

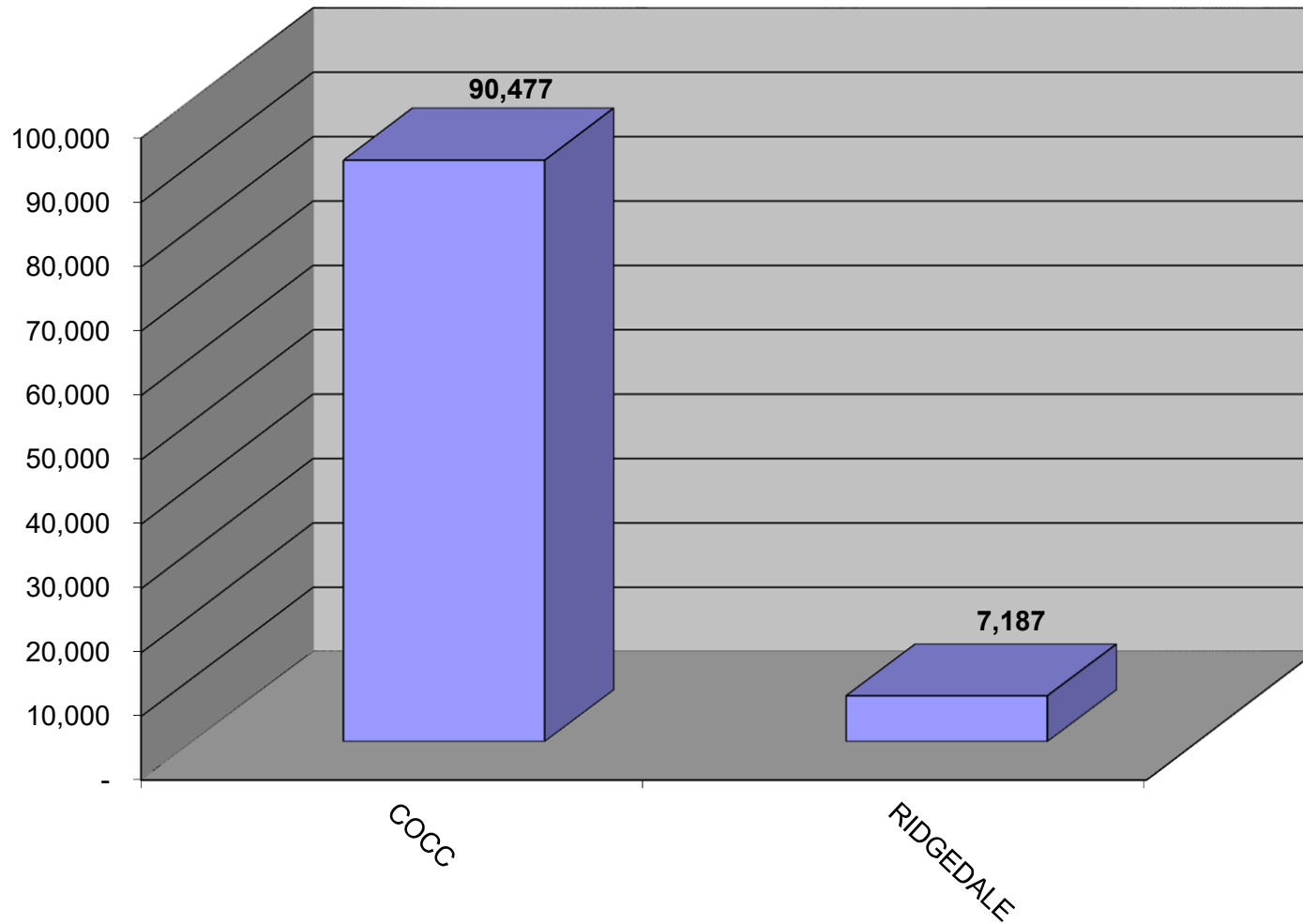
AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2019

Financial Statements

March 31, 2019

Avon Park Housing Authority



Year to Date Net Income

AVON PARK HOUSING AUTHORITY
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES
As of March 31, 2019

COCC

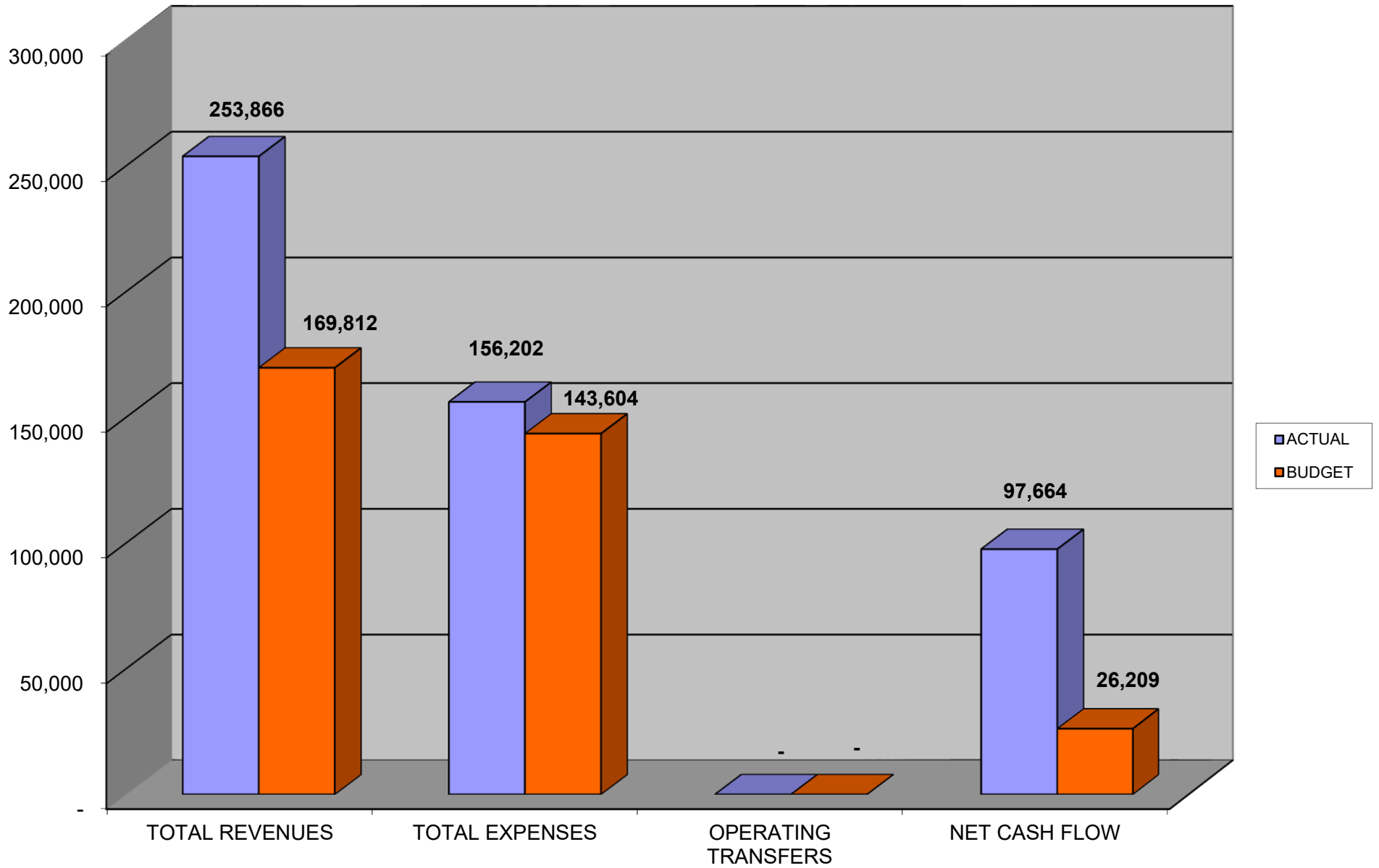
1111.00 GENERAL FUND-COCC	121,779
1111.40 FSS ESCROW	<u>1,124</u>
TOTAL	<u><u>122,903</u></u>

RIDGEDALE

1111.01 GENERAL FUND CHECKING	7,009
1114.00 SECURITY DEPOSITS	5,780
1162.05 ESCROW MIP	2,169
1162.06 ESCROW RESERVE REPLACEMENT	33,993
1162.07 ESCROW INSURANCE	11,961
1162.08 RESIDUAL RECEIPTS RESERVES	47,488
TOTAL	<u><u>108,399</u></u>

GRAND TOTAL CASH ACCOUNTS **231,302**

APHA CONSOLIDATED



APHA CONSOLIDATED- STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	128,787
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	96,735
114	Cash - Tenant Security Deposits	5,780
100	Total Cash	231,302
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	2,727
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	1,983
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(592)
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	4,118
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	2,203
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	1,503
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	3,706
150	Total Current Assets	239,126
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	1,905,420
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,905,420

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,386
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	6,931
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	-
341	Tenant Security Deposits	5,780
342	Unearned Revenue	181
343	Current Portion of Long-term Debt - Capital Projects	23,768
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	1,503
310	Total Current Liabilities	57,773
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	1,124
350	Total Noncurrent Liabilities	1,367,688
300	Total Liabilities	1,425,461
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	277,580
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	95,611
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	106,768
513	Total Equity	479,958
600	Total Liabilities and Equity	1,905,420

APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BUDGET
			Mar-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	2,295	1,500	795	153%	7,442	4,500	2,942	165%	18,000	10,558
704	3422	LESS: VACANCY LOSS	-	(1,003)	1,003	0%	-	(3,009)	3,009	0%	(12,036)	(12,036)
		NET TENANT REVENUE	2,295	497	1,798	153%	7,442	1,491	5,951	165%	5,964	(1,478)
	3401	TENANT REVENUE - OTHER	341	574	(233)	59%	3,968	1,723	2,246	230%	6,890	2,922
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	2,636	1,071	1,565	246%	11,410	3,214	8,197	355%	12,854	1,444
706		HUD PHA OPERATING GRANT CFP	27,047	31,932	(4,885)	85%	89,653	95,796	(6,143)	94%	383,184	293,531
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	1	4	(3)	22%	3	13	(9)	27%	50	47
		MANAGEMENT FEE INCOME	10,460	10,022	438	104%	31,693	30,065	1,628	105%	120,261	88,568
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	11,875	13,567	(1,692)	88%	121,092	40,700	80,392	298%	162,800	41,708
720		INVESTMENT INCOME - RESTRICTED	6	8	(2)	73%	14	25	(11)	57%	100	86
700		TOTAL REVENUES	52,025	56,604	(4,580)	92%	253,866	169,812	84,054	149%	679,249	425,383
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	14,476	11,629	2,847	124%	40,489	34,887	5,602	116%	139,547	99,058
912	4182	EBC - ADMIN	3,340	3,706	(366)	90%	10,076	11,118	(1,042)	91%	44,470	34,394
	4171	AUDITING FEES	-	292	(292)	0%	-	875	(875)	0%	3,500	3,500
		MANAGEMENT FEES	2,742	2,594	148	106%	9,061	7,783	1,278	116%	31,132	22,071
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	5,249	6,796	(1,547)	77%	11,554	20,388	(8,833)	57%	81,550	69,996
		TOTAL ADMINISTRATIVE	25,806	25,017	790	103%	71,180	75,050	(3,870)	95%	300,199	229,019
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	500	(500)	0%	-	1,500	(1,500)	0%	6,000	6,000
		TOTAL TENANT SERVICES	-	500	(500)	0%	-	1,500	(1,500)	0%	6,000	6,000
UTILITIES												
931	4310	WATER	28	681	(653)	4%	798	2,043	(1,245)	39%	8,172	7,374
932	4320	ELECTRICITY	738	637	101	116%	1,403	1,912	(509)	73%	7,646	6,243
933	4330	NATURAL GAS	16	14	2	118%	20	42	(22)	48%	168	148
938	4390	SEWER AND OTHER	40	971	(930)	4%	1,168	2,912	(1,744)	40%	11,648	10,480
		TOTAL UTILITIES	823	2,303	(1,480)	36%	3,388	6,909	(3,520)	49%	27,634	24,246

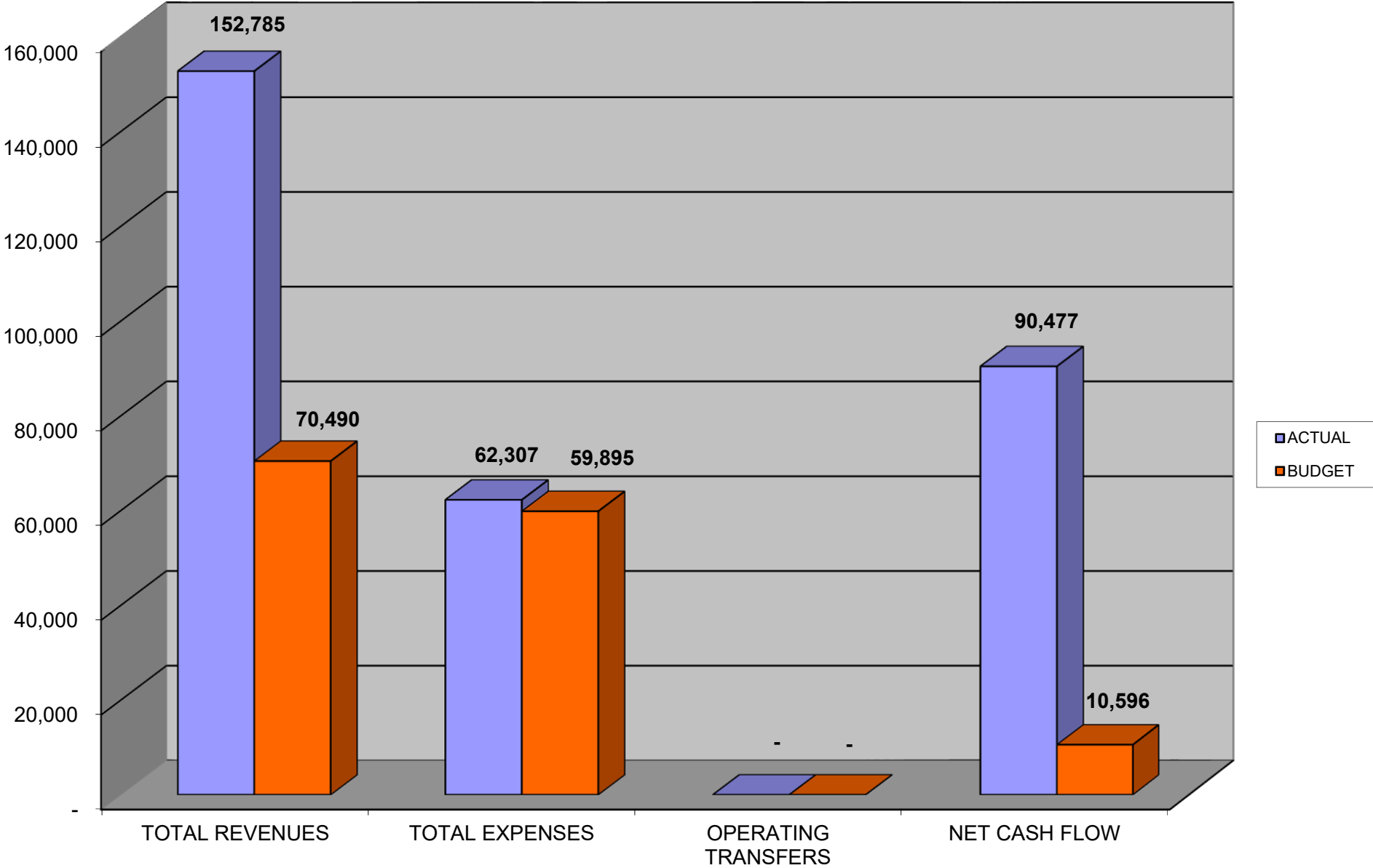
APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Mar-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	6,585	6,185	400	106%	20,887	18,555	2,332	113%	74,219	53,332
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,167	2,295	(129)	94%	6,569	6,886	(317)	95%	27,545	20,976
943	4420	MATERIALS	5,639	1,597	4,043	353%	10,054	4,790	5,265	210%	19,158	9,104
CONTRACT COSTS												
943		GARBAGE & TRASH	50	607	(557)	8%	746	1,822	(1,076)	41%	7,287	6,541
		COOLING / AIR CONDITIONING	-	200	(200)	0%	270	600	(330)	45%	2,400	2,130
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	1,485	1,375	110	108%	5,500	4,015
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	-	250	(250)	0%	1,000	1,000
		EXTERMINATION	-	125	(125)	0%	925	375	550	247%	1,500	575
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	1,675	(1,675)	0%	-	5,025	(5,025)	0%	20,100	20,100
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	14,148	-	14,148	-	17,448	-	17,448	-	-	(17,448)
TOTAL ORDINARY MAINT & OPER			29,083	13,226	15,857	220%	58,384	39,677	18,707	147%	158,709	100,325
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,761	2,337	(576)	75%	5,429	7,012	(1,583)	77%	28,046	22,617
969	TOTAL INSURANCE EXPENSES		1,761	2,337	(576)	75%	5,429	7,012	(1,583)	77%	28,046	22,617
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	(1,133)	1,292	(2,424)	-88%	7,584	3,875	3,709	196%	15,500	7,916
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	26	290	(264)	9%	1,408	871	538	162%	3,483	2,075
		INTEREST EXPENSE	2,934	2,904	30	101%	8,827	8,711	116	101%	34,844	26,017
TOTAL GENERAL EXPENSES			1,828	4,486	(2,658)	41%	17,820	13,457	4,363	132%	53,827	36,007
969	TOTAL OPERATING EXPENDITURES		59,301	47,868	11,433	124%	156,202	143,604	12,598	109%	574,415	418,213
970	CASH FLOW FROM OPERATIONS		(7,276)	8,736	(16,012)	-83%	97,664	26,209	71,456	373%	104,834	7,170
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	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	-	-	-	-	-	-	-	-	-
900	TOTAL EXPENDITURES		59,301	47,868	11,433	124%	156,202	143,604	12,598	109%	574,415	418,213
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		(7,276)	8,736	(16,012)	-83%	97,664	26,209	71,456	373%	104,834	7,170

APHA CONSOLIDATED ACCOUNT DETAIL

LINE	ACCT	CURRENT	CURRENT	% OF	YEAR	YEAR	% OF	BUDGET		BUDGET	
ITEM	#	MONTH	MONTH	MTD	TO DATE	TO DATE	YTD	ANNUAL		BALANCE	
	<u>DESCRIPTION</u>	<u>Mar-19</u>	<u>BUDGET</u>	<u>DIFF</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>DIFF</u>	<u>BUDGET</u>	<u>BUDGET</u>	<u>REMAINING</u>
INCOME											
HUD PHA GRANTS											
3401	CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1	CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410	SECTION 8 HAP INCOME	27,047	31,932	(4,885)	85%	89,653	95,796	(6,143)	94%	383,184	293,531
3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2	PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS		<u>27,047</u>	<u>31,932</u>	<u>(4,885)</u>	<u>85%</u>	<u>89,653</u>	<u>95,796</u>	<u>(6,143)</u>	<u>94%</u>	<u>383,184</u>	<u>293,531</u>
EXPENSES											
ADMINISTRATIVE OFFICE EXPENSES											
4130	LEGAL	1,771	458	1,312	386%	1,817	1,375	442	132%	5,500	3,683
4140	STAFF TRAINING	155	250	(95)	62%	155	750	(595)	21%	3,000	2,845
4150	TRAVEL	-	417	(417)	0%	-	1,250	(1,250)	0%	5,000	5,000
4170	ACCOUNTING	400	558	(158)	72%	400	1,675	(1,275)	24%	6,700	6,300
4190	SUNDRY	1,422	2,125	(703)	67%	3,881	6,375	(2,494)	61%	25,500	21,619
4190.2	TELEPHONE/COMMUNICATIONS	980	1,250	(270)	78%	2,711	3,750	(1,039)	72%	15,000	12,289
4190.3	POSTAGE	-	333	(333)	0%	1,021	1,000	21	102%	4,000	2,979
4190	OFFICE SUPPLIES	-	521	(521)	0%	-	1,563	(1,563)	0%	6,250	6,250
4190	CONTRACT COST-COPIER/SECURITY	129	133	(4)	97%	267	400	(133)	67%	1,600	1,333
4190	EVICITION COST	-	83	(83)	0%	90	250	(160)	36%	1,000	910
4190.9	CONTRACT COST - ADMIN	392	667	(275)	59%	1,212	2,000	(788)	61%	8,000	6,788
TOTAL ADMINISTRATIVE		<u>5,249</u>	<u>6,796</u>	<u>(1,547)</u>	<u>77%</u>	<u>11,554</u>	<u>20,388</u>	<u>(8,833)</u>	<u>57%</u>	<u>81,550</u>	<u>69,996</u>
TOTAL GENERAL EXPENSES											
4590	OTHER GENERAL EXPENSE	(1,133)	1,292	(2,424)	-88%	7,584	3,875	3,709	196%	15,500	7,916
4590	FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5	ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6	OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES		<u>(1,133)</u>	<u>1,292</u>	<u>(2,424)</u>	<u>-88%</u>	<u>7,584</u>	<u>3,875</u>	<u>3,709</u>	<u>196%</u>	<u>15,500</u>	<u>7,916</u>

CENTRAL OFFICE COST CENTER



COCC - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	121,779
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	1,124
114	Cash - Tenant Security Deposits	-
100	Total Cash	122,903
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	2,727
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	2,727
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	724
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	724
150	Total Current Assets	126,354
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	753,807
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	753,807

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,386
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	2,686
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	-
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	1,503
310	Total Current Liabilities	16,384
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	1,124
350	Total Noncurrent Liabilities	1,124
300	Total Liabilities	17,508
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	108,847
513	Total Equity	736,299
600	Total Liabilities and Equity	753,807

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			Mar-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	10,460	10,022	438	104%	31,693	30,065	1,628	105%	120,261	88,568
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	11,875	13,475	(1,600)	88%	121,092	40,425	80,667	300%	161,700	40,608
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	22,335	23,497	(1,162)	95%	152,785	70,490	82,295	217%	281,961	129,176
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	12,310	9,237	3,072	133%	33,436	27,712	5,724	121%	110,848	77,412
912	4182	EBC - ADMIN	2,237	2,442	(205)	92%	6,736	7,326	(590)	92%	29,303	22,568
	4171	AUDITING FEES	-	167	(167)	0%	-	500	(500)	0%	2,000	2,000
		MANAGEMENT FEES	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	4,598	5,967	(1,368)	77%	10,445	17,900	(7,455)	58%	71,600	61,155
		TOTAL ADMINISTRATIVE	19,145	17,813	1,332	107%	50,616	53,438	(2,821)	95%	213,751	163,135
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
UTILITIES												
931	4310	WATER	28	8	20	366%	33	23	11	146%	91	58
932	4320	ELECTRICITY	397	343	55	116%	788	1,028	(239)	77%	4,110	3,322
933	4330	NATURAL GAS	16	14	2	118%	20	42	(22)	48%	168	148
938	4390	SEWER AND OTHER	40	14	26	286%	49	42	7	117%	169	120
		TOTAL UTILITIES	482	378	103	127%	891	1,135	(243)	79%	4,538	3,647

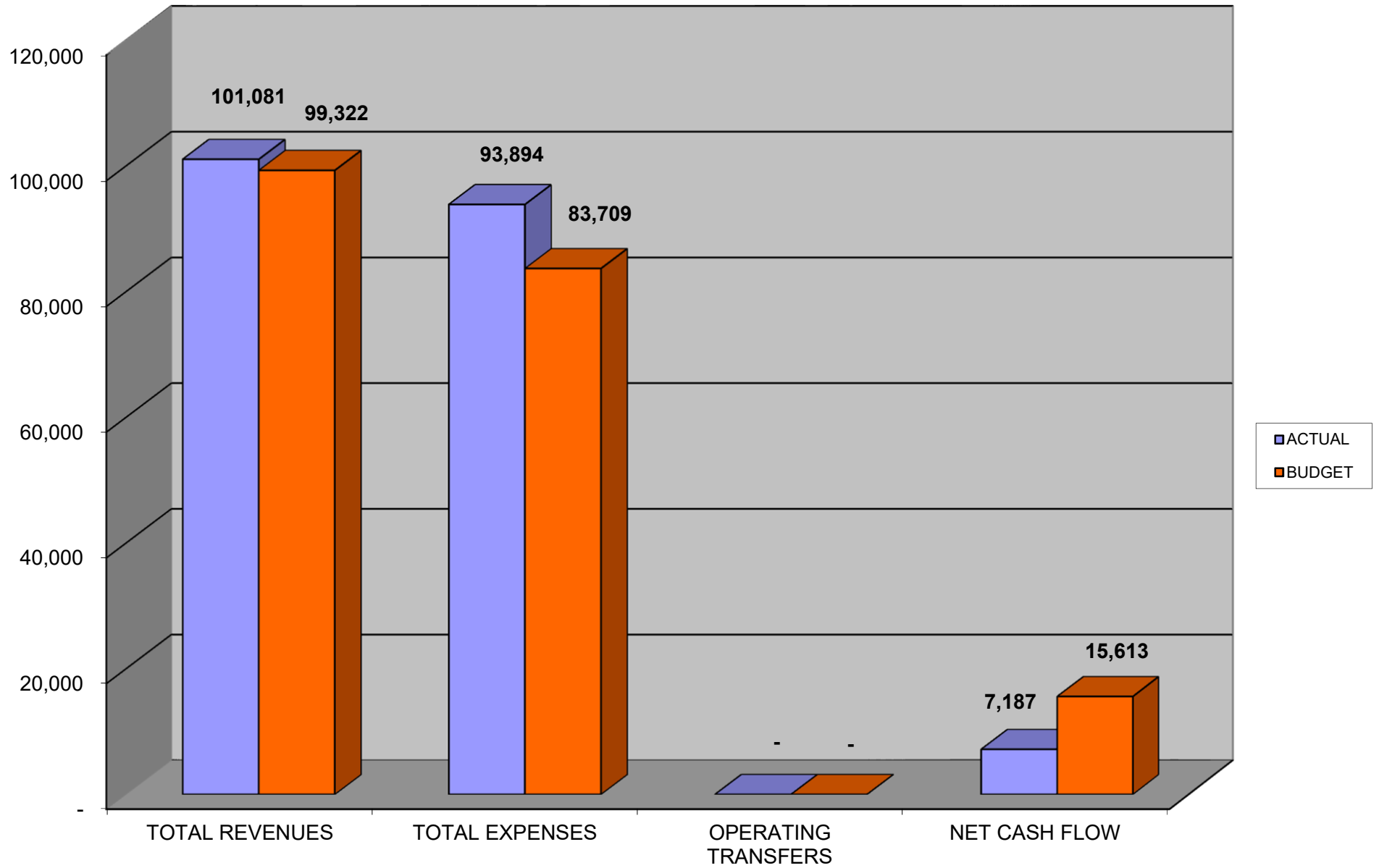
CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Mar-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
		ORDINARY MAINT & OPERATIONS										
941	4410	LABOR	-	-	-	-	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4420	MATERIALS	561	-	561	-	1,673	-	1,673	-	-	(1,673)
		CONTRACT COSTS										
943		GARBAGE & TRASH	50	-	50	-	61	-	61	-	-	(61)
		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	611	-	611	-	1,734	-	1,734	-	-	(1,734)
		PROTECTIVE SERVICES										
		4480 PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-	-	-	-	-
		INSURANCE										
961	4510	INSURANCE	724	524	200	138%	2,282	1,572	709	145%	6,289	4,007
969		TOTAL INSURANCE EXPENSES	724	524	200	138%	2,282	1,572	709	145%	6,289	4,007
		GENERAL EXPENSES										
962	4590	OTHER GENERAL EXPENSES	(1,133)	1,250	(2,383)	-91%	6,784	3,750	3,034	181%	15,000	8,216
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	(1,133)	1,250	(2,383)	-91%	6,784	3,750	3,034	181%	15,000	8,216
969		TOTAL OPERATING EXPENDITURES	19,830	19,965	(135)	99%	62,307	59,895	2,413	104%	239,578	177,271
970		CASH FLOW FROM OPERATIONS	2,505	3,532	(1,027)	71%	90,477	10,596	79,882	854%	42,383	(48,094)
		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	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS - TRANS TO RESERVES	-	-	-	-	-	-	-	-	-	-
		TOTAL OTHER EXPENSES	-	-	-	-	-	-	-	-	-	-
900		TOTAL EXPENDITURES	19,830	19,965	(135)	99%	62,307	59,895	2,413	104%	239,578	177,271
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		NET CASH FLOW	2,505	3,532	(1,027)	71%	90,477	10,596	79,882	854%	42,383	(48,094)

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
			Mar-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	1,771	417	(1,354)	425%	1,817	1,250	(567)	145%	5,000	3,183
4140		STAFF TRAINING	155	208	53	74%	155	625	470	25%	2,500	2,345
4150		TRAVEL	-	375	375	0%	-	1,125	1,125	0%	4,500	4,500
4170		ACCOUNTING	150	292	142	51%	150	875	725	17%	3,500	3,350
4190		SUNDRY	1,422	2,083	661	68%	3,838	6,250	2,412	61%	25,000	21,162
4190.2		TELEPHONE/COMMUNICATIONS	872	1,125	253	77%	2,377	3,375	998	70%	13,500	11,123
4190.3		POSTAGE	-	208	208	0%	1,021	625	(396)	163%	2,500	1,479
4190		OFFICE SUPPLIES	-	500	500	0%	-	1,500	1,500	0%	6,000	6,000
4190		CONTRACT COST-COPIER/SECURITY	129	133	4	97%	267	400	133	67%	1,600	1,333
4190		EVICION COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	100	625	525	16%	820	1,875	1,055	44%	7,500	6,680
TOTAL ADMINISTRATIVE			4,598	5,967	1,368	77%	10,445	17,900	7,455	58%	71,600	61,155
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	(1,133)	1,250	2,383	-91%	6,784	3,750	(3,034)	181%	15,000	8,216
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			(1,133)	1,250	2,383	-91%	6,784	3,750	(3,034)	181%	15,000	8,216

RIDGEDALE



RIDGEDALE - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	7,009
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	95,611
114	Cash - Tenant Security Deposits	5,780
100	Total Cash	108,399
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	1,983
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(592)
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	1,391
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	1,478
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	1,503
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	2,982
	Total Current Assets	112,772
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	1,151,613
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,151,613

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	4,245
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	181
343	Current Portion of Long-term Debt - Capital Projects	23,768
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	41,389
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	1,407,954
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	(349,873)
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	95,611
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	(2,078)
513	Total Equity	(256,341)
600	Total Liabilities and Equity	1,151,613

RIDGEDALE

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	
REVENUE			Mar-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	REMAINING	
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	2,295	1,500	795	153%	7,442	4,500	2,942	165%	18,000	10,558
704	3422	LESS: VACANCY LOSS	-	(1,003)	1,003	0%	-	(3,009)	3,009	0%	(12,036)	(12,036)
		NET TENANT REVENUE	2,295	497	1,798	153%	7,442	1,491	5,951	165%	5,964	(1,478)
	3401	TENANT REVENUE - OTHER	341	574	(233)	59%	3,968	1,723	2,246	230%	6,890	2,922
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	2,636	1,071	1,565	246%	11,410	3,214	8,197	355%	12,854	1,444
706		HAP SUBSIDY	27,047	31,932	(4,885)	85%	89,653	95,796	(6,143)	94%	383,184	293,531
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	293,531
711		INVESTMENT INCOME - UNRESTRICTED	1	4	(3)	22%	3	13	(9)	27%	50	47
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	92	(92)	0%	-	275	(275)	0%	1,100	1,100
720		INVESTMENT INCOME - RESTRICTED	6	8	(2)	73%	14	25	(11)	57%	100	86
700		TOTAL REVENUES	29,690	33,107	(3,417)	90%	101,081	99,322	1,759	102%	397,288	589,738
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	2,166	2,392	(225)	91%	7,053	7,175	(122)	98%	28,699	21,646
912	4182	EBC - ADMIN	1,103	1,264	(161)	87%	3,340	3,792	(452)	88%	15,167	11,827
	4171	AUDITING FEES	-	125	(125)	0%	-	375	(375)	0%	1,500	1,500
		MANAGEMENT FEES	2,742	2,594	148	106%	9,061	7,783	1,278	116%	31,132	22,071
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	650	829	(179)	78%	1,109	2,488	(1,378)	45%	9,950	8,841
		TOTAL ADMINISTRATIVE	6,661	7,204	(543)	92%	20,564	21,612	(1,048)	95%	86,448	65,884
TENANT SERVICES												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES AFTER SCHOOL PROGRAM	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	500	(500)	0%	-	1,500	(1,500)	0%	6,000	6,000
		TOTAL TENANT SERVICES	-	500	(500)	0%	-	1,500	(1,500)	0%	6,000	6,000
UTILITIES												
931	4310	WATER	-	673	(673)	0%	764	2,020	(1,256)	38%	8,081	7,317
932	4320	ELECTRICITY	341	295	46	116%	615	884	(269)	70%	3,536	2,921
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	957	(957)	0%	1,118	2,870	(1,751)	39%	11,479	10,361
		TOTAL UTILITIES	341	1,925	(1,584)	18%	2,497	5,774	(3,277)	43%	23,096	20,599

RIDGEDALE

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Mar-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	6,585	6,185	400	106%	20,887	18,555	2,332	113%	74,219	53,332
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,167	2,295	(129)	94%	6,569	6,886	(317)	95%	27,545	20,976
943	4420	MATERIALS	5,078	1,597	3,481	318%	8,382	4,790	3,592	175%	19,158	10,776
CONTRACT COSTS												
943		GARBAGE & TRASH	-	607	(607)	0%	685	1,822	(1,137)	38%	7,287	6,602
		COOLING / AIR CONDITIONING	-	200	(200)	0%	270	600	(330)	45%	2,400	2,130
		CABINETS	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	1,485	1,375	110	108%	5,500	4,015
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	-	250	(250)	0%	1,000	1,000
		EXTERMINATION	-	125	(125)	0%	925	375	550	247%	1,500	575
		CAMERA SECURITY	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	1,675	(1,675)	0%	-	5,025	(5,025)	0%	20,100	20,100
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	14,148	-	14,148	-	17,448	-	17,448	-	-	(17,448)
TOTAL ORDINARY MAINT & OPER			28,472	13,226	15,246	215%	56,650	39,677	16,973	143%	158,709	102,059
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,037	1,813	(776)	57%	3,147	5,439	(2,292)	58%	21,757	18,610
969		TOTAL INSURANCE EXPENSES	1,037	1,813	(776)	57%	3,147	5,439	(2,292)	58%	21,757	18,610
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	42	(42)	0%	800	125	675	640%	500	(300)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	26	290	(264)	9%	1,408	871	538	162%	3,483	2,075
		INTEREST EXPENSE	2,934	2,904	30	101%	8,827	8,711	116	101%	34,844	26,017
TOTAL GENERAL EXPENSES			2,960	3,236	(275)	91%	11,036	9,707	1,329	114%	38,827	27,791
969		TOTAL OPERATING EXPENDITURES	39,471	27,903	11,568	141%	93,894	83,709	10,185	112%	334,837	240,943
970		CASH FLOW FROM OPERATIONS	(9,781)	5,204	(14,985)	-188%	7,187	15,613	(8,426)	46%	62,451	348,795
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	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS-TRANS FROM RESERVES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	-	-	-	-	-	-	-	-	-
900		TOTAL EXPENDITURES	39,471	27,903	11,568	141%	93,894	83,709	10,185	112%	334,837	240,943
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		NET CASH FLOW	(9,781)	5,204	(14,985)	-188%	7,187	15,613	(8,426)	46%	62,451	348,795

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	
			Mar-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	
											BALANCE	
											REMAINING	
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	
3410		SECTION 8 HAP INCOME	27,047	31,932	(4,885)	85%	89,653	95,796	(6,143)	94%	383,184	
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
TOTAL HUD PHA GRANTS			27,047	31,932	(4,885)	85%	89,653	95,796	(6,143)	94%	383,184	293,531
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	125	125	0%	500	500
4140		STAFF TRAINING	-	42	42	0%	-	125	125	0%	500	500
4150		TRAVEL	-	42	42	0%	-	125	125	0%	500	500
4170		ACCOUNTING	250	267	17	94%	250	800	550	31%	3,200	2,950
4190		SUNDRY	-	42	42	0%	43	125	82	34%	500	457
4190.2		TELEPHONE/COMMUNICATIONS	108	125	17	86%	334	375	41	89%	1,500	1,166
4190.3		POSTAGE	-	125	125	0%	-	375	375	0%	1,500	1,500
4190		OFFICE SUPPLIES	-	21	21	0%	-	63	63	0%	250	250
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	-	83	83	0%	90	250	160	36%	1,000	910
4190.9		CONTRACT COST - ADMIN	292	42	(250)	701%	392	125	(267)	314%	500	108
TOTAL ADMINISTRATIVE			650	829	179	78%	1,109	2,488	1,378	45%	9,950	8,841
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	42	42	0%	800	125	(675)	640%	500	(300)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	42	42	0%	800	125	(675)	640%	500	(300)