

**ATTACHMENT A: CALCULATING ROOM AND BOARD EXAMPLE: NON-HUD FACILITIES**

<b>ABC Residential Services</b>				
<b>Computation of Room &amp; Board Costs for CTH II Consumers Based on 6/30/14 Audited Financial Statements</b>				
<b>For the year ending 6/30/14</b>				
<b>Cost</b>	<b>Park CTH II</b>	<b>River CTH II</b>	<b>Meadow CTH II</b>	<b>Total</b>
Rent (computed from one of three methods below)	\$ 13,046	\$ 13,046	\$ 13,046	\$ 39,138
Food	6,735	7,442	7,594	21,771
Telephone	1,140	1,517	1,179	3,836
Electricity	3,161	3,679	5,320	12,160
Water	526	1,371	2,335	4,232
Exterminating	240	522	414	1,176
Cable/Satellite TV	497	620	938	2,055
Maintenance - contractual and supplies	4,658	5,094	5,001	14,753
Yard Maintenance	1,163	1,163	1,163	3,489
Household supplies	1,392	1,681	2,270	5,343
Furnishings	322	429	425	1,176
Property Insurance	913	957	106	1,976
Subtotal	\$ 33,793	\$ 37,520	\$ 39,792	\$ 111,105
Administration	3,308	3,712	3,958	10,977
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<b>Total Annual Cost</b>	<b>\$ 37,101</b>	<b>\$ 41,232</b>	<b>\$ 43,750</b>	<b>\$ 122,082</b>
<b>Total Monthly Cost</b>	<b>\$ 3,092</b>	<b>\$ 3,436</b>	<b>\$ 3,646</b>	<b>\$ 10,173</b>
Number of residents	4	4	4	12
Monthly room & board per resident	\$ 772.93	\$ 859.00	\$ 911.45	\$ 847.79
<b>Room and Board Charge set at:</b>				<b>\$ 845</b>
<b>1. HUD Fair Market Value</b>				<b>\$ 1,000</b>
The HUD Fair Market Rent Documentation System may be used to find FMV rent for the area. The website address for the HUD FMV Documentation System is <a href="http://www.huduser.org/datasets/fmr.html">http://www.huduser.org/datasets/fmr.html</a> .				
<b>2. Depreciation Expense</b> (building & improvements / useful life)	<b>Park CTH II</b>	<b>River CTH II</b>	<b>Meadow CTH II</b>	<b>Total</b>
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<b>3. Mortgage expense</b>				
Actual Cost	172,000			
Interest Rate	6.50%			
Life of loan in months	360			
Monthly Payment	\$1,087.16			
Annual Mortgage Payments	\$13,045.88			
<b>Applying Income to Room and Board</b>				
Room and Board Charge		\$ 845		
LESS: SNAP Benefits		\$ (100)		
<b>Maximum Room and Board that can be charged</b>		<b>\$ 745</b>		
Resident Income (\$730 SSI)		\$ 730		
LESS: Personal Spending		\$ (50)		
<b>Total paid to Provider</b>		<b>\$ 680</b>		
<b>(Amount resident pays cannot exceed Approved Room and Board Charge)</b>				