

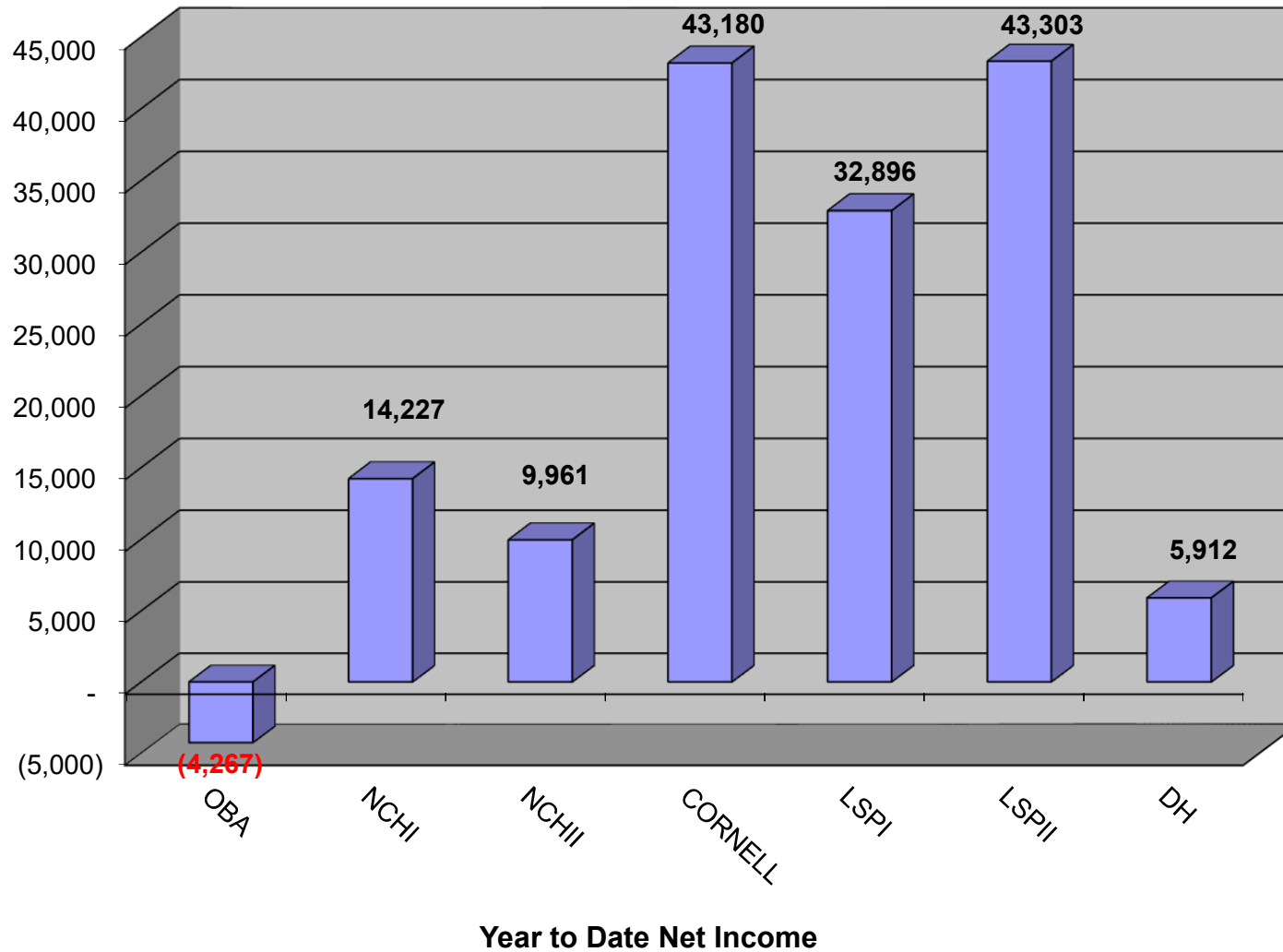
AVON PARK
HOUSING DEVELOPMENT
CORPORATION

FISCAL YEAR ENDING DECEMBER 31, 2018

Financial Statements

August 31, 2018

Avon Park Housing Development Corporation



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

OTHER BUSINESS ACTIVITY

1111.3 APHDC--OBA	47,562
TOTAL	<u><u>47,562</u></u>

CORNELL COLONY

1111.40 GENERAL FUND-CORNELL COLONY	163,738
1111.60 CORNELL COLONY - OP DEF RESERVES	-
1114.00 CORNELL COLONY - SECURITY DEPOSIT	13,502
1162.10 ESCROW INSURANCE & TAXES	23,103
116212 ESCROW REPLACE RESERVE	38,240
1171.00 FH OPERATING DEFICIT RESERVE	117,512
TOTAL	<u><u>356,096</u></u>

LAKESIDE PARK I

1111.00 GENERAL FUND-LAKESIDE PARK I	54,738
1114.00 SECURITY DEPOSIT	3,325
1162.01 ESCROW	925
1162.02 RESERVES	27,140
TOTAL	<u><u>86,129</u></u>

DELANEY HEIGHTS LLC

1111.00 GENERAL FUND-DELANEY HEIGHTS LLC	77,575
1114.00 SECURITY DEPOSIT	10,050
TOTAL	<u><u>87,625</u></u>

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	48,472
1114.00 SECURITY DEPOSITS	13,302
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>197,285</u></u>

NORTH CENTRAL HEIGHT II

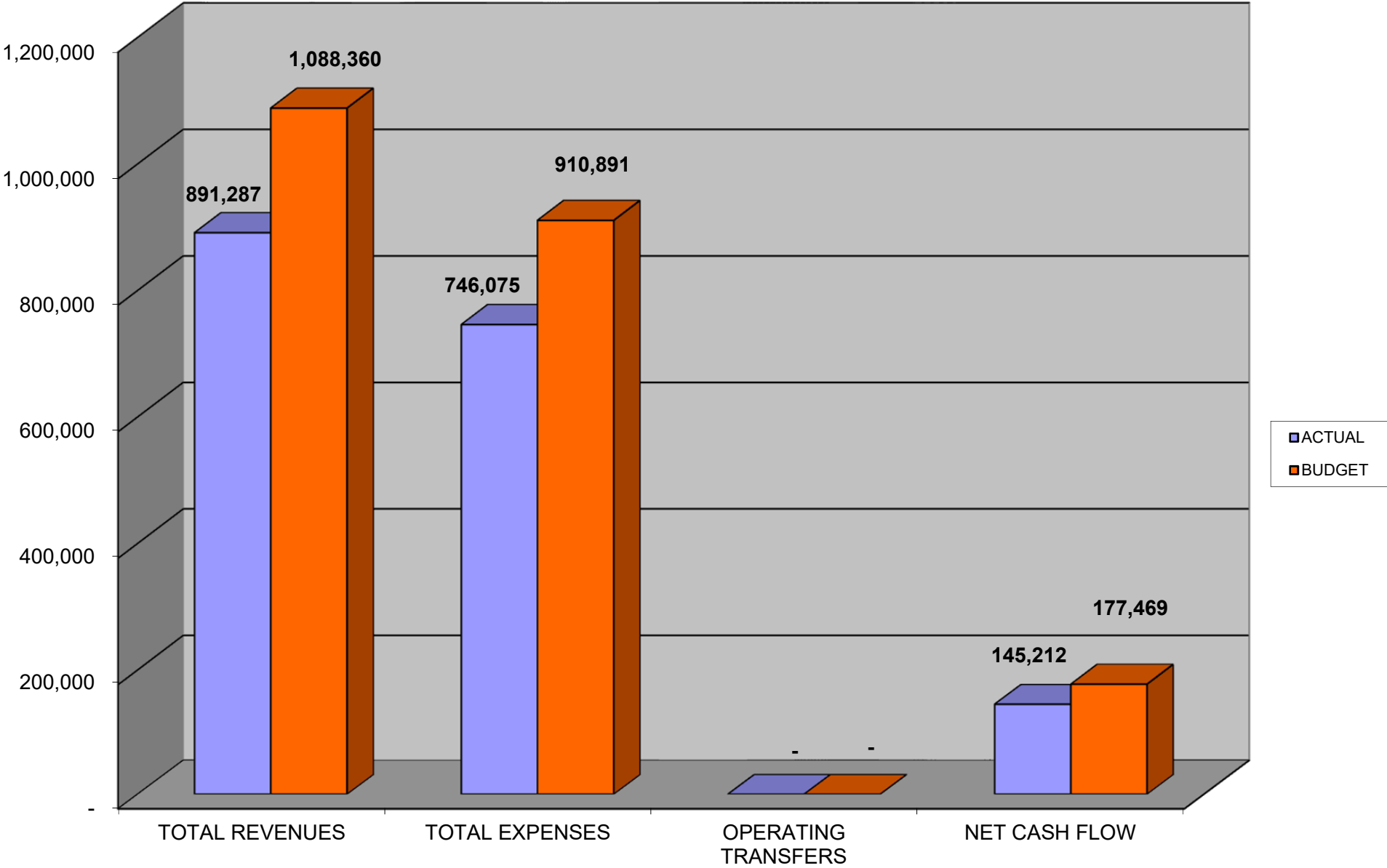
1111.01 GENERAL FUND CHECKING	17,730
1114.00 SECURITY DEPOSITS	10,802
1162.1 ESCROW-BONNEVILLE-TAXES	34,938
1162.11 ESCROW-BONNEVILLE - INSURANCE	19,609
1162.12 ESCROW-BONNEVILLE-REPL RES	65,153
TOTAL	<u><u>148,231</u></u>

LAKESIDE PARK II

1111.00 GENERAL FUND-LAKESIDE PARK II	48,501
1114.00 SECURITY DEPOSIT	13,248
1162.00 ESCROW - CHURCHILL	6,400
1162.01 ESCROW - INSURANCE - CHURCHILL	21,669
1162.02 RESERVES - CHURCHILL	30,523
1162.60 INVESTMENTS - 1663	129,178
TOTAL	<u><u>249,520</u></u>

GRAND TOTAL CASH ACCOUNTS 1,172,448

APHDC CONSOLIDATED



APHDC CONSOLIDATED- STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	458,317
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	119,699
113	Cash - Other restricted	394,692
114	Cash - Tenant Security Deposits	64,229
100	Total Cash	1,036,937
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	263,575
125	Accounts Receivable - Miscellaneous	31,249
126	Accounts Receivable - Tenants Dwelling Rents	9,311
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(2,238)
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	317,897
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	135,511
142	Prepaid Expenses and Other Assets	1,087,140
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	1,222,651
150	Total Current Assets	2,577,485
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	23,442,511
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	23,442,511

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	5,992
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	21,208
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	52,616
341	Tenant Security Deposits	64,229
342	Unearned Revenue	7,507
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	154,957
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	22,636,015
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	434,067
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	1,988,786
513	Total Equity	806,496
600	Total Liabilities and Equity	23,442,511

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
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	60,566	61,357	(792)	99%	469,110	490,858	(21,748)	96%	736,287	267,177
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	60,566	61,357	(792)	99%	469,110	490,858	(21,748)	96%	736,287	267,177
	3401	TENANT REVENUE - OTHER	4,259	1,700	2,559	251%	18,481	13,600	4,881	136%	20,400	1,919
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	64,825	63,057	1,767	103%	487,590	504,458	(16,868)	97%	756,687	269,097
706		HUD PHA OPERATING GRANT CFP	53,964	70,847	(16,883)	76%	386,527	566,772	(180,245)	68%	850,158	463,631
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	2	188	(186)	1%	96	1,500	(1,404)	6%	2,250	2,154
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	2,285	1,946	339	117%	16,918	15,567	1,351	109%	23,350	6,433
720		INVESTMENT INCOME - RESTRICTED	24	8	16	298%	156	63	93	247%	95	(61)
700		TOTAL REVENUES	121,098	136,045	(14,947)	89%	891,287	1,088,360	(197,073)	82%	1,632,540	741,253
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	4,716	9,014	(4,298)	52%	42,844	72,113	(29,270)	59%	108,170	65,326
912	4182	EBC - ADMIN	339	4,087	(3,748)	8%	15,390	32,692	(17,302)	47%	49,038	33,648
	4171	AUDITING FEES	-	1,750	(1,750)	0%	5,916	14,000	(8,084)	42%	21,000	15,084
		MANAGEMENT FEES	7,262	8,566	(1,304)	85%	57,997	68,528	(10,531)	85%	102,792	44,795
		BOOKKEEPING FEES	-	704	(704)	0%	-	5,628	(5,628)	0%	8,442	8,442
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	8,200	6,665	1,535	123%	31,139	53,317	(22,178)	58%	79,975	48,836
		TOTAL ADMINISTRATIVE	20,517	30,785	(10,268)	67%	153,286	246,278	(92,992)	62%	369,417	216,131
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	(95)	208	(303)	-45%	3,066	1,667	1,399	184%	2,500	(566)
		TOTAL TENANT SERVICES	(95)	208	(303)	-45%	3,066	1,667	1,399	184%	2,500	(566)
UTILITIES												
931	4310	WATER	193	390	(197)	50%	1,901	3,119	(1,218)	61%	4,679	2,778
932	4320	ELECTRICITY	1,665	3,339	(1,675)	50%	9,374	26,715	(17,341)	35%	40,073	30,699
933	4330	NATURAL GAS	63	82	(19)	77%	513	656	(143)	78%	984	471
938	4390	SEWER AND OTHER	232	603	(371)	38%	1,761	4,820	(3,059)	37%	7,230	5,469
		TOTAL UTILITIES	2,153	4,414	(2,261)	49%	13,550	35,311	(21,761)	38%	52,966	39,416

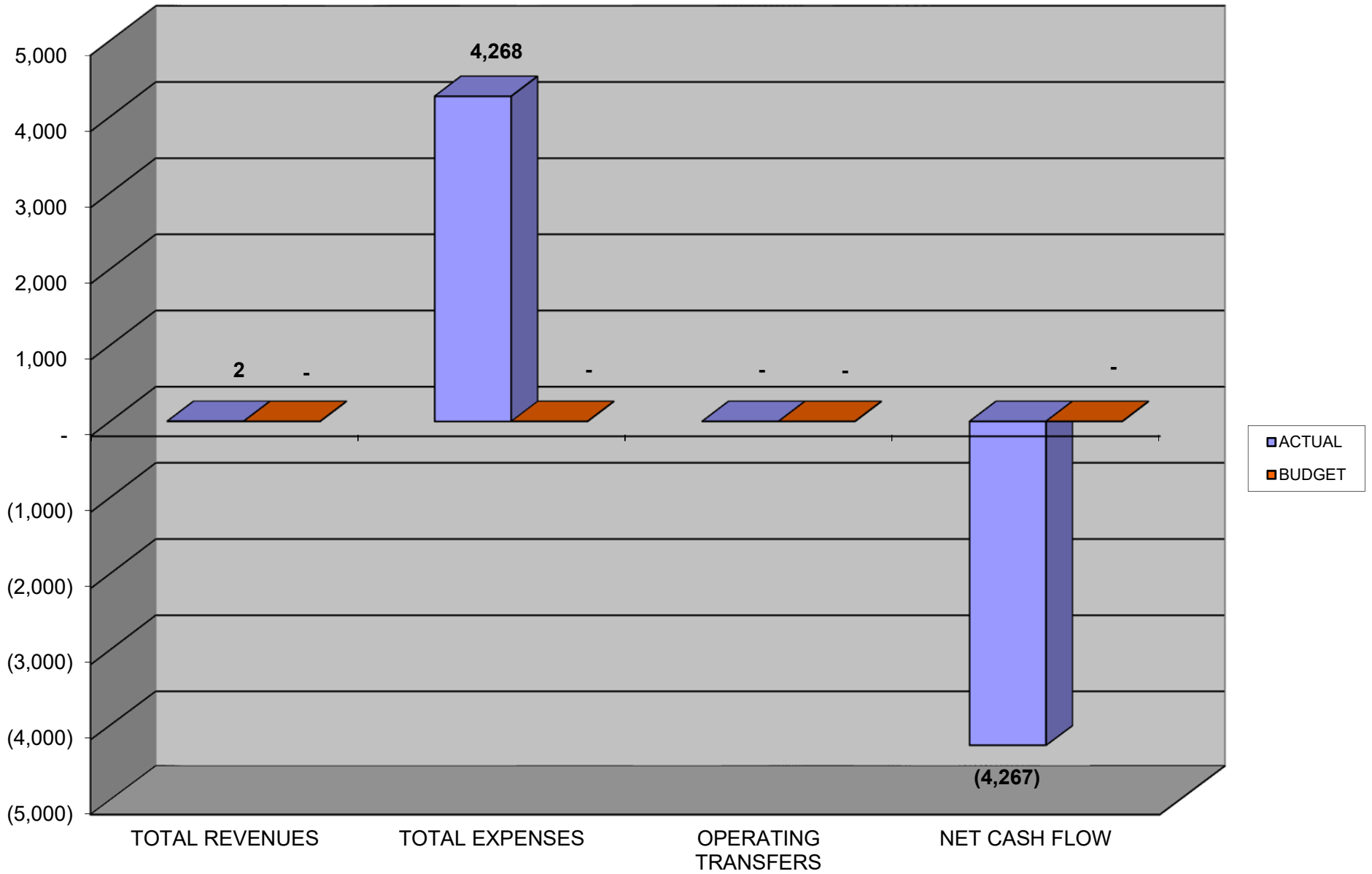
APHDC CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	11,018	8,215	2,802	134%	91,044	65,723	25,320	139%	98,585	7,541
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	1,130	2,896	(1,766)	39%	25,990	23,167	2,823	112%	34,751	8,761
943	4420	MATERIALS	2,590	3,157	(567)	82%	22,903	23,667	(764)	97%	35,500	12,597
CONTRACT COSTS												
943		GARBAGE & TRASH	342	746	(404)	46%	3,694	5,967	(2,272)	62%	8,950	5,256
		COOLING / AIR CONDITIONING	1,690	683	1,007	247%	23,865	5,467	18,398	437%	8,200	(15,665)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	7,950	6,715	1,235	118%	63,954	53,720	10,234	119%	80,580	16,626
		UNIT TURNAROUNDS	-	42	(42)	0%	-	333	(333)	0%	500	500
		ELECTRICAL	-	83	(83)	0%	-	667	(667)	0%	1,000	1,000
		PLUMBING	-	415	(415)	0%	300	3,317	(3,017)	9%	4,975	4,675
		EXTERMINATION	4,605	883	3,723	522%	20,833	7,060	13,773	295%	10,590	(10,243)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	458	871	(413)	53%	24,076	6,967	17,109	346%	10,450	(13,626)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	3,745	-	3,745	-	-	(3,745)
TOTAL ORDINARY MAINT & OPER			29,783	24,705	5,078	121%	280,404	196,054	84,350	143%	294,081	13,677
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	8,261	7,359	901	112%	76,884	58,875	18,009	131%	88,313	11,429
969		TOTAL INSURANCE EXPENSES	8,261	7,359	901	112%	76,884	58,875	18,009	131%	88,313	11,429
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	1,850	2,011	(161)	92%	9,039	22,753	(13,715)	40%	34,130	25,092
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	4,806	1,043	3,764	461%	14,830	8,343	6,486	178%	12,515	(2,315)
		INTEREST EXPENSE	-	8,006	(8,006)	0%	83,757	64,045	19,712	131%	96,067	12,310
TOTAL GENERAL EXPENSES			6,656	11,059	(4,403)	60%	107,625	95,141	12,484	113%	142,712	35,087
969		TOTAL OPERATING EXPENDITURES	67,275	78,531	(11,255)	86%	634,815	633,326	1,489	100%	949,989	315,174
970		CASH FLOW FROM OPERATIONS	53,823	57,514	(3,691)	94%	256,472	455,034	(198,562)	56%	682,551	426,079
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%	89,000	89,002	(2)	100%	133,503	44,503
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	6,250	(6,250)	0%	-	50,000	(50,000)	0%	75,000	75,000
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	22,260	-	22,260	-	-	(22,260)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	13,091	(13,091)	0%	-	104,731	(104,731)	0%	157,096	157,096
971	4610	EXTRAORDINARY MAINTENANCE	-	1,267	(1,267)	0%	-	10,132	(10,132)	0%	15,198	15,198
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	2,963	(2,963)	0%	-	23,700	(23,700)	0%	35,550	35,550
TOTAL OTHER EXPENSES			11,125	34,696	(23,571)	32%	111,260	277,565	(166,305)	40%	416,347	305,087
900		TOTAL EXPENDITURES	78,400	113,226	(34,826)	69%	746,075	910,891	(164,816)	82%	1,366,336	620,261
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
NET CASH FLOW			42,698	22,819	19,879	187%	145,212	177,469	(32,257)	82%	266,204	120,992

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	
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	
											BALANCE	
											REMAINING	
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	
3410		SECTION 8 HAP INCOME	53,964	70,847	(16,883)	76%	386,527	566,772	(180,245)	68%	850,158	
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
TOTAL HUD PHA GRANTS			<u>53,964</u>	<u>70,847</u>	<u>(16,883)</u>	<u>76%</u>	<u>386,527</u>	<u>566,772</u>	<u>(180,245)</u>	<u>68%</u>	<u>850,158</u>	<u>463,631</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	633	(633)	0%	1,408	5,067	(3,659)	28%	7,600	6,192
4140		STAFF TRAINING	-	100	(100)	0%	1,428	800	628	178%	1,200	(228)
4150		TRAVEL	-	258	(258)	0%	849	2,067	(1,218)	41%	3,100	2,251
4170		ACCOUNTING	7,000	1,483	5,517	472%	16,449	11,867	4,582	139%	17,800	1,351
4190		SUNDRY	90	1,050	(960)	9%	4,117	8,400	(4,283)	49%	12,600	8,483
4190.2		TELEPHONE/COMMUNICATIONS	390	1,229	(839)	32%	4,048	9,833	(5,786)	41%	14,750	10,702
4190.3		POSTAGE	-	206	(206)	0%	-	1,650	(1,650)	0%	2,475	2,475
4190		OFFICE SUPPLIES	-	125	(125)	0%	-	1,000	(1,000)	0%	1,500	1,500
4190		CONTRACT COST-COPIER/SECURITY	-	121	(121)	0%	171	967	(796)	18%	1,450	1,279
4190		EVICTON COST	720	192	528	376%	1,823	1,533	290	119%	2,300	477
4190.9		CONTRACT COST - ADMIN	-	1,267	(1,267)	0%	847	10,133	(9,286)	8%	15,200	14,353
TOTAL ADMINISTRATIVE			<u>8,200</u>	<u>6,665</u>	<u>1,535</u>	<u>123%</u>	<u>31,139</u>	<u>53,317</u>	<u>(22,178)</u>	<u>58%</u>	<u>79,975</u>	<u>48,836</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	1,850	2,346	(496)	79%	9,039	18,767	(9,728)	48%	28,150	19,112
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	498	(498)	0%	-	3,987	(3,987)	0%	5,980	5,980
TOTAL OTHER GENERAL EXPENSES			<u>1,850</u>	<u>2,844</u>	<u>(994)</u>	<u>65%</u>	<u>9,039</u>	<u>22,753</u>	<u>(13,715)</u>	<u>40%</u>	<u>34,130</u>	<u>25,092</u>

APHDC OTHER BUSINESS ACTIVITIES



APHDC OBA - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	47,562
115	Cash - Restricted for Payment of Current Liabilities	-
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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	31,249
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	94
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	94
150	Total Current Assets	78,905
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	111,497
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	111,497

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	77,199
513	Total Equity	93,790
600	Total Liabilities and Equity	111,497

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
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	-	-	-	-	-	-	-	-	-	-
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	<u>-</u>	<u>-</u>	<u>-</u>	<u>0%</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0%</u>	<u>-</u>	<u>-</u>
	3401	TENANT REVENUE - OTHER	-	-	-	-	-	-	-	-	-	-
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
706		NET OPERATING SUBSIDY	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	2	-	2	-	2	-	2	-	-	(2)
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	-	-	-	-	-	-	-	-	-
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	<u>2</u>	<u>-</u>	<u>2</u>	<u>-</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2)</u>
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	600	-	600	-	1,515	-	1,515	-	-	(1,515)
		TOTAL ADMINISTRATIVE	<u>600</u>	<u>-</u>	<u>600</u>	<u>-</u>	<u>1,515</u>	<u>-</u>	<u>1,515</u>	<u>-</u>	<u>-</u>	<u>(1,515)</u>
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
UTILITIES												
931	4310	WATER	-	-	-	-	-	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL UTILITIES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

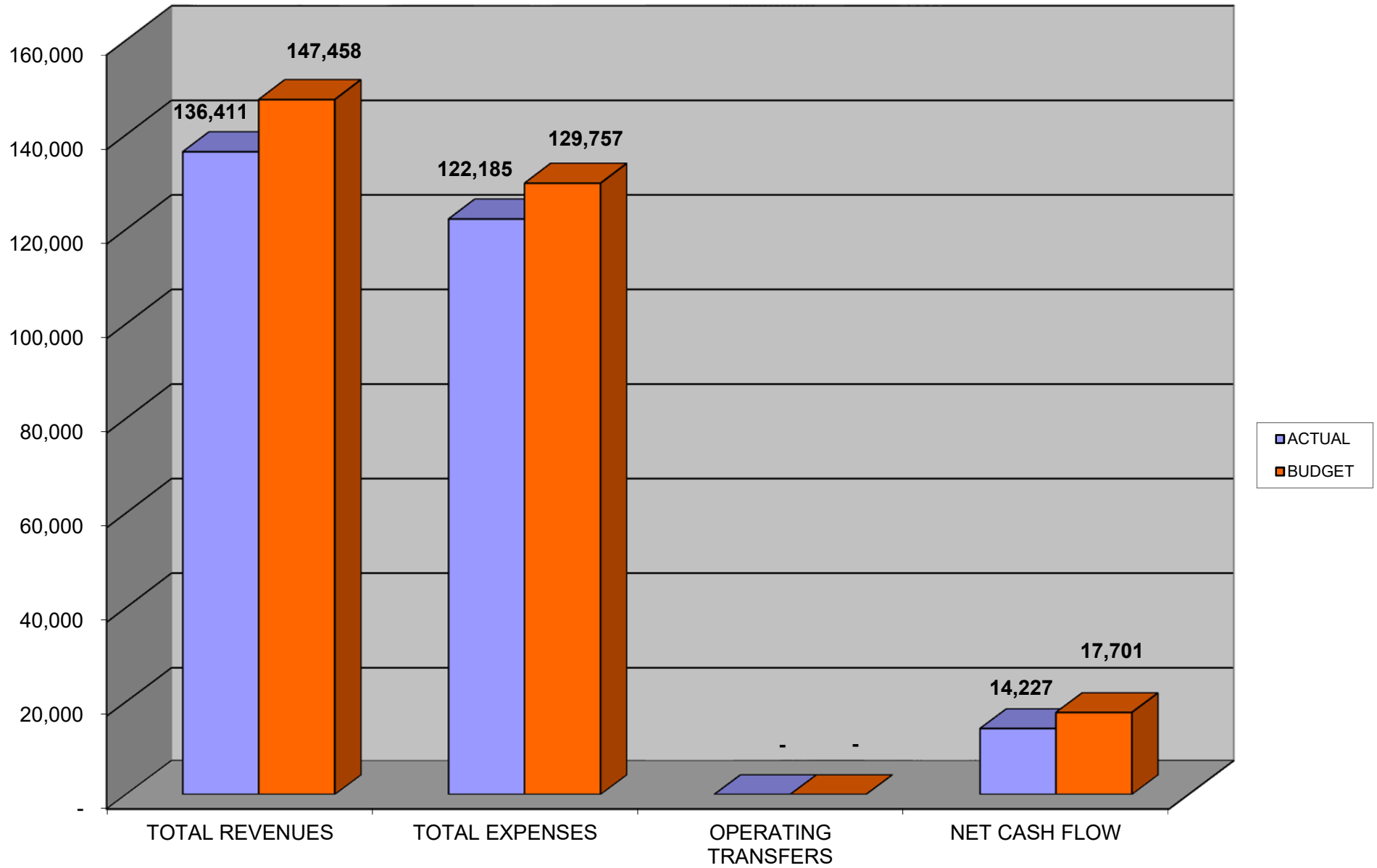
APHDC OTHER BUSINESS ACTIVITIES

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			Aug-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	-	753	-	753	-	-	(753)
969		TOTAL INSURANCE EXPENSES	94	-	94	-	753	-	753	-	-	(753)
		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	694	-	694	-	4,268	-	4,268	-	-	(4,268)
970		CASH FLOW FROM OPERATIONS	(693)	-	(693)	-	(4,267)	-	(4,267)	-	-	4,267
		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	694	-	694	-	4,268	-	4,268	-	-	(4,268)
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		NET CASH FLOW	(693)	-	(693)	-	(4,267)	-	(4,267)	-	-	4,267

APHDC OTHER BUSINESS ACTIVITIES

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Aug-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	-	-	-	-	-	-	-	-	-	-
4140		STAFF TRAINING	-	-	-	-	-	-	-	-	-	-
4150		TRAVEL	-	-	-	-	-	-	-	-	-	-
4170		ACCOUNTING	600	-	(600)	-	1,050	-	(1,050)	-	-	(1,050)
4190		SUNDRY	-	-	-	-	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			600	-	(600)	-	1,515	-	(1,515)	-	-	(1,515)
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	-	-	-	-	-	-	-	-	-
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	-	-	-	-	-	-	-	-	-

NORTH CENTRAL HEIGHTS I



NORTH CENTRAL HEIGHTS I - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	48,472
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	13,302
100	Total Cash	61,774
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	1,101
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(126)
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	16,975
Investments		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	135,511
142	Prepaid Expenses and Other Assets	82,551
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	218,062
150	Total Current Assets	296,811
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	6,302,418
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	6,302,418

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,996
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	1,507
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	9,145
341	Tenant Security Deposits	13,302
342	Unearned Revenue	2,614
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	31,351
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	6,999,462
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	131,644
513	Total Equity	(697,045)
600	Total Liabilities and Equity	6,302,418

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
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	16,822	17,701	(879)	95%	133,231	141,605	(8,374)	94%	212,407	79,176
			-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	16,822	17,701	(879)	95%	133,231	141,605	(8,374)	94%	212,407	79,176
3401		TENANT REVENUE - OTHER	172	658	(486)	26%	2,406	5,267	(2,861)	46%	7,900	5,494
3404		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431		NET OPERATING SUBSIDY	16,994	18,359	(1,365)	93%	135,637	146,871	(11,234)	92%	220,307	84,670
706		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	8	(8)	0%	49	67	(17)	74%	100	51
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	125	63	63	200%	725	500	225	145%	750	25
720		INVESTMENT INCOME - RESTRICTED	-	3	(3)	0%	-	20	(20)	0%	30	30
700		TOTAL REVENUES	17,119	18,432	(1,313)	93%	136,411	147,458	(22,469)	93%	221,187	84,776
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	883	1,710	(827)	52%	7,758	13,679	(5,920)	57%	20,518	12,760
912	4182	EBC - ADMIN	62	727	(664)	9%	3,264	5,813	(2,548)	56%	8,719	5,455
4171		AUDITING FEES	-	417	(417)	0%	952	3,333	(2,381)	29%	5,000	4,048
		MANAGEMENT FEES	825	1,416	(592)	58%	6,727	11,329	(4,602)	59%	16,993	10,266
		BOOKKEEPING FEES	-	140	(140)	0%	-	1,120	(1,120)	0%	1,680	1,680
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	1,200	1,054	146	114%	3,794	8,433	(4,639)	45%	12,650	8,856
		TOTAL ADMINISTRATIVE	2,970	5,463	(2,493)	54%	22,496	43,707	(21,211)	51%	65,560	43,064
TENANT SERVICES												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES AFTER SCHOOL PROGRA	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	125	(125)	0%	-	1,000	(1,000)	0%	1,500	1,500
		TOTAL TENANT SERVICES	-	125	(125)	0%	-	1,000	(1,000)	0%	1,500	1,500
UTILITIES												
931	4310	WATER	61	50	12	123%	433	398	35	109%	597	164
932	4320	ELECTRICITY	602	371	232	163%	2,684	2,965	(281)	91%	4,447	1,763
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	50	42	8	118%	340	336	4	101%	504	164
		TOTAL UTILITIES	713	462	251	154%	3,456	3,699	(243)	93%	5,548	2,092

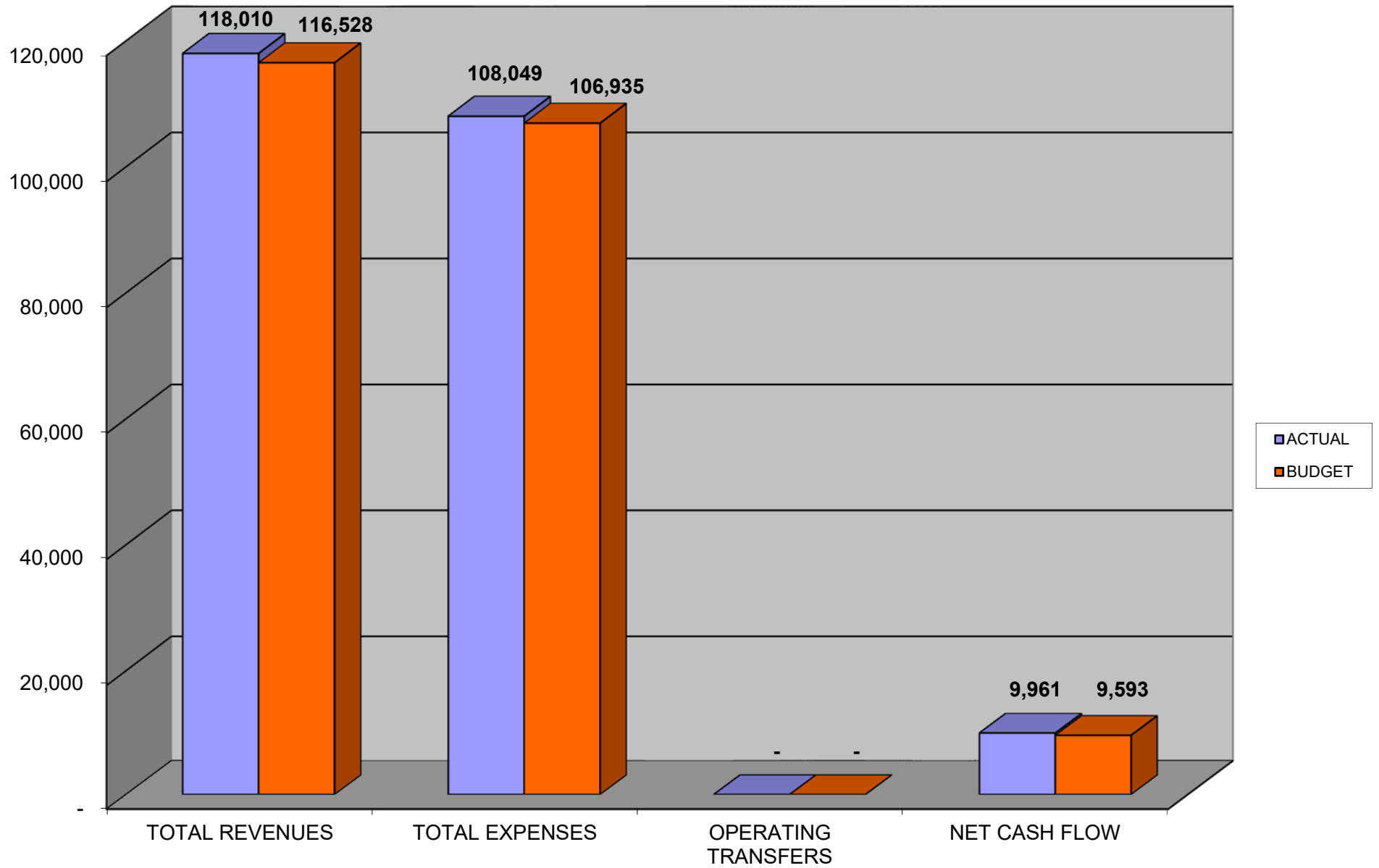
NORTH CENTRAL HEIGHTS I

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	2,223	510	1,713	436%	17,118	4,082	13,036	419%	6,123	(10,995)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	271	220	51	123%	4,402	1,763	2,638	250%	2,645	(1,757)
943	4420	MATERIALS	806	833	(28)	97%	5,130	6,667	(1,537)	77%	10,000	4,870
CONTRACT COSTS												
943		GARBAGE & TRASH	78	46	32	170%	400	367	34	109%	550	150
		COOLING / AIR CONDITIONING	1,165	417	748	280%	2,950	3,333	(383)	89%	5,000	2,050
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,028	1,750	278	116%	17,846	14,000	3,846	127%	21,000	3,154
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	19	(19)	0%	-	150	(150)	0%	225	225
		EXTERMINATION	-	116	(116)	0%	2,991	927	2,065	323%	1,390	(1,601)
		CAMERA SECURITY	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	458	300	158	153%	8,085	2,400	5,685	337%	3,600	(4,485)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			7,029	4,211	2,818	167%	58,922	33,689	25,233	175%	50,533	(8,389)
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,300	1,513	(213)	86%	9,382	12,101	(2,719)	78%	18,151	8,769
969	TOTAL INSURANCE EXPENSES		1,300	1,513	(213)	86%	9,382	12,101	(2,719)	78%	18,151	8,769
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	21	(21)	0%	-	167	(167)	0%	250	250
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	126	267	(140)	47%	1,272	2,133	(861)	60%	3,200	1,928
		INTEREST EXPENSE	-	3,805	(3,805)	0%	26,657	30,439	(3,782)	88%	45,659	19,002
TOTAL GENERAL EXPENSES			126	4,092	(3,966)	3%	27,929	32,739	(4,810)	85%	49,109	21,180
969	TOTAL OPERATING EXPENDITURES		12,139	15,867	(3,728)	77%	122,185	126,934	(4,749)	96%	190,401	68,216
970	CASH FLOW FROM OPERATIONS		4,980	2,566	2,415	194%	14,227	20,524	(6,297)	69%	30,786	16,559
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%	-	2,823	(2,823)	0%	4,235	4,235
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	353	(353)	0%	-	2,823	(2,823)	0%	4,235	4,235
900	TOTAL EXPENDITURES		12,139	16,220	(4,081)	75%	122,185	129,757	(7,573)	94%	194,636	72,451
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		4,980	2,213	2,768	225%	14,227	17,701	(3,474)	80%	26,551	12,324

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
			Aug-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%	-	933	933	0%	1,400	1,400
4140		STAFF TRAINING	-	-	-	-	273	-	(273)	-	-	(273)
4150		TRAVEL	-	-	-	-	162	-	(162)	-	-	(162)
4170		ACCOUNTING	1,200	342	(858)	351%	2,136	2,733	597	78%	4,100	1,964
4190		SUNDRY	-	250	250	0%	637	2,000	1,363	32%	3,000	2,363
4190.2		TELEPHONE/COMMUNICATIONS	-	125	125	0%	516	1,000	484	52%	1,500	984
4190.3		POSTAGE	-	8	8	0%	-	67	67	0%	100	100
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	-	46	46	0%	-	367	367	0%	550	550
4190.9		CONTRACT COST - ADMIN	-	167	167	0%	70	1,333	1,263	5%	2,000	1,930
TOTAL ADMINISTRATIVE			<u>1,200</u>	<u>1,054</u>	<u>(146)</u>	<u>114%</u>	<u>3,794</u>	<u>8,433</u>	<u>4,639</u>	<u>45%</u>	<u>12,650</u>	<u>8,856</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	21	21	0%	-	167	167	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>167</u>	<u>167</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	17,730
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	10,802
100	Total Cash	148,231
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	-
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	2,547
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(716)
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	1,832
Investments		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	33,019
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	33,019
150	Total Current Assets	183,081
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	4,674,472
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	4,674,472

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,996
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	1,194
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	7,962
341	Tenant Security Deposits	10,802
342	Unearned Revenue	1,358
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	25,929
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	5,352,282
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	38,998
513	Total Equity	(677,809)
600	Total Liabilities and Equity	4,674,472

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
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	14,778	13,986	792	106%	113,422	111,885	1,537	101%	167,827	54,405
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	14,778	13,986	792	106%	113,422	111,885	1,537	101%	167,827	54,405
	3401	TENANT REVENUE - OTHER	531	542	(11)	98%	4,543	4,333	210	105%	6,500	1,957
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE					117,965	116,218	1,747	102%	174,327	56,362
706		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	25	(25)	0%	45	200	(155)	22%	300	255
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	8	(8)	0%	-	67	(67)	0%	100	100
720		INVESTMENT INCOME - RESTRICTED	-	5	(5)	0%	-	43	(43)	0%	65	-
700		TOTAL REVENUES	15,309	14,566	743	105%	118,010	116,528	1,482	101%	174,792	56,717
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	724	1,372	(648)	53%	6,323	10,977	(4,654)	58%	16,465	10,142
912	4182	EBC - ADMIN	51	582	(531)	9%	2,651	4,657	(2,007)	57%	6,986	4,335
	4171	AUDITING FEES	-	333	(333)	0%	748	2,667	(1,919)	28%	4,000	3,252
		MANAGEMENT FEES	1,109	1,119	(9)	99%	9,061	8,951	110	101%	13,426	4,365
		BOOKKEEPING FEES	-	112	(112)	0%	-	896	(896)	0%	1,344	1,344
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	1,560	1,048	512	149%	3,941	8,383	(4,442)	47%	12,575	8,634
		TOTAL ADMINISTRATIVE	3,444	4,566	(1,122)	75%	22,723	36,531	(13,807)	62%	54,796	32,073
TENANT SERVICES												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	83	(83)	0%	637	667	(30)	96%	1,000	363
		TOTAL TENANT SERVICES	-	83	(83)	0%	637	667	(30)	96%	1,000	363
UTILITIES												
931	4310	WATER	-	35	(35)	0%	73	276	(203)	26%	414	341
932	4320	ELECTRICITY	93	101	(8)	92%	555	808	(253)	69%	1,212	657
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	9	(9)	0%	8	74	(66)	11%	111	103
		TOTAL UTILITIES	93	145	(52)	64%	636	1,158	(522)	55%	1,737	1,101

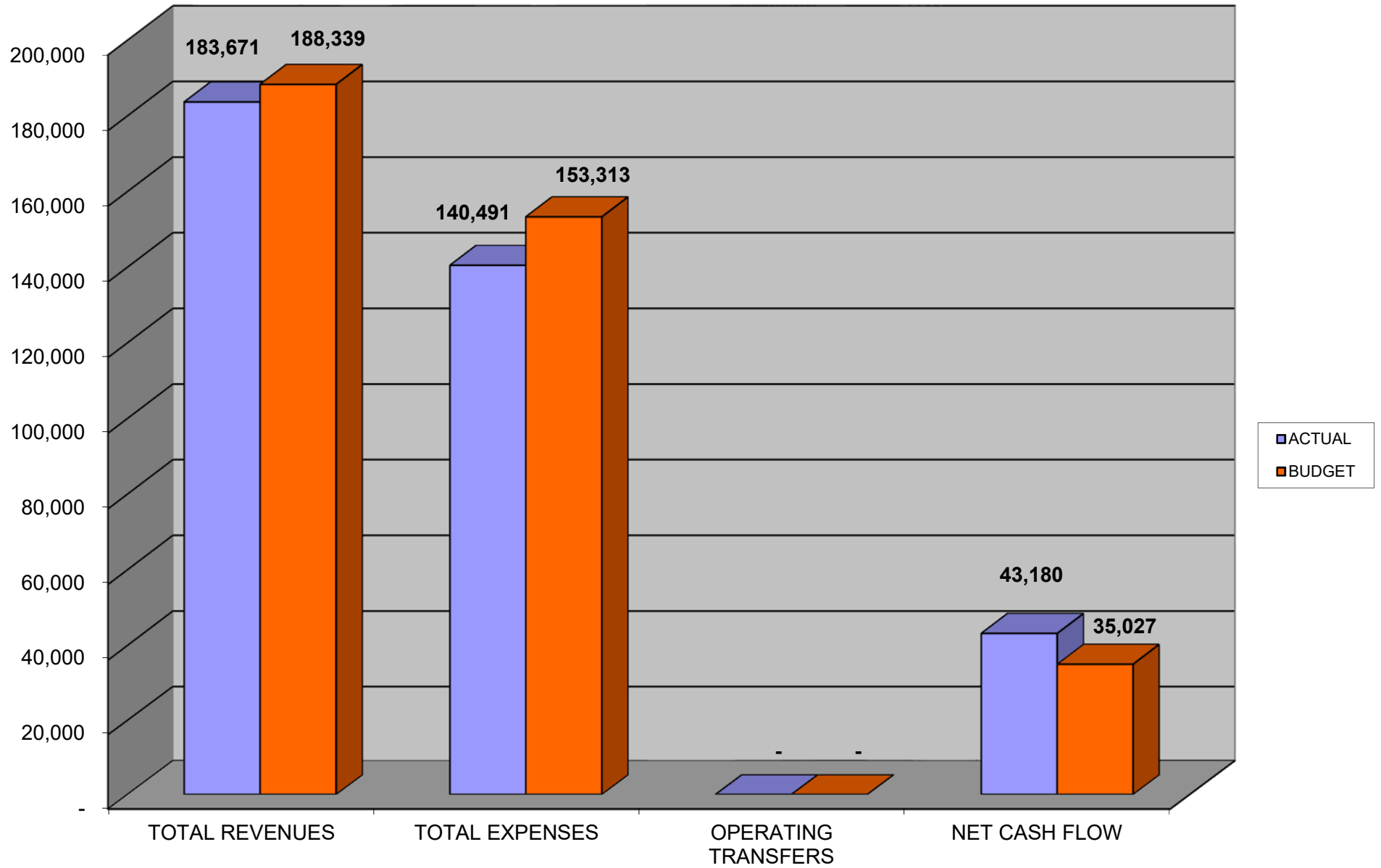
NORTH CENTRAL HEIGHTS II

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	2,044	401	1,643	510%	15,790	3,207	12,583	492%	4,811	(10,979)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	253	173	80	146%	3,833	1,386	2,447	277%	2,079	(1,754)
943	4420	MATERIALS	371	625	(254)	59%	4,296	5,000	(704)	86%	7,500	3,204
CONTRACT COSTS												
943		GARBAGE & TRASH	15	42	(27)	36%	38	333	(296)	11%	500	463
		COOLING / AIR CONDITIONING	75	142	(67)	53%	1,920	1,133	787	169%	1,700	(220)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	1,622	1,375	247	118%	11,354	11,000	354	103%	16,500	5,146
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	292	(292)	0%	-	2,333	(2,333)	0%	3,500	3,500
		EXTERMINATION	-	83	(83)	0%	3,592	667	2,926	539%	1,000	(2,592)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	158	(158)	0%	7,375	1,267	6,109	582%	1,900	(5,475)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			4,380	3,291	1,089	133%	48,198	26,327	21,872	183%	39,490	(8,708)
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,009	1,187	(178)	85%	8,654	9,496	(842)	91%	14,244	5,590
969	TOTAL INSURANCE EXPENSES		1,009	1,187	(178)	85%	8,654	9,496	(842)	91%	14,244	5,590
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	42	(42)	0%	-	333	(333)	0%	500	500
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	632	292	340	217%	3,086	2,333	753	132%	3,500	414
		INTEREST EXPENSE	-	319	(319)	0%	24,114	2,555	21,560	944%	3,832	(20,282)
TOTAL GENERAL EXPENSES			632	653	(21)	97%	27,200	5,221	21,979	521%	7,832	(19,368)
969	TOTAL OPERATING EXPENDITURES		9,558	9,925	(367)	96%	108,049	79,399	28,649	136%	119,099	11,050
970	CASH FLOW FROM OPERATIONS		5,751	4,641	1,110	124%	9,961	37,129	(27,167)	27%	55,693	45,667
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	3,442	(3,442)	0%	-	27,536	(27,536)	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%	-	27,536	(27,536)	0%	41,304	41,304
900	TOTAL EXPENDITURES		9,558	13,367	(3,809)	72%	108,049	106,935	1,113	101%	160,403	52,354
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		5,751	1,199	4,552	480%	9,961	9,593	369	104%	14,389	4,363

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
			Aug-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	-	292	292	0%	-	2,333	2,333	0%	3,500	3,500
4140		STAFF TRAINING	-	-	-	-	225	-	(225)	-	-	(225)
4150		TRAVEL	-	-	-	-	134	-	(134)	-	-	(134)
4170		ACCOUNTING	1,200	342	(858)	351%	2,136	2,733	597	78%	4,100	1,964
4190		SUNDRY	-	83	83	0%	287	667	380	43%	1,000	713
4190.2		TELEPHONE/COMMUNICATIONS	-	38	38	0%	182	300	118	61%	450	268
4190.3		POSTAGE	-	2	2	0%	-	17	17	0%	25	25
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	171	-	(171)	-	-	(171)
4190		EVICTON COST	360	-	(360)	-	720	-	(720)	-	-	(720)
4190.9		CONTRACT COST - ADMIN	-	292	292	0%	88	2,333	2,245	4%	3,500	3,412
TOTAL ADMINISTRATIVE			1,560	1,048	(512)	149%	3,941	8,383	4,442	47%	12,575	8,634
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	42	42	0%	-	333	333	0%	500	500
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	42	42	0%	-	333	333	0%	500	500

CORNELL COLONY



CORNELL COLONY - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	163,738
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	178,856
114	Cash - Tenant Security Deposits	13,502
100	Total Cash	356,096
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	3,334
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(1,119)
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	2,215
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	18,086
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	18,086
150	Total Current Assets	376,397
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	7,245,689
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	7,245,689

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	3,060
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	5,786
341	Tenant Security Deposits	13,502
342	Unearned Revenue	2,136
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	24,483
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	7,129,388
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	178,856
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	173,058
513	Total Equity	116,301
600	Total Liabilities and Equity	7,245,689

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
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	22,240	23,455	(1,215)	95%	170,838	187,639	(16,802)	91%	281,459	110,621
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	22,240	23,455	(1,215)	95%	170,838	187,639	(16,802)	91%	281,459	110,621
	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%	-	33	(33)	0%	50	50
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	2,033	83	1,950	2440%	12,807	667	12,141	1921%	1,000	(11,807)
720		INVESTMENT INCOME - RESTRICTED	7	-	7	-	27	-	27	-	-	(27)
700		TOTAL REVENUES	24,280	23,542	738	103%	183,671	188,339	(4,668)	98%	282,509	98,838
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	989	1,935	(946)	51%	8,715	15,480	(6,765)	56%	23,220	14,505
912	4182	EBC - ADMIN	70	823	(753)	8%	3,673	6,583	(2,910)	56%	9,874	6,201
	4171	AUDITING FEES	-	292	(292)	0%	1,088	2,333	(1,245)	47%	3,500	2,412
		MANAGEMENT FEES	1,433	1,407	25	102%	10,865	11,259	(393)	97%	16,888	6,023
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	1,549	996	554	156%	5,394	7,967	(2,573)	68%	11,950	6,556
		TOTAL ADMINISTRATIVE	4,042	5,453	(1,411)	74%	29,736	43,621	(13,886)	68%	65,432	35,696
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
UTILITIES												
931	4310	WATER	15	19	(4)	80%	272	150	122	182%	225	(47)
932	4320	ELECTRICITY	256	213	44	121%	1,406	1,701	(295)	83%	2,551	1,145
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	31	29	2	107%	249	234	15	106%	351	102
		TOTAL UTILITIES	303	261	42	116%	1,927	2,085	(158)	92%	3,127	1,200

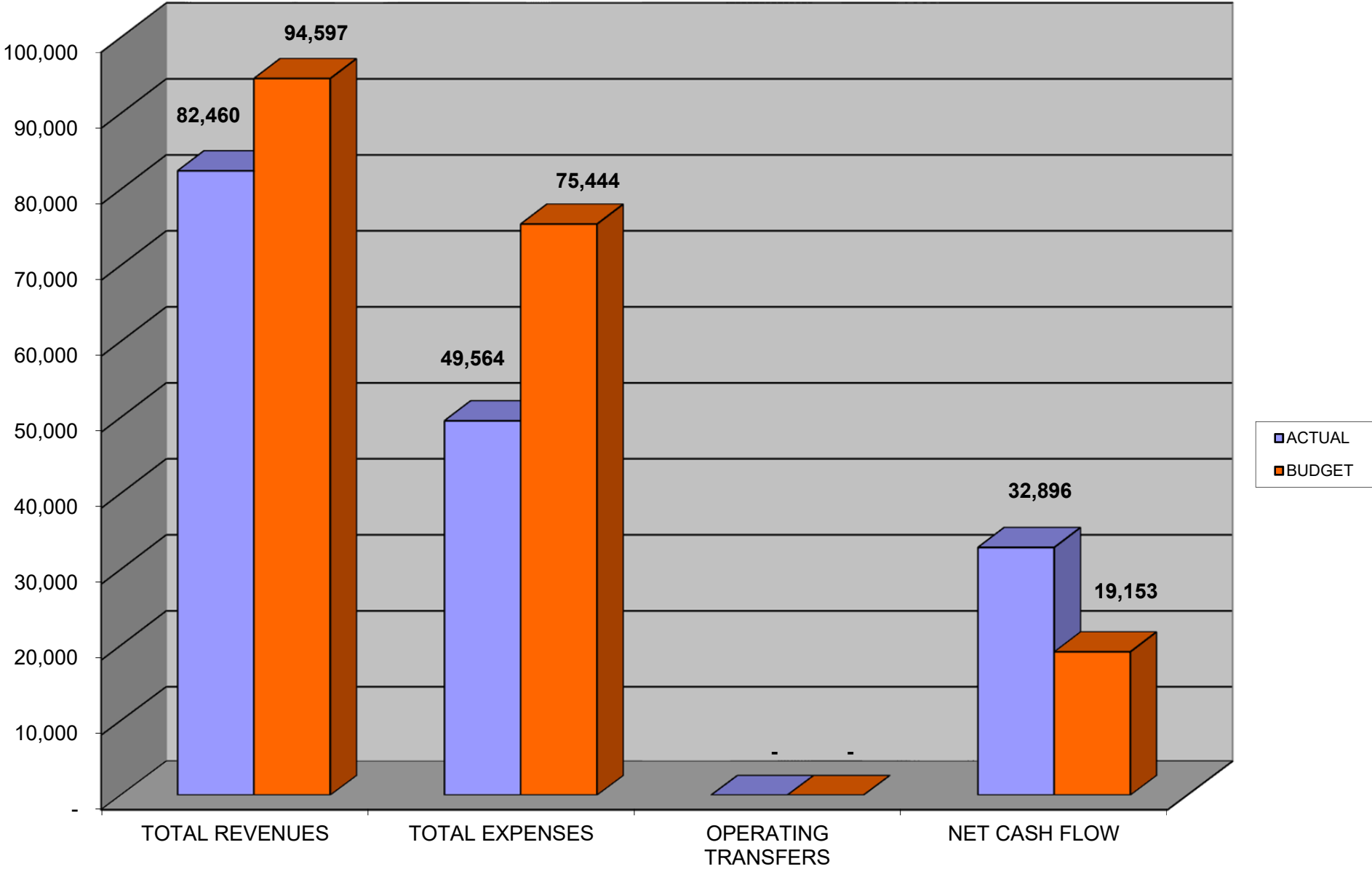
CORNELL COLONY

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	907	2,660	(1,753)	34%	12,733	21,283	(8,550)	60%	31,924	19,191
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	93	1,121	(1,028)	8%	5,143	8,967	(3,824)	57%	13,451	8,308
943	4420	MATERIALS	147	-	147	-	3,112	1,800	1,312	173%	2,700	(412)
CONTRACT COSTS												
943		GARBAGE & TRASH	69	17	52	412%	615	133	482	461%	200	(415)
		COOLING / AIR CONDITIONING	375	-	375	-	915	-	915	-	-	(915)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,300	1,583	717	145%	18,400	12,667	5,733	145%	19,000	600
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	158	(158)	0%	2,266	1,267	1,000	179%	1,900	(366)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	38	(38)	0%	-	300	(300)	0%	450	450
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	1,745	-	1,745	-	-	(1,745)
TOTAL ORDINARY MAINT & OPER			3,891	5,577	(1,686)	70%	44,929	46,417	(1,487)	97%	69,625	24,696
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	2,280	1,433	847	159%	20,303	11,464	8,839	177%	17,196	(3,107)
969	TOTAL INSURANCE EXPENSES		2,280	1,433	847	159%	20,303	11,464	8,839	177%	17,196	(3,107)
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	250	-	250	-	6,625	6,667	(42)	99%	10,000	-
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	625	235	390	266%	3,985	1,877	2,109	212%	2,815	(1,170)
		INTEREST EXPENSE	-	3,881	(3,881)	0%	32,986	31,051	1,935	106%	46,576	13,590
TOTAL GENERAL EXPENSES			875	4,116	(3,241)	21%	43,596	39,594	4,002	110%	59,391	12,420
969	TOTAL OPERATING EXPENDITURES		11,390	16,839	(5,449)	68%	140,491	143,181	(2,689)	98%	214,771	70,905
970	CASH FLOW FROM OPERATIONS		12,890	6,703	6,187	192%	43,180	45,159	(1,978)	96%	67,738	27,933
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%	-	10,132	(10,132)	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%	-	10,132	(10,132)	0%	15,198	15,198
900	TOTAL EXPENDITURES		11,390	18,106	(6,716)	63%	140,491	153,313	(12,821)	92%	229,969	86,103
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
NET CASH FLOW			12,890	5,437	7,453	237%	43,180	35,027	8,154	123%	52,540	12,735

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
			Aug-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%	-	1,000	1,000	0%	1,500	1,500
4140		STAFF TRAINING	-	-	-	-	305	-	(305)	-	-	(305)
4150		TRAVEL	-	-	-	-	181	-	(181)	-	-	(181)
4170		ACCOUNTING	1,000	292	(708)	343%	1,750	2,333	583	75%	3,500	1,750
4190		SUNDRY	5	125	120	4%	1,062	1,000	(62)	106%	1,500	438
4190.2		TELEPHONE/COMMUNICATIONS	184	150	(34)	123%	1,611	1,200	(411)	134%	1,800	189
4190.3		POSTAGE	-	8	8	0%	-	67	67	0%	100	100
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICITION COST	360	46	(314)	785%	485	367	(118)	132%	550	65
4190.9		CONTRACT COST - ADMIN	-	250	250	0%	-	2,000	2,000	0%	3,000	3,000
TOTAL ADMINISTRATIVE			1,549	996	(554)	156%	5,394	7,967	2,573	68%	11,950	6,556
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	250	833	583	30%	6,625	6,667	42	99%	10,000	3,375
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			250	833	583	30%	6,625	6,667	42	99%	10,000	3,375

LAKESIDE PARK I



LAKESIDE PARK I - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	54,738
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	28,065
114	Cash - Tenant Security Deposits	3,325
100	Total Cash	86,129
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	618
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	33,310
Non-current Assets:		
Fixed Assets		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	116,243
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	116,243
150	Total Current Assets	235,682
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	416,652
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	416,652

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	941
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	9,640
341	Tenant Security Deposits	3,325
342	Unearned Revenue	41
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	13,947
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	1,202,771
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	221,382
	Total Equity	(786,119)
600	Total Liabilities and Equity	416,652

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
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
REVENUE											
OPERATING INCOME											
703	3110	GROSS POTENTIAL RENT	-	745	(745)	0%	-	5,959	0%	8,938	8,938
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	-	745	(745)	0%	-	5,959	-	8,938	8,938
	3401	TENANT REVENUE - OTHER	3,071	-	3,071	-	9,695	-	-	-	(9,695)
	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	9,995	10,897	(902)	92%	72,587	87,172	83%	130,758	58,171
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	17	(17)	0%	-	133	0%	200	200
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	167	(167)	0%	178	1,333	13%	2,000	1,822
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	13,066	11,825	1,242	111%	82,460	94,597	87%	141,896	59,436
OPERATING EXPENDITURES											
ADMINISTRATIVE											
911	4110	ADMINISTRATIVE SALARIES	272	519	(247)	52%	2,583	4,155	62%	6,233	3,650
912	4182	EBC - ADMIN	20	254	(234)	8%	751	2,030	37%	3,045	2,294
	4171	AUDITING FEES	-	125	(125)	0%	408	1,000	41%	1,500	1,092
		MANAGEMENT FEES	661	699	(38)	95%	5,152	5,588	92%	8,382	3,230
		BOOKKEEPING FEES	-	56	(56)	0%	-	448	0%	672	672
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-
916	4190	OTHER	1,206	500	706	241%	6,255	4,000	156%	6,000	(255)
		TOTAL ADMINISTRATIVE	2,159	2,153	6	100%	15,149	17,221	88%	25,832	10,683
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	71	34	36	206%	222	275	81%	413	191
932	4320	ELECTRICITY	352	317	35	111%	1,031	2,533	41%	3,800	2,769
933	4330	NATURAL GAS	30	10	20	302%	205	79	260%	118	(87)
938	4390	SEWER AND OTHER	70	63	8	112%	302	501	60%	752	450
		TOTAL UTILITIES	522	424	99	123%	1,761	3,389	52%	5,083	3,322

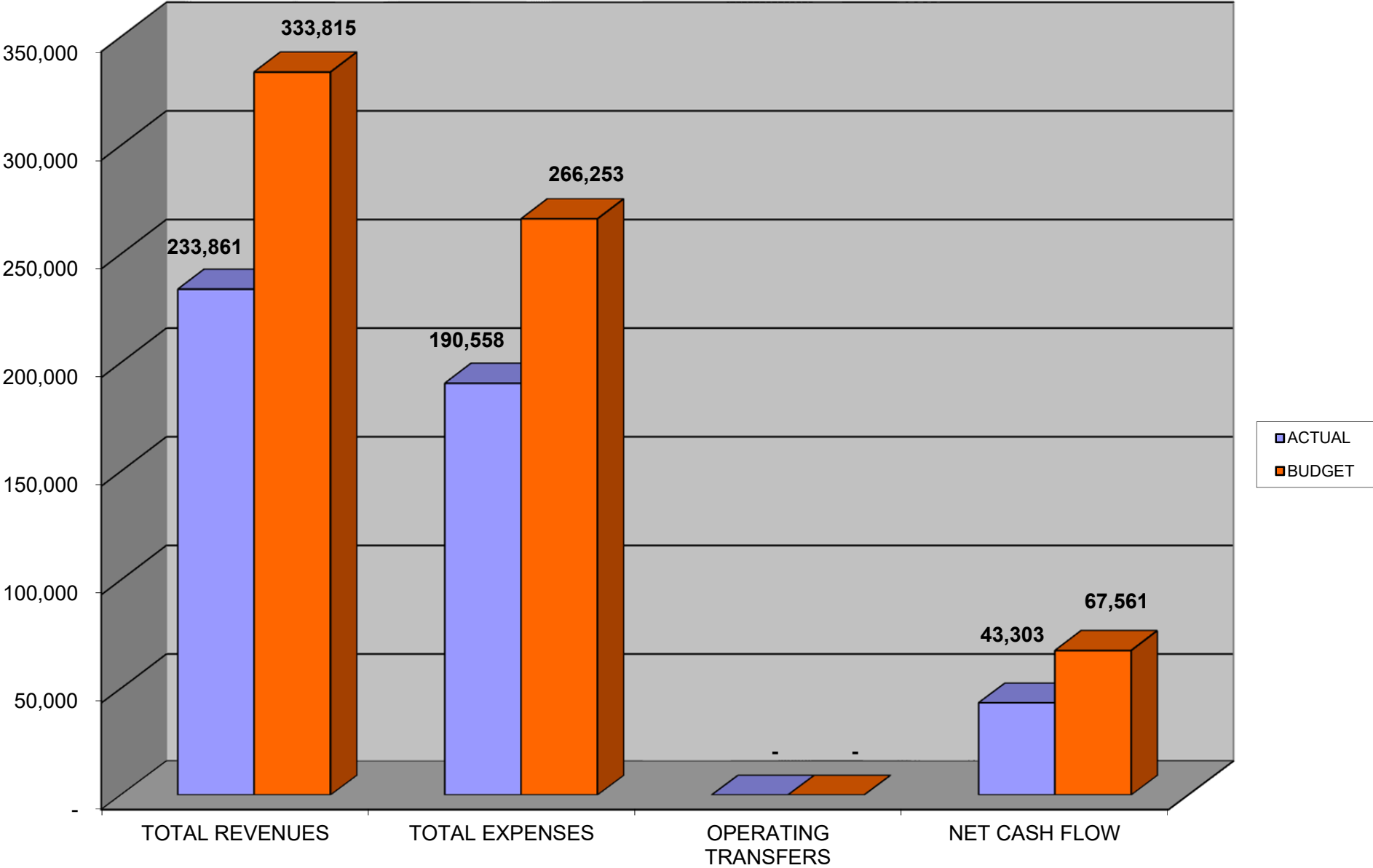
LAKESIDE PARK I

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	730	575	155	127%	5,661	4,598	1,063	123%	6,897	1,236
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	64	173	(109)	37%	1,604	1,387	218	116%	2,080	476
943	4420	MATERIALS	651	707	(55)	92%	2,135	2,400	(265)	89%	3,600	1,465
CONTRACT COSTS												
943		GARBAGE & TRASH	71	83	(13)	85%	319	667	(348)	48%	1,000	681
		COOLING / AIR CONDITIONING	75	42	33	180%	1,650	333	1,317	495%	500	(1,150)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	270	240	30	113%	2,160	1,920	240	113%	2,880	720
		UNIT TURNAROUNDS	-	42	(42)	0%	-	333	(333)	0%	500	500
		ELECTRICAL	-	42	(42)	0%	-	333	(333)	0%	500	500
		PLUMBING	-	21	(21)	0%	-	167	(167)	0%	250	250
		EXTERMINATION	324	58	266	556%	2,618	467	2,151	561%	700	(1,918)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	167	(167)	0%	631	1,333	(702)	47%	2,000	1,369
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			2,185	2,149	36	102%	16,778	13,938	2,840	120%	20,907	4,129
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	636	389	248	164%	8,332	3,109	5,223	268%	4,663	(3,669)
969	TOTAL INSURANCE EXPENSES		636	389	248	164%	8,332	3,109	5,223	268%	4,663	(3,669)
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	707	(707)	0%	500	5,653	(5,153)	9%	8,480	7,980
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	1,842	42	1,800	4420%	4,273	333	3,940	1282%	500	(3,773)
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			1,842	748	1,093	246%	4,773	5,987	(1,213)	80%	8,980	4,207
969	TOTAL OPERATING EXPENDITURES		7,344	5,862	1,482	125%	47,897	43,643	4,254	110%	65,465	17,568
970	CASH FLOW FROM OPERATIONS		5,722	5,963	(241)	96%	34,563	50,954	(16,391)	68%	76,431	41,868
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%	1,667	1,667	(1)	100%	2,501	834
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	3,167	(3,167)	0%	-	25,333	(25,333)	0%	38,000	38,000
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	600	(600)	0%	-	4,800	(4,800)	0%	7,200	7,200
TOTAL OTHER EXPENSES			208	3,975	(3,767)	5%	1,667	31,801	(30,134)	5%	47,701	46,034
900	TOTAL EXPENDITURES		7,553	9,837	(2,284)	77%	49,564	75,444	(25,880)	66%	113,166	63,602
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		5,514	1,988	3,526	277%	32,896	19,153	13,743	172%	28,730	(4,166)

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
			Aug-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	9,995	10,897	(902)	92%	72,587	87,172	(14,585)	83%	130,758	58,171
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			9,995	10,897	(902)	92%	72,587	87,172	(14,585)	83%	130,758	58,171
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	17	17	0%	1,408	133	(1,275)	1056%	200	(1,208)
4140		STAFF TRAINING	-	17	17	0%	80	133	53	60%	200	120
4150		TRAVEL	-	33	33	0%	48	267	219	18%	400	352
4170		ACCOUNTING	1,000	58	(942)	1714%	2,373	467	(1,907)	509%	700	(1,673)
4190		SUNDRY	-	83	83	0%	139	667	528	21%	1,000	861
4190.2		TELEPHONE/COMMUNICATIONS	206	108	(97)	190%	1,738	867	(872)	201%	1,300	(438)
4190.3		POSTAGE	-	25	25	0%	-	200	200	0%	300	300
4190		OFFICE SUPPLIES	-	42	42	0%	-	333	333	0%	500	500
4190		CONTRACT COST-COPIER/SECURITY	-	17	17	0%	-	133	133	0%	200	200
4190		EVICTON COST	-	17	17	0%	383	133	(250)	287%	200	(183)
4190.9		CONTRACT COST - ADMIN	-	83	83	0%	85	667	581	13%	1,000	915
TOTAL ADMINISTRATIVE			1,206	500	(706)	241%	6,255	4,000	(2,255)	156%	6,000	(255)
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	208	208	0%	500	1,667	1,167	30%	2,500	2,000
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	498	498	0%	-	3,987	3,987	0%	5,980	5,980
TOTAL OTHER GENERAL EXPENSES			-	707	707	0%	500	5,653	5,153	9%	8,480	7,980

LAKESIDE PARK II



LAKESIDE PARK II - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	48,501
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	187,771
114	Cash - Tenant Security Deposits	13,248
100	Total Cash	249,520
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	128,723
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	1,665
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(276)
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
128.1	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful accts	130,111
Non-current Assets:		
Fixed Assets		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	480,151
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	480,151
150	Total Current Assets	859,782
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	3,586,400
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	3,586,400

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	10,458
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	14,310
341	Tenant Security Deposits	13,248
342	Unearned Revenue	425
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	38,441
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	1,914,169
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	819,917
	Total Equity	1,672,231
600	Total Liabilities and Equity	3,586,400

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			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
OPERATING INCOME											
703	3110	GROSS POTENTIAL RENT	2,996	2,688	308	111%	25,294	21,505	3,789	118%	6,964
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	2,996	2,688	308	111%	25,294	21,505	3,789	1	6,964
	3401	TENANT REVENUE - OTHER	484	250	234	194%	1,836	2,000	(164)	92%	1,164
	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	31,230	37,872	(6,642)	82%	205,899	302,976	(97,077)	68%	248,565
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	83	(83)	0%	-	667	(667)	0%	1,000
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	833	(833)	0%	701	6,667	(5,966)	11%	9,299
720		INVESTMENT INCOME - RESTRICTED	16	-	16	-	130	-	130	-	(130)
700		TOTAL REVENUES	34,727	41,727	(7,000)	83%	233,861	333,815	(99,954)	70%	266,861
OPERATING EXPENDITURES											
ADMINISTRATIVE											
911	4110	ADMINISTRATIVE SALARIES	1,030	1,920	(889)	54%	9,715	15,356	(5,641)	63%	13,319
912	4182	EBC - ADMIN	75	940	(864)	8%	2,798	7,519	(4,721)	37%	8,480
	4171	AUDITING FEES	-	292	(292)	0%	1,496	2,333	(837)	64%	2,004
		MANAGEMENT FEES	2,245	2,434	(189)	92%	16,963	19,469	(2,506)	87%	12,240
		BOOKKEEPING FEES	-	221	(221)	0%	-	1,764	(1,764)	0%	2,646
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-
916	4190	OTHER	1,085	1,667	(582)	65%	6,090	13,333	(7,243)	46%	13,910
		TOTAL ADMINISTRATIVE	4,435	7,472	(3,037)	59%	37,062	59,774	(22,712)	62%	52,599
TENANT SERVICES											
921	4210	SALARIES	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-
924	4230	OTHER	(95)	-	(95)	-	1,323	-	1,323	-	(1,323)
		TOTAL TENANT SERVICES	(95)	-	(95)	=	1,323	-	1,323	=	(1,323)
UTILITIES											
931	4310	WATER	28	141	(113)	20%	311	1,125	(814)	28%	1,376
932	4320	ELECTRICITY	111	1,302	(1,191)	9%	2,380	10,417	(8,037)	23%	13,246
933	4330	NATURAL GAS	-	40	(40)	0%	34	321	(287)	11%	448
938	4390	SEWER AND OTHER	40	256	(215)	16%	358	2,046	(1,688)	17%	2,711
		TOTAL UTILITIES	179	1,739	(1,559)	10%	3,084	13,909	(10,826)	22%	17,780

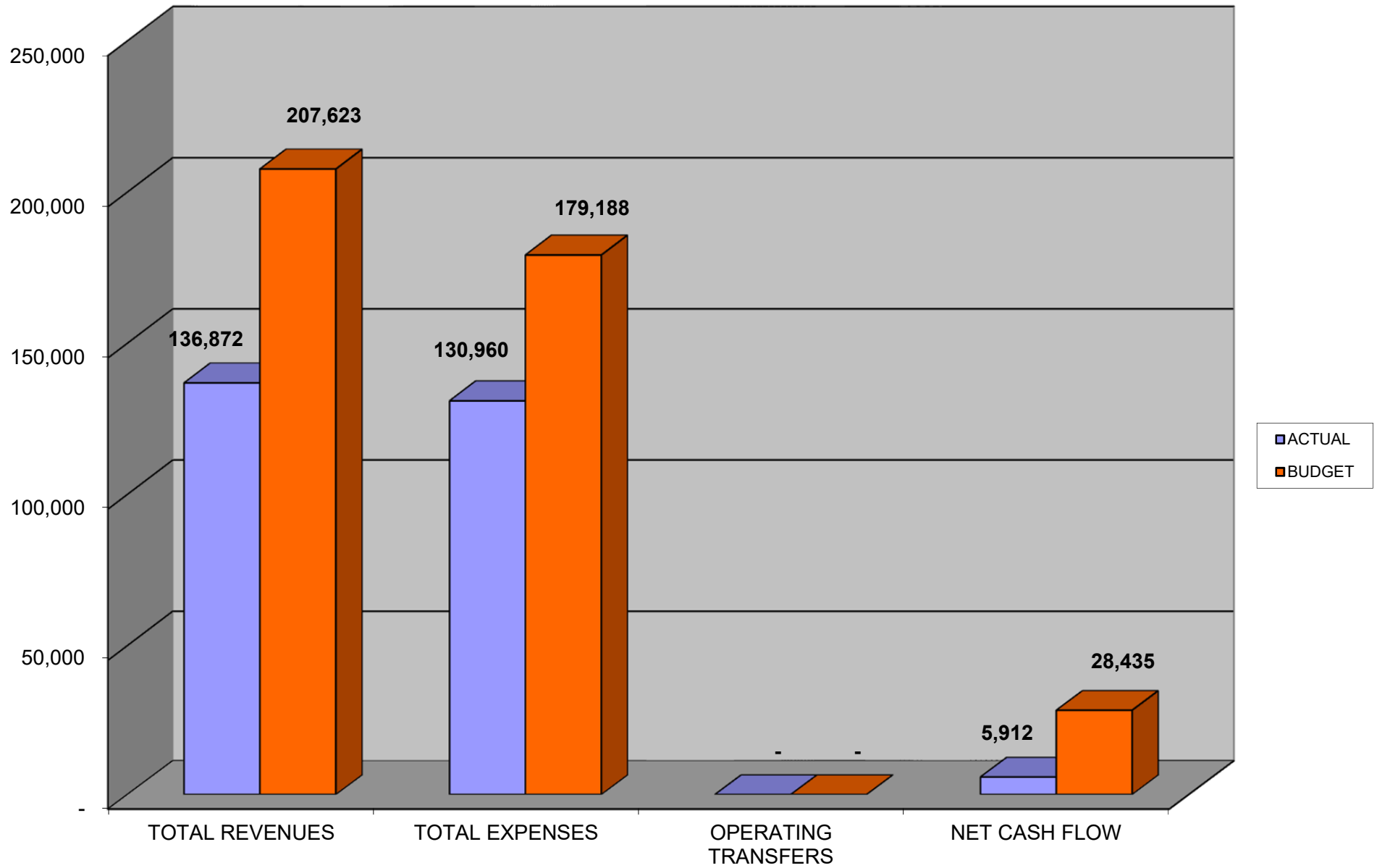
LAKESIDE PARK II

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
		ORDINARY MAINT & OPERATIONS										
941	4410	LABOR	2,831	2,256	575	125%	22,009	18,047	3,962	122%	27,070	5,061
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	248	668	(420)	37%	6,079	5,347	732	114%	8,020	1,941
943	4420	MATERIALS	423	575	(152)	74%	2,950	4,467	(1,517)	66%	6,700	3,750
		CONTRACT COSTS										
943		GARBAGE & TRASH	50	292	(242)	17%	1,753	2,333	(580)	75%	3,500	1,747
		COOLING / AIR CONDITIONING	-	42	(42)	0%	-	333	(333)	0%	500	500
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	1,063	983	80	108%	8,858	7,867	991	113%	11,800	2,942
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	42	(42)	0%	300	333	(33)	90%	500	200
		EXTERMINATION	4,281	250	4,031	1712%	6,837	2,000	4,837	342%	3,000	(3,837)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	167	(167)	0%	3,581	1,333	2,247	269%	2,000	(1,581)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		TOTAL ORDINARY MAINT & OPER	8,896	5,274	3,622	169%	52,366	42,060	10,306	125%	63,090	10,724
		PROTECTIVE SERVICES										
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-	-	-	-	-
		INSURANCE										
961	4510	INSURANCE	1,741	1,580	161	110%	6,963	12,638	(5,675)	55%	18,957	11,994
969		TOTAL INSURANCE EXPENSES	1,741	1,580	161	110%	6,963	12,638	(5,675)	55%	18,957	11,994
		GENERAL EXPENSES										
962	4590	OTHER GENERAL EXPENSES	1,600	575	1,025	278%	1,776	4,600	(2,824)	39%	6,900	5,124
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	1,582	167	1,415	949%	1,725	1,333	391	129%	2,000	275
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	3,182	742	2,440	429%	3,501	5,933	(2,433)	59%	8,900	5,399
969		TOTAL OPERATING EXPENDITURES	18,338	16,806	1,532	109%	104,298	134,315	(30,017)	78%	201,472	97,174
970		CASH FLOW FROM OPERATIONS	16,389	24,921	(8,532)	66%	129,563	199,500	(69,937)	65%	299,250	169,687
		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%	64,000	64,001	(1)	100%	96,001	32,001
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	22,260	-	22,260	-	-	(22,260)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	6,130	(6,130)	0%	-	49,038	(49,038)	0%	73,557	73,557
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	2,363	(2,363)	0%	-	18,900	(18,900)	0%	28,350	28,350
		TOTAL OTHER EXPENSES	8,000	16,492	(8,492)	49%	86,260	131,939	(45,679)	65%	197,908	111,648
900		TOTAL EXPENDITURES	26,338	33,298	(6,961)	79%	190,558	266,253	(75,695)	72%	399,380	208,822
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		NET CASH FLOW	8,389	8,429	(40)	100%	43,303	67,561	(24,258)	64%	101,342	58,039

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
			Aug-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	31,230	37,872	(6,642)	82%	205,899	302,976	(97,077)	68%	454,464	248,565
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>31,230</u>	<u>37,872</u>	<u>(6,642)</u>	<u>82%</u>	<u>205,899</u>	<u>302,976</u>	<u>(97,077)</u>	<u>68%</u>	<u>454,464</u>	<u>248,565</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	333	333	0%	500	500
4140		STAFF TRAINING	-	42	42	0%	305	333	29	91%	500	195
4150		TRAVEL	-	125	125	0%	181	1,000	819	18%	1,500	1,319
4170		ACCOUNTING	1,000	242	(758)	414%	3,678	1,933	(1,745)	190%	2,900	(778)
4190		SUNDRY	85	283	198	30%	1,355	2,267	912	60%	3,400	2,045
4190.2		TELEPHONE/COMMUNICATIONS	-	450	450	0%	-	3,600	3,600	0%	5,400	5,400
4190.3		POSTAGE	-	92	92	0%	-	733	733	0%	1,100	1,100
4190		OFFICE SUPPLIES	-	42	42	0%	-	333	333	0%	500	500
4190		CONTRACT COST-COPIER/SECURITY	-	58	58	0%	-	467	467	0%	700	700
4190		EVICION COST	-	42	42	0%	235	333	98	71%	500	265
4190.9		CONTRACT COST - ADMIN	-	250	250	0%	336	2,000	1,664	17%	3,000	2,664
TOTAL ADMINISTRATIVE			<u>1,085</u>	<u>1,667</u>	<u>582</u>	<u>65%</u>	<u>6,090</u>	<u>13,333</u>	<u>7,243</u>	<u>46%</u>	<u>20,000</u>	<u>13,910</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	1,600	575	(1,025)	278%	1,776	4,600	2,824	39%	6,900	5,124
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			<u>1,600</u>	<u>575</u>	<u>(1,025)</u>	<u>278%</u>	<u>1,776</u>	<u>4,600</u>	<u>2,824</u>	<u>39%</u>	<u>6,900</u>	<u>5,124</u>

DELANEY HEIGHTS LLC



DELANEY HEIGHTS LLC - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	77,575
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	10,050
100	Total Cash	87,625
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	45
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	102,205
Investments		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	356,996
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	356,996
150	Total Current Assets	546,826
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	1,105,382
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,105,382

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	2,915
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	5,201
341	Tenant Security Deposits	10,050
342	Unearned Revenue	933
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	19,100
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	20,236
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	526,590
	Total Equity	1,085,146
600	Total Liabilities and Equity	1,105,382

DELANEY HEIGHTS LLC

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
REVENUE			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	3,730	2,783	947	134%	26,325	22,265	4,059	118%	33,398	7,073
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	3,730	2,783	947	134%	26,325	22,265	4,059	1	33,398	7,073
	3401	TENANT REVENUE - OTHER	-	250	(250)	0%	-	2,000	(2,000)	0%	3,000	3,000
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
70	3480	GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-	-	-	-	-
	3480	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
	3480	LESS: PRORATION	-	-	-	-	-	-	-	-	-	-
706	3431	NET OPERATING SUBSIDY	-	-	-	-	-	-	-	-	-	-
		HUD PHA OPERATING GRANT CFP / S8	12,739	22,078	(9,339)	58%	108,041	176,624	(68,583)	61%	264,936	156,895
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	50	(50)	0%	-	400	(400)	0%	600	600
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	127	792	(665)	16%	2,506	6,333	(3,827)	40%	9,500	6,994
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	16,596	25,953	(9,357)	64%	136,872	207,623	(70,751)	66%	311,434	174,562
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	817	1,558	(741)	52%	7,749	12,467	(4,717)	62%	18,700	10,951
912	4182	EBC - ADMIN	60	761	(701)	8%	2,253	6,091	(3,837)	37%	9,136	6,883
	4171	AUDITING FEES	-	292	(292)	0%	1,224	2,333	(1,109)	52%	3,500	2,276
		MANAGEMENT FEES	990	1,492	(502)	66%	9,229	11,933	(2,704)	77%	17,900	8,671
		BOOKKEEPING FEES	-	175	(175)	0%	-	1,400	(1,400)	0%	2,100	2,100
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	1,000	1,400	(400)	71%	4,150	11,200	(7,050)	37%	16,800	12,650
		TOTAL ADMINISTRATIVE	2,867	5,678	(2,811)	50%	24,606	45,424	(20,818)	54%	68,136	43,530
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	=	-	-	-	=	-	-
UTILITIES												
931	4310	WATER	18	112	(93)	17%	590	895	(305)	66%	1,343	753
932	4320	ELECTRICITY	251	1,036	(786)	24%	1,319	8,291	(6,973)	16%	12,437	11,118
933	4330	NATURAL GAS	34	32	2	105%	274	256	18	107%	384	110
938	4390	SEWER AND OTHER	40	204	(163)	20%	504	1,629	(1,124)	31%	2,443	1,939
		TOTAL UTILITIES	343	1,384	(1,041)	25%	2,687	11,071	(8,384)	24%	16,607	13,920

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
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	2,283	1,813	469	126%	17,734	14,507	3,227	122%	21,760	4,026
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	200	540	(340)	37%	4,929	4,317	612	114%	6,476	1,547
943	4420	MATERIALS	192	417	(224)	46%	5,281	3,333	1,948	158%	5,000	(281)
CONTRACT COSTS												
943		GARBAGE & TRASH	60	267	(207)	23%	569	2,133	(1,564)	27%	3,200	2,631
		COOLING / AIR CONDITIONING	-	42	(42)	0%	16,430	333	16,097	4929%	500	(15,930)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	667	783	(116)	85%	5,336	6,267	(931)	85%	9,400	4,064
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	42	(42)	0%	-	333	(333)	0%	500	500
		PLUMBING	-	42	(42)	0%	-	333	(333)	0%	500	500
		EXTERMINATION	-	217	(217)	0%	2,528	1,733	795	146%	2,600	72
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	42	(42)	0%	4,403	333	4,070	1321%	500	(3,903)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			3,402	4,203	(801)	81%	57,211	33,624	23,587	170%	50,436	(6,775)
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,200	1,259	(58)	95%	22,498	10,068	12,430	223%	15,102	(7,396)
969	TOTAL INSURANCE EXPENSES		1,200	1,259	(58)	95%	22,498	10,068	12,430	223%	15,102	(7,396)
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	667	(667)	0%	138	5,333	(5,196)	3%	8,000	7,862
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	42	(42)	0%	488	333	154	146%	500	13
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			-	708	(708)	0%	625	5,667	(5,041)	11%	8,500	7,875
969	TOTAL OPERATING EXPENDITURES		7,812	13,232	(5,419)	59%	107,626	105,854	1,772	102%	158,781	51,155
970	CASH FLOW FROM OPERATIONS		8,784	12,721	(3,937)	69%	29,245	101,769	(72,523)	29%	152,653	123,408
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%	23,333	23,334	(1)	100%	35,001	11,668
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	6,250	(6,250)	0%	-	50,000	(50,000)	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%	23,333	73,334	(50,001)	32%	110,001	86,668
900	TOTAL EXPENDITURES		10,729	22,399	(11,670)	48%	130,960	179,188	(48,228)	73%	268,782	137,822
DEPRECIATION ADD BACK			-	-	-	-	-	-	-	-	-	-
NET CASH FLOW			5,867	3,554	2,313	165%	5,912	28,435	(22,523)	21%	42,652	36,740

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
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	12,739	22,078	(9,339)	58%	108,041	176,624	(68,583)	61%	264,936	156,895
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>12,739</u>	<u>22,078</u>	<u>(9,339)</u>	<u>58%</u>	<u>108,041</u>	<u>176,624</u>	<u>(68,583)</u>	<u>61%</u>	<u>264,936</u>	<u>156,895</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	333	333	0%	500	500
4140		STAFF TRAINING	-	42	42	0%	241	333	93	72%	500	259
4150		TRAVEL	-	100	100	0%	143	800	657	18%	1,200	1,057
4170		ACCOUNTING	1,000	208	(792)	480%	3,325	1,667	(1,659)	200%	2,500	(825)
4190		SUNDRY	-	225	225	0%	174	1,800	1,626	10%	2,700	2,526
4190.2		TELEPHONE/COMMUNICATIONS	-	358	358	0%	-	2,867	2,867	0%	4,300	4,300
4190.3		POSTAGE	-	71	71	0%	-	567	567	0%	850	850
4190		OFFICE SUPPLIES	-	42	42	0%	-	333	333	0%	500	500
4190		CONTRACT COST-COPIER/SECURITY	-	46	46	0%	-	367	367	0%	550	550
4190		EVICION COST	-	42	42	0%	-	333	333	0%	500	500
4190.9		CONTRACT COST - ADMIN	-	225	225	0%	267	1,800	1,533	15%	2,700	2,433
TOTAL ADMINISTRATIVE			<u>1,000</u>	<u>1,400</u>	<u>400</u>	<u>71%</u>	<u>4,150</u>	<u>11,200</u>	<u>7,050</u>	<u>37%</u>	<u>16,800</u>	<u>12,650</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	667	667	0%	138	5,333	5,196	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>5,333</u>	<u>5,196</u>	<u>3%</u>	<u>8,000</u>	<u>7,862</u>