

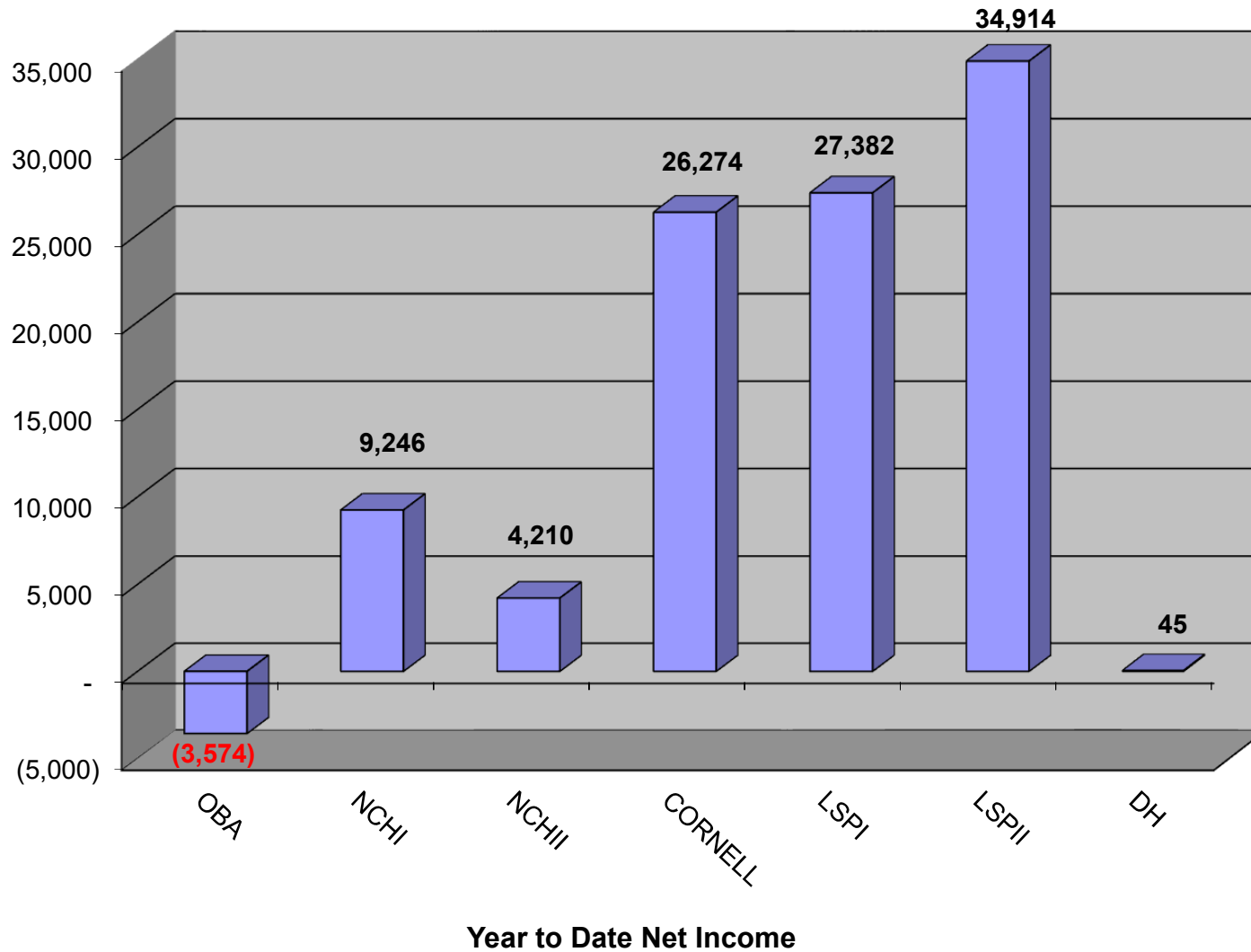
AVON PARK
HOUSING DEVELOPMENT
CORPORATION

FISCAL YEAR ENDING DECEMBER 31, 2018

Financial Statements

July 31, 2018

Avon Park Housing Development Corporation



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

OTHER BUSINESS ACTIVITY

1111.3 APHDC--OBA	161
TOTAL	<u><u>161</u></u>

CORNELL COLONY

1111.40 GENERAL FUND-CORNELL COLONY	155,963
1111.60 CORNELL COLONY - OP DEF RESERVES	-
1114.00 CORNELL COLONY - SECURITY DEPOSIT	13,501
1162.10 ESCROW INSURANCE & TAXES	22,003
116212 ESCROW REPLACE RESERVE	33,308
1171.00 FH OPERATING DEFICIT RESERVE	117,512
TOTAL	<u><u>342,288</u></u>

LAKESIDE PARK I

1111.00 GENERAL FUND-LAKESIDE PARK I	44,030
1114.00 SECURITY DEPOSIT	3,504
1162.01 ESCROW	6,776
1162.02 RESERVES	26,740
TOTAL	<u><u>81,049</u></u>

DELANEY HEIGHTS LLC

1111.00 GENERAL FUND-DELANEY HEIGHTS LLC	71,875
1114.00 SECURITY DEPOSIT	9,657
TOTAL	<u><u>81,532</u></u>

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	44,182
1114.00 SECURITY DEPOSITS	12,701
1162.1 ESCROW -BONNEVILLE-TAXES	43,411
1162.11 ESCROW-BONNEVILLE-INSURANCE	10,677
1162.12 ESCROW-BONNEVILLE-REPL RS	81,423
TOTAL	<u><u>192,394</u></u>

NORTH CENTRAL HEIGHT II

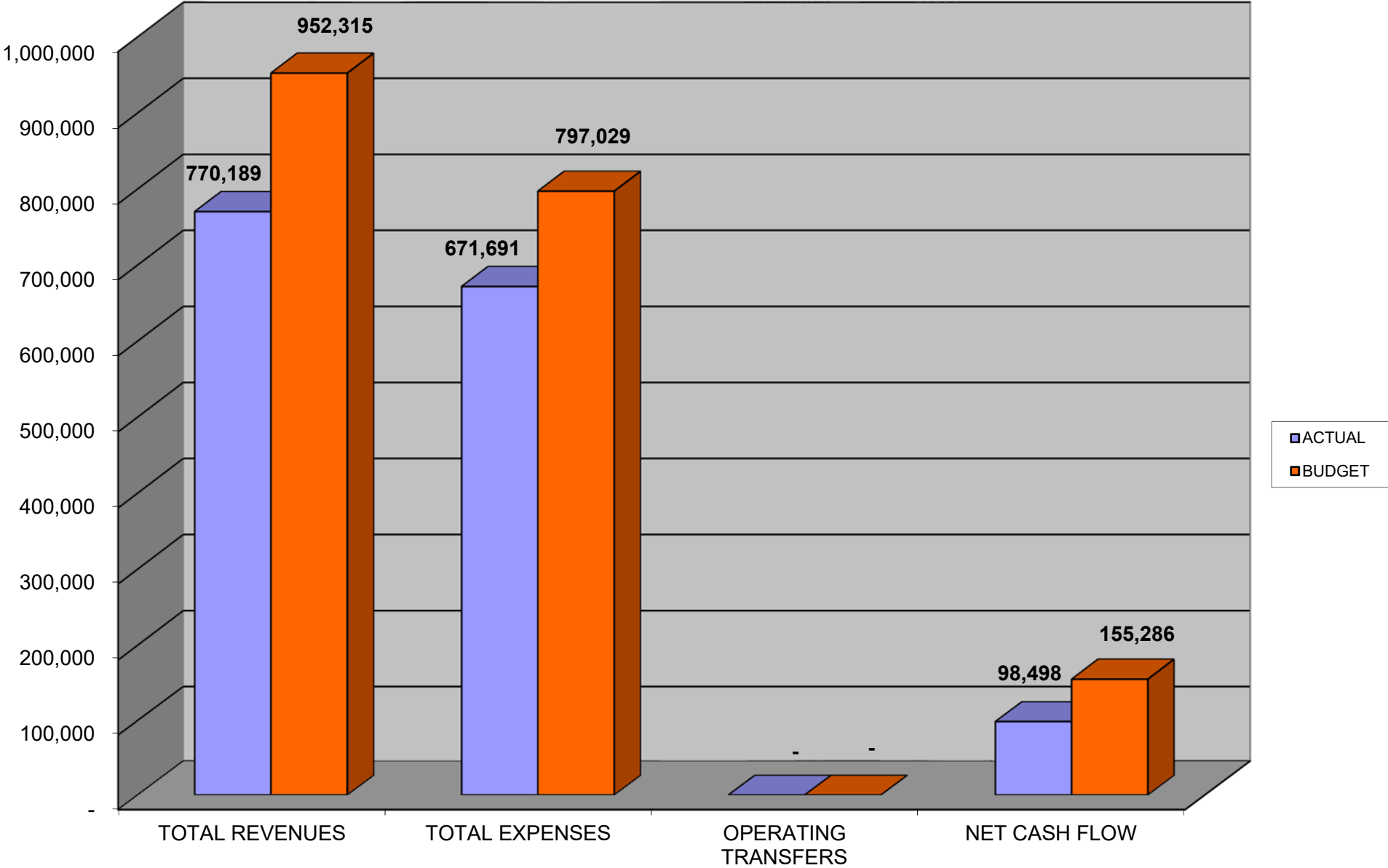
1111.01 GENERAL FUND CHECKING	12,834
1114.00 SECURITY DEPOSITS	10,501
1162.1 ESCROW-BONNEVILLE-TAXES	34,938
1162.11 ESCROW-BONNEVILLE - INSURANCE	19,609
1162.12 ESCROW-BONNEVILLE-REPL RES	65,153
TOTAL	<u><u>143,034</u></u>

LAKESIDE PARK II

1111.00 GENERAL FUND-LAKESIDE PARK II	71,144
1114.00 SECURITY DEPOSIT	13,643
1162.00 ESCROW - CHURCHILL	6,400
1162.01 ESCROW - INSURANCE - CHURCHILL	21,669
1162.02 RESERVES - CHURCHILL	30,523
1162.60 INVESTMENTS - 1663	129,162
TOTAL	<u><u>272,542</u></u>

GRAND TOTAL CASH ACCOUNTS 1,113,000

APHDC CONSOLIDATED



APHDC CONSOLIDATED- STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	400,188
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	119,699
113	Cash - Other restricted	394,094
114	Cash - Tenant Security Deposits	63,508
100	Total Cash	977,489
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	311,575
125	Accounts Receivable - Miscellaneous	31,249
126	Accounts Receivable - Tenants Dwelling Rents	6,878
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(890)
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 acct's	364,812
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	135,511
142	Prepaid Expenses and Other Assets	1,064,171
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	1,199,682
150	Total Current Assets	2,541,983
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	8,783,469
160	Total Fixed Assets - Net of Accumulated Depreciation	20,865,026
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	23,407,009
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	23,407,009

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	7,092
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	6,087
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	57,445
341	Tenant Security Deposits	63,508
342	Unearned Revenue	7,424
343	Current Portion of Long-term Debt - Capital Projects	3,405
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	166,169
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	22,477,978
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	22,481,058
300	Total Liabilities	22,647,227
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	(1,616,357)
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	428,034
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	1,948,104
513	Total Equity	759,782
600	Total Liabilities and Equity	23,407,009

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
			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	60,325	61,357	(1,032)	98%	408,544	429,501	(20,957)	95%	736,287	327,743
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	60,325	61,357	(1,032)	98%	408,544	429,501	(20,957)	95%	736,287	327,743
	3401	TENANT REVENUE - OTHER	2,523	1,700	823	148%	14,222	11,900	2,322	120%	20,400	6,178
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	62,848	63,057	(209)	100%	422,766	441,401	(18,635)	96%	756,687	333,921
706		HUD PHA OPERATING GRANT CFP	51,974	70,847	(18,873)	73%	332,563	495,926	(163,363)	67%	850,158	517,595
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	45	188	(142)	24%	94	1,313	(1,218)	7%	2,250	2,156
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	1,679	1,946	(266)	86%	14,633	13,621	1,012	107%	23,350	8,717
720		INVESTMENT INCOME - RESTRICTED	28	8	20	350%	133	55	78	240%	95	(38)
700		TOTAL REVENUES	116,575	136,045	(19,470)	86%	770,189	952,315	(182,126)	81%	1,632,540	862,351
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	5,585	9,014	(3,429)	62%	38,127	63,099	(24,972)	60%	108,170	70,043
912	4182	EBC - ADMIN	2,018	4,087	(2,069)	49%	15,052	28,606	(13,554)	53%	49,038	33,986
	4171	AUDITING FEES	-	1,750	(1,750)	0%	5,916	12,250	(6,334)	48%	21,000	15,084
		MANAGEMENT FEES	13,041	8,566	4,475	152%	54,751	59,962	(5,211)	91%	102,792	48,041
		BOOKKEEPING FEES	-	704	(704)	0%	-	4,925	(4,925)	0%	8,442	8,442
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	1,540	6,665	(5,125)	23%	22,939	46,652	(23,713)	49%	79,975	57,036
		TOTAL ADMINISTRATIVE	22,184	30,785	(8,601)	72%	136,786	215,493	(78,708)	63%	369,417	232,631
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	783	208	575	376%	3,160	1,458	1,702	217%	2,500	(660)
		TOTAL TENANT SERVICES	783	208	575	376%	3,160	1,458	1,702	217%	2,500	(660)
UTILITIES												
931	4310	WATER	85	390	(305)	22%	1,708	2,729	(1,021)	63%	4,679	2,971
932	4320	ELECTRICITY	946	3,339	(2,394)	28%	7,710	23,376	(15,666)	33%	40,073	32,363
933	4330	NATURAL GAS	63	82	(19)	77%	450	574	(124)	78%	984	534
938	4390	SEWER AND OTHER	279	603	(323)	46%	1,529	4,218	(2,688)	36%	7,230	5,701
		TOTAL UTILITIES	1,374	4,414	(3,040)	31%	11,397	30,897	(19,500)	37%	52,966	41,569

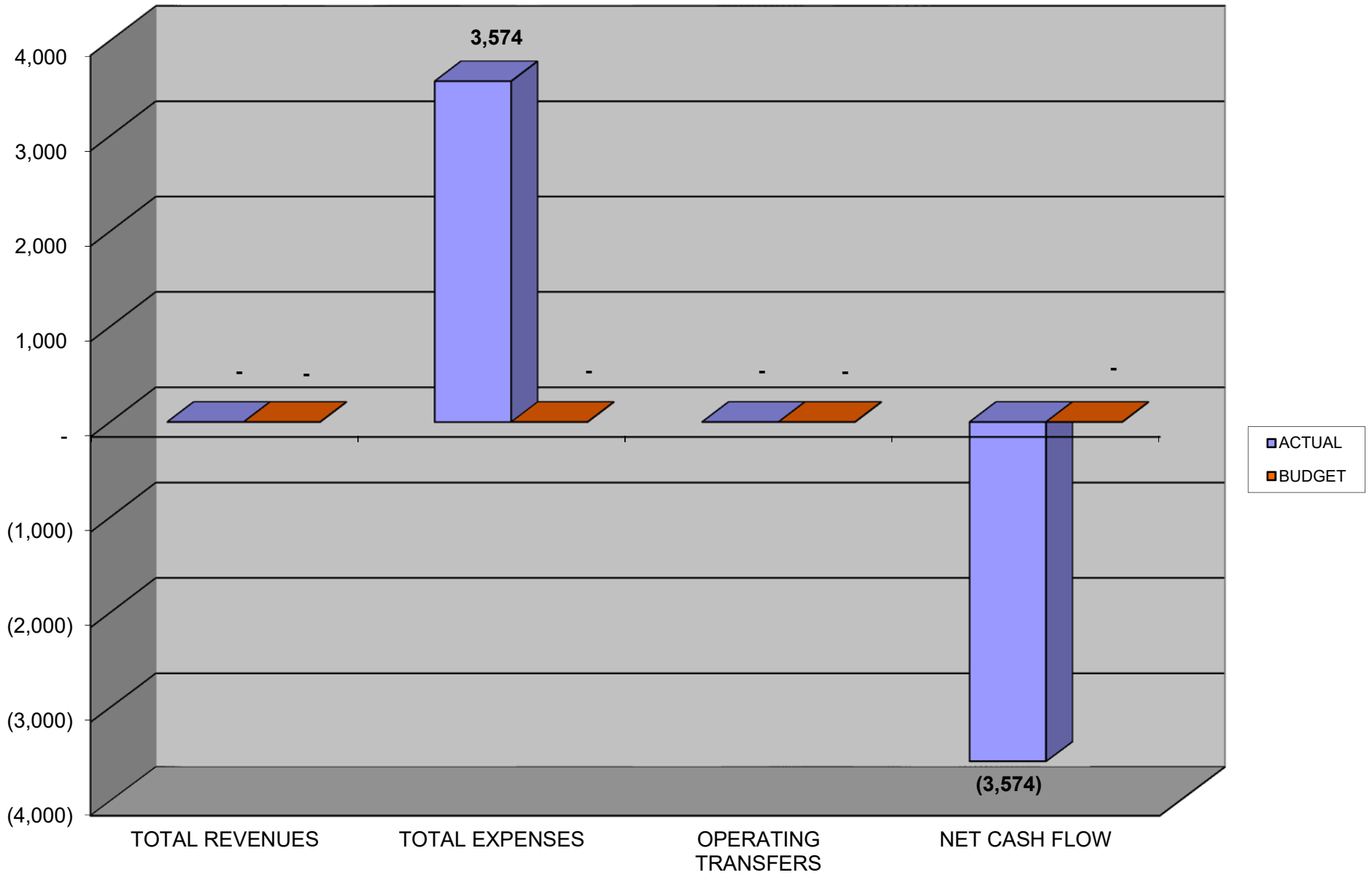
APHDC CONSOLIDATED

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	11,738	8,215	3,523	143%	80,026	57,508	22,518	139%	98,585	18,559
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	3,155	2,896	259	109%	24,860	20,271	4,589	123%	34,751	9,891
943	4420	MATERIALS	2,571	3,157	(586)	81%	20,313	20,708	(395)	98%	35,500	15,187
CONTRACT COSTS												
943		GARBAGE & TRASH	394	746	(352)	53%	3,352	5,221	(1,869)	64%	8,950	5,598
		COOLING / AIR CONDITIONING	1,900	683	1,217	278%	22,175	4,783	17,392	464%	8,200	(13,975)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	7,950	6,715	1,235	118%	56,004	47,005	8,999	119%	80,580	24,576
		UNIT TURNAROUNDS	-	42	(42)	0%	-	292	(292)	0%	500	500
		ELECTRICAL	-	83	(83)	0%	-	583	(583)	0%	1,000	1,000
		PLUMBING	-	415	(415)	0%	300	2,902	(2,602)	10%	4,975	4,675
		EXTERMINATION	1,600	883	718	181%	16,228	6,178	10,051	263%	10,590	(5,638)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	81	871	(790)	9%	23,618	6,096	17,522	387%	10,450	(13,168)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	47	-	47	-	3,745	-	3,745	-	-	(3,745)
TOTAL ORDINARY MAINT & OPER			29,437	24,705	4,731	119%	250,621	171,547	79,074	146%	294,081	43,460
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	8,445	7,359	1,085	115%	68,623	51,516	17,108	133%	88,313	19,690
969	TOTAL INSURANCE EXPENSES		8,445	7,359	1,085	115%	68,623	51,516	17,108	133%	88,313	19,690
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	3,695	2,011	1,684	184%	7,189	19,909	(12,721)	36%	34,130	26,942
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	(1,662)	1,043	(2,705)	-159%	10,023	7,300	2,723	137%	12,515	2,492
		INTEREST EXPENSE	11,569	8,006	3,563	145%	83,757	56,039	27,718	149%	96,067	12,310
TOTAL GENERAL EXPENSES			13,602	11,059	2,542	123%	100,969	83,249	17,720	121%	142,712	41,744
969	TOTAL OPERATING EXPENDITURES		75,823	78,531	(2,707)	97%	571,556	554,160	17,396	103%	949,989	378,433
970	CASH FLOW FROM OPERATIONS		40,752	57,514	(16,763)	71%	198,633	398,155	(199,522)	50%	682,551	483,918
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%	77,875	77,877	(2)	100%	133,503	55,628
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	6,250	(6,250)	0%	-	43,750	(43,750)	0%	75,000	75,000
		DEBT SERVICE PAYMENT - INTEREST	5,204	-	5,204	-	22,260	-	22,260	-	-	(22,260)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	13,091	(13,091)	0%	-	91,639	(91,639)	0%	157,096	157,096
971	4610	EXTRAORDINARY MAINTENANCE	-	1,267	(1,267)	0%	-	8,866	(8,866)	0%	15,198	15,198
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	2,963	(2,963)	0%	-	20,738	(20,738)	0%	35,550	35,550
TOTAL OTHER EXPENSES			16,329	34,696	(18,366)	47%	100,135	242,869	(142,734)	41%	416,347	316,212
900	TOTAL EXPENDITURES		92,153	113,226	(21,074)	81%	671,691	797,029	(125,339)	84%	1,366,336	694,645
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		24,422	22,819	1,604	107%	98,498	155,286	(56,788)	63%	266,204	167,706

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	
			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BALANCE	
											REMAINING	
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	
3410		SECTION 8 HAP INCOME	51,974	70,847	(18,873)	73%	332,563	495,926	(163,363)	67%	850,158	
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
TOTAL HUD PHA GRANTS			<u>51,974</u>	<u>70,847</u>	<u>(18,873)</u>	<u>73%</u>	<u>332,563</u>	<u>495,926</u>	<u>(163,363)</u>	<u>67%</u>	<u>850,158</u>	<u>517,595</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	633	(633)	0%	1,408	4,433	(3,025)	32%	7,600	6,192
4140		STAFF TRAINING	-	100	(100)	0%	1,428	700	728	204%	1,200	(228)
4150		TRAVEL	-	258	(258)	0%	849	1,808	(959)	47%	3,100	2,251
4170		ACCOUNTING	-	1,483	(1,483)	0%	9,449	10,383	(934)	91%	17,800	8,351
4190		SUNDRY	681	1,050	(369)	65%	4,027	7,350	(3,323)	55%	12,600	8,573
4190.2		TELEPHONE/COMMUNICATIONS	476	1,229	(753)	39%	3,658	8,604	(4,947)	43%	14,750	11,092
4190.3		POSTAGE	-	206	(206)	0%	-	1,444	(1,444)	0%	2,475	2,475
4190		OFFICE SUPPLIES	-	125	(125)	0%	-	875	(875)	0%	1,500	1,500
4190		CONTRACT COST-COPIER/SECURITY	-	121	(121)	0%	171	846	(675)	20%	1,450	1,279
4190		EVICTON COST	383	192	191	200%	1,103	1,342	(239)	82%	2,300	1,197
4190.9		CONTRACT COST - ADMIN	-	1,267	(1,267)	0%	847	8,867	(8,020)	10%	15,200	14,353
TOTAL ADMINISTRATIVE			<u>1,540</u>	<u>6,665</u>	<u>(5,125)</u>	<u>23%</u>	<u>22,939</u>	<u>46,652</u>	<u>(23,713)</u>	<u>49%</u>	<u>79,975</u>	<u>57,036</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	3,695	2,346	1,349	158%	7,189	16,421	(9,232)	44%	28,150	20,962
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	498	(498)	0%	-	3,488	(3,488)	0%	5,980	5,980
TOTAL OTHER GENERAL EXPENSES			<u>3,695</u>	<u>2,844</u>	<u>851</u>	<u>130%</u>	<u>7,189</u>	<u>19,909</u>	<u>(12,721)</u>	<u>36%</u>	<u>34,130</u>	<u>26,942</u>

APHDC OTHER BUSINESS ACTIVITIES



APHDC OBA - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	161
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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	79,249
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	188
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	188
150	Total Current Assets	79,598
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	112,189
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	112,189

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	77,891
513	Total Equity	94,483
600	Total Liabilities and Equity	112,189

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
			Jul-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	15	-	15	-	915	-	915	-	-	(915)
		TOTAL ADMINISTRATIVE	15	-	15	-	915	-	915	-	-	(915)
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	-	-	-	-	-	-	-	-	-	-

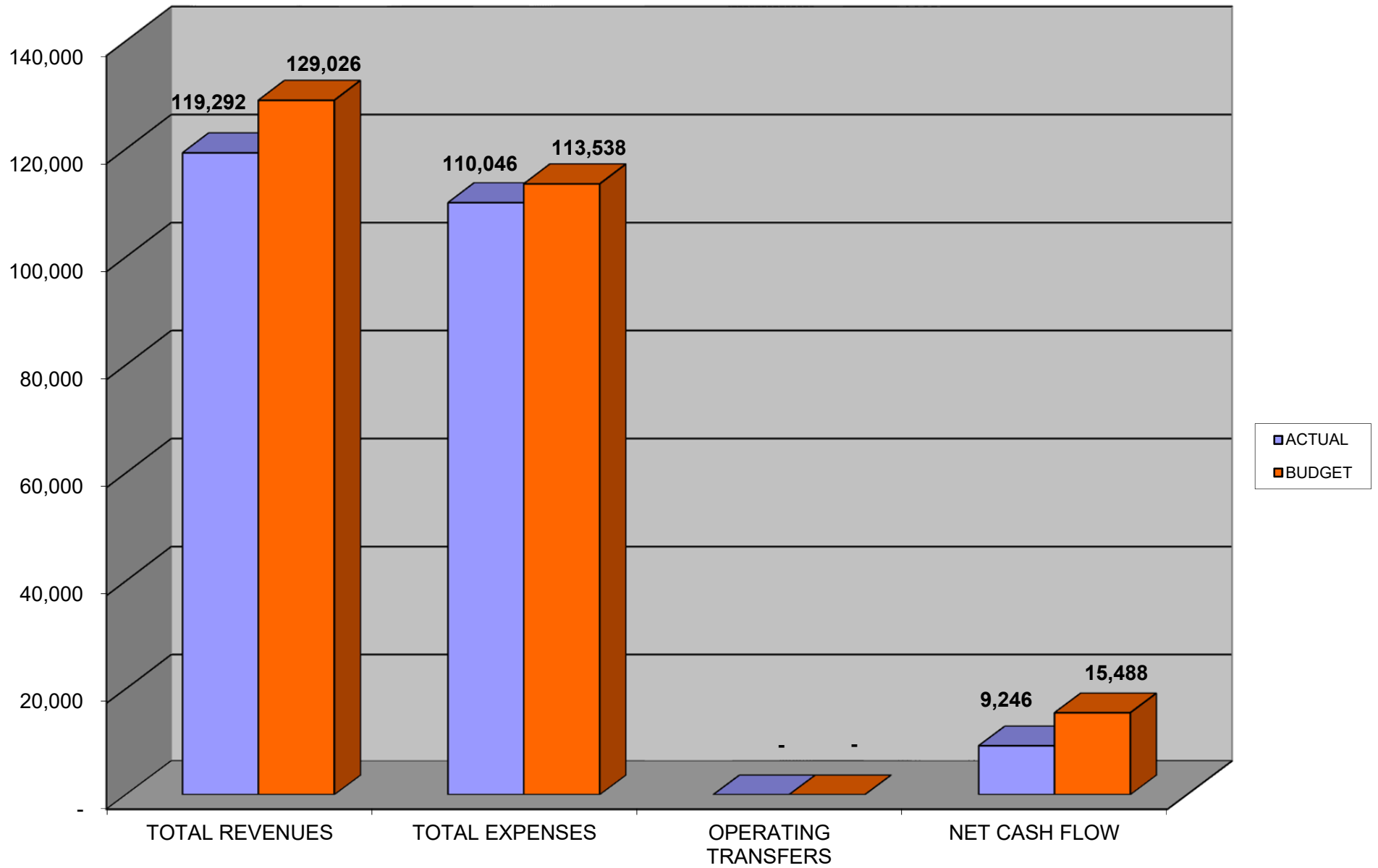
APHDC OTHER BUSINESS ACTIVITIES

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			Jul-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	-	-	-	-	2,000	-	2,000	-	-	(2,000)
TOTAL ORDINARY MAINT & OPER			-	-	-	-	2,000	-	2,000	-	-	(2,000)
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	94	-	94	-	659	-	659	-	-	(659)
969	TOTAL INSURANCE EXPENSES		94	-	94	-	659	-	659	-	-	(659)
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		109	-	109	-	3,574	-	3,574	-	-	(3,574)
970	CASH FLOW FROM OPERATIONS		(109)	-	(109)	-	(3,574)	-	(3,574)	-	-	3,574
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		109	-	109	-	3,574	-	3,574	-	-	(3,574)
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		(109)	-	(109)	-	(3,574)	-	(3,574)	-	-	3,574

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
			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	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	450	-	(450)	-	-	(450)
4190		SUNDRY	15	-	(15)	-	465	-	(465)	-	-	(465)
4190.2		TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-	-	-	-	-
4190.3		POSTAGE	-	-	-	-	-	-	-	-	-	-
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	-	-	-	-	-	-	-	-	-	-
TOTAL ADMINISTRATIVE			<u>15</u>	<u>-</u>	<u>(15)</u>	<u>-</u>	<u>915</u>	<u>-</u>	<u>(915)</u>	<u>-</u>	<u>-</u>	<u>(915)</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	44,182
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	12,701
100	Total Cash	56,883
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	46
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	16,046
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	135,511
142	Prepaid Expenses and Other Assets	83,851
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	219,362
150	Total Current Assets	292,291
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	6,297,898
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	6,297,898

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	1,086
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	9,137
341	Tenant Security Deposits	12,701
342	Unearned Revenue	2,596
343	Current Portion of Long-term Debt - Capital Projects	1,788
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	31,811
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	6,999,923
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	(964,199)
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	135,511
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	126,663
513	Total Equity	(702,025)
600	Total Liabilities and Equity	6,297,898

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
			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	16,165	17,701	(1,536)	91%	116,409	123,904	(7,495)	94%	212,407	95,998
			-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	16,165	17,701	(1,536)	91%	116,409	123,904	(7,495)	94%	212,407	95,998
3401		TENANT REVENUE - OTHER	315	658	(344)	48%	2,234	4,608	(2,375)	48%	7,900	5,666
3404		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431		NET OPERATING SUBSIDY	16,480	18,359	(1,879)	90%	118,643	128,512	(9,869)	92%	220,307	101,664
706		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	25	8	17	303%	49	58	(9)	85%	100	51
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	125	63	63	200%	600	438	163	137%	750	150
720		INVESTMENT INCOME - RESTRICTED	-	3	(3)	0%	-	18	(18)	0%	30	30
700		TOTAL REVENUES	16,630	18,432	(1,802)	90%	119,292	129,026	(19,739)	92%	221,187	101,895
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	1,018	1,710	(692)	60%	6,875	11,969	(5,094)	57%	20,518	13,643
912	4182	EBC - ADMIN	433	727	(294)	60%	3,202	5,086	(1,884)	63%	8,719	5,517
4171		AUDITING FEES	-	417	(417)	0%	952	2,917	(1,965)	33%	5,000	4,048
		MANAGEMENT FEES	817	1,416	(599)	58%	5,903	9,913	(4,010)	60%	16,993	11,090
		BOOKKEEPING FEES	-	140	(140)	0%	-	980	(980)	0%	1,680	1,680
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	253	1,054	(802)	24%	2,594	7,379	(4,785)	35%	12,650	10,056
		TOTAL ADMINISTRATIVE	2,519	5,463	(2,944)	46%	19,526	38,243	(18,718)	51%	65,560	46,034
TENANT SERVICES												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES AFTER SCHOOL PROGRA	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	125	(125)	0%	-	875	(875)	0%	1,500	1,500
		TOTAL TENANT SERVICES	-	125	(125)	0%	-	875	(875)	0%	1,500	1,500
UTILITIES												
931	4310	WATER	160	50	110	322%	371	348	23	107%	597	226
932	4320	ELECTRICITY	436	371	66	118%	2,081	2,594	(513)	80%	4,447	2,366
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	79	42	37	187%	290	294	(4)	99%	504	214
		TOTAL UTILITIES	675	462	213	146%	2,743	3,236	(494)	85%	5,548	2,805

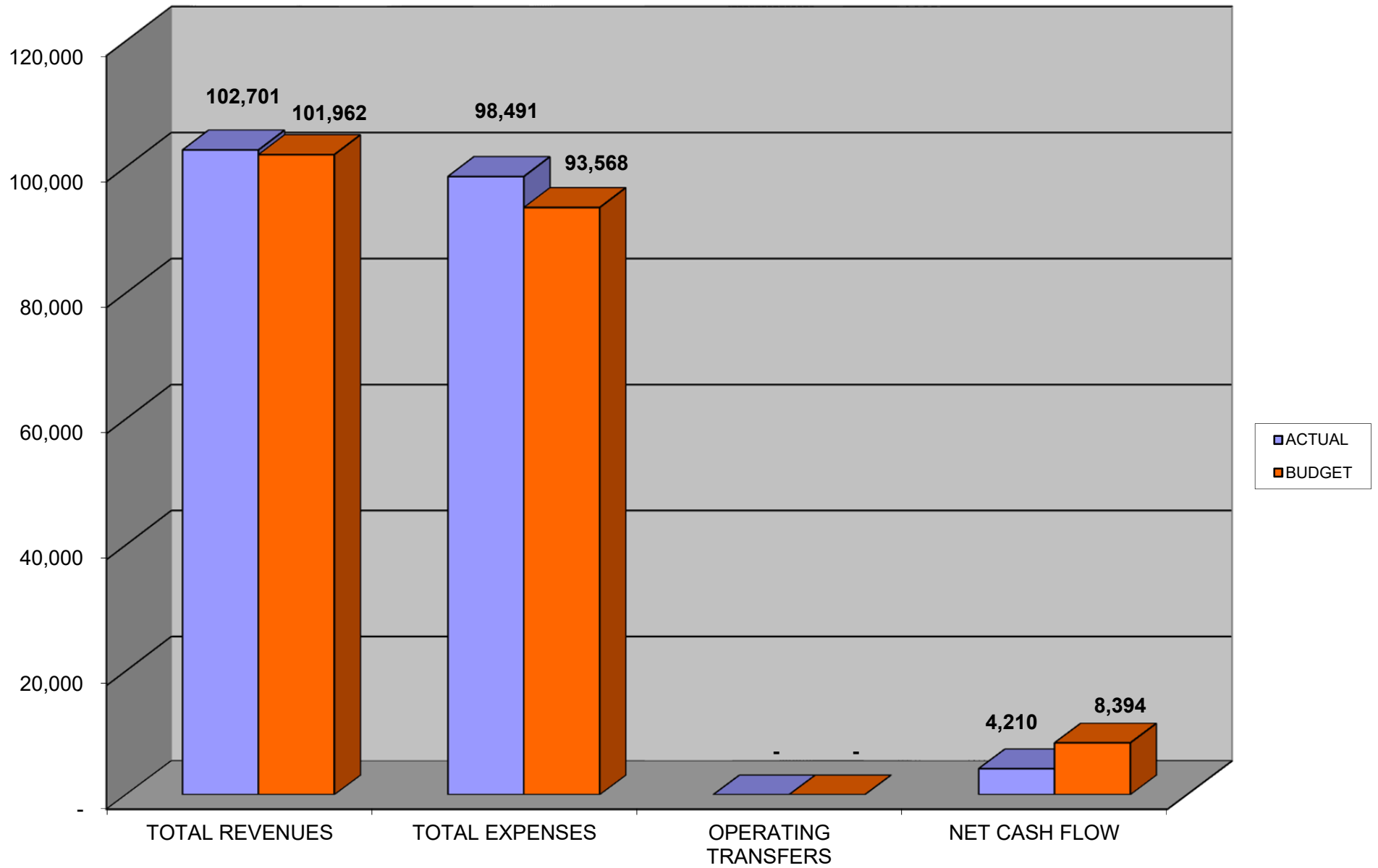
NORTH CENTRAL HEIGHTS I

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	2,158	510	1,648	423%	14,895	3,572	11,323	417%	6,123	(8,772)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	505	220	284	229%	4,130	1,543	2,587	268%	2,645	(1,485)
943	4420	MATERIALS	351	833	(483)	42%	4,324	5,833	(1,509)	74%	10,000	5,676
CONTRACT COSTS												
943		GARBAGE & TRASH	98	46	52	214%	322	321	1	100%	550	228
		COOLING / AIR CONDITIONING	755	417	338	181%	1,785	2,917	(1,132)	61%	5,000	3,215
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,028	1,750	278	116%	15,818	12,250	3,568	129%	21,000	5,182
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	19	(19)	0%	-	131	(131)	0%	225	225
		EXTERMINATION	889	116	773	767%	2,991	811	2,180	369%	1,390	(1,601)
		CAMERA SECURITY	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	300	(300)	0%	7,627	2,100	5,527	363%	3,600	(4,027)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			6,784	4,211	2,572	161%	51,893	29,478	22,415	176%	50,533	(1,360)
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,402	1,513	(110)	93%	8,082	10,588	(2,506)	76%	18,151	10,069
969	TOTAL INSURANCE EXPENSES		1,402	1,513	(110)	93%	8,082	10,588	(2,506)	76%	18,151	10,069
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	21	(21)	0%	-	146	(146)	0%	250	250
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	267	(267)	0%	1,146	1,867	(720)	61%	3,200	2,054
		INTEREST EXPENSE	3,802	3,805	(3)	100%	26,657	26,634	23	100%	45,659	19,002
TOTAL GENERAL EXPENSES			3,802	4,092	(291)	93%	27,803	28,647	(844)	97%	49,109	21,306
969	TOTAL OPERATING EXPENDITURES		15,182	15,867	(685)	96%	110,046	111,067	(1,021)	99%	190,401	80,355
970	CASH FLOW FROM OPERATIONS		1,448	2,566	(1,118)	56%	9,246	17,959	(8,712)	51%	30,786	21,540
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%	-	2,470	(2,470)	0%	4,235	4,235
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	353	(353)	0%	-	2,470	(2,470)	0%	4,235	4,235
900	TOTAL EXPENDITURES		15,182	16,220	(1,038)	94%	110,046	113,538	(3,492)	97%	194,636	84,590
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		1,448	2,213	(765)	65%	9,246	15,488	(6,242)	60%	26,551	17,305

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
			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	-	-	-	-	-	-	-	-	-	-
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%	-	817	817	0%	1,400	1,400
4140		STAFF TRAINING	-	-	-	-	273	-	(273)	-	-	(273)
4150		TRAVEL	-	-	-	-	162	-	(162)	-	-	(162)
4170		ACCOUNTING	-	342	342	0%	936	2,392	1,456	39%	4,100	3,164
4190		SUNDRY	167	250	83	67%	637	1,750	1,113	36%	3,000	2,363
4190.2		TELEPHONE/COMMUNICATIONS	86	125	39	69%	516	875	359	59%	1,500	984
4190.3		POSTAGE	-	8	8	0%	-	58	58	0%	100	100
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	-	46	46	0%	-	321	321	0%	550	550
4190.9		CONTRACT COST - ADMIN	-	167	167	0%	70	1,167	1,096	6%	2,000	1,930
TOTAL ADMINISTRATIVE			<u>253</u>	<u>1,054</u>	<u>802</u>	<u>24%</u>	<u>2,594</u>	<u>7,379</u>	<u>4,785</u>	<u>35%</u>	<u>12,650</u>	<u>10,056</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	21	21	0%	-	146	146	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>146</u>	<u>146</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	12,834
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	119,699
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	10,501
100	Total Cash	143,034
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	1,031
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(84)
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	947
Investments		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	34,028
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	34,028
150	Total Current Assets	178,009
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	4,669,401
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	4,669,401

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	958
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	8,058
341	Tenant Security Deposits	10,501
342	Unearned Revenue	1,283
343	Current Portion of Long-term Debt - Capital Projects	1,617
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	-
310	Total Current Liabilities	26,607
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	5,352,961
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	(836,506)
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	119,699
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	33,247
513	Total Equity	(683,560)
600	Total Liabilities and Equity	4,669,401

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
			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	14,216	13,986	230	102%	98,644	97,899	745	101%	167,827	69,183
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	14,216	13,986	230	102%	98,644	97,899	745	101%	167,827	69,183
	3401	TENANT REVENUE - OTHER	575	542	34	106%	4,012	3,792	221	106%	6,500	2,488
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE					102,656	101,691	966	101%	174,327	71,671
706		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	20	25	(5)	81%	45	175	(130)	26%	300	255
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	8	(8)	0%	-	58	(58)	0%	100	100
720		INVESTMENT INCOME - RESTRICTED	-	5	(5)	0%	-	38	(38)	0%	65	-
700		TOTAL REVENUES	14,812	14,566	246	102%	102,701	101,962	739	101%	174,792	72,026
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	828	1,372	(544)	60%	5,599	9,605	(4,006)	58%	16,465	10,866
912	4182	EBC - ADMIN	349	582	(233)	60%	2,600	4,075	(1,476)	64%	6,986	4,386
	4171	AUDITING FEES	-	333	(333)	0%	748	2,333	(1,585)	32%	4,000	3,252
		MANAGEMENT FEES	1,206	1,119	87	108%	7,951	7,832	119	102%	13,426	5,475
		BOOKKEEPING FEES	-	112	(112)	0%	-	784	(784)	0%	1,344	1,344
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	167	1,048	(881)	16%	2,381	7,335	(4,954)	32%	12,575	10,194
		TOTAL ADMINISTRATIVE	2,549	4,566	(2,017)	56%	19,279	31,964	(12,685)	60%	54,796	35,517
TENANT SERVICES												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	83	(83)	0%	637	583	53	109%	1,000	363
		TOTAL TENANT SERVICES	-	83	(83)	0%	637	583	53	109%	1,000	363
UTILITIES												
931	4310	WATER	13	35	(22)	37%	73	242	(169)	30%	414	341
932	4320	ELECTRICITY	104	101	3	103%	462	707	(245)	65%	1,212	750
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	8	9	(1)	91%	8	65	(56)	13%	111	103
		TOTAL UTILITIES	125	145	(20)	87%	543	1,013	(470)	54%	1,737	1,194

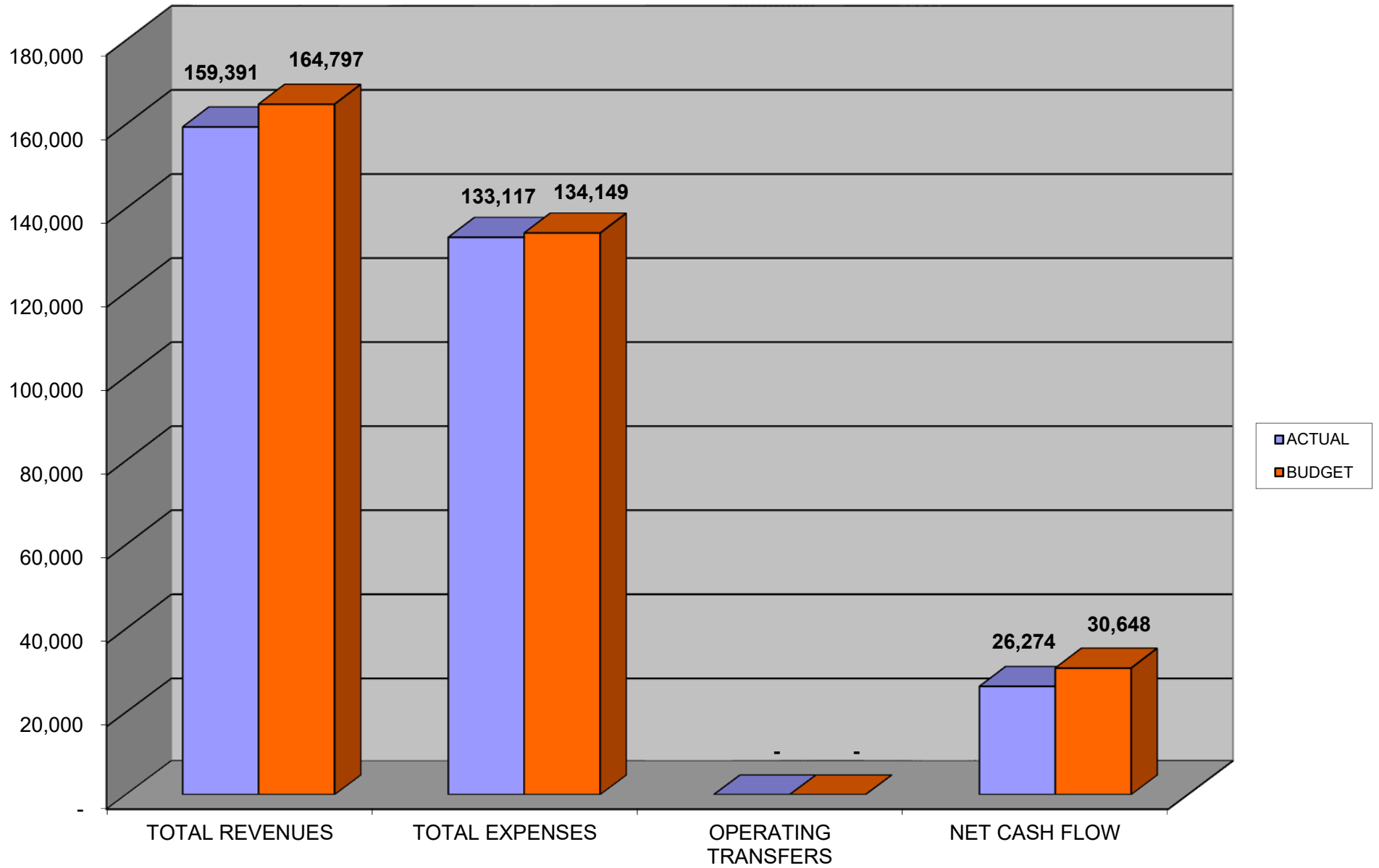
NORTH CENTRAL HEIGHTS II

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	1,973	401	1,572	492%	13,747	2,806	10,940	490%	4,811	(8,936)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	425	173	252	245%	3,580	1,213	2,367	295%	2,079	(1,501)
943	4420	MATERIALS	236	625	(389)	38%	3,925	4,375	(450)	90%	7,500	3,575
CONTRACT COSTS												
943		GARBAGE & TRASH	15	42	(27)	36%	23	292	(269)	8%	500	478
		COOLING / AIR CONDITIONING	805	142	663	568%	1,845	992	853	186%	1,700	(145)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	1,622	1,375	247	118%	9,732	9,625	107	101%	16,500	6,768
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	292	(292)	0%	-	2,042	(2,042)	0%	3,500	3,500
		EXTERMINATION	711	83	628	853%	3,592	583	3,009	616%	1,000	(2,592)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	158	(158)	0%	7,375	1,108	6,267	665%	1,900	(5,475)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			5,786	3,291	2,496	176%	43,818	23,036	20,782	190%	39,490	(4,328)
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,091	1,187	(96)	92%	7,645	8,309	(664)	92%	14,244	6,599
969	TOTAL INSURANCE EXPENSES		1,091	1,187	(96)	92%	7,645	8,309	(664)	92%	14,244	6,599
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	42	(42)	0%	-	292	(292)	0%	500	500
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	84	292	(208)	29%	2,454	2,042	413	120%	3,500	1,046
		INTEREST EXPENSE	3,439	319	3,120	1077%	24,114	2,235	21,879	1079%	3,832	(20,282)
TOTAL GENERAL EXPENSES			3,523	653	2,870	540%	26,569	4,569	22,000	582%	7,832	(18,737)
969	TOTAL OPERATING EXPENDITURES		13,075	9,925	3,150	132%	98,491	69,474	29,016	142%	119,099	20,608
970	CASH FLOW FROM OPERATIONS		1,737	4,641	(2,904)	37%	4,210	32,488	(28,277)	13%	55,693	51,418
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%	-	24,094	(24,094)	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%	-	24,094	(24,094)	0%	41,304	41,304
900	TOTAL EXPENDITURES		13,075	13,367	(292)	98%	98,491	93,568	4,922	105%	160,403	61,912
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		1,737	1,199	538	145%	4,210	8,394	(4,183)	50%	14,389	10,114

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
			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	-	-	-	-	-	-	-	-	-	-
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%	-	2,042	2,042	0%	3,500	3,500
4140		STAFF TRAINING	-	-	-	-	225	-	(225)	-	-	(225)
4150		TRAVEL	-	-	-	-	134	-	(134)	-	-	(134)
4170		ACCOUNTING	-	342	342	0%	936	2,392	1,456	39%	4,100	3,164
4190		SUNDRY	167	83	(83)	200%	287	583	297	49%	1,000	713
4190.2		TELEPHONE/COMMUNICATIONS	-	38	38	0%	182	263	81	69%	450	268
4190.3		POSTAGE	-	2	2	0%	-	15	15	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	-	292	292	0%	88	2,042	1,954	4%	3,500	3,412
TOTAL ADMINISTRATIVE			<u>167</u>	<u>1,048</u>	<u>881</u>	<u>16%</u>	<u>2,381</u>	<u>7,335</u>	<u>4,954</u>	<u>32%</u>	<u>12,575</u>	<u>10,194</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	42	42	0%	-	292	292	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>292</u>	<u>292</u>	<u>0%</u>	<u>500</u>	<u>500</u>

CORNELL COLONY



CORNELL COLONY - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	155,963
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	172,824
114	Cash - Tenant Security Deposits	13,501
100	Total Cash	342,288
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	1,914
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(495)
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	1,419
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	20,366
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	20,366
150	Total Current Assets	364,074
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	7,233,367
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	7,233,367

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	1,100
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	1,172
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	8,704
341	Tenant Security Deposits	13,501
342	Unearned Revenue	1,530
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	29,067
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	7,104,904
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	7,104,904
300	Total Liabilities	7,133,971
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	(235,612)
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	172,824
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	162,183
513	Total Equity	99,395
600	Total Liabilities and Equity	7,233,367

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
			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	22,264	23,455	(1,191)	95%	148,598	164,184	(15,587)	91%	281,459	132,861
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	22,264	23,455	(1,191)	95%	148,598	164,184	(15,587)	91%	281,459	132,861
	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%	-	29	(29)	0%	50	50
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	1,385	83	1,302	1662%	10,774	583	10,191	1847%	1,000	(9,774)
720		INVESTMENT INCOME - RESTRICTED	11	-	11	-	19	-	19	-	-	(19)
700		TOTAL REVENUES	23,660	23,542	118	101%	159,391	164,797	(5,406)	97%	282,509	123,118
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	1,144	1,935	(791)	59%	7,726	13,545	(5,819)	57%	23,220	15,494
912	4182	EBC - ADMIN	488	823	(335)	59%	3,603	5,760	(2,157)	63%	9,874	6,271
	4171	AUDITING FEES	-	292	(292)	0%	1,088	2,042	(954)	53%	3,500	2,412
		MANAGEMENT FEES	5,396	1,407	3,989	383%	13,449	9,851	3,598	137%	16,888	3,439
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	517	996	(478)	52%	3,845	6,971	(3,126)	55%	11,950	8,105
		TOTAL ADMINISTRATIVE	7,546	5,453	2,093	138%	29,711	38,169	(8,458)	78%	65,432	35,721
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
UTILITIES												
931	4310	WATER	67	19	48	358%	257	131	126	196%	225	(32)
932	4320	ELECTRICITY	256	213	44	121%	1,150	1,488	(339)	77%	2,551	1,401
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	41	29	11	139%	217	205	13	106%	351	134
		TOTAL UTILITIES	364	261	104	140%	1,624	1,824	(200)	89%	3,127	1,503

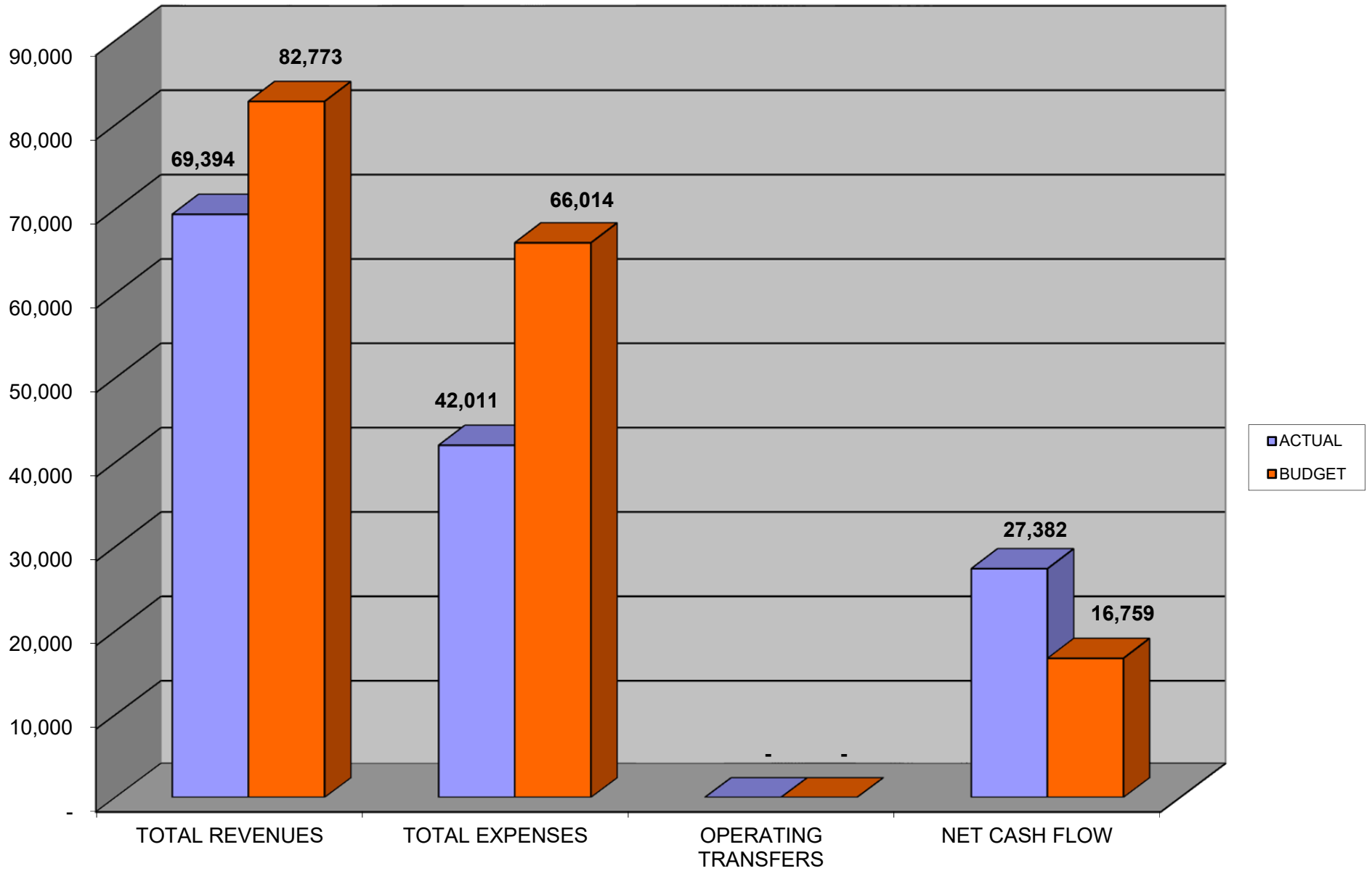
CORNELL COLONY

LINE	ACCT	DESCRIPTION	CURRENT	CURRENT	% OF	YEAR	YEAR	% OF	ANNUAL	BUDGET		
			MONTH	MONTH						MTD	TO DATE	TO DATE
ITEM	#		Jul-18	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	REMAINING	
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	1,811	2,660	(849)	68%	11,826	18,622	(6,797)	64%	31,924	20,098
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	690	1,121	(431)	62%	5,051	7,846	(2,796)	64%	13,451	8,400
943	4420	MATERIALS	231	-	231	-	2,965	1,575	1,390	188%	2,700	(265)
CONTRACT COSTS												
943		GARBAGE & TRASH	69	17	52	412%	546	117	430	468%	200	(346)
		COOLING / AIR CONDITIONING	140	-	140	-	540	-	540	-	-	(540)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,300	1,583	717	145%	16,100	11,083	5,017	145%	19,000	2,900
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	158	(158)	0%	2,266	1,108	1,158	204%	1,900	(366)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	38	(38)	0%	-	263	(263)	0%	450	450
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	47	-	47	-	1,745	-	1,745	-	-	(1,745)
TOTAL ORDINARY MAINT & OPER			5,288	5,577	(289)	95%	41,039	40,615	424	101%	69,625	28,586
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	2,280	1,433	847	159%	18,023	10,031	7,992	180%	17,196	(827)
969	TOTAL INSURANCE EXPENSES		2,280	1,433	847	159%	18,023	10,031	7,992	180%	17,196	(827)
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	3,195	-	3,195	-	6,375	5,833	542	109%	10,000	-
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	(2,409)	235	(2,643)	-1027%	3,361	1,642	1,718	205%	2,815	(546)
		INTEREST EXPENSE	4,328	3,881	447	112%	32,986	27,169	5,816	121%	46,576	13,590
TOTAL GENERAL EXPENSES			5,114	4,116	998	124%	42,721	34,645	8,076	123%	59,391	13,045
969	TOTAL OPERATING EXPENDITURES		20,593	16,839	3,753	122%	133,117	125,283	7,834	106%	214,771	78,029
970	CASH FLOW FROM OPERATIONS		3,068	6,703	(3,635)	46%	26,274	39,514	(13,240)	66%	67,738	45,089
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%	-	8,866	(8,866)	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%	-	8,866	(8,866)	0%	15,198	15,198
900	TOTAL EXPENDITURES		20,593	18,106	2,487	114%	133,117	134,149	(1,031)	99%	229,969	93,227
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
NET CASH FLOW			3,068	5,437	(2,369)	56%	26,274	30,648	(4,375)	86%	52,540	29,891

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
			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	-	-	-	-	-	-	-	-	-	-
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%	-	875	875	0%	1,500	1,500
4140		STAFF TRAINING	-	-	-	-	305	-	(305)	-	-	(305)
4150		TRAVEL	-	-	-	-	181	-	(181)	-	-	(181)
4170		ACCOUNTING	-	292	292	0%	750	2,042	1,292	37%	3,500	2,750
4190		SUNDRY	333	125	(208)	266%	1,057	875	(182)	121%	1,500	443
4190.2		TELEPHONE/COMMUNICATIONS	184	150	(34)	123%	1,427	1,050	(377)	136%	1,800	373
4190.3		POSTAGE	-	8	8	0%	-	58	58	0%	100	100
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTION COST	-	46	46	0%	125	321	196	39%	550	425
4190.9		CONTRACT COST - ADMIN	-	250	250	0%	-	1,750	1,750	0%	3,000	3,000
TOTAL ADMINISTRATIVE			517	996	478	52%	3,845	6,971	3,126	55%	11,950	8,105
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	3,195	833	(2,362)	383%	6,375	5,833	(542)	109%	10,000	3,625
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			3,195	833	(2,362)	383%	6,375	5,833	(542)	109%	10,000	3,625

LAKESIDE PARK I



LAKESIDE PARK I - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	44,030
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	33,516
114	Cash - Tenant Security Deposits	3,504
100	Total Cash	81,049
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	270
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(240)
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	32,722
Investments		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	116,880
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	116,880
150	Total Current Assets	230,651
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	411,621
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	411,621

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	363
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	9,537
341	Tenant Security Deposits	3,504
342	Unearned Revenue	86
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	14,430
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	1,203,254
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	215,868
513	Total Equity	(791,633)
600	Total Liabilities and Equity	411,621

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
			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
REVENUE											
OPERATING INCOME											
703	3110	GROSS POTENTIAL RENT	-	745	(745)	0%	-	5,214	0%	8,938	8,938
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	-	745	(745)	0%	-	5,214	-	8,938	8,938
	3401	TENANT REVENUE - OTHER	1,034	-	1,034	-	6,624	-	-	-	(6,624)
	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	8,394	10,897	(2,503)	77%	62,592	76,276	82%	130,758	68,166
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	17	(17)	0%	-	117	0%	200	200
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	167	(167)	0%	178	1,167	15%	2,000	1,822
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	9,428	11,825	(2,397)	80%	69,394	82,773	84%	141,896	72,502
OPERATING EXPENDITURES											
ADMINISTRATIVE											
911	4110	ADMINISTRATIVE SALARIES	335	519	(185)	64%	2,311	3,636	64%	6,233	3,922
912	4182	EBC - ADMIN	97	254	(156)	38%	731	1,776	41%	3,045	2,314
	4171	AUDITING FEES	-	125	(125)	0%	408	875	47%	1,500	1,092
		MANAGEMENT FEES	558	699	(141)	80%	4,491	4,890	92%	8,382	3,891
		BOOKKEEPING FEES	-	56	(56)	0%	-	392	0%	672	672
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-
916	4190	OTHER	589	500	89	118%	5,049	3,500	144%	6,000	951
		TOTAL ADMINISTRATIVE	1,578	2,153	(574)	73%	12,990	15,069	86%	25,832	12,842
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	58	34	23	168%	152	241	63%	413	261
932	4320	ELECTRICITY	56	317	(261)	18%	680	2,217	31%	3,800	3,120
933	4330	NATURAL GAS	30	10	20	302%	175	69	255%	118	(57)
938	4390	SEWER AND OTHER	42	63	(20)	68%	232	439	53%	752	520
		TOTAL UTILITIES	186	424	(238)	44%	1,238	2,965	42%	5,083	3,845

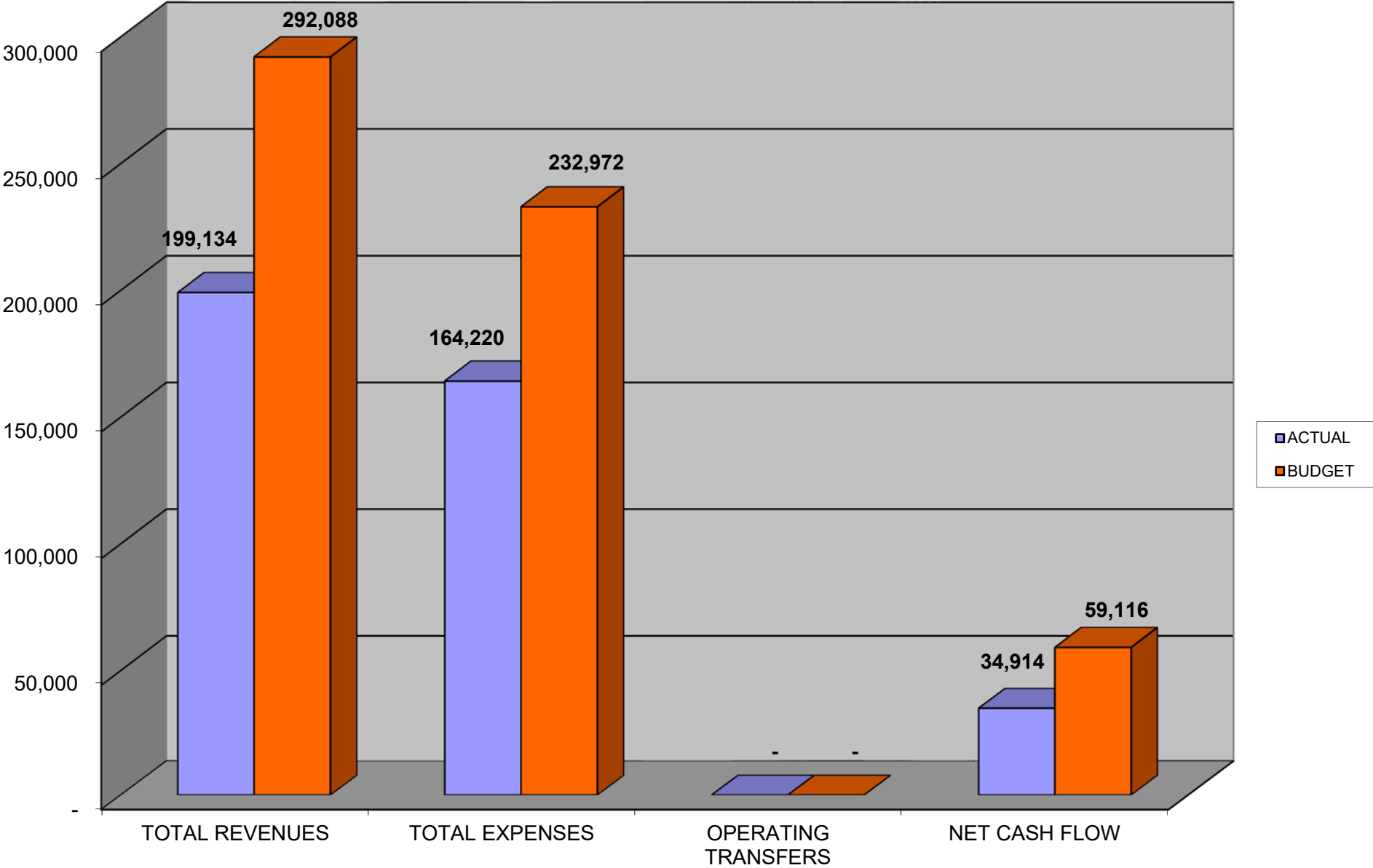
LAKESIDE PARK I

LINE	ACCT	DESCRIPTION	CURRENT	CURRENT	% OF		YEAR	YEAR	% OF		BUDGET	
			MONTH	MONTH	MTD	TO DATE	TO DATE	YTD	ANNUAL	BALANCE		
ITEM	#		Jul-18	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	725	575	150	126%	4,931	4,023	907	123%	6,897	1,966
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	197	173	24	114%	1,540	1,213	326	127%	2,080	540
943	4420	MATERIALS	863	707	156	122%	1,483	2,100	(617)	71%	3,600	2,117
CONTRACT COSTS												
943		GARBAGE & TRASH	69	83	(15)	82%	248	583	(335)	43%	1,000	752
		COOLING / AIR CONDITIONING	-	42	(42)	0%	1,575	292	1,283	540%	500	(1,075)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	270	240	30	113%	1,890	1,680	210	113%	2,880	990
		UNIT TURNAROUNDS	-	42	(42)	0%	-	292	(292)	0%	500	500
		ELECTRICAL	-	42	(42)	0%	-	292	(292)	0%	500	500
		PLUMBING	-	21	(21)	0%	-	146	(146)	0%	250	250
		EXTERMINATION	-	58	(58)	0%	2,294	408	1,886	562%	700	(1,594)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	167	(167)	0%	631	1,167	(535)	54%	2,000	1,369
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			2,124	2,149	(25)	99%	14,593	12,196	2,397	120%	20,907	6,314
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	636	389	248	164%	7,695	2,720	4,975	283%	4,663	(3,032)
969	TOTAL INSURANCE EXPENSES		636	389	248	164%	7,695	2,720	4,975	283%	4,663	(3,032)
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	500	707	(207)	71%	500	4,947	(4,447)	10%	8,480	7,980
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	520	42	478	1248%	2,432	292	2,140	834%	500	(1,932)
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			1,020	748	271	136%	2,932	5,238	(2,307)	56%	8,980	6,048
969	TOTAL OPERATING EXPENDITURES		5,544	5,862	(318)	95%	40,553	38,188	2,365	106%	65,465	24,912
970	CASH FLOW FROM OPERATIONS		3,883	5,963	(2,079)	65%	28,841	44,585	(15,744)	65%	76,431	47,590
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	208	208	(0)	100%	1,458	1,459	(1)	100%	2,501	1,043
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	3,167	(3,167)	0%	-	22,167	(22,167)	0%	38,000	38,000
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	600	(600)	0%	-	4,200	(4,200)	0%	7,200	7,200
TOTAL OTHER EXPENSES			208	3,975	(3,767)	5%	1,458	27,826	(26,367)	5%	47,701	46,243
900	TOTAL EXPENDITURES		5,752	9,837	(4,085)	58%	42,011	66,014	(24,002)	64%	113,166	71,155
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		3,675	1,988	1,688	185%	27,382	16,759	10,623	163%	28,730	1,348

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
			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	8,394	10,897	(2,503)	77%	62,592	76,276	(13,684)	82%	130,758	68,166
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			8,394	10,897	(2,503)	77%	62,592	76,276	(13,684)	82%	130,758	68,166
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	17	17	0%	1,408	117	(1,291)	1207%	200	(1,208)
4140		STAFF TRAINING	-	17	17	0%	80	117	36	69%	200	120
4150		TRAVEL	-	33	33	0%	48	233	186	20%	400	352
4170		ACCOUNTING	-	58	58	0%	1,373	408	(965)	336%	700	(673)
4190		SUNDRY	-	83	83	0%	139	583	445	24%	1,000	861
4190.2		TELEPHONE/COMMUNICATIONS	205	108	(97)	190%	1,533	758	(775)	202%	1,300	(233)
4190.3		POSTAGE	-	25	25	0%	-	175	175	0%	300	300
4190		OFFICE SUPPLIES	-	42	42	0%	-	292	292	0%	500	500
4190		CONTRACT COST-COPIER/SECURITY	-	17	17	0%	-	117	117	0%	200	200
4190		EVICTON COST	383	17	(366)	2299%	383	117	(266)	328%	200	(183)
4190.9		CONTRACT COST - ADMIN	-	83	83	0%	85	583	498	15%	1,000	915
TOTAL ADMINISTRATIVE			589	500	(89)	118%	5,049	3,500	(1,549)	144%	6,000	951
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	500	208	(292)	240%	500	1,458	958	34%	2,500	2,000
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	498	498	0%	-	3,488	3,488	0%	5,980	5,980
TOTAL OTHER GENERAL EXPENSES			500	707	207	71%	500	4,947	4,447	10%	8,480	7,980

LAKESIDE PARK II



LAKESIDE PARK II - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	71,144
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	187,754
114	Cash - Tenant Security Deposits	13,643
100	Total Cash	272,542
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	3,516
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(71)
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	132,168
Investments		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	450,662
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	450,662
150	Total Current Assets	855,371
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	1,911,946
160	Total Fixed Assets - Net of Accumulated Depreciation	2,726,618
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	3,581,990
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	3,581,990

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	1,390
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	16,157
341	Tenant Security Deposits	13,643
342	Unearned Revenue	770
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	42,419
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	1,874,304
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	1,875,728
300	Total Liabilities	1,918,147
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	852,314
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	811,528
	Total Equity	1,663,842
600	Total Liabilities and Equity	3,581,990

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			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
OPERATING INCOME											
703	3110	GROSS POTENTIAL RENT	4,084	2,688	1,396	152%	22,298	18,817	3,481	119%	9,960
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	4,084	2,688	1,396	152%	22,298	18,817	3,481	1	9,960
	3401	TENANT REVENUE - OTHER	599	250	349	240%	1,352	1,750	(398)	77%	1,648
	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	29,965	37,872	(7,907)	79%	174,669	265,104	(90,435)	66%	279,795
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	83	(83)	0%	-	583	(583)	0%	1,000
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	833	(833)	0%	701	5,833	(5,132)	12%	9,299
720		INVESTMENT INCOME - RESTRICTED	16	-	16	-	114	-	114	-	(114)
700		TOTAL REVENUES	34,665	41,727	(7,061)	83%	199,134	292,088	(92,954)	68%	500,722
OPERATING EXPENDITURES											
ADMINISTRATIVE											
911	4110	ADMINISTRATIVE SALARIES	1,257	1,920	(663)	65%	8,685	13,437	(4,751)	65%	14,349
912	4182	EBC - ADMIN	359	940	(581)	38%	2,722	6,579	(3,856)	41%	8,556
	4171	AUDITING FEES	-	292	(292)	0%	1,496	2,042	(546)	73%	2,004
		MANAGEMENT FEES	3,997	2,434	1,564	164%	14,718	17,035	(2,317)	86%	14,485
		BOOKKEEPING FEES	-	221	(221)	0%	-	1,544	(1,544)	0%	2,646
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-
916	4190	OTHER	-	1,667	(1,667)	0%	5,005	11,667	(6,662)	43%	14,995
		TOTAL ADMINISTRATIVE	5,613	7,472	(1,859)	75%	32,627	52,302	(19,675)	62%	89,661
TENANT SERVICES											
921	4210	SALARIES	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-
924	4230	OTHER	783	-	783	-	1,418	-	1,418	-	(1,418)
		TOTAL TENANT SERVICES	783	-	783	=	1,418	-	1,418	=	(1,418)
UTILITIES											
931	4310	WATER	13	141	(128)	9%	283	984	(701)	29%	1,404
932	4320	ELECTRICITY	39	1,302	(1,263)	3%	2,269	9,115	(6,846)	25%	13,357
933	4330	NATURAL GAS	-	40	(40)	0%	34	281	(247)	12%	448
938	4390	SEWER AND OTHER	28	256	(228)	11%	318	1,790	(1,473)	18%	2,751
		TOTAL UTILITIES	80	1,739	(1,659)	5%	2,904	12,171	(9,266)	24%	20,864

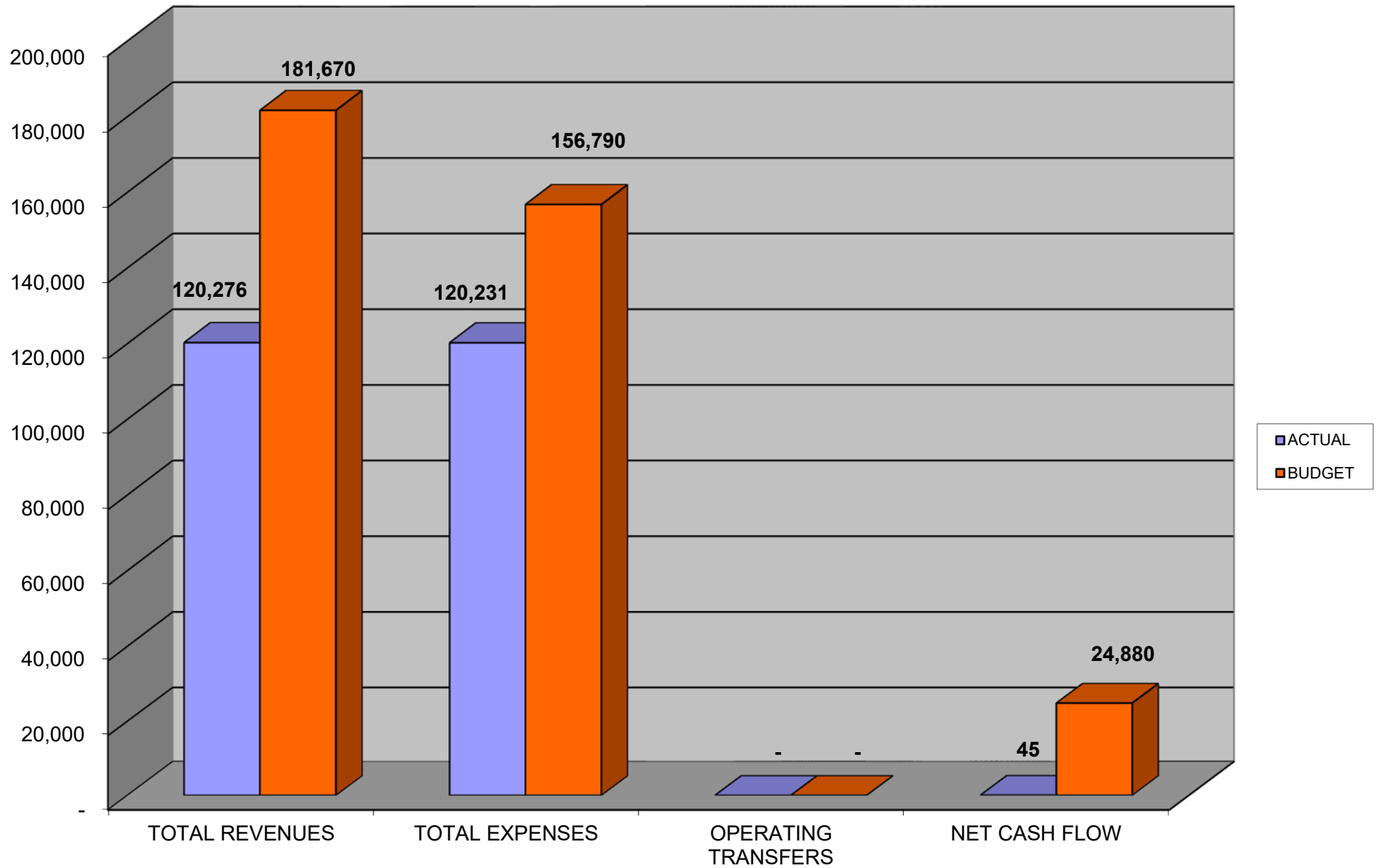
LAKESIDE PARK II

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	2,807	2,256	551	124%	19,178	15,791	3,387	121%	27,070	7,892
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	738	668	70	110%	5,831	4,678	1,153	125%	8,020	2,189
943	4420	MATERIALS	477	575	(98)	83%	2,527	3,908	(1,381)	65%	6,700	4,173
CONTRACT COSTS												
943		GARBAGE & TRASH	62	292	(230)	21%	1,703	2,042	(338)	83%	3,500	1,797
		COOLING / AIR CONDITIONING	-	42	(42)	0%	-	292	(292)	0%	500	500
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	1,063	983	80	108%	7,795	6,883	911	113%	11,800	4,005
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	42	(42)	0%	300	292	8	103%	500	200
		EXTERMINATION	-	250	(250)	0%	2,556	1,750	806	146%	3,000	444
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	81	167	(86)	48%	3,581	1,167	2,414	307%	2,000	(1,581)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			5,227	5,274	(47)	99%	43,470	36,803	6,668	118%	63,090	19,620
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	=	-	-	-	=	-	-
INSURANCE												
961	4510	INSURANCE	1,741	1,580	161	110%	5,222	11,058	(5,836)	47%	18,957	13,735
969	TOTAL INSURANCE EXPENSES		1,741	1,580	161	110%	5,222	11,058	(5,836)	47%	18,957	13,735
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	575	(575)	0%	176	4,025	(3,849)	4%	6,900	6,724
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	143	167	(24)	86%	143	1,167	(1,024)	12%	2,000	1,857
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			143	742	(599)	19%	319	5,192	(4,873)	6%	8,900	8,581
969	TOTAL OPERATING EXPENDITURES		13,587	16,806	(3,219)	81%	85,960	117,525	(31,565)	73%	201,472	115,512
970	CASH FLOW FROM OPERATIONS		21,079	24,921	(3,842)	85%	113,174	174,563	(61,388)	65%	299,250	186,076
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%	56,000	56,001	(1)	100%	96,001	40,001
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	5,204	-	5,204	-	22,260	-	22,260	-	-	(22,260)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	6,130	(6,130)	0%	-	42,908	(42,908)	0%	73,557	73,557
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	2,363	(2,363)	0%	-	16,538	(16,538)	0%	28,350	28,350
TOTAL OTHER EXPENSES			13,204	16,492	(3,288)	80%	78,260	115,446	(37,187)	68%	197,908	119,648
900	TOTAL EXPENDITURES		26,791	33,298	(6,507)	80%	164,220	232,972	(68,752)	70%	399,380	235,160
DEPRECIATION ADD BACK			-	-	-	=	-	-	-	=	-	-
NET CASH FLOW			7,874	8,429	(554)	93%	34,914	59,116	(24,202)	59%	101,342	66,428

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
			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	29,965	37,872	(7,907)	79%	174,669	265,104	(90,435)	66%	454,464	279,795
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			29,965	37,872	(7,907)	79%	174,669	265,104	(90,435)	66%	454,464	279,795
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	292	292	0%	500	500
4140		STAFF TRAINING	-	42	42	0%	305	292	(13)	104%	500	195
4150		TRAVEL	-	125	125	0%	181	875	694	21%	1,500	1,319
4170		ACCOUNTING	-	242	242	0%	2,678	1,692	(987)	158%	2,900	222
4190		SUNDRY	-	283	283	0%	1,270	1,983	714	64%	3,400	2,130
4190.2		TELEPHONE/COMMUNICATIONS	-	450	450	0%	-	3,150	3,150	0%	5,400	5,400
4190.3		POSTAGE	-	92	92	0%	-	642	642	0%	1,100	1,100
4190		OFFICE SUPPLIES	-	42	42	0%	-	292	292	0%	500	500
4190		CONTRACT COST-COPIER/SECURITY	-	58	58	0%	-	408	408	0%	700	700
4190		EVICITION COST	-	42	42	0%	235	292	57	81%	500	265
4190.9		CONTRACT COST - ADMIN	-	250	250	0%	336	1,750	1,414	19%	3,000	2,664
TOTAL ADMINISTRATIVE			-	1,667	1,667	0%	5,005	11,667	6,662	43%	20,000	14,995
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	575	575	0%	176	4,025	3,849	4%	6,900	6,724
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	575	575	0%	176	4,025	3,849	4%	6,900	6,724

DELANEY HEIGHTS LLC



DELANEY HEIGHTS LLC - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	71,875
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	9,657
100	Total Cash	81,532
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	100
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	102,260
Other Current Assets		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	358,196
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	358,196
150	Total Current Assets	541,988
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	1,100,544
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,100,544

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	1,118
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	5,279
341	Tenant Security Deposits	9,657
342	Unearned Revenue	1,160
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	20,128
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	21,265
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	520,723
	Total Equity	1,079,279
600	Total Liabilities and Equity	1,100,544

DELANEY HEIGHTS LLC

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR	% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	YTD	ANNUAL	BALANCE
REVENUE			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
OPERATING INCOME											
703	3110	GROSS POTENTIAL RENT	3,596	2,783	813	129%	22,595	19,482	3,112	116%	10,803
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	3,596	2,783	813	129%	22,595	19,482	3,112	1	10,803
	3401	TENANT REVENUE - OTHER	-	250	(250)	0%	-	1,750	(1,750)	0%	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	13,615	22,078	(8,463)	62%	95,302	154,546	(59,244)	62%	169,634
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	50	(50)	0%	-	350	(350)	0%	600
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	169	792	(622)	21%	2,379	5,542	(3,162)	43%	7,121
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-
700	TOTAL REVENUES		17,380	25,953	(8,573)	67%	120,276	181,670	(61,394)	66%	191,158
OPERATING EXPENDITURES											
ADMINISTRATIVE											
911	4110	ADMINISTRATIVE SALARIES	1,004	1,558	(554)	64%	6,932	10,908	(3,977)	64%	11,768
912	4182	EBC - ADMIN	292	761	(470)	38%	2,194	5,329	(3,136)	41%	6,942
	4171	AUDITING FEES	-	292	(292)	0%	1,224	2,042	(818)	60%	2,276
		MANAGEMENT FEES	1,067	1,492	(424)	72%	8,240	10,442	(2,202)	79%	9,660
		BOOKKEEPING FEES	-	175	(175)	0%	-	1,225	(1,225)	0%	2,100
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-
916	4190	OTHER	-	1,400	(1,400)	0%	3,150	9,800	(6,650)	32%	13,650
		TOTAL ADMINISTRATIVE	2,363	5,678	(3,315)	42%	21,739	39,746	(18,007)	55%	46,397
TENANT SERVICES											
921	4210	SALARIES	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	=	-	-	-	=	-
UTILITIES											
931	4310	WATER	(226)	112	(338)	-202%	571	783	(212)	73%	772
932	4320	ELECTRICITY	54	1,036	(983)	5%	1,068	7,255	(6,187)	15%	11,369
933	4330	NATURAL GAS	34	32	2	105%	240	224	16	107%	144
938	4390	SEWER AND OTHER	81	204	(122)	40%	464	1,425	(961)	33%	1,979
		TOTAL UTILITIES	(57)	1,384	(1,441)	-4%	2,344	9,687	(7,344)	24%	14,263

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
			Jul-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
		ORDINARY MAINT & OPERATIONS										
941	4410	LABOR	2,264	1,813	451	125%	15,451	12,693	2,758	122%	21,760	6,309
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	600	540	61	111%	4,729	3,778	951	125%	6,476	1,747
943	4420	MATERIALS	413	417	(4)	99%	5,089	2,917	2,172	174%	5,000	(89)
		CONTRACT COSTS										
943		GARBAGE & TRASH	83	267	(184)	31%	509	1,867	(1,357)	27%	3,200	2,691
		COOLING / AIR CONDITIONING	200	42	158	480%	16,430	292	16,138	5633%	500	(15,930)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	667	783	(116)	85%	4,669	5,483	(814)	85%	9,400	4,731
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	42	(42)	0%	-	292	(292)	0%	500	500
		PLUMBING	-	42	(42)	0%	-	292	(292)	0%	500	500
		EXTERMINATION	-	217	(217)	0%	2,528	1,517	1,011	167%	2,600	72
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	42	(42)	0%	4,403	292	4,112	1510%	500	(3,903)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		TOTAL ORDINARY MAINT & OPER	4,227	4,203	24	101%	53,809	29,421	24,388	183%	50,436	(3,373)
		PROTECTIVE SERVICES										
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-	-	-	-	-
		INSURANCE										
961	4510	INSURANCE	1,200	1,259	(58)	95%	21,298	8,810	12,488	242%	15,102	(6,196)
969		TOTAL INSURANCE EXPENSES	1,200	1,259	(58)	95%	21,298	8,810	12,488	242%	15,102	(6,196)
		GENERAL EXPENSES										
962	4590	OTHER GENERAL EXPENSES	-	667	(667)	0%	138	4,667	(4,529)	3%	8,000	7,862
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	42	(42)	0%	488	292	196	167%	500	13
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	-	708	(708)	0%	625	4,958	(4,333)	13%	8,500	7,875
969		TOTAL OPERATING EXPENDITURES	7,734	13,232	(5,498)	58%	99,814	92,622	7,192	108%	158,781	58,967
970		CASH FLOW FROM OPERATIONS	9,646	12,721	(3,075)	76%	20,462	89,048	(68,586)	23%	152,653	132,191
		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%	20,417	20,417	(1)	100%	35,001	14,584
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	6,250	(6,250)	0%	-	43,750	(43,750)	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%	20,417	64,167	(43,751)	32%	110,001	89,584
900		TOTAL EXPENDITURES	10,650	22,399	(11,748)	48%	120,231	156,790	(36,559)	77%	268,782	148,551
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		NET CASH FLOW	6,730	3,554	3,175	189%	45	24,880	(24,835)	0%	42,652	42,607

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
			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	13,615	22,078	(8,463)	62%	95,302	154,546	(59,244)	62%	264,936	169,634
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>13,615</u>	<u>22,078</u>	<u>(8,463)</u>	<u>62%</u>	<u>95,302</u>	<u>154,546</u>	<u>(59,244)</u>	<u>62%</u>	<u>264,936</u>	<u>169,634</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	292	292	0%	500	500
4140		STAFF TRAINING	-	42	42	0%	241	292	51	82%	500	259
4150		TRAVEL	-	100	100	0%	143	700	557	20%	1,200	1,057
4170		ACCOUNTING	-	208	208	0%	2,325	1,458	(867)	159%	2,500	175
4190		SUNDRY	-	225	225	0%	174	1,575	1,401	11%	2,700	2,526
4190.2		TELEPHONE/COMMUNICATIONS	-	358	358	0%	-	2,508	2,508	0%	4,300	4,300
4190.3		POSTAGE	-	71	71	0%	-	496	496	0%	850	850
4190		OFFICE SUPPLIES	-	42	42	0%	-	292	292	0%	500	500
4190		CONTRACT COST-COPIER/SECURITY	-	46	46	0%	-	321	321	0%	550	550
4190		EVICION COST	-	42	42	0%	-	292	292	0%	500	500
4190.9		CONTRACT COST - ADMIN	-	225	225	0%	267	1,575	1,308	17%	2,700	2,433
TOTAL ADMINISTRATIVE			<u>-</u>	<u>1,400</u>	<u>1,400</u>	<u>0%</u>	<u>3,150</u>	<u>9,800</u>	<u>6,650</u>	<u>32%</u>	<u>16,800</u>	<u>13,650</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	667	667	0%	138	4,667	4,529	3%	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>4,667</u>	<u>4,529</u>	<u>3%</u>	<u>8,000</u>	<u>7,862</u>