



## INFORMATIONAL REPORT

**DATE ISSUED:** June 21, 2012  
**REPORT NO:** HCR12-087  
**SUBJECT:** Agency Financial Statements – 3<sup>rd</sup> Quarter 2012 (Unaudited)  
**COUNCIL DISTRICT:** Citywide

### NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

#### **PURPOSE:**

The purpose of the Agency Financial Statements Report is to show year-to-date revenue and expenditure variances between actual-year-to-date amounts earned or incurred and Board-approved budget amounts, including previous Board-approved revisions (Attachment 1). The report also provides summary explanations for significant year-to-date variances and a Balance Sheet as of March 31, 2012 (Attachment 3) to outline the Agency's Assets, Liabilities and Fund Balance.

Attachment 2 provides an outline of the Agency's annual budget, the percent of the annual budget used, and a reconciliation of the GAAP budget used in the income statement analysis to the annual Board-approved Non-GAAP budget.

#### **FINANCIAL SUMMARY – INCOME STATEMENT:**

**REVENUES:** Total actual March 2012 year-to-date revenues earned were \$157.6 million which was \$7.9 million, or 5 percent, under the year-to-date (75 percent pro-rated) Board-approved budget of \$165.4 million. The only material variance within total revenues was:

- Grant income of \$8.7 million under budget due to carry-over of funding for future periods

**EXPENSES:** Total actual March 2012 year-to-date expenses were \$154.3 million which was \$76.2 million, or 33 percent, under the year-to-date (75 percent pro-rated) Board-approved budget of \$230.5 million.

The majority of the expense variance is due to the following:

- \$38.3 million - timing of spending available funds for loans and grants
- \$16.8 million - combination of unspent loan proceeds and other capital expenditures to be spent
- \$14.8 million - prior year housing assistance payments to be spent

**FINANCIAL SUMMARY – BALANCE SHEET:**

Selected Balance Sheet Notes (Attachment 3):

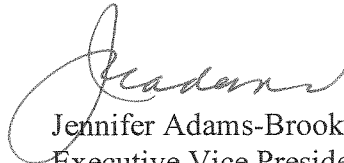
- Total Assets: \$540.0 million, Total Liabilities \$135.1 million, Net Assets \$404.9 million
- Notes Receivable of \$229.0 million includes \$133.8 million funded by the HOME Program, \$51.9 million by Affordable Housing Funds
- Investments of \$112.8 million invested in various instruments, including \$74.6 million in agency bonds and \$38.1 million in the state and county investment pools
- Land, building and equipment \$149.4 million:
  - 1,372 SDHC units \$54 million
  - Mariner's Village \$31 million
  - Smart Corner office building at \$26 million
  - Hotel Sanford \$7 million
  - Courtyard Condominiums \$7 million
  - Accumulated Depreciation of \$17.5 million
- Notes Payable \$117.1 million includes the Limited Liability Companies' \$93.3 million FNMA and FHA financed via San Diego Housing Commission property equity, \$15.0 million from GE Capital for the Smart Corner building.

Respectfully submitted,

*Nicole DeBerg*

Nicole DeBerg  
Vice President Financial Services &  
Chief Financial Officer

Approved by,



Jennifer Adams-Brooks  
Executive Vice President & Chief of Staff  
San Diego Housing Commission

Attachment(s):

1. Year-to-Date GAAP Income Statement
2. Agency Income Statement
3. Agency Balance Sheet
4. Graphs

**San Diego Housing Commission**  
**Year-To-Date GAAP Income Statement**  
**For the Period Ending 03/31/2012**

	Year to Date Actual	Year to Date Budget	Variance Over/(Under) Budget	Var %	Comments on Variances In Excess of 5% and \$50,000
<b>Revenues</b>					
<b>Rental Income</b>					
Dwelling Rents	19,038,064	18,234,318	803,746	4%	Higher than expected occupancy and rents
Non-Dwelling Rents	3,058,658	3,034,238	24,420	1%	
<b>Total Rental Income</b>	<b>22,096,722</b>	<b>21,268,556</b>	<b>828,166</b>	<b>4%</b>	
<b>Grants &amp; Program Income</b>					
Grant Income	131,688,698	140,372,587	(8,683,889)	-6%	Carry-over of funding for future periods
Program Income	383,432	961,182	(577,750)	-60%	Lower shared equity program income and loan payoffs
<b>Total Grants &amp; Program Income</b>	<b>132,072,130</b>	<b>141,333,769</b>	<b>(9,261,639)</b>	<b>-7%</b>	
<b>Other Income</b>					
Interest Income	1,362,330	808,933	553,397	68%	Higher than expected interest and unrealized gains
Fees	880,118	1,071,966	(191,848)	-18%	Lower bond fee income than budgeted
Other	1,156,793	961,274	195,520	20%	Other income, including laundry income, higher than budgeted
<b>Total Other Income</b>	<b>3,399,241</b>	<b>2,842,172</b>	<b>557,069</b>	<b>20%</b>	
<b>Total Revenues</b>	<b>157,568,093</b>	<b>165,444,497</b>	<b>(7,876,404)</b>	<b>-5%</b>	
<b>Expenses</b>					
<b>Personnel</b>					
Salaries	11,313,592	11,940,497	(626,905)	-5%	Vacant positions
Benefits	4,112,636	4,456,437	(343,801)	-8%	Vacant positions
Temporary Employees	390,813	393,647	(2,834)	-1%	
Direct Hire Contractors	412,172	811,400	(399,228)	-49%	Lower than expected direct hire contract fees
<b>Total Personnel</b>	<b>16,229,213</b>	<b>17,601,981</b>	<b>(1,372,768)</b>	<b>-8%</b>	
<b>Services &amp; Supplies</b>					
Professional Services	1,512,550	4,195,698	(2,683,148)	-64%	Combination of timing variance and cost savings
Legal Services	567,902	788,105	(220,203)	-28%	Timing variance
Training	199,323	194,297	5,026	3%	
Travel	81,330	167,854	(86,524)	-52%	Underspending in travel costs
Audit	114,907	117,000	(2,093)	-2%	
Office & Bldg Rent	1,919,622	1,871,791	47,831	3%	
Sundry	1,348,378	1,718,057	(369,679)	-22%	Lower telephone, postage, office supplies, adv. & mileage expense
Insurance	423,697	454,196	(30,499)	-7%	
Management Fees	1,192,407	1,299,475	(107,068)	-8%	Lower than expected management fees

**San Diego Housing Commission  
Year-To-Date GAAP Income Statement  
For the Period Ending 03/31/2012**

	Year to Date	Year to Date	Variance		Comments on Variances In Excess of 5% and \$50,000
	Actual	Budget	Over/(Under)	Var %	
Security Deposit Interest	-	11,250	(11,250)	-100%	
<b>Total Services &amp; Supplies</b>	<b>7,360,116</b>	<b>10,817,722</b>	<b>(3,457,606)</b>	<b>-32%</b>	
<b>Housing Programs</b>					
Resident Services	380,952	793,897	(412,945)	-52%	Resident contract expenses are less than budgeted
Utilities	1,868,918	2,053,478	(184,560)	-9%	Combination of timing variance and cost savings
Maintenance Contracts	2,100,561	2,567,822	(467,261)	-18%	Cost savings in maintenance costs
Extraordinary Maint-Not Cap.	745,828	715,704	30,124	4%	
Protective Services	365,187	428,604	(63,417)	-15%	Timing variances
Property Taxes	140,110	66,599	73,511	110%	Increase due to Churchill back taxes paid
Collections Losses	(31,476)	232,744	(264,220)	-114%	Year end entry will reduce variance
Housing Assistance Payments	110,777,715	125,584,183	(14,806,468)	-12%	Budget includes prior year carry over not yet spent
Loan, Grants & Debt Services	10,575,158	48,860,130	(38,284,972)	-78%	Timing variance of spending available funds
Relocation Services	82,272	480,611	(398,339)	-83%	Cost savings and timing variances
Development	16,372	2,356,388	(2,340,016)	-99%	Pending availability of appropriate investment opportunities
<b>Total Housing Programs</b>	<b>127,021,597</b>	<b>184,140,158</b>	<b>(57,118,561)</b>	<b>-31%</b>	
<b>Capital and Equipment</b>					
Office Equipment	450,725	899,579	(448,854)	-50%	Combination of timing variance and cost savings
Capital Expenditures	244,487	17,087,838	(16,843,351)	-99%	Unspent loan proceeds and other capital expenditures
<b>Total Capital and Equipment</b>	<b>695,212</b>	<b>17,987,417</b>	<b>(17,292,205)</b>	<b>-96%</b>	
Depreciation Expense	3,031,357	-	3,031,357		
<b>Total Expenses</b>	<b>154,337,495</b>	<b>230,547,277</b>	<b>(76,209,782)</b>	<b>-33%</b>	
<b>NET INCOME</b>	<b>3,230,598</b>	<b>(65,102,780)</b>	<b>68,333,378</b>	<b>-105%</b>	
Carryover/Cont. App./Reserves	(3,230,598)	65,102,780	(68,333,378)		
<b>Surplus/(Shortfall)</b>	<b>-</b>	<b>-</b>	<b>-</b>		

Note: Revenue excludes carry-over while expenses include expenditures funded by carry-over to reflect GAAP

**San Diego Housing Commission**  
**Income Statement (Unaudited)**  
**As of the Period Ending 03/31/2012**

	Annual Budget	Year-to-Date Budget	Year-to-Date Revenues and Expenses	Balance of Prior Year Commitments	Year-to-Date Balance Available	Pct. Used or Committed
<b>Revenues</b>						
<b>Rental Income</b>						
Dwelling Rents	24,312,424	18,234,318	19,038,064	-	5,274,360	78%
Non-Dwelling Rents	4,045,651	3,034,238	3,058,658	-	986,993	76%
<b>Total Rental Income</b>	<b>28,358,075</b>	<b>21,268,556</b>	<b>22,096,722</b>	<b>-</b>	<b>6,261,353</b>	<b>78%</b>
<b>Grants &amp; Program Income</b>						
Grant Income	187,163,449	140,372,587	131,688,698	-	55,474,751	70%
Program Income	1,281,576	961,182	383,432	-	898,144	30%
<b>Total Grants &amp; Program Income</b>	<b>188,445,025</b>	<b>141,333,769</b>	<b>132,072,130</b>	<b>-</b>	<b>56,372,895</b>	<b>70%</b>
<b>Other Income</b>						
Vending Machines	(1,005)	(754)	207,824	-	(208,829)	-20679%
Interest Income	1,078,577	808,933	1,362,330	-	(283,753)	126%
Fees	1,429,288	1,071,966	880,118	-	549,170	62%
Donations	351,043	263,282	65,610	-	285,433	95%
Other	931,660	698,745	883,359	-	48,301	90%
<b>Total Other Income</b>	<b>3,789,563</b>	<b>2,842,172</b>	<b>3,399,241</b>	<b>-</b>	<b>390,322</b>	<b>90%</b>
<b>Revenues</b>	<b>220,592,663</b>	<b>165,444,497</b>	<b>157,568,093</b>	<b>-</b>	<b>63,024,570</b>	<b>238%</b>
<b>Expenses</b>						
<b>Personnel</b>						
Salaries	15,920,662	11,940,497	11,313,592	-	4,607,070	71%
Benefits	5,941,916	4,456,437	4,112,636	-	1,829,280	69%
Temporary Agency Employees	524,863	393,647	390,813	27,807	106,243	80%
Direct Hire Contractors Salaries	1,081,867	811,400	412,172	-	669,695	38%
<b>Total Personnel</b>	<b>23,469,308</b>	<b>17,601,981</b>	<b>16,229,213</b>	<b>27,807</b>	<b>7,212,288</b>	<b>69%</b>
<b>Services &amp; Supplies</b>						
Professional Services	5,594,264	4,195,698	1,512,550	1,136,279	2,945,435	47%
Legal Services	1,050,806	788,105	567,902	-	482,904	54%
Training	259,063	194,297	199,323	-	59,740	77%
Travel	223,805	167,854	81,330	-	142,475	36%
Audit	156,000	117,000	114,907	-	41,093	74%
Office & Bldg Rent	2,495,721	1,871,791	1,919,622	-	576,099	77%
Sundry	2,290,742	1,718,057	1,348,378	-	942,364	59%
Insurance	605,595	454,196	423,697	-	181,898	70%
Management Fees	1,732,633	1,299,475	1,192,407	-	540,226	69%
Security Deposit Interest	15,000	11,250	-	-	15,000	0%
<b>Total Services &amp; Supplies</b>	<b>14,423,629</b>	<b>10,817,722</b>	<b>7,360,116</b>	<b>1,136,279</b>	<b>5,927,234</b>	<b>59%</b>
<b>Housing Programs</b>						
Resident Services-Recreation	206,309	154,732	75,842	-	130,467	37%
Resident Services-Contracts	852,220	639,165	305,110	19,450	527,660	38%
Utilities	2,737,970	2,033,478	1,868,918	-	869,052	68%
Maintenance Materials	483,477	362,608	220,815	-	262,662	46%

**San Diego Housing Commission  
Income Statement (Unaudited)  
As of the Period Ending 03/31/2012**

	Annual Budget	Year-to-Date Budget	Year-to-Date Revenues and Expenses	Balance of Prior Year Commitments	Year-to-Date Balance Available	Pct. Used or Committed
Maintenance Contracts	2,940,285	2,205,214	1,879,746	24,102	1,036,437	65%
Extraordinary Maint-Not Cap.	954,272	715,704	745,828	13,238	195,206	80%
Protective Services	571,472	428,604	365,187	-	206,285	64%
Property Taxes	88,799	66,599	140,110	-	(51,311)	158%
Collections Losses	310,325	232,744	(31,476)	-	341,801	-10%
Housing Assistance Payments	167,445,577	125,584,183	110,777,715	1,284,037	55,383,825	67%
Loans and Grants	48,949,614	36,712,211	6,205,087	12,998,722	29,745,805	39%
Debt Services ( Interest)	-	-	4,009,391	-	(4,009,391)	-100%
Debt Services ( Principal)	16,197,226	12,147,920	360,680	-	15,836,546	2%
Loans, Grant & Debt Services	65,146,840	48,860,130	10,575,158	12,998,722	41,572,960	36%
Relocation Services	640,814	480,611	82,272	223,596	334,946	48%
Development & Modern-Not Cap.	3,141,850	2,356,388	16,372	-	3,125,478	1%
<b>Total Housing Programs</b>	<b>245,520,210</b>	<b>184,140,158</b>	<b>127,021,597</b>	<b>14,563,145</b>	<b>103,935,468</b>	<b>58%</b>
<b>Capital and Equipment</b>						
Office Equipment	1,199,438	899,579	450,725	-	748,713	38%
Capital Expenditures	22,783,784	17,087,838	244,487	-	22,539,297	1%
<b>Total Capital and Equipment</b>	<b>23,983,222</b>	<b>17,987,417</b>	<b>695,212</b>	<b>-</b>	<b>23,288,010</b>	<b>3%</b>
Depreciation Expense			3,031,357			
<b>Total Expenses</b>	<b>307,396,369</b>	<b>230,547,277</b>	<b>154,337,495</b>	<b>15,727,231</b>	<b>140,363,000</b>	<b>54%</b>
<b>GAAP Net Income/(Loss)</b>		<b>(65,102,780)</b>	<b>3,230,598</b>	<b>(15,727,231)</b>	<b>(77,338,430)</b>	

**Reconciliation of Financial Statement Budget to the Non-GAAP Annual Budget:**

<b>Funding Sources Per Annual Budget:</b>		<b>Funding Uses Per Annual Budget:</b>	
<b>GAAP Revenues (CY Revenues)</b>		<b>GAAP Expenses (CY Expenses)</b>	
Rental Income	28,358,075	Personnel	23,469,308
Grants and Program Income	188,445,025	Services & Supplies	14,423,629
Other Income	3,789,563	Housing Programs	245,520,210
		Non-Capitalized Equipment	23,983,222
		Loan Proceeds	9,371,668
<b>Budget Items Not Included in GAAP Financial Statement:</b>		<b>Budget Items Not Included in GAAP Financial Statement:</b>	
Prior Year Carryover	138,006,417	Allocation to Reserves	41,831,043
<b>Total Sources of Funds Per Budget</b>	<b>358,599,080</b>	<b>Total Uses of Funds Per Annual Budget</b>	<b>358,599,080</b>

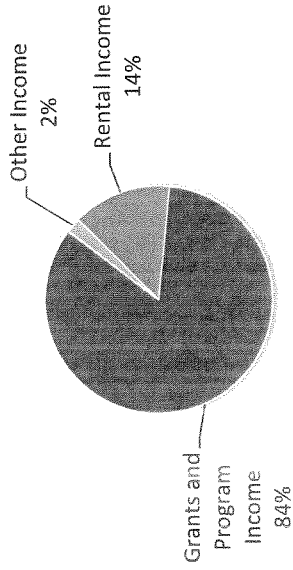
**San Diego Housing Commission**  
**Balance Sheet (Unaudited)**  
As of 3/31/2012

	<u>Activity</u>	<u>Comments</u>
<b><u>Assets</u></b>		
Cash	7,641,544	
Restricted Cash	13,589,498	Including \$9.8 mm of employee retirement funds
Accounts Receivable	2,642,080	
Notes Receivable	229,013,079	Includes \$133.8 mm in HOME program and \$51.9 mm in Affordable Housing funds
Accrued Interest - Notes & Investments	22,353,220	
Advances	344,598	
Investments	112,762,782	\$74.6 mm in bonds, \$38.1 mm in Pooled Investments
Deposits	217,891	
Land, Building & Equipment	149,443,446	
Prepays and Other Assets	2,009,908	
<b>Total Assets</b>	<b><u>540,018,046</u></b>	
<b><u>Liabilities</u></b>		
Accounts payable	2,952,408	
Notes Payable	117,148,893	\$93.3 mm FNMA/FHA LLC loans, \$15.0 mm Smart Corner
Accrued Liabilities	13,037,086	Including \$9.8 mm of employee retirement funds
Deferred Revenues	1,939,007	
<b>Liabilities</b>	<b><u>135,077,394</u></b>	
<b><u>Fund Balance</u></b>		
Accumulated Net Assets	404,387,061	
Current Net Assets	553,591	
<b>Fund Balance</b>	<b><u>404,940,652</u></b>	
<b>Total Liabilities and Fund Balance</b>	<b><u>540,018,046</u></b>	

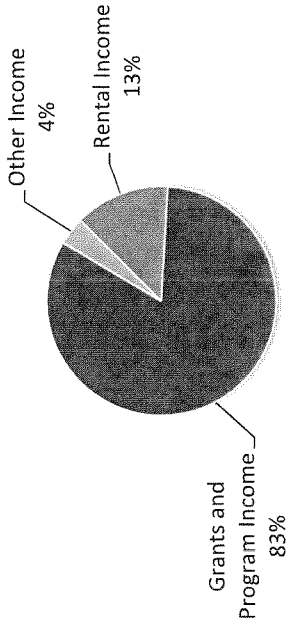
**San Diego Housing Commission  
Income Statement Year to Year Comparison**

Revenues	3/31/12	3/31/11	Inc/Dec
Rental Income	22,096,722	21,653,532	2%
Grants and Program Income	132,072,130	133,579,160	-1%
Other Income	3,399,241	6,353,249	-46%
<b>Total Income</b>	<b>157,568,093</b>	<b>161,585,941</b>	<b>-2%</b>

**Revenues 3/31/12**

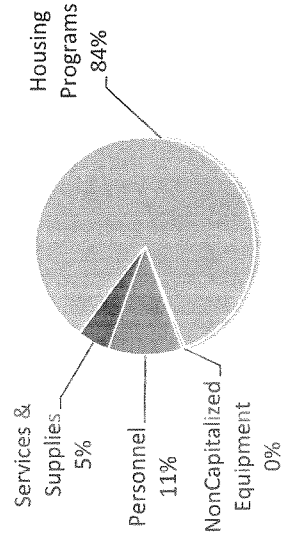


**Revenues 3/31/11**

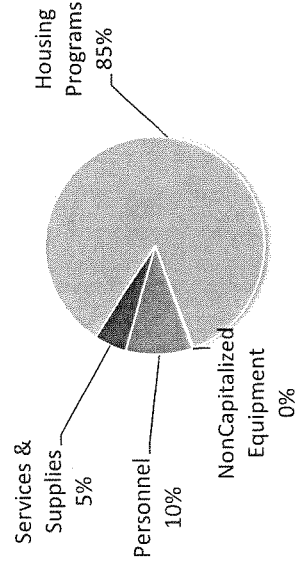


Expenses	3/31/12	3/31/11	Inc/Dec
Personnel	16,229,213	14,491,646	12%
Services & Supplies	7,360,116	7,381,812	0%
Housing Programs	127,021,597	128,964,813	-2%
NonCapitalized Equipment	695,212	366,460	90%
<b>Total Expenses</b>	<b>151,306,138</b>	<b>151,204,731</b>	<b>0%</b>

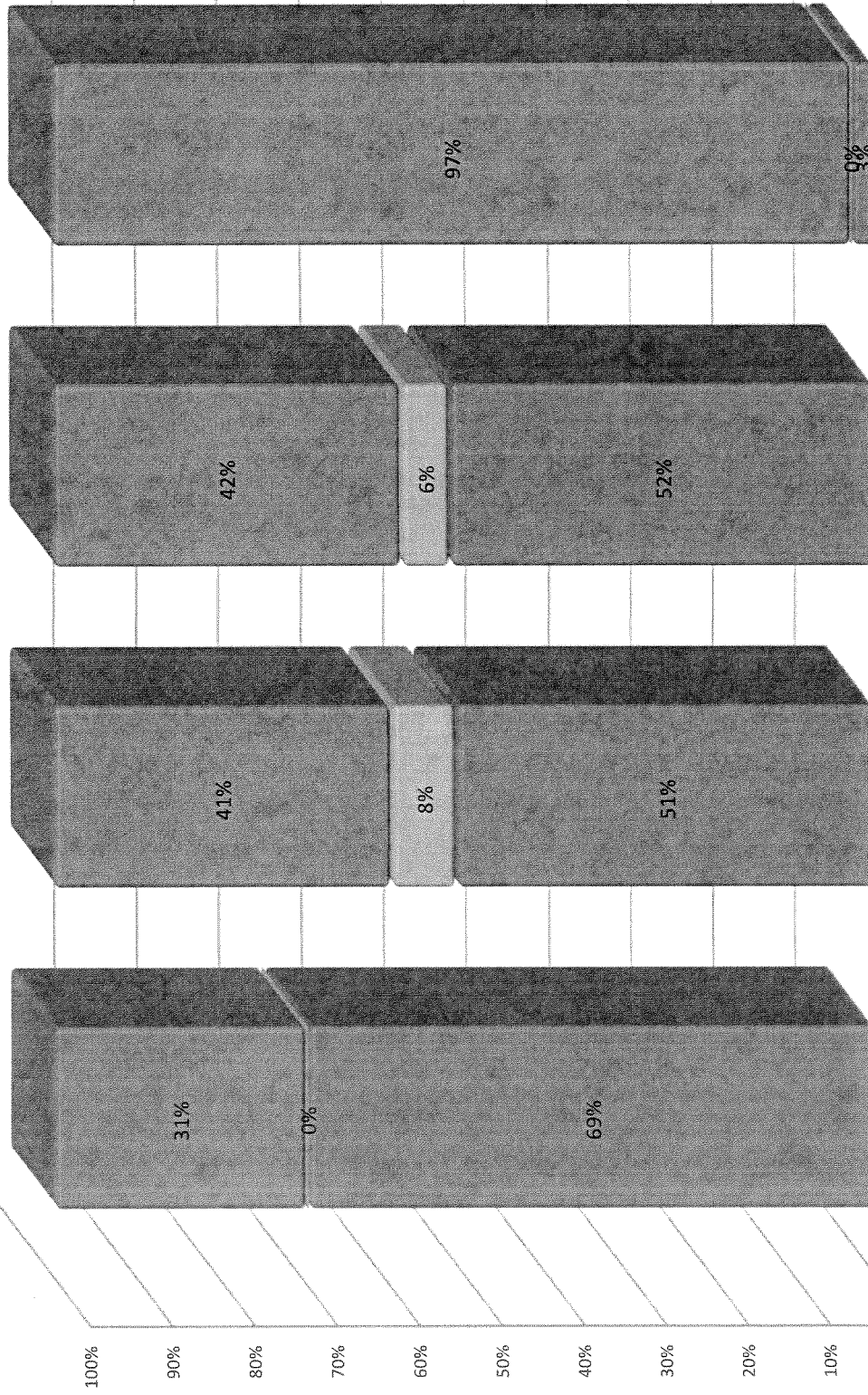
**Expenses 3/31/12**



**Expenses 3/31/11**



**YTD Expense, Commitments & Total Annual Budget as of 03/31/12**



	Personnel	Services & Supplies	Housing Programs	NonCapitalized Equipment
Uncommitted Budget	7,212,288	5,927,234	103,935,468	23,288,010
Commitments	27,807	1,136,279	14,563,145	-
Actual Expenses	16,229,213	7,360,116	127,021,597	695,212

**San Diego Housing Commission**  
**Year-To-Date GAAP Income Statement**  
**For the Period Ending 03/31/2012**

	Year to Date Actual	Year to Date Budget	Variance Over/(Under) Budget	Var %	Comments on Variances In Excess of 5% and \$50,000
<b><u>Revenues</u></b>					
<b>Rental Income</b>					
Dwelling Rents	19,038,064	18,234,318	803,746	4%	Higher than expected occupancy and rents
Non-Dwelling Rents	3,058,658	3,034,238	24,420	1%	
<b>Total Rental Income</b>	<b>22,096,722</b>	<b>21,268,556</b>	<b>828,166</b>	<b>4%</b>	
<b>Grants &amp; Program Income</b>					
Grant Income	131,688,698	140,372,587	(8,683,889)	-6%	Carry-over of funding for future periods
Program Income	383,432	961,182	(577,750)	-60%	Lower shared equity program income and loan payoffs
<b>Total Grants &amp; Program Income</b>	<b>132,072,130</b>	<b>141,333,769</b>	<b>(9,261,639)</b>	<b>-7%</b>	
<b>Other Income</b>					
Interest Income	1,362,330	808,933	553,397	68%	Higher than expected interest and unrealized gains
Fees	880,118	1,071,966	(191,848)	-18%	Lower bond fee income than budgeted
Other	1,156,793	961,274	195,520	20%	Other income, including laundry income, higher than budgeted
<b>Total Other Income</b>	<b>3,399,241</b>	<b>2,842,172</b>	<b>557,069</b>	<b>20%</b>	
<b>Total Revenues</b>	<b>157,568,093</b>	<b>165,444,497</b>	<b>(7,876,404)</b>	<b>-5%</b>	
<b><u>Expenses</u></b>					
<b>Personnel</b>					
Salaries	11,313,592	11,940,497	(626,905)	-5%	Vacant positions
Benefits	4,112,636	4,456,437	(343,801)	-8%	Vacant positions
Temporary Employees	390,813	393,647	(2,834)	-1%	
Direct Hire Contractors	412,172	811,400	(399,228)	-49%	Lower than expected direct hire contract fees
<b>Total Personnel</b>	<b>16,229,213</b>	<b>17,601,981</b>	<b>(1,372,768)</b>	<b>-8%</b>	
<b>Services &amp; Supplies</b>					
Professional Services	1,512,550	4,195,698	(2,683,148)	-64%	Combination of timing variance and cost savings
Legal Services	567,902	788,105	(220,203)	-28%	Timing variance
Training	199,323	194,297	5,026	3%	
Travel	81,330	167,854	(86,524)	-52%	Underspending in travel costs
Audit	114,907	117,000	(2,093)	-2%	
Office & Bldg Rent	1,919,622	1,871,791	47,831	3%	
Sundry	1,348,378	1,718,057	(369,679)	-22%	Lower telephone, postage, office supplies, adv. & mileage expense
Insurance	423,697	454,196	(30,499)	-7%	
Management Fees	1,192,407	1,299,475	(107,068)	-8%	Lower than expected management fees

**San Diego Housing Commission**  
**Year-To-Date GAAP Income Statement**  
**For the Period Ending 03/31/2012**

	Year to Date Actual	Year to Date Budget	Variance Over/(Under) Budget	Var %	Comments on Variances In Excess of 5% and \$50,000
Security Deposit Interest	-	11,250	(11,250)	-100%	
<b>Total Services &amp; Supplies</b>	<b>7,360,116</b>	<b>10,817,722</b>	<b>(3,457,606)</b>	<b>-32%</b>	
<b>Housing Programs</b>					
Resident Services	380,952	793,897	(412,945)	-52%	Resident contract expenses are less than budgeted
Utilities	1,868,918	2,053,478	(184,560)	-9%	Combination of timing variance and cost savings
Maintenance Contracts	2,100,561	2,567,822	(467,261)	-18%	Cost savings in maintenance costs
Extraordinary Maint-Not Cap.	745,828	715,704	30,124	4%	
Protective Services	365,187	428,604	(63,417)	-15%	Timing variances
Property Taxes	140,110	66,599	73,511	110%	Increase due to Churchill back taxes paid
Collections Losses	(31,476)	232,744	(264,220)	-114%	Year end entry will reduce variance
Housing Assistance Payments	110,777,715	125,584,183	(14,806,468)	-12%	Budget includes prior year carry over not yet spent
Loan, Grants & Debt Services	10,575,158	48,860,130	(38,284,972)	-78%	Timing variance of spending available funds
Relocation Services	82,272	480,611	(398,339)	-83%	Cost savings and timing variances
Development	16,372	2,356,388	(2,340,016)	-99%	Pending availability of appropriate investment opportunities
<b>Total Housing Programs</b>	<b>127,021,597</b>	<b>184,140,158</b>	<b>(57,118,561)</b>	<b>-31%</b>	
<b>Capital and Equipment</b>					
Office Equipment	450,725	899,579	(448,854)	-50%	Combination of timing variance and cost savings
Capital Expenditures	244,487	17,087,838	(16,843,351)	-99%	Unspent loan proceeds and other capital expenditures
<b>Total Capital and Equipment</b>	<b>695,212</b>	<b>17,987,417</b>	<b>(17,292,205)</b>	<b>-96%</b>	
Depreciation Expense	3,031,357	-	3,031,357		
<b>Total Expenses</b>	<b>154,337,495</b>	<b>230,547,277</b>	<b>(76,209,782)</b>	<b>-33%</b>	
<b>NET INCOME</b>	<b>3,230,598</b>	<b>(65,102,780)</b>	<b>68,333,378</b>	<b>-105%</b>	
Carryover/Cont. App./Reserves	(3,230,598)	65,102,780	(68,333,378)		
<b>Surplus/(Shortfall)</b>	<b>-</b>	<b>-</b>	<b>-</b>		

Note: Revenue excludes carry-over while expenses include expenditures funded by carry-over to reflect GAAP

**San Diego Housing Commission**  
**Income Statement (Unaudited)**  
**As of the Period Ending 03/31/2012**

	Annual Budget	Year-to-Date Budget	Year-to-Date Revenues and Expenses	Balance of Prior Year Commitments	Year-to-Date Balance Available	Pct. Used or Committed
<b>Revenues</b>						
<b>Rental Income</b>						
Dwelling Rents	24,312,424	18,234,318	19,038,064	-	5,274,360	78%
Non-Dwelling Rents	4,045,651	3,034,238	3,058,658	-	986,993	76%
<b>Total Rental Income</b>	<b>28,358,075</b>	<b>21,268,556</b>	<b>22,096,722</b>	<b>-</b>	<b>6,261,353</b>	<b>78%</b>
<b>Grants &amp; Program Income</b>						
Grant Income	187,163,449	140,372,587	131,688,698	-	55,474,751	70%
Program Income	1,281,576	961,182	383,432	-	898,144	30%
<b>Total Grants &amp; Program Income</b>	<b>188,445,025</b>	<b>141,333,769</b>	<b>132,072,130</b>	<b>-</b>	<b>56,372,895</b>	<b>70%</b>
<b>Other Income</b>						
Vending Machines	(1,005)	(754)	207,824	-	(208,829)	-20679%
Interest Income	1,078,577	808,933	1,362,330	-	(283,753)	126%
Fees	1,429,288	1,071,966	880,118	-	549,170	62%
Donations	351,043	263,282	65,610	-	285,433	95%
Other	931,660	698,745	883,359	-	48,301	95%
<b>Total Other Income</b>	<b>3,789,563</b>	<b>2,842,172</b>	<b>3,399,241</b>	<b>-</b>	<b>390,322</b>	<b>90%</b>
<b>Revenues</b>	<b>220,592,663</b>	<b>165,444,497</b>	<b>157,568,093</b>	<b>-</b>	<b>63,024,570</b>	<b>238%</b>
<b>Expenses</b>						
<b>Personnel</b>						
Salaries	15,920,662	11,940,497	11,313,592	-	4,607,070	71%
Benefits	5,941,916	4,456,437	4,112,636	-	1,829,280	69%
Temporary Agency Employees	524,863	393,647	390,813	27,807	106,243	80%
Direct Hire Contractors Salaries	1,081,867	811,400	412,172	-	669,695	38%
<b>Total Personnel</b>	<b>23,469,308</b>	<b>17,601,981</b>	<b>16,229,213</b>	<b>27,807</b>	<b>7,212,288</b>	<b>69%</b>
<b>Services &amp; Supplies</b>						
Professional Services	5,594,264	4,195,698	1,512,550	1,136,279	2,945,435	47%
Legal Services	1,050,806	788,105	567,902	-	482,904	54%
Training	259,063	194,297	199,323	-	59,740	77%
Travel	223,805	167,854	81,330	-	142,475	36%
Audit	156,000	117,000	114,907	-	41,093	74%
Office & Bldg Rent	2,495,721	1,871,791	1,919,622	-	576,099	77%
Sundry	2,290,742	1,718,057	1,348,378	-	942,364	59%
Insurance	605,595	454,196	423,697	-	181,898	70%
Management Fees	1,732,633	1,299,475	1,192,407	-	540,226	69%
Security Deposit Interest	15,000	11,250	-	-	15,000	0%
<b>Total Services &amp; Supplies</b>	<b>14,423,629</b>	<b>10,817,722</b>	<b>7,360,116</b>	<b>1,136,279</b>	<b>5,927,234</b>	<b>59%</b>
<b>Housing Programs</b>						
Resident Services-Recreation	206,309	154,732	75,842	-	130,467	37%
Resident Services-Contracts	852,220	639,165	305,110	19,450	527,660	38%
Utilities	2,737,970	2,053,478	1,868,918	-	869,052	68%
Maintenance Materials	483,477	362,608	220,815	-	262,662	46%

**San Diego Housing Commission  
Income Statement (Unaudited)  
As of the Period Ending 03/31/2012**

	Annual Budget	Year-to-Date Budget	Year-to-Date Revenues and Expenses	Balance of Prior Year Commitments	Year-to-Date Balance Available	Pct. Used or Committed
Maintenance Contracts	2,940,285	2,205,214	1,879,746	24,102	1,036,437	65%
Extraordinary Maint-Not Cap.	954,272	715,704	745,828	13,238	195,206	80%
Protective Services	571,472	428,604	365,187		206,285	64%
Property Taxes	88,799	66,599	140,110	-	(51,311)	158%
Collections Losses	310,325	232,744	(31,476)	-	341,801	-10%
Housing Assistance Payments	167,445,577	125,584,183	110,777,715	1,284,037	55,383,825	67%
Loans and Grants	48,949,614	36,712,211	6,205,087	12,998,722	29,745,805	39%
Debt Services ( Interest)	-	-	4,009,391	-	(4,009,391)	-100%
Debt Services ( Principal)	16,197,226	12,147,920	360,680		15,836,546	2%
Loans, Grant & Debt Services	65,146,840	48,860,130	10,575,158	12,998,722	41,572,960	36%
Relocation Services	640,814	480,611	82,272	223,596	334,946	48%
Development & Modern-Not Cap.	3,141,850	2,356,388	16,372		3,125,478	1%
<b>Total Housing Programs</b>	<b>245,520,210</b>	<b>184,140,158</b>	<b>127,021,597</b>	<b>14,563,145</b>	<b>103,935,468</b>	<b>58%</b>
<b>Capital and Equipment</b>						
Office Equipment	1,199,438	899,579	450,725	-	748,713	38%
Capital Expenditures	22,783,784	17,087,838	244,487	-	22,539,297	1%
<b>Total Capital and Equipment</b>	<b>23,983,222</b>	<b>17,987,417</b>	<b>695,212</b>	<b>-</b>	<b>23,288,010</b>	<b>3%</b>
Depreciation Expense			3,031,357			
<b>Total Expenses</b>	<b>307,396,369</b>	<b>230,547,277</b>	<b>154,337,495</b>	<b>15,727,231</b>	<b>140,363,000</b>	<b>54%</b>
<b>GAAP Net Income/(Loss)</b>		<b>(65,102,780)</b>	<b>3,230,598</b>	<b>(15,727,231)</b>	<b>(77,338,430)</b>	

**Reconciliation of Financial Statement Budget to the Non-GAAP Annual Budget:**

**Funding Sources Per Annual Budget:**

**GAAP Revenues (CY Revenues)**

Rental Income	28,358,075
Grants and Program Income	188,445,025
Other Income	3,789,563

**Budget Items Not Included in GAAP Financial Statement:**

Prior Year Carryover	138,006,417
<b>Total Sources of Funds Per Budget</b>	<b>358,599,080</b>

**Funding Uses Per Annual Budget:**

**GAAP Expenses (CY Expenses)**

Personnel	23,469,308
Services & Supplies	14,423,629
Housing Programs	245,520,210
Non-Capitalized Equipment	23,983,222
Loan Proceeds	9,371,668

**Budget Items Not Included in GAAP Financial Statement:**

Allocation to Reserves	41,831,043
<b>Total Uses of Funds Per Annual Budget</b>	<b>358,599,080</b>

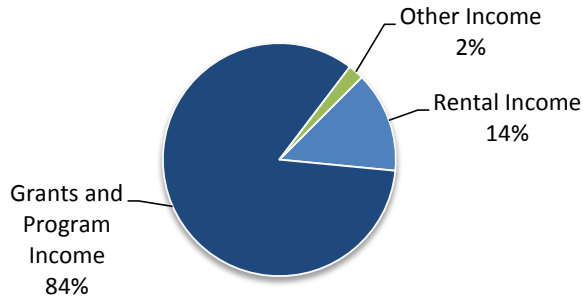
**San Diego Housing Commission**  
**Balance Sheet (Unaudited)**  
As of 3/31/2012

	<b>Activity</b>	<b>Comments</b>
<b><u>Assets</u></b>		
Cash	7,641,544	
Restricted Cash	13,589,498	Including \$9.8 mm of employee retirement funds
Accounts Receivable	2,642,080	
Notes Receivable	229,013,079	Includes \$133.8 mm in HOME program and \$51.9 mm in Affordable Housing funds
Accrued Interest - Notes & Investments	22,353,220	
Advances	344,598	
Investments	112,762,782	\$74.6 mm in bonds, \$38.1 mm in Pooled Investments
Deposits	217,891	
Land, Building & Equipment	149,443,446	
Prepays and Other Assets	2,009,908	
<b>Total Assets</b>	<b><u>540,018,046</u></b>	
<b><u>Liabilities</u></b>		
Accounts payable	2,952,408	
Notes Payable	117,148,893	\$93.3 mm FNMA/FHA LLC loans, \$15.0 mm Smart Corner
Accrued Liabilities	13,037,086	Including \$9.8 mm of employee retirement funds
Deferred Revenues	1,939,007	
<b>Liabilities</b>	<b><u>135,077,394</u></b>	
<b><u>Fund Balance</u></b>		
Accumulated Net Assets	404,387,061	
Current Net Assets	553,591	
<b>Fund Balance</b>	<b><u>404,940,652</u></b>	
<b>Total Liabilities and Fund Balance</b>	<b><u>540,018,046</u></b>	

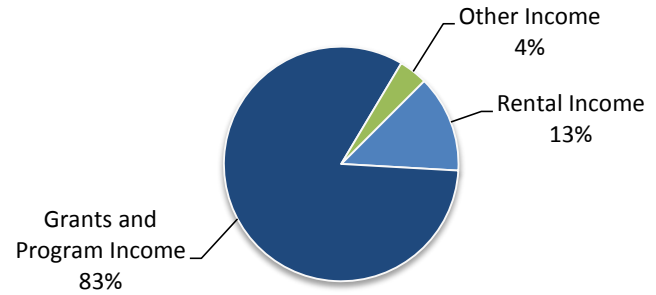
**San Diego Housing Commission  
Income Statement Year to Year Comparison**

<u>Revenues</u>	<b>3/31/12</b>	<b>3/31/11</b>	<b>Inc/Dec</b>
Rental Income	22,096,722	21,653,532	2%
Grants and Program Income	132,072,130	133,579,160	-1%
Other Income	3,399,241	6,353,249	-46%
<b>Total Income</b>	<b>157,568,093</b>	<b>161,585,941</b>	<b>-2%</b>

**Revenues 3/31/12**

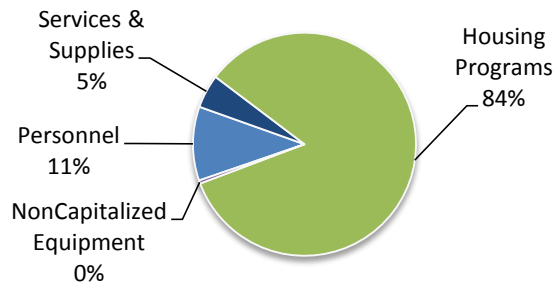


**Revenues 3/31/11**

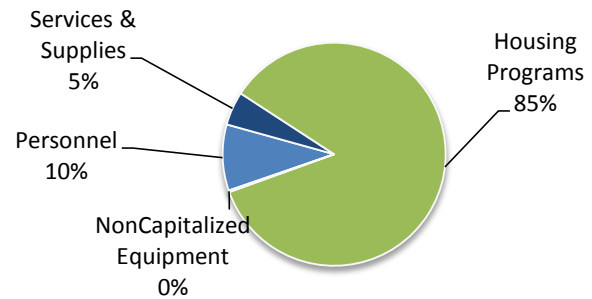


<u>Expenses</u>	<b>3/31/12</b>	<b>3/31/11</b>	<b>Inc/Dec</b>
Personnel	16,229,213	14,491,646	12%
Services & Supplies	7,360,116	7,381,812	0%
Housing Programs	127,021,597	128,964,813	-2%
NonCapitalized Equipment	695,212	366,460	90%
<b>Total Expenses</b>	<b>151,306,138</b>	<b>151,204,731</b>	<b>0%</b>

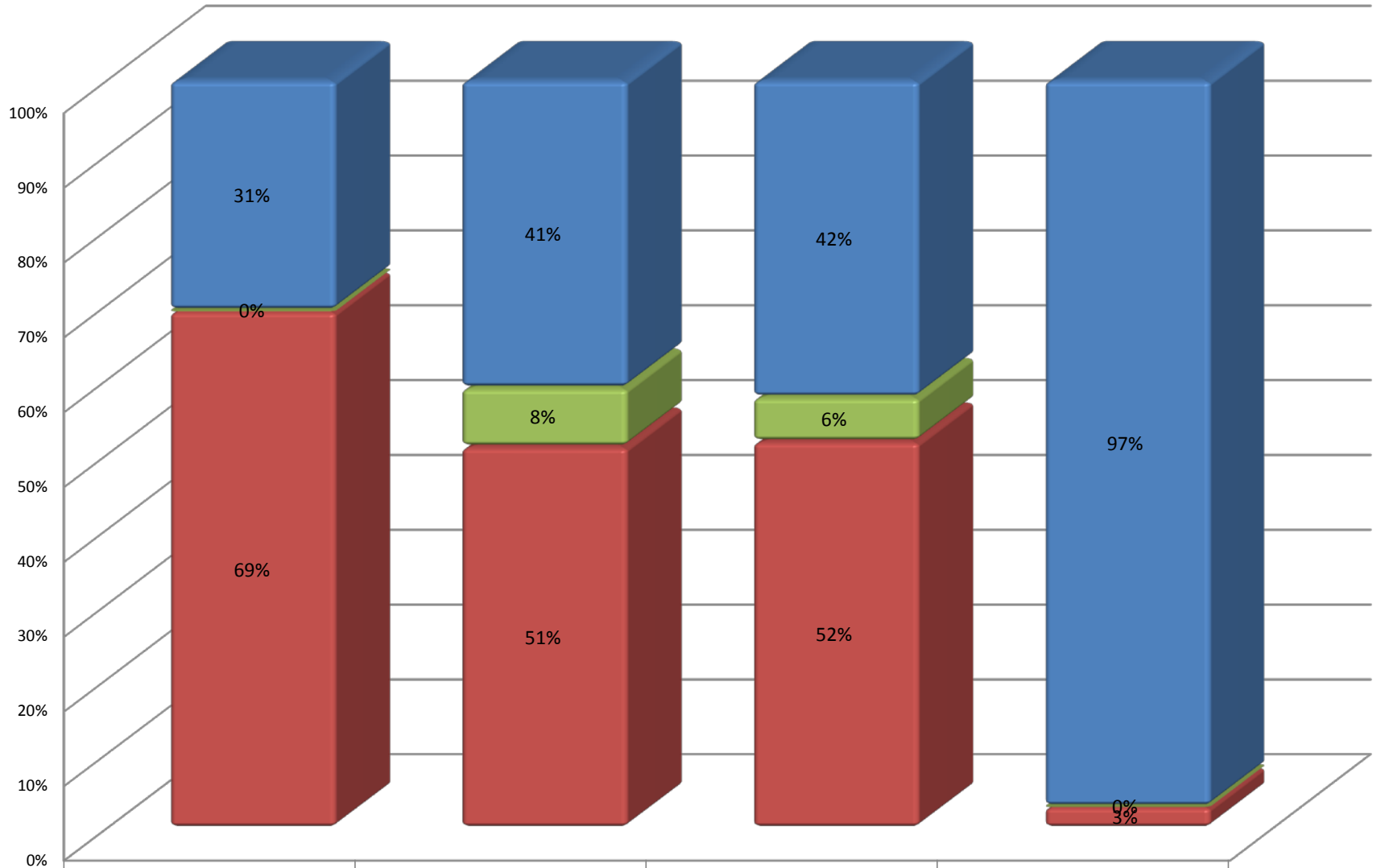
**Expenses 3/31/12**



**Expenses 3/31/11**



### YTD Expense, Commitments & Total Annual Budget as of 03/31/12



	Personnel	Services & Supplies	Housing Programs	NonCapitalized Equipment
■ Uncommitted Budget	7,212,288	5,927,234	103,935,468	23,288,010
■ Commitments	27,807	1,136,279	14,563,145	-
■ Actual Expenses	16,229,213	7,360,116	127,021,597	695,212