

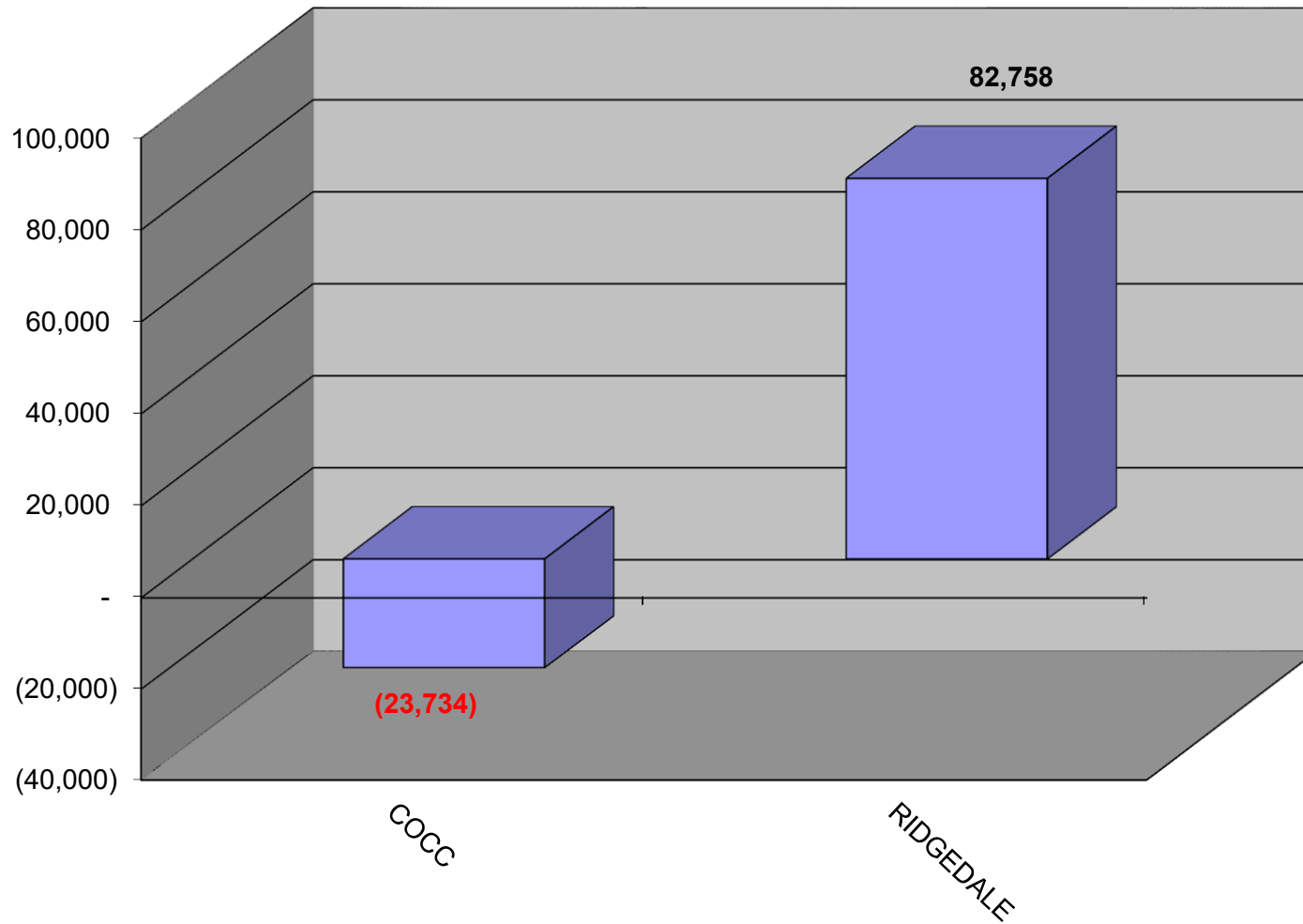
AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2018

Financial Statements

July 31, 2018

Avon Park Housing Authority



Year to Date Net Income

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

COCC

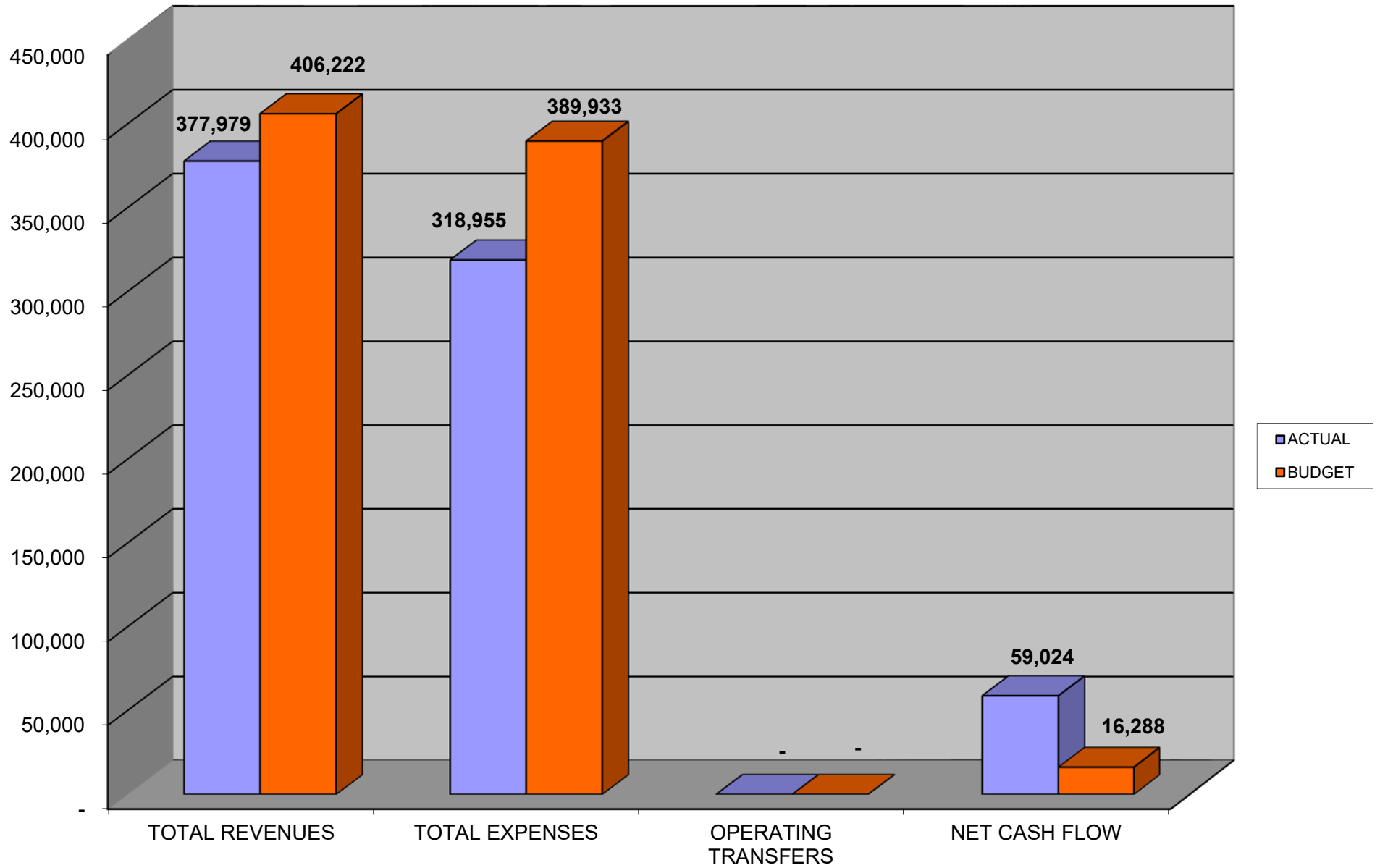
1111.00 GENERAL FUND-COCC	147,721
1111.40 FSS ESCROW	2,497
TOTAL	<u>150,219</u>

RIDGEDALE

1111.01 GENERAL FUND CHECKING	78,023
1114.00 SECURITY DEPOSITS	6,284
1162.05 ESCROW MIP	4,080
1162.06 ESCROW RESERVE REPLACEMENT	24,081
1162.07 ESCROW INSURANCE	5,200
1162.08 RESIDUAL RECEIPTS RESERVES	47,461
TOTAL	<u>165,129</u>

GRAND TOTAL CASH ACCOUNTS **315,347**

APHA CONSOLIDATED



APHA CONSOLIDATED- STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	225,744
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	2,497
114	Cash - Tenant Security Deposits	6,284
100	Total Cash	234,525
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	2,701
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(900)
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	1,801
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	80,822
142	Prepaid Expenses and Other Assets	10,325
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	2,829
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	93,977
150	Total Current Assets	330,303
Non-current Assets:		
Fixed Assets		
161	Land	600,000
168	Infrastructure	2,758
162	Buildings	1,224,173
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	224,450
165	Leasehold Improvements	-
166	Accumulated Depreciation	(350,792)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	1,700,589
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
	Total Non-Current Assets	-
	Total Assets	2,030,892
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	2,030,892

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	423
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	6,005
322	Accrued Compensated Absences - Current Portion	2,585
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	20,926
341	Tenant Security Deposits	6,284
342	Unearned Revenue	48
343	Current Portion of Long-term Debt - Capital Projects	10,238
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	2,829
310	Total Current Liabilities	49,338
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	1,396,482
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	14,343
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	2,497
350	Total Noncurrent Liabilities	1,413,322
300	Total Liabilities	1,462,661
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	293,868
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	80,822
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	193,541
513	Total Equity	568,231
600	Total Liabilities and Equity	2,030,892

APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BUDGET
			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	3,009	1,470	1,539	205%	10,467	10,290	177	102%	17,640	7,173
			-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	3,009	1,470	1,539	205%	10,467	10,290	177	102%	17,640	7,173
3401		TENANT REVENUE - OTHER	1,406	574	832	245%	3,949	4,019	(70)	98%	6,890	2,941
3404		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431		NET OPERATING REVENUE	4,415	2,044	2,371	216%	14,416	14,309	107	101%	24,530	10,114
706		HUD PHA OPERATING GRANT CFP	27,956	32,598	(4,642)	86%	203,332	228,186	(24,854)	89%	391,176	187,844
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	3	14	(11)	25%	20	99	(79)	20%	170	150
		MANAGEMENT FEE INCOME	15,870	11,291	4,579	141%	74,932	79,040	(4,108)	95%	135,497	60,565
		BOOKKEEPING FEE INCOME	-	830	(830)	0%	-	5,807	(5,807)	0%	9,954	9,954
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	12,625	11,217	1,408	113%	85,240	78,518	6,722	109%	134,603	49,363
720		INVESTMENT INCOME - RESTRICTED	6	38	(32)	15%	40	263	(222)	15%	450	410
700		TOTAL REVENUES	60,875	58,032	2,844	105%	377,979	406,222	(28,242)	93%	696,380	318,401
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	15,937	15,443	494	103%	102,672	108,100	(5,429)	95%	185,315	82,644
912	4182	EBC - ADMIN	3,909	5,175	(1,266)	76%	29,285	36,227	(6,943)	81%	62,104	32,819
	4171	AUDITING FEES	-	542	(542)	0%	884	3,792	(2,908)	23%	6,500	5,616
		MANAGEMENT FEES	2,829	2,725	104	104%	20,180	19,078	1,102	106%	32,705	12,525
		BOOKKEEPING FEES	-	126	(126)	0%	-	882	(882)	0%	1,512	1,512
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	4,151	3,375	776	123%	35,103	23,625	11,478	149%	40,500	5,397
		TOTAL ADMINISTRATIVE	26,827	27,386	(559)	98%	188,124	191,704	(3,581)	98%	328,636	140,512
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	8	(8)	0%	3,991	58	3,933	6842%	100	(3,891)
		TOTAL TENANT SERVICES	-	8	(8)	0%	3,991	58	3,933	6842%	100	(3,891)
UTILITIES												
931	4310	WATER	683	698	(15)	98%	4,454	4,884	(430)	91%	8,372	3,918
932	4320	ELECTRICITY	363	339	24	107%	3,940	2,374	1,566	166%	4,070	130
933	4330	NATURAL GAS	16	-	16	-	103	-	103	-	-	(103)
938	4390	SEWER AND OTHER	1,061	1,006	55	105%	6,317	7,041	(724)	90%	12,071	5,754
		TOTAL UTILITIES	2,123	2,043	80	104%	14,814	14,299	515	104%	24,513	9,699

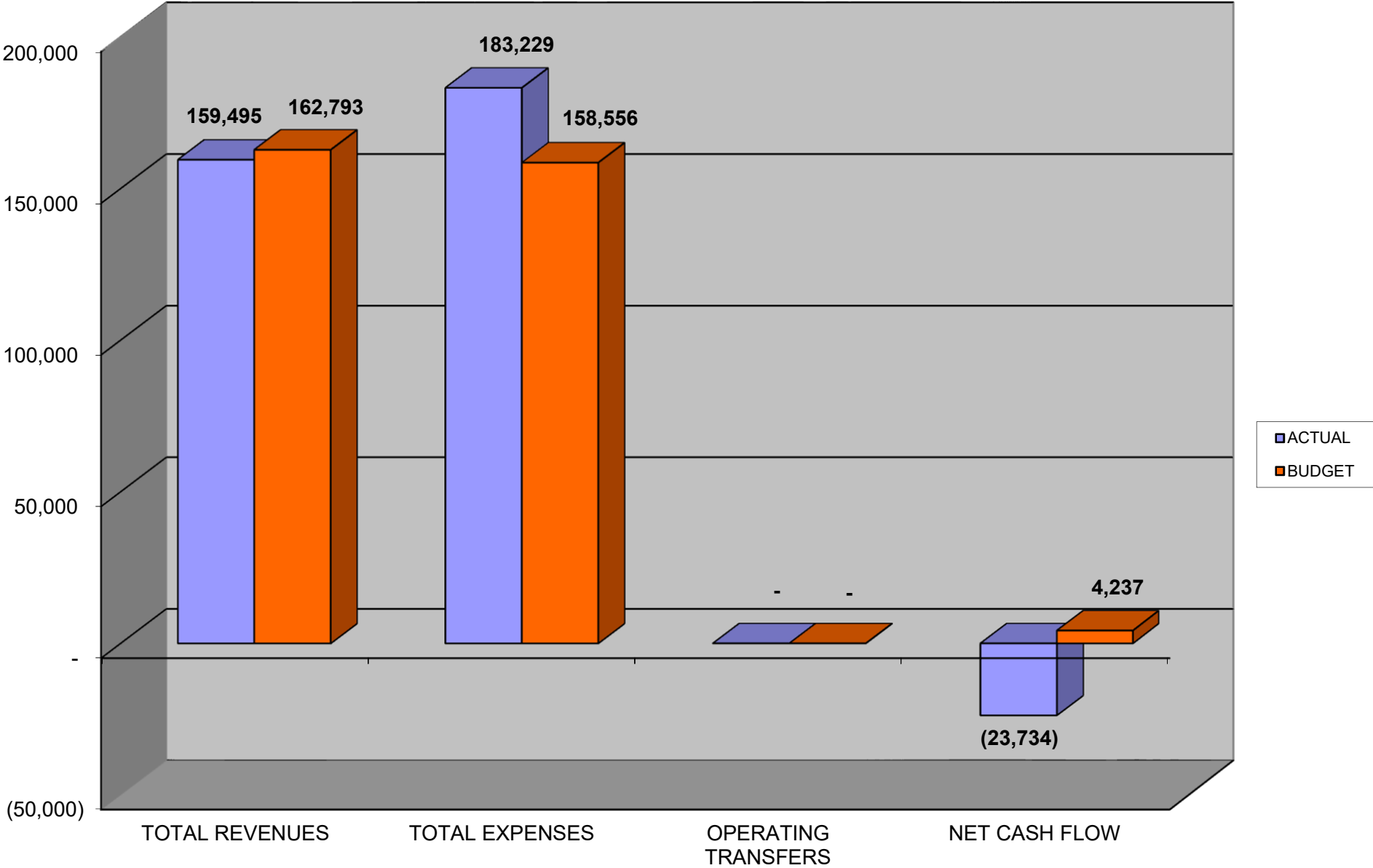
APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	2,567	6,186	(3,620)	41%	18,482	43,303	(24,822)	43%	74,234	55,752
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	714	2,551	(1,838)	28%	5,420	17,859	(12,439)	30%	30,615	25,195
943	4420	MATERIALS	1,503	625	878	240%	11,099	4,375	6,724	254%	7,500	(3,599)
CONTRACT COSTS												
943		GARBAGE & TRASH	692	625	67	111%	4,116	4,375	(259)	94%	7,500	3,384
		COOLING / AIR CONDITIONING	-	200	(200)	0%	1,060	1,400	(340)	76%	2,400	1,340
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	3,465	3,208	257	108%	5,500	2,035
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	-	583	(583)	0%	1,000	1,000
		EXTERMINATION	-	125	(125)	0%	2,272	875	1,397	260%	1,500	(772)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	2,875	(2,875)	0%	10,300	20,125	(9,826)	51%	34,500	24,201
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	9,692	-	9,692	-	-	(9,692)
TOTAL ORDINARY MAINT & OPER			5,970	13,729	(7,759)	43%	65,905	96,104	(30,199)	69%	164,749	98,844
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,069	1,882	(813)	57%	7,863	13,171	(5,308)	60%	22,579	14,716
969		TOTAL INSURANCE EXPENSES	1,069	1,882	(813)	57%	7,863	13,171	(5,308)	60%	22,579	14,716
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	53	875	(822)	6%	12,114	6,125	5,989	198%	10,500	(1,614)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	1,969	83	1,886	2363%	1,969	583	1,386	338%	1,000	(969)
		INTEREST EXPENSE	2,993	3,005	(12)	100%	24,176	21,037	3,138	115%	36,064	11,888
TOTAL GENERAL EXPENSES			5,015	3,964	1,052	127%	38,259	27,746	10,513	138%	47,564	9,305
969		TOTAL OPERATING EXPENDITURES	41,004	49,012	(8,008)	84%	318,955	343,082	(24,127)	93%	588,141	269,186
970		CASH FLOW FROM OPERATIONS	19,872	9,020	10,852	220%	59,024	63,139	(4,115)	93%	108,239	49,215
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	4,167	(4,167)	0%	-	29,167	(29,167)	0%	50,000	50,000
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	2,526	(2,526)	0%	-	17,684	(17,684)	0%	30,316	30,316
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	6,693	(6,693)	0%	-	46,851	(46,851)	0%	80,316	80,316
900		TOTAL EXPENDITURES	41,004	55,705	(14,701)	74%	318,955	389,933	(70,978)	82%	668,457	349,502
DEPRECIATION ADD BACK			-	-	-	-	-	-	-	-	-	-
NET CASH FLOW			19,872	2,327	17,545	854%	59,024	16,288	42,736	362%	27,923	(31,101)

APHA CONSOLIDATED ACCOUNT DETAIL

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jul-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	27,956	32,598	(4,642)	86%	203,332	228,186	(24,854)	89%	391,176	187,844
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>27,956</u>	<u>32,598</u>	<u>(4,642)</u>	<u>86%</u>	<u>203,332</u>	<u>228,186</u>	<u>(24,854)</u>	<u>89%</u>	<u>391,176</u>	<u>187,844</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	417	(417)	0%	239	2,917	(2,678)	8%	5,000	4,761
4140		STAFF TRAINING	69	500	(431)	14%	1,134	3,500	(2,366)	32%	6,000	4,866
4150		TRAVEL	438	208	229	210%	2,428	1,458	969	166%	2,500	72
4170		ACCOUNTING	-	400	(400)	0%	1,833	2,800	(967)	65%	4,800	2,967
4190		SUNDRY	2,175	600	1,575	362%	14,799	4,200	10,599	352%	7,200	(7,599)
4190.2		TELEPHONE/COMMUNICATIONS	1,060	375	685	283%	6,378	2,625	3,753	243%	4,500	(1,878)
4190.3		POSTAGE	-	179	(179)	0%	2,705	1,254	1,451	216%	2,150	(555)
4190		OFFICE SUPPLIES	-	542	(542)	0%	-	3,792	(3,792)	0%	6,500	6,500
4190		CONTRACT COST-COPIER/SECURITY	330	-	330	-	846	-	846	-	-	(846)
4190		EVICION COST	-	17	(17)	0%	-	117	(117)	0%	200	200
4190.9		CONTRACT COST - ADMIN	80	138	(58)	58%	4,742	963	3,780	493%	1,650	(3,092)
TOTAL ADMINISTRATIVE			<u>4,151</u>	<u>3,375</u>	<u>776</u>	<u>123%</u>	<u>35,103</u>	<u>23,625</u>	<u>11,478</u>	<u>149%</u>	<u>40,500</u>	<u>5,397</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	53	875	(822)	6%	12,114	6,125	5,989	198%	10,500	(1,614)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			<u>53</u>	<u>875</u>	<u>(822)</u>	<u>6%</u>	<u>12,114</u>	<u>6,125</u>	<u>5,989</u>	<u>198%</u>	<u>10,500</u>	<u>(1,614)</u>

CENTRAL OFFICE COST CENTER



COCC - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	147,721
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	2,497
114	Cash - Tenant Security Deposits	-
100	Total Cash	150,219
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	-
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	-
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	1,546
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	2,829
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	4,376
150	Total Current Assets	154,595
Non-current Assets:		
Fixed Assets		
161	Land	500,000
168	Infrastructure	2,758
162	Buildings	43,659
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	176,236
165	Leasehold Improvements	-
166	Accumulated Depreciation	(34,134)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	688,519
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
	Total Non-Current Assets	-
	Total Assets	843,113
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	843,113

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	423
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	5,037
322	Accrued Compensated Absences - Current Portion	-
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	20,475
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	25,935
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	-
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	14,343
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	2,497
350	Total Noncurrent Liabilities	16,840
300	Total Liabilities	42,775
DEFERRED INFLOWS OF RESOURCES		
400	Deferred Inflows of Resources - Pension Related Items	-
EQUITY:		
501	Investment in General Fixed Assets	-
Contributed Capital		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	Total Contributed Capital	-
508.1	Net Investment in Capital Assets	688,519
Reserved Fund Balance:		
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	Total Reserved Fund Balance	-
511.1	Restricted Net Position	-
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	111,820
513	Total Equity	800,339
600	Total Liabilities and Equity	843,113

CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
REVENUE			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	-	-	-	-	-	-	-	-	-	-
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	-	-	-	0%	-	-	-	0%	-	-
	3110	TENANT REVENUE - OTHER	-	-	-	-	-	-	-	-	-	-
	3120	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3690	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
703	3431	NET OPERATING REVENUE	-	-	-	-	-	-	-	-	-	-
706		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	10	(10)	0%	-	70	(70)	0%	120	120
		MANAGEMENT FEE INCOME	15,870	11,291	4,579	141%	74,932	79,040	(4,108)	95%	135,497	60,565
		BOOKKEEPING FEE INCOME	-	830	(830)	0%	-	5,807	(5,807)	0%	9,954	9,954
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	12,625	11,125	1,500	113%	84,564	77,877	6,687	109%	133,503	48,939
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	28,495	23,256	5,239	123%	159,495	162,793	(3,298)	98%	279,074	119,579
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	15,205	14,314	891	106%	97,612	100,196	(2,584)	97%	171,765	74,153
912	4182	EBC - ADMIN	3,698	4,623	(925)	80%	27,690	32,362	(4,672)	86%	55,478	27,788
	4171	AUDITING FEES	-	167	(167)	0%	-	1,167	(1,167)	0%	2,000	2,000
		MANAGEMENT FEES	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	4,045	2,067	1,979	196%	30,883	14,467	16,416	213%	24,800	(6,083)
		TOTAL ADMINISTRATIVE	22,948	21,170	1,778	108%	156,185	148,192	7,993	105%	254,043	97,858
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
UTILITIES												
931	4310	WATER	18	21	(2)	89%	65	146	(81)	44%	250	185
932	4320	ELECTRICITY	78	42	37	188%	2,038	292	1,746	699%	500	(1,538)
933	4330	NATURAL GAS	16	-	16	-	103	-	103	-	-	(103)
938	4390	SEWER AND OTHER	40	42	(1)	97%	121	292	(171)	41%	500	379
		TOTAL UTILITIES	153	104	49	147%	2,326	729	1,597	319%	1,250	(1,076)

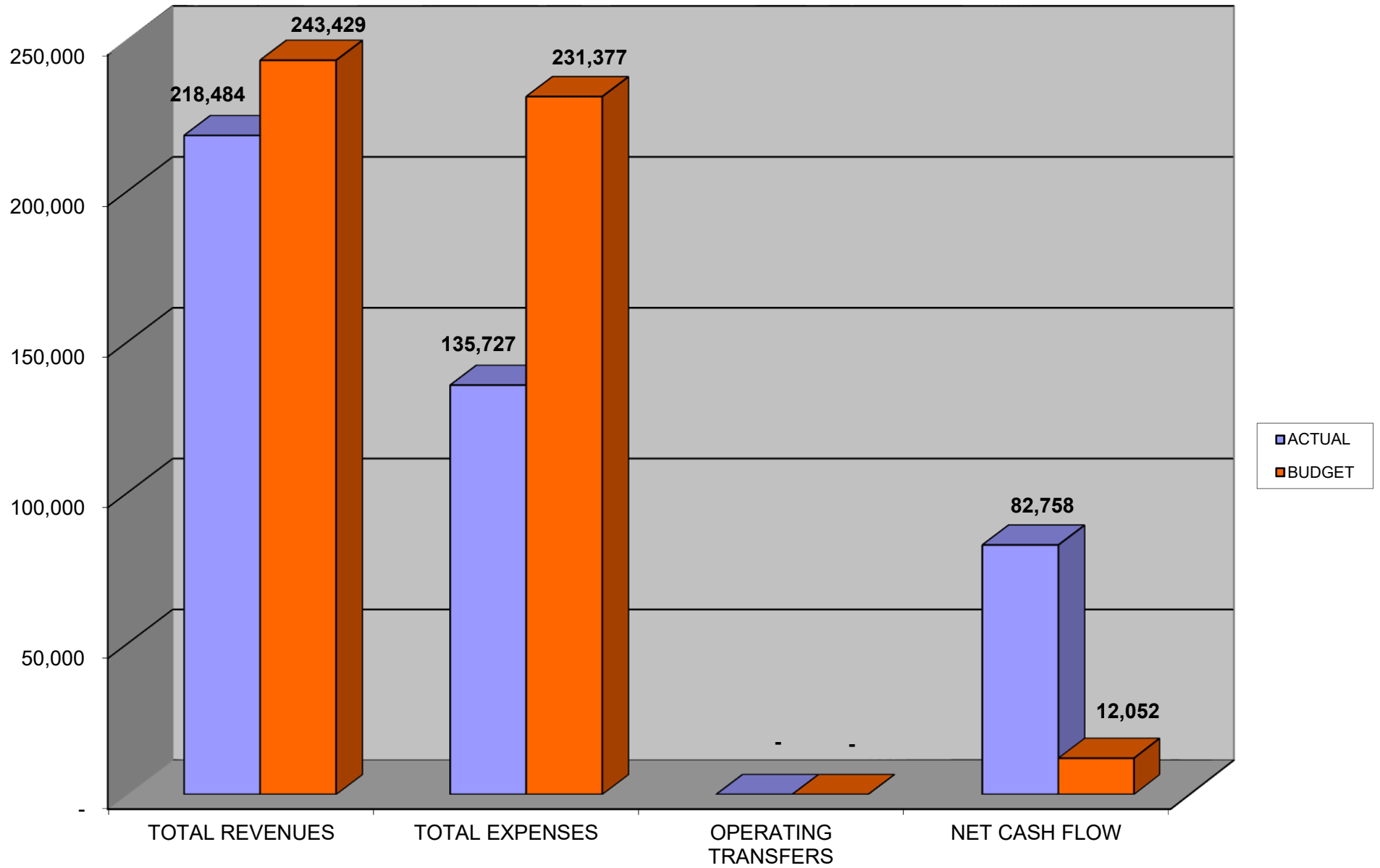
CENTRAL OFFICE COST CENTER

LINE ITEM	ACCT #	DESCRIPTION	CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
			MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	-	-	-	-	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4420	MATERIALS	105	-	105	-	1,821	-	1,821	-	-	(1,821)
CONTRACT COSTS												
943		GARBAGE & TRASH	50	-	50	-	150	-	150	-	-	(150)
		COOLING / AIR CONDITIONING	-	-	-	-	-	-	-	-	-	-
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	-	-	-	-	-	-	-	-	-	-
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	-	-	-	-	-	-	-	-	-
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	-	-	-	10,300	-	10,300	-	-	(10,300)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			155	-	155	-	12,271	-	12,271	-	-	(12,271)
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	-	543	(543)	0%	388	3,802	(3,414)	10%	6,518	6,130
969	TOTAL INSURANCE EXPENSES		-	543	(543)	0%	388	3,802	(3,414)	10%	6,518	6,130
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	53	833	(780)	6%	12,059	5,833	6,225	207%	10,000	(2,059)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			53	833	(780)	6%	12,059	5,833	6,225	207%	10,000	(2,059)
969	TOTAL OPERATING EXPENDITURES		23,309	22,651	658	103%	183,229	158,556	24,672	116%	271,811	88,582
970	CASH FLOW FROM OPERATIONS		5,186	605	4,581	857%	(23,734)	4,237	(27,970)	-560%	7,263	30,997
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS - TRANS TO RESERVES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	-	-	-	-	-	-	-	-	-
900	TOTAL EXPENDITURES		23,309	22,651	658	103%	183,229	158,556	24,672	116%	271,811	88,582
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		5,186	605	4,581	857%	(23,734)	4,237	(27,970)	-560%	7,263	30,997

CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	
			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	
											BALANCE	
											REMAINING	
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-	
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
TOTAL HUD PHA GRANTS			-	-	-	-	-	-	-	-	-	
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	417	417	0%	112	2,917	2,805	4%	5,000	4,888
4140		STAFF TRAINING	69	83	14	83%	958	583	(375)	164%	1,000	42
4150		TRAVEL	438	83	(354)	525%	2,323	583	(1,739)	398%	1,000	(1,323)
4170		ACCOUNTING	-	150	150	0%	453	1,050	597	43%	1,800	1,347
4190		SUNDRY	2,175	500	(1,675)	435%	14,529	3,500	(11,029)	415%	6,000	(8,529)
4190.2		TELEPHONE/COMMUNICATIONS	954	250	(704)	381%	5,589	1,750	(3,839)	319%	3,000	(2,589)
4190.3		POSTAGE	-	83	83	0%	1,618	583	(1,034)	277%	1,000	(618)
4190		OFFICE SUPPLIES	-	500	500	0%	-	3,500	3,500	0%	6,000	6,000
4190		CONTRACT COST-COPIER/SECURITY	330	-	(330)	-	846	-	(846)	-	-	(846)
4190		EVICION COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	80	-	(80)	-	4,456	-	(4,456)	-	-	(4,456)
TOTAL ADMINISTRATIVE			4,045	2,067	(1,979)	196%	30,883	14,467	(16,416)	213%	24,800	(6,083)
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	53	833	780	6%	12,059	5,833	(6,225)	207%	10,000	(2,059)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			53	833	780	6%	12,059	5,833	(6,225)	207%	10,000	(2,059)

RIDGEDALE



RIDGEDALE - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	78,023
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	6,284
100	Total Cash	84,306
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	2,701
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(900)
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful acct's	1,801
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	80,822
142	Prepaid Expenses and Other Assets	8,779
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	89,601
	Total Current Assets	175,709
Non-current Assets:		
Fixed Assets		
161	Land	100,000
168	Infrastructure	-
162	Buildings	1,180,514
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	48,213
165	Leasehold Improvements	-
166	Accumulated Depreciation	(316,658)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	1,012,070
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
	Total Non-Current Assets	-
	Total Assets	1,187,778
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,187,778

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	968
322	Accrued Compensated Absences - Current Portion	2,585
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	451
341	Tenant Security Deposits	6,284
342	Unearned Revenue	48
343	Current Portion of Long-term Debt - Capital Projects	10,238
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	2,829
310	Total Current Liabilities	23,404
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	1,396,482
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	1,396,482
300	Total Liabilities	1,419,886
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	(394,651)
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	80,822
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	81,721
513	Total Equity	(232,107)
600	Total Liabilities and Equity	1,187,778

RIDGEDALE

LINE	ACCT		CURRENT	CURRENT	% OF	YEAR	YEAR	% OF		BUDGET		
ITEM	#	DESCRIPTION	MONTH	MONTH	MTD	TO DATE	TO DATE	YTD	ANNUAL	BALANCE		
			Jul-18	BUDGET	DIFF	BUDGET	ACTUAL	DIFF	BUDGET	REMAINING		
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	3,009	1,470	1,539	205%	10,467	10,290	177	102%	17,640	7,173
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	3,009	1,470	1,539	205%	10,467	10,290	177	102%	17,640	7,173
	3401	TENANT REVENUE - OTHER	1,406	574	832	245%	3,949	4,019	(70)	98%	6,890	2,941
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	4,415	2,044	2,371	216%	14,416	14,309	107	101%	24,530	10,114
706		HAP SUBSIDY	27,956	32,598	(4,642)	86%	203,332	228,186	(24,854)	89%	391,176	187,844
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	187,844
711		INVESTMENT INCOME - UNRESTRICTED	3	4	(1)	84%	20	29	(9)	68%	50	30
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	92	(92)	0%	676	642	35	105%	1,100	424
720		INVESTMENT INCOME - RESTRICTED	6	38	(32)	15%	40	263	(222)	15%	450	410
700		TOTAL REVENUES	32,380	34,776	(2,395)	93%	218,484	243,429	(24,944)	90%	417,306	386,666
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	733	1,129	(397)	65%	5,060	7,904	(2,845)	64%	13,550	8,491
912	4182	EBC - ADMIN	211	552	(341)	38%	1,595	3,865	(2,271)	41%	6,626	5,031
	4171	AUDITING FEES	-	375	(375)	0%	884	2,625	(1,741)	34%	4,500	3,616
		MANAGEMENT FEES	2,829	2,725	104	104%	20,180	19,078	1,102	106%	32,705	12,525
		BOOKKEEPING FEES	-	126	(126)	0%	-	882	(882)	0%	1,512	1,512
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	106	1,308	(1,202)	8%	4,220	9,158	(4,938)	46%	15,700	11,480
		TOTAL ADMINISTRATIVE	3,879	6,216	(2,337)	62%	31,939	43,513	(11,574)	73%	74,593	42,654
TENANT SERVICES												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES AFTER SCHOOL PROGRAM	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	8	(8)	0%	3,991	58	3,933	6842%	100	(3,891)
		TOTAL TENANT SERVICES	-	8	(8)	0%	3,991	58	3,933	6842%	100	(3,891)
UTILITIES												
931	4310	WATER	664	677	(12)	98%	4,389	4,738	(349)	93%	8,122	3,733
932	4320	ELECTRICITY	285	298	(12)	96%	1,903	2,083	(180)	91%	3,570	1,667
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	1,020	964	56	106%	6,196	6,750	(554)	92%	11,571	5,375
		TOTAL UTILITIES	1,970	1,939	31	102%	12,488	13,570	(1,082)	92%	23,263	10,775

RIDGEDALE

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET		REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	2,567	6,186	(3,620)	41%	18,482	43,303	(24,822)	43%	74,234	55,752
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	714	2,551	(1,838)	28%	5,420	17,859	(12,439)	30%	30,615	25,195
943	4420	MATERIALS	1,398	625	773	224%	9,278	4,375	4,903	212%	7,500	(1,778)
CONTRACT COSTS												
943		GARBAGE & TRASH	642	625	17	103%	3,966	4,375	(409)	91%	7,500	3,534
		COOLING / AIR CONDITIONING	-	200	(200)	0%	1,060	1,400	(340)	76%	2,400	1,340
		CABINETS	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	3,465	3,208	257	108%	5,500	2,035
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	-	583	(583)	0%	1,000	1,000
		EXTERMINATION	-	125	(125)	0%	2,272	875	1,397	260%	1,500	(772)
		CAMERA SECURITY	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	2,875	(2,875)	0%	-	20,125	(20,125)	0%	34,500	34,500
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	9,692	-	9,692	-	-	(9,692)
TOTAL ORDINARY MAINT & OPER			5,815	13,729	(7,914)	42%	53,634	96,104	(42,469)	56%	164,749	111,115
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,069	1,338	(270)	80%	7,475	9,369	(1,894)	80%	16,061	8,586
969		TOTAL INSURANCE EXPENSES	1,069	1,338	(270)	80%	7,475	9,369	(1,894)	80%	16,061	8,586
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	42	(42)	0%	55	292	(237)	19%	500	445
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	1,969	83	1,886	2363%	1,969	583	1,386	338%	1,000	(969)
		INTEREST EXPENSE	2,993	3,005	(12)	100%	24,176	21,037	3,138	115%	36,064	11,888
TOTAL GENERAL EXPENSES			4,962	3,130	1,832	159%	26,200	21,912	4,287	120%	37,564	11,364
969		TOTAL OPERATING EXPENDITURES	17,695	26,361	(8,666)	67%	135,727	184,526	(48,799)	74%	316,330	180,603
970		CASH FLOW FROM OPERATIONS	14,685	8,415	6,271	175%	82,758	58,903	23,855	140%	100,976	206,062
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	4,167	(4,167)	0%	-	29,167	(29,167)	0%	50,000	50,000
		INTEREST NOTES AND BONDS	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	2,526	(2,526)	0%	-	17,684	(17,684)	0%	30,316	30,316
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS-TRANS FROM RESERVES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	6,693	(6,693)	0%	-	46,851	(46,851)	0%	80,316	80,316
900		TOTAL EXPENDITURES	17,695	33,054	(15,359)	54%	135,727	231,377	(95,650)	59%	396,646	260,919
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		NET CASH FLOW	14,685	1,722	12,964	853%	82,758	12,052	70,706	687%	20,660	125,746

RIDEGEDALE ACCOUNT DETAIL

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	
			Jul-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	27,956	32,598	(4,642)	86%	203,332	228,186	(24,854)	89%	391,176	
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
TOTAL HUD PHA GRANTS			27,956	32,598	(4,642)	86%	203,332	228,186	(24,854)	89%	391,176	187,844
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	-	-	-	127	-	(127)	-	-	(127)
4140		STAFF TRAINING	-	417	417	0%	176	2,917	2,740	6%	5,000	4,824
4150		TRAVEL	-	125	125	0%	105	875	770	12%	1,500	1,395
4170		ACCOUNTING	-	250	250	0%	1,380	1,750	370	79%	3,000	1,620
4190		SUNDRY	-	100	100	0%	270	700	430	39%	1,200	930
4190.2		TELEPHONE/COMMUNICATIONS	106	125	19	85%	790	875	85	90%	1,500	710
4190.3		POSTAGE	-	96	96	0%	1,087	671	(416)	162%	1,150	63
4190		OFFICE SUPPLIES	-	42	42	0%	-	292	292	0%	500	500
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	-	17	17	0%	-	117	117	0%	200	200
4190.9		CONTRACT COST - ADMIN	-	138	138	0%	286	963	676	30%	1,650	1,364
TOTAL ADMINISTRATIVE			106	1,308	1,202	8%	4,220	9,158	4,938	46%	15,700	11,480
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	42	42	0%	55	292	237	19%	500	445
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	42	42	0%	55	292	237	19%	500	445