

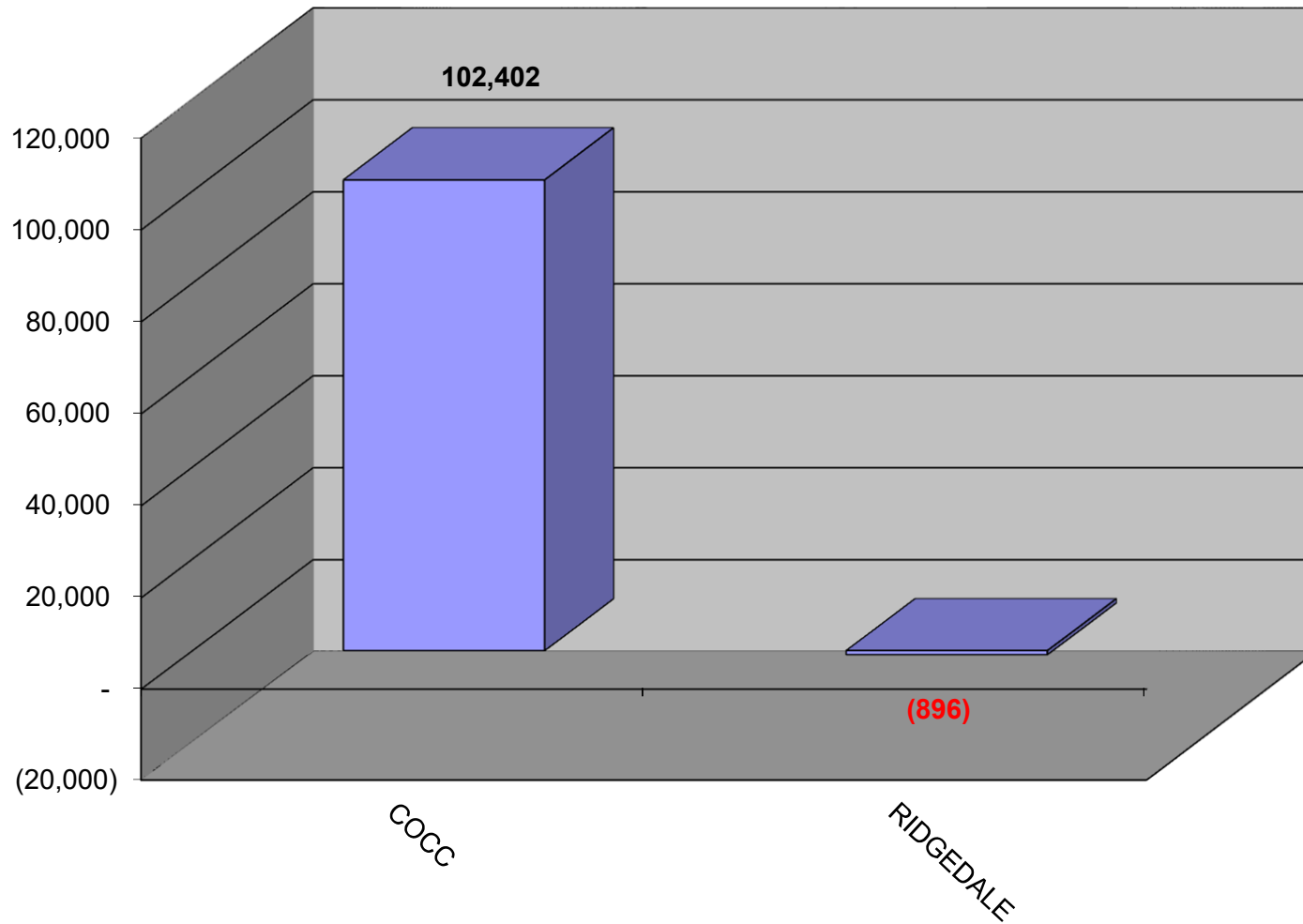
AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2019

Financial Statements

April 30, 2019

Avon Park Housing Authority



Year to Date Net Income

AVON PARK HOUSING AUTHORITY
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES
As of April 30, 2019

COCC

1111.00 GENERAL FUND-COCC
 1111.40 FSS ESCROW

105,901
 -
TOTAL 105,901

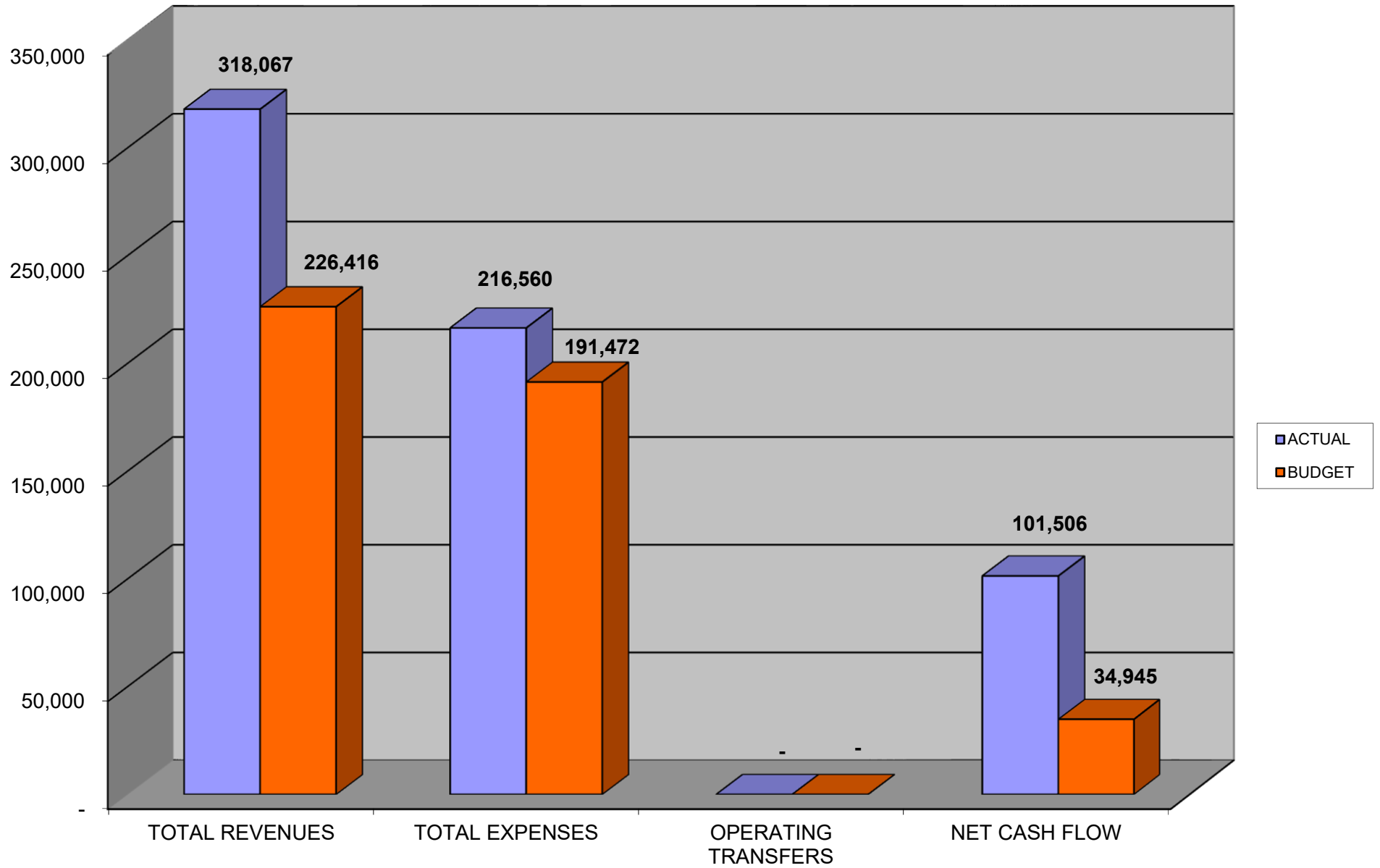
RIDGEDALE

1111.01 GENERAL FUND CHECKING 8,422
 1114.00 SECURITY DEPOSITS 6,249
 1162.05 ESCROW MIP 2,522
 1162.06 ESCROW RESERVE REPLACEMENT 35,333
 1162.07 ESCROW INSURANCE 12,912
 1162.08 RESIDUAL RECEIPTS RESERVES 47,491

TOTAL 112,928

GRAND TOTAL CASH ACCOUNTS **218,829**

APHA CONSOLIDATED



APHA CONSOLIDATED- STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	114,323
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	98,257
114	Cash - Tenant Security Deposits	6,249
100	Total Cash	218,829
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	12,943
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	1,213
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(221)
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	13,936
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	441
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	15,121
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	15,562
150	Total Current Assets	248,327
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	1,914,621
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,914,621

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,808
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	1,427
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	6,249
342	Unearned Revenue	266
343	Current Portion of Long-term Debt - Capital Projects	21,162
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	15,121
310	Total Current Liabilities	64,256
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	1,430,820
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	280,186
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	98,257
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	105,358
513	Total Equity	483,801
600	Total Liabilities and Equity	1,914,621

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
REVENUE			Apr-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	1,850	1,500	350	123%	9,291	6,000	3,291	155%	18,000	8,709
704	3422	LESS: VACANCY LOSS	-	(1,003)	1,003	0%	-	(4,012)	4,012	0%	(12,036)	(12,036)
		NET TENANT REVENUE	1,850	497	1,353	123%	9,291	1,988	7,303	155%	5,964	(3,327)
	3401	TENANT REVENUE - OTHER	2,329	574	1,755	406%	6,298	2,297	4,001	274%	6,890	592
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	4,179	1,071	3,108	390%	15,589	4,285	11,304	364%	12,854	(2,735)
706		HUD PHA OPERATING GRANT CFP	23,480	31,932	(8,452)	74%	113,133	127,728	(14,595)	89%	383,184	270,051
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	0	4	(4)	10%	4	17	(13)	23%	50	46
		MANAGEMENT FEE INCOME	9,774	10,022	(248)	98%	41,467	40,087	1,380	103%	120,261	78,794
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	26,761	13,567	13,194	197%	147,853	54,267	93,586	272%	162,800	14,947
720		INVESTMENT INCOME - RESTRICTED	7	8	(1)	83%	21	33	(12)	63%	100	79
700		TOTAL REVENUES	64,201	56,604	7,597	113%	318,067	226,416	91,651	140%	679,249	361,182
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	7,056	11,629	(4,573)	61%	47,544	46,516	1,029	102%	139,547	92,003
912	4182	EBC - ADMIN	2,547	3,706	(1,159)	69%	12,623	14,823	(2,201)	85%	44,470	31,847
	4171	AUDITING FEES	1,417	292	1,125	486%	1,417	1,167	250	121%	3,500	2,083
		MANAGEMENT FEES	2,404	2,594	(190)	93%	11,465	10,377	1,088	110%	31,132	19,667
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	11,661	6,796	4,865	172%	23,215	27,183	(3,968)	85%	81,550	58,335
		TOTAL ADMINISTRATIVE	25,085	25,017	68	100%	96,265	100,066	(3,802)	96%	300,199	203,934
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	500	(500)	0%	-	2,000	(2,000)	0%	6,000	6,000
		TOTAL TENANT SERVICES	-	500	(500)	0%	-	2,000	(2,000)	0%	6,000	6,000
UTILITIES												
931	4310	WATER	1,157	681	476	170%	1,955	2,724	(769)	72%	8,172	6,217
932	4320	ELECTRICITY	755	637	118	119%	2,158	2,549	(391)	85%	7,646	5,488
933	4330	NATURAL GAS	35	14	21	249%	55	56	(1)	98%	168	113
938	4390	SEWER AND OTHER	2,081	971	1,110	214%	3,249	3,883	(634)	84%	11,648	8,399
		TOTAL UTILITIES	4,028	2,303	1,725	175%	7,417	9,211	(1,795)	81%	27,634	20,217

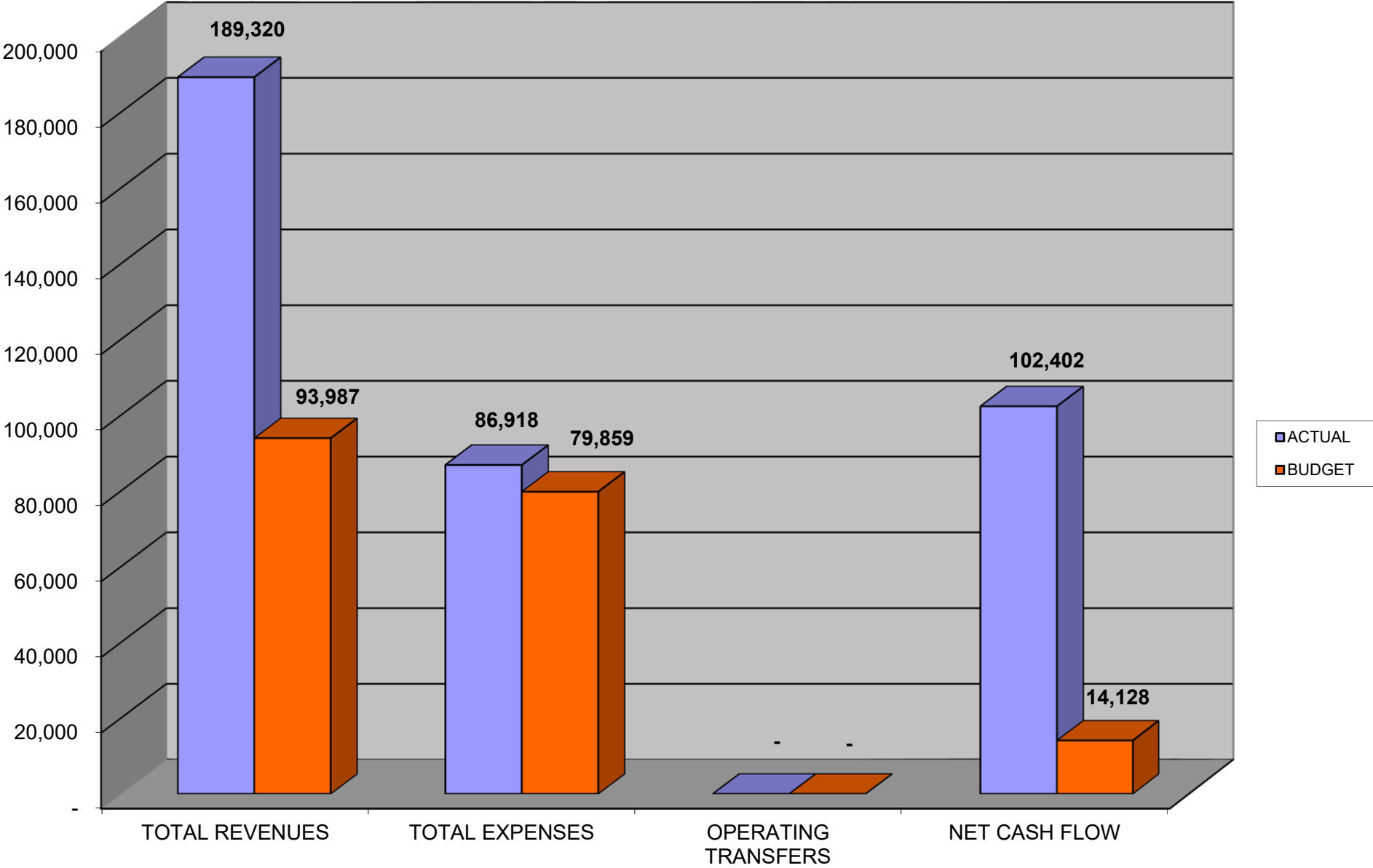
APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Apr-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	6,865	6,185	680	111%	27,752	24,740	3,012	112%	74,219	46,467
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	1,984	2,295	(311)	86%	8,553	9,182	(628)	93%	27,545	18,992
943	4420	MATERIALS	4,230	1,597	2,633	265%	14,284	6,386	7,898	224%	19,158	4,874
CONTRACT COSTS												
943		GARBAGE & TRASH	1,304	607	697	215%	2,050	2,429	(379)	84%	7,287	5,237
		COOLING / AIR CONDITIONING	-	200	(200)	0%	270	800	(530)	34%	2,400	2,130
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	1,980	1,833	147	108%	5,500	3,520
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	-	333	(333)	0%	1,000	1,000
		EXTERMINATION	672	125	547	538%	1,597	500	1,097	319%	1,500	(97)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	1,550	1,675	(125)	93%	1,550	6,700	(5,150)	23%	20,100	18,550
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	4,858	-	4,858	-	22,306	-	22,306	-	-	(22,306)
TOTAL ORDINARY MAINT & OPER			21,958	13,226	8,732	166%	80,342	52,903	27,439	152%	158,709	78,367
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,761	2,337	(576)	75%	7,190	9,349	(2,158)	77%	28,046	20,856
969	TOTAL INSURANCE EXPENSES		1,761	2,337	(576)	75%	7,190	9,349	(2,158)	77%	28,046	20,856
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	2,476	1,292	1,184	192%	10,060	5,167	4,894	195%	15,500	5,440
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	2,125	290	1,835	732%	3,534	1,161	2,373	304%	3,483	(51)
		INTEREST EXPENSE	2,925	2,904	22	101%	11,753	11,615	138	101%	34,844	23,091
TOTAL GENERAL EXPENSES			7,526	4,486	3,041	168%	25,347	17,942	7,404	141%	53,827	28,480
969	TOTAL OPERATING EXPENDITURES		60,359	47,868	12,491	126%	216,560	191,472	25,089	113%	574,415	357,855
970	CASH FLOW FROM OPERATIONS		3,842	8,736	(4,894)	44%	101,506	34,945	66,562	290%	104,834	3,328
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		60,359	47,868	12,491	126%	216,560	191,472	25,089	113%	574,415	357,855
DEPRECIATION ADD BACK			-	-	-	-	-	-	-	-	-	-
NET CASH FLOW			3,842	8,736	(4,894)	44%	101,506	34,945	66,562	290%	104,834	3,328

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>Apr-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	CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	
3401.1	CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	
3410	SECTION 8 HAP INCOME	23,480	31,932	(8,452)	74%	113,133	127,728	(14,595)	89%	383,184	
3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
3410.2	PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
TOTAL HUD PHA GRANTS		<u>23,480</u>	<u>31,932</u>	<u>(8,452)</u>	<u>74%</u>	<u>113,133</u>	<u>127,728</u>	<u>(14,595)</u>	<u>89%</u>	<u>383,184</u>	<u>270,051</u>
EXPENSES											
ADMINISTRATIVE OFFICE EXPENSES											
4130	LEGAL	373	458	(86)	81%	2,190	1,833	356	119%	5,500	
4140	STAFF TRAINING	(155)	250	(405)	-62%	-	1,000	(1,000)	0%	3,000	
4150	TRAVEL	382	417	(35)	92%	382	1,667	(1,285)	23%	5,000	
4170	ACCOUNTING	1,174	558	615	210%	1,574	2,233	(660)	70%	6,700	
4190	SUNDRY	8,614	2,125	6,489	405%	12,495	8,500	3,995	147%	25,500	
4190.2	TELEPHONE/COMMUNICATIONS	957	1,250	(293)	77%	3,669	5,000	(1,331)	73%	15,000	
4190.3	POSTAGE	-	333	(333)	0%	1,021	1,333	(312)	77%	4,000	
4190	OFFICE SUPPLIES	-	521	(521)	0%	-	2,083	(2,083)	0%	6,250	
4190	CONTRACT COST-COPIER/SECURITY	137	133	3	103%	404	533	(130)	76%	1,600	
4190	EVICION COST	-	83	(83)	0%	90	333	(243)	27%	1,000	
4190.9	CONTRACT COST - ADMIN	180	667	(487)	27%	1,392	2,667	(1,275)	52%	8,000	
TOTAL ADMINISTRATIVE		<u>11,661</u>	<u>6,796</u>	<u>4,865</u>	<u>172%</u>	<u>23,215</u>	<u>27,183</u>	<u>(3,968)</u>	<u>85%</u>	<u>81,550</u>	<u>58,335</u>
TOTAL GENERAL EXPENSES											
4590	OTHER GENERAL EXPENSE	2,476	1,292	1,184	192%	10,060	5,167	4,894	195%	15,500	
4590	FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	
4590.5	ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	
4590.6	OTHER FEES	-	-	-	-	-	-	-	-	-	
TOTAL OTHER GENERAL EXPENSES		<u>2,476</u>	<u>1,292</u>	<u>1,184</u>	<u>192%</u>	<u>10,060</u>	<u>5,167</u>	<u>4,894</u>	<u>195%</u>	<u>15,500</u>	<u>5,440</u>

CENTRAL OFFICE COST CENTER



COCC - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	105,901
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	-
100	Total Cash	105,901
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	12,943
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 accts	12,943
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	-
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	15,121
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	15,121
	Total Current Assets	133,965
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	761,418
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	761,418

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,808
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	578
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	-
310	Total Current Liabilities	13,194
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	-
350	Total Noncurrent Liabilities	-
300	Total Liabilities	13,194
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	120,771
513	Total Equity	748,224
600	Total Liabilities and Equity	761,418

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			Apr-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	9,774	10,022	(248)	98%	41,467	40,087	1,380	103%	120,261	78,794
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	26,761	13,475	13,286	199%	147,853	53,900	93,953	274%	161,700	13,847
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	36,535	23,497	13,038	155%	189,320	93,987	95,333	201%	281,961	92,641
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	5,221	9,237	(4,016)	57%	38,657	36,949	1,708	105%	110,848	72,191
912	4182	EBC - ADMIN	1,731	2,442	(711)	71%	8,466	9,768	(1,302)	87%	29,303	20,837
	4171	AUDITING FEES	-	167	(167)	0%	-	667	(667)	0%	2,000	2,000
		MANAGEMENT FEES	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	10,616	5,967	4,649	178%	21,061	23,867	(2,806)	88%	71,600	50,539
		TOTAL ADMINISTRATIVE	17,568	17,813	(245)	99%	68,184	71,250	(3,066)	96%	213,751	145,567
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
UTILITIES												
931	4310	WATER	22	8	14	284%	55	30	25	181%	91	36
932	4320	ELECTRICITY	366	343	24	107%	1,154	1,370	(216)	84%	4,110	2,956
933	4330	NATURAL GAS	35	14	21	249%	55	56	(1)	98%	168	113
938	4390	SEWER AND OTHER	40	14	26	286%	90	56	33	159%	169	79
		TOTAL UTILITIES	463	378	85	122%	1,354	1,513	(159)	90%	4,538	3,184

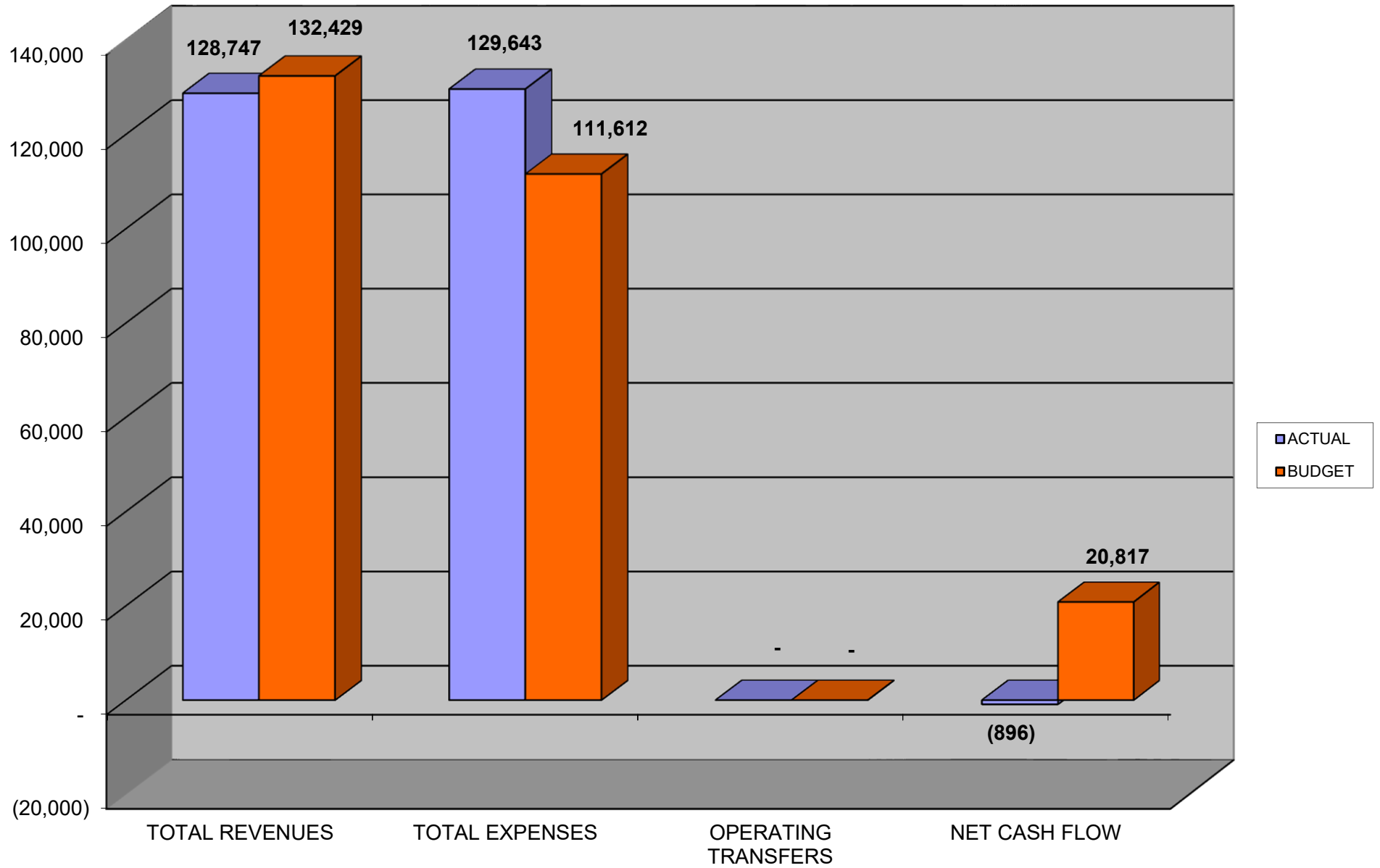
CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Apr-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	-	-	-	-	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4420	MATERIALS	1,779	-	1,779	-	3,452	-	3,452	-	-	(3,452)
CONTRACT COSTS												
943		GARBAGE & TRASH	50	-	50	-	111	-	111	-	-	(111)
		COOLING / AIR CONDITIONING	-	-	-	-	-	-	-	-	-	-
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	-	-	-	-	-	-	-	-	-	-
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	-	-	-	-	-	-	-	-	-
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	1,550	-	1,550	-	1,550	-	1,550	-	-	(1,550)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			3,379	-	3,379	-	5,113	-	5,113	-	-	(5,113)
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	724	524	200	138%	3,006	2,096	910	143%	6,289	3,283
969	TOTAL INSURANCE EXPENSES		724	524	200	138%	3,006	2,096	910	143%	6,289	3,283
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	2,476	1,250	1,226	198%	9,260	5,000	4,260	185%	15,000	5,740
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			2,476	1,250	1,226	198%	9,260	5,000	4,260	185%	15,000	5,740
969	TOTAL OPERATING EXPENDITURES		24,610	19,965	4,646	123%	86,918	79,859	7,058	109%	239,578	152,660
970	CASH FLOW FROM OPERATIONS		11,925	3,532	8,393	338%	102,402	14,128	88,274	725%	42,383	(60,019)
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		24,610	19,965	4,646	123%	86,918	79,859	7,058	109%	239,578	152,660
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		11,925	3,532	8,393	338%	102,402	14,128	88,274	725%	42,383	(60,019)

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	
			Apr-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	-	-	-	-	-	-	-	-	-	
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
TOTAL HUD PHA GRANTS			-	-	-	-	-	-	-	-	-	
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	373	417	44	89%	2,190	1,667	(523)	131%	5,000	2,811
4140		STAFF TRAINING	(155)	208	363	-74%	-	833	833	0%	2,500	2,500
4150		TRAVEL	382	375	(7)	102%	382	1,500	1,118	25%	4,500	4,118
4170		ACCOUNTING	476	292	(185)	163%	626	1,167	540	54%	3,500	2,874
4190		SUNDRY	8,474	2,083	(6,391)	407%	12,313	8,333	(3,979)	148%	25,000	12,687
4190.2		TELEPHONE/COMMUNICATIONS	849	1,125	276	75%	3,226	4,500	1,274	72%	13,500	10,274
4190.3		POSTAGE	-	208	208	0%	1,021	833	(188)	123%	2,500	1,479
4190		OFFICE SUPPLIES	-	500	500	0%	-	2,000	2,000	0%	6,000	6,000
4190		CONTRACT COST-COPIER/SECURITY	137	133	(3)	103%	404	533	130	76%	1,600	1,196
4190		EVICION COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	80	625	545	13%	900	2,500	1,600	36%	7,500	6,600
TOTAL ADMINISTRATIVE			10,616	5,967	(4,649)	178%	21,061	23,867	2,806	88%	71,600	50,539
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	2,476	1,250	(1,226)	198%	9,260	5,000	(4,260)	185%	15,000	5,740
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			2,476	1,250	(1,226)	198%	9,260	5,000	(4,260)	185%	15,000	5,740

RIDGEDALE



RIDGEDALE - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	8,422
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	98,257
114	Cash - Tenant Security Deposits	6,249
100	Total Cash	112,928
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	1,213
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(221)
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful acct	993
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	441
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	441
	Total Current Assets	114,362
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	1,153,203
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,153,203

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	849
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	6,249
342	Unearned Revenue	266
343	Current Portion of Long-term Debt - Capital Projects	21,162
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	15,121
310	Total Current Liabilities	51,062
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	1,417,626
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	(347,267)
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	98,257
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	(15,414)
513	Total Equity	(264,423)
600	Total Liabilities and Equity	1,153,203

RIDGEDALE

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	
REVENUE			Apr-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BALANCE	
											REMAINING	
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	1,850	1,500	350	123%	9,291	6,000	3,291	155%	18,000	8,709
704	3422	LESS: VACANCY LOSS	-	(1,003)	1,003	0%	-	(4,012)	4,012	0%	(12,036)	(12,036)
		NET TENANT REVENUE	1,850	497	1,353	123%	9,291	1,988	7,303	155%	5,964	(3,327)
	3401	TENANT REVENUE - OTHER	2,329	574	1,755	406%	6,298	2,297	4,001	274%	6,890	592
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	4,179	1,071	3,108	390%	15,589	4,285	11,304	364%	12,854	(2,735)
706		HAP SUBSIDY	23,480	31,932	(8,452)	74%	113,133	127,728	(14,595)	89%	383,184	270,051
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	270,051
711		INVESTMENT INCOME - UNRESTRICTED	0	4	(4)	10%	4	17	(13)	23%	50	46
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	92	(92)	0%	-	367	(367)	0%	1,100	1,100
720		INVESTMENT INCOME - RESTRICTED	7	8	(1)	83%	21	33	(12)	63%	100	79
700		TOTAL REVENUES	27,666	33,107	(5,441)	84%	128,747	132,429	(3,682)	97%	397,288	538,592
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	1,834	2,392	(557)	77%	8,888	9,566	(679)	93%	28,699	19,812
912	4182	EBC - ADMIN	816	1,264	(448)	65%	4,156	5,056	(899)	82%	15,167	11,011
	4171	AUDITING FEES	1,417	125	1,292	1134%	1,417	500	917	283%	1,500	83
		MANAGEMENT FEES	2,404	2,594	(190)	93%	11,465	10,377	1,088	110%	31,132	19,667
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	1,045	829	216	126%	2,154	3,317	(1,162)	65%	9,950	7,796
		TOTAL ADMINISTRATIVE	7,517	7,204	313	104%	28,081	28,816	(735)	97%	86,448	58,367
TENANT SERVICES												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES AFTER SCHOOL PROGRAM	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	500	(500)	0%	-	2,000	(2,000)	0%	6,000	6,000
		TOTAL TENANT SERVICES	-	500	(500)	0%	-	2,000	(2,000)	0%	6,000	6,000
UTILITIES												
931	4310	WATER	1,136	673	462	169%	1,900	2,694	(794)	71%	8,081	6,181
932	4320	ELECTRICITY	389	295	94	132%	1,004	1,179	(175)	85%	3,536	2,532
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	2,041	957	1,084	213%	3,159	3,826	(667)	83%	11,479	8,320
		TOTAL UTILITIES	3,565	1,925	1,641	185%	6,062	7,699	(1,636)	79%	23,096	17,034

RIDGEDALE

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Apr-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	6,865	6,185	680	111%	27,752	24,740	3,012	112%	74,219	46,467
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	1,984	2,295	(311)	86%	8,553	9,182	(628)	93%	27,545	18,992
943	4420	MATERIALS	2,450	1,597	854	153%	10,832	6,386	4,446	170%	19,158	8,326
CONTRACT COSTS												
943		GARBAGE & TRASH	1,254	607	647	207%	1,939	2,429	(490)	80%	7,287	5,348
		COOLING / AIR CONDITIONING	-	200	(200)	0%	270	800	(530)	34%	2,400	2,130
		CABINETS	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	1,980	1,833	147	108%	5,500	3,520
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	-	333	(333)	0%	1,000	1,000
		EXTERMINATION	672	125	547	538%	1,597	500	1,097	319%	1,500	(97)
		CAMERA SECURITY	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	1,675	(1,675)	0%	-	6,700	(6,700)	0%	20,100	20,100
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	4,858	-	4,858	-	22,306	-	22,306	-	-	(22,306)
TOTAL ORDINARY MAINT & OPER			18,579	13,226	5,353	140%	75,229	52,903	22,326	142%	158,709	83,480
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,037	1,813	(776)	57%	4,184	7,252	(3,068)	58%	21,757	17,573
969		TOTAL INSURANCE EXPENSES	1,037	1,813	(776)	57%	4,184	7,252	(3,068)	58%	21,757	17,573
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	42	(42)	0%	800	167	633	480%	500	(300)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	2,125	290	1,835	732%	3,534	1,161	2,373	304%	3,483	(51)
		INTEREST EXPENSE	2,925	2,904	22	101%	11,753	11,615	138	101%	34,844	23,091
TOTAL GENERAL EXPENSES			5,050	3,236	1,815	156%	16,086	12,942	3,144	124%	38,827	22,741
969		TOTAL OPERATING EXPENDITURES	35,748	27,903	7,845	128%	129,643	111,612	18,030	116%	334,837	205,194
970		CASH FLOW FROM OPERATIONS	(8,082)	5,204	(13,287)	-155%	(896)	20,817	(21,713)	-4%	62,451	333,398
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	35,748	27,903	7,845	128%	129,643	111,612	18,030	116%	334,837	205,194
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		NET CASH FLOW	(8,082)	5,204	(13,287)	-155%	(896)	20,817	(21,713)	-4%	62,451	333,398

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
			Apr-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	23,480	31,932	(8,452)	74%	113,133	127,728	(14,595)	89%	383,184	270,051
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			23,480	31,932	(8,452)	74%	113,133	127,728	(14,595)	89%	383,184	270,051
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	167	167	0%	500	500
4140		STAFF TRAINING	-	42	42	0%	-	167	167	0%	500	500
4150		TRAVEL	-	42	42	0%	-	167	167	0%	500	500
4170		ACCOUNTING	697	267	(431)	261%	947	1,067	119	89%	3,200	2,253
4190		SUNDRY	140	42	(98)	335%	183	167	(16)	110%	500	317
4190.2		TELEPHONE/COMMUNICATIONS	108	125	17	86%	442	500	58	88%	1,500	1,058
4190.3		POSTAGE	-	125	125	0%	-	500	500	0%	1,500	1,500
4190		OFFICE SUPPLIES	-	21	21	0%	-	83	83	0%	250	250
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	-	83	83	0%	90	333	243	27%	1,000	910
4190.9		CONTRACT COST - ADMIN	100	42	(58)	240%	492	167	(325)	295%	500	8
TOTAL ADMINISTRATIVE			1,045	829	(216)	126%	2,154	3,317	1,162	65%	9,950	7,796
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	42	42	0%	800	167	(633)	480%	500	(300)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	42	42	0%	800	167	(633)	480%	500	(300)