

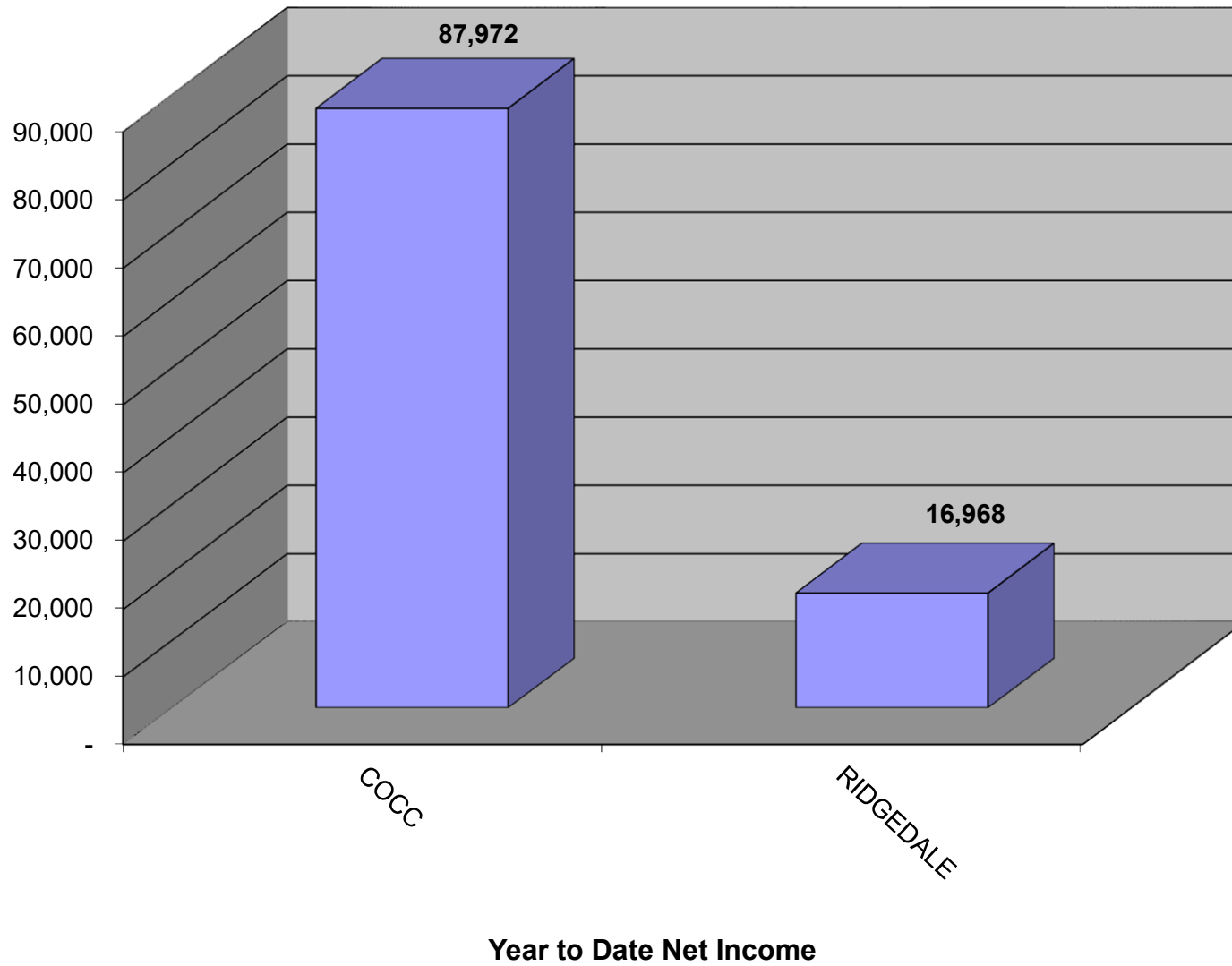
AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2019

Financial Statements

February 28, 2019

Avon Park Housing Authority



AVON PARK HOUSING AUTHORITY
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES
As of February 28, 2019

COCC

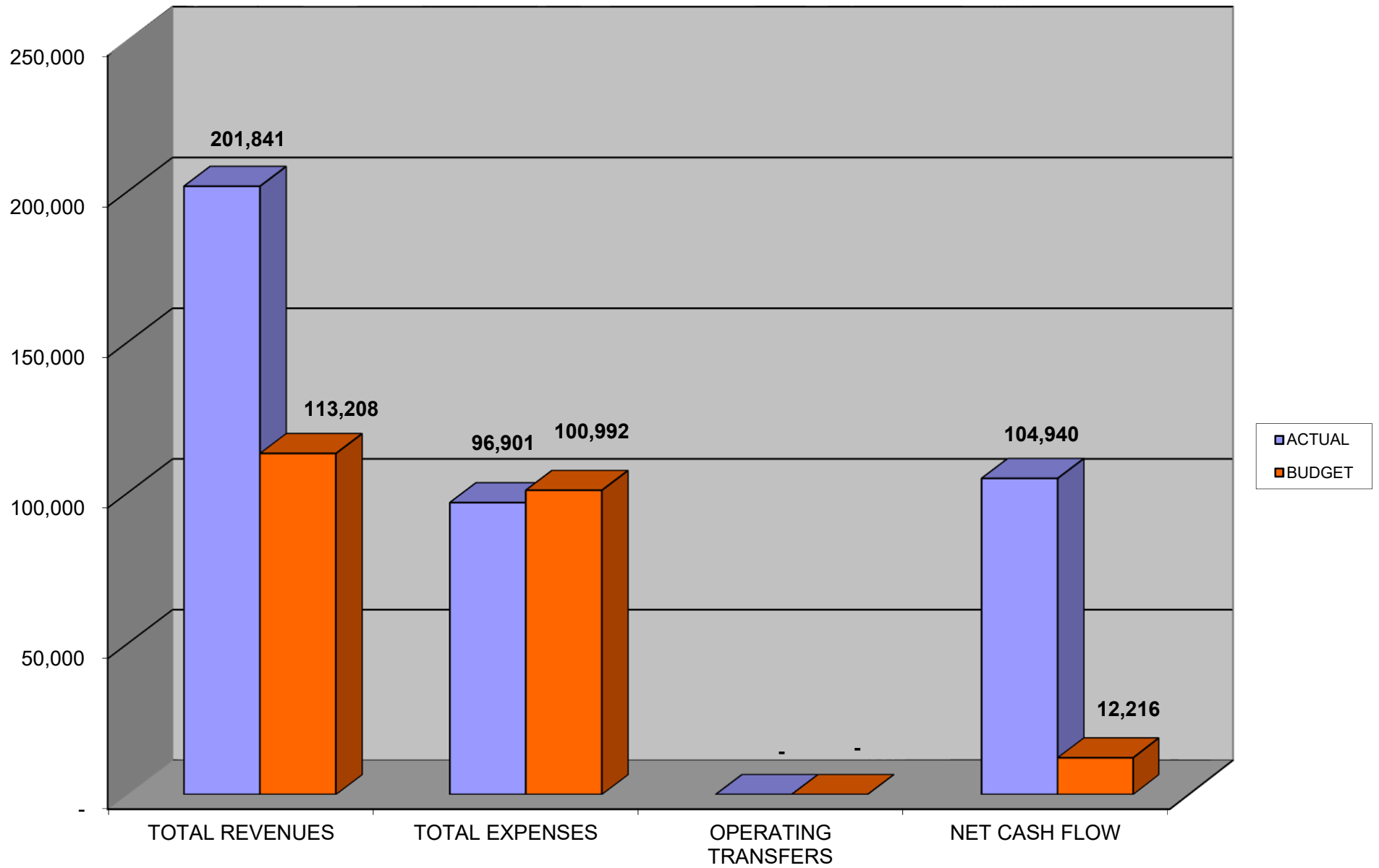
1111.00 GENERAL FUND-COCC	132,380
1111.40 FSS ESCROW	<u>2,498</u>
TOTAL	<u>134,878</u>

RIDGEDALE

1111.01 GENERAL FUND CHECKING	25,186
1114.00 SECURITY DEPOSITS	5,780
1162.05 ESCROW MIP	1,815
1162.06 ESCROW RESERVE REPLACEMENT	32,561
1162.07 ESCROW INSURANCE	11,009
1162.08 RESIDUAL RECEIPTS RESERVES	<u>47,484</u>
TOTAL	<u>123,836</u>

GRAND TOTAL CASH ACCOUNTS **258,714**

APHA CONSOLIDATED



APHA CONSOLIDATED- STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	157,566
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	95,368
114	Cash - Tenant Security Deposits	5,780
100	Total Cash	258,714
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	2,002
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(606)
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	1,396
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	3,964
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	3,228
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	7,192
150	Total Current Assets	267,302
Non-current Assets:		
Fixed Assets		
161	Land	600,000
168	Infrastructure	2,758
162	Buildings	1,290,523
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	224,450
165	Leasehold Improvements	-
166	Accumulated Depreciation	(451,436)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	1,666,294
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	1,933,595
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,933,595

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	3,496
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	9,754
322	Accrued Compensated Absences - Current Portion	17,224
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	11,442
341	Tenant Security Deposits	5,780
342	Unearned Revenue	10
343	Current Portion of Long-term Debt - Capital Projects	26,366
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	3,228
310	Total Current Liabilities	77,298
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	1,364,946
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	1,618
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	2,498
350	Total Noncurrent Liabilities	1,369,062
300	Total Liabilities	1,446,361
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	274,982
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	92,870
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	119,383
513	Total Equity	487,235
600	Total Liabilities and Equity	1,933,595

APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Feb-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	2,840	1,500	1,340	189%	5,147	3,000	2,147	172%	18,000	12,853
			-	(1,003)	1,003	0%	-	(2,006)	2,006	0%	(12,036)	(12,036)
		NET TENANT REVENUE	2,840	497	2,343	189%	5,147	994	4,153	172%	5,964	817
3401		TENANT REVENUE - OTHER	3,252	574	2,678	566%	3,627	1,148	2,479	316%	6,890	3,263
3404		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431		NET OPERATING REVENUE	6,092	1,071	5,021	569%	8,774	2,142	6,632	410%	12,854	4,080
706		HUD PHA OPERATING GRANT CFP	32,127	31,932	195	101%	62,606	63,864	(1,258)	98%	383,184	320,578
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	1	4	(3)	26%	2	8	(6)	29%	50	48
		MANAGEMENT FEE INCOME	10,446	10,022	424	104%	21,234	20,044	1,190	106%	120,261	99,027
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	95,742	13,567	82,175	706%	109,217	27,133	82,083	403%	162,800	53,583
720		INVESTMENT INCOME - RESTRICTED	2	8	(7)	19%	8	17	(9)	49%	100	92
700		TOTAL REVENUES	144,409	56,604	87,805	255%	201,841	113,208	88,633	178%	679,249	477,408
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	12,976	11,629	1,347	112%	26,013	23,258	2,755	112%	139,547	113,534
912	4182	EBC - ADMIN	3,382	3,706	(324)	91%	6,736	7,412	(676)	91%	44,470	37,734
	4171	AUDITING FEES	-	292	(292)	0%	-	583	(583)	0%	3,500	3,500
		MANAGEMENT FEES	3,228	2,594	633	124%	6,319	5,189	1,131	122%	31,132	24,813
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	4,674	6,796	(2,121)	69%	6,306	13,592	(7,286)	46%	81,550	75,244
		TOTAL ADMINISTRATIVE	24,260	25,017	(756)	97%	45,374	50,033	(4,659)	91%	300,199	254,825
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	500	(500)	0%	-	1,000	(1,000)	0%	6,000	6,000
		TOTAL TENANT SERVICES	-	500	(500)	0%	-	1,000	(1,000)	0%	6,000	6,000
UTILITIES												
931	4310	WATER	720	681	39	106%	770	1,362	(592)	57%	8,172	7,402
932	4320	ELECTRICITY	659	637	22	103%	665	1,274	(610)	52%	7,646	6,981
933	4330	NATURAL GAS	-	14	(14)	0%	4	28	(24)	13%	168	164
938	4390	SEWER AND OTHER	1,048	971	78	108%	1,127	1,941	(814)	58%	11,648	10,521
		TOTAL UTILITIES	2,427	2,303	124	105%	2,566	4,606	(2,040)	56%	27,634	25,068

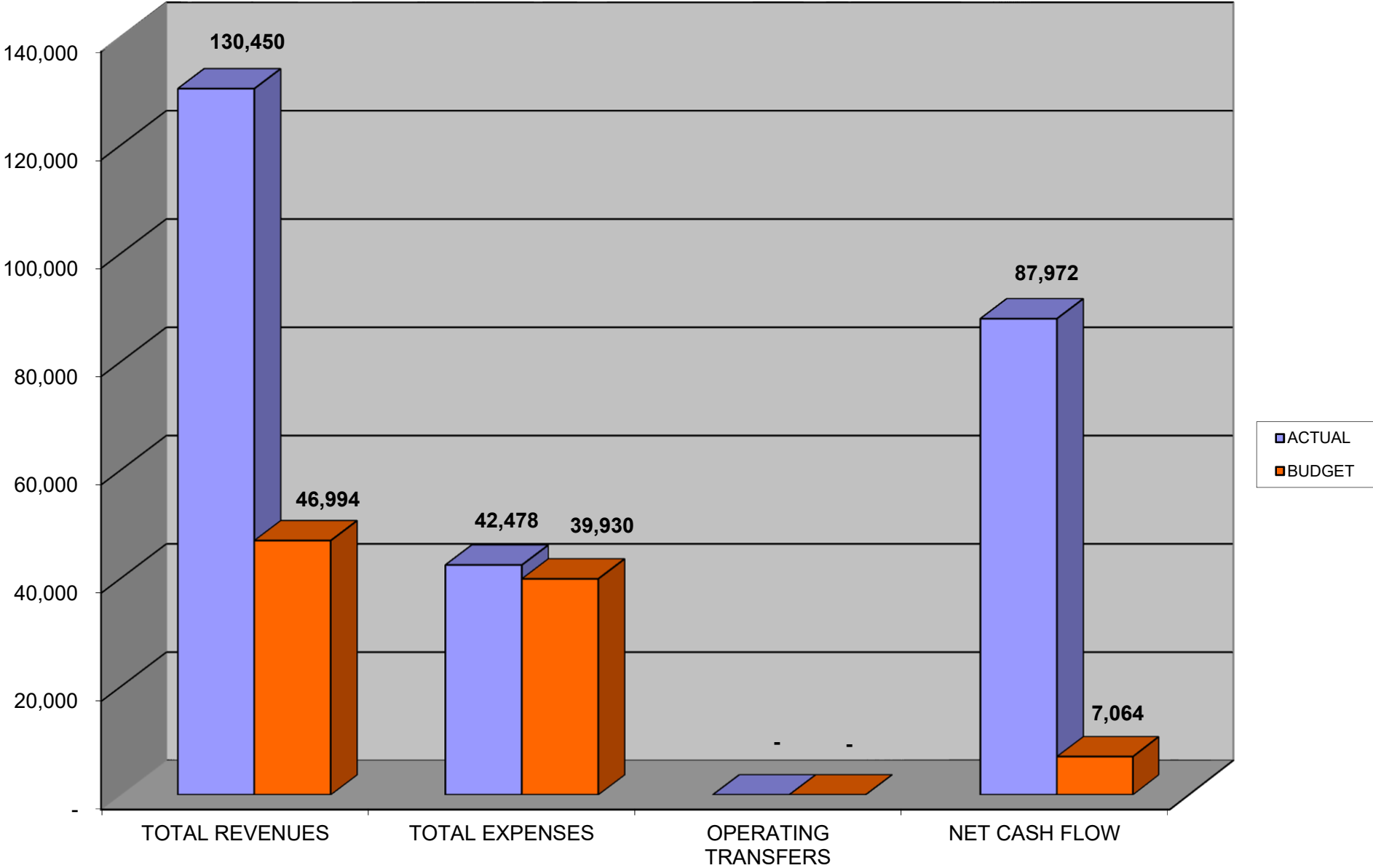
APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Feb-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	6,500	6,185	315	105%	14,302	12,370	1,932	116%	74,219	59,917
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,160	2,295	(135)	94%	4,403	4,591	(188)	96%	27,545	23,142
943	4420	MATERIALS	4,237	1,597	2,640	265%	4,415	3,193	1,222	138%	19,158	14,743
CONTRACT COSTS												
943		GARBAGE & TRASH	642	607	35	106%	696	1,215	(518)	57%	7,287	6,591
		COOLING / AIR CONDITIONING	-	200	(200)	0%	270	400	(130)	68%	2,400	2,130
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	990	917	73	108%	5,500	4,510
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	-	167	(167)	0%	1,000	1,000
		EXTERMINATION	925	125	800	740%	925	250	675	370%	1,500	575
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	1,675	(1,675)	0%	-	3,350	(3,350)	0%	20,100	20,100
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	3,300	-	3,300	-	3,300	-	3,300	-	-	(3,300)
TOTAL ORDINARY MAINT & OPER			18,259	13,226	5,033	138%	29,301	26,452	2,850	111%	158,709	129,408
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	2,237	2,337	(100)	96%	3,667	4,674	(1,007)	78%	28,046	24,379
969	TOTAL INSURANCE EXPENSES		2,237	2,337	(100)	96%	3,667	4,674	(1,007)	78%	28,046	24,379
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	1,292	(1,292)	0%	8,717	2,583	6,134	337%	15,500	6,783
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	1,382	290	1,092	476%	1,382	581	802	238%	3,483	2,101
		INTEREST EXPENSE	2,942	2,904	39	101%	5,893	5,807	86	101%	34,844	28,951
TOTAL GENERAL EXPENSES			4,324	4,486	(161)	96%	15,993	8,971	7,021	178%	53,827	37,834
969	TOTAL OPERATING EXPENDITURES		51,508	47,868	3,640	108%	96,901	95,736	1,165	101%	574,415	477,514
970	CASH FLOW FROM OPERATIONS		92,902	8,736	84,166	1063%	104,940	17,472	87,468	601%	104,834	(106)
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	-	2,628	(2,628)	0%	-	5,256	(5,256)	0%	31,536	31,536
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	2,628	(2,628)	0%	-	5,256	(5,256)	0%	31,536	31,536
900	TOTAL EXPENDITURES		51,508	50,496	1,012	102%	96,901	100,992	(4,091)	96%	605,951	509,050
DEPRECIATION ADD BACK			-	-	-	-	-	-	-	-	-	-
NET CASH FLOW			92,902	6,108	86,794	1521%	104,940	12,216	92,724	859%	73,298	(31,642)

APHA CONSOLIDATED ACCOUNT DETAIL

LINE	ACCT	CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	
	<u>DESCRIPTION</u>	<u>Feb-19</u>	<u>BUDGET</u>		<u>BUDGET</u>	<u>ACTUAL</u>	<u>BUDGET</u>		<u>BUDGET</u>	<u>BUDGET</u>	
										<u>REMAINING</u>	
INCOME											
HUD PHA GRANTS											
3401		-	-	-	-	-	-	-	-	-	
3401.1	CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	
3410	CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	
3410	SECTION 8 HAP INCOME	32,127	31,932	195	101%	62,606	63,864	(1,258)	98%	383,184	
3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
3410.2	PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
TOTAL HUD PHA GRANTS		<u>32,127</u>	<u>31,932</u>	<u>195</u>	<u>101%</u>	<u>62,606</u>	<u>63,864</u>	<u>(1,258)</u>	<u>98%</u>	<u>383,184</u>	<u>320,578</u>
EXPENSES											
ADMINISTRATIVE OFFICE EXPENSES											
4130	LEGAL	47	458	(412)	10%	47	917	(870)	5%	5,500	
4140	STAFF TRAINING	-	250	(250)	0%	-	500	(500)	0%	3,000	
4150	TRAVEL	-	417	(417)	0%	-	833	(833)	0%	5,000	
4170	ACCOUNTING	-	558	(558)	0%	-	1,117	(1,117)	0%	6,700	
4190	SUNDRY	1,630	2,125	(495)	77%	2,459	4,250	(1,791)	58%	25,500	
4190.2	TELEPHONE/COMMUNICATIONS	1,009	1,250	(241)	81%	1,731	2,500	(769)	69%	15,000	
4190.3	POSTAGE	1,021	333	688	306%	1,021	667	354	153%	4,000	
4190	OFFICE SUPPLIES	-	521	(521)	0%	-	1,042	(1,042)	0%	6,250	
4190	CONTRACT COST-COPIER/SECURITY	138	133	5	103%	138	267	(129)	52%	1,600	
4190	EVICITION COST	90	83	7	108%	90	167	(77)	54%	1,000	
4190.9	CONTRACT COST - ADMIN	740	667	73	111%	820	1,333	(513)	61%	8,000	
TOTAL ADMINISTRATIVE		<u>4,674</u>	<u>6,796</u>	<u>(2,121)</u>	<u>69%</u>	<u>6,306</u>	<u>13,592</u>	<u>(7,286)</u>	<u>46%</u>	<u>81,550</u>	<u>75,244</u>
TOTAL GENERAL EXPENSES											
4590	OTHER GENERAL EXPENSE	-	1,292	(1,292)	0%	8,717	2,583	6,134	337%	15,500	
4590	FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	
4590.5	ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	
4590.6	OTHER FEES	-	-	-	-	-	-	-	-	-	
TOTAL OTHER GENERAL EXPENSES		<u>-</u>	<u>1,292</u>	<u>(1,292)</u>	<u>0%</u>	<u>8,717</u>	<u>2,583</u>	<u>6,134</u>	<u>337%</u>	<u>15,500</u>	<u>6,783</u>

CENTRAL OFFICE COST CENTER



COCC - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	132,380
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	2,498
114	Cash - Tenant Security Deposits	-
100	Total Cash	134,878
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	-
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	-
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
128.1	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful acct	-
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	1,449
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	3,228
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	4,676
150	Total Current Assets	139,555
Non-current Assets:		
Fixed Assets		
161	Land	500,000
168	Infrastructure	2,758
162	Buildings	43,659
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	176,236
165	Leasehold Improvements	-
166	Accumulated Depreciation	(95,200)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	627,453
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	767,008
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	767,008

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	3,496
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	5,969
322	Accrued Compensated Absences - Current Portion	9,809
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	11,442
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	30,715
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	-
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	2,498
350	Total Noncurrent Liabilities	2,498
300	Total Liabilities	33,214
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	627,453
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	106,342
513	Total Equity	733,794
600	Total Liabilities and Equity	767,008

CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
REVENUE			Feb-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	-	-	-	-	-	-	-	-	-	-
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	-	-	-	0%	-	-	-	0%	-	-
	3110	TENANT REVENUE - OTHER	-	-	-	-	-	-	-	-	-	-
	3120	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3690	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
703	3431	NET OPERATING REVENUE	-	-	-	-	-	-	-	-	-	-
706		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-	-	-	-	-
		MANAGEMENT FEE INCOME	10,446	10,022	424	104%	21,234	20,044	1,190	106%	120,261	99,027
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	95,742	13,475	82,267	711%	109,217	26,950	82,267	405%	161,700	52,483
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	106,187	23,497	82,691	452%	130,450	46,994	83,457	278%	281,961	151,511
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	10,864	9,237	1,627	118%	21,126	18,475	2,651	114%	110,848	89,722
912	4182	EBC - ADMIN	2,284	2,442	(158)	94%	4,499	4,884	(385)	92%	29,303	24,804
	4171	AUDITING FEES	-	167	(167)	0%	-	333	(333)	0%	2,000	2,000
		MANAGEMENT FEES	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	4,370	5,967	(1,596)	73%	5,847	11,933	(6,087)	49%	71,600	65,753
		TOTAL ADMINISTRATIVE	17,518	17,813	(294)	98%	31,471	35,625	(4,154)	88%	213,751	182,280
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
UTILITIES												
931	4310	WATER	-	8	(8)	0%	6	15	(10)	37%	91	85
932	4320	ELECTRICITY	391	343	49	114%	391	685	(294)	57%	4,110	3,719
933	4330	NATURAL GAS	-	14	(14)	0%	4	28	(24)	13%	168	164
938	4390	SEWER AND OTHER	-	14	(14)	0%	9	28	(19)	32%	169	160
		TOTAL UTILITIES	391	378	13	103%	409	756	(347)	54%	4,538	4,129

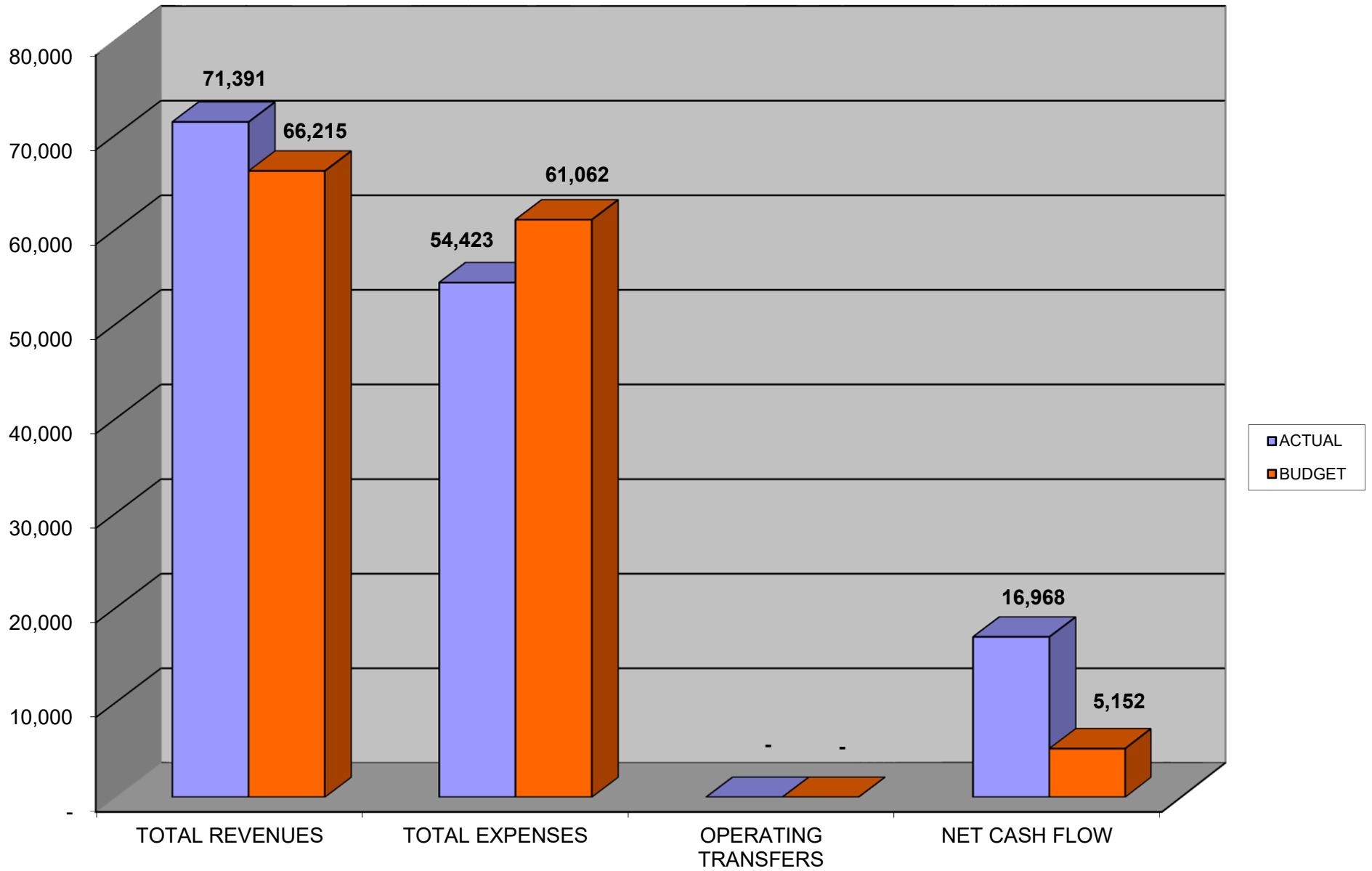
CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Feb-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
		ORDINARY MAINT & OPERATIONS										
941	4410	LABOR	-	-	-	-	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4420	MATERIALS	1,049	-	1,049	-	1,111	-	1,111	-	-	(1,111)
		CONTRACT COSTS										
943		GARBAGE & TRASH	-	-	-	-	11	-	11	-	-	(11)
		COOLING / AIR CONDITIONING	-	-	-	-	-	-	-	-	-	-
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	-	-	-	-	-	-	-	-	-	-
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	-	-	-	-	-	-	-	-	-
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		TOTAL ORDINARY MAINT & OPER	1,049	-	1,049	-	1,123	-	1,123	-	-	(1,123)
		PROTECTIVE SERVICES										
		4480 PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-	-	-	-	-
		INSURANCE										
961	4510	INSURANCE	1,164	524	640	222%	1,557	1,048	509	149%	6,289	4,732
969		TOTAL INSURANCE EXPENSES	1,164	524	640	222%	1,557	1,048	509	149%	6,289	4,732
		GENERAL EXPENSES										
962	4590	OTHER GENERAL EXPENSES	-	1,250	(1,250)	0%	7,917	2,500	5,417	317%	15,000	7,083
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	-	1,250	(1,250)	0%	7,917	2,500	5,417	317%	15,000	7,083
969		TOTAL OPERATING EXPENDITURES	20,122	19,965	157	101%	42,478	39,930	2,548	106%	239,578	197,100
970		CASH FLOW FROM OPERATIONS	86,066	3,532	82,534	2437%	87,972	7,064	80,909	1245%	42,383	(45,589)
		OTHER FINANCIAL ITEMS-SOURCES & (USES)										
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS - TRANS TO RESERVES	-	-	-	-	-	-	-	-	-	-
		TOTAL OTHER EXPENSES	-	-	-	-	-	-	-	-	-	-
900		TOTAL EXPENDITURES	20,122	19,965	157	101%	42,478	39,930	2,548	106%	239,578	197,100
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		NET CASH FLOW	86,066	3,532	82,534	2437%	87,972	7,064	80,909	1245%	42,383	(45,589)

CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Feb-19	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	47	417	370	11%	47	833	787	6%	5,000	4,954
4140		STAFF TRAINING	-	208	208	0%	-	417	417	0%	2,500	2,500
4150		TRAVEL	-	375	375	0%	-	750	750	0%	4,500	4,500
4170		ACCOUNTING	-	292	292	0%	-	583	583	0%	3,500	3,500
4190		SUNDRY	1,634	2,083	450	78%	2,416	4,167	1,751	58%	25,000	22,584
4190.2		TELEPHONE/COMMUNICATIONS	891	1,125	234	79%	1,505	2,250	745	67%	13,500	11,995
4190.3		POSTAGE	1,021	208	(813)	490%	1,021	417	(604)	245%	2,500	1,479
4190		OFFICE SUPPLIES	-	500	500	0%	-	1,000	1,000	0%	6,000	6,000
4190		CONTRACT COST-COPIER/SECURITY	138	133	(5)	103%	138	267	129	52%	1,600	1,462
4190		EVICION COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	640	625	(15)	102%	720	1,250	530	58%	7,500	6,780
TOTAL ADMINISTRATIVE			4,370	5,967	1,596	73%	5,847	11,933	6,087	49%	71,600	65,753
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	1,250	1,250	0%	7,917	2,500	(5,417)	317%	15,000	7,083
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	1,250	1,250	0%	7,917	2,500	(5,417)	317%	15,000	7,083

RIDGEDALE



RIDGEDALE - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	25,186
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	92,870
114	Cash - Tenant Security Deposits	5,780
100	Total Cash	123,836
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	2,002
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(606)
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful accts	1,396
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	2,515
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	2,515
	Total Current Assets	127,747
Non-current Assets:		
Fixed Assets		
161	Land	100,000
168	Infrastructure	-
162	Buildings	1,246,864
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	48,213
165	Leasehold Improvements	-
166	Accumulated Depreciation	(356,236)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	1,038,841
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	1,166,588
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,166,588

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	3,785
322	Accrued Compensated Absences - Current Portion	7,415
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	-
341	Tenant Security Deposits	5,780
342	Unearned Revenue	10
343	Current Portion of Long-term Debt - Capital Projects	26,366
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	3,228
310	Total Current Liabilities	46,583
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	1,364,946
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	1,618
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	1,366,564
300	Total Liabilities	1,413,147
DEFERRED INFLOWS OF RESOURCES		
400	Deferred Inflows of Resources - Pension Related Items	-
EQUITY:		
501	Investment in General Fixed Assets	-
Contributed Capital		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	Total Contributed Capital	-
508.1	Net Investment in Capital Assets	(352,471)
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	92,870
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	13,042
513	Total Equity	(246,559)
600	Total Liabilities and Equity	1,166,588

RIDGEDALE

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	
REVENUE			Feb-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BALANCE	
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	2,840	1,500	1,340	189%	5,147	3,000	2,147	172%	18,000	12,853
704	3422	LESS: VACANCY LOSS	-	(1,003)	1,003	0%	-	(2,006)	2,006	0%	(12,036)	(12,036)
		NET TENANT REVENUE	2,840	497	2,343	189%	5,147	994	4,153	172%	5,964	817
	3401	TENANT REVENUE - OTHER	3,252	574	2,678	566%	3,627	1,148	2,479	316%	6,890	3,263
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	6,092	1,071	5,021	569%	8,774	2,142	6,632	410%	12,854	4,080
706		HAP SUBSIDY	32,127	31,932	195	101%	62,606	63,864	(1,258)	98%	383,184	320,578
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	320,578
711		INVESTMENT INCOME - UNRESTRICTED	1	4	(3)	26%	2	8	(6)	29%	50	48
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	92	(92)	0%	-	183	(183)	0%	1,100	1,100
720		INVESTMENT INCOME - RESTRICTED	2	8	(7)	19%	8	17	(9)	49%	100	92
700		TOTAL REVENUES	38,222	33,107	5,115	115%	71,391	66,215	5,176	108%	397,288	646,475
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	2,112	2,392	(279)	88%	4,887	4,783	104	102%	28,699	23,812
912	4182	EBC - ADMIN	1,098	1,264	(166)	87%	2,237	2,528	(291)	89%	15,167	12,930
	4171	AUDITING FEES	-	125	(125)	0%	-	250	(250)	0%	1,500	1,500
		MANAGEMENT FEES	3,228	2,594	633	124%	6,319	5,189	1,131	122%	31,132	24,813
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	304	829	(525)	37%	459	1,658	(1,199)	28%	9,950	9,491
		TOTAL ADMINISTRATIVE	6,742	7,204	(462)	94%	13,903	14,408	(505)	96%	86,448	72,545
TENANT SERVICES												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES AFTER SCHOOL PROGRAM	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	500	(500)	0%	-	1,000	(1,000)	0%	6,000	6,000
		TOTAL TENANT SERVICES	-	500	(500)	0%	-	1,000	(1,000)	0%	6,000	6,000
UTILITIES												
931	4310	WATER	720	673	46	107%	764	1,347	(582)	57%	8,081	7,317
932	4320	ELECTRICITY	268	295	(27)	91%	274	589	(316)	46%	3,536	3,262
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	1,048	957	92	110%	1,118	1,913	(795)	58%	11,479	10,361
		TOTAL UTILITIES	2,036	1,925	111	106%	2,156	3,849	(1,693)	56%	23,096	20,940

RIDGEDALE

LINE	ACCT		CURRENT	CURRENT	% OF	YEAR	YEAR	% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	MTD	TO DATE	TO DATE	YTD	ANNUAL	BALANCE
			Feb-19	BUDGET	DIFF	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS										
941	4410	LABOR	6,500	6,185	315	105%	14,302	12,370	1,932	59,917
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,160	2,295	(135)	94%	4,403	4,591	(188)	23,142
943	4420	MATERIALS	3,188	1,597	1,591	200%	3,304	3,193	111	15,854
CONTRACT COSTS										
943		GARBAGE & TRASH	642	607	35	106%	685	1,215	(530)	6,602
		COOLING / AIR CONDITIONING	-	200	(200)	0%	270	400	(130)	2,130
		CABINETS	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	990	917	73	4,510
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	-	167	(167)	1,000
		EXTERMINATION	925	125	800	740%	925	250	675	575
		CAMERA SECURITY	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	1,675	(1,675)	0%	-	3,350	(3,350)	20,100
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	3,300	-	3,300	-	3,300	-	3,300	(3,300)
TOTAL ORDINARY MAINT & OPER			17,210	13,226	3,985	130%	28,179	26,452	1,727	158,709
PROTECTIVE SERVICES										
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-
INSURANCE										
961	4510	INSURANCE	1,073	1,813	(740)	59%	2,110	3,626	(1,516)	19,647
969	TOTAL INSURANCE EXPENSES		1,073	1,813	(740)	59%	2,110	3,626	(1,516)	21,757
GENERAL EXPENSES										
962	4590	OTHER GENERAL EXPENSES	-	42	(42)	0%	800	83	717	(300)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-
		BAD DEBTS	1,382	290	1,092	476%	1,382	581	802	2,101
		INTEREST EXPENSE	2,942	2,904	39	101%	5,893	5,807	86	28,951
TOTAL GENERAL EXPENSES			4,324	3,236	1,089	134%	8,075	6,471	1,604	30,752
969	TOTAL OPERATING EXPENDITURES		31,386	27,903	3,483	112%	54,423	55,806	(1,383)	280,414
970	CASH FLOW FROM OPERATIONS		6,836	5,204	1,632	131%	16,968	10,409	6,559	366,061
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	-	-	-	-	-	-	-	-
		INTEREST NOTES AND BONDS	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	2,628	(2,628)	0%	-	5,256	(5,256)	31,536
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-
		OTHER ITEMS-TRANS FROM RESERVES	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	2,628	(2,628)	0%	-	5,256	(5,256)	31,536
900	TOTAL EXPENDITURES		31,386	30,531	855	103%	54,423	61,062	(6,639)	311,950
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-
	NET CASH FLOW		6,836	2,576	4,260	265%	16,968	5,152	11,815	334,525

RIDEGEDALE ACCOUNT DETAIL

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Feb-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	32,127	31,932	195	101%	62,606	63,864	(1,258)	98%	383,184	320,578
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>32,127</u>	<u>31,932</u>	<u>195</u>	<u>101%</u>	<u>62,606</u>	<u>63,864</u>	<u>(1,258)</u>	<u>98%</u>	<u>383,184</u>	<u>320,578</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	83	83	0%	500	500
4140		STAFF TRAINING	-	42	42	0%	-	83	83	0%	500	500
4150		TRAVEL	-	42	42	0%	-	83	83	0%	500	500
4170		ACCOUNTING	-	267	267	0%	-	533	533	0%	3,200	3,200
4190		SUNDRY	(4)	42	46	-10%	43	83	40	51%	500	457
4190.2		TELEPHONE/COMMUNICATIONS	118	125	7	94%	226	250	24	90%	1,500	1,274
4190.3		POSTAGE	-	125	125	0%	-	250	250	0%	1,500	1,500
4190		OFFICE SUPPLIES	-	21	21	0%	-	42	42	0%	250	250
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	90	83	(7)	108%	90	167	77	54%	1,000	910
4190.9		CONTRACT COST - ADMIN	100	42	(58)	240%	100	83	(17)	120%	500	400
TOTAL ADMINISTRATIVE			<u>304</u>	<u>829</u>	<u>525</u>	<u>37%</u>	<u>459</u>	<u>1,658</u>	<u>1,199</u>	<u>28%</u>	<u>9,950</u>	<u>9,491</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	42	42	0%	800	83	(717)	960%	500	(300)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			<u>-</u>	<u>42</u>	<u>42</u>	<u>0%</u>	<u>800</u>	<u>83</u>	<u>(717)</u>	<u>960%</u>	<u>500</u>	<u>(300)</u>