

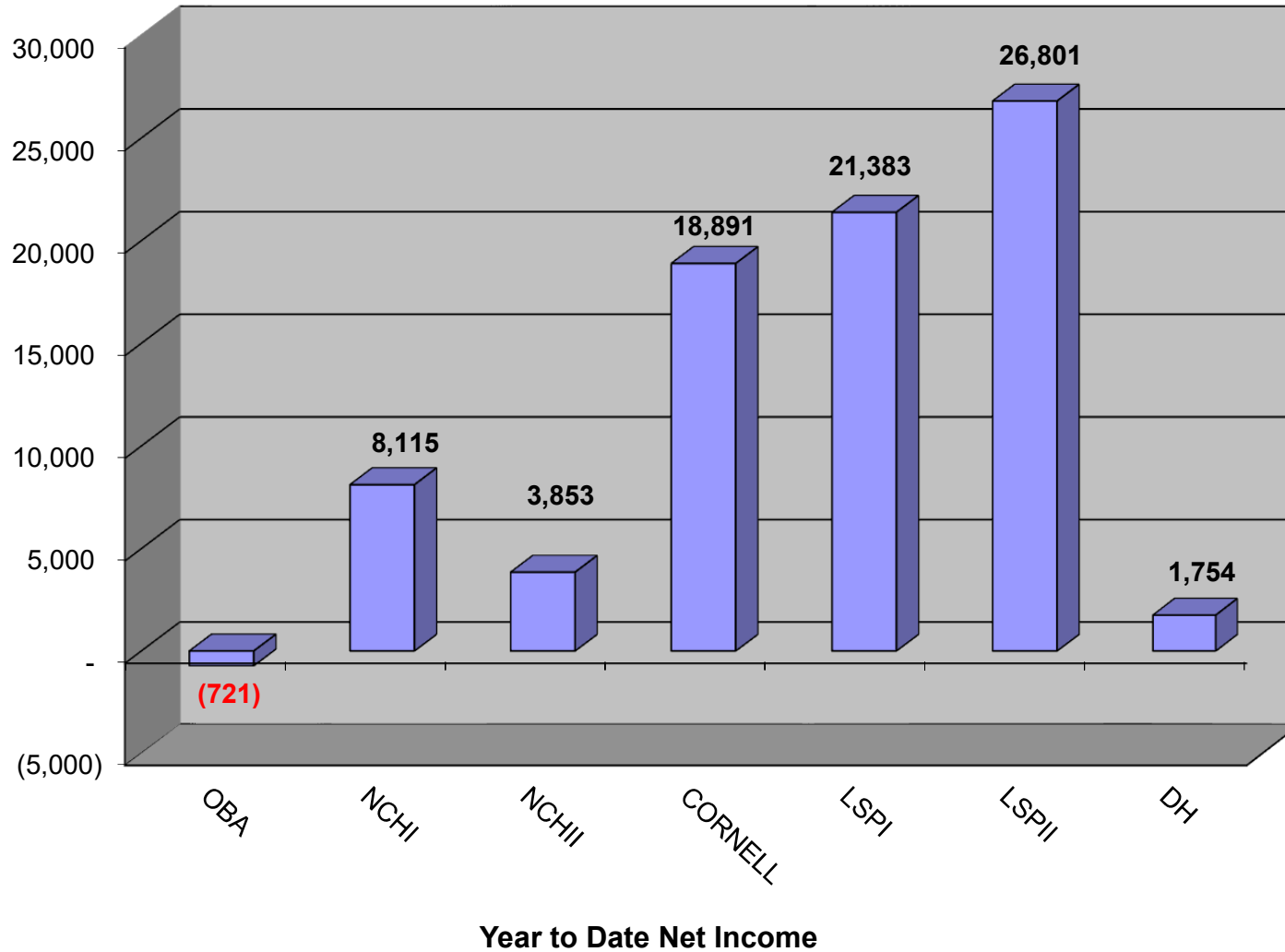
AVON PARK
HOUSING DEVELOPMENT
CORPORATION

FISCAL YEAR ENDING DECEMBER 31, 2018

Financial Statements

May 31, 2018

Avon Park Housing Development Corporation



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

OTHER BUSINESS ACTIVITY

1111.3 APHDC--OBA	826
TOTAL	<u><u>826</u></u>

CORNELL COLONY

1111.40 GENERAL FUND-CORNELL COLONY	168,177
1111.60 CORNELL COLONY - OP DEF RESERVES	-
1114.00 CORNELL COLONY - SECURITY DEPOSIT	13,501
1162.10 ESCROW INSURANCE & TAXES	20,902
116212 ESCROW REPLACE RESERVE	33,307
1171.00 FH OPERATING DEFICIT RESERVE	117,507
TOTAL	<u><u>353,394</u></u>

LAKESIDE PARK I

1111.00 GENERAL FUND-LAKESIDE PARK I	43,724
1114.00 SECURITY DEPOSIT	4,133
1162.01 ESCROW	6,003
1162.02 RESERVES	25,940
TOTAL	<u><u>79,801</u></u>

DELANEY HEIGHTS LLC

1111.00 GENERAL FUND-DELANEY HEIGHTS LLC	78,490
1114.00 SECURITY DEPOSIT	9,662
TOTAL	<u><u>88,152</u></u>

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	47,659
1114.00 SECURITY DEPOSITS	13,400
1162.1 ESCROW -BONNEVILLE-TAXES	41,385
1162.11 ESCROW-BONNEVILLE-INSURANCE	22,609
1162.12 ESCROW-BONNEVILLE-REPL RS	79,176
TOTAL	<u><u>204,228</u></u>

NORTH CENTRAL HEIGHT II

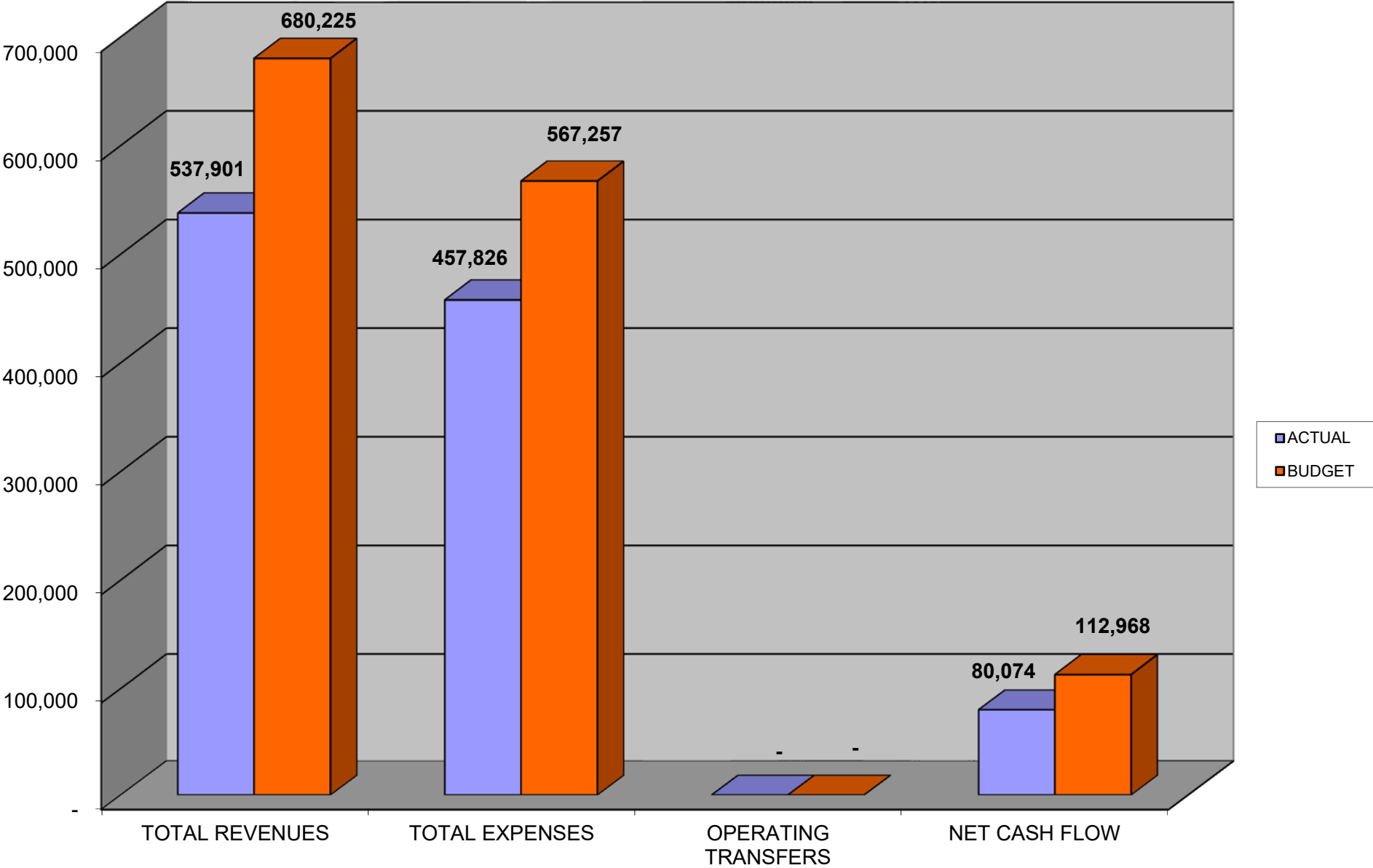
1111.01 GENERAL FUND CHECKING	16,941
1114.00 SECURITY DEPOSITS	10,500
1162.1 ESCROW-BONNEVILLE-TAXES	33,301
1162.11 ESCROW-BONNEVILLE - INSURANCE	27,696
1162.12 ESCROW-BONNEVILLE-REPL RES	63,355
TOTAL	<u><u>151,793</u></u>

LAKESIDE PARK II

1111.00 GENERAL FUND-LAKESIDE PARK II	94,339
1114.00 SECURITY DEPOSIT	13,129
1162.00 ESCROW - CHURCHILL	5,333
1162.01 ESCROW - INSURANCE - CHURCHILL	18,057
1162.02 RESERVES - CHURCHILL	25,386
1162.60 INVESTMENTS - 1663	129,130
TOTAL	<u><u>285,375</u></u>

GRAND TOTAL CASH ACCOUNTS 1,163,569

APHDC CONSOLIDATED



APHDC CONSOLIDATED- STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	450,156
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	124,352
113	Cash - Other restricted	381,566
114	Cash - Tenant Security Deposits	64,327
100	Total Cash	1,020,400
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	313,575
125	Accounts Receivable - Miscellaneous	31,249
126	Accounts Receivable - Tenants Dwelling Rents	2,398
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(2,903)
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	16,000
128	Fraud Recovery	-
128.1	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful accts	360,318
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	143,169
142	Prepaid Expenses and Other Assets	989,970
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	1,133,139
150	Total Current Assets	2,513,857
Non-current Assets:		
Fixed Assets		
161	Land	892,993
168	Infrastructure	355,724
162	Buildings	16,931,765
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	24,970
165	Leasehold Improvements	-
166	Accumulated Depreciation	(6,123,896)
167	Construction in Progress	8,459,782
160	Total Fixed Assets - Net of Accumulated Depreciation	20,541,338
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	23,055,196
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	23,055,196

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	5,992
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	21,208
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	112,263
341	Tenant Security Deposits	64,327
342	Unearned Revenue	7,371
343	Current Portion of Long-term Debt - Capital Projects	4,758
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	215,918
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	22,094,840
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	3,080
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	22,097,920
300	Total Liabilities	22,313,838
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	(1,558,259)
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	439,237
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	1,860,380
513	Total Equity	741,358
600	Total Liabilities and Equity	23,055,196

APHDC CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			May-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	56,431	64,923	(8,492)	87%	289,678	324,615	(34,937)	89%	779,076	489,398
704	3422	LESS: VACANCY LOSS	-	(3,566)	3,566	0%	-	(17,829)	17,829	0%	(42,789)	(42,789)
		NET TENANT REVENUE	56,431	61,357	(4,926)	87%	289,678	306,786	(17,108)	89%	736,287	446,609
	3401	TENANT REVENUE - OTHER	2,641	1,700	941	155%	8,513	8,500	13	100%	20,400	11,887
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	59,072	63,057	(3,985)	94%	298,191	315,286	(17,095)	95%	756,687	458,496
706		HUD PHA OPERATING GRANT CFP	57,713	70,847	(13,134)	81%	228,476	354,233	(125,757)	64%	850,158	621,682
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	44	188	(144)	23%	49	938	(889)	5%	2,250	2,201
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	2,281	1,946	336	117%	11,095	9,729	1,366	114%	23,350	12,255
720		INVESTMENT INCOME - RESTRICTED	16	8	9	208%	89	40	50	226%	95	6
700		TOTAL REVENUES	119,127	136,045	(16,918)	88%	537,901	680,225	(142,324)	79%	1,632,540	1,094,639
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	4,980	9,014	(4,034)	55%	26,317	45,071	(18,754)	58%	108,170	81,853
912	4182	EBC - ADMIN	1,823	4,087	(2,263)	45%	11,115	20,433	(9,317)	54%	49,038	37,923
	4171	AUDITING FEES	-	1,750	(1,750)	0%	5,916	8,750	(2,834)	68%	21,000	15,084
		MANAGEMENT FEES	(1,264)	8,566	(9,830)	-15%	20,554	42,830	(22,276)	48%	102,792	82,238
		BOOKKEEPING FEES	-	704	(704)	0%	-	3,518	(3,518)	0%	8,442	8,442
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	2,108	6,665	(4,557)	32%	9,767	33,323	(23,556)	29%	79,975	70,208
		TOTAL ADMINISTRATIVE	7,647	30,785	(23,138)	25%	73,669	153,924	(80,255)	48%	369,417	295,748
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	208	(208)	0%	1,743	1,042	701	167%	2,500	757
		TOTAL TENANT SERVICES	-	208	(208)	0%	1,743	1,042	701	167%	2,500	757
UTILITIES												
931	4310	WATER	592	390	202	152%	1,506	1,950	(444)	77%	4,679	3,173
932	4320	ELECTRICITY	1,518	3,339	(1,821)	45%	6,059	16,697	(10,638)	36%	40,073	34,014
933	4330	NATURAL GAS	70	82	(12)	86%	315	410	(95)	77%	984	669
938	4390	SEWER AND OTHER	285	603	(318)	47%	1,076	3,013	(1,936)	36%	7,230	6,154
		TOTAL UTILITIES	2,465	4,414	(1,949)	56%	8,957	22,069	(13,112)	41%	52,966	44,009

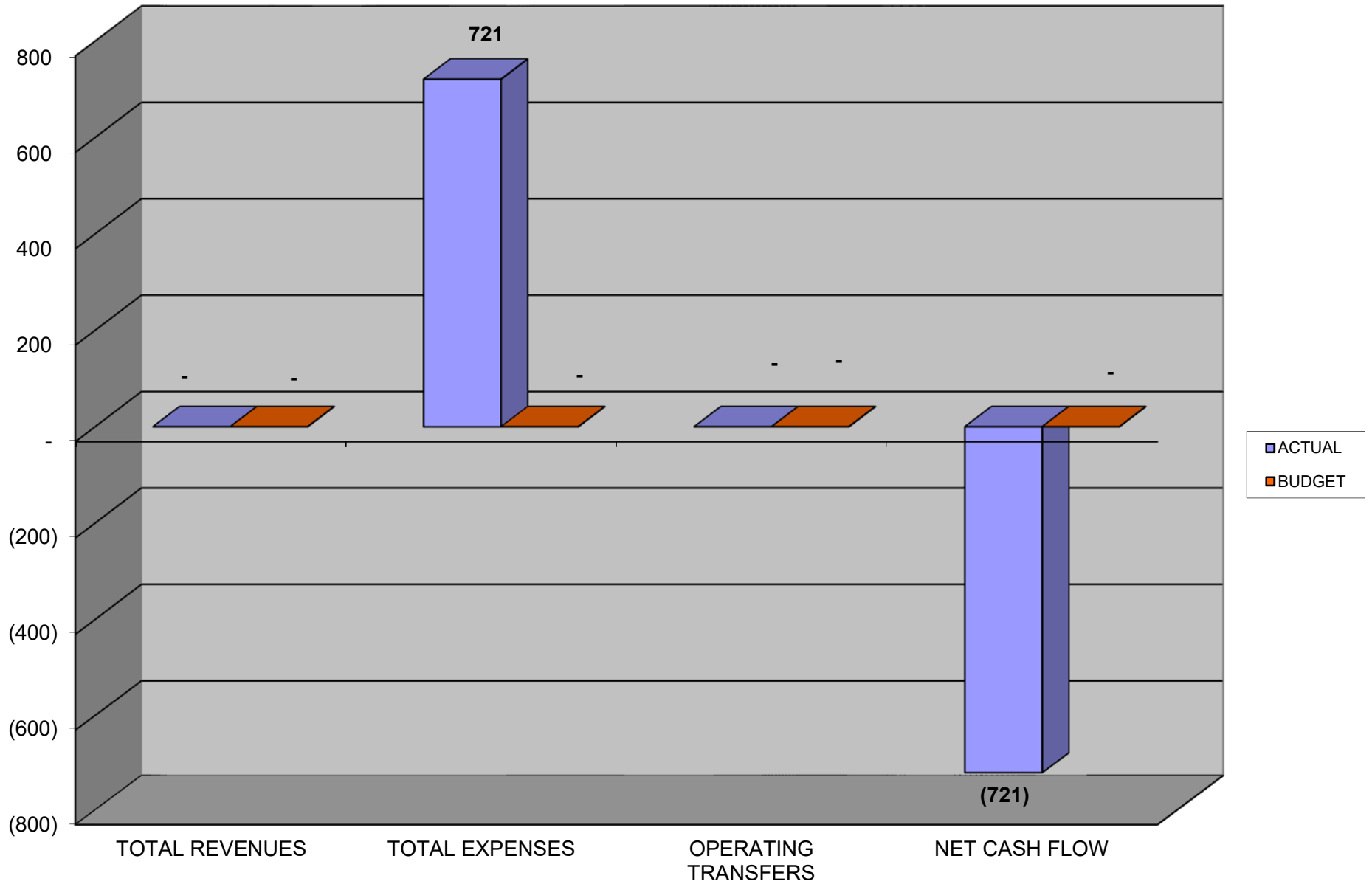
APHDC CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			May-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	10,640	8,215	2,424	130%	54,795	41,077	13,717	133%	98,585	43,790
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	4,780	2,896	1,884	165%	17,403	14,480	2,924	120%	34,751	17,348
943	4420	MATERIALS	4,866	3,157	1,710	154%	13,853	16,908	(3,055)	82%	35,500	21,647
CONTRACT COSTS												
943		GARBAGE & TRASH	358	746	(388)	48%	2,695	3,729	(1,034)	72%	8,950	6,255
		COOLING / AIR CONDITIONING	4,020	683	3,337	588%	13,865	3,417	10,448	406%	8,200	(5,665)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	8,304	6,715	1,589	124%	40,104	33,575	6,529	119%	80,580	40,476
		UNIT TURNAROUNDS	-	42	(42)	0%	-	208	(208)	0%	500	500
		ELECTRICAL	-	83	(83)	0%	-	417	(417)	0%	1,000	1,000
		PLUMBING	-	415	(415)	0%	-	2,073	(2,073)	0%	4,975	4,975
		EXTERMINATION	-	883	(883)	0%	13,028	4,413	8,616	295%	10,590	(2,438)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	16,503	871	15,632	1895%	21,122	4,354	16,768	485%	10,450	(10,672)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	200	-	200	-	1,610	-	1,610	-	-	(1,610)
TOTAL ORDINARY MAINT & OPER			49,671	24,705	24,966	201%	178,475	124,650	53,824	143%	294,081	115,606
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	17,435	7,359	10,076	237%	52,297	36,797	15,500	142%	88,313	36,016
969		TOTAL INSURANCE EXPENSES	17,435	7,359	10,076	237%	52,297	36,797	15,500	142%	88,313	36,016
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	3,180	2,011	1,169	158%	3,494	10,054	(6,561)	35%	34,130	30,637
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	2,593	1,043	1,550	249%	9,774	5,215	4,559	187%	12,515	2,741
		INTEREST EXPENSE	11,207	8,006	3,201	140%	60,990	40,028	20,962	152%	96,067	35,077
TOTAL GENERAL EXPENSES			16,980	11,059	5,921	154%	74,257	55,297	18,961	134%	142,712	68,455
969		TOTAL OPERATING EXPENDITURES	94,199	78,531	15,668	120%	389,398	393,779	(4,381)	99%	949,989	560,591
970		CASH FLOW FROM OPERATIONS	24,928	57,514	(32,586)	43%	148,503	286,446	(137,943)	52%	682,551	534,048
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	11,125	11,125	0	100%	55,625	55,626	(1)	100%	133,503	77,878
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	6,250	(6,250)	0%	-	31,250	(31,250)	0%	75,000	75,000
		DEBT SERVICE PAYMENT - INTEREST	4,394	-	4,394	-	12,803	-	12,803	-	-	(12,803)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	13,091	(13,091)	0%	-	65,457	(65,457)	0%	157,096	157,096
971	4610	EXTRAORDINARY MAINTENANCE	-	1,267	(1,267)	0%	-	6,333	(6,333)	0%	15,198	15,198
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	2,963	(2,963)	0%	-	14,813	(14,813)	0%	35,550	35,550
TOTAL OTHER EXPENSES			15,519	34,696	(19,176)	45%	68,428	173,478	(105,050)	39%	416,347	347,919
900		TOTAL EXPENDITURES	109,718	113,226	(3,508)	97%	457,826	567,257	(109,430)	81%	1,366,336	908,510
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
NET CASH FLOW			9,409	22,819	(13,410)	41%	80,074	112,968	(32,894)	71%	266,204	186,130

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	
			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	57,713	70,847	(13,134)	81%	228,476	354,233	(125,757)	64%	850,158	
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
TOTAL HUD PHA GRANTS			57,713	70,847	(13,134)	81%	228,476	354,233	(125,757)	64%	850,158	621,682
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	641	633	8	101%	1,068	3,167	(2,099)	34%	7,600	6,532
4140		STAFF TRAINING	-	100	(100)	0%	1,428	500	928	286%	1,200	(228)
4150		TRAVEL	716	258	457	277%	849	1,292	(443)	66%	3,100	2,251
4170		ACCOUNTING	-	1,483	(1,483)	0%	-	7,417	(7,417)	0%	17,800	17,800
4190		SUNDRY	227	1,050	(823)	22%	2,214	5,250	(3,036)	42%	12,600	10,386
4190.2		TELEPHONE/COMMUNICATIONS	1,392	1,229	163	113%	2,706	6,146	(3,440)	44%	14,750	12,044
4190.3		POSTAGE	-	206	(206)	0%	-	1,031	(1,031)	0%	2,475	2,475
4190		OFFICE SUPPLIES	-	125	(125)	0%	-	625	(625)	0%	1,500	1,500
4190		CONTRACT COST-COPIER/SECURITY	-	121	(121)	0%	171	604	(433)	28%	1,450	1,279
4190		EVICTON COST	(110)	192	(302)	-57%	485	958	(473)	51%	2,300	1,815
4190.9		CONTRACT COST - ADMIN	158	1,267	(1,108)	13%	847	6,333	(5,486)	13%	15,200	14,353
TOTAL ADMINISTRATIVE			3,024	6,665	(3,640)	45%	9,767	33,323	(23,556)	29%	79,975	70,208
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	3,180	2,346	834	136%	3,494	11,729	(8,236)	30%	28,150	24,657
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	498	(498)	0%	-	2,492	(2,492)	0%	5,980	5,980
TOTAL OTHER GENERAL EXPENSES			3,180	2,844	336	112%	3,494	14,221	(10,727)	25%	34,130	30,637

APHDC OTHER BUSINESS ACTIVITIES



APHDC OBA - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	826
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	-
100	Total Cash	826
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	50,000
125	Accounts Receivable - Miscellaneous	31,249
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 accts	81,249
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
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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	377
150	Total Current Assets	82,451
Non-current Assets:		
Fixed Assets		
161	Land	32,591
168	Infrastructure	-
162	Buildings	-
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	-
165	Leasehold Improvements	-
166	Accumulated Depreciation	-
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	32,591
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	115,043
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	115,043

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	1,133
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	573
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	1,706
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	16,000
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	16,000
300	Total Liabilities	17,706
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	16,591
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	80,745
513	Total Equity	97,336
600	Total Liabilities and Equity	115,043

APHDC OTHER BUSINESS ACTIVITIES

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			May-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	-	-	-	-	-	-	-	-	-	-
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	-	-	-	0%	-	-	-	0%	-	-
	3401	TENANT REVENUE - OTHER	-	-	-	-	-	-	-	-	-	-
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
706		NET OPERATING SUBSIDY	-	-	-	-	-	-	-	-	-	-
		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-	-	-	-	-
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	-	-	-	-	-	-	-	-	-
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	-	-	-	-	-	-	-	-	-	-
912	4182	EBC - ADMIN	-	-	-	-	-	-	-	-	-	-
	4171	AUDITING FEES	-	-	-	-	-	-	-	-	-	-
		MANAGEMENT FEES	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	-	-	-	-	250	-	250	-	-	(250)
		TOTAL ADMINISTRATIVE	-	-	-	-	250	-	250	-	-	(250)
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
UTILITIES												
931	4310	WATER	-	-	-	-	-	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL UTILITIES	-	-	-	-	-	-	-	-	-	-

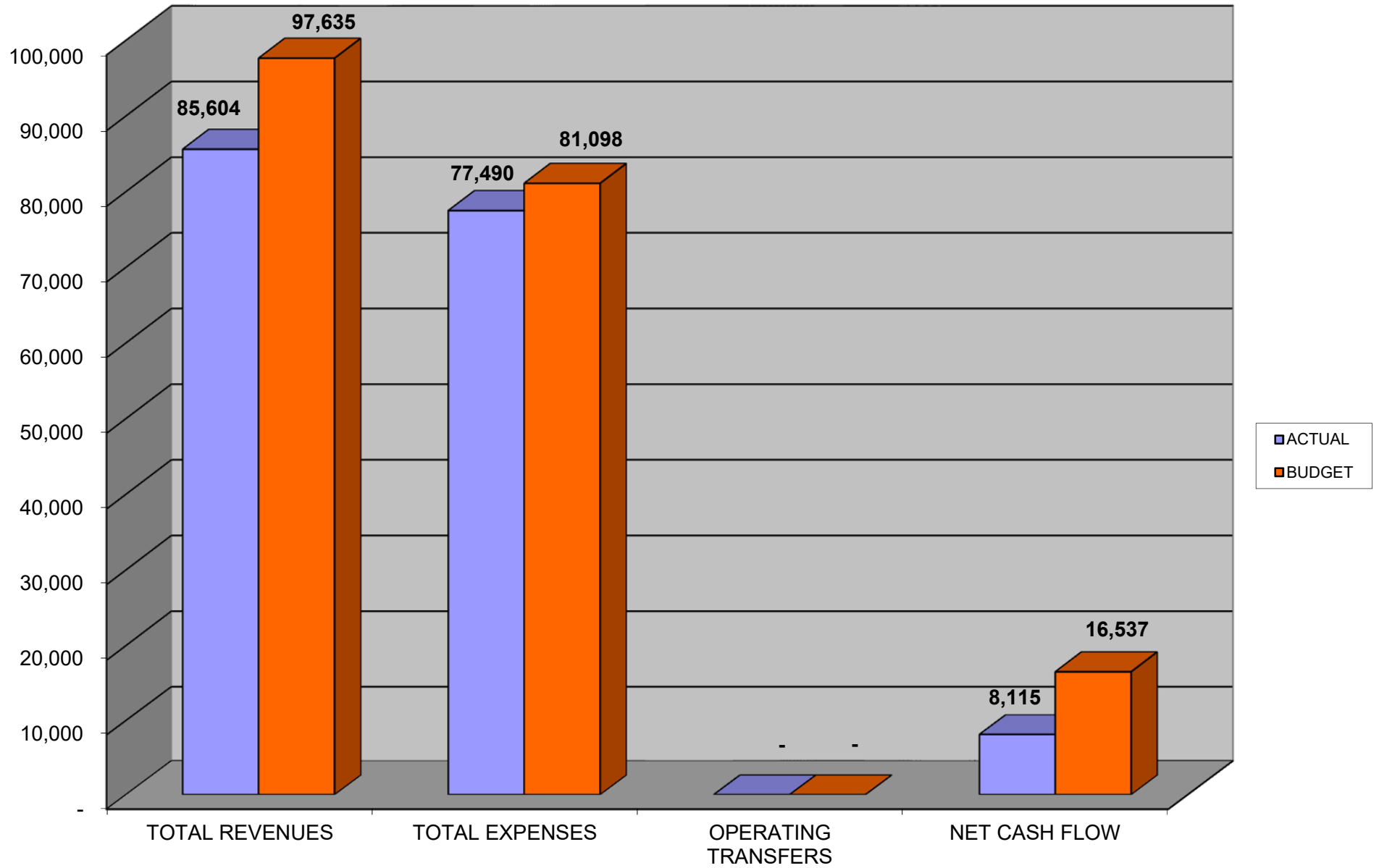
APHDC OTHER BUSINESS ACTIVITIES

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			May-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	-	-	-	-	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4420	MATERIALS	-	-	-	-	-	-	-	-	-	-
CONTRACT COSTS												
943		GARBAGE & TRASH	-	-	-	-	-	-	-	-	-	-
		COOLING / AIR CONDITIONING	-	-	-	-	-	-	-	-	-	-
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	-	-	-	-	-	-	-	-	-	-
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	-	-	-	-	-	-	-	-	-
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			-	-	-	-	-	-	-	-	-	-
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	94	-	94	-	471	-	471	-	-	(471)
969	TOTAL INSURANCE EXPENSES		94	-	94	-	471	-	471	-	-	(471)
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	-	-	-	-	-	-	-	-	-
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			-	-	-	-	-	-	-	-	-	-
969	TOTAL OPERATING EXPENDITURES		94	-	94	-	721	-	721	-	-	(721)
970	CASH FLOW FROM OPERATIONS		(94)	-	(94)	-	(721)	-	(721)	-	-	721
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	-	-	-	-	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	-	-	-	-	-	-	-	-	-
900	TOTAL EXPENDITURES		94	-	94	-	721	-	721	-	-	(721)
DEPRECIATION ADD BACK			-	-	-	-	-	-	-	-	-	-
NET CASH FLOW			(94)	-	(94)	-	(721)	-	(721)	-	-	721

APHDC OTHER BUSINESS ACTIVITIES

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	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	-	-	-	-	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	-	-	-	-	-	-	-	-	-
4140		STAFF TRAINING	-	-	-	-	-	-	-	-	-	-
4150		TRAVEL	-	-	-	-	-	-	-	-	-	-
4170		ACCOUNTING	-	-	-	-	-	-	-	-	-	-
4190		SUNDRY	-	-	-	-	250	-	(250)	-	-	(250)
4190.2		TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-	-	-	-	-
4190.3		POSTAGE	-	-	-	-	-	-	-	-	-	-
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICITION COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	-	-	-	-	-	-	-	-	-	-
TOTAL ADMINISTRATIVE			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>250</u>	<u>-</u>	<u>(250)</u>	<u>-</u>	<u>-</u>	<u>(250)</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	-	-	-	-	-	-	-	-	-
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

NORTH CENTRAL HEIGHTS I



NORTH CENTRAL HEIGHTS I - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	47,659
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	13,400
100	Total Cash	61,059
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	19
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	16,000
128	Fraud Recovery	-
128.1	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful accts	16,019
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	143,169
142	Prepaid Expenses and Other Assets	71,621
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	214,790
150	Total Current Assets	291,868
Non-current Assets:		
Fixed Assets		
161	Land	496,902
168	Infrastructure	-
162	Buildings	6,475,869
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	24,970
165	Leasehold Improvements	-
166	Accumulated Depreciation	(992,134)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	6,005,607
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	6,297,475
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	6,297,475

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,996
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	1,507
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	8,320
341	Tenant Security Deposits	13,400
342	Unearned Revenue	3,799
343	Current Portion of Long-term Debt - Capital Projects	2,498
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	32,520
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	6,968,018
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	93
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	6,968,111
300	Total Liabilities	7,000,632
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	(964,909)
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	143,169
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	118,583
513	Total Equity	(703,157)
600	Total Liabilities and Equity	6,297,475

NORTH CENTRAL HEIGHTS I

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			May-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	14,393	18,248	(3,855)	79%	83,625	91,240	(7,615)	92%	218,976	135,351
			-	(547)	547	0%	-	(2,737)	2,737	0%	(6,569)	(6,569)
		NET TENANT REVENUE	14,393	18,795	(3,307)	79%	83,625	93,977	(4,878)	92%	212,407	128,782
3401		TENANT REVENUE - OTHER	745	658	87	113%	1,680	3,292	(1,612)	51%	7,900	6,220
3404		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431		NET OPERATING SUBSIDY	15,139	19,454	(4,315)	78%	85,305	97,269	(11,964)	88%	220,307	135,002
706		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	24	8	16	290%	24	42	(17)	58%	100	76
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	63	(63)	0%	275	313	(38)	88%	750	475
720		INVESTMENT INCOME - RESTRICTED	-	3	(3)	0%	-	13	(13)	0%	30	30
700		TOTAL REVENUES	15,163	19,527	(4,364)	78%	85,604	97,635	(18,453)	88%	221,187	135,583
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	909	1,710	(800)	53%	4,721	8,549	(3,828)	55%	20,518	15,797
912	4182	EBC - ADMIN	409	727	(317)	56%	2,343	3,633	(1,290)	64%	8,719	6,376
4171		AUDITING FEES	-	417	(417)	0%	952	2,083	(1,131)	46%	5,000	4,048
		MANAGEMENT FEES	-	1,416	(1,416)	0%	2,560	7,080	(4,521)	36%	16,993	14,433
		BOOKKEEPING FEES	-	140	(140)	0%	-	700	(700)	0%	1,680	1,680
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	319	1,054	(736)	30%	1,063	5,271	(4,208)	20%	12,650	11,587
		TOTAL ADMINISTRATIVE	1,637	5,463	(3,826)	30%	11,638	27,317	(15,679)	43%	65,560	53,922
TENANT SERVICES												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES AFTER SCHOOL PROGRA	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	125	(125)	0%	-	625	(625)	0%	1,500	1,500
		TOTAL TENANT SERVICES	-	125	(125)	0%	-	625	(625)	0%	1,500	1,500
UTILITIES												
931	4310	WATER	61	50	12	123%	211	249	(37)	85%	597	386
932	4320	ELECTRICITY	409	371	38	110%	1,527	1,853	(325)	82%	4,447	2,920
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	52	42	10	125%	211	210	1	101%	504	293
		TOTAL UTILITIES	523	462	61	113%	1,950	2,312	(361)	84%	5,548	3,598

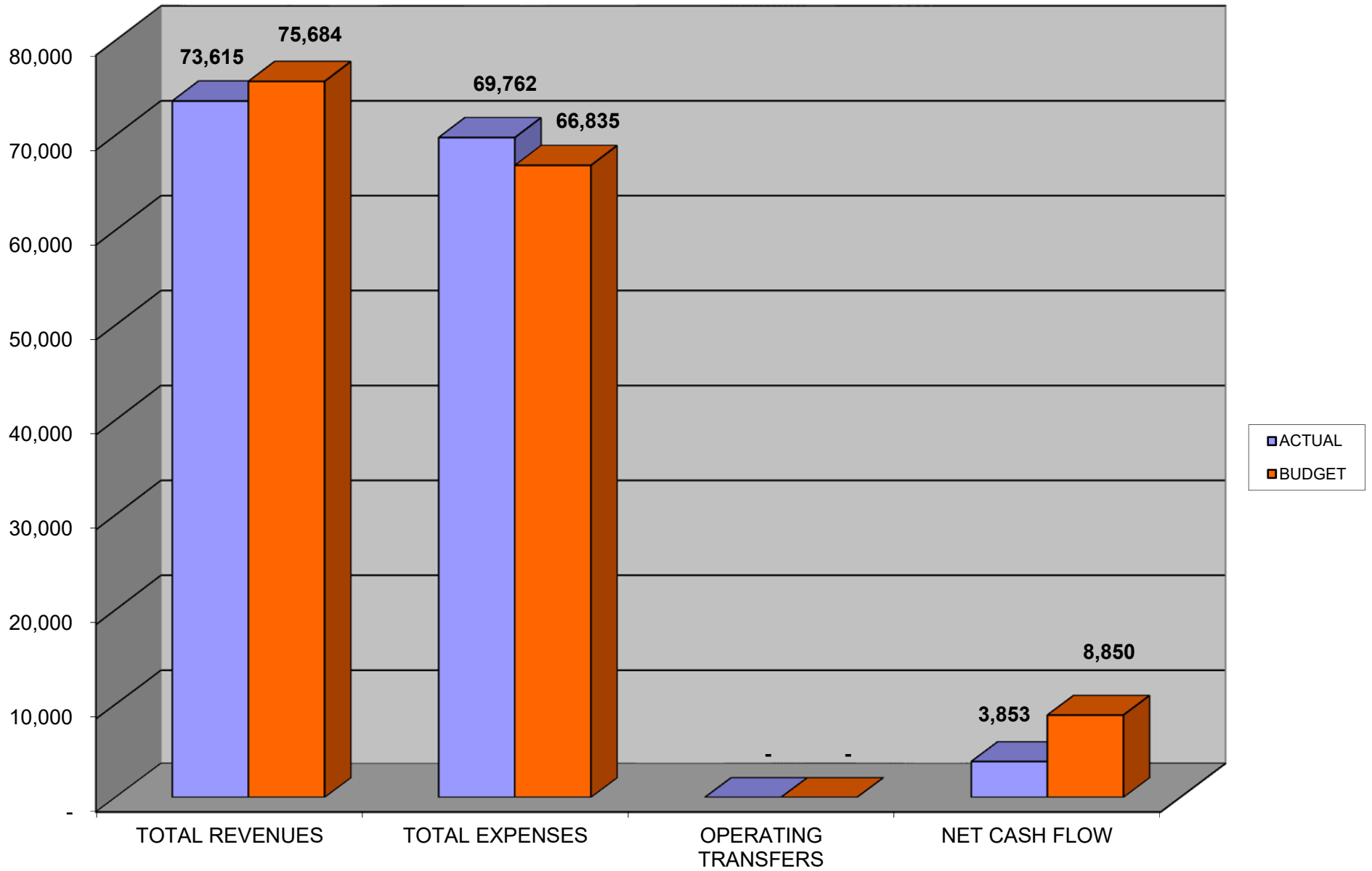
NORTH CENTRAL HEIGHTS I

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	1,982	510	1,472	388%	10,197	2,551	7,646	400%	6,123	(4,074)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	787	220	567	357%	2,852	1,102	1,750	259%	2,645	(207)
943	4420	MATERIALS	563	833	(270)	68%	2,770	4,167	(1,396)	66%	10,000	7,230
CONTRACT COSTS												
943		GARBAGE & TRASH	45	46	(1)	98%	224	229	(5)	98%	550	326
		COOLING / AIR CONDITIONING	-	417	(417)	0%	1,030	2,083	(1,053)	49%	5,000	3,970
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,028	1,750	278	116%	11,762	8,750	3,012	134%	21,000	9,238
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	19	(19)	0%	-	94	(94)	0%	225	225
		EXTERMINATION	-	116	(116)	0%	2,102	579	1,523	363%	1,390	(712)
		CAMERA SECURITY	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	6,571	300	6,271	2190%	7,336	1,500	5,836	489%	3,600	(3,736)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			11,978	4,211	7,766	284%	38,273	21,055	17,218	182%	50,533	12,260
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	(620)	1,513	(2,133)	-41%	5,431	7,563	(2,132)	72%	18,151	12,720
969	TOTAL INSURANCE EXPENSES		(620)	1,513	(2,133)	-41%	5,431	7,563	(2,132)	72%	18,151	12,720
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	21	(21)	0%	-	104	(104)	0%	250	250
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	985	267	719	369%	1,146	1,333	(187)	86%	3,200	2,054
		INTEREST EXPENSE	3,806	3,805	1	100%	19,051	19,025	27	100%	45,659	26,608
TOTAL GENERAL EXPENSES			4,791	4,092	699	117%	20,198	20,462	(265)	99%	49,109	28,912
969	TOTAL OPERATING EXPENDITURES		18,309	15,867	2,442	115%	77,490	79,334	(1,844)	98%	190,401	112,911
970	CASH FLOW FROM OPERATIONS		(3,146)	3,660	(6,806)	-86%	8,115	18,302	(10,187)	44%	30,786	22,671
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	-	353	(353)	0%	-	1,765	(1,765)	0%	4,235	4,235
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	353	(353)	0%	-	1,765	(1,765)	0%	4,235	4,235
900	TOTAL EXPENDITURES		18,309	16,220	2,089	113%	77,490	81,098	(3,609)	96%	194,636	117,146
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		(3,146)	3,307	(6,453)	-95%	8,115	16,537	(8,423)	49%	26,551	18,436

NORTH CENTRAL HEIGHTS I

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	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	-	-	-	-	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	117	117	0%	-	583	583	0%	1,400	1,400
4140		STAFF TRAINING	-	-	-	-	273	-	(273)	-	-	(273)
4150		TRAVEL	162	-	(162)	-	162	-	(162)	-	-	(162)
4170		ACCOUNTING	-	342	342	0%	-	1,708	1,708	0%	4,100	4,100
4190		SUNDRY	-	250	250	0%	214	1,250	1,036	17%	3,000	2,786
4190.2		TELEPHONE/COMMUNICATIONS	86	125	39	69%	344	625	281	55%	1,500	1,156
4190.3		POSTAGE	-	8	8	0%	-	42	42	0%	100	100
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	-	46	46	0%	-	229	229	0%	550	550
4190.9		CONTRACT COST - ADMIN	70	167	96	42%	70	833	763	8%	2,000	1,930
TOTAL ADMINISTRATIVE			<u>319</u>	<u>1,054</u>	<u>736</u>	<u>30%</u>	<u>1,063</u>	<u>5,271</u>	<u>4,208</u>	<u>20%</u>	<u>12,650</u>	<u>11,587</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	21	21	0%	-	104	104	0%	250	250
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			<u>-</u>	<u>21</u>	<u>21</u>	<u>0%</u>	<u>-</u>	<u>104</u>	<u>104</u>	<u>0%</u>	<u>250</u>	<u>250</u>

NORTH CENTRAL HEIGHTS II



NORTH CENTRAL HEIGHTS II - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	16,941
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	124,352
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	10,500
100	Total Cash	151,793
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	150
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	150
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	24,243
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	24,243
150	Total Current Assets	176,187
Non-current Assets:		
Fixed Assets		
161	Land	363,500
168	Infrastructure	-
162	Buildings	4,856,342
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	-
165	Leasehold Improvements	-
166	Accumulated Depreciation	(728,451)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	4,491,391
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	4,667,578
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	4,667,578

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,996
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	1,194
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	6,852
341	Tenant Security Deposits	10,500
342	Unearned Revenue	1,340
343	Current Portion of Long-term Debt - Capital Projects	2,260
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	25,142
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	5,326,280
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	73
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	5,326,353
300	Total Liabilities	5,351,495
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	(837,149)
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	124,352
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	28,879
513	Total Equity	(683,918)
600	Total Liabilities and Equity	4,667,578

NORTH CENTRAL HEIGHTS II

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
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	13,869	14,271	(402)	97%	70,385	71,355	(970)	99%	171,252	100,867
704	3422	LESS: VACANCY LOSS	-	(285)	285	0%	-	(1,427)	1,427	0%	(3,425)	(3,425)
		NET TENANT REVENUE	13,869	14,556	(117)	97%	70,385	72,782	457	99%	167,827	97,442
	3401	TENANT REVENUE - OTHER	229	542	(312)	42%	3,206	2,708	497	118%	6,500	3,294
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE					73,591	75,490	(1,900)	97%	174,327	100,736
706		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	19	25	(6)	77%	25	125	(100)	20%	300	275
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	8	(8)	0%	-	42	(42)	0%	100	100
720		INVESTMENT INCOME - RESTRICTED	-	5	(5)	0%	-	27	(27)	0%	65	-
700		TOTAL REVENUES	14,118	15,137	(1,019)	93%	73,615	75,684	(2,069)	97%	174,792	101,112
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	740	1,372	(632)	54%	3,845	6,860	(3,015)	56%	16,465	12,620
912	4182	EBC - ADMIN	333	582	(250)	57%	1,904	2,911	(1,007)	65%	6,986	5,082
	4171	AUDITING FEES	-	333	(333)	0%	748	1,667	(919)	45%	4,000	3,252
		MANAGEMENT FEES	-	1,119	(1,119)	0%	3,479	5,594	(2,115)	62%	13,426	9,947
		BOOKKEEPING FEES	-	112	(112)	0%	-	560	(560)	0%	1,344	1,344
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	88	1,048	(960)	8%	1,158	5,240	(4,081)	22%	12,575	11,417
		TOTAL ADMINISTRATIVE	1,161	4,566	(3,405)	25%	11,135	22,832	(11,697)	49%	54,796	43,661
TENANT SERVICES												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	83	(83)	0%	637	417	220	153%	1,000	363
		TOTAL TENANT SERVICES	-	83	(83)	0%	637	417	220	153%	1,000	363
UTILITIES												
931	4310	WATER	60	35	26	174%	60	173	(113)	35%	414	354
932	4320	ELECTRICITY	160	101	59	159%	206	505	(299)	41%	1,212	1,006
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	9	(9)	0%	-	46	(46)	0%	111	111
		TOTAL UTILITIES	220	145	75	152%	266	724	(457)	37%	1,737	1,471

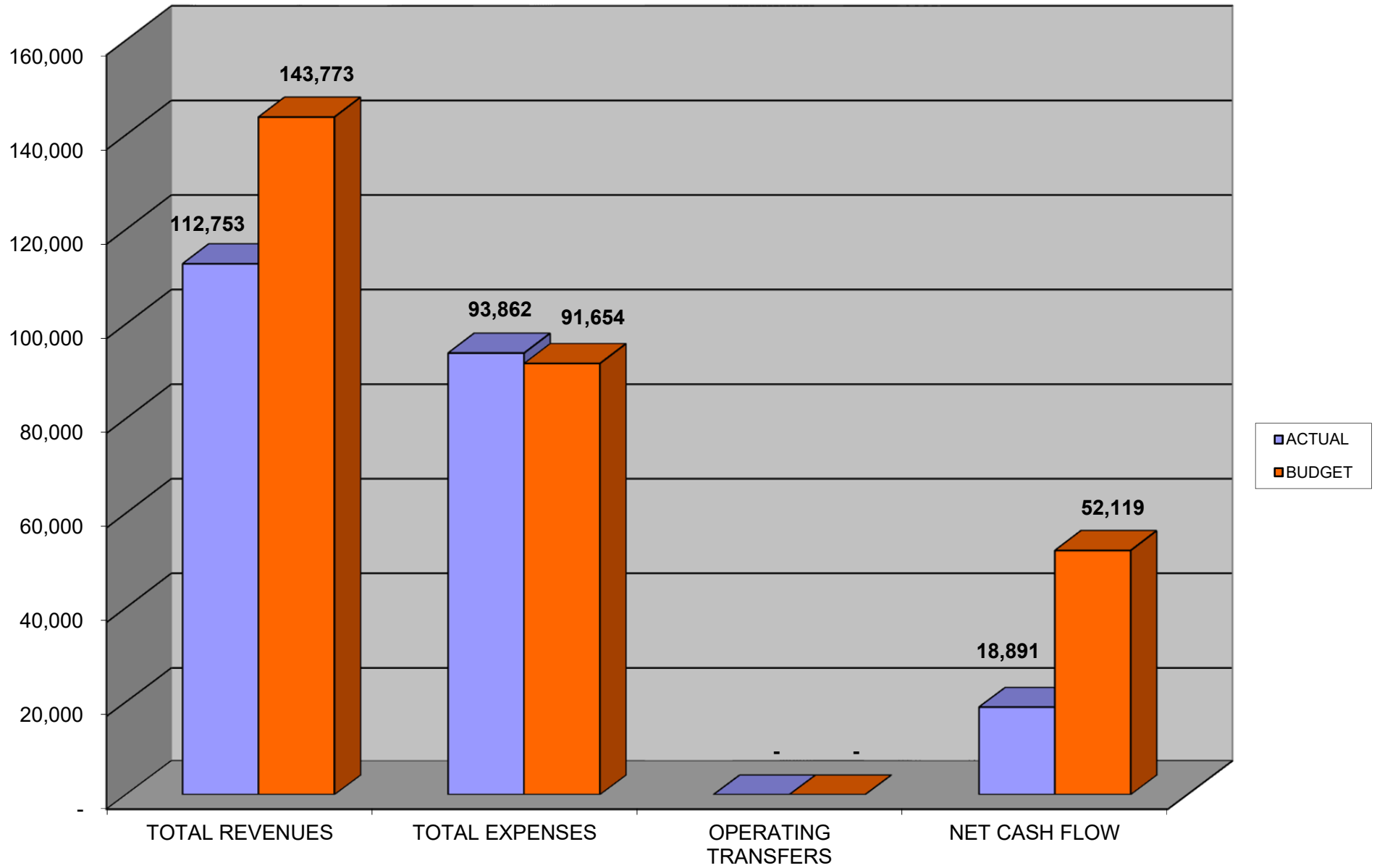
NORTH CENTRAL HEIGHTS II

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	1,815	401	1,414	453%	9,440	2,005	7,435	471%	4,811	(4,629)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	663	173	490	383%	2,475	866	1,609	286%	2,079	(396)
943	4420	MATERIALS	521	625	(104)	83%	2,765	3,125	(360)	88%	7,500	4,735
CONTRACT COSTS												
943		GARBAGE & TRASH	6	42	(36)	13%	8	208	(201)	4%	500	493
		COOLING / AIR CONDITIONING	670	142	528	473%	1,040	708	332	147%	1,700	660
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	1,622	1,375	247	118%	6,488	6,875	(387)	94%	16,500	10,012
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	292	(292)	0%	-	1,458	(1,458)	0%	3,500	3,500
		EXTERMINATION	-	83	(83)	0%	2,881	417	2,465	692%	1,000	(1,881)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	6,571	158	6,413	4150%	7,252	792	6,460	916%	1,900	(5,352)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			11,869	3,291	8,578	361%	32,348	16,454	15,894	197%	39,490	7,142
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,024	1,187	(163)	86%	5,772	5,935	(163)	97%	14,244	8,472
969		TOTAL INSURANCE EXPENSES	1,024	1,187	(163)	86%	5,772	5,935	(163)	97%	14,244	8,472
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	42	(42)	0%	-	208	(208)	0%	500	500
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	292	(292)	0%	2,370	1,458	912	163%	3,500	1,130
		INTEREST EXPENSE	3,443	319	3,124	1078%	17,234	1,597	15,637	1079%	3,832	(13,402)
TOTAL GENERAL EXPENSES			3,443	653	2,790	528%	19,604	3,263	16,341	601%	7,832	(11,772)
969		TOTAL OPERATING EXPENDITURES	17,717	9,925	7,792	179%	69,762	49,625	20,138	141%	119,099	49,337
970		CASH FLOW FROM OPERATIONS	(3,600)	5,212	(8,811)	-69%	3,853	26,060	(22,207)	15%	55,693	51,775
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	-	3,442	(3,442)	0%	-	17,210	(17,210)	0%	41,304	41,304
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS - transfer to reserves	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	3,442	(3,442)	0%	-	17,210	(17,210)	0%	41,304	41,304
900		TOTAL EXPENDITURES	17,717	13,367	4,350	133%	69,762	66,835	2,928	104%	160,403	90,641
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		NET CASH FLOW	(3,600)	1,770	(5,369)	-203%	3,853	8,850	(4,997)	44%	14,389	10,471

NORTH CENTRAL HEIGHTS II

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	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	-	-	-	-	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	292	292	0%	-	1,458	1,458	0%	3,500	3,500
4140		STAFF TRAINING	-	-	-	-	225	-	(225)	-	-	(225)
4150		TRAVEL	-	-	-	-	134	-	(134)	-	-	(134)
4170		ACCOUNTING	-	342	342	0%	-	1,708	1,708	0%	4,100	4,100
4190		SUNDRY	-	83	83	0%	-	417	417	0%	1,000	1,000
4190.2		TELEPHONE/COMMUNICATIONS	-	38	38	0%	182	188	6	97%	450	268
4190.3		POSTAGE	-	2	2	0%	-	10	10	0%	25	25
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	171	-	(171)	-	-	(171)
4190		EVICTON COST	-	-	-	-	360	-	(360)	-	-	(360)
4190.9		CONTRACT COST - ADMIN	88	292	204	30%	88	1,458	1,370	6%	3,500	3,412
TOTAL ADMINISTRATIVE			<u>88</u>	<u>1,048</u>	<u>960</u>	<u>8%</u>	<u>1,158</u>	<u>5,240</u>	<u>4,081</u>	<u>22%</u>	<u>12,575</u>	<u>11,417</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	42	42	0%	-	208	208	0%	500	500
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>-</u>	<u>208</u>	<u>208</u>	<u>0%</u>	<u>500</u>	<u>500</u>

CORNELL COLONY



CORNELL COLONY - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	168,177
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	171,716
114	Cash - Tenant Security Deposits	13,501
100	Total Cash	353,394
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	1,191
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(2,903)
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	(1,713)
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	(1,922)
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	(1,922)
150	Total Current Assets	349,759
Non-current Assets:		
Fixed Assets		
161	Land	-
168	Infrastructure	-
162	Buildings	-
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	-
165	Leasehold Improvements	-
166	Accumulated Depreciation	-
167	Construction in Progress	6,869,292
160	Total Fixed Assets - Net of Accumulated Depreciation	6,869,292
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	7,219,051
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	7,219,051

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	3,060
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	3,308
341	Tenant Security Deposits	13,501
342	Unearned Revenue	251
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	20,120
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	7,106,920
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	7,106,920
300	Total Liabilities	7,127,040
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	(237,627)
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	171,716
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	157,924
513	Total Equity	92,012
600	Total Liabilities and Equity	7,219,051

CORNELL COLONY

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
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	21,673	26,061	(4,388)	83%	104,656	130,305	(25,649)	80%	312,732	208,076
704	3422	LESS: VACANCY LOSS	-	(2,606)	2,606	0%	-	(13,030)	13,030	0%	(31,273)	(31,273)
		NET TENANT REVENUE	21,673	28,667	(1,782)	83%	104,656	143,335	(12,619)	80%	281,459	176,803
	3401	TENANT REVENUE - OTHER	-	-	-	-	-	-	-	-	-	-
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
703	3431	NET OPERATING REVENUE	-	-	-	-	-	-	-	-	-	-
706		HUD PHA OPERATING GRANT CFP	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	4	(4)	0%	-	21	(21)	0%	50	50
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	2,066	83	1,983	2480%	8,089	417	7,673	1941%	1,000	(7,089)
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	8	-	8	-	-	(8)
700		TOTAL REVENUES	23,739	28,755	(5,015)	83%	112,753	143,773	(31,020)	78%	282,509	169,756
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	1,022	1,935	(913)	53%	5,304	9,675	(4,371)	55%	23,220	17,916
912	4182	EBC - ADMIN	460	823	(363)	56%	2,635	4,114	(1,479)	64%	9,874	7,239
	4171	AUDITING FEES	-	292	(292)	0%	1,088	1,458	(370)	75%	3,500	2,412
		MANAGEMENT FEES	(1,264)	1,407	(2,672)	-90%	4,037	7,037	(3,000)	57%	16,888	12,851
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	256	996	(740)	26%	2,254	4,979	(2,725)	45%	11,950	9,696
		TOTAL ADMINISTRATIVE	474	5,453	(4,979)	9%	15,318	27,263	(11,945)	56%	65,432	50,114
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
UTILITIES												
931	4310	WATER	15	19	(4)	80%	175	94	82	187%	225	50
932	4320	ELECTRICITY	268	213	55	126%	859	1,063	(204)	81%	2,551	1,692
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	31	29	2	107%	146	146	(1)	100%	351	205
		TOTAL UTILITIES	314	261	54	121%	1,180	1,303	(123)	91%	3,127	1,947

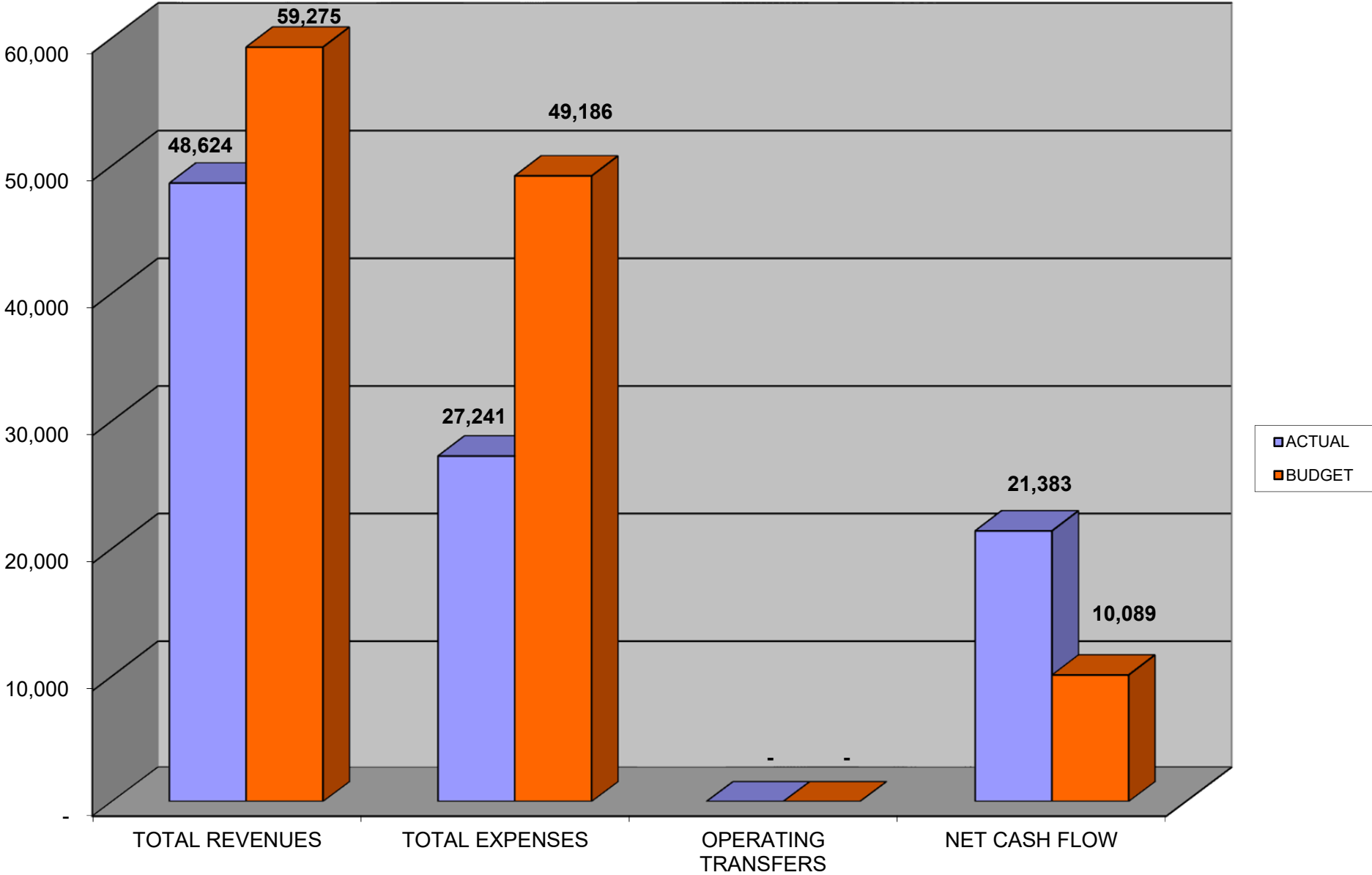
CORNELL COLONY

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	1,595	2,660	(1,065)	60%	7,908	13,302	(5,393)	59%	31,924	24,016
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	918	1,121	(203)	82%	3,520	5,605	(2,085)	63%	13,451	9,931
943	4420	MATERIALS	151	-	151	-	2,602	1,125	1,477	231%	2,700	98
CONTRACT COSTS												
943		GARBAGE & TRASH	54	17	37	322%	415	83	331	497%	200	(215)
		COOLING / AIR CONDITIONING	250	-	250	-	325	-	325	-	-	(325)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,300	1,583	717	145%	11,500	7,917	3,583	145%	19,000	7,500
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	158	(158)	0%	2,266	792	1,475	286%	1,900	(366)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	38	(38)	0%	-	188	(188)	0%	450	450
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	200	-	200	-	1,610	-	1,610	-	-	(1,610)
TOTAL ORDINARY MAINT & OPER			5,468	5,577	(109)	98%	30,146	29,010	1,136	104%	69,625	39,479
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	2,784	1,433	1,351	194%	13,563	7,165	6,398	189%	17,196	3,633
969	TOTAL INSURANCE EXPENSES		2,784	1,433	1,351	194%	13,563	7,165	6,398	189%	17,196	3,633
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	3,180	-	3,180	-	3,180	-	3,180	-	10,000	-
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	1,608	235	1,373	685%	5,769	1,173	4,596	492%	2,815	(2,954)
		INTEREST EXPENSE	3,958	3,881	77	102%	24,705	19,407	5,298	127%	46,576	21,871
TOTAL GENERAL EXPENSES			8,746	4,116	4,630	212%	33,655	20,580	13,075	164%	59,391	18,917
969	TOTAL OPERATING EXPENDITURES		17,786	16,839	946	106%	93,862	85,321	8,541	110%	214,771	114,089
970	CASH FLOW FROM OPERATIONS		5,954	11,915	(5,961)	50%	18,891	58,452	(39,561)	32%	67,738	55,667
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	-	1,267	(1,267)	0%	-	6,333	(6,333)	0%	15,198	15,198
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS - Section 8 Loan Repayment	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	1,267	(1,267)	0%	-	6,333	(6,333)	0%	15,198	15,198
900	TOTAL EXPENDITURES		17,786	18,106	(320)	98%	93,862	91,654	2,209	102%	229,969	129,287
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		5,954	10,649	(4,695)	56%	18,891	52,119	(33,228)	36%	52,540	40,469

CORNELL COLONY 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	-	-	-	-	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-	-	-	-	-	-
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	125	125	0%	-	625	625	0%	1,500	1,500
4140		STAFF TRAINING	-	-	-	-	305	-	(305)	-	-	(305)
4150		TRAVEL	181	-	(181)	-	181	-	(181)	-	-	(181)
4170		ACCOUNTING	-	292	292	0%	-	1,458	1,458	0%	3,500	3,500
4190		SUNDRY	-	125	125	0%	585	625	40	94%	1,500	915
4190.2		TELEPHONE/COMMUNICATIONS	184	150	(34)	123%	1,058	750	(308)	141%	1,800	742
4190.3		POSTAGE	-	8	8	0%	-	42	42	0%	100	100
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	(110)	46	156	-240%	125	229	104	55%	550	425
4190.9		CONTRACT COST - ADMIN	-	250	250	0%	-	1,250	1,250	0%	3,000	3,000
TOTAL ADMINISTRATIVE			256	996	740	26%	2,254	4,979	2,725	45%	11,950	9,696
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	3,180	833	(2,347)	382%	3,180	4,167	987	76%	10,000	6,820
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			3,180	833	(2,347)	382%	3,180	4,167	987	76%	10,000	6,820

LAKESIDE PARK I



LAKESIDE PARK I - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	43,724
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	31,943
114	Cash - Tenant Security Deposits	4,133
100	Total Cash	79,801
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	32,692
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	258
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	32,950
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	111,916
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	111,916
150	Total Current Assets	224,667
Non-current Assets:		
Fixed Assets		
161	Land	-
168	Infrastructure	44,121
162	Buildings	680,765
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	-
165	Leasehold Improvements	-
166	Accumulated Depreciation	(546,147)
167	Construction in Progress	2,231
160	Total Fixed Assets - Net of Accumulated Depreciation	180,970
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	405,637
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	405,637

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	941
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	8,979
341	Tenant Security Deposits	4,133
342	Unearned Revenue	391
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	14,445
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	1,188,471
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	353
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	1,188,824
300	Total Liabilities	1,203,269
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	(1,007,501)
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	209,869
	Total Equity	(797,632)
600	Total Liabilities and Equity	405,637

LAKESIDE PARK I

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR	% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	YTD	ANNUAL	BALANCE
			May-18	BUDGET		BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
REVENUE											
OPERATING INCOME											
703	3110	GROSS POTENTIAL RENT	-	760	(760)	0%	-	3,800	0%	9,120	9,120
704	3422	LESS: VACANCY LOSS	-	(15)	15	0%	-	(76)	0%	(182)	(182)
		NET TENANT REVENUE	-	775	(745)	0%	-	3,876	-	8,938	8,938
	3401	TENANT REVENUE - OTHER	1,408	-	1,408	-	3,244	-	-	-	(3,244)
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-
70	3480	GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-	-	-	-
	3480	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-
	3480	LESS: PRORATION	-	-	-	-	-	-	-	-	-
706	3431	NET OPERATING SUBSIDY	-	-	-	-	-	-	-	-	-
		HUD PHA OPERATING GRANT CFP / S8	8,997	10,897	(1,900)	83%	45,201	54,483	83%	130,758	85,557
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	17	(17)	0%	-	83	0%	200	200
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	167	(167)	0%	178	833	21%	2,000	1,822
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-
700	TOTAL REVENUES		10,405	11,855	(1,450)	88%	48,624	59,275	82%	141,896	93,272
OPERATING EXPENDITURES											
ADMINISTRATIVE											
911	4110	ADMINISTRATIVE SALARIES	298	519	(222)	57%	1,604	2,597	62%	6,233	4,629
912	4182	EBC - ADMIN	80	254	(173)	32%	548	1,269	43%	3,045	2,497
	4171	AUDITING FEES	-	125	(125)	0%	408	625	65%	1,500	1,092
		MANAGEMENT FEES	-	699	(699)	0%	2,114	3,493	61%	8,382	6,268
		BOOKKEEPING FEES	-	56	(56)	0%	-	280	0%	672	672
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-
916	4190	OTHER	894	500	394	179%	2,403	2,500	96%	6,000	3,597
		TOTAL ADMINISTRATIVE	1,272	2,153	(880)	59%	7,077	10,763	66%	25,832	18,755
TENANT SERVICES											
921	4210	SALARIES	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	1,106	-	-	-	(1,106)
		TOTAL TENANT SERVICES	-	-	-	-	1,106	-	-	-	(1,106)
UTILITIES											
931	4310	WATER	15	34	(20)	43%	79	172	46%	413	334
932	4320	ELECTRICITY	90	317	(227)	28%	446	1,583	28%	3,800	3,354
933	4330	NATURAL GAS	31	10	21	317%	113	49	230%	118	5
938	4390	SEWER AND OTHER	31	63	(31)	50%	158	313	50%	752	594
		TOTAL UTILITIES	167	424	(256)	39%	795	2,118	38%	5,083	4,288

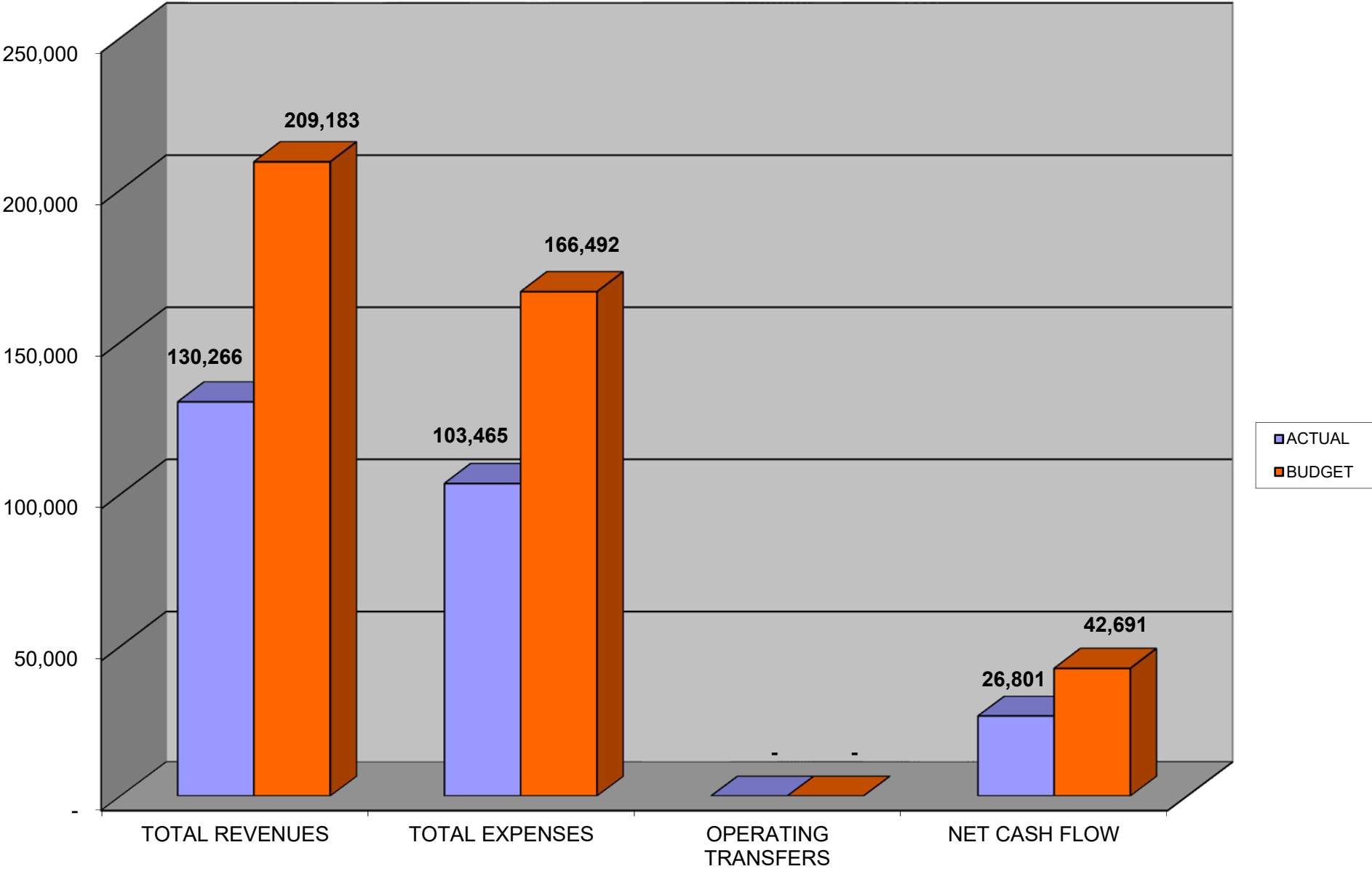
LAKESIDE PARK I

LINE	ACCT	DESCRIPTION	CURRENT	CURRENT	% OF		YEAR	YEAR	% OF		BUDGET	
			MONTH	MONTH	MTD	TO DATE	TO DATE	YTD	ANNUAL	BALANCE		
ITEM	#		May-18	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	656	575	82	114%	3,391	2,874	517	118%	6,897	3,506
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	309	173	136	178%	1,087	867	220	125%	2,080	993
943	4420	MATERIALS	154	707	(553)	22%	336	3,533	(3,197)	10%	3,600	3,264
CONTRACT COSTS												
943		GARBAGE & TRASH	25	83	(58)	30%	135	417	(282)	32%	1,000	865
		COOLING / AIR CONDITIONING	-	42	(42)	0%	1,575	208	1,367	756%	500	(1,075)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	270	240	30	113%	1,350	1,200	150	113%	2,880	1,530
		UNIT TURNAROUNDS	-	42	(42)	0%	-	208	(208)	0%	500	500
		ELECTRICAL	-	42	(42)	0%	-	208	(208)	0%	500	500
		PLUMBING	-	21	(21)	0%	-	104	(104)	0%	250	250
		EXTERMINATION	-	58	(58)	0%	2,294	292	2,002	787%	700	(1,594)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	167	(167)	0%	631	833	(202)	76%	2,000	1,369
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			1,414	2,149	(734)	66%	10,799	10,745	55	101%	20,907	10,108
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	4,868	389	4,479	1253%	6,422	1,943	4,479	331%	4,663	(1,759)
969	TOTAL INSURANCE EXPENSES		4,868	389	4,479	1253%	6,422	1,943	4,479	331%	4,663	(1,759)
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	707	(707)	0%	-	3,533	(3,533)	0%	8,480	8,480
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	42	(42)	0%	-	208	(208)	0%	500	500
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			-	748	(748)	0%	-	3,742	(3,742)	0%	8,980	8,980
969	TOTAL OPERATING EXPENDITURES		7,722	5,862	1,859	132%	26,199	29,310	(3,111)	89%	65,465	39,266
970	CASH FLOW FROM OPERATIONS		2,683	5,993	(3,309)	45%	22,424	29,965	(7,540)	75%	76,431	54,007
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	209	208	0	100%	1,042	1,042	(0)	100%	2,501	1,459
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	3,167	(3,167)	0%	-	15,833	(15,833)	0%	38,000	38,000
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	600	(600)	0%	-	3,000	(3,000)	0%	7,200	7,200
TOTAL OTHER EXPENSES			209	3,975	(3,766)	5%	1,042	19,875	(18,834)	5%	47,701	46,659
900	TOTAL EXPENDITURES		7,930	9,837	(1,907)	81%	27,241	49,186	(21,945)	55%	113,166	85,925
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		2,475	2,018	457	123%	21,383	10,089	11,293	212%	28,730	7,347

LAKESIDE PARK I 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	8,997	10,897	(1,900)	83%	45,201	54,483	(9,282)	83%	130,758	85,557
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			8,997	10,897	(1,900)	83%	45,201	54,483	(9,282)	83%	130,758	85,557
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	641	17	(624)	3845%	1,068	83	(985)	1281%	200	(868)
4140		STAFF TRAINING	-	17	17	0%	80	83	3	96%	200	120
4150		TRAVEL	48	33	(14)	143%	48	167	119	29%	400	352
4170		ACCOUNTING	-	58	58	0%	-	292	292	0%	700	700
4190		SUNDRY	-	83	83	0%	-	417	417	0%	1,000	1,000
4190.2		TELEPHONE/COMMUNICATIONS	1,122	108	(1,014)	1036%	1,122	542	(580)	207%	1,300	178
4190.3		POSTAGE	-	25	25	0%	-	125	125	0%	300	300
4190		OFFICE SUPPLIES	-	42	42	0%	-	208	208	0%	500	500
4190		CONTRACT COST-COPIER/SECURITY	-	17	17	0%	-	83	83	0%	200	200
4190		EVICTON COST	-	17	17	0%	-	83	83	0%	200	200
4190.9		CONTRACT COST - ADMIN	-	83	83	0%	85	417	331	20%	1,000	915
TOTAL ADMINISTRATIVE			1,811	500	(1,311)	362%	2,403	2,500	97	96%	6,000	3,597
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	208	208	0%	-	1,042	1,042	0%	2,500	2,500
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	498	498	0%	-	2,492	2,492	0%	5,980	5,980
TOTAL OTHER GENERAL EXPENSES			-	707	707	0%	-	3,533	3,533	0%	8,480	8,480

LAKESIDE PARK II



LAKESIDE PARK II - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	94,339
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	177,907
114	Cash - Tenant Security Deposits	13,129
100	Total Cash	285,375
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	128,723
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	1,570
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	130,293
Non-current Assets:		
Fixed Assets		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	433,255
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	433,255
150	Total Current Assets	848,922
Non-current Assets:		
Fixed Assets		
161	Land	-
168	Infrastructure	173,726
162	Buildings	2,791,400
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	-
165	Leasehold Improvements	-
166	Accumulated Depreciation	(2,150,454)
167	Construction in Progress	1,588,258
160	Total Fixed Assets - Net of Accumulated Depreciation	2,402,931
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	3,251,853
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	3,251,853

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	10,458
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	80,018
341	Tenant Security Deposits	13,129
342	Unearned Revenue	1,943
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	105,549
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	1,489,151
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	1,424
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	1,490,575
300	Total Liabilities	1,596,124
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	913,780
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	741,949
	Total Equity	1,655,729
600	Total Liabilities and Equity	3,251,853

LAKESIDE PARK II

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR	% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	YTD	ANNUAL	BALANCE
REVENUE			May-18	BUDGET		BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
OPERATING INCOME											
703	3110	GROSS POTENTIAL RENT	2,988	2,743	245	109%	15,313	13,715	1,598	112%	17,603
704	3422	LESS: VACANCY LOSS	-	(55)	55	0%	-	(274)	274	0%	(658)
		NET TENANT REVENUE	2,988	2,798	299	109%	15,313	13,989	1,873	1	16,945
	3401	TENANT REVENUE - OTHER	259	250	9	103%	383	1,250	(867)	31%	2,617
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-
70	3480	GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-	-	-	-
	3480	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-
	3480	LESS: PRORATION	-	-	-	-	-	-	-	-	-
706	3431	NET OPERATING SUBSIDY	-	-	-	-	-	-	-	-	-
		HUD PHA OPERATING GRANT CFP / S8	36,632	37,872	(1,240)	97%	113,787	189,360	(75,573)	60%	340,677
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	83	(83)	0%	-	417	(417)	0%	1,000
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	833	(833)	0%	701	4,167	(3,466)	17%	9,299
720		INVESTMENT INCOME - RESTRICTED	16	-	16	-	81	-	81	-	(81)
700		TOTAL REVENUES	39,895	41,837	(1,942)	95%	130,266	209,183	(78,368)	62%	370,456
OPERATING EXPENDITURES											
ADMINISTRATIVE											
911	4110	ADMINISTRATIVE SALARIES	1,118	1,920	(801)	58%	6,031	9,598	(3,567)	63%	17,003
912	4182	EBC - ADMIN	299	940	(641)	32%	2,043	4,699	(2,656)	43%	9,235
	4171	AUDITING FEES	-	292	(292)	0%	1,496	1,458	38	103%	2,004
		MANAGEMENT FEES	-	2,434	(2,434)	0%	4,200	12,168	(7,968)	35%	25,003
		BOOKKEEPING FEES	-	221	(221)	0%	-	1,103	(1,103)	0%	2,646
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-
916	4190	OTHER	408	1,667	(1,258)	24%	1,953	8,333	(6,380)	23%	18,047
		TOTAL ADMINISTRATIVE	1,826	7,472	(5,646)	24%	15,723	37,359	(21,636)	42%	73,938
TENANT SERVICES											
921	4210	SALARIES	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	=	-	-	-	=	-
UTILITIES											
931	4310	WATER	118	141	(23)	84%	257	703	(445)	37%	1,430
932	4320	ELECTRICITY	231	1,302	(1,071)	18%	2,125	6,511	(4,386)	33%	13,501
933	4330	NATURAL GAS	-	40	(40)	0%	34	201	(167)	17%	448
938	4390	SEWER AND OTHER	39	256	(217)	15%	262	1,279	(1,017)	20%	2,807
		TOTAL UTILITIES	388	1,739	(1,350)	22%	2,678	8,693	(6,015)	31%	18,186

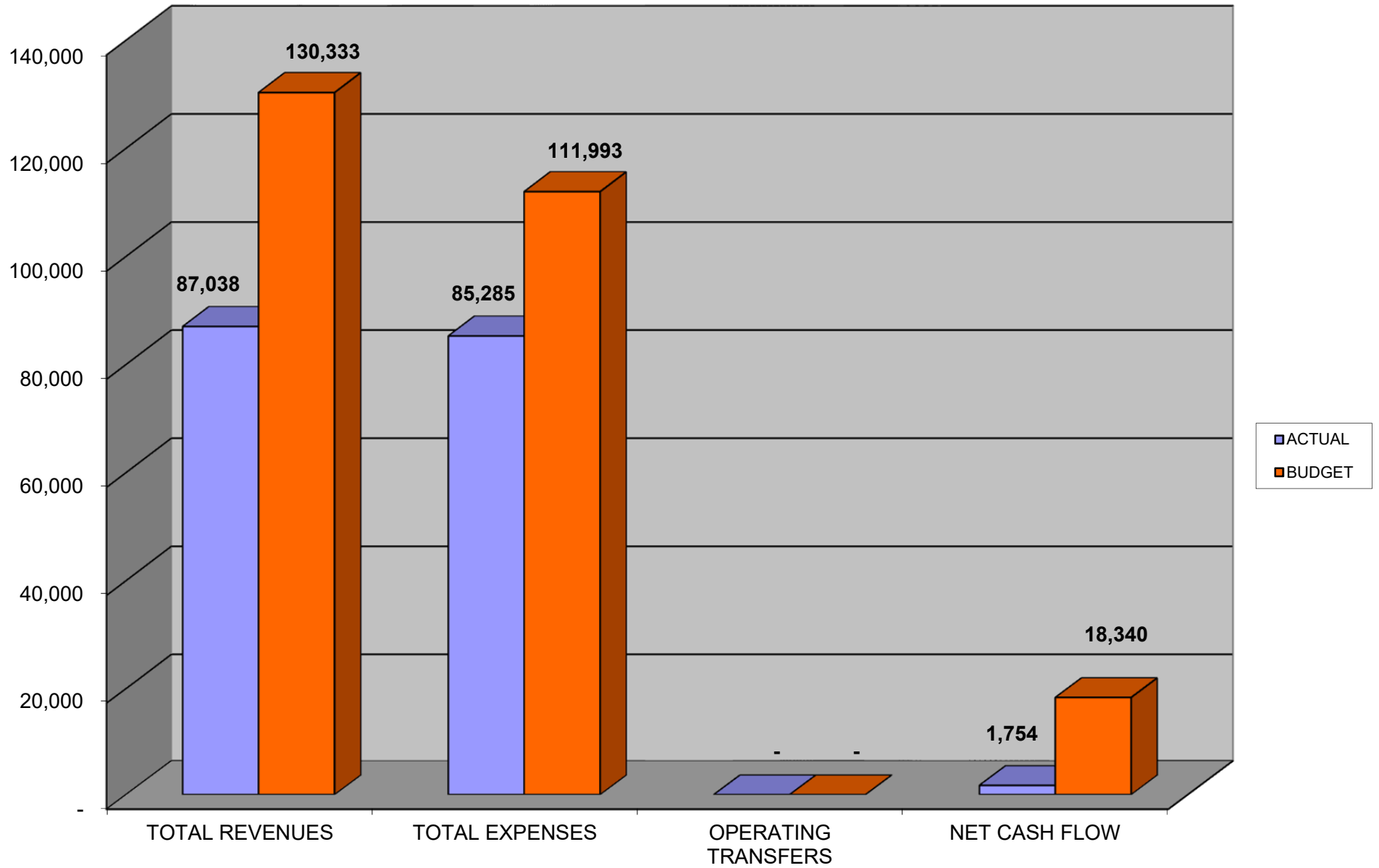
LAKESIDE PARK II

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	2,541	2,256	285	113%	13,216	11,279	1,937	117%	27,070	13,854
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	1,160	668	491	173%	4,125	3,342	784	123%	8,020	3,895
943	4420	MATERIALS	1,045	575	470	182%	1,686	2,875	(1,189)	59%	6,700	5,014
CONTRACT COSTS												
943		GARBAGE & TRASH	129	292	(163)	44%	1,592	1,458	134	109%	3,500	1,908
		COOLING / AIR CONDITIONING	-	42	(42)	0%	-	208	(208)	0%	500	500
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	1,417	983	433	144%	5,669	4,917	752	115%	11,800	6,131
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	42	(42)	0%	-	208	(208)	0%	500	500
		EXTERMINATION	-	250	(250)	0%	2,556	1,250	1,306	204%	3,000	444
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	1,500	167	1,333	900%	1,500	833	667	180%	2,000	500
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			7,791	5,274	2,517	148%	30,344	26,371	3,973	115%	63,090	32,746
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	=	-	-	-	=	-	-
INSURANCE												
961	4510	INSURANCE	(4,578)	1,580	(6,158)	-290%	1,741	7,899	(6,158)	22%	18,957	17,216
969	TOTAL INSURANCE EXPENSES		(4,578)	1,580	(6,158)	-290%	1,741	7,899	(6,158)	22%	18,957	17,216
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	575	(575)	0%	176	2,875	(2,699)	6%	6,900	6,724
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	167	(167)	0%	-	833	(833)	0%	2,000	2,000
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			-	742	(742)	0%	176	3,708	(3,533)	5%	8,900	8,724
969	TOTAL OPERATING EXPENDITURES		5,427	16,806	(11,379)	32%	50,662	84,030	(33,368)	60%	201,472	150,810
970	CASH FLOW FROM OPERATIONS		34,468	25,031	9,437	138%	79,604	125,153	(45,548)	64%	299,250	219,646
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	8,000	8,000	(0)	100%	40,000	40,000	(0)	100%	96,001	56,001
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	4,394	-	4,394	-	12,803	-	12,803	-	-	(12,803)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	6,130	(6,130)	0%	-	30,649	(30,649)	0%	73,557	73,557
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	2,363	(2,363)	0%	-	11,813	(11,813)	0%	28,350	28,350
TOTAL OTHER EXPENSES			12,394	16,492	(4,098)	75%	52,803	82,462	(29,658)	64%	197,908	145,105
900	TOTAL EXPENDITURES		17,821	33,298	(15,478)	54%	103,465	166,492	(63,027)	62%	399,380	295,915
DEPRECIATION ADD BACK			-	-	-	=	-	-	-	=	-	-
NET CASH FLOW			22,074	8,538	13,536	259%	26,801	42,691	(15,342)	63%	101,342	74,541

LAKESIDE PARK II 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	36,632	37,872	(1,240)	97%	113,787	189,360	(75,573)	60%	454,464	340,677
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>36,632</u>	<u>37,872</u>	<u>(1,240)</u>	<u>97%</u>	<u>113,787</u>	<u>189,360</u>	<u>(75,573)</u>	<u>60%</u>	<u>454,464</u>	<u>340,677</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	208	208	0%	500	500
4140		STAFF TRAINING	-	42	42	0%	305	208	(96)	146%	500	195
4150		TRAVEL	181	125	(56)	145%	181	625	444	29%	1,500	1,319
4170		ACCOUNTING	-	242	242	0%	-	1,208	1,208	0%	2,900	2,900
4190		SUNDRY	227	283	56	80%	1,131	1,417	286	80%	3,400	2,269
4190.2		TELEPHONE/COMMUNICATIONS	-	450	450	0%	-	2,250	2,250	0%	5,400	5,400
4190.3		POSTAGE	-	92	92	0%	-	458	458	0%	1,100	1,100
4190		OFFICE SUPPLIES	-	42	42	0%	-	208	208	0%	500	500
4190		CONTRACT COST-COPIER/SECURITY	-	58	58	0%	-	292	292	0%	700	700
4190		EVICITION COST	-	42	42	0%	-	208	208	0%	500	500
4190.9		CONTRACT COST - ADMIN	-	250	250	0%	336	1,250	914	27%	3,000	2,664
TOTAL ADMINISTRATIVE			<u>408</u>	<u>1,667</u>	<u>1,258</u>	<u>24%</u>	<u>1,953</u>	<u>8,333</u>	<u>6,380</u>	<u>23%</u>	<u>20,000</u>	<u>18,047</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	575	575	0%	176	2,875	2,699	6%	6,900	6,724
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			<u>-</u>	<u>575</u>	<u>575</u>	<u>0%</u>	<u>176</u>	<u>2,875</u>	<u>2,699</u>	<u>6%</u>	<u>6,900</u>	<u>6,724</u>

DELANEY HEIGHTS LLC



DELANEY HEIGHTS LLC - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	78,490
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	9,662
100	Total Cash	88,152
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	102,160
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	(790)
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's	101,370
Investments		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	350,481
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	350,481
150	Total Current Assets	540,003
Non-current Assets:		
Fixed Assets		
161	Land	-
168	Infrastructure	137,877
162	Buildings	2,127,388
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	-
165	Leasehold Improvements	-
166	Accumulated Depreciation	(1,706,709)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	558,556
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	1,098,559
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,098,559

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	2,915
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	4,211
341	Tenant Security Deposits	9,662
342	Unearned Revenue	(354)
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	16,435
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	-
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	1,137
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	1,137
300	Total Liabilities	17,571
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	558,556
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	522,432
	Total Equity	1,080,988
600	Total Liabilities and Equity	1,098,559

DELANEY HEIGHTS LLC

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	3,508	2,840	668	124%	15,699	14,200	1,499	111%	34,080	18,381
704	3422	LESS: VACANCY LOSS	-	(57)	57	0%	-	(284)	284	0%	(682)	(682)
		NET TENANT REVENUE	3,508	2,897	725	124%	15,699	14,484	1,783	1	33,398	17,699
	3401	TENANT REVENUE - OTHER	-	250	(250)	0%	-	1,250	(1,250)	0%	3,000	3,000
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
70	3480	GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-	-	-	-	-
	3480	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
	3480	LESS: PRORATION	-	-	-	-	-	-	-	-	-	-
706	3431	NET OPERATING SUBSIDY	-	-	-	-	-	-	-	-	-	-
		HUD PHA OPERATING GRANT CFP / S8	12,084	22,078	(9,994)	55%	69,488	110,390	(40,902)	63%	264,936	195,448
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	50	(50)	0%	-	250	(250)	0%	600	600
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	215	792	(577)	27%	1,852	3,958	(2,107)	47%	9,500	7,648
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	15,807	26,067	(10,259)	61%	87,038	130,333	(42,726)	67%	311,434	224,396
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	893	1,558	(666)	57%	4,812	7,792	(2,980)	62%	18,700	13,888
912	4182	EBC - ADMIN	241	761	(520)	32%	1,643	3,807	(2,163)	43%	9,136	7,493
	4171	AUDITING FEES	-	292	(292)	0%	1,224	1,458	(234)	84%	3,500	2,276
		MANAGEMENT FEES	-	1,492	(1,492)	0%	4,165	7,458	(3,294)	56%	17,900	13,735
		BOOKKEEPING FEES	-	175	(175)	0%	-	875	(875)	0%	2,100	2,100
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	143	1,400	(1,257)	10%	686	7,000	(6,314)	10%	16,800	16,114
		TOTAL ADMINISTRATIVE	1,277	5,678	(4,401)	22%	12,529	28,390	(15,861)	44%	68,136	55,607
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	=	-	-	-	=	-	-
UTILITIES												
931	4310	WATER	323	112	211	289%	723	560	163	129%	1,343	620
932	4320	ELECTRICITY	360	1,036	(677)	35%	896	5,182	(4,286)	17%	12,437	11,541
933	4330	NATURAL GAS	39	32	7	122%	168	160	8	105%	384	216
938	4390	SEWER AND OTHER	131	204	(73)	64%	299	1,018	(718)	29%	2,443	2,144
		TOTAL UTILITIES	853	1,384	(531)	62%	2,086	6,920	(4,833)	30%	16,607	14,521

DELANEY HEIGHTS LLC

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	2,049	1,813	236	113%	10,642	9,067	1,576	117%	21,760	11,118
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	943	540	403	175%	3,344	2,698	645	124%	6,476	3,132
943	4420	MATERIALS	2,431	417	2,015	584%	3,694	2,083	1,610	177%	5,000	1,306
CONTRACT COSTS												
943		GARBAGE & TRASH	100	267	(167)	38%	322	1,333	(1,011)	24%	3,200	2,878
		COOLING / AIR CONDITIONING	3,100	42	3,058	7440%	9,895	208	9,687	4750%	500	(9,395)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	667	783	(116)	85%	3,335	3,917	(582)	85%	9,400	6,065
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	42	(42)	0%	-	208	(208)	0%	500	500
		PLUMBING	-	42	(42)	0%	-	208	(208)	0%	500	500
		EXTERMINATION	-	217	(217)	0%	928	1,083	(155)	86%	2,600	1,672
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	1,860	42	1,818	4464%	4,403	208	4,195	2114%	500	(3,903)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			11,151	4,203	6,948	265%	36,563	21,015	15,548	174%	50,436	13,873
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	13,864	1,259	12,605	1102%	18,898	6,293	12,605	300%	15,102	(3,796)
969		TOTAL INSURANCE EXPENSES	13,864	1,259	12,605	1102%	18,898	6,293	12,605	300%	15,102	(3,796)
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	667	(667)	0%	138	3,333	(3,196)	4%	8,000	7,862
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	42	(42)	0%	488	208	279	234%	500	13
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			-	708	(708)	0%	625	3,542	(2,916)	18%	8,500	7,875
969		TOTAL OPERATING EXPENDITURES	27,145	13,232	13,913	205%	70,702	66,159	4,543	107%	158,781	88,079
970		CASH FLOW FROM OPERATIONS	(11,337)	12,835	(24,172)	-88%	16,337	64,174	(47,837)	25%	152,653	136,316
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	2,917	2,917	(0)	100%	14,583	14,584	(0)	100%	35,001	20,418
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	6,250	(6,250)	0%	-	31,250	(31,250)	0%	75,000	75,000
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			2,917	9,167	(6,250)	32%	14,583	45,834	(31,250)	32%	110,001	95,418
900		TOTAL EXPENDITURES	30,061	22,399	7,663	134%	85,285	111,993	(26,708)	76%	268,782	183,497
DEPRECIATION ADD BACK			-	-	-	-	-	-	-	-	-	-
NET CASH FLOW			(14,254)	3,668	(17,922)	-389%	1,754	18,340	(16,586)	10%	42,652	40,898

DELANEY HEIGHTS 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	12,084	22,078	(9,994)	55%	69,488	110,390	(40,902)	63%	264,936	195,448
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>12,084</u>	<u>22,078</u>	<u>(9,994)</u>	<u>55%</u>	<u>69,488</u>	<u>110,390</u>	<u>(40,902)</u>	<u>63%</u>	<u>264,936</u>	<u>195,448</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	208	208	0%	500	500
4140		STAFF TRAINING	-	42	42	0%	241	208	(32)	115%	500	259
4150		TRAVEL	143	100	(43)	143%	143	500	357	29%	1,200	1,057
4170		ACCOUNTING	-	208	208	0%	-	1,042	1,042	0%	2,500	2,500
4190		SUNDRY	-	225	225	0%	35	1,125	1,090	3%	2,700	2,665
4190.2		TELEPHONE/COMMUNICATIONS	-	358	358	0%	-	1,792	1,792	0%	4,300	4,300
4190.3		POSTAGE	-	71	71	0%	-	354	354	0%	850	850
4190		OFFICE SUPPLIES	-	42	42	0%	-	208	208	0%	500	500
4190		CONTRACT COST-COPIER/SECURITY	-	46	46	0%	-	229	229	0%	550	550
4190		EVICTON COST	-	42	42	0%	-	208	208	0%	500	500
4190.9		CONTRACT COST - ADMIN	-	225	225	0%	267	1,125	858	24%	2,700	2,433
TOTAL ADMINISTRATIVE			<u>143</u>	<u>1,400</u>	<u>1,257</u>	<u>10%</u>	<u>686</u>	<u>7,000</u>	<u>6,314</u>	<u>10%</u>	<u>16,800</u>	<u>16,114</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	667	667	0%	138	3,333	3,196	4%	8,000	7,862
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			<u>-</u>	<u>667</u>	<u>667</u>	<u>0%</u>	<u>138</u>	<u>3,333</u>	<u>3,196</u>	<u>4%</u>	<u>8,000</u>	<u>7,862</u>