

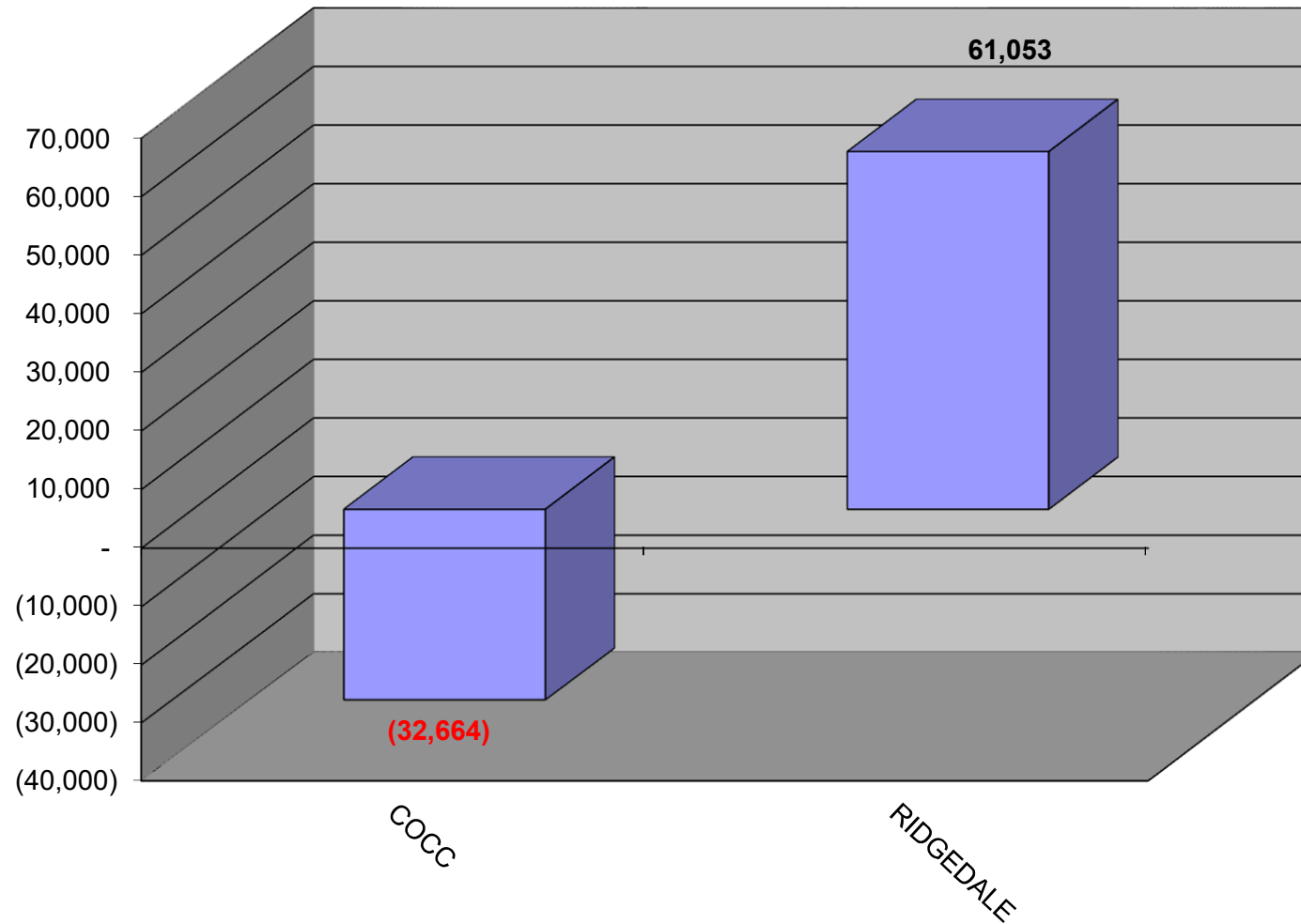
AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2018

Financial Statements

May 31, 2018

Avon Park Housing Authority



Year to Date Net Income

AVON PARK HOUSING AUTHORITY
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES
As of May 31, 2018

COCC

1111.00 GENERAL FUND-COCC
 1111.40 FSS ESCROW

69,142
 2,497
TOTAL 71,639

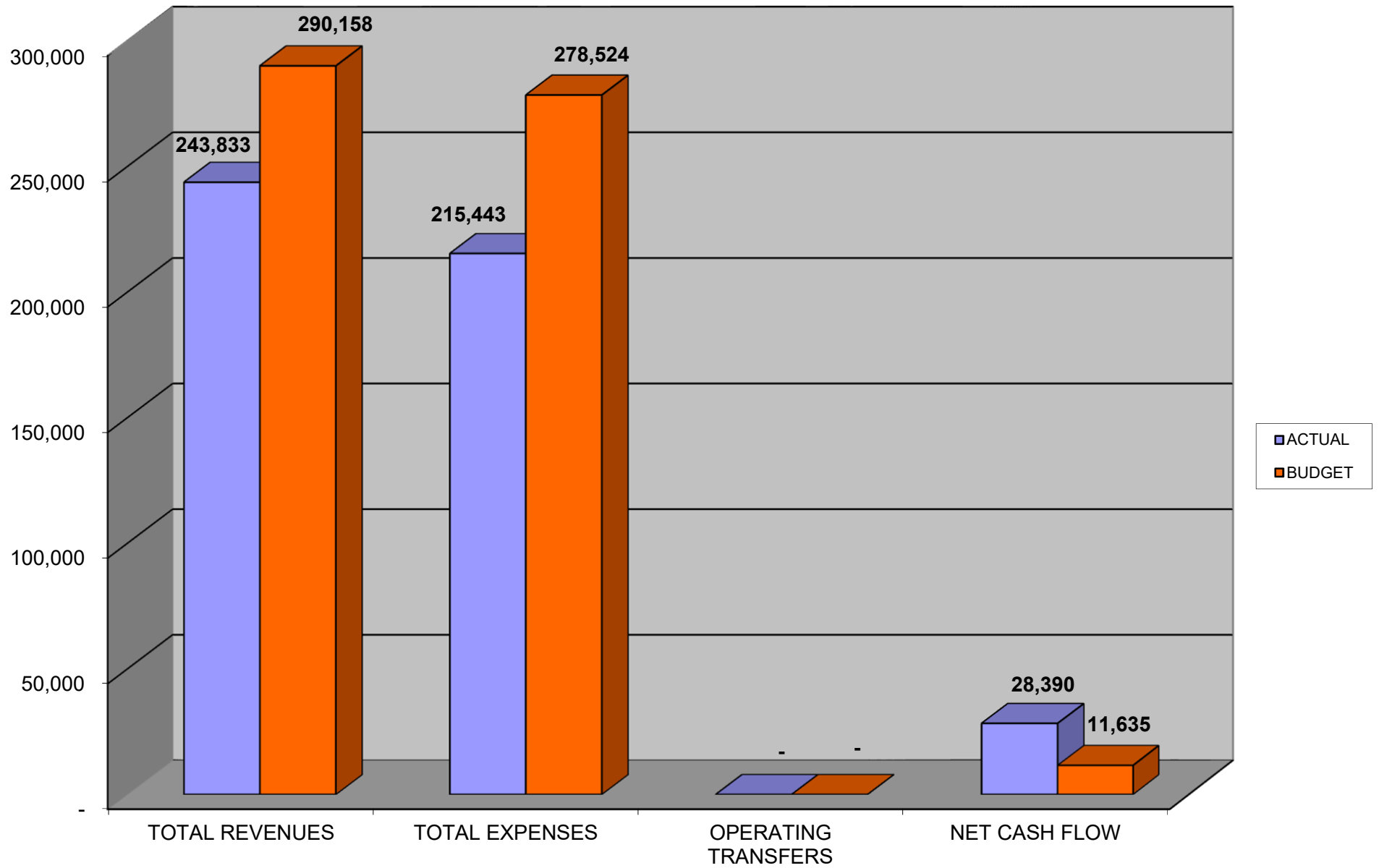
RIDGEDALE

1111.01 GENERAL FUND CHECKING 61,645
 1114.00 SECURITY DEPOSITS 6,028
 1162.05 ESCROW MIP 3,347
 1162.06 ESCROW RESERVE REPLACEMENT 21,447
 1162.07 ESCROW INSURANCE 14,633
 1162.08 RESIDUAL RECEIPTS RESERVES 47,455

TOTAL 154,554

GRAND TOTAL CASH ACCOUNTS 226,193

APHA CONSOLIDATED



APHA CONSOLIDATED- STATEMENT OF NET POSITION

ASSETS

| | | |
|----------------------------|---|------------------|
| Current Assets: | | |
| Cash | | |
| 111 | Unrestricted | 130,787 |
| 115 | Cash - Restricted for Payment of Current Liabilities | - |
| 112 | Cash - Restricted Mod and Development | - |
| 113 | Cash - Other restricted | 2,497 |
| 114 | Cash - Tenant Security Deposits | 6,028 |
| 100 | Total Cash | 139,313 |
| Receivables | | |
| 121 | Accounts Receivable - PHA Projects | - |
| 122 | Accounts Receivable - HUD Other Projects | - |
| 124 | Accounts Receivable - Other Government | 49,644 |
| 125 | Accounts Receivable - Miscellaneous | - |
| 126 | Accounts Receivable - Tenants Dwelling Rents | 1,389 |
| 126.1 | Allowance for Doubtful Accounts - Dwelling Rents | - |
| 126.2 | Allowance for Doubtful Accounts - Other | - |
| 127 | Notes and Mortgages Receivable - Current | - |
| 128 | Fraud Recovery | - |
| 128.1 | Allowance for Doubtful Accounts - Fraud | - |
| 129 | Accrued Interest Receivable | - |
| 120 | Total Receivables - Net of Allowances for doubtful accts | 51,034 |
| 131 | Investments - Unrestricted | - |
| 135 | Investments - Restricted for Payments of Current Liabilities | - |
| 132 | Investments - Restricted | 86,881 |
| 142 | Prepaid Expenses and Other Assets | (469) |
| 143 | Inventories | - |
| 143.1 | Allowance for Obsolete Inventory | - |
| 144 | Interprogram Due From | - |
| 145 | Assets Held for Sale | - |
| 146 | Amounts To Be Provided | - |
| | Total Other Current Assets | 86,411 |
| 150 | Total Current Assets | 276,757 |
| Non-current Assets: | | |
| Fixed Assets | | |
| 161 | Land | 600,000 |
| 168 | Infrastructure | 2,758 |
| 162 | Buildings | 1,224,173 |
| 163 | Furniture, Equipment & Machinery- Dwellings | - |
| 164 | Furniture, Equipment & Machinery - Administration | 224,450 |
| 165 | Leasehold Improvements | - |
| 166 | Accumulated Depreciation | (350,792) |
| 167 | Construction in Progress | - |
| 160 | Total Fixed Assets - Net of Accumulated Depreciation | 1,700,589 |
| 171 | Notes, Loans, Mortgages Receivable - Non Current | - |
| 172 | Notes, Loans, Mortgages Receivable - Non Current - Past Due | - |
| 173 | Grants Receivable - Non Current | - |
| 174 | Other Assets | - |
| 176 | Investments in Joint Ventures | - |
| | Total Non-Current Assets | - |
| | Total Assets | 1,977,346 |
| 200 | Deferred Outflows of Resources - Pension Plan | - |
| | Total Assets & Deferred Outflows of Resources | 1,977,346 |

LIABILITIES

| | | |
|--------------------------------------|--|------------------|
| Current Liabilities: | | |
| 311 | Bank Overdraft | - |
| 312 | Accounts Payable <= 90 Days | 1,554 |
| 313 | Accounts payable >90 Days Past Due | - |
| 321 | Accrued Wage/Payroll Taxes Payable | - |
| 322 | Accrued Compensated Absences - Current Portion | 2,585 |
| 324 | Accrued Contingency Liability | - |
| 325 | Accrued Interest Payable | - |
| 331 | Accounts Payable - HUD PHA Programs | - |
| 332 | Accounts Payable - PHA Projects | - |
| 333 | Accounts Payable - Other Government | 451 |
| 341 | Tenant Security Deposits | 6,028 |
| 342 | Unearned Revenue | 501 |
| 343 | Current Portion of Long-term Debt - Capital Projects | 15,307 |
| 344 | Current Portion of Long-term Debt - Operating Borrowings | - |
| 348 | Loan Liability - Current | - |
| 345 | Other Current Liabilities | - |
| 346 | Accrued Liabilities - Other | - |
| 347 | Interprogram Due To | - |
| 310 | Total Current Liabilities | 26,427 |
| Non-current Liabilities: | | |
| 351 | Long-term Debt, Net of Current - Capital Projects | 1,396,482 |
| 352 | Net Pension Liability & OPEB | - |
| 354 | Accrued Compensated Absences - Non Current | 14,343 |
| 355 | Loan Liability - Non Current | - |
| 353 | Noncurrent Liabilities - Other | 2,497 |
| 350 | Total Noncurrent Liabilities | 1,413,322 |
| 300 | Total Liabilities | 1,439,749 |
| DEFERRED INFLOWS OF RESOURCES | | |
| 400 | Deferred Inflows of Resources - Pension Related Items | - |
| EQUITY: | | |
| 501 | Investment in General Fixed Assets | - |
| Contributed Capital | | |
| 502 | Project Notes (HUD) | - |
| 503 | Long-term Debt - HUD Guaranteed | - |
| 504 | Net HUD PHA Contributions | - |
| 505 | Other HUD Contributions | - |
| 507 | Other Contributions | - |
| 508 | Total Contributed Capital | - |
| 508.1 | Net Investment in Capital Assets | 288,799 |
| Reserved Fund Balance: | | |
| 509 | Fund Balance Reserved for Encumbrances/ Designated Fund Balance | - |
| 510 | Fund Balance Reserved for Capital Activities | - |
| 511 | Total Reserved Fund Balance | - |
| 511.1 | Restricted Net Position | 86,881 |
| 512 | Undesignated Fund Balance/Retained Earnings | - |
| 512.1 | Unrestricted Net Position | 161,917 |
| 513 | Total Equity | 537,597 |
| 600 | Total Liabilities and Equity | 1,977,346 |

APHA CONSOLIDATED

| LINE | ACCT | | CURRENT | CURRENT | | % OF | YEAR | YEAR | | % OF | BUDGET | |
|-------------------------------|------|----------------------------------|---------------|---------------|-----------------|-------------|----------------|----------------|-----------------|--------------|----------------|----------------|
| ITEM | # | DESCRIPTION | MONTH | MONTH | DIFF | MTD | TO DATE | TO DATE | DIFF | YTD | ANNUAL | BALANCE |
| REVENUE | | | May-18 | BUDGET | | BUDGET | ACTUAL | BUDGET | | BUDGET | BUDGET | REMAINING |
| OPERATING INCOME | | | | | | | | | | | | |
| 703 | 3110 | GROSS POTENTIAL RENT | 1,259 | 1,500 | (242) | 84% | 5,066 | 7,500 | (2,434) | 68% | 18,000 | 12,934 |
| | | | - | (30) | 30 | 0% | - | (150) | 150 | 0% | (360) | (360) |
| | | NET TENANT REVENUE | 1,259 | 1,470 | (212) | 84% | 5,066 | 7,350 | (2,284) | 68% | 17,640 | 12,574 |
| 3401 | | TENANT REVENUE - OTHER | 226 | 574 | (348) | 39% | 2,312 | 2,871 | (558) | 81% | 6,890 | 4,578 |
| 3404 | | TENANT REVENUE - EXCESS UTILITY | - | - | - | - | - | - | - | - | - | - |
| 3430 | | TENANT REVENUE - MAINTENANCE | - | - | - | - | - | - | - | - | - | - |
| 3450 | | TENANT REVENUE - LATE CHARGES | - | - | - | - | - | - | - | - | - | - |
| 3431 | | NET OPERATING REVENUE | 1,485 | 2,044 | (559) | 73% | 7,379 | 10,221 | (2,842) | 72% | 24,530 | 17,151 |
| 706 | | HUD PHA OPERATING GRANT CFP | 32,067 | 32,598 | (531) | 98% | 146,664 | 162,990 | (16,326) | 90% | 391,176 | 244,512 |
| 708 | | OTHER GOVERNMENT GRANTS | - | - | - | - | - | - | - | - | - | - |
| 711 | | INVESTMENT INCOME - UNRESTRICTED | 3 | 14 | (11) | 22% | 13 | 71 | (58) | 18% | 170 | 157 |
| | | MANAGEMENT FEE INCOME | - | 11,291 | (11,291) | 0% | 29,008 | 56,457 | (27,449) | 51% | 135,497 | 106,489 |
| | | BOOKKEEPING FEE INCOME | - | 830 | (830) | 0% | - | 4,148 | (4,148) | 0% | 9,954 | 9,954 |
| | | ASSET MANAGEMENT FEE INCOME | - | - | - | - | - | - | - | - | - | - |
| 714 | | FRAUD RECOVERY | - | - | - | - | - | - | - | - | - | - |
| 715 | | OTHER REVENUE | 11,925 | 11,217 | 708 | 106% | 60,740 | 56,085 | 4,655 | 108% | 134,603 | 73,863 |
| 720 | | INVESTMENT INCOME - RESTRICTED | 5 | 38 | (32) | 15% | 29 | 188 | (159) | 15% | 450 | 421 |
| 700 | | TOTAL REVENUES | 45,486 | 58,032 | (12,546) | 78% | 243,833 | 290,158 | (46,326) | 84% | 696,380 | 452,547 |
| OPERATING EXPENDITURES | | | | | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | | | | | |
| 911 | 4110 | ADMINISTRATIVE SALARIES | 14,436 | 15,443 | (1,007) | 93% | 68,710 | 77,215 | (8,505) | 89% | 185,315 | 116,605 |
| 912 | 4182 | EBC - ADMIN | 3,905 | 5,175 | (1,270) | 75% | 21,105 | 25,877 | (4,772) | 82% | 62,104 | 40,999 |
| | 4171 | AUDITING FEES | - | 542 | (542) | 0% | 884 | 2,708 | (1,824) | 33% | 6,500 | 5,616 |
| | | MANAGEMENT FEES | - | 2,725 | (2,725) | 0% | 8,455 | 13,627 | (5,173) | 62% | 32,705 | 24,251 |
| | | BOOKKEEPING FEES | - | 126 | (126) | 0% | - | 630 | (630) | 0% | 1,512 | 1,512 |
| | | ADVERTISING & MARKETING | - | - | - | - | - | - | - | - | - | - |
| | | OFFICE EXPENSE | - | - | - | - | - | - | - | - | - | - |
| | | LEGAL EXPENSE | - | - | - | - | - | - | - | - | - | - |
| | | TRAVEL | - | - | - | - | - | - | - | - | - | - |
| 916 | 4190 | OTHER | 10,933 | 3,375 | 7,558 | 324% | 23,252 | 16,875 | 6,377 | 138% | 40,500 | 17,248 |
| | | TOTAL ADMINISTRATIVE | 29,274 | 27,386 | 1,888 | 107% | 122,405 | 136,932 | (14,527) | 89% | 328,636 | 206,231 |
| TENANT SERVICES | | | | | | | | | | | | |
| 921 | 4210 | SALARIES | - | - | - | - | - | - | - | - | - | - |
| 923 | 4222 | EBC - TNT SVCS | - | - | - | - | - | - | - | - | - | - |
| 924 | 4230 | OTHER | - | 8 | (8) | 0% | 3,991 | 42 | 3,949 | 9578% | 100 | (3,891) |
| | | TOTAL TENANT SERVICES | - | 8 | (8) | 0% | 3,991 | 42 | 3,949 | 9578% | 100 | (3,891) |
| UTILITIES | | | | | | | | | | | | |
| 931 | 4310 | WATER | 727 | 698 | 29 | 104% | 3,015 | 3,488 | (473) | 86% | 8,372 | 5,357 |
| 932 | 4320 | ELECTRICITY | 1,167 | 339 | 827 | 344% | 3,058 | 1,696 | 1,362 | 180% | 4,070 | 1,012 |
| 933 | 4330 | NATURAL GAS | 16 | - | 16 | - | 70 | - | 70 | - | - | (70) |
| 938 | 4390 | SEWER AND OTHER | 1,075 | 1,006 | 69 | 107% | 4,196 | 5,030 | (834) | 83% | 12,071 | 7,875 |
| | | TOTAL UTILITIES | 2,984 | 2,043 | 942 | 146% | 10,339 | 10,214 | 125 | 101% | 24,513 | 14,174 |

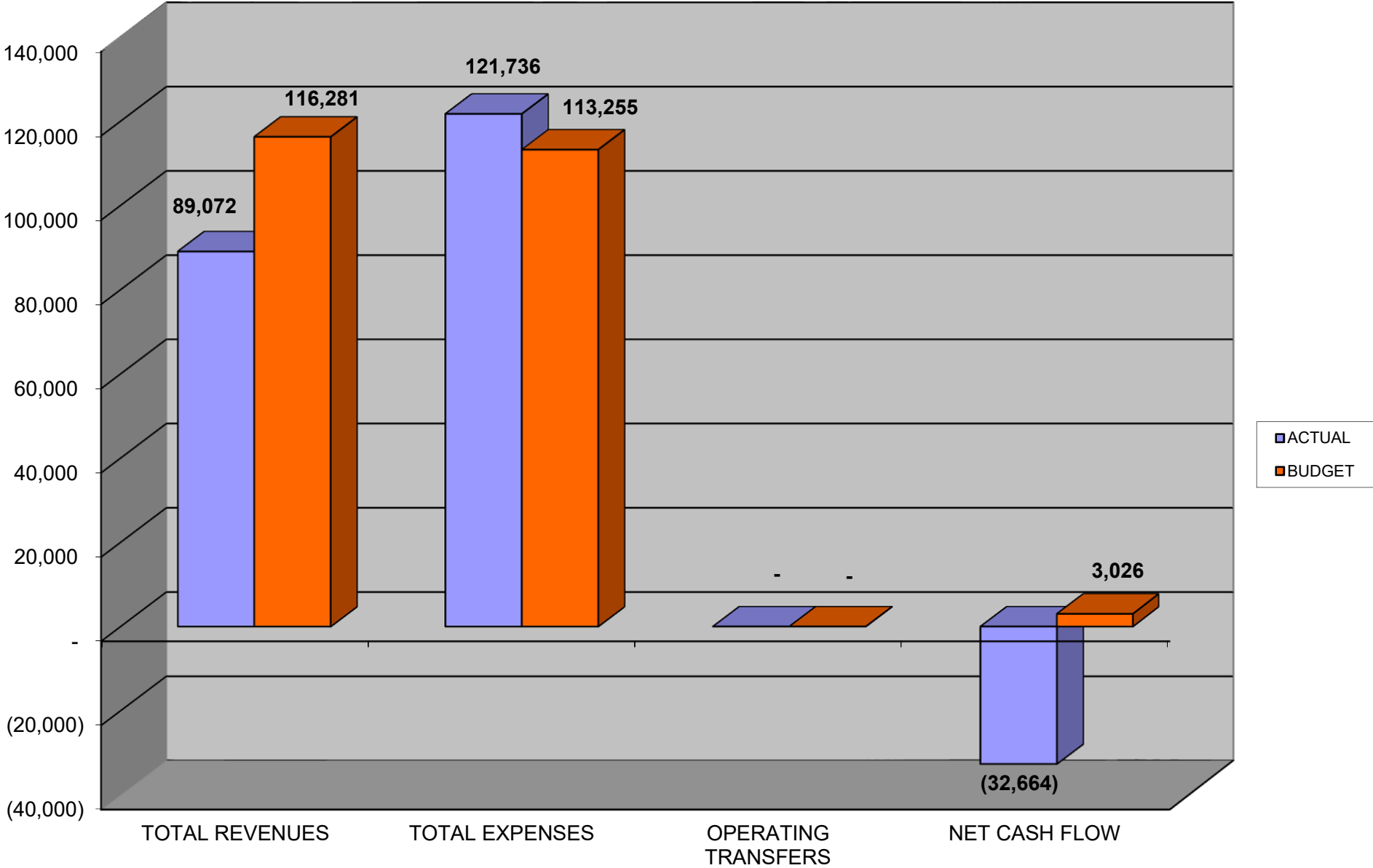
APHA CONSOLIDATED

| LINE | ACCT | | CURRENT | CURRENT | | % OF | YEAR | YEAR | | % OF | BUDGET | |
|---|------|-------------------------------------|----------------|---------------|-----------------|--------------|----------------|----------------|-----------------|-------------|----------------|----------------|
| ITEM | # | DESCRIPTION | MONTH | MONTH | DIFF | MTD | TO DATE | TO DATE | DIFF | YTD | ANNUAL | BALANCE |
| | | | May-18 | BUDGET | | BUDGET | ACTUAL | BUDGET | | BUDGET | BUDGET | REMAINING |
| ORDINARY MAINT & OPERATIONS | | | | | | | | | | | | |
| 941 | 4410 | LABOR | 2,369 | 6,186 | (3,817) | 38% | 13,060 | 30,931 | (17,870) | 42% | 74,234 | 61,174 |
| 945 | 4433 | EMPLOYEE BENEFITS - MAINTENANCE | 897 | 2,551 | (1,655) | 35% | 3,780 | 12,756 | (8,976) | 30% | 30,615 | 26,835 |
| 943 | 4420 | MATERIALS | 2,770 | 625 | 2,145 | 443% | 7,854 | 3,125 | 4,729 | 251% | 7,500 | (354) |
| CONTRACT COSTS | | | | | | | | | | | | |
| 943 | | GARBAGE & TRASH | 692 | 625 | 67 | 111% | 2,731 | 3,125 | (394) | 87% | 7,500 | 4,769 |
| | | COOLING / AIR CONDITIONING | 95 | 200 | (105) | 48% | 905 | 1,000 | (95) | 91% | 2,400 | 1,495 |
| | | ELEVATOR MAINTENANCE | - | - | - | - | - | - | - | - | - | - |
| | | LANDSCAPE & GROUNDS | 495 | 458 | 37 | 108% | 2,475 | 2,292 | 183 | 108% | 5,500 | 3,025 |
| | | UNIT TURNAROUNDS | - | - | - | - | - | - | - | - | - | - |
| | | ELECTRICAL | - | - | - | - | - | - | - | - | - | - |
| | | PLUMBING | - | 83 | (83) | 0% | - | 417 | (417) | 0% | 1,000 | 1,000 |
| | | EXTERMINATION | - | 125 | (125) | 0% | 2,272 | 625 | 1,647 | 364% | 1,500 | (772) |
| | | JANITORIAL | - | - | - | - | - | - | - | - | - | - |
| | | ROUTINE MAINTENANCE | 109 | 2,875 | (2,767) | 4% | 359 | 14,375 | (14,017) | 2% | 34,500 | 34,142 |
| 943 | 4430 | OTHER MISCELLANEOUS CONTRACT COSTS | - | - | - | - | 9,692 | - | 9,692 | - | - | (9,692) |
| TOTAL ORDINARY MAINT & OPER | | | 7,426 | 13,729 | (6,303) | 54% | 43,129 | 68,645 | (25,517) | 63% | 164,749 | 121,620 |
| PROTECTIVE SERVICES | | | | | | | | | | | | |
| 4480 | | PROTECTIVE SERVICES CONTRACT COSTS | - | - | - | - | - | - | - | - | - | - |
| | | PROTECTIVE SERVICES OTHER | - | - | - | - | - | - | - | - | - | - |
| TOTAL PROTECTIVE SERVICES | | | - | - | - | - | - | - | - | - | - | - |
| INSURANCE | | | | | | | | | | | | |
| 961 | 4510 | INSURANCE | (16) | 1,882 | (1,897) | -1% | 5,338 | 9,408 | (4,070) | 57% | 22,579 | 17,241 |
| 969 | | TOTAL INSURANCE EXPENSES | (16) | 1,882 | (1,897) | -1% | 5,338 | 9,408 | (4,070) | 57% | 22,579 | 17,241 |
| GENERAL EXPENSES | | | | | | | | | | | | |
| 962 | 4590 | OTHER GENERAL EXPENSES | 10,490 | 875 | 9,615 | 1199% | 12,061 | 4,375 | 7,686 | 276% | 10,500 | (1,561) |
| | | COMPENSATED ABSENCES | - | - | - | - | - | - | - | - | - | - |
| | | PAYMENTS IN LIEU OF TAXES | - | - | - | - | - | - | - | - | - | - |
| | | BAD DEBTS | - | 83 | (83) | 0% | - | 417 | (417) | 0% | 1,000 | 1,000 |
| | | INTEREST EXPENSE | 3,010 | 3,005 | 4 | 100% | 18,181 | 15,027 | 3,155 | 121% | 36,064 | 17,883 |
| TOTAL GENERAL EXPENSES | | | 13,500 | 3,964 | 9,536 | 341% | 30,242 | 19,818 | 10,424 | 153% | 47,564 | 17,322 |
| 969 | | TOTAL OPERATING EXPENDITURES | 53,169 | 49,012 | 4,157 | 108% | 215,443 | 245,059 | (29,616) | 88% | 588,141 | 372,698 |
| 970 | | CASH FLOW FROM OPERATIONS | (7,684) | 9,020 | (16,704) | -85% | 28,390 | 45,100 | (16,710) | 63% | 108,239 | 79,849 |
| OTHER FINANCIAL ITEMS-SOURCES & (USES) | | | | | | | | | | | | |
| | | OPERATING TRANSFERS IN | - | - | - | - | - | - | - | - | - | - |
| | | OPERATING TRANSFERS OUT | - | - | - | - | - | - | - | - | - | - |
| | | INTER-AMP EXCESS TRANSFER IN | - | - | - | - | - | - | - | - | - | - |
| | | INTER AMP EXCESS TRANSFER OUT | - | - | - | - | - | - | - | - | - | - |
| | | TRANSFERS FROM PROGRAM TO AMP | - | - | - | - | - | - | - | - | - | - |
| | | GROUND LEASE | - | - | - | - | - | - | - | - | - | - |
| | | HUD GRANTS - CAPITAL CONTRIBUTIONS | - | 4,167 | (4,167) | 0% | - | 20,833 | (20,833) | 0% | 50,000 | 50,000 |
| | | DEBT SERVICE PAYMENT - INTEREST | - | - | - | - | - | - | - | - | - | - |
| | | DEBT SERVICE PAYMENT - PRINCIPAL | - | 2,526 | (2,526) | 0% | - | 12,632 | (12,632) | 0% | 30,316 | 30,316 |
| 971 | 4610 | EXTRAORDINARY MAINTENANCE | - | - | - | - | - | - | - | - | - | - |
| | | DEPRECIATION | - | - | - | - | - | - | - | - | - | - |
| 973 | 4715 | HOUSING ASSISTANCE PAYMENTS | - | - | - | - | - | - | - | - | - | - |
| | | OTHER ITEMS | - | - | - | - | - | - | - | - | - | - |
| TOTAL OTHER EXPENSES | | | - | 6,693 | (6,693) | 0% | - | 33,465 | (33,465) | 0% | 80,316 | 80,316 |
| 900 | | TOTAL EXPENDITURES | 53,169 | 55,705 | (2,536) | 95% | 215,443 | 278,524 | (63,081) | 77% | 668,457 | 453,014 |
| DEPRECIATION ADD BACK | | | - | - | - | - | - | - | - | - | - | - |
| NET CASH FLOW | | | (7,684) | 2,327 | (10,011) | -330% | 28,390 | 11,635 | 16,755 | 244% | 27,923 | (467) |

APHA CONSOLIDATED ACCOUNT DETAIL

| LINE | ACCT | | CURRENT | CURRENT | | % OF | YEAR | YEAR | | % OF | BUDGET | |
|---------------------------------------|------|------------------------------------|----------------------|----------------------|---------------------|---------------------|-----------------------|-----------------------|------------------------|--------------------|-----------------------|-----------------------|
| ITEM | # | DESCRIPTION | MONTH | MONTH | DIFF | MTD | TO DATE | TO DATE | DIFF | YTD | ANNUAL | BALANCE |
| | | | May-18 | BUDGET | | BUDGET | ACTUAL | BUDGET | | BUDGET | BUDGET | REMAINING |
| INCOME | | | | | | | | | | | | |
| HUD PHA GRANTS | | | | | | | | | | | | |
| 3401 | | CAPITAL FUND REVENUE - SOFT COSTS | - | - | - | - | - | - | - | - | - | - |
| 3401.1 | | CFP CAPITAL EXPENDITURES | - | - | - | - | - | - | - | - | - | - |
| 3410 | | SECTION 8 HAP INCOME | 32,067 | 32,598 | (531) | 98% | 146,664 | 162,990 | (16,326) | 90% | 391,176 | 244,512 |
| 3410.1 | | ADMINISTRATIVE FEES EARNED | - | - | - | - | - | - | - | - | - | - |
| 3410.2 | | PORT IN ADMINISTRATIVE FEES EARNED | - | - | - | - | - | - | - | - | - | - |
| TOTAL HUD PHA GRANTS | | | <u>32,067</u> | <u>32,598</u> | <u>(531)</u> | <u>98%</u> | <u>146,664</u> | <u>162,990</u> | <u>(16,326)</u> | <u>90%</u> | <u>391,176</u> | <u>244,512</u> |
| EXPENSES | | | | | | | | | | | | |
| ADMINISTRATIVE OFFICE EXPENSES | | | | | | | | | | | | |
| 4130 | | LEGAL | 10 | 417 | (407) | 2% | 103 | 2,083 | (1,981) | 5% | 5,000 | 4,898 |
| 4140 | | STAFF TRAINING | - | 500 | (500) | 0% | 496 | 2,500 | (2,004) | 20% | 6,000 | 5,504 |
| 4150 | | TRAVEL | 1,008 | 208 | 800 | 484% | 1,990 | 1,042 | 948 | 191% | 2,500 | 510 |
| 4170 | | ACCOUNTING | - | 400 | (400) | 0% | 3 | 2,000 | (1,997) | 0% | 4,800 | 4,797 |
| 4190 | | SUNDRY | 4,154 | 600 | 3,554 | 692% | 10,132 | 3,000 | 7,132 | 338% | 7,200 | (2,932) |
| 4190.2 | | TELEPHONE/COMMUNICATIONS | 1,035 | 375 | 660 | 276% | 4,355 | 1,875 | 2,480 | 232% | 4,500 | 145 |
| 4190.3 | | POSTAGE | 2,063 | 179 | 1,884 | 1151% | 2,701 | 896 | 1,805 | 301% | 2,150 | (551) |
| 4190 | | OFFICE SUPPLIES | - | 542 | (542) | 0% | - | 2,708 | (2,708) | 0% | 6,500 | 6,500 |
| 4190 | | CONTRACT COST-COPIER/SECURITY | 90 | - | 90 | - | 387 | - | 387 | - | - | (387) |
| 4190 | | EVICION COST | - | 17 | (17) | 0% | - | 83 | (83) | 0% | 200 | 200 |
| 4190.9 | | CONTRACT COST - ADMIN | 2,574 | 138 | 2,436 | 1872% | 3,086 | 688 | 2,399 | 449% | 1,650 | (1,436) |
| TOTAL ADMINISTRATIVE | | | <u>10,933</u> | <u>3,375</u> | <u>7,558</u> | <u>324%</u> | <u>23,252</u> | <u>16,875</u> | <u>6,377</u> | <u>138%</u> | <u>40,500</u> | <u>17,248</u> |
| TOTAL GENERAL EXPENSES | | | | | | | | | | | | |
| 4590 | | OTHER GENERAL EXPENSE | 10,490 | 875 | 9,615 | 1199% | 12,061 | 4,375 | 7,686 | 276% | 10,500 | (1,561) |
| 4590 | | FSS CONTRIBUTIONS | - | - | - | - | - | - | - | - | - | - |
| 4590.5 | | ASSET MANAGEMENT FEE | - | - | - | - | - | - | - | - | - | - |
| 4590.6 | | OTHER FEES | - | - | - | - | - | - | - | - | - | - |
| TOTAL OTHER GENERAL EXPENSES | | | <u>10,490</u> | <u>875</u> | <u>9,615</u> | <u>1199%</u> | <u>12,061</u> | <u>4,375</u> | <u>7,686</u> | <u>276%</u> | <u>10,500</u> | <u>(1,561)</u> |

CENTRAL OFFICE COST CENTER



COCC - STATEMENT OF NET POSITION

ASSETS

| | | |
|----------------------------|--|----------------|
| Current Assets: | | |
| Cash | | |
| 111 | Unrestricted | 69,142 |
| 115 | Cash - Restricted for Payment of Current Liabilities | - |
| 112 | Cash - Restricted Mod and Development | - |
| 113 | Cash - Other restricted | 2,497 |
| 114 | Cash - Tenant Security Deposits | - |
| 100 | Total Cash | 71,639 |
| Receivables | | |
| 121 | Accounts Receivable - PHA Projects | - |
| 122 | Accounts Receivable - HUD Other Projects | - |
| 124 | Accounts Receivable - Other Government | 49,644 |
| 125 | Accounts Receivable - Miscellaneous | - |
| 126 | Accounts Receivable - Tenants Dwelling Rents | - |
| 126.1 | Allowance for Doubtful Accounts - Dwelling Rents | - |
| 126.2 | Allowance for Doubtful Accounts - Other | - |
| 127 | Notes and Mortgages Receivable - Current | - |
| 128 | Fraud Recovery | - |
| 128.1 | Allowance for Doubtful Accounts - Fraud | - |
| 129 | Accrued Interest Receivable | - |
| 120 | Total Receivables - Net of Allowances for doubtful acct | 49,644 |
| 131 | Investments - Unrestricted | - |
| 135 | Investments - Restricted for Payments of Current Liabilities | - |
| 132 | Investments - Restricted | - |
| 142 | Prepaid Expenses and Other Assets | - |
| 143 | Inventories | - |
| 143.1 | Allowance for Obsolete Inventory | - |
| 144 | Interprogram Due From | - |
| 145 | Assets Held for Sale | - |
| 146 | Amounts To Be Provided | - |
| | Total Other Current Assets | - |
| 150 | Total Current Assets | 121,284 |
| Non-current Assets: | | |
| Fixed Assets | | |
| 161 | Land | 500,000 |
| 168 | Infrastructure | 2,758 |
| 162 | Buildings | 43,659 |
| 163 | Furniture, Equipment & Machinery- Dwellings | - |
| 164 | Furniture, Equipment & Machinery - Administration | 176,236 |
| 165 | Leasehold Improvements | - |
| 166 | Accumulated Depreciation | (34,134) |
| 167 | Construction in Progress | - |
| 160 | Total Fixed Assets - Net of Accumulated Depreciation | 688,519 |
| 171 | Notes, Loans, Mortgages Receivable - Non Current | - |
| 172 | Notes, Loans, Mortgages Receivable - Non Current - Past Due | - |
| 173 | Grants Receivable - Non Current | - |
| 174 | Other Assets | - |
| 176 | Investments in Joint Ventures | - |
| | Total Non-Current Assets | - |
| | Total Assets | 809,803 |
| 200 | Deferred Outflows of Resources - Pension Plan | - |
| | Total Assets & Deferred Outflows of Resources | 809,803 |

LIABILITIES

| | | |
|--------------------------------------|--|----------------|
| Current Liabilities: | | |
| 311 | Bank Overdraft | - |
| 312 | Accounts Payable <= 90 Days | 1,554 |
| 313 | Accounts payable >90 Days Past Due | - |
| 321 | Accrued Wage/Payroll Taxes Payable | - |
| 322 | Accrued Compensated Absences - Current Portion | - |
| 324 | Accrued Contingency Liability | - |
| 325 | Accrued Interest Payable | - |
| 331 | Accounts Payable - HUD PHA Programs | - |
| 332 | Accounts Payable - PHA Projects | - |
| 333 | Accounts Payable - Other Government | - |
| 341 | Tenant Security Deposits | - |
| 342 | Unearned Revenue | - |
| 343 | Current Portion of Long-term Debt - Capital Projects | - |
| 344 | Current Portion of Long-term Debt - Operating Borrowings | - |
| 348 | Loan Liability - Current | - |
| 345 | Other Current Liabilities | - |
| 346 | Accrued Liabilities - Other | - |
| 347 | Interprogram Due To | - |
| 310 | Total Current Liabilities | 1,554 |
| Non-current Liabilities: | | |
| 351 | Long-term Debt, Net of Current - Capital Projects | - |
| 352 | Net Pension Liability & OPEB | - |
| 354 | Accrued Compensated Absences - Non Current | 14,343 |
| 355 | Loan Liability - Non Current | - |
| 353 | Noncurrent Liabilities - Other | 2,497 |
| 350 | Total Noncurrent Liabilities | 16,840 |
| 300 | Total Liabilities | 18,394 |
| DEFERRED INFLOWS OF RESOURCES | | |
| 400 | Deferred Inflows of Resources - Pension Related Items | - |
| EQUITY: | | |
| 501 | Investment in General Fixed Assets | - |
| Contributed Capital | | |
| 502 | Project Notes (HUD) | - |
| 503 | Long-term Debt - HUD Guaranteed | - |
| 504 | Net HUD PHA Contributions | - |
| 505 | Other HUD Contributions | - |
| 507 | Other Contributions | - |
| 508 | Total Contributed Capital | - |
| 508.1 | Net Investment in Capital Assets | 688,519 |
| Reserved Fund Balance: | | |
| 509 | Fund Balance Reserved for Encumbrances/ Designated Fund Balance | - |
| 510 | Fund Balance Reserved for Capital Activities | - |
| 511 | Total Reserved Fund Balance | - |
| 511.1 | Restricted Net Position | - |
| 512 | Undesignated Fund Balance/Retained Earnings | - |
| 512.1 | Unrestricted Net Position | 102,889 |
| 513 | Total Equity | 791,408 |
| 600 | Total Liabilities and Equity | 809,803 |

CENTRAL OFFICE COST CENTER

| LINE | ACCT | | CURRENT | CURRENT | | % OF | YEAR | YEAR | | % OF | | BUDGET |
|-------------------------------|------|----------------------------------|---------------|---------------|-----------------|-------------|----------------|----------------|-----------------|-------------|----------------|----------------|
| ITEM | # | DESCRIPTION | MONTH | MONTH | DIFF | MTD | TO DATE | TO DATE | DIFF | YTD | ANNUAL | BALANCE |
| REVENUE | | | May-18 | BUDGET | | BUDGET | ACTUAL | BUDGET | | BUDGET | BUDGET | REMAINING |
| OPERATING INCOME | | | | | | | | | | | | |
| 703 | 3110 | GROSS POTENTIAL RENT | - | - | - | - | - | - | - | - | - | - |
| 704 | 3422 | LESS: VACANCY LOSS | - | - | - | - | - | - | - | - | - | - |
| | | NET TENANT REVENUE | - | - | - | 0% | - | - | - | 0% | - | - |
| | 3110 | TENANT REVENUE - OTHER | - | - | - | - | - | - | - | - | - | - |
| | 3120 | TENANT REVENUE - EXCESS UTILITY | - | - | - | - | - | - | - | - | - | - |
| | 3690 | TENANT REVENUE - MAINTENANCE | - | - | - | - | - | - | - | - | - | - |
| 703 | 3431 | NET OPERATING REVENUE | - | - | - | - | - | - | - | - | - | - |
| 706 | | HUD PHA OPERATING GRANT CFP / S8 | - | - | - | - | - | - | - | - | - | - |
| 708 | | OTHER GOVERNMENT GRANTS | - | - | - | - | - | - | - | - | - | - |
| 711 | | INVESTMENT INCOME - UNRESTRICTED | - | 10 | (10) | 0% | - | 50 | (50) | 0% | 120 | 120 |
| | | MANAGEMENT FEE INCOME | - | 11,291 | (11,291) | 0% | 29,008 | 56,457 | (27,449) | 51% | 135,497 | 106,489 |
| | | BOOKKEEPING FEE INCOME | - | 830 | (830) | 0% | - | 4,148 | (4,148) | 0% | 9,954 | 9,954 |
| | | ASSET MANAGEMENT FEE INCOME | - | - | - | - | - | - | - | - | - | - |
| 714 | | FRAUD RECOVERY | - | - | - | - | - | - | - | - | - | - |
| 715 | | OTHER REVENUE | 11,925 | 11,125 | 800 | 107% | 60,064 | 55,626 | 4,438 | 108% | 133,503 | 73,439 |
| 720 | | INVESTMENT INCOME - RESTRICTED | - | - | - | - | - | - | - | - | - | - |
| 700 | | TOTAL REVENUES | 11,925 | 23,256 | (11,331) | 51% | 89,072 | 116,281 | (27,209) | 77% | 279,074 | 190,002 |
| OPERATING EXPENDITURES | | | | | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | | | | | |
| 911 | 4110 | ADMINISTRATIVE SALARIES | 13,784 | 14,314 | (530) | 96% | 65,197 | 71,569 | (6,372) | 91% | 171,765 | 106,568 |
| 912 | 4182 | EBC - ADMIN | 3,730 | 4,623 | (893) | 81% | 19,910 | 23,116 | (3,206) | 86% | 55,478 | 35,568 |
| | 4171 | AUDITING FEES | - | 167 | (167) | 0% | - | 833 | (833) | 0% | 2,000 | 2,000 |
| | | MANAGEMENT FEES | - | - | - | - | - | - | - | - | - | - |
| | | BOOKKEEPING FEES | - | - | - | - | - | - | - | - | - | - |
| | | ADVERTISING & MARKETING | - | - | - | - | - | - | - | - | - | - |
| | | OFFICE EXPENSE | - | - | - | - | - | - | - | - | - | - |
| | | LEGAL EXPENSE | - | - | - | - | - | - | - | - | - | - |
| | | TRAVEL | - | - | - | - | - | - | - | - | - | - |
| 916 | 4190 | OTHER | 9,470 | 2,067 | 7,404 | 458% | 20,874 | 10,333 | 10,541 | 202% | 24,800 | 3,926 |
| | | TOTAL ADMINISTRATIVE | 26,984 | 21,170 | 5,814 | 127% | 105,981 | 105,851 | 130 | 100% | 254,043 | 148,062 |
| TENANT SERVICES | | | | | | | | | | | | |
| 921 | 4210 | SALARIES | - | - | - | - | - | - | - | - | - | - |
| 923 | 4222 | EBC - TNT SVCS | - | - | - | - | - | - | - | - | - | - |
| 924 | 4230 | OTHER | - | - | - | - | - | - | - | - | - | - |
| | | TOTAL TENANT SERVICES | - | - | - | - | - | - | - | - | - | - |
| UTILITIES | | | | | | | | | | | | |
| 931 | 4310 | WATER | 25 | 21 | 4 | 118% | 22 | 104 | (83) | 21% | 250 | 228 |
| 932 | 4320 | ELECTRICITY | 720 | 42 | 679 | 1728% | 1,633 | 208 | 1,425 | 784% | 500 | (1,133) |
| 933 | 4330 | NATURAL GAS | 16 | - | 16 | - | 70 | - | 70 | - | - | (70) |
| 938 | 4390 | SEWER AND OTHER | 40 | 42 | (1) | 97% | 40 | 208 | (168) | 19% | 500 | 460 |
| | | TOTAL UTILITIES | 801 | 104 | 697 | 769% | 1,765 | 521 | 1,244 | 339% | 1,250 | (515) |

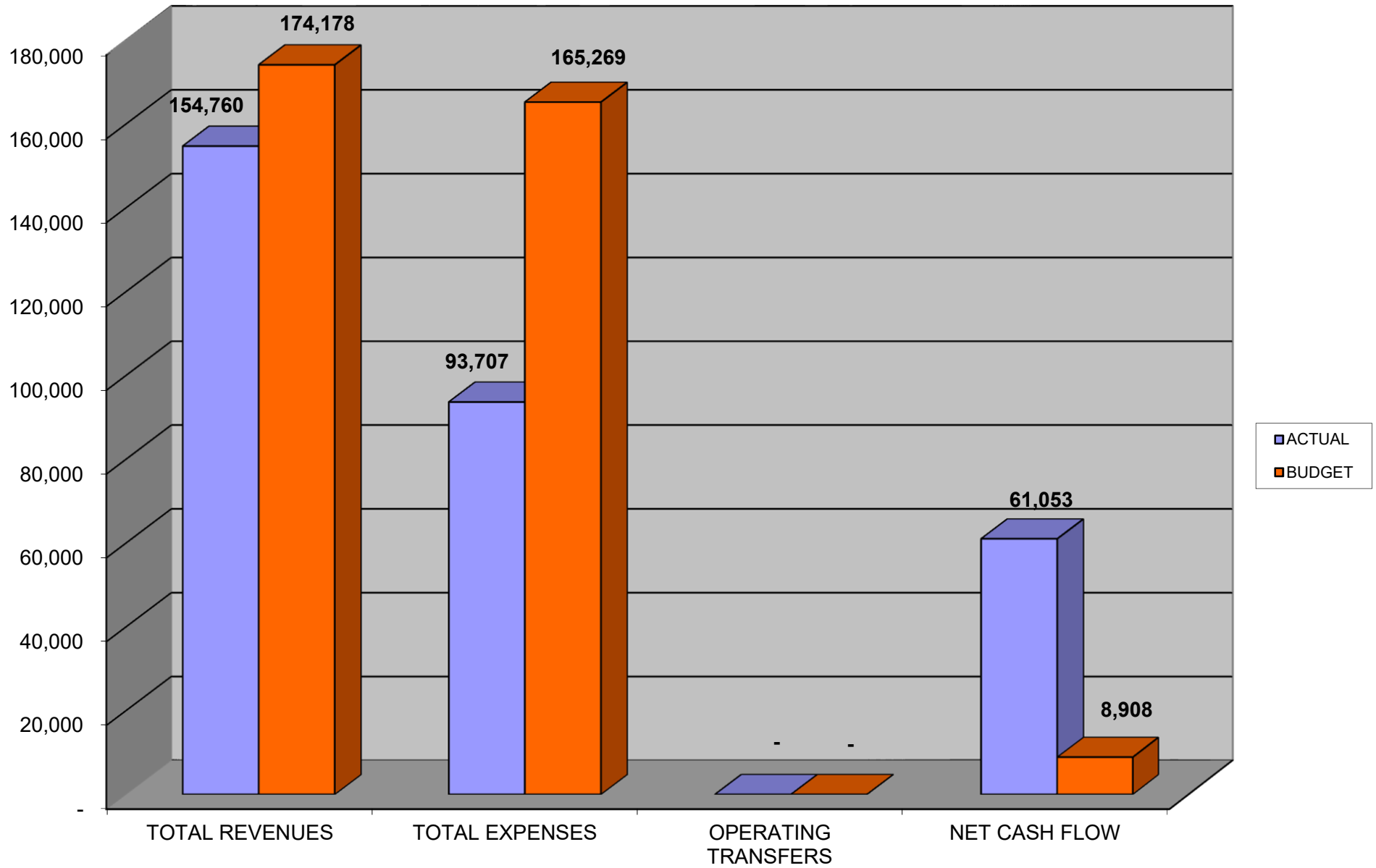
CENTRAL OFFICE COST CENTER

| LINE | ACCT | CURRENT | CURRENT | % OF | YEAR | YEAR | % OF | ANNUAL | BUDGET | | | |
|---|-------------------------------------|------------------------------------|-----------------|---------------|-----------------|---------------|-----------------|----------------|-----------------|---------------|----------------|----------------|
| ITEM | # | MONTH | MONTH | MTD | TO DATE | TO DATE | YTD | BUDGET | BALANCE | | | |
| | DESCRIPTION | May-18 | BUDGET | DIFF | BUDGET | ACTUAL | DIFF | BUDGET | REMAINING | | | |
| ORDINARY MAINT & OPERATIONS | | | | | | | | | | | | |
| 941 | 4410 | LABOR | - | - | - | - | - | - | - | | | |
| 945 | 4433 | EMPLOYEE BENEFITS - MAINTENANCE | - | - | - | - | - | - | - | | | |
| 943 | 4420 | MATERIALS | 896 | - | 896 | - | 1,576 | - | (1,576) | | | |
| CONTRACT COSTS | | | | | | | | | | | | |
| 943 | | GARBAGE & TRASH | 50 | - | 50 | - | 50 | - | (50) | | | |
| | | COOLING / AIR CONDITIONING | - | - | - | - | - | - | - | | | |
| | | ELEVATOR MAINTENANCE | - | - | - | - | - | - | - | | | |
| | | LANDSCAPE & GROUNDS | - | - | - | - | - | - | - | | | |
| | | UNIT TURNAROUNDS | - | - | - | - | - | - | - | | | |
| | | ELECTRICAL | - | - | - | - | - | - | - | | | |
| | | PLUMBING | - | - | - | - | - | - | - | | | |
| | | EXTERMINATION | - | - | - | - | - | - | - | | | |
| | | JANITORIAL | - | - | - | - | - | - | - | | | |
| | | ROUTINE MAINTENANCE | 109 | - | 109 | - | 359 | - | (359) | | | |
| 943 | 4430 | OTHER MISCELLANEOUS CONTRACT COSTS | - | - | - | - | - | - | - | | | |
| TOTAL ORDINARY MAINT & OPER | | 1,054 | - | 1,054 | - | 1,985 | - | 1,985 | (1,985) | | | |
| PROTECTIVE SERVICES | | | | | | | | | | | | |
| | 4480 | PROTECTIVE SERVICES CONTRACT COSTS | - | - | - | - | - | - | - | | | |
| | | PROTECTIVE SERVICES OTHER | - | - | - | - | - | - | - | | | |
| TOTAL PROTECTIVE SERVICES | | - | - | - | - | - | - | - | - | | | |
| INSURANCE | | | | | | | | | | | | |
| 961 | 4510 | INSURANCE | - | 543 | (543) | 0% | - | 2,716 | (2,716) | 0% | 6,518 | 6,518 |
| 969 | TOTAL INSURANCE EXPENSES | | - | 543 | (543) | 0% | - | 2,716 | (2,716) | 0% | 6,518 | 6,518 |
| GENERAL EXPENSES | | | | | | | | | | | | |
| 962 | 4590 | OTHER GENERAL EXPENSES | 10,490 | 833 | 9,657 | 1259% | 12,006 | 4,167 | 7,839 | 288% | 10,000 | (2,006) |
| | | COMPENSATED ABSENCES | - | - | - | - | - | - | - | - | - | - |
| | | PAYMENTS IN LIEU OF TAXES | - | - | - | - | - | - | - | - | - | - |
| | | BAD DEBTS | - | - | - | - | - | - | - | - | - | - |
| | | INTEREST EXPENSE | - | - | - | - | - | - | - | - | - | - |
| TOTAL GENERAL EXPENSES | | 10,490 | 833 | 9,657 | 1259% | 12,006 | 4,167 | 7,839 | 288% | 10,000 | (2,006) | |
| 969 | TOTAL OPERATING EXPENDITURES | | 39,330 | 22,651 | 16,679 | 174% | 121,736 | 113,255 | 8,481 | 107% | 271,811 | 150,075 |
| 970 | CASH FLOW FROM OPERATIONS | | (27,405) | 605 | (28,010) | -4528% | (32,664) | 3,026 | (35,690) | -1079% | 7,263 | 39,927 |
| OTHER FINANCIAL ITEMS-SOURCES & (USES) | | | | | | | | | | | | |
| | | OPERATING TRANSFERS IN | - | - | - | - | - | - | - | - | - | - |
| | | OPERATING TRANSFERS OUT | - | - | - | - | - | - | - | - | - | - |
| | | INTER-AMP EXCESS TRANSFER IN | - | - | - | - | - | - | - | - | - | - |
| | | INTER AMP EXCESS TRANSFER OUT | - | - | - | - | - | - | - | - | - | - |
| | | TRANSFERS FROM PROGRAM TO AMP | - | - | - | - | - | - | - | - | - | - |
| | | GROUND LEASE | - | - | - | - | - | - | - | - | - | - |
| | | HUD GRANTS - CAPITAL CONTRIBUTIONS | - | - | - | - | - | - | - | - | - | - |
| | | DEBT SERVICE PAYMENT - INTEREST | - | - | - | - | - | - | - | - | - | - |
| | | DEBT SERVICE PAYMENT - PRINCIPAL | - | - | - | - | - | - | - | - | - | - |
| 971 | 4610 | EXTRAORDINARY MAINTENANCE | - | - | - | - | - | - | - | - | - | - |
| | | DEPRECIATION | - | - | - | - | - | - | - | - | - | - |
| 973 | 4715 | HOUSING ASSISTANCE PAYMENTS | - | - | - | - | - | - | - | - | - | - |
| | | OTHER ITEMS - TRANS TO RESERVES | - | - | - | - | - | - | - | - | - | - |
| TOTAL OTHER EXPENSES | | - | - | - | - | - | - | - | - | - | - | - |
| 900 | TOTAL EXPENDITURES | | 39,330 | 22,651 | 16,679 | 174% | 121,736 | 113,255 | 8,481 | 107% | 271,811 | 150,075 |
| | DEPRECIATION ADD BACK | | - | - | - | - | - | - | - | - | - | - |
| | NET CASH FLOW | | (27,405) | 605 | (28,010) | -4528% | (32,664) | 3,026 | (35,690) | -1079% | 7,263 | 39,927 |

CENTRAL OFFICE COST CENTER

| LINE | ACCT | | CURRENT | CURRENT | | % OF | YEAR | YEAR | | % OF | BUDGET | |
|---------------------------------------|------|------------------------------------|---------------|--------------|----------------|--------------|---------------|---------------|-----------------|-------------|---------------|----------------|
| ITEM | # | DESCRIPTION | MONTH | MONTH | DIFF | MTD | TO DATE | TO DATE | DIFF | YTD | ANNUAL | |
| | | | May-18 | BUDGET | | BUDGET | ACTUAL | BUDGET | | BUDGET | BUDGET | |
| | | | | | | | | | | | BALANCE | |
| | | | | | | | | | | | REMAINING | |
| INCOME | | | | | | | | | | | | |
| HUD PHA GRANTS | | | | | | | | | | | | |
| 3401 | | CAPITAL FUND REVENUE - SOFT COSTS | - | - | - | - | - | - | - | - | - | |
| 3401.1 | | CFP CAPITAL EXPENDITURES | - | - | - | - | - | - | - | - | - | |
| 3410 | | SECTION 8 HAP INCOME | - | - | - | - | - | - | - | - | - | |
| 3410.1 | | ADMINISTRATIVE FEES EARNED | - | - | - | - | - | - | - | - | - | |
| 3410.2 | | PORT IN ADMINISTRATIVE FEES EARNED | - | - | - | - | - | - | - | - | - | |
| TOTAL HUD PHA GRANTS | | | - | - | - | - | - | - | - | - | - | |
| EXPENSES | | | | | | | | | | | | |
| ADMINISTRATIVE OFFICE EXPENSES | | | | | | | | | | | | |
| 4130 | | LEGAL | 10 | 417 | 407 | 2% | 103 | 2,083 | 1,981 | 5% | 5,000 | 4,898 |
| 4140 | | STAFF TRAINING | - | 83 | 83 | 0% | 320 | 417 | 97 | 77% | 1,000 | 680 |
| 4150 | | TRAVEL | 903 | 83 | (820) | 1084% | 1,885 | 417 | (1,468) | 452% | 1,000 | (885) |
| 4170 | | ACCOUNTING | - | 150 | 150 | 0% | 3 | 750 | 747 | 0% | 1,800 | 1,797 |
| 4190 | | SUNDRY | 4,027 | 500 | (3,527) | 805% | 10,002 | 2,500 | (7,502) | 400% | 6,000 | (4,002) |
| 4190.2 | | TELEPHONE/COMMUNICATIONS | 929 | 250 | (679) | 372% | 3,777 | 1,250 | (2,527) | 302% | 3,000 | (777) |
| 4190.3 | | POSTAGE | 1,032 | 83 | (948) | 1238% | 1,598 | 417 | (1,181) | 384% | 1,000 | (598) |
| 4190 | | OFFICE SUPPLIES | - | 500 | 500 | 0% | - | 2,500 | 2,500 | 0% | 6,000 | 6,000 |
| 4190 | | CONTRACT COST-COPIER/SECURITY | 90 | - | (90) | - | 387 | - | (387) | - | - | (387) |
| 4190 | | EVICTON COST | - | - | - | - | - | - | - | - | - | - |
| 4190.9 | | CONTRACT COST - ADMIN | 2,480 | - | (2,480) | - | 2,800 | - | (2,800) | - | - | (2,800) |
| TOTAL ADMINISTRATIVE | | | 9,470 | 2,067 | (7,404) | 458% | 20,874 | 10,333 | (10,541) | 202% | 24,800 | 3,926 |
| TOTAL GENERAL EXPENSES | | | | | | | | | | | | |
| 4590 | | OTHER GENERAL EXPENSE | 10,490 | 833 | (9,657) | 1259% | 12,006 | 4,167 | (7,839) | 288% | 10,000 | (2,006) |
| 4590 | | FSS CONTRIBUTIONS | - | - | - | - | - | - | - | - | - | - |
| 4590.5 | | ASSET MANAGEMENT FEE | - | - | - | - | - | - | - | - | - | - |
| 4590.6 | | OTHER FEES | - | - | - | - | - | - | - | - | - | - |
| TOTAL OTHER GENERAL EXPENSES | | | 10,490 | 833 | (9,657) | 1259% | 12,006 | 4,167 | (7,839) | 288% | 10,000 | (2,006) |

RIDGEDALE



RIDGEDALE - STATEMENT OF NET POSITION

ASSETS

| | | |
|----------------------------|--|------------------|
| Current Assets: | | |
| Cash | | |
| 111 | Unrestricted | 61,645 |
| 115 | Cash - Restricted for Payment of Current Liabilities | - |
| 112 | Cash - Restricted Mod and Development | - |
| 113 | Cash - Other restricted | - |
| 114 | Cash - Tenant Security Deposits | 6,028 |
| 100 | Total Cash | 67,673 |
| Receivables | | |
| 121 | Accounts Receivable - PHA Projects | - |
| 122 | Accounts Receivable - HUD Other Projects | - |
| 124 | Accounts Receivable - Other Government | - |
| 125 | Accounts Receivable - Miscellaneous | - |
| 126 | Accounts Receivable - Tenants Dwelling Rents | 1,389 |
| 126.1 | Allowance for Doubtful Accounts - Dwelling Rents | - |
| 126.2 | Allowance for Doubtful Accounts - Other | - |
| 127 | Notes and Mortgages Receivable - Current | - |
| 128 | Fraud Recovery | - |
| | Allowance for Doubtful Accounts - Fraud | - |
| 129 | Accrued Interest Receivable | - |
| 120 | Total Receivables - Net of Allowances for doubtful acct | 1,389 |
| 131 | Investments - Unrestricted | - |
| 135 | Investments - Restricted for Payments of Current Liabilities | - |
| 132 | Investments - Restricted | 86,881 |
| 142 | Prepaid Expenses and Other Assets | (469) |
| 143 | Inventories | - |
| 143.1 | Allowance for Obsolete Inventory | - |
| 144 | Interprogram Due From | - |
| 145 | Assets Held for Sale | - |
| 146 | Amounts To Be Provided | - |
| | Total Other Current Assets | 86,411 |
| | Total Current Assets | 155,474 |
| Non-current Assets: | | |
| Fixed Assets | | |
| 161 | Land | 100,000 |
| 168 | Infrastructure | - |
| 162 | Buildings | 1,180,514 |
| 163 | Furniture, Equipment & Machinery- Dwellings | - |
| 164 | Furniture, Equipment & Machinery - Administration | 48,213 |
| 165 | Leasehold Improvements | - |
| 166 | Accumulated Depreciation | (316,658) |
| 167 | Construction in Progress | - |
| 160 | Total Fixed Assets - Net of Accumulated Depreciation | 1,012,070 |
| 171 | Notes, Loans, Mortgages Receivable - Non Current | - |
| 172 | Notes, Loans, Mortgages Receivable - Non Current - Past Due | - |
| 173 | Grants Receivable - Non Current | - |
| 174 | Other Assets | - |
| 176 | Investments in Joint Ventures | - |
| | Total Non-Current Assets | - |
| | Total Assets | 1,167,543 |
| 200 | Deferred Outflows of Resources - Pension Plan | - |
| | Total Assets & Deferred Outflows of Resources | 1,167,543 |

LIABILITIES

| | | |
|--------------------------------------|--|------------------|
| Current Liabilities: | | |
| 311 | Bank Overdraft | - |
| 312 | Accounts Payable <= 90 Days | - |
| 313 | Accounts payable >90 Days Past Due | - |
| 321 | Accrued Wage/Payroll Taxes Payable | - |
| 322 | Accrued Compensated Absences - Current Portion | 2,585 |
| 324 | Accrued Contingency Liability | - |
| 325 | Accrued Interest Payable | - |
| 331 | Accounts Payable - HUD PHA Programs | - |
| 332 | Accounts Payable - PHA Projects | - |
| 333 | Accounts Payable - Other Government | 451 |
| 341 | Tenant Security Deposits | 6,028 |
| 342 | Unearned Revenue | 501 |
| 343 | Current Portion of Long-term Debt - Capital Projects | 15,307 |
| 344 | Current Portion of Long-term Debt - Operating Borrowings | - |
| 348 | Loan Liability - Current | - |
| 345 | Other Current Liabilities | - |
| 346 | Accrued Liabilities - Other | - |
| 347 | Interprogram Due To | - |
| 310 | Total Current Liabilities | 24,873 |
| Non-current Liabilities: | | |
| 351 | Long-term Debt, Net of Current - Capital Projects | 1,396,482 |
| 352 | Net Pension Liability & OPEB | - |
| 354 | Accrued Compensated Absences - Non Current | - |
| 355 | Loan Liability - Non Current | - |
| 353 | Noncurrent Liabilities - Other | - |
| 350 | Total Noncurrent Liabilities | 1,396,482 |
| 300 | Total Liabilities | 1,421,355 |
| DEFERRED INFLOWS OF RESOURCES | | |
| 400 | Deferred Inflows of Resources - Pension Related Items | - |
| EQUITY: | | |
| 501 | Investment in General Fixed Assets | - |
| Contributed Capital | | |
| 502 | Project Notes (HUD) | - |
| 503 | Long-term Debt - HUD Guaranteed | - |
| 504 | Net HUD PHA Contributions | - |
| 505 | Other HUD Contributions | - |
| 507 | Other Contributions | - |
| 508 | Total Contributed Capital | - |
| 508.1 | Net Investment in Capital Assets | (399,720) |
| Reserved Fund Balance: | | |
| 509 | Fund Balance Reserved for Encumbrances/ | - |
| | Designated Fund Balance | - |
| 510 | Fund Balance Reserved for Capital Activities | - |
| 511 | Total Reserved Fund Balance | - |
| 511.1 | Restricted Net Position | 86,881 |
| 512 | Undesignated Fund Balance/Retained Earnings | - |
| 512.1 | Unrestricted Net Position | 59,027 |
| 513 | Total Equity | (253,811) |
| 600 | Total Liabilities and Equity | 1,167,543 |

RIDGEDALE

| LINE | ACCT | | CURRENT | CURRENT | | % OF | YEAR | YEAR | | % OF | BUDGET | |
|-------------------------------|--------|--------------------------------------|---------------|---------------|----------------|-------------|----------------|----------------|-----------------|--------------|----------------|----------------|
| ITEM | # | DESCRIPTION | MONTH | MONTH | DIFF | MTD | TO DATE | TO DATE | DIFF | YTD | ANNUAL | |
| REVENUE | | | May-18 | BUDGET | | BUDGET | ACTUAL | BUDGET | | BUDGET | BALANCE | |
| OPERATING INCOME | | | | | | | | | | | | |
| 703 | 3110 | GROSS POTENTIAL RENT | 1,259 | 1,500 | (242) | 84% | 5,066 | 7,500 | (2,434) | 68% | 18,000 | 12,934 |
| 704 | 3422 | LESS: VACANCY LOSS | - | (30) | 30 | 0% | - | (150) | 150 | 0% | (360) | (360) |
| | | NET TENANT REVENUE | 1,259 | 1,530 | (212) | 84% | 5,066 | 7,650 | (2,284) | 68% | 17,640 | 12,574 |
| | 3401 | TENANT REVENUE - OTHER | 226 | 574 | (348) | 39% | 2,312 | 2,871 | (558) | 81% | 6,890 | 4,578 |
| | 3404 | TENANT REVENUE - EXCESS UTILITY | - | - | - | - | - | - | - | - | - | - |
| | 3430 | TENANT REVENUE - MAINTENANCE | - | - | - | - | - | - | - | - | - | - |
| | 3450 | TENANT REVENUE - LATE CHARGES | - | - | - | - | - | - | - | - | - | - |
| | 3431 | NET OPERATING REVENUE | 1,485 | 2,104 | (619) | 71% | 7,379 | 10,521 | (3,142) | 70% | 24,530 | 17,151 |
| 706 | | HAP SUBSIDY | 32,067 | 32,598 | (531) | 98% | 146,664 | 162,990 | (16,326) | 90% | 391,176 | 244,512 |
| 708 | | OTHER GOVERNMENT GRANTS | - | - | - | - | - | - | - | - | - | 244,512 |
| 711 | | INVESTMENT INCOME - UNRESTRICTED | 3 | 4 | (1) | 75% | 13 | 21 | (8) | 62% | 50 | 37 |
| | | MANAGEMENT FEE INCOME | - | - | - | - | - | - | - | - | - | - |
| | | BOOKKEEPING FEE INCOME | - | - | - | - | - | - | - | - | - | - |
| | | ASSET MANAGEMENT FEE INCOME | - | - | - | - | - | - | - | - | - | - |
| 714 | | FRAUD RECOVERY | - | - | - | - | - | - | - | - | - | - |
| 715 | | OTHER REVENUE | - | 92 | (92) | 0% | 676 | 458 | 218 | 148% | 1,100 | 424 |
| 720 | | INVESTMENT INCOME - RESTRICTED | 5 | 38 | (32) | 15% | 29 | 188 | (159) | 15% | 450 | 421 |
| 700 | | TOTAL REVENUES | 33,561 | 34,836 | (1,275) | 96% | 154,760 | 174,178 | (19,417) | 89% | 417,306 | 507,058 |
| OPERATING EXPENDITURES | | | | | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | | | | | |
| 911 | 4110 | ADMINISTRATIVE SALARIES | 652 | 1,129 | (478) | 58% | 3,513 | 5,646 | (2,133) | 62% | 13,550 | 10,038 |
| 912 | 4182 | EBC - ADMIN | 175 | 552 | (377) | 32% | 1,195 | 2,761 | (1,565) | 43% | 6,626 | 5,431 |
| | 4171 | AUDITING FEES | - | 375 | (375) | 0% | 884 | 1,875 | (991) | 47% | 4,500 | 3,616 |
| | | MANAGEMENT FEES | - | 2,725 | (2,725) | 0% | 8,455 | 13,627 | (5,173) | 62% | 32,705 | 24,251 |
| | | BOOKKEEPING FEES | - | 126 | (126) | 0% | - | 630 | (630) | 0% | 1,512 | 1,512 |
| | | ADVERTISING & MARKETING | - | - | - | - | - | - | - | - | - | - |
| | | OFFICE EXPENSE | - | - | - | - | - | - | - | - | - | - |
| | | LEGAL EXPENSE | - | - | - | - | - | - | - | - | - | - |
| | | TRAVEL | - | - | - | - | - | - | - | - | - | - |
| 916 | 4190 | OTHER | 1,463 | 1,308 | 155 | 112% | 2,378 | 6,542 | (4,164) | 36% | 15,700 | 13,322 |
| | | TOTAL ADMINISTRATIVE | 2,290 | 6,216 | (3,926) | 37% | 16,424 | 31,080 | (14,656) | 53% | 74,593 | 58,169 |
| TENANT SERVICES | | | | | | | | | | | | |
| 921 | 4220 | TENANT SERVICES | - | - | - | - | - | - | - | - | - | - |
| 923 | 4220.2 | TENANT SERVICES AFTER SCHOOL PROGRAM | - | - | - | - | - | - | - | - | - | - |
| 924 | 4230 | OTHER | - | 8 | (8) | 0% | 3,991 | 42 | 3,949 | 9578% | 100 | (3,891) |
| | | TOTAL TENANT SERVICES | - | 8 | (8) | 0% | 3,991 | 42 | 3,949 | 9578% | 100 | (3,891) |
| UTILITIES | | | | | | | | | | | | |
| 931 | 4310 | WATER | 702 | 677 | 26 | 104% | 2,994 | 3,384 | (391) | 88% | 8,122 | 5,128 |
| 932 | 4320 | ELECTRICITY | 446 | 298 | 149 | 150% | 1,425 | 1,488 | (63) | 96% | 3,570 | 2,145 |
| 933 | 4330 | NATURAL GAS | - | - | - | - | - | - | - | - | - | - |
| 938 | 4390 | SEWER AND OTHER | 1,034 | 964 | 70 | 107% | 4,156 | 4,821 | (666) | 86% | 11,571 | 7,415 |
| | | TOTAL UTILITIES | 2,183 | 1,939 | 245 | 113% | 8,574 | 9,693 | (1,119) | 88% | 23,263 | 14,689 |

RIDGEDALE

| LINE | ACCT | | CURRENT | CURRENT | % OF | YEAR | YEAR | % OF | | BUDGET | | |
|---|-------------------------------------|------------------------------------|---------------|---------------|-----------------|--------------|---------------|----------------|-----------------|-------------|----------------|----------------|
| ITEM | # | DESCRIPTION | MONTH | MONTH | MTD | TO DATE | TO DATE | YTD | ANNUAL | BALANCE | | |
| | | | May-18 | BUDGET | DIFF | ACTUAL | BUDGET | BUDGET | BUDGET | REMAINING | | |
| ORDINARY MAINT & OPERATIONS | | | | | | | | | | | | |
| 941 | 4410 | LABOR | 2,369 | 6,186 | (3,817) | 38% | 13,060 | 30,931 | (17,870) | 42% | 74,234 | 61,174 |
| 945 | 4433 | EMPLOYEE BENEFITS - MAINTENANCE | 897 | 2,551 | (1,655) | 35% | 3,780 | 12,756 | (8,976) | 30% | 30,615 | 26,835 |
| 943 | 4420 | MATERIALS | 1,874 | 625 | 1,249 | 300% | 6,278 | 3,125 | 3,153 | 201% | 7,500 | 1,222 |
| CONTRACT COSTS | | | | | | | | | | | | |
| 943 | | GARBAGE & TRASH | 642 | 625 | 17 | 103% | 2,681 | 3,125 | (444) | 86% | 7,500 | 4,819 |
| | | COOLING / AIR CONDITIONING | 95 | 200 | (105) | 48% | 905 | 1,000 | (95) | 91% | 2,400 | 1,495 |
| | | CABINETS | - | - | - | - | - | - | - | - | - | - |
| | | LANDSCAPE & GROUNDS | 495 | 458 | 37 | 108% | 2,475 | 2,292 | 183 | 108% | 5,500 | 3,025 |
| | | UNIT TURNAROUNDS | - | - | - | - | - | - | - | - | - | - |
| | | ELECTRICAL | - | - | - | - | - | - | - | - | - | - |
| | | PLUMBING | - | 83 | (83) | 0% | - | 417 | (417) | 0% | 1,000 | 1,000 |
| | | EXTERMINATION | - | 125 | (125) | 0% | 2,272 | 625 | 1,647 | 364% | 1,500 | (772) |
| | | CAMERA SECURITY | - | - | - | - | - | - | - | - | - | - |
| | | ROUTINE MAINTENANCE | - | 2,875 | (2,875) | 0% | - | 14,375 | (14,375) | 0% | 34,500 | 34,500 |
| 943 | 4430 | OTHER MISCELLANEOUS CONTRACT COSTS | - | - | - | - | 9,692 | - | 9,692 | - | - | (9,692) |
| TOTAL ORDINARY MAINT & OPER | | | 6,372 | 13,729 | (7,357) | 46% | 41,144 | 68,645 | (27,501) | 60% | 164,749 | 123,605 |
| PROTECTIVE SERVICES | | | | | | | | | | | | |
| | 4480 | PROTECTIVE SERVICES CONTRACT COSTS | - | - | - | - | - | - | - | - | - | - |
| | | PROTECTIVE SERVICES OTHER | - | - | - | - | - | - | - | - | - | - |
| TOTAL PROTECTIVE SERVICES | | | - | - | - | - | - | - | - | - | - | - |
| INSURANCE | | | | | | | | | | | | |
| 961 | 4510 | INSURANCE | (16) | 1,338 | (1,354) | -1% | 5,338 | 6,692 | (1,354) | 80% | 16,061 | 10,723 |
| 969 | TOTAL INSURANCE EXPENSES | | (16) | 1,338 | (1,354) | -1% | 5,338 | 6,692 | (1,354) | 80% | 16,061 | 10,723 |
| GENERAL EXPENSES | | | | | | | | | | | | |
| 962 | 4590 | OTHER GENERAL EXPENSES | - | 42 | (42) | 0% | 55 | 208 | (153) | 26% | 500 | 445 |
| | | COMPENSATED ABSENCES | - | - | - | - | - | - | - | - | - | - |
| | | PAYMENTS IN LIEU OF TAXES | - | - | - | - | - | - | - | - | - | - |
| | | BAD DEBTS | - | 83 | (83) | 0% | - | 417 | (417) | 0% | 1,000 | 1,000 |
| | | INTEREST EXPENSE | 3,010 | 3,005 | 4 | 100% | 18,181 | 15,027 | 3,155 | 121% | 36,064 | 17,883 |
| TOTAL GENERAL EXPENSES | | | 3,010 | 3,130 | (121) | 96% | 18,236 | 15,652 | 2,585 | 117% | 37,564 | 19,328 |
| 969 | TOTAL OPERATING EXPENDITURES | | 13,839 | 26,361 | (12,522) | 52% | 93,707 | 131,804 | (38,097) | 71% | 316,330 | 222,623 |
| 970 | CASH FLOW FROM OPERATIONS | | 19,721 | 8,475 | 11,247 | 233% | 61,053 | 42,373 | 18,680 | 144% | 100,976 | 284,435 |
| OTHER FINANCIAL ITEMS-SOURCES & (USES) | | | | | | | | | | | | |
| | | OPERATING TRANSFERS IN | - | - | - | - | - | - | - | - | - | - |
| | | OPERATING TRANSFERS OUT | - | - | - | - | - | - | - | - | - | - |
| | | INTER-AMP EXCESS TRANSFER IN | - | - | - | - | - | - | - | - | - | - |
| | | INTER AMP EXCESS TRANSFER OUT | - | - | - | - | - | - | - | - | - | - |
| | | TRANSFERS FROM PROGRAM TO AMP | - | - | - | - | - | - | - | - | - | - |
| | | GROUND LEASE | - | - | - | - | - | - | - | - | - | - |
| | | HUD GRANTS - CAPITAL CONTRIBUTIONS | - | 4,167 | (4,167) | 0% | - | 20,833 | (20,833) | 0% | 50,000 | 50,000 |
| | | INTEREST NOTES AND BONDS | - | - | - | - | - | - | - | - | - | - |
| | | DEBT SERVICE PAYMENT - PRINCIPAL | - | 2,526 | (2,526) | 0% | - | 12,632 | (12,632) | 0% | 30,316 | 30,316 |
| 971 | 4610 | EXTRAORDINARY MAINTENANCE | - | - | - | - | - | - | - | - | - | - |
| | | DEPRECIATION | - | - | - | - | - | - | - | - | - | - |
| 973 | 4715 | HOUSING ASSISTANCE PAYMENTS | - | - | - | - | - | - | - | - | - | - |
| | | OTHER ITEMS-TRANS FROM RESERVES | - | - | - | - | - | - | - | - | - | - |
| TOTAL OTHER EXPENSES | | | - | 6,693 | (6,693) | 0% | - | 33,465 | (33,465) | 0% | 80,316 | 80,316 |
| 900 | TOTAL EXPENDITURES | | 13,839 | 33,054 | (19,215) | 42% | 93,707 | 165,269 | (71,562) | 57% | 396,646 | 302,939 |
| | DEPRECIATION ADD BACK | | - | - | - | - | - | - | - | - | - | - |
| NET CASH FLOW | | | 19,721 | 1,782 | 17,940 | 1107% | 61,053 | 8,908 | 52,145 | 685% | 20,660 | 204,119 |

RIDEGEDALE ACCOUNT DETAIL

| LINE | ACCT | | CURRENT | CURRENT | | % OF | YEAR | YEAR | | % OF | BUDGET | |
|---------------------------------------|------|------------------------------------|----------------------|----------------------|---------------------|--------------------|-----------------------|-----------------------|------------------------|-------------------|-----------------------|-----------------------|
| ITEM | # | DESCRIPTION | MONTH | MONTH | DIFF | MTD | TO DATE | TO DATE | DIFF | YTD | ANNUAL | BALANCE |
| | | | May-18 | BUDGET | | BUDGET | ACTUAL | BUDGET | | BUDGET | BUDGET | REMAINING |
| INCOME | | | | | | | | | | | | |
| HUD PHA GRANTS | | | | | | | | | | | | |
| 3401 | | CAPITAL FUND REVENUE - SOFT COSTS | - | - | - | - | - | - | - | - | - | - |
| 3401.1 | | CFP CAPITAL EXPENDITURES | - | - | - | - | - | - | - | - | - | - |
| 3410 | | SECTION 8 HAP INCOME | 32,067 | 32,598 | (531) | 98% | 146,664 | 162,990 | (16,326) | 90% | 391,176 | 244,512 |
| 3410.1 | | ADMINISTRATIVE FEES EARNED | - | - | - | - | - | - | - | - | - | - |
| 3410.2 | | PORT IN ADMINISTRATIVE FEES EARNED | - | - | - | - | - | - | - | - | - | - |
| TOTAL HUD PHA GRANTS | | | <u>32,067</u> | <u>32,598</u> | <u>(531)</u> | <u>98%</u> | <u>146,664</u> | <u>162,990</u> | <u>(16,326)</u> | <u>90%</u> | <u>391,176</u> | <u>244,512</u> |
| EXPENSES | | | | | | | | | | | | |
| ADMINISTRATIVE OFFICE EXPENSES | | | | | | | | | | | | |
| 4130 | | LEGAL | - | - | - | - | - | - | - | - | - | - |
| 4140 | | STAFF TRAINING | - | 417 | 417 | 0% | 176 | 2,083 | 1,907 | 8% | 5,000 | 4,824 |
| 4150 | | TRAVEL | 105 | 125 | 20 | 84% | 105 | 625 | 520 | 17% | 1,500 | 1,395 |
| 4170 | | ACCOUNTING | - | 250 | 250 | 0% | - | 1,250 | 1,250 | 0% | 3,000 | 3,000 |
| 4190 | | SUNDRY | 127 | 100 | (27) | 127% | 130 | 500 | 370 | 26% | 1,200 | 1,070 |
| 4190.2 | | TELEPHONE/COMMUNICATIONS | 106 | 125 | 19 | 85% | 578 | 625 | 47 | 92% | 1,500 | 922 |
| 4190.3 | | POSTAGE | 1,032 | 96 | (936) | 1076% | 1,103 | 479 | (623) | 230% | 1,150 | 48 |
| 4190 | | OFFICE SUPPLIES | - | 42 | 42 | 0% | - | 208 | 208 | 0% | 500 | 500 |
| 4190 | | CONTRACT COST-COPIER/SECURITY | - | - | - | - | - | - | - | - | - | - |
| 4190 | | EVICTON COST | - | 17 | 17 | 0% | - | 83 | 83 | 0% | 200 | 200 |
| 4190.9 | | CONTRACT COST - ADMIN | 94 | 138 | 44 | 68% | 286 | 688 | 401 | 42% | 1,650 | 1,364 |
| TOTAL ADMINISTRATIVE | | | <u>1,463</u> | <u>1,308</u> | <u>(155)</u> | <u>112%</u> | <u>2,378</u> | <u>6,542</u> | <u>4,164</u> | <u>36%</u> | <u>15,700</u> | <u>13,322</u> |
| TOTAL GENERAL EXPENSES | | | | | | | | | | | | |
| 4590 | | OTHER GENERAL EXPENSE | - | 42 | 42 | 0% | 55 | 208 | 153 | 26% | 500 | 445 |
| 4590 | | FSS CONTRIBUTIONS | - | - | - | - | - | - | - | - | - | - |
| 4590.5 | | ASSET MANAGEMENT FEE | - | - | - | - | - | - | - | - | - | - |
| 4590.6 | | OTHER FEES | - | - | - | - | - | - | - | - | - | - |
| TOTAL OTHER GENERAL EXPENSES | | | <u>-</u> | <u>42</u> | <u>42</u> | <u>0%</u> | <u>55</u> | <u>208</u> | <u>153</u> | <u>26%</u> | <u>500</u> | <u>445</u> |