

SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY

300-C Outlet Pointe Blvd.

Columbia, SC 29210

Regular Board Meeting **MAY 21, 2014 AT 10:00 A.M.**

- I.** Call to Order (**10:00 a.m.**) **NOTE TIME**
- II.** Freedom of Information Act Statement & Recognition of Guests
- III.** Adoption of Proposed Agenda
- IV.** Regular Session
 - A. Approval of Minutes of March 19, 2014 Chairman Union
 - B. Finance & Audit Committee Wayne Sams
 - 1. Internal Audit Report
 - C. Development Division Laura Nicholson
 - 1. HOME Awards
 - 2. Tax Credit Update
 - D. Marketing & Procurement Reggie Bell
Clayton Ingram
 - 1. 2014 Palmetto Affordable Housing Forum
 - 2. Resolution – Homeownership Month
 - E. Homeownership Matt Rivers
 - 1. SC HELP Update
 - 2. Mortgage Production Update
 - F. Reports Chairman Union
Valarie Williams
Ed Knight
Enid Conner
Richard Hutto
 - 1. Chairman
 - 2. Executive Director
 - 3. Deputy Director for Programs
 - 4. Human Resource Director
 - 5. Finance Report
- V.** Other Business
- VI.** Executive Session
- VII.** Next Meeting – June 18, 2014
- VIII.** Adjournment



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001

TTY: (803) 896-8831

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

REGULAR COMMISSION MEETING

The Board of Commissioners of the South Carolina State Housing Finance and Development Authority met on Tuesday, March 19, 2014 at approximately 10:00 a.m., at the Authority's office, 300-C Outlet Pointe Boulevard, Columbia, South Carolina.

The following Commissioners were in attendance:

Christopher N. Union, Chairman
Robert Mickle, Vice Chairman
Charles E. Gardner
Ernest Magaro, Jr.
Kenneth E. Ormand, Jr.
Chris Goodall

The following Commissioners were excused: John Hill and Mary Sieck

Staff and Guests attending the meeting included the following:

STAFF:

Valarie M. Williams, Executive Director
Ed Knight, Deputy Director of Programs
Richard Hutto, Deputy Director of Administration
Wayne Sams, Internal Audit & Investor Services
Carl Bowen, Rental Asst. & Compliance
Tracey Easton, General Counsel
Cynthia Dannels, HR
Laura Nicholson, Development
Claude Spurlock, Mortgage Production
Reggie Bell, Marketing & Procurement
Clayton Ingram, Marketing
Enid Conner, HR
Hank Moore, Finance
Lisa Dial, Marketing
Kim Smith, Marketing
Lisa Wilkerson, Mortgage Production
Jennifer Cogan, Development
Kim Wilbourne, SC HELP
Bonita Shropshire, Executive Assistant

GUEST:

Alisa Mosley, AHC of S.C.

Chairman Union called the meeting to order and asked Valarie Williams to read into the record the Freedom of Information Statement.

“As required by the provisions of Section 30-4-80(e) of the Code of Laws of South Carolina, notification of this meeting has been given to all persons, organizations, local news media, and other news media which have requested such notifications.”

Agenda

The Chairman Union presented the agenda for approval.

MOTION Commissioner Mickle moved to adopt the agenda as presented. The motion received a second from Commissioner Goodall. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

Minutes

Chairman Union asked if there were any additions or corrections to the minutes of January 22, 2014. There being none, he called for a motion to approve the minutes.

MOTION Commissioner Magaro moved to approve the minutes of January 22, 2014 as presented. The motion received a second from Commissioner Gardner. There being no discussion the motion carried.

Program Committee

Public Housing Agency Plan

Chairman Union called upon Carl Bowen to present the Section 8 Housing Choice Voucher Program's Annual Plan (FY 2015) Plan Resolution. Mr. Bowen stated that Public Housing Agency (PHA) Five Year (2011-2015) was previously adopted by the Board and then approved by the U.S. Department of Housing and Urban Development (HUD). According to Mr. Bowen's report, PHAs are required to submit an Annual Plan each year within the five-year period. Mr. Bowen added that there are no significant operational changes proposed in the Annual PHA Plan for FY 2015 and that it is the Staff's recommendation that the Board approves the Plan. Commissioner Mickle stated that the Program Committee considered the proposed Plan and recommends adoption.

MOTION Commissioner Mickle moved to adopt the agency's Annual (2015) Plan Resolution. The motion received a second from Commissioner Goodall. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

Consideration of Housing Trust Fund

Chairman Union called upon Laura Nicholson for the Housing Trust Fund (HTF) report. Ms. Nicholson began with a HTF financial report which included a budget analysis, fiscal year-to-date awards by activity, and the fiscal year cash balance analysis. She stated that the cash balance as of January 31, 2014 was a little over \$8.3 million. Of that amount \$5.6 million is committed to projects previously awarded but not yet funded, and \$1.7 million is for project recommendations for this cycle. With these commitments, the remaining unencumbered balance is \$421,322.68.

Ms. Nicholson concluded the HTF report by presenting 20 project proposals with total funds requested of \$1,612,750. Commissioner Mickle stated that this request had been discussed at length during the Program Committee meeting and that the Committee recommends approval by the full Board.

MOTION Commissioner Mickle moved to approve the 20 projects in the amount of \$1,612,750. The motion received a second from Commissioner Gardner. After a brief discussion, all Commissioners voted in the affirmative and the motion carried.

Supportive Housing

Project No. 42714	Homes of Hope, Inc.	\$300,000
-------------------	---------------------	-----------

Owner-Occupied Rehabilitation

Project No. 40814	Allendale County ALIVE, Inc.	\$89,000
Project No. 40914	Blackville Community Dev. Corp.	\$66,750
Project No. 41014	Brookland-West Columbia Comm. & Hsg. Dev. Corp.	\$44,500
Project No. 41114	Calvary Life Inspirations CDC	\$89,000
Project No. 41214	Carolina Communities Foundation, Inc.	\$89,000
Project No. 41314	Community Dev. Corp. of Marlboro County	\$89,000
Project No. 41414	Clarendon County CDC	\$44,500
Project No. 41514	Community Assistance & Mentoring Program, Inc.	\$89,000
Project No. 41614	Hands of Faith CDC	\$89,000
Project No. 41714	New Covenant Community Center, Inc.	\$66,750
Project No. 41814	Palmland CDF	\$89,000
Project No. 41914	Promised Land CDC	\$89,000
Project No. 42014	Relief, Inc.	\$22,250
Project No. 42114	Rural Initiatives Foundation, Inc.	\$89,000
Project No. 42214	Sumter County CDC	\$44,500
Project No. 42314	Sunbelt Human Advancement Resources, Inc.	\$66,750
Project No. 42414	United Way of Kershaw County	\$44,500
Project No. 42514	Williamsburg Enterprise Community Comm., Inc.	\$44,500
Project No. 42614	Williamsburg Regional Boys to Men Club, Inc.	\$66,750

Development**HOME Update**

Ms. Nicholson continued with an update of the 2014 HOME funding cycle. Ms. Nicholson reported that applications were taken February 24 – 25, 2014 and that 18 applications were received. According to Ms. Nicholson the Authority allocated \$4 million in HOME Funds and \$750,000 in Housing Trust Funds for the 2014 funding cycle. She reported that Staff has reviewed all the applications for missing and incomplete documents and has completed the point scoring process. The underwriting process is underway and Staff expects to announce the final awards the first week in April.

The Board accepted the report as information.

Tax Credit Update

Ms. Nicholson continued by presenting the Tax Credit Program update. She informed the Board that Tax Credit applications for this funding cycle were accepted March 3-7, 2014 and a total of 49 applications were received. According to Ms. Nicholson, the program has about \$10.7 million in credits to allocate this year and provided \$8 million in HOME funds with plans to make between 16-18 awards.

The Board accepted the report as information.

Approval of the Revised Debarment Policy

The Chairman called on Ms. Tracey Easton to present the revised Debarment Policy. Ms. Easton stated that the Debarment Policy was initially approved by the Board on May 16, 2006 and amended on June 23, 2009. According to Ms. Easton, Staff realized that the Debarment Policy was not meeting current needs and would like to make the following changes: 1) replace the two levels of infractions with one; 2) add a list of types of infractions; 3) further define the appeal process; 4) establish a reinstatement process; and 5) specify that the list may be made public. Ms. Easton stated that Staff requests approval of these changes by the Board. After a brief discussion, Commissioner Ormand noted that in the last paragraph of page two of the policy, there appeared to be an incomplete sentence. Ms. Easton corrected the sentence to read “If a response is received... or General Counsel will be created.” The Chairman then called for a motion.

MOTION

Commissioner Ormand moved to approve the modifications as amended. The motion received a second from Commissioner Mickle. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Marketing and Procurement**2013 Impact Report**

Chair Union called on Clayton Ingram to present the 2013 Impact Report. Mr. Ingram gave a thorough overview of the Impact Report, highlighting some of the agency's program data by congressional districts and the economic impact the programs have made in the State. He also shared how the Report is used and distributed. Mr. Ingram reported that this is the fourth year that the USC Moore School of Business has assisted in reviewing the data to validate the economic impact of the Authority's programs. The Board accepted the report as information.

Resolution – Fair Housing Month

The Chairman asked Clayton Ingram to present the Fair Housing Month Resolution. Mr. Ingram explained that the month of April is nationally recognized as Fair Housing Month. He gave a brief history on the origin of the Fair Housing Act which seeks to eliminate housing discrimination with regard to race, color, national origin, religion, sex, familial status, or handicap. Mr. Ingram explained that adoption of the Resolution shows that the Board continues to support the efforts of fair housing opportunities throughout the state and nation.

MOTION Commissioner Mickle moved to approve the Resolution. The motion received a second from Commissioner Goodall. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

Homeownership**SC HELP Update**

In the absence of Mr. Matt Rivers, Chairman Union asked Ed Knight to give the SC HELP update. Mr. Knight stated that registrations still remain low; Staff is still continuing to meet with the internal and external marketing teams to attract potential participants. Mr. Knight also provided a brief update on the Modification Assistance Program, announcing that the pilot run of the program was successful. Staff anticipates a larger rollout of the program before the end of March.

Mortgage Production Update

Mr. Knight continued the Homeownership report by informing the Board that Staff is working on the design and terms for the 2014 Palmetto Heroes program. He stated that Staff plans to announce the specifics of the program at the Housing Forum.

Reports**Chairman**

The Chairman allowed the Commissioners to select the location for the 2014 Board Meeting and Retreat. The Commissioners all agreed on Charleston, SC for the meeting location.

Executive Director

Chairman Union called upon Valarie Williams for the Executive Director report. Ms. Williams began by informing the Board that the attempt to advance an indemnification bill with the S.C. Legislature ended unsuccessfully. After a very thorough discussion on the indemnification attempt, Ms. Williams concluded with a brief report on the NCSHA Legislative Conference and thanked Commissioners Ormand and Hill for their attendance.

Deputy Director of Programs

Chairman Union called on Ed Knight for his report. Mr. Knight began with a brief update on the PBCA contract, which has been extended through June 30, 2014. Mr. Knight also reported that the Authority's waiver request to HUD on some of the Housing Choice Voucher Program restraints was denied. He stated that staff continues to try and find ways to reduce administrative costs. Mr. Knight concluded with the mortgage loan servicing reports.

HR Director

Chairman Union called for the Human Resources report. Ms. Dannels began by introducing three of the participants in the 2014 SC Housing Leadership Development Program: Hank Moore, Lisa Wilkerson, and Jennifer Cogan. Ms. Dannels concluded her report by informing the Board that SC Housing has again been recognized as one of two state agencies that have been granted exemption from EEO reporting.

Executive Session

The Chairman called for a motion to enter executive session for the purpose of receiving a legal update and to discuss a personnel matter.

MOTION Commissioner Mickle moved to enter executive session for the stated purpose. The motion received a second from Commissioner Goodall. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

[EXECUTIVE SESSION]

Upon rising from executive session, the Chairman reported that there were no actions or votes taken.

Other Business

There being no additional business to come before the Board, Chairman Union adjourned the meeting.

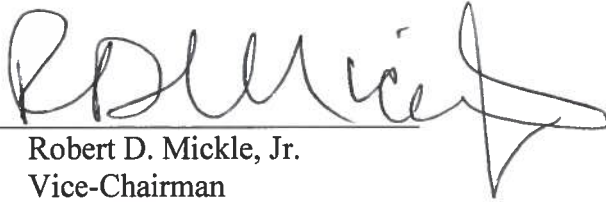
Respectfully submitted,



Valarie M. Williams, Secretary

Approved: May 21, 2014

By:



Robert D. Mickle, Jr.
Vice-Chairman

Respectfully submitted,

Valarie M. Williams, Secretary

Approved: May 21, 2014

By: _____
Christopher N. Union
Chairman

Division: Internal Audit

Subject: Audit Report on Finance Division Non-Automated Journal Entry Process

Risk Exposure:

Test Period November 1, 2013 through December 31, 2013

Report Issued March 26, 2014

Process Objective	Risks	Risk Exposure			
		Acceptable	Marginal	Moderate	High
Timely and accurate preparation and posting of non-automated journal entries to SCEIS	1. Incorrect analysis of business activity or event results in erroneous journal entry prepared and recorded to SCEIS.				✓
	2. Journal entry does not get posted.				✓
	3. Journal entry posts to wrong account, fund, etc.			✓	
	4. Journal entry initiator or preparer approves own journal entry.	✓			
	5. Journal entry does not balance.	✓			
	6. Documentation is not attached to the journal entry.		✓		
	7. Documentation does not support the journal entry.			✓	
	8. Risks as a result of changes in processes, people, technology, regulations, etc. are not identified, assessed, and treated.				✓

Test Period March 15, 2014 through April 18, 2014

Report Issued May 8, 2014

Process Objective	Risks	Risk Exposure			
		Acceptable	Marginal	Moderate	High
Timely and accurate preparation and posting of non-automated journal entries to SCEIS	1. Incorrect analysis of business activity or event results in erroneous journal entry prepared and recorded to SCEIS.	✓			
	2. Journal entry does not get posted.	✓			
	3. Journal entry posts to wrong account, fund, etc.	✓			
	4. Journal entry initiator or preparer approves own journal entry.	✓			
	5. Journal entry does not balance.	✓			
	6. Documentation is not attached to the journal entry.	✓			
	7. Documentation does not support the journal entry.	✓			
	8. Risks as a result of changes in processes, people, technology, regulations, etc. are not identified, assessed, and treated.	✓			



EXECUTIVE SUMMARY

Introduction and Background

The report on the audit of the Authority's basic financial statements for the fiscal year end June, 30, 2013, identified a significant deficiency in internal control associated with the Finance Division's (Finance) preparation and recording of non-automated journal entries to SCEIS. In response to the external auditor's findings and recommendations, the Controller was assigned the role of reviewing and approving all non-automated journal entries prior to posting to the general ledger, effective November 1, 2013.

Objective

To determine whether internal control associated with the processing of non-automated journal entries is operating effectively; determine whether or not newly implemented controls have been designed adequately and are operating effectively; and to recommend actions to address journal entry control weaknesses, if any are identified.

Scope and Methodology

Our review was limited to non-automated journal entry transactions posted to SCEIS during the period November 1, 2013 through December 31, 2013. We identified 352 non-automated journal entry document numbers from which we randomly selected 15 for testing.

Conclusion

We have determined that internal control associated with the processing of non-automated journal entries is not operating effectively to prevent or detect errors in a timely manner. Additionally, improvements in the design of controls are needed to ensure effective risk management.

Observations and Recommendations

1. LPS Accounting

Observation: Correcting journal entries were posted in response to a failed LPS to SCEIS interface entry. The errors were discovered during Finance's monthly account reconciliation. We determined that the appropriate correction should have been a wire transfer between bank accounts. However, lack of sufficient LPS knowledge led the reconciler to make journal entries which were unnecessary.

Recommendation: Finance needs to gain further understanding of the accounting needed to properly record LPS transactions in SCEIS, document their understanding in written documentation, and train staff accordingly.

Finance Management's Action Plan: Finance is currently developing written procedures which document and defines the process for ensuring that the LPS and SCEIS interface continue to work correctly. Once these procedures have been completely documented, Finance will ensure that relevant staff are educated and trained so that they are knowledgeable to prevent and detect errors.

Internal Audit Follow-up of Management Action: Finance reports that the interface between LPS and SCEIS is correctly mapped. Finance implemented a procedure to be performed each mid-month and month-end to reconcile the two systems.



EXECUTIVE SUMMARY *Continued*

2. Documentation Standards

Observation: For two of the fifteen journal entries tested, required supporting documentation was not attached. The approver processed the journal entry with a stipulation that the preparer subsequently attach the documentation. However, it was not done. A third journal entry tested included an amount that did not agree with supporting documentation. This error was not detected by the review performed by the approver.

Recommendation: Journal entries submitted for review and approval via the SCEIS workflow which do not have adequate supporting documentation attached in SCEIS/On Base should be rejected by the SCEIS workflow approver. Additionally, Finance management should evaluate the assignment of duties to staff to ensure the workload is distributed equitably relative to staff's ability to perform duties.

Finance Management's Action Plan: Finance agrees with the observation and will effectively immediately reject all JEs which do not have adequate supporting documentation attached in SCEIS/On Base. Additionally, Finance management has also re-evaluated the assignment of duties but has been presently unable to reassign duties of the Controller and Senior Accountant who have the greatest workload inequities.

Internal Audit Follow-up of Management Action: Finance implemented a revised procedure requiring journal entries that lack sufficient backup be returned to the SCEIS in-box for completion of documentation.

Assignment of duties to staff has been evaluated to distribute workload equitably relative to staff's ability to perform duties. However, constraints prevent a complete distribution. To alleviate some of the workload burden, Finance is planning to transition the responsibility for managing the Tracker Loan System to Mortgage Servicing within the next several months.

3. Journal Entry Approval

Observation: One of the journal entries tested was approved by an employee who was no longer authorized to approve journal entries and who lacked sufficient knowledge about the specific transaction.

Recommendation: Update the Finance Division Financial Transaction Review and Approval Policy to reflect authorized approvers effective November 1, 2013 and communicate policy to all relevant staff.

Finance Management's Action Plan: Finance agrees with the observation and has revised its Transaction Review and Approval Policy to reflect authorized reviewers/approvers effective November 1, 2013.

Internal Audit Follow-up of Management Action: Finance issued a revised policy that states that the Senior Accountant and Controller are the only persons authorized to review and approve journal entries.

4. AOD-SAP Crosswalk

Observation: Four of the fifteen journal entries tested included SAP account codes, (i.e., fund numbers and functional area number) that do not appear on the AOD-SAP Crosswalk which serves as the foundation for the Authority's financial record-keeping system.



EXECUTIVE SUMMARY *Continued*

Recommendation: Document the process and responsibility for maintenance and updating of the AOD-SAP Crosswalk to ensure its accuracy, currency, and completeness and update Crosswalk based on audit observations.

Finance Management's Action Plan: Finance agrees with the observation and will define and document the process and responsibility for maintenance and updating of the AOD-SAP Crosswalk. The Crosswalk has been updated for observations reported.

Internal Audit Follow-up of Management Action: Finance implemented a new procedure that assigns the responsibility for the SAP-SCEIS Crosswalk to everyone in Finance with management reviewing the crosswalk annually for currency.

5. Posting of Journal Entries

Observation: We facilitated Finance's risk assessment of its journal entry process which revealed the risk that journal entries could be prepared but not be posted to SCEIS. Finance is exposed to the risk because certain accounts are not included in monthly reconciliations, the primary control for detecting unrecorded entries.

Recommendation: Expand reconciliations to cover additional accounts based upon risk analysis and periodically publish and review an agency document list in SCEIS that will identify all unapproved documents.

Finance Management's Action Plan: Finance agrees to expand the reconciliations to other GL accounts specifically related to loan activity. Through analysis, Finance has identified three higher risk accounts that need to be reviewed monthly. Finance will develop reconciliation procedures for each of these accounts.

Internal Audit Follow-up of Management Action: Finance performed reconciliations on its higher risk accounts. We noted that corresponding procedures to define reconciliation processes were issued during March and April. Finance implemented a control to review the CG's error file for unapproved SCEIS documents.

6. Ongoing Enterprise Risk Management

Observation: Non-automated journal entry preparation, review, approval and SCEIS recording policies, processes and procedures were not updated, adequately defined or documented which precluded Finance from identifying, assessing, and managing its key risks born out of LPS implementation.

Recommendation: Establish enterprise risk management as an ongoing activity to ensure business process, risk, and control documentation for significant business activities are kept current as changes occur and monitor key controls over significant risks to ensure operating effectiveness.

Finance Management's Action Plan: Finance will identify a Finance Division Risk Officer who will develop a plan to ensure that business process, risk and control documentation for significant processes are kept current as changes in processes, people, technology, regulations, etc. occur.

Internal Audit Follow-up of Management Action: Finance has issued policies and procedures for non-automated journal entry preparation, review and approval. The Senior Accountant has been appointed as the Finance Division Risk Officer (DRO). The DRO has prepared a preliminary plan as of April 18, 2014 to afford a basis for effective risk management on an ongoing basis.

Division: Development

Subject: HOME Update

Authority staff received 18 applications as part of the HOME funding cycle on February 24-25th. The Authority allocated \$4 million in HOME funds and \$750,000 in Housing Trust Funds for the 2014 funding cycle. Staff made awards to twelve (12) applicants totaling \$2,494,196.17 in HOME funds and \$966,657.96 in Housing Trust Funds. The 2014 HOME Award List is attached.

Based on the above award amounts, you can see that Housing Trust Funds were over allocated. In order to fund as many HOME applications as possible, development staff discussed and received approval from Executive Staff to allow the over allocation of Housing Trust Funds.

In previous years, \$1 million in Housing Trust Funds had been set-aside for the HOME only funding cycle. This year however, based on the fact that less than \$500,000 had been requested over the last several years by applicants, development staff decided to lower the amount of Housing Trust Funds. Based on the final point scores and the need to allocate as much HOME money as possible, staff thought it best to request additional Housing Trust Funds to fund the additional applications which would also produce more affordable housing units throughout the state. From a budget standpoint, there are sufficient Housing Trust Funds to allocate to these HOME projects.

2014 HOME Award List

Participant	Contact Name	Project Name	HOME Award Amount	HTF Award Amount	Project County	Const Type	Total Units
Greenville Housing Futures	Harold Carey	Greenville Housing Futures 2014- Greenville	\$208,725.00	\$45,500.00	Greenville	New	3
Homes of Hope	Don Oglesby	Freedom Ridge	\$296,000.00	\$124,368.82	Anderson	New	4
Homes of Hope	Don Oglesby	Crown Court	\$296,000.00	\$123,228.14	Anderson	New	4
Genesis Homes	Jim Childress	Genesis Homes 2014 Laurens	\$180,012.00	\$68,000.00	Laurens	New	2
Genesis Homes	Jim Childress	Genesis Homes 2014 Greenville	\$210,000.00	\$100,000.00	Greenville	New	3
Promised Land CDC	Tommy Quick	Healthy Homes	\$179,721.17	\$0.00	Spartanburg	Rehab	2
Southeastern Housing Foundation	Robert Thomas	Hampton Apartments	\$500,000.00	\$0.00	Barnwell	Rehab	36
Southeastern Housing Foundation	Robert Thomas	Holly Hill	\$490,100.00	\$0.00	Orangeburg	Rehab	35
Allen Temple CEDC	Alan Kirk	Judson Mill Community 2014	\$269,375.00	\$69,666.00	Greenville	New	3
Allen Temple CEDC	Alan Kirk	City of Greenville 2014	\$300,000.00	\$135,000.00	Greenville	New	4
Santee-Lynches Affordable Housing & CDC	George White	Lamar "4"	\$355,000.00	\$144,895.00	Darlington	New	4
Nehemiah CRC	Natoshia Mayer	Mathews Place IV	\$400,000.00	\$156,000.00	Greenwood	New	8
			\$2,494,196.17	\$966,657.96			92

Division: Development

Subject: Tax Credit Update

Authority staff received 49 applications as part of the Tax Credit funding cycle on March 3-7th. The total funding requested by developers in Tax Credits is \$29,505,162 and in HOME funds \$19,782,864. Based on final population figures and an increase in the per capita multiplier the Authority will have just over \$11 million in tax credits to allocate. Based on the revised tax credit amount, staff anticipates funding 20 applications this year.

On May 6, 2014, staff sent out notification letters to all developers who had missing and incomplete documents. Developers had until May 14, 2014 to submit missing and incomplete documents back to the Authority along with the applicable \$2,000 assessment fee. Preliminary point scores are being finalized and underwriting staff has started the underwriting process. Staff plans to post preliminary point scores and send notification letters to developers on May 27, 2014. Awards announcements are expected to be made by mid-July.

The 19th annual Palmetto Affordable Housing Forum (Forum) was held in Columbia, SC at the Columbia Metropolitan Convention Center on April 22 – 23, 2014. This year's theme was *"Paving the Way to a Brighter Future"*.

As in prior years, the partners that supported the Forum were SC Department of Consumer Affairs, USDA Rural Development, US Housing and Urban Development, and the Affordable Housing Coalition of South Carolina.

This year's Forum was attended by approximately 560 housing sector professionals such as lenders, builders, developers, housing counseling agencies, non-profits, as well as city/community development and planning.

The Forum was opened by a welcome from City of Columbia Mayor, Steve Benjamin; followed by Chris Estes, President of the National Housing Conference as the opening plenary session speaker. The luncheon speaker for the initial day of the Forum was Allison Black-Cornelius, who provided her services on a complimentary basis for the Forum. The initial day of the Forum was closed by a legislative panel moderated by Dr. Joseph Von Nessen (Moore School of Business) with Representatives Joe Jefferson, from Berkeley County and Chandra Dillard, from Greenville County, serving as the panelists.

New to the Forum for 2014 was an opening plenary session for the second day, presented by Dr. Von Nessen on the topic of economic trends for the nation and the South Carolina. During the session, audience participation was captured through the use of electronic polling technology provided via an in-kind sponsorship from Turning Technologies.

The Forum agenda included over 30 breakout sessions including a "speed partnering" session regarding SC Housing programs, which was very attended. Of the breakout sessions, there were sessions offering continuing education units for attorneys and certified housing counselors.

The highlight of the second day of the Forum was the presentation of the South Carolina Housing Achievement Awards and "What My Home Means to Me" coloring and essay contest awardees by Judi Gaston (news anchor, WIS-TV), the luncheon emcee.

Lastly, this year, attendees could access an electronic application through their mobile device to review the Forum program and set calendar reminders for the sessions they chose to attend. Social media, including Facebook and Twitter, were continuously updated with Forum highlights throughout the two-day event, which resulted in others sharing information on their social media platforms.

A RESOLUTION

RECOGNIZING AND ENDORSING THE MONTH OF JUNE 2014 AS HOMEOWNERSHIP MONTH

WHEREAS, homeownership is a foundation of the American Dream and generations of South Carolinians have worked hard and saved so that they might enjoy the security and stability of owning their own home; and

WHEREAS, homeownership strengthens families and encourages residents to take pride in their neighborhoods and to take an active role in their communities; and

WHEREAS, homeownership stimulates construction and related industries, creates jobs, and enhances prosperity; and

WHEREAS, the South Carolina State Housing Finance and Development Authority's Homeownership Programs continue to enable South Carolinians to become homeowners; and

WHEREAS, homeownership continues to be one of the most significant strategies for families to build wealth, and strengthens communities by providing economic benefits to neighborhoods and the local economy; and

WHEREAS, since the inception of the program in 1979, the South Carolina State Housing Finance and Development Authority's homeownership programs have helped provide, loans exceeding \$2.49 billion, helping more than 39,900 new homeowner households; and

WHEREAS, the SC HELP foreclosure prevention programs helped nearly 7,700 homeowners in preventing foreclosure and mitigating the impact of foreclosure; and

WHEREAS, homeownership represents a pathway to pride and prosperity, encourages values of responsibility and sacrifice, and generates economic growth that helps strengthen our State.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY IN MEETING DULY ASSEMBLED THAT:

1. The Board of Commissioners of the South Carolina State Housing Finance and Development Authority does hereby recognize the month of June in the year 2014 as Homeownership Month.
2. The Board of Commissioners of the South Carolina State Housing Finance and Development Authority does hereby support efforts to ensure homeownership opportunities throughout our state.
3. The Board of Commissioners of the South Carolina State Housing Finance and Development Authority does hereby encourage all of South Carolina to join with them in recognizing the economic and social benefits that homeownership brings to our state.

DONE at Columbia this 21st day of May 2014.

**STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON**

I, the undersigned Secretary of the South Carolina State Housing Finance and Development Authority (the "Authority"), DO HEREBY CERTIFY that the foregoing is a true, correct, and verbatim copy of a Resolution duly adopted by the Authority at a duly called meeting held on May 21, 2014.

WITNESS MY HAND this 21th day of May 2014.

Secretary, South Carolina State Housing Finance and
Development Authority

Division: Homeownership

SC HELP Update

Monthly volumes of new customer registrations, approvals, and program disbursements remain fairly stable, and we are seeing a modest increase in the number of applications for the new Modification Assistance Program (MAP). Several larger mortgage servicers are now close to participating in MAP, so volumes should increase fairly quickly over the next 60-90 days.

The US Treasury Compliance team was onsite for the week of April 28 to review our operations and compliance with current agreements. The team tested compliance in the following general areas: Finance & Reporting, Monitoring of Partners, Payment Processing/Servicer Data Exchange, Quality Control/Fraud Prevention, and Underwriting.

Although the official report from US Treasury was not available at the time this information was compiled, there are only two minor observations: one related to the timing of financial statements for SC Housing Corp., and the second a technical issue related to an untimely transfer of funds from one bank account to another.

As part of preparing for the Compliance Review, we compiled some statistics that help show the scope of work performed to-date in SC HELP:

- **17,769** applications have been reviewed and decisioned in Underwriting
- **1,867** files have been reviewed by Quality Control
- **7,577** families have been helped, and another **283** are approved for assistance
- **\$102,848,860** in assistance provided to homeowners, and **\$31,850,989** committed
- **61,309** individual homeowner payments processed
- Close to **200,000** data records exchanged with servicers
- **64,473** incoming and outgoing phone calls handled by Client Relations
- Only **97** families (**1.28%** of those assisted) have lost their homes to foreclosure

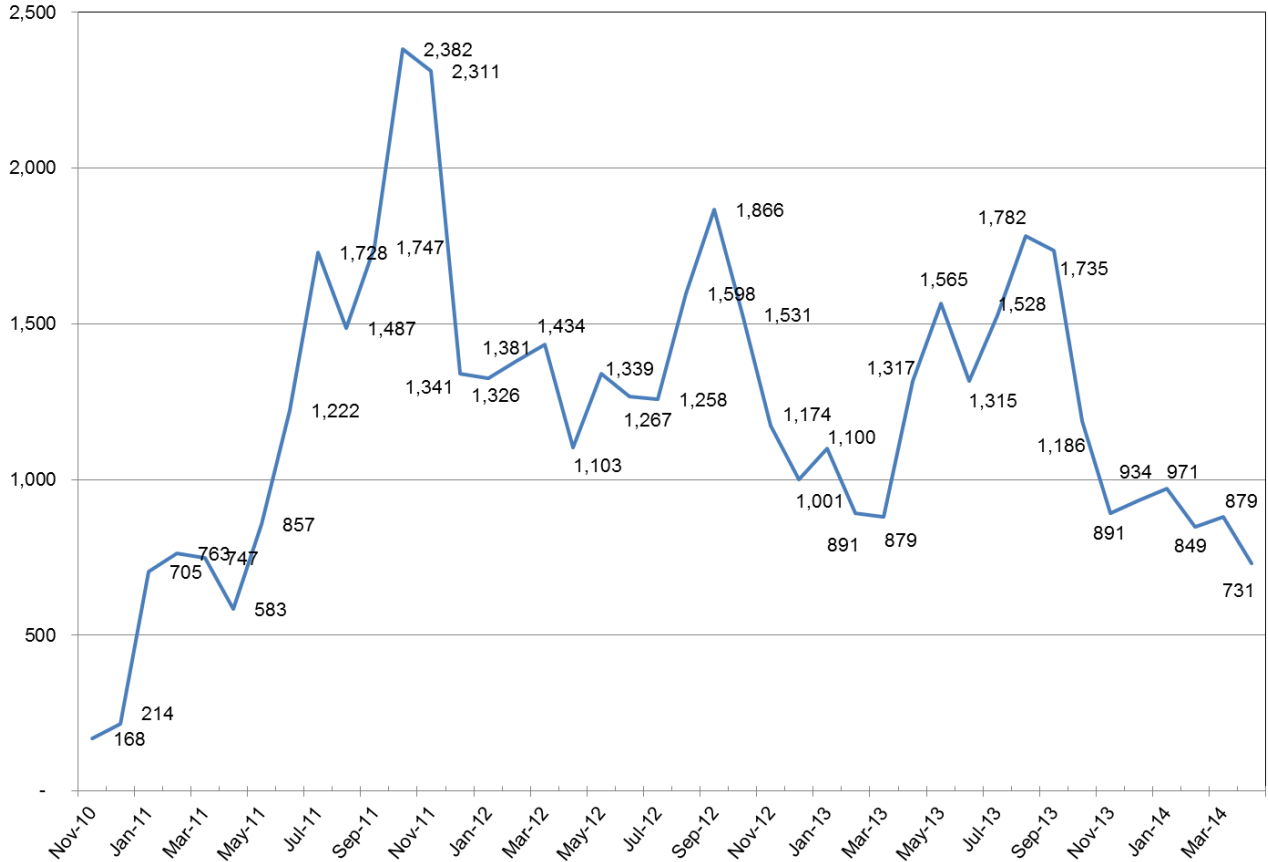
SC HELP Program Performance Data

Production as of April 30, 2014:

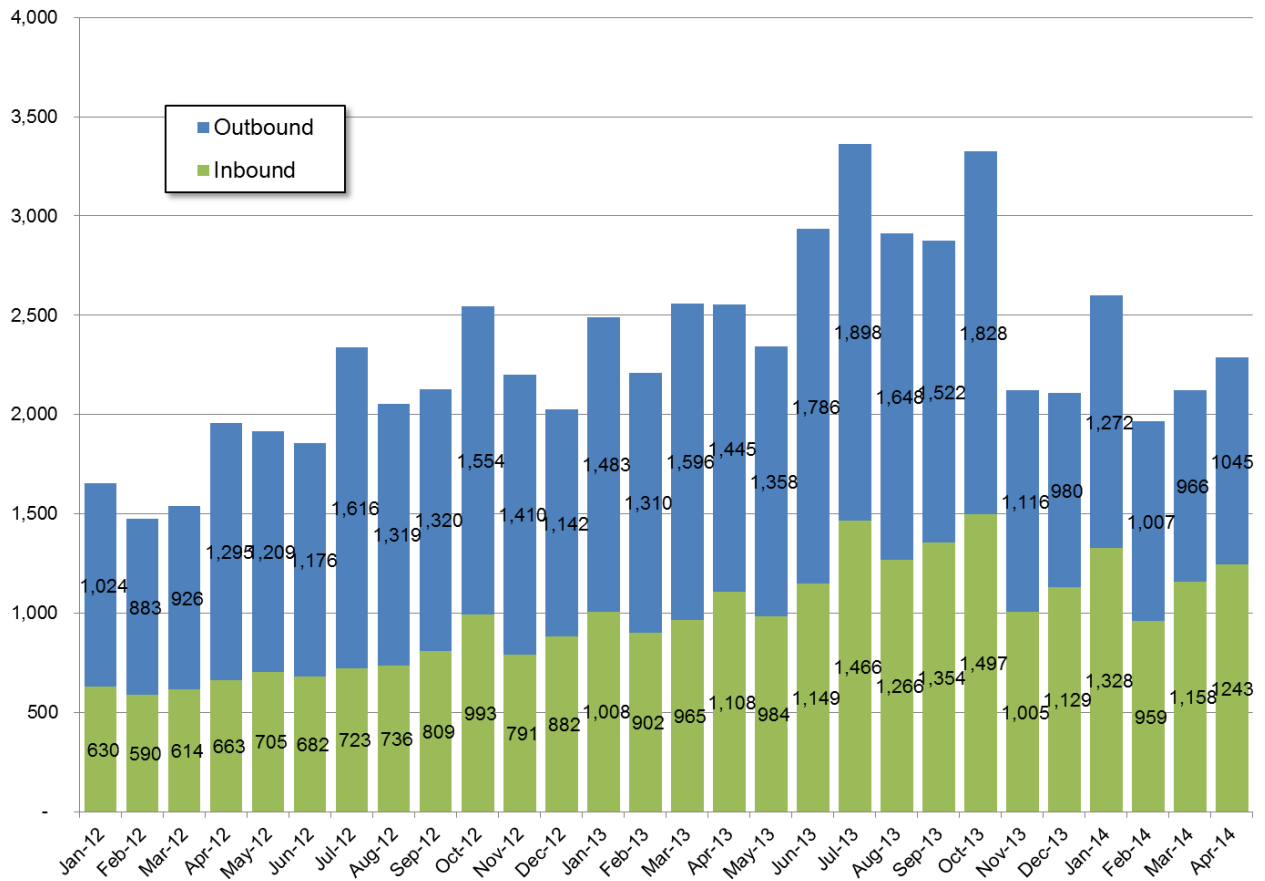
Homeowners Approved & Funded	7,577
Homeowners Approved – Pending	283
Program Funds Disbursed	\$102,848,860
Additional Funds Committed	\$31,850,989

NOTE: Production (applicant and disbursement) numbers are NOT reconciled as of the date of this report. Final reconciled production numbers are provided on the Quarterly Production and Quarterly Financial Reports.

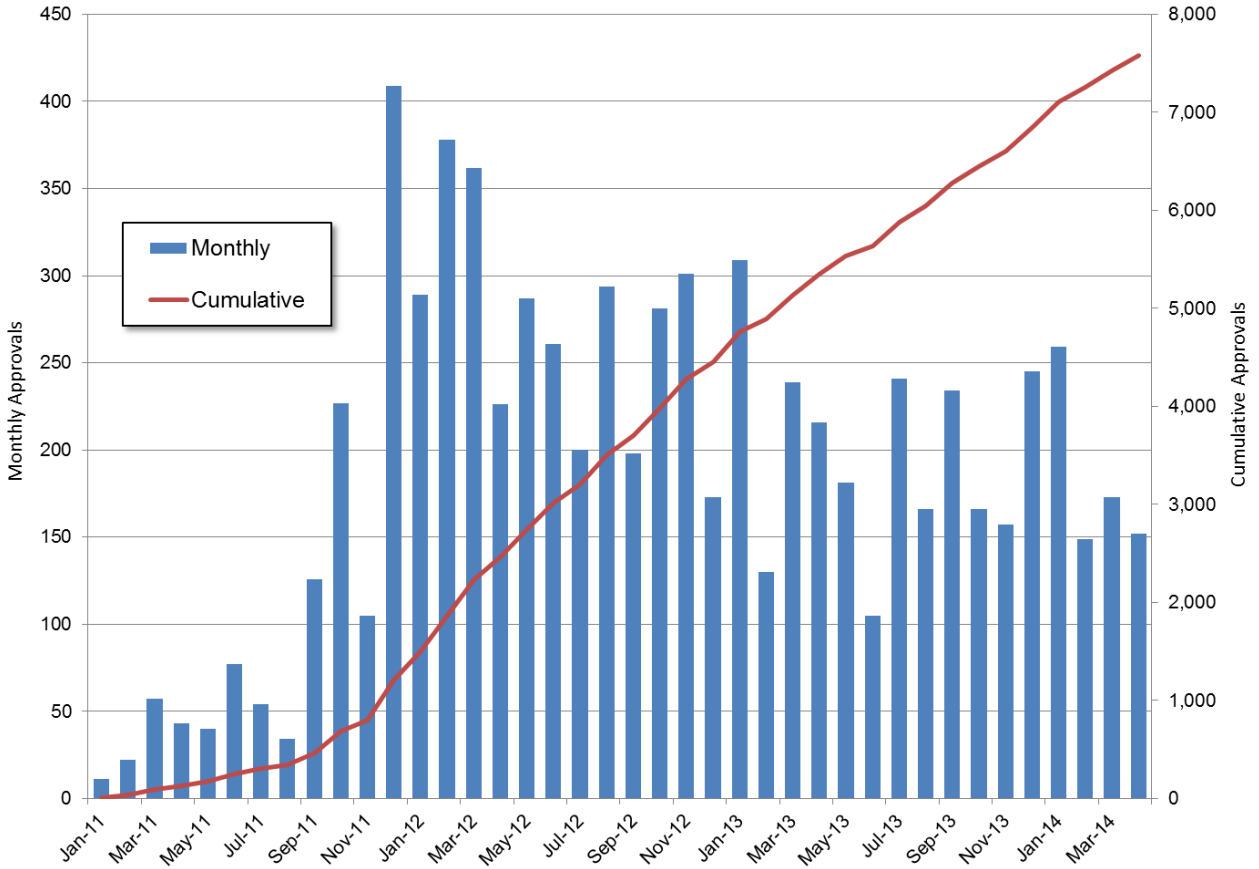
SC HELP New Account Registrations



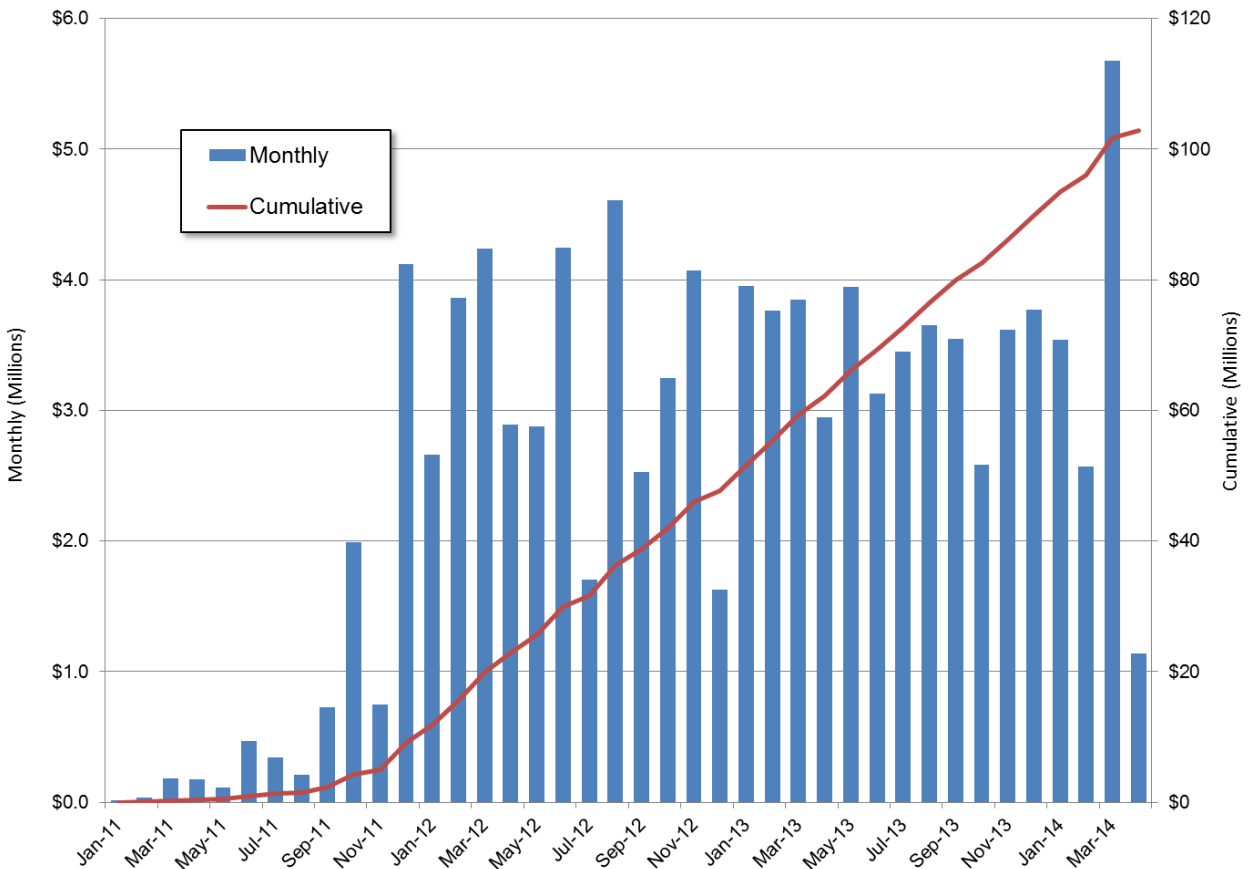
SC HELP Client Relations Call Volume



SC HELP Homeowner Approvals



SC HELP Program Disbursements



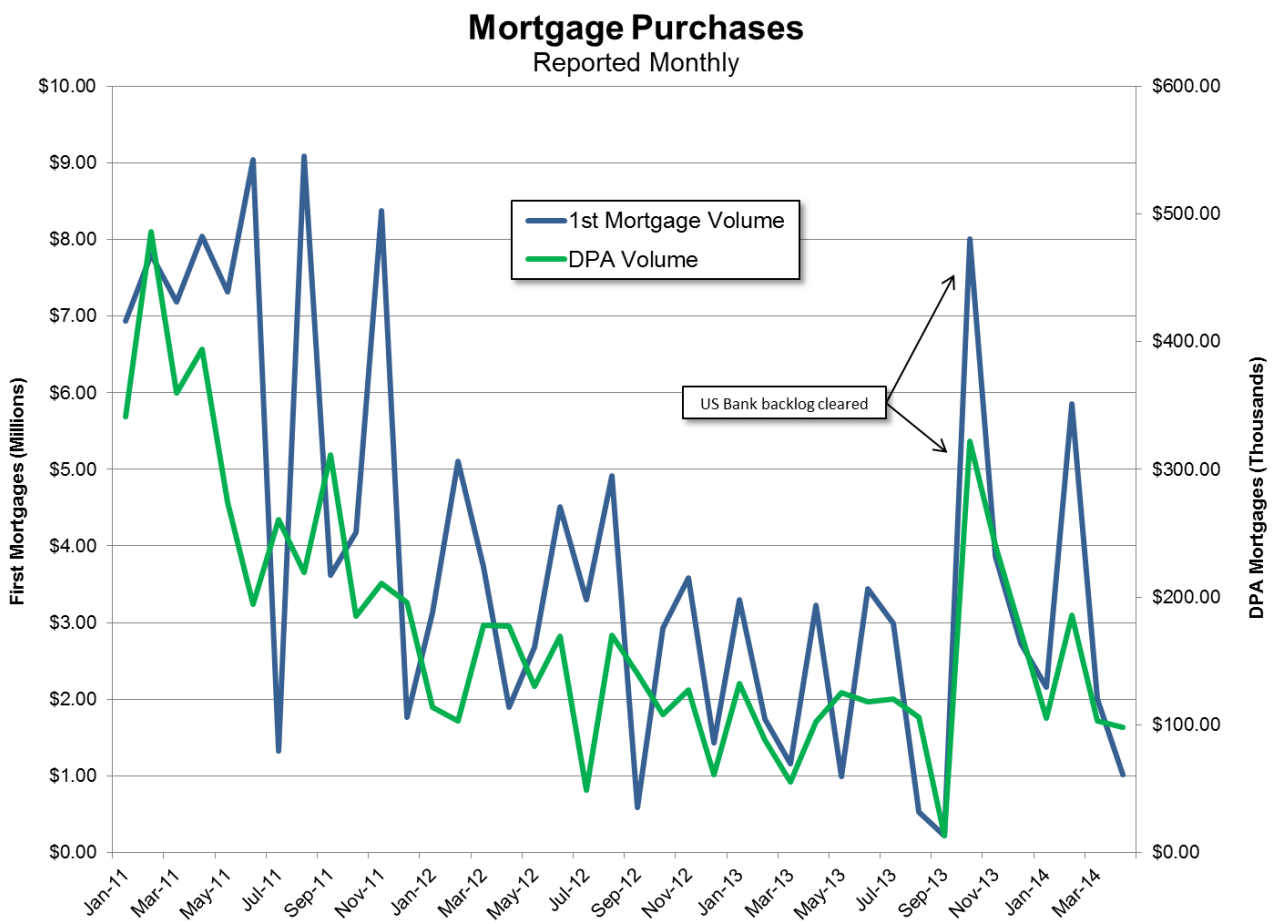
Mortgage Production Update

The 2014 Palmetto Heroes Program was officially launched on April 23rd as part of the Palmetto Affordable Housing Forum. Program parameters include:

Program Funding Available: \$7 million
Interest Rate: 4.00%
Down Payment Assistance: \$7,000
Loan Types: FHA & Conventional

All loans generated through the program will be serviced by SC Housing.

We have started the product development process for a new TBA program. The TBA program will allow us to offer an expanded menu of products, rates, and terms. Although a specific launch date has not yet been determined, our goal is to announce the program and begin accepting applications in late summer.



May 21, 2014

DIVISION: Chairman
SUBJECT: Oral Report

May 21, 2014

DIVISION: Executive Director

SUBJECT: Oral Report

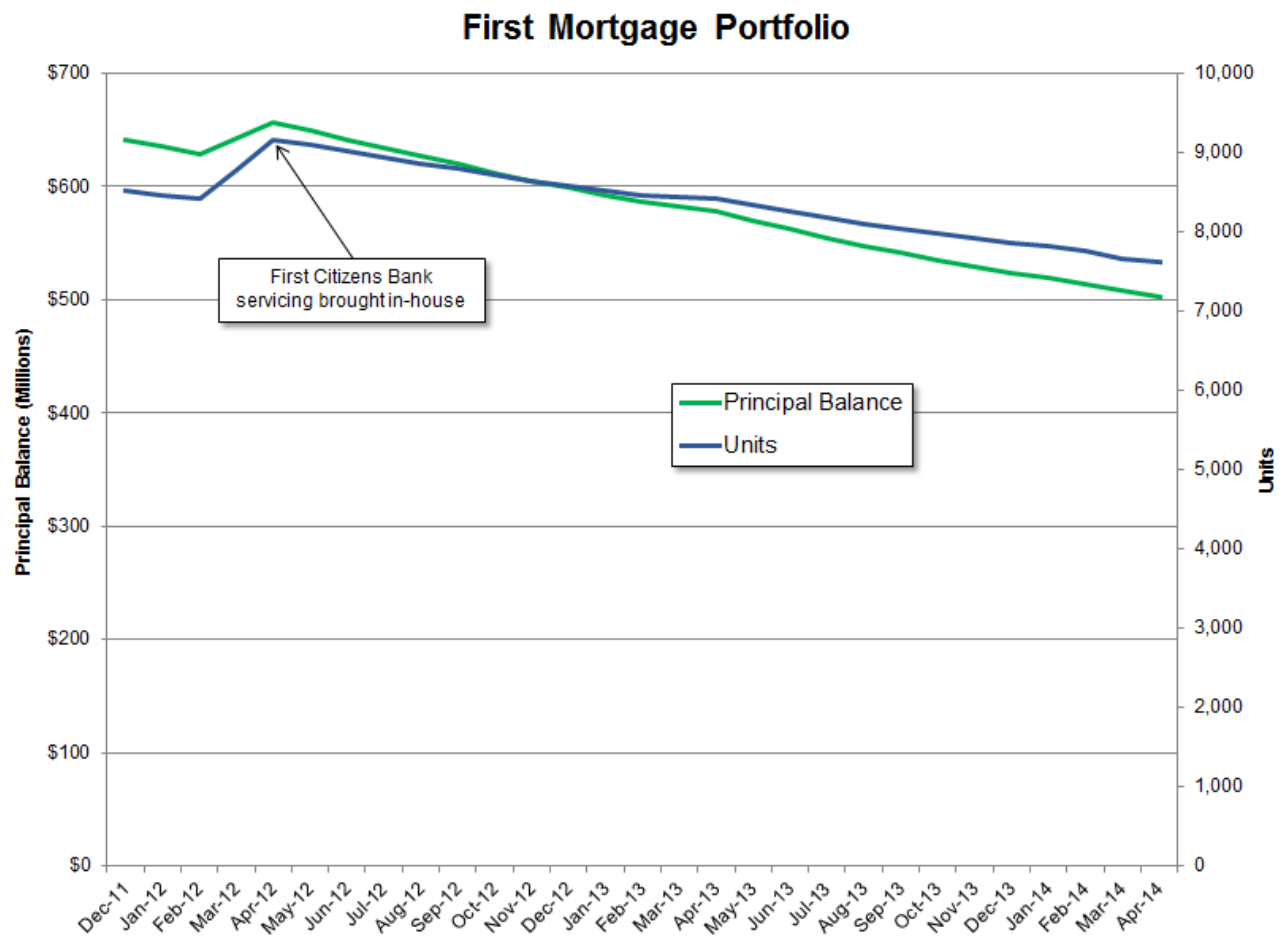
Division: Mortgage Loan Servicing

Delinquency trends continue to mirror the Mortgage Bankers Association (MBA) rates with the exception of 60-day delinquencies. Beginning in August 2010, internal procedures were updated to maximize Loss Mitigation efforts and leverage the upcoming Hardest Hit Fund Program.

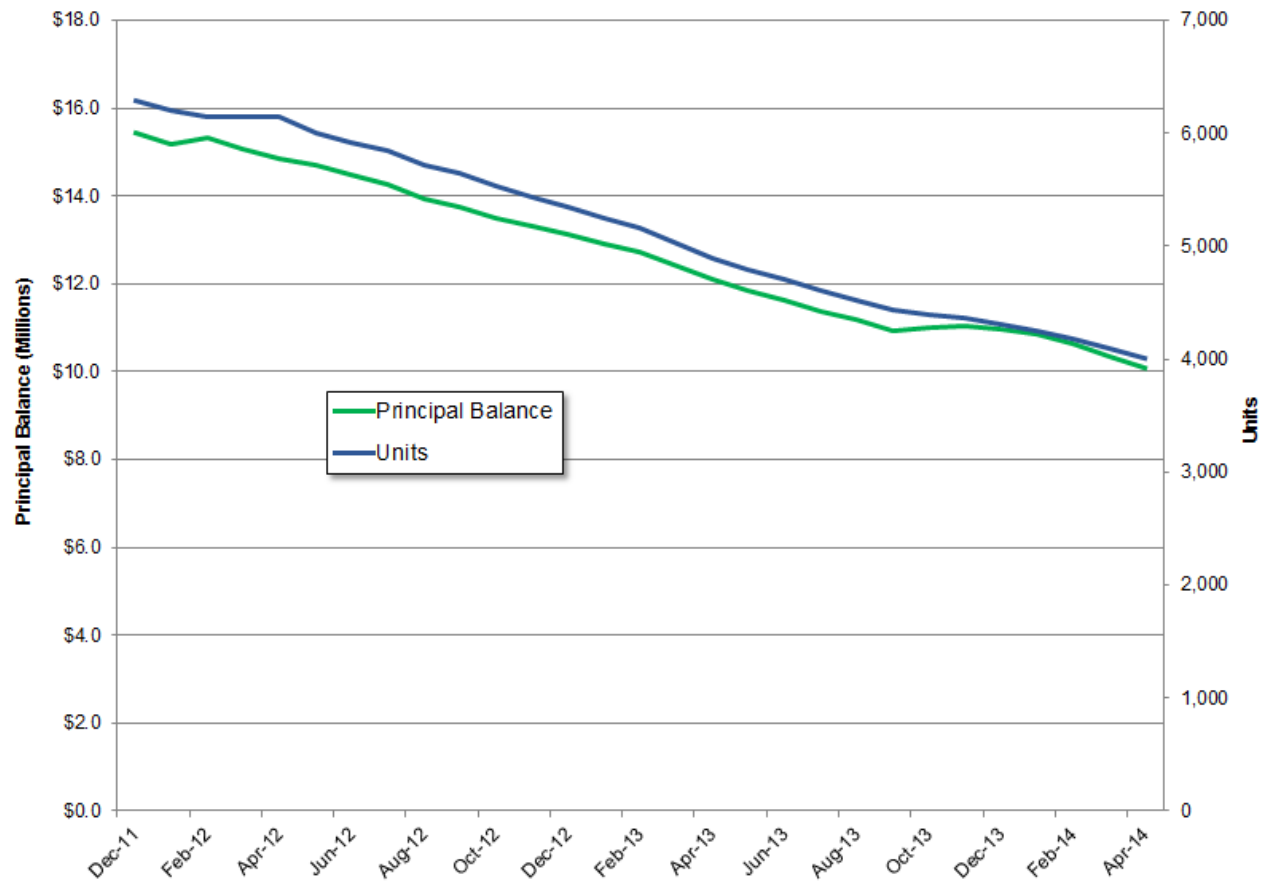
This was done to reduce the number of loans going into a foreclosure status. This effort also increased the 60-day and 90+ day delinquency totals as we accept less than the total amount due to bring loans current. The trends remain fairly static however with the decreasing total loans, the percentages will reflect increases. Seasonally, delinquencies tend to trend upward during the year-end holidays and summer vacations then drop with tax refunds.

Overall delinquencies rates have dropped by 2.9% since the beginning of 2014 though they do remain higher than one year ago.

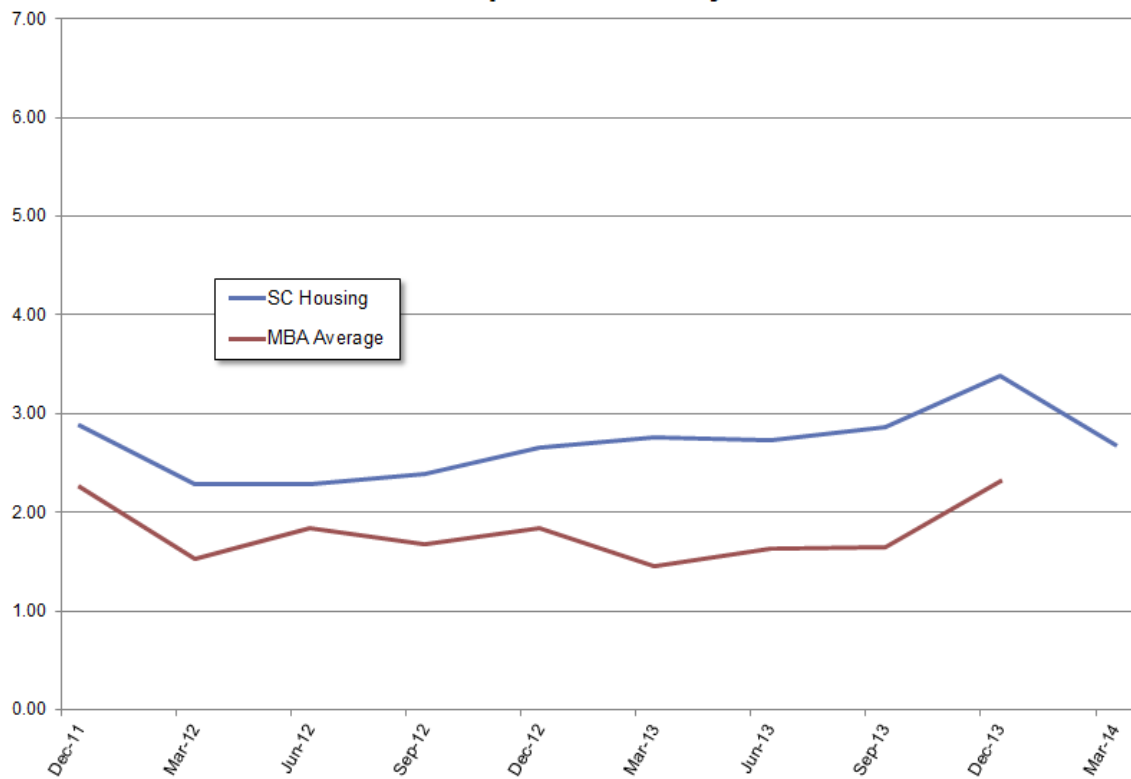
The following graphs reflect trend data for portfolio activity and delinquency totals.



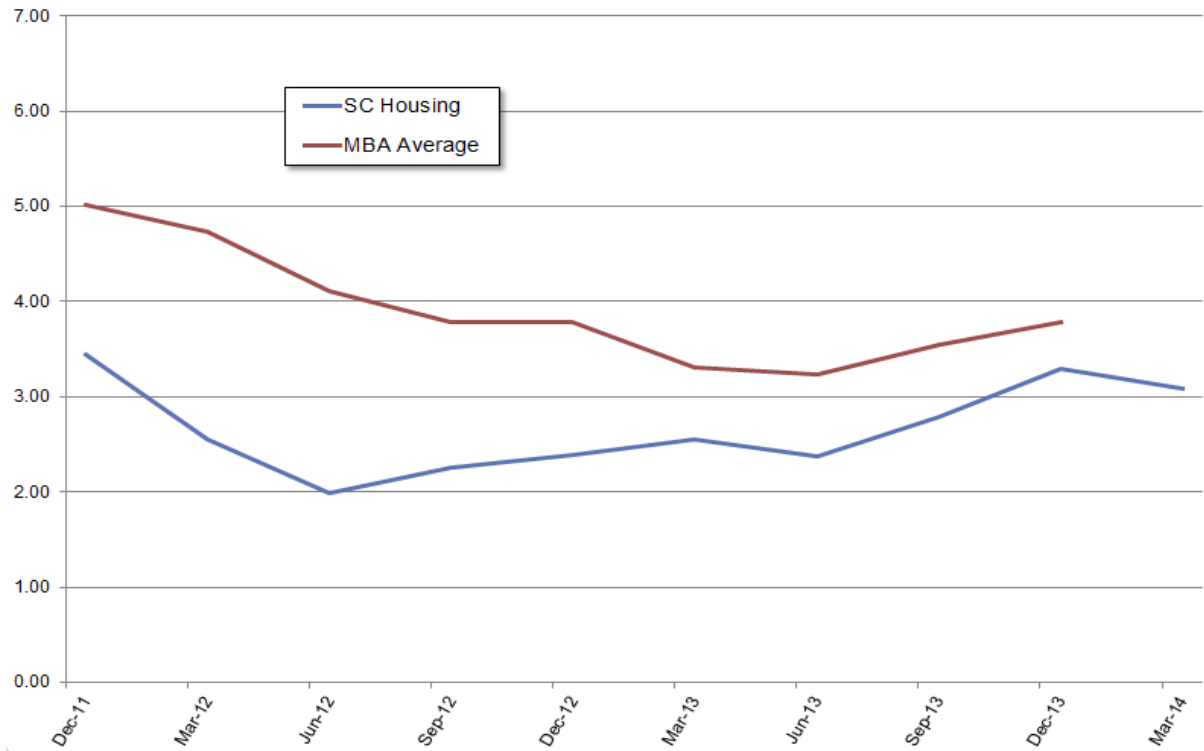
DPA Mortgage Portfolio



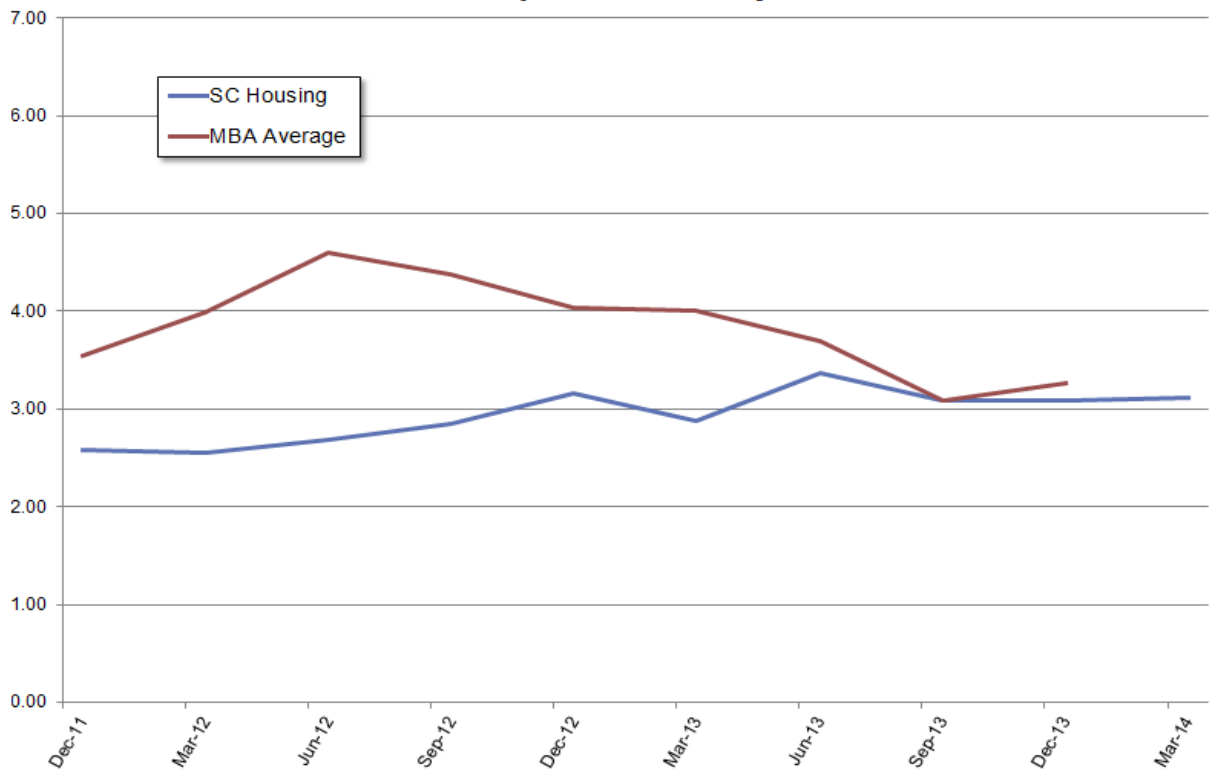
60-Day Delinquency Rates Reported Quarterly



90-Day Delinquency Rates Reported Quarterly



Foreclosure Rates Reported Quarterly



May 21, 2014

Division: Human Resources

Subject: Oral Report

Total Authorized Permanent Positions	146
Filled Permanent Positions	129
Vacancies	17
Authority Temporaries	9
Staffing Agency Temporaries	9

New Hires, Promotions & Transfers

Division\Department	Employee Name	Job Title	Effective Date
Procurement	Allyson Gerace	Procurement Manager	5/12/2014

Job Postings

Department/Title	State Job Title	Vacancy Posting Dates
Human Resources Director	Human Resources Director I	4/8/2014 – 4/24/2014
Attorney	Attorney III	3/20/2014 - 3/31/2014

Resignations & Retirements

Division\Department	Employee Name	State Job Title	Effective Date
Human Resources	Cynthia Dannels	Program Manager II	4/15/2014
Legal	Sara Martinez	Attorney II	4/1/2014

Announcements:

SC Housing Leadership Development Program Introductions:

- Sherri Miller, Mortgage Accounting and Escrow Manager, Mortgage Servicing
- Kim Wilbourne, Senior Accountant, SC HELP

Our Employee Appreciation Luncheon was held May 7, 2014 at the Bill Rogers Community Connections Center. The following employees received State and Agency Service Awards:

10 Year State Service Certificate and Pin and 10 Year SC Housing Service Brick Award

Shante' Edmonds
Lisa Wilkerson

10 Year State Service Certificate and Pin

Enid Conner

20 Year State Service Certificate and Pin

Cheryl Longshore
Gary Mitchell
Fran Ellington
Clayton Ingram

30 Year State Service Certificate and Pin

Ed Knight

South Carolina State Housing Finance and Development Authority
Balance Sheet--Proprietary Funds
Unaudited Results

	General Operating Fund	Single Family Finance Programs	Program Fund	As of March 31	
				2014	2013
Assets					
Cash and cash equivalents	\$ 25,480,713	\$ 134,466,718	\$ 10,873,243	\$ 170,820,674	\$ 180,585,260
Accounts receivable	1,131,330	45,000	-	1,176,330	3,660,800
Investments, at market	-	162,353,835	-	162,353,835	175,300,369
Loans receivable, net of unamortized discounts	78,691,248	491,893,556	8,241,634	578,826,438	660,039,318
Interest receivable:					
Loans	158,910	3,794,775	141,113	4,094,798	5,785,876
Deposits and investments	-	1,040,642	-	1,040,642	1,141,342
Prepayments	413,882	-	-	413,882	589,731
Unamortized bond issuance cost	-	6,246,093	-	6,246,093	6,732,339
Furniture and equipment, net of depreciation	327,226	-	-	327,226	566,167
Total Assets	<u>106,203,309</u>	<u>799,840,619</u>	<u>19,255,990</u>	<u>925,299,918</u>	<u>1,034,401,202</u>
Liabilities and Retained Earnings					
Liabilities					
Accounts payable and accrued expenses	1,578,174	45,000	-	1,623,174	3,717,624
Bonds payable, net of unamortized discounts	-	555,354,401	-	555,354,401	672,521,177
Interest payable on bonds and notes	-	5,763,394	-	5,763,394	7,437,758
Mortgage escrows	5,246,772	-	-	5,246,772	3,428,083
Other	2,746,261	37,771	-	2,784,032	413,924
Total Liabilities	<u>9,571,207</u>	<u>561,200,566</u>	<u>-</u>	<u>570,771,773</u>	<u>687,518,566</u>
Retained Earnings					
Reserved for debt service	-	17,270,894	-	17,270,894	9,925,895
Reserved for bond reserves	-	7,046,953	-	7,046,953	9,255,753
Designated for special programs	-	214,322,206	19,255,990	233,578,196	230,643,917
Undesignated	96,632,102	-	-	96,632,102	97,057,071
Total Retained Earnings	<u>96,632,102</u>	<u>238,640,053</u>	<u>19,255,990</u>	<u>354,528,145</u>	<u>346,882,636</u>
Total Liabilities and Retained Earnings	<u>\$ 106,203,309</u>	<u>\$ 799,840,619</u>	<u>\$ 19,255,990</u>	<u>\$ 925,299,918</u>	<u>\$ 1,034,401,202</u>

South Carolina State Housing Finance and Development Authority
Statement of Revenues, Expenses and Changes In Retained Earnings--Proprietary Funds
Unaudited Results

	General Operating Fund	Single Family Finance Programs	Program Fund	Period Ending March 31	
				2014	2013
Operating Revenues					
Interest on loans	\$ 867,314	\$ 20,834,851	\$ 87,503	\$ 21,789,668	\$ 26,525,906
Interest on deposits and investments	1,004	7,196,502	2,311	7,199,817	7,080,700
Administrative fees	8,158,491	-	-	8,158,491	9,603,769
Other	1,242,358	1,979,221	42,023	3,263,602	1,077,166
Total Operating Revenues	<u>10,269,167</u>	<u>30,010,574</u>	<u>131,837</u>	<u>40,411,578</u>	<u>44,287,541</u>
Operating Expenses					
Interest expense for bonds and notes	-	18,859,144	-	18,859,144	23,633,149
Program expenses	1,197,403	1,785,008	173,550	3,155,961	4,795,091
General and administrative expenses	8,567,887	-	-	8,567,887	7,653,387
Bond issuance cost amortization	-	390,365	-	390,365	431,142
Depreciation	177,713	-	-	177,713	175,664
Other	-	336,620	-	336,620	1,118,433
Total Operating Expenses	<u>9,943,003</u>	<u>21,371,137</u>	<u>173,550</u>	<u>31,487,690</u>	<u>37,806,866</u>
Operating Income (Loss)	<u>326,164</u>	<u>8,639,437</u>	<u>(41,713)</u>	<u>8,923,888</u>	<u>6,480,675</u>
Nonoperating Revenues (Expenses)					
Federal grant and contract revenue	98,377,340	-	-	98,377,340	102,418,520
HUD housing assistance payments and grant awards disbursed	(98,961,318)	-	(253,006)	(99,214,324)	(101,274,568)
Total Nonoperating Revenue (Expenses) - Net	<u>(583,978)</u>	<u>-</u>	<u>(253,006)</u>	<u>(836,984)</u>	<u>1,143,952</u>
Income (Loss) Before Operating Transfers	(257,814)	8,639,437	(294,719)	8,086,904	7,624,627
Transfers					
Transfers among SHA funds	-	-	-	-	-
Net Income (Loss)	<u>(257,814)</u>	<u>8,639,437</u>	<u>(294,719)</u>	<u>8,086,904</u>	<u>7,624,627</u>
Retained Earnings					
At beginning of fiscal year	96,889,916	230,000,616	19,550,709	346,441,241	339,258,009
Retained Earnings at End of Period	<u>\$ 96,632,102</u>	<u>\$ 238,640,053</u>	<u>\$ 19,255,990</u>	<u>\$ 354,528,145</u>	<u>\$ 346,882,636</u>

South Carolina State Housing Finance and Development Authority
Housing Trust Fund
Statement of Assets, Liabilities and Fund Balance--Governmental Fund
Unaudited Result:

	As of March 31	
	2014	2013
Assets		
Cash and cash equivalents	\$ 8,965,822	\$ 6,643,869
Accounts receivable	1,068,315	1,390,749
Loans receivable, net of unamortized discounts	8,552,615	9,445,633
Interest receivable:		
Loans	16,666	24,539
Total Assets	18,603,418	17,504,790
Liabilities and Fund Balance		
Fund Balance		
Unpaid Grants/Awards	6,494,293	4,340,190
Reserved for Housing Trust Programs	12,109,125	13,164,600
Total Fund Balance	18,603,418	17,504,790
Total Liabilities and Fund Balance	\$ 18,603,418	\$ 17,504,790

South Carolina State Housing Finance and Development Authority
Housing Trust Fund
Statement of Revenues, Expenses and Changes In Fund Balance--Governmental Fund
Unaudited Results

	As of March 31	
	2014	2013
Operating Revenues		
Interest on loans	\$ 100,888	\$ 110,093
Interest on deposits and investments	1,843	7,554
Documentary stamp fees	6,506,615	5,708,655
Total Operating Revenues	6,609,346	5,826,302
Expenditures		
Grant disbursements for Housing Trust Programs	5,698,785	5,010,377
Total Expenditures	5,698,785	5,010,377
Revenues Over (Under) Expenditures	910,561	815,925
Fund Balance		
At beginning of fiscal year	17,692,857	16,688,865
Fund Balance at End of Period	\$ 18,603,418	\$ 17,504,790

South Carolina State Housing Finance and Development Authority
SC HELP
Statement of Assets, Liabilities and Fund Balance--Governmental Fund
Unaudited Results

	As of March 31	
	2014	2013
Assets		
Cash and cash equivalents	\$ 4,860,612	\$ 8,277,155
Total Assets	4,860,612	8,277,155
Liabilities and Fund Balance		
Liabilities		
Accounts payable and accrued expenses	5,091	329,966
Advances from grantors	4,855,521	7,947,189
Total Liabilities	4,860,612	8,277,155
Fund Balance		
Undesignated	-	-
Total Fund Balance	-	-
Total Liabilities and Fund Balance	\$ 4,860,612	\$ 8,277,155

South Carolina State Housing Finance and Development Authority
SC HELP
Statement of Revenues, Expenses and Changes In Fund Balance--Governmental Fund
Unaudited Results

	Period Ending March 31	
	2014	2013
Operating Revenues		
Administrative fees	\$ 4,561,108	\$ 4,647,279
Interest on deposits and investments	493	654
Other	270,872	26,250
Total Operating Revenues	4,832,473	4,674,183
Operating Expenditures		
General and administrative expenses	4,561,601	4,647,933
Total Expenditures	4,561,601	4,647,933
Operating Revenues Over (Under) Expenditures	270,872	26,250
Nonoperating Revenues (Expenses)		
Federal grant and contract revenue	31,452,062	30,406,631
Grant awards disbursed	(31,722,934)	(30,432,881)
Total Nonoperating Revenue (Expenses) - Net	(270,872)	(26,250)
Total Revenues Over (Under) Expenditures	-	-
Fund Balance		
At beginning of fiscal year	-	-
Fund Balance at End of Period	\$ -	\$ -

South Carolina State Housing Finance and Development Authority

Total Agency Budget vs Actual Unaudited - March 31, 2014

	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Year-to-Date Budget</u>	<u>Year-to-Date Actual</u>	<u>Variance</u>
Revenue Sources:					
Interest on Loans	3,200,000	3,200,000	2,400,000	954,908	(1,445,092)
Administrative Fees	10,182,103	10,182,103	7,636,579	7,249,664	(386,915)
Federal Program Revenue	158,024,153	158,024,153	118,518,115	98,375,598	(20,142,517)
Other Revenue	-	-	-	49,838	49,838
Total Revenue Sources	<u>171,406,256</u>	<u>171,406,256</u>	<u>128,554,694</u>	<u>106,630,008</u>	<u>(21,924,686)</u>
Expenses:					
Payroll--Permanent Employees	7,389,410	7,389,410	5,542,058	4,511,513	1,030,545
Payroll--Temporary Employees	477,090	477,090	357,817	166,664	191,153
Payroll--Per Diem	4,500	4,500	3,375	2,345	1,030
Employee Benefits	2,411,155	2,411,155	1,808,367	1,526,869	281,498
Contractual Services	2,401,627	2,401,627	1,801,220	1,042,663	758,557
Supplies	449,739	449,739	337,305	146,369	190,936
Rent & Other Fixed Fees	657,124	657,124	492,842	375,006	117,836
Travel	494,459	494,459	370,844	241,308	129,536
Equipment	947,374	747,374	560,530	-	560,530
Depreciation	-	-	-	177,713	(177,713)
Mortgage Expense	-	-	-	1,100,419	(1,100,419)
Program Payments/Allocations	32,413,055	32,413,055	24,309,792	2,846,583	21,463,209
Housing Assistance Payments	132,437,000	132,437,000	99,327,750	96,530,297	2,797,453
Total Expenses	<u>180,082,533</u>	<u>179,882,533</u>	<u>134,911,900</u>	<u>108,667,749</u>	<u>26,244,151</u>
Transfers from (to) Other Departments:					
Transfer from Single Family-Operations	3,463,683	3,463,683	2,597,762	1,500,697	(1,097,065)
Transfer from Programs-Special Initiatives	3,600,000	3,600,000	2,700,000	297,114	(2,402,886)
Transfer from Programs-Operations	3,540,117	3,340,117	2,505,087	2,653,596	148,509
Transfer to Operations-Programs	(2,213,420)	(2,213,420)	(1,660,066)	(2,917,530)	(1,257,464)
Transfer to HTF-Programs	285,897	285,897	214,423	-	(214,423)
Total Transfers	<u>8,676,277</u>	<u>8,476,277</u>	<u>6,357,206</u>	<u>1,533,877</u>	<u>(4,823,329)</u>
Gain (Loss)	-	-	-	(503,864)	

South Carolina State Housing Finance and Development Authority
1-Development & Rental Assistance
Budget vs Actual
Unaudited - March 31, 2014

	Original Budget	Revised Budget	Year-to-Date Budget	Year-to-Date Actual	Variance
Revenue Sources:					
Interest on Loans	2,000,000	2,000,000	1,500,000	622,758	(877,242)
Administrative Fees	8,674,103	8,674,103	6,505,579	6,515,052	9,473
Federal Program Revenue	156,024,153	156,024,153	117,018,115	98,375,598	(18,642,517)
Other Revenue	-	-	-	31,310	31,310
Total Revenue Sources	<u>166,698,256</u>	<u>166,698,256</u>	<u>125,023,694</u>	<u>105,544,718</u>	<u>(19,478,976)</u>
Expenses:					
Payroll--Permanent Employees	3,566,359	3,566,359	2,674,770	1,938,193	736,577
Payroll--Temporary Employees	224,640	224,640	168,480	65,431	103,049
Employee Benefits	1,176,392	1,176,392	882,294	654,808	227,486
Contractual Services	859,000	859,000	644,250	122,335	521,915
Supplies	125,420	125,420	94,066	52,804	41,262
Rent & Other Fixed Fees	304,496	304,496	228,371	108,867	119,504
Travel	318,913	318,913	239,185	141,402	97,783
Equipment	171,360	171,360	128,520	-	128,520
Allocations	25,587,153	25,587,153	19,190,365	2,416,496	16,773,869
Mortgage Expenses	-	-	-	1,100,419	(1,100,419)
Housing Assistance Payments	132,437,000	132,437,000	99,327,750	96,530,297	2,797,453
Total Expenses	<u>164,770,733</u>	<u>164,770,733</u>	<u>123,578,051</u>	<u>103,131,052</u>	<u>20,446,999</u>
Transfers from (to) Other Departments:					
Transfer to HTF-Operations	285,897	285,897	214,423	-	(214,423)
Transfer from Programs-Operations	(2,213,420)	(2,213,420)	(1,660,066)	(2,917,530)	(1,257,464)
Total Transfers	<u>(1,927,523)</u>	<u>(1,927,523)</u>	<u>(1,445,643)</u>	<u>(2,917,530)</u>	<u>(1,471,887)</u>
Gain (Loss)	-	-	-	(503,864)	

South Carolina State Housing Finance and Development Authority
2-Homeownership
Budget vs Actual
Unaudited - March 31, 2014

	Original Budget	Revised Budget	Year-to-Date Budget	Year-to-Date Actual	Variance
Revenue Sources:					
Interest on Loans	600,000	600,000	450,000	244,647	(205,353)
Other Revenue	-	-	-	18,528	18,528
Total Revenue Sources	<u>600,000</u>	<u>600,000</u>	<u>450,000</u>	<u>263,175</u>	<u>(186,825)</u>
Expenses:					
Payroll--Permanent Employees	1,419,471	1,419,471	1,064,603	897,899	166,704
Payroll--Temporary Employees	162,000	162,000	121,500	24,505	96,995
Employee Benefits	461,555	461,555	346,166	317,264	28,902
Contractual Services	668,577	668,577	501,433	402,340	99,093
Supplies	88,500	88,500	66,375	23,085	43,290
Rent & Other Fixed Fees	109,468	109,468	82,101	85,302	(3,201)
Travel	42,796	42,796	32,097	12,341	19,756
Equipment	485,414	485,414	364,060	-	364,060
Allocations	625,902	625,902	469,427	1,136	468,291
Total Expenses	<u>4,063,683</u>	<u>4,063,683</u>	<u>3,047,762</u>	<u>1,763,872</u>	<u>1,283,890</u>
Transfers from Other Departments:					
Transfer from Single Family-Operations	3,463,683	3,463,683	2,597,762	1,500,697	(1,097,065)
Total Transfers	<u>3,463,683</u>	<u>3,463,683</u>	<u>2,597,762</u>	<u>1,500,697</u>	<u>(1,097,065)</u>
Gain (Loss)	-	-	-	-	

South Carolina State Housing Finance and Development Authority

3-Executive

Budget vs Actual

Unaudited - March 31, 2014

	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Year-to-Date Budget</u>	<u>Year-to-Date Actual</u>	<u>Variance</u>
Revenue Sources:					
Interest on Loans	600,000	600,000	450,000	87,503	(362,497)
Administrative Fees	1,458,000	1,458,000	1,093,500	718,888	(374,612)
Housing Assistance Revenue	2,000,000	2,000,000	1,500,000	-	(1,500,000)
Total Revenue Sources	<u>4,058,000</u>	<u>4,058,000</u>	<u>3,043,500</u>	<u>806,391</u>	<u>(2,237,109)</u>
Expenses:					
Payroll--Permanent Employees	858,206	858,206	643,655	644,549	(894)
Payroll--Temporary Employees	38,610	38,610	28,957	15,533	13,424
Payroll--Per Diem	4,500	4,500	3,375	2,345	1,030
Employee Benefits	274,130	274,130	205,598	197,099	8,499
Contractual Services	312,250	312,250	234,187	124,181	110,006
Supplies	128,994	128,994	96,746	42,951	53,795
Rent & Other Fixed Fees	114,280	114,280	85,710	94,086	(8,376)
Travel	81,750	81,750	61,312	47,700	13,612
Equipment	10,000	10,000	7,500	-	7,500
Depreciation	-	-	-	177,713	(177,713)
Program Payments	6,200,000	6,200,000	4,650,000	428,951	4,221,049
Total Expenses	<u>8,022,720</u>	<u>8,022,720</u>	<u>6,017,040</u>	<u>1,775,108</u>	<u>4,241,932</u>
Transfers from Other Departments:					
Transfer from Programs-Special Initiatives	3,600,000	3,600,000	2,700,000	297,114	(2,402,886)
Transfer from Programs-Operations	364,720	364,720	273,540	671,603	398,063
Total Transfers	<u>3,964,720</u>	<u>3,964,720</u>	<u>2,973,540</u>	<u>968,717</u>	<u>(2,004,823)</u>
Gain (Loss)	-	-	-	-	

South Carolina State Housing Finance and Development Authority
4-Support Services
Budget vs Actual
Unaudited - March 31, 2014

	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Year-to-Date Budget</u>	<u>Year-to-Date Actual</u>	<u>Variance</u>
Revenue Sources:					
Administrative Fees	50,000	50,000	37,500	15,724	(21,776)
Total Revenue Sources	<u>50,000</u>	<u>50,000</u>	<u>37,500</u>	<u>15,724</u>	<u>(21,776)</u>
Expenses:					
Payroll--Permanent Employees	855,263	855,263	641,447	559,112	82,335
Payroll--Temporary Employees	13,500	13,500	10,125	37,417	(27,292)
Employee Benefits	275,027	275,027	206,271	202,952	3,319
Contractual Services	425,800	425,800	319,350	353,487	(34,137)
Supplies	91,825	91,825	68,868	18,938	49,930
Rent & Other Fixed Fees	93,335	93,335	70,001	63,029	6,972
Travel	37,000	37,000	27,750	25,980	1,770
Equipment	275,600	75,600	56,700	-	56,700
Depreciation	-	-	-	-	-
Total Expenses	<u>2,067,350</u>	<u>1,867,350</u>	<u>1,400,512</u>	<u>1,260,915</u>	<u>139,597</u>
Transfers from Other Departments:					
Transfer from Programs-Operations	2,017,350	1,817,350	1,363,012	1,245,191	(117,821)
Total Transfers	<u>2,017,350</u>	<u>1,817,350</u>	<u>1,363,012</u>	<u>1,245,191</u>	<u>(117,821)</u>
Gain (Loss)	-	-	-	-	

South Carolina State Housing Finance and Development Authority
5-Finance
Budget vs Actual
Unaudited - March 31, 2014

	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Year-to-Date Budget</u>	<u>Year-to-Date Actual</u>	<u>Variance</u>
Revenue Sources:					
Administrative Fees	-	-	-	-	-
Total Revenue Sources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Expenses:					
Payroll--Permanent Employees	690,111	690,111	517,583	471,760	45,823
Payroll--Temporary Employees	38,340	38,340	28,755	23,778	4,977
Employee Benefits	224,051	224,051	168,038	154,746	13,292
Contractual Services	136,000	136,000	102,000	40,320	61,680
Supplies	15,000	15,000	11,250	8,591	2,659
Rent & Other Fixed Fees	35,545	35,545	26,659	23,722	2,937
Travel	14,000	14,000	10,500	13,885	(3,385)
Equipment	5,000	5,000	3,750	-	3,750
Total Expenses	<u>1,158,047</u>	<u>1,158,047</u>	<u>868,535</u>	<u>736,802</u>	<u>131,733</u>
Transfers from Other Departments:					
Transfer from Programs-Operations	1,158,047	1,158,047	868,535	736,802	(131,733)
Total Transfers	<u>1,158,047</u>	<u>1,158,047</u>	<u>868,535</u>	<u>736,802</u>	<u>(131,733)</u>
Gain (Loss)	-	-	-	-	