Insurance & Bonds	123,000.00	39,960.00	162,960.00	23,639.76	.00	156,288.22	6,671.78	96	35,263.69
865.500	Deductible Expense	5,000.00	(5,000.00)	.00	.00	.00	.00	.00	+++	.00
930.600	Maintenance Supplies	9,600.00	(400.00)	9,200.00	456.62	.00	9,079.42	120.58	99	12,995.56



Budget Performance Report

Fiscal Year to Date 12/31/14

Exclude Rollup Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 275 - Senior Housing Fund										
EXPENSE										
Department 275 - Shelby Manor										
930.601	Plumbing Repair Supplies	8,500.00	(1,500.00)	7,000.00	1,600.18	.00	8,030.26	(1,030.26)	115	6,237.96
930.602	Electric Repair Supplies	3,360.00	(660.00)	2,700.00	118.54	.00	2,165.86	534.14	80	2,010.10
930.603	Contracted Maint Repairs	11,200.00	13,400.00	24,600.00	1,975.50	.00	27,570.98	(2,970.98)	112	10,460.94
930.604	Elevator Maint	25,240.00	(5,040.00)	20,200.00	468.22	.00	19,868.78	331.22	98	26,253.53
930.605	Heating & Air Cn Repair	10,800.00	800.00	11,600.00	3,104.46	.00	13,709.66	(2,109.66)	118	27,186.22
930.650	Emergency Snow Expense	13,720.00	12,460.00	26,180.00	4,954.96	.00	22,212.08	3,967.92	85	16,057.77
930.651	Unit Reconditioning	16,000.00	(4,000.00)	12,000.00	270.00	.00	11,862.50	137.50	99	8,174.50
930.652	Unit Cleaning	27,440.00	(1,930.00)	25,510.00	3,205.00	.00	22,560.59	2,949.41	88	18,470.24
930.654	Painting Supplies	6,000.00	(700.00)	5,300.00	313.12	.00	4,108.63	1,191.37	78	2,764.46
930.655	Misc Operating Exp	2,250.00	(1,367.00)	883.00	1,363.03	.00	2,421.53	(1,538.53)	274	(324.64)
955.275	Vacancy Loss	22,351.00	(6,071.00)	16,280.00	(2,789.52)	.00	11,665.33	4,614.67	72	233,192.40
963.101	General Fund Administrative Fee	25,747.00	(25,747.00)	.00	.00	.00	.00	.00	+++	.00
968.000	Depreciation	246,447.00	63,237.00	309,684.00	309,683.95	.00	309,683.95	.05	100	246,855.75
975.276	Capital Outlay - Maintenance Equipment	1,000.00	1,000.00	2,000.00	.00	.00	208.78	1,791.22	10	.00
975.277	Capital Outlay - Office Equipment	3,000.00	.00	3,000.00	269.94	.00	2,427.10	572.90	81	.00
975.278	Capital Outlay - Appliances	16,500.00	.00	16,500.00	2,314.00	.00	14,539.00	1,961.00	88	19,510.00
975.279	Capital Outlay - Flooring	33,600.00	(7,100.00)	26,500.00	3,616.80	.00	30,407.97	(3,907.97)	115	29,069.01
975.280	Capital Outlay - Kitchen/Bath Equipment	15,225.00	575.00	15,800.00	854.00	.00	18,189.44	(2,389.44)	115	12,292.42
975.281	Capital Outlay - Furnaces	34,460.00	(4,560.00)	29,900.00	1,969.80	.00	12,877.80	17,022.20	43	49,907.74
975.282	Capital Outlay - Building Components	42,316.00	(20,316.00)	22,000.00	2,639.10	.00	18,937.66	3,062.34	86	135,768.05
975.283	Capital Outlay - Land Improvements	16,000.00	(14,000.00)	2,000.00	.00	.00	.00	2,000.00	0	16,835.00
975.284	Capital Outlay - Other	16,000.00	(4,000.00)	12,000.00	.00	.00	.00	12,000.00	0	20,350.00
995.000	Bond Interest Expense	116,420.00	(4,387.00)	112,033.00	20,945.83	.00	112,032.50	.50	100	163,953.25
997.000	Paying Agent Fee	500.00	.00	500.00	.00	.00	500.00	.00	100	500.00
Department 275 - Shelby Manor Totals		\$1,359,483.00	\$10,195.00	\$1,369,678.00	\$412,598.39	\$0.00	\$1,276,575.84	\$93,102.16	93%	\$2,156,107.43
EXPENSE TOTALS		\$1,359,483.00	\$10,195.00	\$1,369,678.00	\$412,598.39	\$0.00	\$1,276,575.84	\$93,102.16	93%	\$2,156,107.43
Fund 275 - Senior Housing Fund Totals										
REVENUE TOTALS		1,896,812.00	(4,099.00)	1,892,713.00	131,421.74	.00	1,871,812.29	20,900.71	99%	2,748,066.75
EXPENSE TOTALS		1,359,483.00	10,195.00	1,369,678.00	412,598.39	.00	1,276,575.84	93,102.16	93%	2,156,107.43
Fund 275 - Senior Housing Fund Totals		\$537,329.00	(\$14,294.00)	\$523,035.00	(\$281,176.65)	\$0.00	\$595,236.45	(\$72,201.45)		\$591,959.32
Grand Totals										
REVENUE TOTALS		1,896,812.00	(4,099.00)	1,892,713.00	131,421.74	.00	1,871,812.29	20,900.71	99%	2,748,066.75
EXPENSE TOTALS		1,359,483.00	10,195.00	1,369,678.00	412,598.39	.00	1,276,575.84	93,102.16	93%	2,156,107.43
Grand Totals		\$537,329.00	(\$14,294.00)	\$523,035.00	(\$281,176.65)	\$0.00	\$595,236.45	(\$72,201.45)		\$591,959.32



Budget Performance Report

Fiscal Year to Date 12/31/15

Exclude Rollup Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 275 - Senior Housing Fund										
REVENUE										
512.000	Rental Income - Bond Portion	1,147,680.00	.00	1,147,680.00	95,671.57	.00	1,146,133.34	1,546.66	100	1,135,788.50
513.000	Application Fee	3,600.00	400.00	4,000.00	237.00	.00	5,381.00	(1,381.00)	135	4,325.00
514.000	Security Deposit income	30,000.00	(30,000.00)	.00	.00	.00	.00	.00	+++	.00
517.000	Rental Income - Carports	24,240.00	.00	24,240.00	2,120.00	.00	25,158.55	(918.55)	104	25,125.72
530.400	Pet Fees	4,180.00	520.00	4,700.00	309.68	.00	5,075.32	(375.32)	108	4,349.19
592.000	late fees	120.00	.00	120.00	40.00	.00	145.00	(25.00)	121	25.00
599.100	Maintenance Fee	687,670.00	10,991.00	698,661.00	59,122.58	.00	700,865.67	(2,204.67)	100	695,976.05
599.600	Misc Income	.00	2,000.00	2,000.00	636.76	.00	4,077.54	(2,077.54)	204	2,669.26
599.900	Damage Repair Charges	1,600.00	1,300.00	2,900.00	.00	.00	4,307.00	(1,407.00)	149	3,019.00
665.000	Interest Income	500.00	900.00	1,400.00	82.49	.00	1,564.97	(164.97)	112	534.57
REVENUE TOTALS		\$1,899,590.00	(\$13,889.00)	\$1,885,701.00	\$158,220.08	\$0.00	\$1,892,708.39	(\$7,007.39)	100%	\$1,871,812.29
EXPENSE										
Department 275 - Shelby Manor										
727.276	Marketing	5,020.00	(3,520.00)	1,500.00	136.78	.00	1,256.78	243.22	84	1,334.96
727.278	Office Expense	7,788.00	3,612.00	11,400.00	202.93	.00	11,456.80	(56.80)	100	5,611.34
727.279	Credit Report Exp	1,200.00	(200.00)	1,000.00	94.75	.00	895.77	104.23	90	603.84
727.750	Office Expense - personnel	29,035.00	.00	29,035.00	4,491.63	.00	26,922.24	2,112.76	93	18,612.07
747.500	Maintenance & Cleaning - HVAC	1,200.00	.00	1,200.00	.00	.00	791.65	408.35	66	1,009.62
802.000	Audit Fees	1,973.00	58.00	2,031.00	.00	.00	2,030.36	.64	100	1,972.46
802.001	Telephone	15,400.00	.00	15,400.00	1,135.60	.00	14,937.87	462.13	97	14,230.03
802.003	Misc Admin Project Activ	5,950.00	(2,500.00)	3,450.00	441.77	.00	2,179.38	1,270.62	63	5,372.28
802.004	Fuel	22,400.00	.00	22,400.00	3,069.33	.00	14,802.08	7,597.92	66	18,204.89
802.005	Electricity	33,690.00	(7,490.00)	26,200.00	4,750.93	.00	26,114.86	85.14	100	27,150.05
802.006	Water & Sewer	77,700.00	.00	77,700.00	21,075.81	.00	86,443.79	(8,743.79)	111	76,453.29
802.008	Janitorial Expense	5,510.00	.00	5,510.00	246.64	.00	4,150.10	1,359.90	75	3,058.70
802.009	Exterminating Exp	2,112.00	(112.00)	2,000.00	280.18	.00	1,652.64	347.36	83	1,980.44
802.010	Licensing & Inspection	6,620.00	13,236.00	19,856.00	2,143.27	.00	9,996.22	9,859.78	50	10,301.00
802.011	Rubbish Removal	16,200.00	.00	16,200.00	1,672.45	.00	15,331.59	868.41	95	14,356.94
802.012	Grounds	12,615.00	.00	12,615.00	349.94	.00	13,143.97	(528.97)	104	10,468.89
807.000	Engineering Consulting Fees	4,800.00	(2,400.00)	2,400.00	.00	.00	.00	2,400.00	0	.00
830.275	Security Deposit Refund	30,000.00	(30,000.00)	.00	.00	.00	.00	.00	+++	.00
840.275	Management Fees	234,504.00	.00	234,504.00	19,542.25	.00	234,507.00	(3.00)	100	234,507.00
840.278	Legal	.00	300.00	300.00	.00	.00	272.00	28.00	91	.00
865.000	Insurance & Bonds	157,628.00	(15,210.00)	142,418.00	40.45	.00	139,940.38	2,477.62	98	156,288.22
930.600	Maintenance Supplies	8,400.00	.00	8,400.00	1,186.20	.00	10,539.47	(2,139.47)	125	9,079.42
930.601	Plumbing Repair Supplies	5,200.00	.00	5,200.00	844.51	.00	6,963.83	(1,763.83)	134	8,030.26
930.602	Electric Repair Supplies	3,360.00	(1,360.00)	2,000.00	198.55	.00	2,765.66	(765.66)	138	2,165.86
930.603	Contracted Maint Repairs	17,800.00	(4,600.00)	13,200.00	977.58	.00	12,227.24	972.76	93	27,570.98
930.604	Elevator Maint	25,540.00	(3,540.00)	22,000.00	1,052.36	.00	22,760.48	(760.48)	103	19,868.78



Budget Performance Report

Fiscal Year to Date 12/31/15
Exclude Rollup Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 275 - Senior Housing Fund										
EXPENSE										
Department 275 - Shelby Manor										
930.605	Heating & Air Cn Repair	13,100.00	.00	13,100.00	1,459.89	.00	12,960.09	139.91	99	13,709.66
930.650	Emergency Snow Expense	22,380.00	(680.00)	21,700.00	1,124.50	.00	13,573.40	8,126.60	63	22,212.08
930.651	Unit Reconditioning	12,800.00	.00	12,800.00	620.00	.00	13,885.00	(1,085.00)	108	11,862.50
930.652	Unit Cleaning	27,200.00	(3,200.00)	24,000.00	3,320.00	.00	22,423.00	1,577.00	93	22,560.59
930.654	Painting Supplies	4,800.00	(1,000.00)	3,800.00	884.25	.00	3,901.19	(101.19)	103	4,108.63
930.655	Misc Operating Exp	884.00	.00	884.00	.00	.00	919.23	(35.23)	104	2,421.53
955.275	Vacancy Loss	23,300.00	(11,800.00)	11,500.00	486.93	.00	11,157.26	342.74	97	11,665.33
963.101	General Fund Administrative Fee	.00	50,551.00	50,551.00	.00	.00	50,551.00	.00	100	.00
968.000	Depreciation	309,474.00	.00	309,474.00	309,473.74	.00	309,473.74	.26	100	309,683.95
975.276	Capital Outlay - Maintenance Equipment	3,700.00	.00	3,700.00	.00	.00	1,848.74	1,851.26	50	208.78
975.277	Capital Outlay - Office Equipment	3,000.00	(2,000.00)	1,000.00	.00	.00	1,219.95	(219.95)	122	2,427.10
975.278	Capital Outlay - Appliances	18,000.00	(3,400.00)	14,600.00	1,803.00	.00	15,430.00	(830.00)	106	14,539.00
975.279	Capital Outlay - Flooring	33,000.00	.00	33,000.00	500.00	.00	28,254.91	4,745.09	86	30,407.97
975.280	Capital Outlay - Kitchen/Bath Equipment	16,350.00	450.00	16,800.00	990.00	.00	16,439.60	360.40	98	18,189.44
975.281	Capital Outlay - Furnaces	15,325.00	3,175.00	18,500.00	.00	.00	32,493.20	(13,993.20)	176	12,877.80
975.282	Capital Outlay - Building Components	32,940.00	(8,440.00)	24,500.00	1,617.69	.00	32,038.11	(7,538.11)	131	18,937.66
975.283	Capital Outlay - Land Improvements	18,000.00	6,852.00	24,852.00	.00	.00	24,852.00	.00	100	.00
995.000	Bond Interest Expense	83,037.00	.00	83,037.00	(42,638.33)	.00	83,036.67	.33	100	112,032.50
997.000	Paying Agent Fee	500.00	.00	500.00	.00	.00	500.00	.00	100	500.00
Department 275 - Shelby Manor Totals		\$1,369,435.00	(\$23,218.00)	\$1,346,217.00	\$343,575.58	\$0.00	\$1,337,039.25	\$9,177.75	99%	\$1,276,575.84
EXPENSE TOTALS		\$1,369,435.00	(\$23,218.00)	\$1,346,217.00	\$343,575.58	\$0.00	\$1,337,039.25	\$9,177.75	99%	\$1,276,575.84
Fund 275 - Senior Housing Fund Totals										
REVENUE TOTALS		1,899,590.00	(13,889.00)	1,885,701.00	158,220.08	.00	1,892,708.39	(7,007.39)	100%	1,871,812.29
EXPENSE TOTALS		1,369,435.00	(23,218.00)	1,346,217.00	343,575.58	.00	1,337,039.25	9,177.75	99%	1,276,575.84
Fund 275 - Senior Housing Fund Totals		\$530,155.00	\$9,329.00	\$539,484.00	(\$185,355.50)	\$0.00	\$555,669.14	(\$16,185.14)		\$595,236.45
Grand Totals										
REVENUE TOTALS		1,899,590.00	(13,889.00)	1,885,701.00	158,220.08	.00	1,892,708.39	(7,007.39)	100%	1,871,812.29
EXPENSE TOTALS		1,369,435.00	(23,218.00)	1,346,217.00	343,575.58	.00	1,337,039.25	9,177.75	99%	1,276,575.84
Grand Totals		\$530,155.00	\$9,329.00	\$539,484.00	(\$185,355.50)	\$0.00	\$555,669.14	(\$16,185.14)		\$595,236.45



Budget Performance Report

Fiscal Year to Date 12/31/16

Exclude Rollup Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 275 - Senior Housing Fund										
REVENUE										
512.000	Rental Income - Bond Portion	1,147,680.00	.00	1,147,680.00	100,866.89	.00	1,147,747.90	(67.90)	100	1,146,133.34
513.000	Application Fee	4,200.00	(200.00)	4,000.00	450.00	.00	2,950.00	1,050.00	74	5,381.00
517.000	Rental Income - Carports	24,720.00	280.00	25,000.00	2,046.45	.00	24,966.07	33.93	100	25,158.55
530.400	Pet Fees	4,800.00	(100.00)	4,700.00	475.16	.00	4,590.00	110.00	98	5,075.32
592.000	late fees	160.00	160.00	320.00	.00	.00	415.00	(95.00)	130	145.00
599.100	Maintenance Fee	702,996.00	7,504.00	710,500.00	59,729.58	.00	713,886.22	(3,386.22)	100	700,865.67
599.600	Misc Income	2,000.00	4,600.00	6,600.00	393.05	.00	6,955.00	(355.00)	105	4,077.54
599.900	Damage Repair Charges	2,100.00	500.00	2,600.00	.00	.00	2,706.03	(106.03)	104	4,307.00
665.000	Interest Income	1,400.00	400.00	1,800.00	107.41	.00	1,981.35	(181.35)	110	1,564.97
REVENUE TOTALS		\$1,890,056.00	\$13,144.00	\$1,903,200.00	\$164,068.54	\$0.00	\$1,906,197.57	(\$2,997.57)	100%	\$1,892,708.39
EXPENSE										
Department 275 - Shelby Manor										
727.276	Marketing	5,060.00	(3,000.00)	2,060.00	.00	.00	252.91	1,807.09	12	1,256.78
727.278	Office Expense	11,948.00	.00	11,948.00	457.66	.00	12,524.56	(576.56)	105	11,456.80
727.279	Credit Report Exp	1,200.00	(450.00)	750.00	186.25	.00	673.95	76.05	90	895.77
727.750	Office Expense - personnel	29,035.00	(1,607.00)	27,428.00	2,441.96	.00	19,839.33	7,588.67	72	26,922.24
747.500	Maintenance & Cleaning - HVAC	1,200.00	.00	1,200.00	.00	.00	823.13	376.87	69	791.65
802.000	Audit Fees	2,089.00	.00	2,089.00	.00	.00	2,088.26	.74	100	2,030.36
802.001	Telephone	16,040.00	(1,580.00)	14,460.00	1,112.65	.00	14,162.26	297.74	98	14,937.87
802.003	Misc Admin Project Activ	4,050.00	.00	4,050.00	297.59	.00	3,627.78	422.22	90	2,179.38
802.004	Fuel	23,000.00	(6,500.00)	16,500.00	3,798.02	.00	11,299.69	5,200.31	68	14,802.08
802.005	Electricity	30,600.00	(4,000.00)	26,600.00	4,596.25	.00	23,231.91	3,368.09	87	26,114.86
802.006	Water & Sewer	77,700.00	17,300.00	95,000.00	22,046.25	.00	92,157.45	2,842.55	97	86,443.79
802.008	Janitorial Expense	5,510.00	(725.00)	4,785.00	209.53	.00	3,915.46	869.54	82	4,150.10
802.009	Exterminating Exp	2,220.00	3,055.00	5,275.00	446.39	.00	5,003.88	271.12	95	1,652.64
802.010	Licensing & Inspection	19,856.00	(4,871.00)	14,985.00	9,294.85	.00	16,539.55	(1,554.55)	110	9,996.22
802.011	Rubbish Removal	16,200.00	.00	16,200.00	1,497.77	.00	15,846.30	353.70	98	15,331.59
802.012	Grounds	12,865.00	.00	12,865.00	89.96	.00	12,267.50	597.50	95	13,143.97
802.500	Consulting Fees	.00	4,500.00	4,500.00	.00	.00	4,500.00	.00	100	.00
807.000	Engineering Consulting Fees	2,400.00	(1,200.00)	1,200.00	.00	.00	.00	1,200.00	0	.00
840.275	Management Fees	234,504.00	.00	234,504.00	19,542.25	.00	234,507.00	(3.00)	100	234,507.00
840.278	Legal	.00	300.00	300.00	.00	.00	75.00	225.00	25	272.00
865.000	Insurance & Bonds	142,418.00	(15,290.00)	127,128.00	.00	.00	125,463.56	1,664.44	99	139,940.38
865.500	Deductible Expense	.00	5,025.00	5,025.00	.00	.00	5,024.73	.27	100	.00
930.600	Maintenance Supplies	9,600.00	1,200.00	10,800.00	721.47	.00	9,819.03	980.97	91	10,539.47
930.601	Plumbing Repair Supplies	6,300.00	1,380.00	7,680.00	1,019.92	.00	8,168.24	(488.24)	106	6,963.83
930.602	Electric Repair Supplies	3,060.00	.00	3,060.00	364.65	.00	2,878.54	181.46	94	2,765.66
930.603	Contracted Maint Repairs	18,830.00	.00	18,830.00	1,852.00	.00	7,621.87	11,208.13	40	12,227.24
930.604	Elevator Maint	22,170.00	1,830.00	24,000.00	1,163.92	.00	27,088.11	(3,088.11)	113	22,760.48



Budget Performance Report

Fiscal Year to Date 12/31/16
Exclude Rollup Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 275 - Senior Housing Fund										
EXPENSE										
Department 275 - Shelby Manor										
930.605	Heating & Air Cn Repair	13,700.00	(2,800.00)	10,900.00	2,320.30	.00	15,419.44	(4,519.44)	141	12,960.09
930.650	Emergency Snow Expense	24,300.00	.00	24,300.00	7,300.96	.00	16,360.37	7,939.63	67	13,573.40
930.651	Unit Reconditioning	12,800.00	.00	12,800.00	1,115.00	.00	12,877.54	(77.54)	101	13,885.00
930.652	Unit Cleaning	26,300.00	(3,600.00)	22,700.00	1,510.00	.00	19,548.20	3,151.80	86	22,423.00
930.654	Painting Supplies	4,020.00	.00	4,020.00	705.75	.00	3,608.50	411.50	90	3,901.19
930.655	Misc Operating Exp	1,120.00	.00	1,120.00	82.98	.00	940.49	179.51	84	919.23
955.275	Vacancy Loss	14,760.00	(3,560.00)	11,200.00	888.39	.00	7,636.48	3,563.52	68	11,157.26
963.101	General Fund Administrative Fee	27,371.00	.00	27,371.00	.00	.00	27,371.00	.00	100	50,551.00
968.000	Depreciation	305,818.00	3,656.00	309,474.00	309,473.72	.00	309,473.72	.28	100	309,473.74
975.276	Capital Outlay - Maintenance Equipment	3,700.00	(700.00)	3,000.00	194.22	.00	1,033.55	1,966.45	34	1,848.74
975.277	Capital Outlay - Office Equipment	1,000.00	.00	1,000.00	463.96	.00	463.96	536.04	46	1,219.95
975.278	Capital Outlay - Appliances	15,150.00	.00	15,150.00	738.00	.00	12,507.00	2,643.00	83	15,430.00
975.279	Capital Outlay - Flooring	45,000.00	(13,000.00)	32,000.00	9,039.81	.00	38,792.89	(6,792.89)	121	28,254.91
975.280	Capital Outlay - Kitchen/Bath Equipment	24,700.00	.00	24,700.00	3,946.84	.00	20,031.96	4,668.04	81	16,439.60
975.281	Capital Outlay - Furnaces	31,300.00	6,500.00	37,800.00	1,125.60	.00	35,851.20	1,948.80	95	32,493.20
975.282	Capital Outlay - Building Components	37,356.00	.00	37,356.00	11,309.00	.00	39,066.17	(1,710.17)	105	32,038.11
975.283	Capital Outlay - Land Improvements	18,000.00	.00	18,000.00	.00	.00	16,156.00	1,844.00	90	24,852.00
975.284	Capital Outlay - Other	12,000.00	(2,760.00)	9,240.00	.00	.00	9,240.00	.00	100	.00
995.000	Bond Interest Expense	40,733.00	.00	40,733.00	(42,592.50)	.00	40,732.50	.50	100	83,036.67
997.000	Paying Agent Fee	500.00	.00	500.00	.00	.00	333.34	166.66	67	500.00
Department 275 - Shelby Manor Totals		\$1,357,483.00	(\$20,897.00)	\$1,336,586.00	\$378,761.37	\$0.00	\$1,286,844.31	\$49,741.69	96%	\$1,337,039.25
EXPENSE TOTALS		\$1,357,483.00	(\$20,897.00)	\$1,336,586.00	\$378,761.37	\$0.00	\$1,286,844.31	\$49,741.69	96%	\$1,337,039.25
Fund 275 - Senior Housing Fund Totals										
REVENUE TOTALS		1,890,056.00	13,144.00	1,903,200.00	164,068.54	.00	1,906,197.57	(2,997.57)	100%	1,892,708.39
EXPENSE TOTALS		1,357,483.00	(20,897.00)	1,336,586.00	378,761.37	.00	1,286,844.31	49,741.69	96%	1,337,039.25
Fund 275 - Senior Housing Fund Totals		\$532,573.00	\$34,041.00	\$566,614.00	(\$214,692.83)	\$0.00	\$619,353.26	(\$52,739.26)		\$555,669.14
Grand Totals										
REVENUE TOTALS		1,890,056.00	13,144.00	1,903,200.00	164,068.54	.00	1,906,197.57	(2,997.57)	100%	1,892,708.39
EXPENSE TOTALS		1,357,483.00	(20,897.00)	1,336,586.00	378,761.37	.00	1,286,844.31	49,741.69	96%	1,337,039.25
Grand Totals		\$532,573.00	\$34,041.00	\$566,614.00	(\$214,692.83)	\$0.00	\$619,353.26	(\$52,739.26)		\$555,669.14