

**Housing Authority of Avon Park**  
**Board of Commissioners Regular Meeting**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, Fl.  
Wednesday June 20, 2018, 3:00PM

**AGENDA**

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. Consent Agenda
  - 1. Regular Board Meeting Minutes,
  - 2. Monthly Occupancy Report;
  - 3. TAR & Maintenance Reports;
  - 4. Jan/Feb/March/April Fee Accountant financial statments
- E. Secretary Reports & Old Business
  - 1. Project/Services Status Reports;
    - a. RAD Conversion / Lakeside Open House
    - b. Ridgedale exterior improvements
    - c. Palmetto tree
- F. New Business
  - a. Waiting List Closure
  - b. Long Term Recover Group
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting; July 18, 2018
- I. Adjournment

Any person who might wish to appeal any decision made by the Avon Park Housing Authority, in public hearing or meeting, is hereby advised that he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such an appeal is to be based. In accordance with the American Disabilities Act and Section 286.26 Florida Statutes, any person with disabilities requiring reasonable accommodations to participate in this meeting should call the Housing Authority offices five days prior to the meeting.

THE HOUSING AUTHORITY OF AVON PARK  
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, FL 33825

**April 18, 2018 3:00 P.M.**

**A. Opening/Roll Call:** Chairman Wade called the Board Meeting to order at 3:00 pm and the Secretary called the member attendance roll: Commissioners Present: Chairman Wade, Vice-Chairman Eldred, Commissioner Mundt, Commissioner Jackson and Commissioner Brojek. Also Present: APHA CEO and Board Secretary Tracey Rudy.

**B. Public Comments/Presentations:** The Board reviewed a printed version of a power point presentation submitted by Gaylin Thomas, concerned citizen. The topic of the presentation was a tree on our Palmetto site that was encroaching on her property. After discussion a motion made by Commissioner Jackson and seconded by Commissioner Brojek to remove the tree if the cost was less than \$4K passed unanimously.

**C. Consent Agenda:** Chairman Wade called for a motion to approve the consent agenda. Commissioner Brojek moved to accept as presented. The motion was seconded by Commissioner Jackson and carried unanimously.

**D. Secretary Report & Old Business:**

Projects Report; The CEO provided the Board with a summary narrative & general performance status of each of the respective projects.

Rental Assistance Demonstration: Rudy informed the Board that the rehab project of Lakeside II was substantially complete and commended all staff for their commitment and dedication in accomplishing this project.

Ridgedale Exterior Improvements: Secretary Rudy informed the Board that the Ridgedale exterior improvements were also still in process but scheduled to be completed very soon. The slight delay was caused by the same contractor working on Lakeside and it was more important to complete Lakeside on time.

Palmetto: Secretary Rudy informed the Board that options for financing the development of the 5 acre parcel adjacent to North Central Heights are ongoing.

Bank accounts: Rudy informed the Board that restructuring of Bank accounts due to RAD conversion was still in process and the final accounting would be completed in the next couple of months.

**E. New Business:**

Secretary Rudy informed the Board that with the recent change in composition of the Board new check signers were needed. The Board agreed by consensus that the signers would be Commissioners Wade, Brojek, Jackson and Mundt and CEO Rudy.

Property Updates:

Rudy informed the Board that North Central Heights irrigation system failed during the recent hot dry spell and we are in danger of losing a fair amount of landscaping. The repair is in process and we will wait to see what comes back.

Rudy also informed the Board that soffit and fascia repairs still needed at Delaney Heights from hurricane Irma were scheduled to be completed with the next two weeks.

**F. Unfinished Business, Concerns of Commissioners; None**

**G. Next Meeting:** May 16, 2018. The Board agreed by consensus to replace the May regular Board meeting with an Open House for Lakeside Park II on May 14<sup>th</sup>.

Being no further business to come before the Board Chair adjourned the meeting at 3:55 pm.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_  
SEAL

**AVON PARK**  
**HOUSING AUTHORITY**

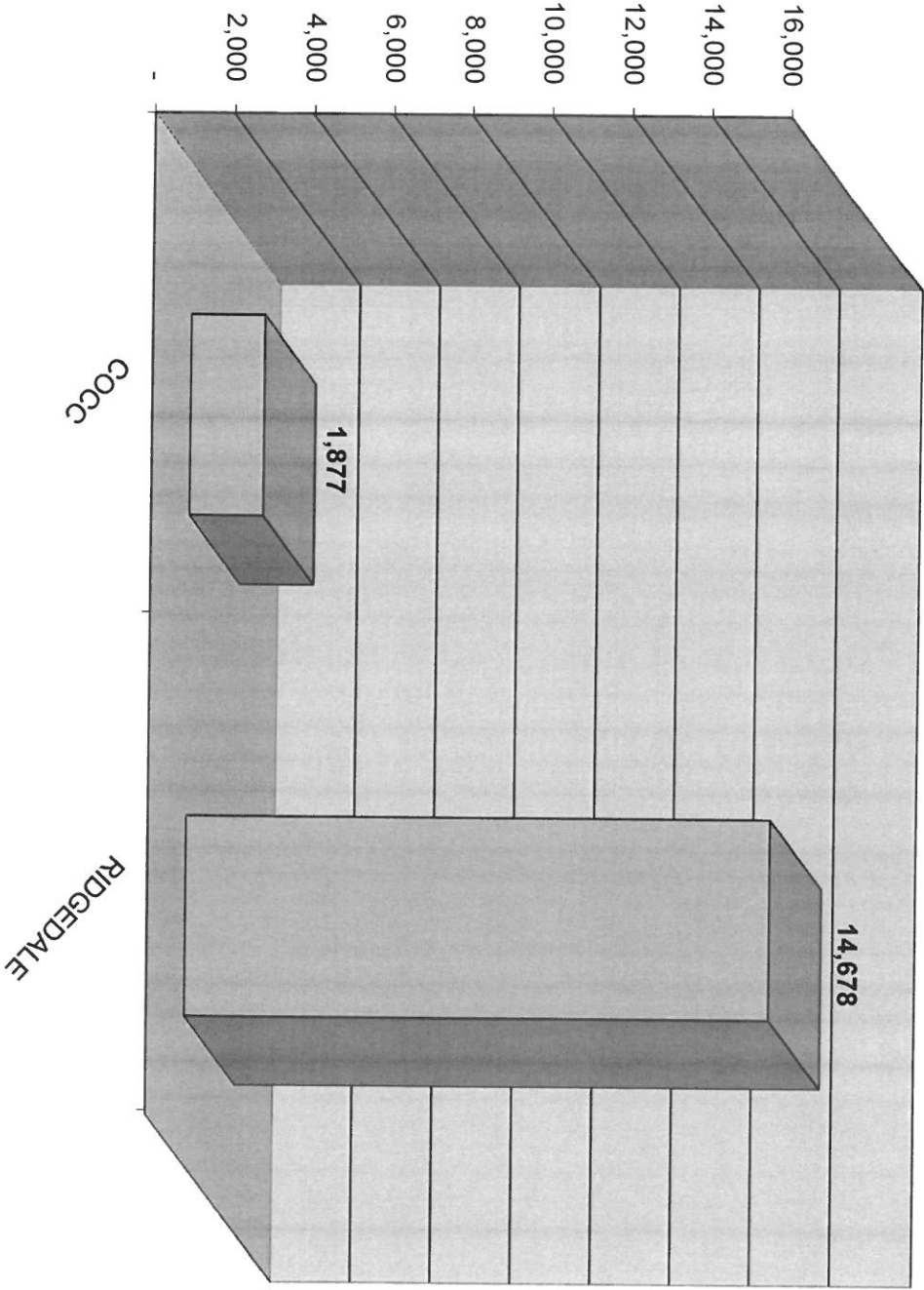
**FISCAL YEAR ENDING DECEMBER 31, 2018**

**Financial Statements**

**January 31, 2018**



# Avon Park Housing Authority



Year to Date Net Income

# **AVON PARK HOUSING AUTHORITY** **SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES** **As of January 31, 2018**

**COC**

1111.00 GENERAL FUND-COC  
 1111.40 FSS ESCROW

13,026  
 4,146  
**TOTAL** **17,173**

**RIDGE**

1111.01 GENERAL FUND CHECKING  
 1114.00 SECURITY DEPOSITS  
 1162.05 ESCROW MIP  
 1162.06 ESCROW RESERVE REPLACEMENT  
 1162.07 ESCROW INSURANCE  
 1162.08 RESIDUAL RECEIPTS RESERVES

34,249  
 6,202  
 1,881  
 16,203  
 10,727  
 47,441  
**TOTAL** **116,702**

GRAND TOTAL CASH ACCOUNTS **133,875**

# AVON PARK HOUSING AUTHORITY

## SCHEDULE OF UNRESTRICTED NET POSITION

As of January 31, 2018

CENTRAL OFFICE COST CENTER  
UNRESTRICTED NET POSITION  
YEAR TO DATE EARNINGS

	135,553
	<u>1,877</u>
TOTAL	<u><u>137,430</u></u>

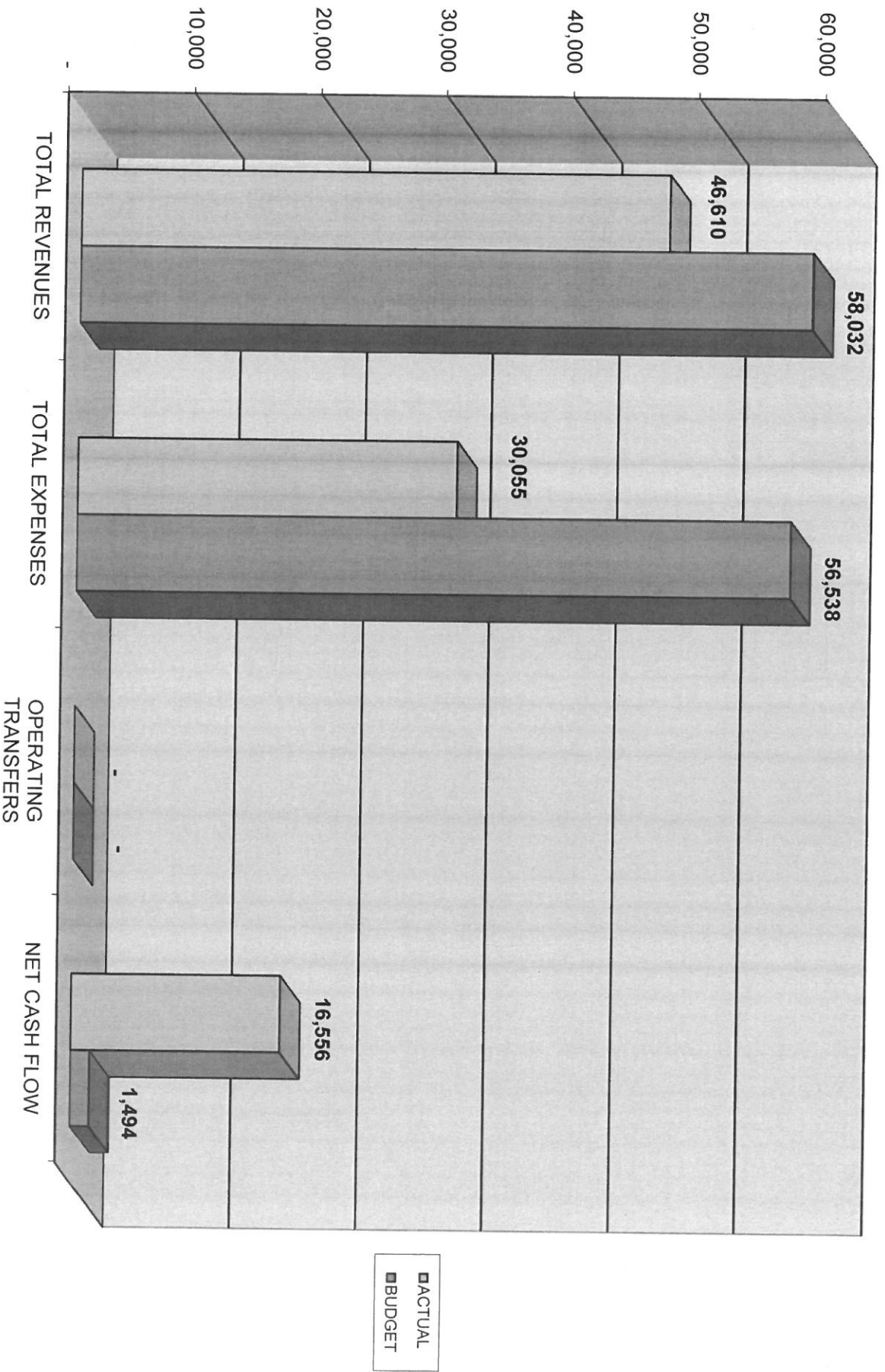
RIDGEDALE  
UNRESTRICTED NET POSITION  
YEAR TO DATE EARNINGS

	(3,331)
	<u>14,678</u>
TOTAL	<u><u>11,347</u></u>

TOTAL RESERVE BALANCES

148,777

# APHA CONSOLIDATED



# APHA CONSOLIDATED- STATEMENT OF NET POSITION

## ASSETS

### Current Assets:

#### Cash

111	Unrestricted	47,275
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	4,146
114	Cash - Tenant Security Deposits	6,202
100	<b>Total Cash</b>	<b>57,623</b>

#### Receivables

121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	146,048
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	688
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	<b>Total Receivables - Net of Allowances for doubtful accts</b>	<b>146,736</b>

131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	76,251
142	Prepaid Expenses and Other Assets	4,868
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	3,448
145	Assets Held for Sale	-
146	Amounts To Be Provided	-

**Total Other Current Assets**  
**Total Current Assets**

### Non-current Assets:

#### Fixed Assets

161	Land	600,000
168	Infrastructure	2,758
162	Buildings	1,224,173
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	224,450
165	Leasehold Improvements	-
166	Accumulated Depreciation	(350,792)
167	Construction in Progress	-
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>1,700,589</b>
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**

200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>1,989,516</b>

## LIABILITIES

### Current Liabilities:

311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	10,749
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	2,585
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	451
341	Tenant Security Deposits	6,202
342	Unearned Revenue	-
343	Current Portion of Long-term Debt - Capital Projects	25,346
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	3,448
310	<b>Total Current Liabilities</b>	<b>48,781</b>

### Non-current Liabilities:

351	Long-term Debt, Net of Current - Capital Projects	1,396,482
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	14,343
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	4,146
300	<b>Total Noncurrent Liabilities</b>	<b>1,414,971</b>
	<b>Total Liabilities</b>	<b>1,463,753</b>

### DEFERRED INFLOWS OF RESOURCES

400	Deferred Inflows of Resources - Pension Related Items	-
-----	---	---

### EQUITY:

501	Investment in General Fixed Assets	-
	<b>Contributed Capital</b>	-
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	<b>Total Contributed Capital</b>	-
508.1	Net Investment in Capital Assets	278,761
	<b>Reserved Fund Balance:</b>	-
509	Fund Balance Reserved for Encumbrances/	-
	Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	<b>Total Reserved Fund Balance</b>	-
511.1	Restricted Net Position	76,251
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	170,751
513	<b>Total Equity</b>	<b>525,763</b>
600	<b>Total Liabilities and Equity</b>	<b>1,989,516</b>

# APHA CONSOLIDATED

LINE	ACCT	CURRENT	CURRENT	% OF	YEAR	YEAR	% OF	ANNUAL	BUDGET
ITEM	#	MONTH	MONTH	MTD	TO DATE	TO DATE	YTD	BUDGET	BALANCE
REVENUE	DESCRIPTION	JAN. 2018	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
OPERATING INCOME									
703	3110 GROSS POTENTIAL RENT	1,476	1,500	98%	1,476	1,500	98%	18,000	16,524
			(30)	0%	-	(30)	0%	(360)	(360)
NET TENANT REVENUE									
3401	TENANT REVENUE - OTHER	1,476	1,470	98%	1,476	1,470	98%	17,640	16,164
3404	TENANT REVENUE - EXCESS UTILITY	189	574	33%	189	574	33%	6,890	6,701
3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-
3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-
3431	NET OPERATING REVENUE	-	-	-	-	-	-	-	-
706	HUD PHA OPERATING GRANT CFP	1,665	2,044	81%	1,665	2,044	81%	24,530	22,865
708	OTHER GOVERNMENT GRANTS	27,105	32,598	83%	27,105	32,598	83%	391,176	364,071
711	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-	-	-
	MANAGEMENT FEE INCOME	3	14	22%	3	14	22%	170	167
	BOOKKEEPING FEE INCOME	5,955	11,291	53%	5,955	11,291	53%	135,497	129,542
	ASSET MANAGEMENT FEE INCOME	-	830	0%	-	830	0%	9,954	9,954
714	FRAUD RECOVERY	-	-	-	-	-	-	-	-
715	OTHER REVENUE	11,875	11,217	106%	11,875	11,217	106%	134,603	122,728
720	INVESTMENT INCOME - RESTRICTED	8	38	20%	8	38	20%	450	442
700	TOTAL REVENUES	46,610	58,032	80%	46,610	58,032	80%	696,380	649,770
OPERATING EXPENDITURES									
ADMINISTRATIVE									
911	4110 ADMINISTRATIVE SALARIES	9,575	15,443	62%	9,575	15,443	62%	185,315	175,740
912	4182 EBC - ADMIN	5,144	5,175	99%	5,144	5,175	99%	62,104	56,960
4171	AUDITING FEES	-	542	0%	-	542	0%	6,500	6,500
	MANAGEMENT FEES	2,743	2,725	101%	2,743	2,725	101%	32,705	29,962
	BOOKKEEPING FEES	-	126	0%	-	126	0%	1,512	1,512
	ADVERTISING & MARKETING	-	-	-	-	-	-	-	-
	OFFICE EXPENSE	-	-	-	-	-	-	-	-
	LEGAL EXPENSE	-	-	-	-	-	-	-	-
	TRAVEL	-	-	-	-	-	-	-	-
916	4190 OTHER	1,307	3,375	39%	1,307	3,375	39%	40,500	39,193
	TOTAL ADMINISTRATIVE	18,770	27,386	69%	18,770	27,386	69%	328,636	309,867
921	4210 SALARIES	-	-	-	-	-	-	-	-
923	4222 EBC - TNT SVCS	-	-	-	-	-	-	-	-
924	4230 OTHER	-	8	0%	-	8	0%	100	100
	TOTAL TENANT SERVICES	-	8	0%	-	8	0%	100	100
UTILITIES									
931	4310 WATER	40	698	6%	40	698	6%	8,372	8,332
932	4320 ELECTRICITY	45	339	13%	45	339	13%	4,070	4,025
933	4330 NATURAL GAS	5	-	-	5	-	-	-	(5)
938	4390 SEWER AND OTHER	60	1,006	6%	60	1,006	6%	12,071	12,011
	TOTAL UTILITIES	150	2,043	7%	150	2,043	7%	24,513	24,363

# APHA CONSOLIDATED

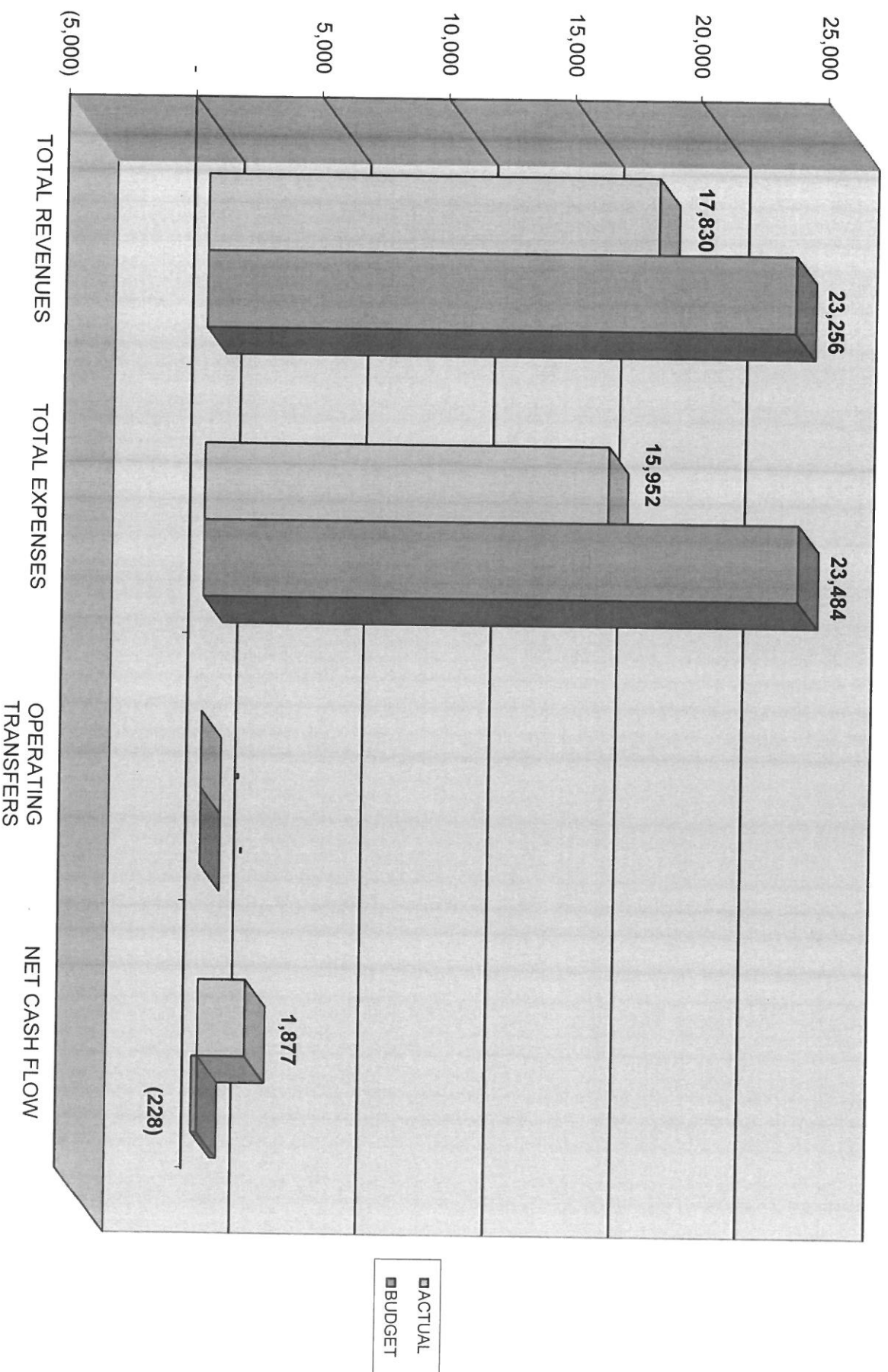
LINE ITEM	ACCT #	DESCRIPTION	CURRENT MONTH JAN, 2018	CURRENT MONTH BUDGET	DIFF	% OF MTD BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	DIFF	% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	2,494	6,186	(3,692)	40%	2,494	6,186	(3,692)	40%	74,334	71,740
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	916	2,551	(1,636)	36%	916	2,551	(1,636)	36%	30,615	29,699
943	4420	MATERIALS	12	625	(613)	2%	12	1,458	(1,446)	1%	7,500	7,488
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	38	625	(587)	6%	38	625	(587)	6%	7,500	7,462
		COOLING / AIR CONDITIONING	-	200	(200)	0%	-	200	(200)	0%	2,400	2,400
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	495	458	37	108%	5,500	5,005
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	-	83	(83)	0%	1,000	1,000
		EXTERMINATION	-	125	(125)	0%	-	125	(125)	0%	1,500	1,500
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
943	4430	ROUTINE MAINTENANCE	250	2,875	(2,625)	9%	250	2,875	(2,625)	9%	34,500	34,250
		OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ORDINARY MAINT &amp; OPER</b>												
			<b>4,205</b>	<b>13,729</b>	<b>(9,524)</b>	<b>31%</b>	<b>4,205</b>	<b>14,562</b>	<b>(10,357)</b>	<b>29%</b>	<b>164,749</b>	<b>160,544</b>
<b>PROTECTIVE SERVICES</b>												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
<b>TOTAL PROTECTIVE SERVICES</b>												
			-	-	-	-	-	-	-	-	-	-
<b>INSURANCE</b>												
961	4510	PROPERTY	-	-	-	-	-	-	-	-	-	-
		GENERAL LIABILITY	-	1,046	(1,046)	0%	-	1,046	(1,046)	0%	12,548	12,548
		WORKER'S COMPENSATION	-	114	(114)	0%	-	114	(114)	0%	1,362	1,362
		AUTO INSURANCE	-	449	(449)	0%	-	449	(449)	0%	5,392	5,392
		OTHER INSURANCE	-	68	(68)	0%	-	68	(68)	0%	814	814
			-	205	(205)	0%	-	205	(205)	0%	2,463	2,463
969		<b>TOTAL INSURANCE EXPENSES</b>	-	<b>1,882</b>	<b>(1,882)</b>	<b>0%</b>	-	<b>1,882</b>	<b>(1,882)</b>	<b>0%</b>	<b>22,579</b>	<b>22,579</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	837	875	(38)	96%	837	875	(38)	96%	10,500	9,663
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	6,093	83	(83)	0%	6,093	83	(83)	0%	1,000	1,000
			-	3,005	3,088	203%	-	3,005	3,088	203%	36,064	29,971
969		<b>TOTAL GENERAL EXPENSES</b>	<b>6,930</b>	<b>3,964</b>	<b>2,966</b>	<b>175%</b>	<b>6,930</b>	<b>3,964</b>	<b>2,966</b>	<b>175%</b>	<b>47,564</b>	<b>40,634</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>30,055</b>	<b>49,012</b>	<b>(18,957)</b>	<b>61%</b>	<b>30,055</b>	<b>49,845</b>	<b>(19,790)</b>	<b>60%</b>	<b>588,141</b>	<b>558,086</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>16,556</b>	<b>9,020</b>	<b>7,536</b>	<b>184%</b>	<b>16,556</b>	<b>8,187</b>	<b>8,369</b>	<b>202%</b>	<b>108,239</b>	<b>91,683</b>
<b>OTHER FINANCIAL ITEMS, SOURCES &amp; (USES)</b>												
		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	-	4,167	(4,167)	0%	-	4,167	(4,167)	0%	50,000	50,000
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
971	4610	DEBT SERVICE PAYMENT - PRINCIPAL	-	2,526	(2,526)	0%	-	2,526	(2,526)	0%	30,316	30,316
		EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>												
			-	<b>6,693</b>	<b>(6,693)</b>	<b>0%</b>	-	<b>6,693</b>	<b>(6,693)</b>	<b>0%</b>	<b>80,316</b>	<b>80,316</b>
900		<b>TOTAL EXPENDITURES</b>	<b>30,055</b>	<b>55,705</b>	<b>(25,650)</b>	<b>54%</b>	<b>30,055</b>	<b>56,538</b>	<b>(26,483)</b>	<b>53%</b>	<b>668,457</b>	<b>638,402</b>
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		<b>NET CASH FLOW</b>	<b>16,556</b>	<b>2,327</b>	<b>14,229</b>	<b>711%</b>	<b>16,556</b>	<b>1,494</b>	<b>15,062</b>	<b>1108%</b>	<b>27,923</b>	<b>11,367</b>

# APHA CONSOLIDATED ACCOUNT DETAIL

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			JAN. 2018	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>HUD PHA GRANTS</b>												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	27,105	32,598	(5,493)	83%	27,105	32,598	(5,493)	83%	391,176	364,071
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b>27,105</b>	<b>32,598</b>	<b>(5,493)</b>	<b>83%</b>	<b>27,105</b>	<b>32,598</b>	<b>(5,493)</b>	<b>83%</b>	<b>391,176</b>	<b>364,071</b>
<b>EXPENSES</b>												
<b>ADMINISTRATIVE OFFICE EXPENSES</b>												
4130		LEGAL	-	417	(417)	0%	-	417	(417)	0%	5,000	5,000
4140		STAFF TRAINING	-	500	(500)	0%	-	500	(500)	0%	6,000	6,000
4150		TRAVEL	-	208	(208)	0%	-	208	(208)	0%	2,500	2,500
4170		ACCOUNTING	-	400	(400)	0%	-	400	(400)	0%	4,800	4,800
4190		SUNDRY	479	600	(121)	80%	479	600	(121)	80%	7,200	6,721
4190.2		TELEPHONE/COMMUNICATIONS	788	375	413	210%	788	375	413	210%	4,500	3,712
4190.3		POSTAGE	-	179	(179)	0%	-	179	(179)	0%	2,150	2,150
4190		OFFICE SUPPLIES	-	542	(542)	0%	-	542	(542)	0%	6,500	6,500
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	40	17	(17)	0%	40	17	(17)	0%	200	200
				138	(98)	29%		138	(98)	29%	1,650	1,610
<b>TOTAL ADMINISTRATIVE</b>			<b>1,307</b>	<b>3,375</b>	<b>(2,068)</b>	<b>39%</b>	<b>1,307</b>	<b>3,375</b>	<b>(2,068)</b>	<b>39%</b>	<b>40,500</b>	<b>39,193</b>
<b>TOTAL GENERAL EXPENSES</b>												
4590		OTHER GENENERAL EXPENSE	837	875	(38)	96%	837	875	(38)	96%	10,500	9,663
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>			<b>837</b>	<b>875</b>	<b>(38)</b>	<b>96%</b>	<b>837</b>	<b>875</b>	<b>(38)</b>	<b>96%</b>	<b>10,500</b>	<b>9,663</b>



# **CENTRAL OFFICE COST CENTER**



# COCC - STATEMENT OF NET POSITION

## ASSETS

### Current Assets:

#### Cash

111	Unrestricted	13,026
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	4,146
114	Cash - Tenant Security Deposits	-
100	<b>Total Cash</b>	<b>17,173</b>

#### Receivables

121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	146,048
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	<b>Total Receivables - Net of Allowances for doubtful accts</b>	<b>146,048</b>

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	3,448
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
150	<b>Total Other Current Assets</b>	<b>3,448</b>

### Non-current Assets:

#### Total 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	(34,134)
167	Construction in Progress	-
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>688,519</b>
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

200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>855,188</b>

## LIABILITIES

### Current Liabilities:

311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	10,749
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	-
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	<b>Total Current Liabilities</b>	<b>10,749</b>

### Non-current Liabilities:

351	Long-term Debt, Net of Current - Capital Projects	-
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	14,343
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	4,146
350	<b>Total Noncurrent Liabilities</b>	<b>18,489</b>

### Deferred Inflows of Resources

#### Total Liabilities

### Deferred Inflows of Resources

#### EQUITY:

### 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	<b>Total Contributed Capital</b>	<b>-</b>

### Total Contributed Capital

### Net Investment in Capital Assets

688,519

### Reserved Fund Balance:

509	Fund Balance Reserved for Encumbrances/	-
	Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	<b>Total Reserved Fund Balance</b>	<b>-</b>

### Restricted Net Position

511.1	Restricted Net Position	-
512	Undesignated Fund Balance/Retained Earnings	137,431
512.1	Unrestricted Net Position	825,949
513	<b>Total Equity</b>	<b>855,188</b>

600	<b>Total Liabilities and Equity</b>	<b>855,188</b>
-----	-------------------------------------	----------------

# CENTRAL OFFICE COST CENTER

LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	DIFF	% OF MTD BUDGET	YEAR TO DATE	YEAR TO DATE	DIFF	% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE
ITEM #	REVENUE		JAN, 2018	BUDGET			ACTUAL	BUDGET			BUDGET	REMAINING
<b>OPERATING INCOME</b>												
703	3110	GROSS POTENTIAL RENT	-	-	-	-	-	-	-	-	-	-
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
<b>NET TENANT REVENUE</b>												
3110		TENANT REVENUE - OTHER	-	-	-	0%	-	-	-	0%	-	-
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	5,955	10	(10)	0%	5,955	10	(10)	0%	120	120
		BOOKKEEPING FEE INCOME	-	11,291	(5,337)	53%	-	11,291	(5,337)	53%	135,497	129,542
		ASSET MANAGEMENT FEE INCOME	-	830	(830)	0%	-	830	(830)	0%	9,954	9,954
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	11,875	11,125	750	107%	11,875	11,125	750	107%	133,503	121,628
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	17,830	23,256	(5,426)	77%	17,830	23,256	(5,426)	77%	279,074	261,244
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	9,005	14,314	(5,309)	63%	9,005	14,314	(5,309)	63%	171,755	162,760
912	4182	EBC - ADMIN	4,704	4,623	80	102%	4,704	4,623	80	102%	55,478	50,774
4171		AUDITING FEES	-	167	(167)	0%	-	167	(167)	0%	2,000	2,000
		MANAGEMENT FEES	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	1,152	2,067	(914)	56%	1,152	2,067	(914)	56%	24,800	23,648
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
<b>TOTAL TENANT SERVICES</b>												
931	4310	WATER	-	21	(21)	0%	-	21	(21)	0%	250	250
932	4320	ELECTRICITY	-	42	(42)	0%	-	42	(42)	0%	500	500
933	4330	NATURAL GAS	5	-	5	0%	5	-	5	0%	-	(5)
938	4390	SEWER AND OTHER	-	42	(42)	0%	-	42	(42)	0%	500	500
<b>TOTAL UTILITIES</b>												
			5	104	(99)	5%	5	104	(99)	5%	1,250	1,245
<b>TOTAL ADMINSTRATIVE</b>												
			14,861	21,170	(6,309)	70%	14,861	21,170	(6,309)	70%	254,043	239,182

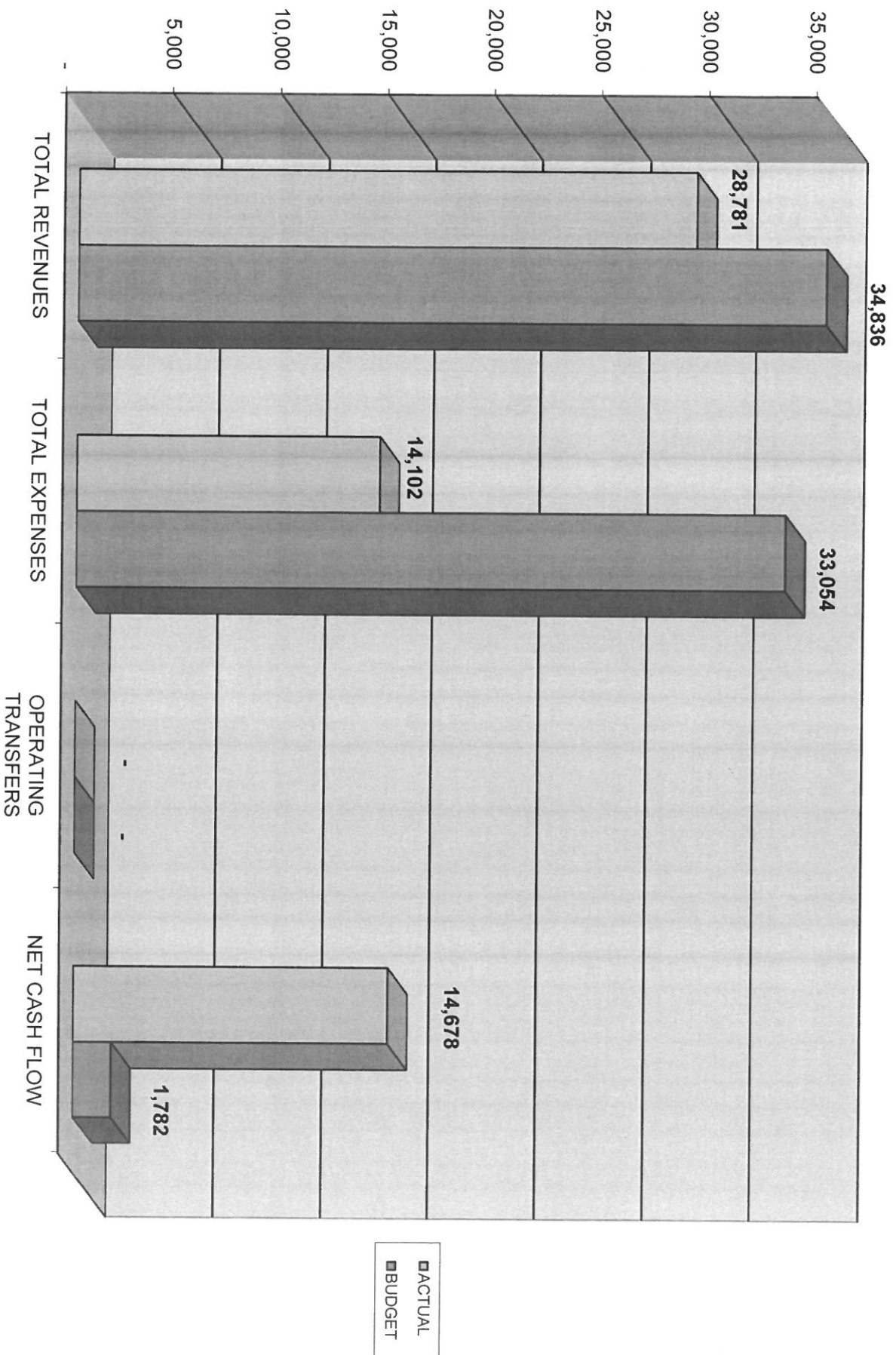
# CENTRAL OFFICE COST CENTER

LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	DIFF	% OF MTD BUDGET	YEAR TO DATE	YEAR TO DATE	DIFF	% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE
ITEM #			JAN, 2018	BUDGET			ACTUAL	BUDGET				REMAINING
941	4410	LABOR	-	-	-	-	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4420	MATERIALS	-	-	-	-	-	-	-	-	-	-
943		<b>CONTRACT COSTS</b>	-	-	-	-	-	-	-	-	-	-
		GARBAGE & TRASH	-	-	-	-	-	-	-	-	-	-
		COOLING / AIR CONDITIONING	-	-	-	-	-	-	-	-	-	-
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	-	-	-	-	-	-	-	-	-	-
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	-	-	-	-	-	-	-	-	-
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
943	4430	ROUTINE MAINTENANCE	250	-	250	-	250	-	250	-	-	(250)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL ORDINARY MAINT &amp; OPER</b>	<b>250</b>	<b>-</b>	<b>250</b>	<b>-</b>	<b>250</b>	<b>833</b>	<b>(583)</b>	<b>30%</b>	<b>-</b>	<b>(250)</b>
		<b>PROTECTIVE SERVICES</b>	-	-	-	-	-	-	-	-	-	-
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL PROTECTIVE SERVICES</b>	-	-	-	-	-	-	-	-	-	-
961	4510	PROPERTY	-	-	-	-	-	-	-	-	-	-
		GENERAL LIABILITY	-	-	-	-	-	-	-	-	-	-
		WORKER'S COMPENSATION	-	338	(338)	0%	-	338	(338)	0%	4,055	4,055
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	-	205	(205)	0%	-	205	(205)	0%	2,463	2,463
969		<b>TOTAL INSURANCE EXPENSES</b>	-	<b>543</b>	<b>(543)</b>	<b>0%</b>	-	<b>543</b>	<b>(543)</b>	<b>0%</b>	<b>6,518</b>	<b>6,518</b>
		<b>GENERAL EXPENSES</b>	-	-	-	-	-	-	-	-	-	-
962	4590	OTHER GENERAL EXPENSES	837	833	3	100%	837	833	3	100%	10,000	9,163
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL GENERAL EXPENSES</b>	<b>837</b>	<b>833</b>	<b>3</b>	<b>100%</b>	<b>837</b>	<b>833</b>	<b>3</b>	<b>100%</b>	<b>10,000</b>	<b>9,163</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>15,952</b>	<b>22,651</b>	<b>(6,699)</b>	<b>70%</b>	<b>15,952</b>	<b>23,484</b>	<b>(7,532)</b>	<b>68%</b>	<b>271,811</b>	<b>255,859</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>1,877</b>	<b>605</b>	<b>1,272</b>	<b>310%</b>	<b>1,877</b>	<b>(228)</b>	<b>2,105</b>	<b>-823%</b>	<b>7,263</b>	<b>5,386</b>
		<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		INTER-AMP 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	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL OTHER EXPENSES</b>	-	-	-	-	-	-	-	-	-	-
900		<b>TOTAL EXPENDITURES</b>	<b>15,952</b>	<b>22,651</b>	<b>(6,699)</b>	<b>70%</b>	<b>15,952</b>	<b>23,484</b>	<b>(7,532)</b>	<b>68%</b>	<b>271,811</b>	<b>255,859</b>
		<b>DEPRECIATION ADD BACK</b>	-	-	-	-	-	-	-	-	-	-
		<b>NET CASH FLOW</b>	<b>1,877</b>	<b>605</b>	<b>1,272</b>	<b>310%</b>	<b>1,877</b>	<b>(228)</b>	<b>2,105</b>	<b>-823%</b>	<b>7,263</b>	<b>5,386</b>

# CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR	% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	YTD	BUDGET	BALANCE
INCOME			JAN, 2018	BUDGET		BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
<b>HUD PHA GRANTS</b>											
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-
3410.2		FOUR IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>											
			-	-	-	-	-	-	-	-	-
<b>EXPENSES</b>											
<b>ADMINISTRATIVE OFFICE EXPENSES</b>											
4130		LEGAL	-	417	417	0%	-	417	0%	5,000	5,000
4140		STAFF TRAINING	-	83	83	0%	-	83	0%	1,000	1,000
4150		TRAVEL	-	83	83	0%	-	83	0%	1,000	1,000
4170		ACCOUNTING	-	150	150	0%	-	150	0%	1,800	1,800
4190		SUNDRY	478	500	22	96%	478	500	96%	6,000	5,522
4190.2		TELEPHONE/COMMUNICATIONS	634	250	(384)	254%	634	250	254%	3,000	2,366
4190.3		POSTAGE	-	83	83	0%	-	83	0%	1,000	1,000
4190		OFFICE SUPPLIES	-	500	500	0%	-	500	0%	6,000	6,000
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	40	-	(40)	-	40	-	-	-	(40)
<b>TOTAL ADMINISTRATIVE</b>											
			1,152	2,067	914	56%	1,152	2,067	56%	24,800	23,648
<b>TOTAL GENERAL EXPENSES</b>											
4590		OTHER GENERAL EXPENSE	837	833	(3)	100%	837	833	100%	10,000	9,163
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>											
			837	833	(3)	100%	837	833	100%	10,000	9,163

# RIDGEDALE



■ ACTUAL  
 ■ BUDGET

# RIDGEDALE - STATEMENT OF NET POSITION

## ASSETS

### Current Assets:

#### Cash

111	Unrestricted	34,249
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	6,202
100	<b>Total Cash</b>	<b>40,451</b>

#### 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	688
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
129	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	<b>Total Receivables - Net of Allowances for doubtful accts</b>	<b>688</b>

131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	76,251
142	Prepaid Expenses and Other Assets	4,868
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
150	<b>Total Other Current Assets</b>	<b>81,120</b>
	<b>Total Current Assets</b>	<b>122,258</b>

### Non-current Assets:

#### Fixed Assets

161	Land	-
168	Infrastructure	100,000
162	Buildings	-
163	Furniture, Equipment & Machinery- Dwellings	1,180,514
164	Furniture, Equipment & Machinery - Administration	48,213
165	Leasehold Improvements	-
166	Accumulated Depreciation	(316,658)
167	Construction in Progress	-
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>1,012,070</b>
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

200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets</b>	<b>1,134,328</b>
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>1,134,328</b>

## LIABILITIES

### Current Liabilities:

311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	2,585
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	451
333	Accounts Payable - Other Government	6,202
341	Tenant Security Deposits	-
342	Unearned Revenue	-
343	Current Portion of Long-term Debt - Capital Projects	25,346
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	3,448
310	<b>Total Current Liabilities</b>	<b>38,032</b>

### Non-current Liabilities:

351	Long-term Debt, Net of Current - Capital Projects	1,396,482
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	<b>Total Noncurrent Liabilities</b>	<b>1,396,482</b>
300	<b>Total Liabilities</b>	<b>1,434,515</b>

### DEFERRED INFLOWS OF RESOURCES

400	Deferred Inflows of Resources - Pension Related Items	-
401	<b>EQUITY:</b>	-
501	Investment in General Fixed Assets	-
502	<b>Contributed Capital</b>	-

502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	<b>Total Contributed Capital</b>	-
508.1	Net Investment in Capital Assets	(409,758)

### Reserved Fund Balance:

509	Fund Balance Reserved for Encumbrances/	-
510	Designated Fund Balance	-
511	Fund Balance Reserved for Capital Activities	-
	<b>Total Reserved Fund Balance</b>	-

511.1	Restricted Net Position	76,251
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	33,320
513	<b>Total Equity</b>	<b>(300,187)</b>
600	<b>Total Liabilities and Equity</b>	<b>1,134,328</b>



# RIDGEDALE

LINE	ACCT	CURRENT	CURRENT	% OF	YEAR	YEAR	% OF	ANNUAL	BUDGET
ITEM #	DESCRIPTION	MONTH	MONTH	MTD	TO DATE	TO DATE	YTD	BUDGET	BALANCE
REVENUE		JAN 2018	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
<b>OPERATING INCOME</b>									
703	3110 GROSS POTENTIAL RENT	1,476	1,500	(24)	1,476	1,500	(24)	18,000	16,524
704	3422 LESS: VACANCY LOSS	-	(30)	30	-	(30)	0%	(360)	(360)
	<b>NET TENANT REVENUE</b>	<b>1,476</b>	<b>1,530</b>	<b>98%</b>	<b>1,476</b>	<b>1,530</b>	<b>98%</b>	<b>17,640</b>	<b>16,164</b>
3401	TENANT REVENUE - OTHER	189	574	(385)	189	574	33%	6,890	6,701
3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-
3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-
3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-
3431	<b>NET OPERATING REVENUE</b>	<b>1,665</b>	<b>2,104</b>	<b>(439)</b>	<b>1,665</b>	<b>2,104</b>	<b>79%</b>	<b>24,530</b>	<b>22,865</b>
706	HAP SUBSIDY	27,105	32,598	(5,493)	27,105	32,598	83%	391,176	364,071
708	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	364,071
711	INVESTMENT INCOME - UNRESTRICTED	3	4	(1)	3	4	73%	50	47
	MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-
	BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-
	ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-
714	FRAUD RECOVERY	-	-	-	-	-	-	-	-
715	OTHER REVENUE	-	92	(92)	-	92	0%	1,100	1,100
720	INVESTMENT INCOME - RESTRICTED	8	38	(30)	8	38	20%	450	442
	<b>OPERATING REVENUES</b>	<b>28,781</b>	<b>34,836</b>	<b>(6,055)</b>	<b>28,781</b>	<b>34,836</b>	<b>83%</b>	<b>417,306</b>	<b>752,596</b>
<b>OPERATING EXPENDITURES</b>									
<b>ADMINISTRATIVE</b>									
911	4110 ADMINISTRATIVE SALARIES	570	1,129	(559)	570	1,129	50%	13,550	12,980
912	4182 EBC - ADMIN	441	552	(111)	441	552	80%	6,626	6,185
4171	AUDITING FEES	-	375	(375)	-	375	0%	4,500	4,500
	MANAGEMENT FEES	2,743	2,725	17	2,743	2,725	101%	32,705	29,962
	BOOKKEEPING FEES	-	126	(126)	-	126	0%	1,512	1,512
	ADVERTISING & MARKETING	-	-	-	-	-	-	-	-
	OFFICE EXPENSE	-	-	-	-	-	-	-	-
	LEGAL EXPENSE	-	-	-	-	-	-	-	-
	TRAVEL	-	-	-	-	-	-	-	-
916	4190 OTHER	155	1,308	(1,153)	155	1,308	12%	15,700	15,545
	<b>TOTAL ADMINISTRATIVE</b>	<b>3,909</b>	<b>6,216</b>	<b>(2,308)</b>	<b>3,909</b>	<b>6,216</b>	<b>63%</b>	<b>74,593</b>	<b>70,684</b>
<b>TENANT SERVICES</b>									
921	4220 TENANT SERVICES	-	-	-	-	-	-	-	-
923	4220.2 TENANT SERVICES AFTER SCHOOL PROGRA	-	-	-	-	-	-	-	-
924	4230 OTHER	-	8	(8)	-	8	0%	100	100
	<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>8</b>	<b>(8)</b>	<b>-</b>	<b>8</b>	<b>0%</b>	<b>100</b>	<b>100</b>
<b>UTILITIES</b>									
931	4310 WATER	40	677	(637)	40	677	6%	8,122	8,082
932	4320 ELECTRICITY	45	298	(252)	45	298	15%	3,570	3,525
933	4330 NATURAL GAS	-	-	-	-	-	-	-	-
938	4390 SEWER AND OTHER	60	964	(904)	60	964	6%	11,571	11,511
	<b>TOTAL UTILITIES</b>	<b>145</b>	<b>1,939</b>	<b>(1,793)</b>	<b>145</b>	<b>1,939</b>	<b>7%</b>	<b>23,263</b>	<b>23,118</b>



# RIDGEDALE

LINE	ACCT	DESCRIPTION	CURRENT MONTH JAN. 2018	CURRENT MONTH BUDGET	DIFF	% OF MTD BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	DIFF	% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	2,494	6,186	(3,692)	40%	2,494	6,186	(3,692)	40%	74,234	71,740
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	916	2,551	(1,636)	36%	916	2,551	(1,636)	36%	30,615	29,699
943	4420	MATERIALS	12	625	(613)	2%	12	625	(613)	2%	7,500	7,488
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	38	625	(587)	6%	38	625	(587)	6%	7,500	7,462
		COOLING / AIR CONDITIONING	-	200	(200)	0%	-	200	(200)	0%	2,400	2,400
		CABINETS	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	495	458	37	108%	5,500	5,005
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	-	83	(83)	0%	1,000	1,000
		EXTERMINATION	-	125	(125)	0%	-	125	(125)	0%	1,500	1,500
		CAMERA SECURITY	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	2,875	(2,875)	0%	-	2,875	(2,875)	0%	34,500	34,500
<b>TOTAL ORDINARY MAINT &amp; OPER</b>												
			<b>3,955</b>	<b>13,729</b>	<b>(9,774)</b>	<b>29%</b>	<b>3,955</b>	<b>13,729</b>	<b>(9,774)</b>	<b>29%</b>	<b>164,749</b>	<b>160,794</b>
<b>PROTECTIVE SERVICES</b>												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
<b>TOTAL PROTECTIVE SERVICES</b>												
			-	-	-	-	-	-	-	-	-	-
<b>INSURANCE</b>												
961	4510	PROPERTY	-	1,046	(1,046)	0%	-	1,046	(1,046)	0%	12,548	12,548
		GENERAL LIABILITY	-	114	(114)	0%	-	114	(114)	0%	1,362	1,362
		WORKER'S COMPENSATION	-	111	(111)	0%	-	111	(111)	0%	1,337	1,337
		AUTO INSURANCE	-	68	(68)	0%	-	68	(68)	0%	814	814
		OTHER INSURANCE	-	-	-	-	-	-	-	-	-	-
<b>TOTAL INSURANCE EXPENSES</b>												
969			-	<b>1,338</b>	<b>(1,338)</b>	<b>0%</b>	-	<b>1,338</b>	<b>(1,338)</b>	<b>0%</b>	<b>16,061</b>	<b>16,061</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	-	42	(42)	0%	-	42	(42)	0%	500	500
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	83	(83)	0%	-	83	(83)	0%	1,000	1,000
		INTEREST EXPENSE	6,093	3,005	3,088	203%	6,093	3,005	3,088	203%	36,064	29,971
<b>TOTAL GENERAL EXPENSES</b>												
			<b>6,093</b>	<b>3,130</b>	<b>2,963</b>	<b>195%</b>	<b>6,093</b>	<b>3,130</b>	<b>2,963</b>	<b>195%</b>	<b>37,564</b>	<b>31,471</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>14,102</b>	<b>26,361</b>	<b>(12,259)</b>	<b>53%</b>	<b>14,102</b>	<b>26,361</b>	<b>(12,259)</b>	<b>53%</b>	<b>316,330</b>	<b>302,228</b>
870		<b>CASH FLOW FROM OPERATIONS</b>	<b>14,678</b>	<b>8,475</b>	<b>6,204</b>	<b>173%</b>	<b>14,678</b>	<b>8,475</b>	<b>6,204</b>	<b>173%</b>	<b>100,976</b>	<b>450,369</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>												
		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	-	4,167	(4,167)	0%	-	4,167	(4,167)	0%	50,000	50,000
		INTEREST NOTES AND BONDS	-	-	-	-	-	-	-	-	-	-
971	4610	DEBT SERVICE PAYMENT - PRINCIPAL	-	2,526	(2,526)	0%	-	2,526	(2,526)	0%	30,316	30,316
		EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS-TRANS FROM RESERVES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>												
			-	<b>6,693</b>	<b>(6,693)</b>	<b>0%</b>	-	<b>6,693</b>	<b>(6,693)</b>	<b>0%</b>	<b>80,316</b>	<b>80,316</b>
900		<b>TOTAL EXPENDITURES</b>	<b>14,102</b>	<b>33,054</b>	<b>(18,952)</b>	<b>43%</b>	<b>14,102</b>	<b>33,054</b>	<b>(18,952)</b>	<b>43%</b>	<b>396,646</b>	<b>382,544</b>
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		NET CASH FLOW	<b>14,678</b>	<b>1,782</b>	<b>12,897</b>	<b>824%</b>	<b>14,678</b>	<b>1,782</b>	<b>12,897</b>	<b>824%</b>	<b>20,660</b>	<b>370,053</b>

# RIDEGEDALE ACCOUNT DETAIL

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR	% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	YTD	BUDGET	BALANCE
INCOME			JAN. 2018	BUDGET		BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
HUD PHA GRANTS											
	3401	CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-
	3401.1	CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-
	3410	SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-
	3410.1	ADMINISTRATIVE FEES EARNED	27,105	32,598	(5,493)	83%	27,105	32,598	83%	391,176	364,071
	3410.2	PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			27,105	32,598	(5,493)	83%	27,105	32,598	83%	391,176	364,071
EXPENSES											
ADMINISTRATIVE OFFICE EXPENSES											
	4130	LEGAL	-	-	-	-	-	-	-	-	-
	4140	STAFF TRAINING	-	417	417	0%	-	417	0%	5,000	5,000
	4150	TRAVEL	-	125	125	0%	-	125	0%	1,500	1,500
	4170	ACCOUNTING	-	250	250	0%	-	250	0%	3,000	3,000
	4190	SUNDRY	1	100	99	1%	1	100	1%	1,200	1,199
	4190.2	TELEPHONE/COMMUNICATIONS	154	125	(29)	123%	154	125	123%	1,500	1,346
	4190.3	POSTAGE	-	96	96	0%	-	96	0%	1,150	1,150
	4190	OFFICE SUPPLIES	-	42	42	0%	-	42	0%	500	500
	4190	CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-
	4190	EVICION COST	-	17	17	0%	-	17	0%	200	200
	4190.9	CONTRACT COST - ADMIN	-	138	138	0%	-	138	0%	1,650	1,650
TOTAL ADMINISTRATIVE			155	1,308	1,153	12%	155	1,308	12%	15,700	15,545
TOTAL GENERAL EXPENSES											
	4590	OTHER GENENERAL EXPENSE	-	42	42	0%	-	42	0%	500	500
	4590	FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-
	4590.5	ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-
	4590.6	OTHER FEES	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	42	42	0%	-	42	0%	500	500

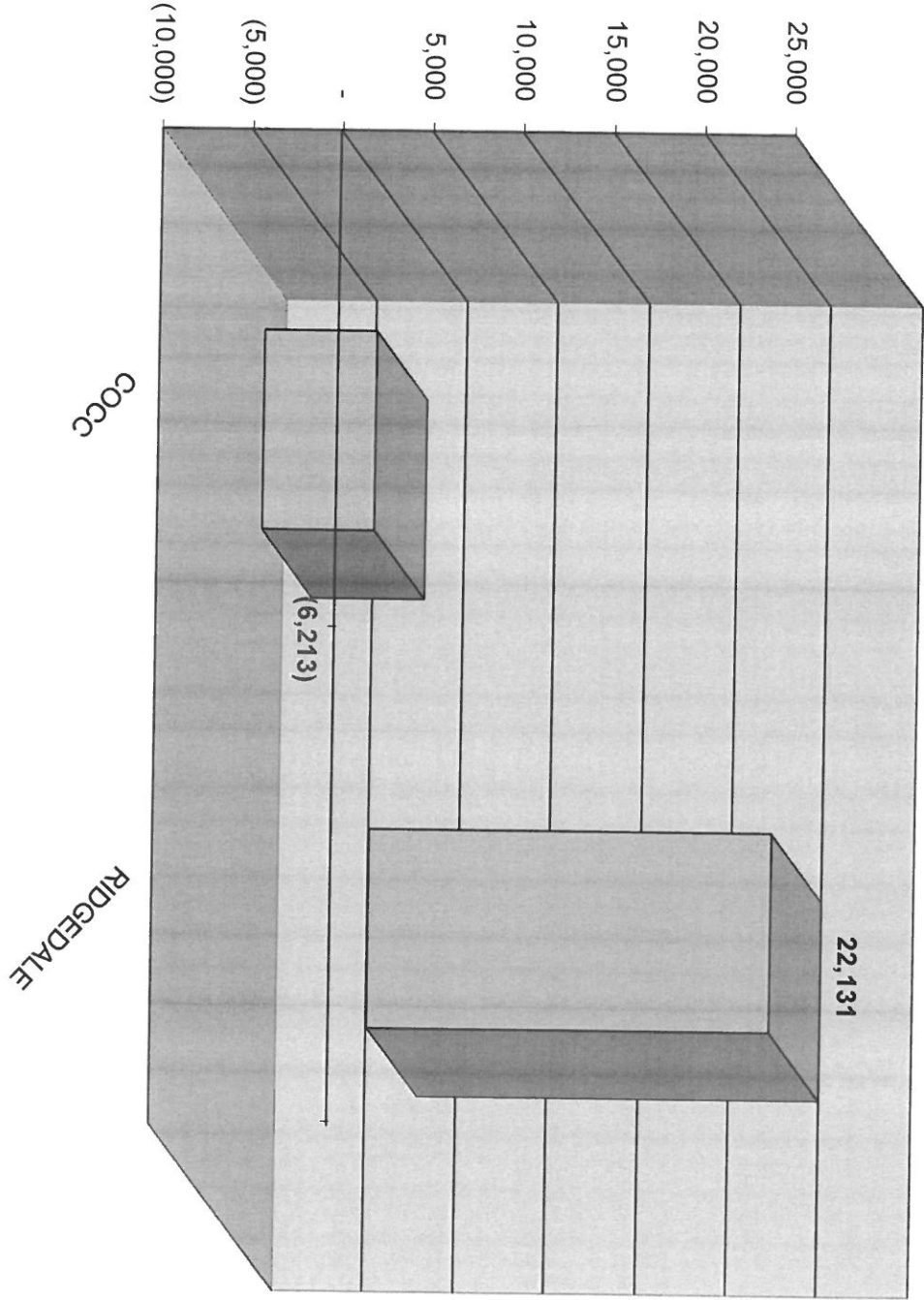
# **AVON PARK** **HOUSING AUTHORITY**

**FISCAL YEAR ENDING DECEMBER 31, 2018**

## **Financial Statements**

**February 28, 2018**

# Avon Park Housing Authority



Year to Date Net Income

# **AVON PARK HOUSING AUTHORITY** **SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES** **As of February 28, 2018**

**COC**

1111.00 GENERAL FUND-COC  
 1111.40 FSS ESCROW

30,822  
 4,147  
**TOTAL 34,969**

**RIDGEDALE**

1111.01 GENERAL FUND CHECKING 34,869  
 1114.00 SECURITY DEPOSITS 6,202  
 1162.05 ESCROW MIP 2,247  
 1162.06 ESCROW RESERVE REPLACEMENT 17,496  
 1162.07 ESCROW INSURANCE 11,703  
 1162.08 RESIDUAL RECEIPTS RESERVES 47,444  
**TOTAL 119,961**

GRAND TOTAL CASH ACCOUNTS **154,930**

# AVON PARK HOUSING AUTHORITY

## SCHEDULE OF UNRESTRICTED NET POSITION

As of February 28, 2018

### CENTRAL OFFICE COST CENTER

UNRESTRICTED NET POSITION  
YEAR TO DATE EARNINGS

135,553  
(6,213)  
TOTAL 129,340

### RIDGEDALE

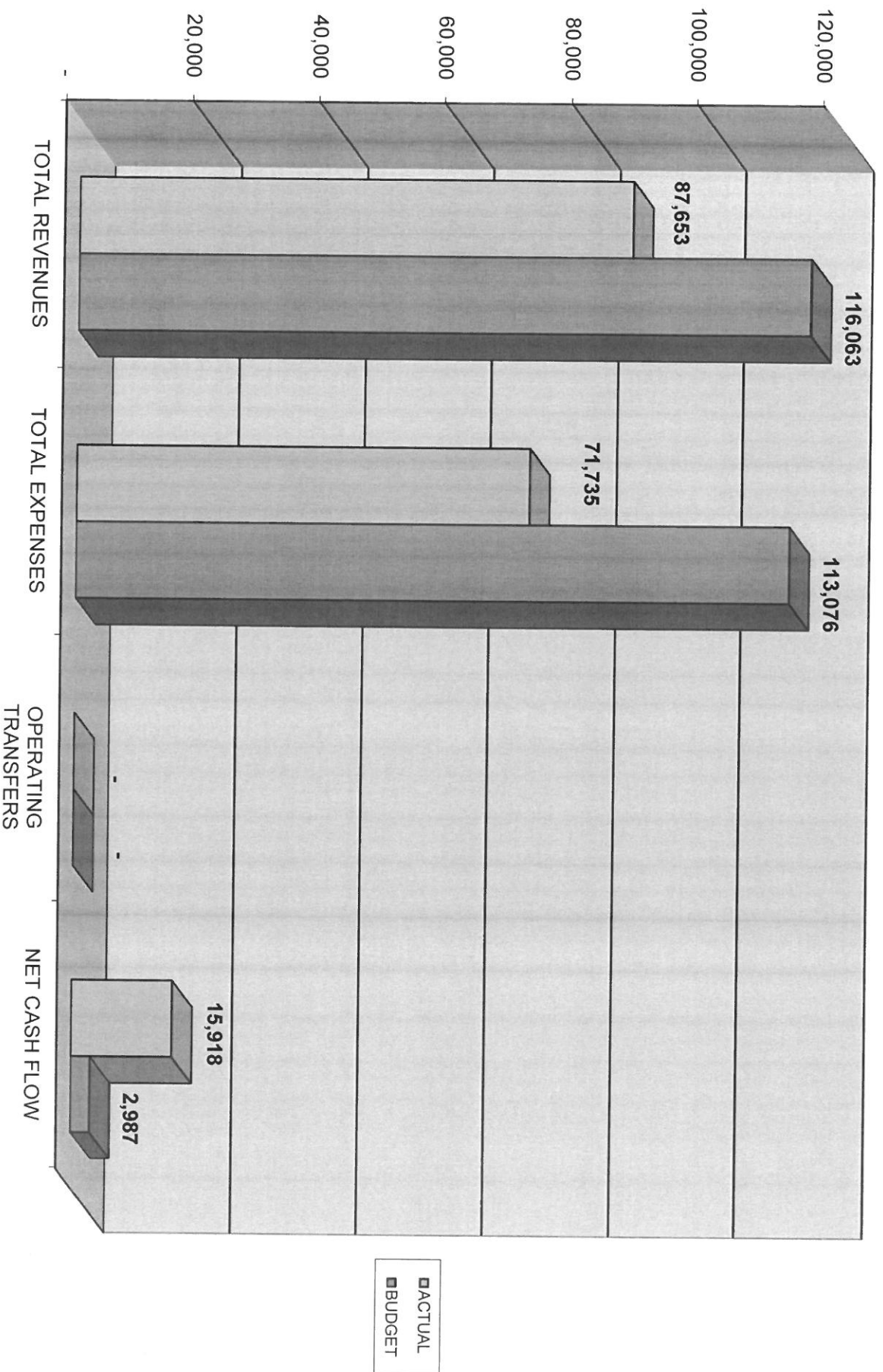
UNRESTRICTED NET POSITION  
YEAR TO DATE EARNINGS

(3,331)  
22,131  
TOTAL 18,800

TOTAL RESERVE BALANCES

148,140

# APHA CONSOLIDATED



# APHA CONSOLIDATED- STATEMENT OF NET POSITION

## ASSETS

### Current Assets:

#### Cash

111	Unrestricted	
115	Cash - Restricted for Payment of Current Liabilities	65,691
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	4,147
114	Cash - Tenant Security Deposits	6,202
100		
	<b>Total Cash</b>	<b>76,039</b>

#### Receivables

121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	-
125	Accounts Receivable - Miscellaneous	114,127
126	Accounts Receivable - Tenant's Dwelling Rents	-
126.1	Allowance for Doubtful Accounts - Dwelling Rents	1,613
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		
	<b>Total Receivables - Net of Allowances for doubtful accts</b>	<b>115,739</b>

131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	78,891
143	Inventories	2,192
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	<b>Total Other Current Assets</b>	<b>81,082</b>
150		
	<b>Total Current Assets</b>	<b>272,861</b>

### Non-current Assets:

#### Fixed Assets

161	Land	
168	Infrastructure	600,000
162	Buildings	2,758
163	Furniture, Equipment & Machinery - Dwellings	1,224,173
164	Furniture, Equipment & Machinery - Administration	-
165	Leasehold Improvements	224,450
166	Accumulated Depreciation	-
167	Construction in Progress	(350,792)
160	Total Fixed Assets - Net of Accumulated Depreciation	1,700,589
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

200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>1,973,449</b>

## LIABILITIES

### Current Liabilities:

311	Bank Overdraft	
312	Accounts Payable <= 90 Days	
313	Accounts payable >90 Days Past Due	1,266
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	-
324	Accrued Contingency Liability	2,585
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	451
341	Tenant Security Deposits	6,202
342	Unearned Revenue	-
343	Current Portion of Long-term Debt - Capital Projects	22,849
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		
	<b>Total Current Liabilities</b>	<b>33,353</b>

### Non-current Liabilities:

351	Long-term Debt, Net of Current - Capital Projects	1,396,482
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	14,343
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	4,147
350		
300	<b>Total Noncurrent Liabilities</b>	<b>1,414,971</b>
	<b>Total Liabilities</b>	<b>1,448,324</b>

### DEFERRED INFLOWS OF RESOURCES

400	Deferred Inflows of Resources - Pension Related Items	-
401		
	<b>EQUITY:</b>	

### Investment in General Fixed Assets

501	Investment in General Fixed Assets	-
	<b>Contributed Capital</b>	
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508		
	<b>Total Contributed Capital</b>	<b>-</b>

### Total Contributed Capital

508.1	Net Investment in Capital Assets	281,258
-------	----------------------------------	---------

### Reserved Fund Balance:

509	Fund Balance Reserved for Encumbrances/	-
	Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511		
	<b>Total Reserved Fund Balance</b>	<b>-</b>

### Total Reserved Fund Balance

511.1	Restricted Net Position	78,891
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	164,976
513		525,125
600		
	<b>Total Equity</b>	<b>1,973,449</b>

	<b>Total Liabilities and Equity</b>	<b>1,973,449</b>
--	-------------------------------------	------------------



# APHA CONSOLIDATED

LINE	ACCT	CURRENT	CURRENT	% OF	YEAR	YEAR	% OF	ANNUAL	BUDGET
ITEM	#	MONTH	MONTH	MTD	TO DATE	TO DATE	YTD	BUDGET	BALANCE
REVENUE	DESCRIPTION	FEB. 2018	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
OPERATING INCOME									
703	3110 GROSS POTENTIAL RENT	1,150	1,500	(350)	2,626	3,000	(374)	18,000	15,374
	NET TENANT REVENUE	-	(30)	30	-	(60)	60	(360)	(360)
3401	TENANT REVENUE - OTHER	1,150	1,470	(320)	2,626	2,940	(314)	17,640	15,014
3404	TENANT REVENUE - EXCESS UTILITY	125	574	(450)	314	1,148	(835)	6,890	6,576
3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-
3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-
3431	NET OPERATING REVENUE	-	-	-	-	-	-	-	-
706	HUD PHA OPERATING GRANT CFP	1,275	2,044	(770)	2,940	4,088	(1,149)	24,530	21,590
708	OTHER GOVERNMENT GRANTS	28,818	32,598	(3,780)	55,923	65,196	(9,273)	391,176	335,253
711	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-	-	-
	MANAGEMENT FEE INCOME	2	14	(12)	5	28	(23)	170	165
	BOOKKEEPING FEE INCOME	9,574	11,291	(1,717)	15,529	22,583	(7,054)	135,487	119,968
	ASSET MANAGEMENT FEE INCOME	-	830	(830)	-	1,659	(1,659)	9,954	9,954
714	FRAUD RECOVERY	-	-	-	-	-	-	-	-
715	OTHER REVENUE	-	-	-	-	-	-	-	-
720	INVESTMENT INCOME - RESTRICTED	1,369	11,217	(9,848)	13,244	22,434	(9,190)	134,603	121,359
		5	38	(32)	13	75	(62)	450	437
700	TOTAL REVENUES	41,043	58,032	(16,989)	87,653	116,063	(28,410)	696,380	608,727
OPERATING EXPENDITURES									
ADMINISTRATIVE									
911	ADMINISTRATIVE SALARIES	12,828	15,443	(2,615)	22,403	30,886	(8,483)	185,315	162,912
912	EBC - ADMIN	4,088	5,175	(1,087)	9,232	10,351	(1,118)	62,104	52,872
4171	AUDITING FEES	-	542	(542)	-	1,083	(1,083)	6,500	6,500
	MANAGEMENT FEES	2,816	2,725	91	5,559	5,451	108	32,705	27,146
	BOOKKEEPING FEES	-	126	(126)	-	252	(252)	1,512	1,512
	ADVERTISING & MARKETING	-	-	-	-	-	-	-	-
	OFFICE EXPENSE	-	-	-	-	-	-	-	-
	LEGAL EXPENSE	-	-	-	-	-	-	-	-
	TRAVEL	-	-	-	-	-	-	-	-
916	OTHER	1,860	3,375	(1,515)	3,167	6,750	(3,583)	40,500	37,333
	TOTAL ADMINISTRATIVE	21,592	27,386	(5,795)	40,361	54,773	(14,411)	328,636	288,275
TENANT SERVICES									
921	4210 SALARIES	-	-	-	-	-	-	-	-
923	4222 EBC - TNT SVCS	-	-	-	-	-	-	-	-
924	4230 OTHER	1,080	8	1,072	1,080	17	1,063	100	(980)
	TOTAL TENANT SERVICES	1,080	8	1,072	1,080	17	1,063	100	(980)
UTILITIES									
931	4310 WATER	831	698	133	870	1,395	(525)	8,372	7,502
932	4320 ELECTRICITY	937	339	598	983	678	305	4,070	3,087
933	4330 NATURAL GAS	16	-	16	21	-	21	-	(21)
938	4380 SEWER AND OTHER	1,020	1,006	14	1,081	2,012	(931)	12,071	10,990
	TOTAL UTILITIES	2,804	2,043	761	2,954	4,086	(1,131)	24,513	21,559

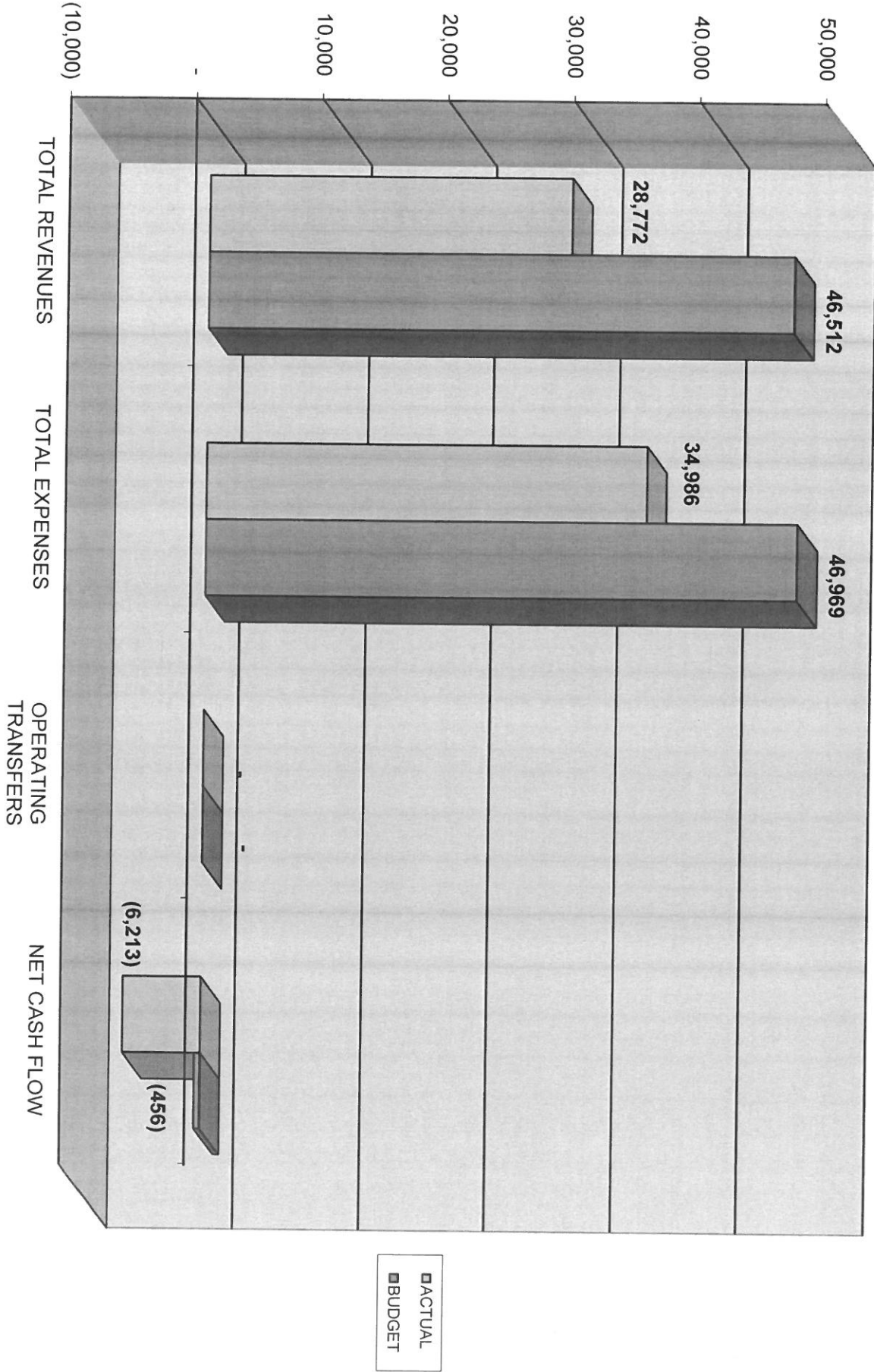
# APHA CONSOLIDATED

LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	DIFF	% OF MTD	YEAR TO DATE	YEAR TO DATE	DIFF	% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM	#		FEB. 2018	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	2,199	6,186	(3,987)	36%	4,693	12,372	(7,679)	38%	74,234	69,541
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	661	2,551	(1,890)	26%	1,577	5,103	(3,525)	31%	30,615	29,038
943	4420	MATERIALS	2,345	625	1,720	375%	2,357	2,917	(560)	81%	7,500	5,143
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	717	625	92	115%	755	1,250	(495)	60%	7,500	6,745
		COOLING / AIR CONDITIONING	125	200	(75)	63%	125	400	(275)	31%	2,400	2,275
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	990	917	73	108%	5,500	4,510
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	83	(83)	0%	-	167	(167)	0%	1,000	1,000
		JANITORIAL	-	125	(125)	0%	-	250	(250)	0%	1,500	1,500
943	4430	ROUTINE MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		OTHER MISCELLANEOUS CONTRACT COSTS	3,637	2,875	(2,875)	0%	250	5,750	(5,500)	4%	34,500	34,250
			10,180	13,729	(3,550)	74%	14,385	29,125	(14,740)	49%	164,749	150,364
<b>TOTAL ORDINARY MAINT &amp; OPER</b>												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
<b>TOTAL PROTECTIVE SERVICES</b>												
		INSURANCE	-	-	-	-	-	-	-	-	-	-
961	4510	INSURANCE	1,338	1,882	(543)	71%	2,677	3,763	(1,087)	71%	22,579	19,902
969		TOTAL INSURANCE EXPENSES	1,338	1,882	(543)	71%	2,677	3,763	(1,087)	71%	22,579	19,902
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	314	875	(561)	36%	1,150	1,750	(600)	66%	10,500	9,350
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	3,034	3,005	29	101%	9,128	6,011	3,117	152%	36,064	26,936
		TOTAL GENERAL EXPENSES	3,348	3,964	(616)	84%	10,278	7,927	2,351	130%	47,564	37,286
969		TOTAL OPERATING EXPENDITURES	40,342	49,012	(8,670)	82%	71,735	99,690	(27,955)	72%	588,141	516,406
970		CASH FLOW FROM OPERATIONS	701	9,020	(8,319)	8%	15,918	16,373	(455)	97%	108,239	92,321
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>												
		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	-	4,167	(4,167)	0%	-	8,333	(8,333)	0%	50,000	50,000
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
971	4610	DEBT SERVICE PAYMENT - PRINCIPAL	-	2,526	(2,526)	0%	-	5,053	(5,053)	0%	30,316	30,316
		EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>												
900		TOTAL EXPENDITURES	40,342	55,705	(15,363)	72%	71,735	113,076	(41,341)	63%	668,457	596,722
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		NET CASH FLOW	701	2,327	(1,626)	30%	15,918	2,987	12,931	533%	27,923	12,005

# APHA CONSOLIDATED ACCOUNT DETAIL

LINE	ACCT	DESCRIPTION	CURRENT MONTH FEB. 2018	CURRENT MONTH BUDGET	DIFF	% OF MTD BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	DIFF	% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE REMAINING
<b>HUD PHA GRANTS</b>												
3401	CAPITAL FUND REVENUE - SOFT COSTS		-	-	-	-	-	-	-	-	-	-
3401.1	CFP CAPITAL EXPENDITURES		-	-	-	-	-	-	-	-	-	-
3410	SECTION 8 HAP INCOME		28,818	32,598	(3,780)	88%	55,923	65,196	(9,273)	86%	391,176	335,253
3410.1	ADMINISTRATIVE FEES EARNED		-	-	-	-	-	-	-	-	-	-
3410.2	POKI IN ADMINISTRATIVE FEES EARNED		-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b>28,818</b>	<b>32,598</b>	<b>(3,780)</b>	<b>88%</b>	<b>55,923</b>	<b>65,196</b>	<b>(9,273)</b>	<b>86%</b>	<b>391,176</b>	<b>335,253</b>
<b>EXPENSES</b>												
<b>ADMINISTRATIVE OFFICE EXPENSES</b>												
4130	LEGAL		-	417	(417)	0%	-	833	(833)	0%	5,000	5,000
4140	STAFF TRAINING		300	500	(200)	60%	300	1,000	(700)	30%	6,000	5,700
4150	TRAVEL		-	208	(208)	0%	-	417	(417)	0%	2,500	2,500
4170	ACCOUNTING		3	400	(397)	1%	3	800	(797)	0%	4,800	4,797
4190	SUNDRY		370	600	(230)	62%	849	1,200	(351)	71%	7,200	6,351
4190.2	TELEPHONE/COMMUNICATIONS		733	375	358	195%	1,521	750	771	203%	4,500	2,979
4190.3	POSTAGE		71	179	(108)	40%	71	358	(287)	20%	2,150	2,079
4190	OFFICE SUPPLIES		-	542	(542)	0%	-	1,083	(1,083)	0%	6,500	6,500
4190	CONTRACT COST-COPIER/SECURITY		91	-	91	-	91	-	91	-	-	(91)
4190	EVICITION COST		-	17	(17)	0%	-	33	(33)	0%	200	200
4190.9	CONTRACT COST - ADMIN		292	138	155	212%	332	275	57	121%	1,650	1,318
<b>TOTAL ADMINISTRATIVE</b>			<b>1,860</b>	<b>3,375</b>	<b>(1,515)</b>	<b>55%</b>	<b>3,167</b>	<b>6,750</b>	<b>(3,583)</b>	<b>47%</b>	<b>40,500</b>	<b>37,333</b>
<b>TOTAL GENERAL EXPENSES</b>												
4590	OTHER GENENERAL EXPENSE		314	875	(561)	36%	1,150	1,750	(600)	66%	10,500	9,350
4590	FSS CONTRIBUTIONS		-	-	-	-	-	-	-	-	-	-
4590.5	ASSET MANAGEMENT FEE		-	-	-	-	-	-	-	-	-	-
4590.6	OTHER FEES		-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>			<b>314</b>	<b>875</b>	<b>(561)</b>	<b>36%</b>	<b>1,150</b>	<b>1,750</b>	<b>(600)</b>	<b>66%</b>	<b>10,500</b>	<b>9,350</b>

# CENTRAL OFFICE COST CENTER



■ ACTUAL  
 ■ BUDGET

# COCC - STATEMENT OF NET POSITION

## ASSETS

### Current Assets:

#### Cash

111	Unrestricted	30,822
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	4,147
114	Cash - Tenant Security Deposits	-
100	<b>Total Cash</b>	<b>34,969</b>

#### Receivables

121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	-
125	Accounts Receivable - Miscellaneous	114,127
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	<b>Total Receivables - Net of Allowances for doubtful accts</b>	<b>114,127</b>

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	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
150	<b>Total Other Current Assets</b>	<b>-</b>

### Total Current Assets

#### 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	(34,134)
167	Construction in Progress	-
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>688,519</b>
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

200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>837,614</b>

## LIABILITIES

### Current Liabilities:

311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	1,266
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	-
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	<b>Total Current Liabilities</b>	<b>1,266</b>

### Non-current Liabilities:

351	Long-term Debt, Net of Current - Capital Projects	-
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	14,343
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	4,147
350	<b>Total Noncurrent Liabilities</b>	<b>18,489</b>

### Total Liabilities

#### DEFERRED INFLOWS OF RESOURCES

400	Deferred Inflows of Resources - Pension Related Items	-
-----	---	---

#### EQUITY:

501	Investment in General Fixed Assets	-
502	<b>Contributed Capital</b>	<b>-</b>
503	Project Notes (HUD)	-
504	Long-term Debt - HUD Guaranteed	-
505	Net HUD PHA Contributions	-
507	Other HUD Contributions	-
508	Other Contributions	-
508.1	<b>Total Contributed Capital</b>	<b>-</b>

### Net Investment in Capital Assets

#### Reserved Fund Balance:

509	Fund Balance Reserved for Encumbrances/	-
510	Designated Fund Balance	-
511	Fund Balance Reserved for Capital Activities	-
511.1	<b>Total Reserved Fund Balance</b>	<b>-</b>

512	Restricted Net Position	-
512.1	Undesignated Fund Balance/Retained Earnings	129,340
513	Unrestricted Net Position	817,859

	<b>Total Equity</b>	<b>837,614</b>
	<b>Total Liabilities and Equity</b>	<b>837,614</b>

[illegible]6/4/2018 12:45 PM

# CENTRAL OFFICE COST CENTER

LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	DIFF	% OF MTD BUDGET	YEAR TO DATE	YEAR TO DATE	DIFF	% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE
ITEM #			FEB. 2018	BUDGET			ACTUAL	BUDGET				REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	-	-	-	-	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4420	MATERIALS	543	-	543	-	543	1,667	(1,124)	33%	-	(543)
943		<b>CONTRACT COSTS</b>										
		GARBAGE & TRASH	-	-	-	-	-	-	-	-	-	-
		COOLING / AIR CONDITIONING	-	-	-	-	-	-	-	-	-	-
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	-	-	-	-	-	-	-	-	-	-
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	-	-	-	-	-	-	-	-	-
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
943	4430	ROUTINE MAINTENANCE	-	-	-	-	250	-	250	-	-	(250)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL ORDINARY MAINT &amp; OPER</b>	<b>543</b>	<b>-</b>	<b>543</b>	<b>-</b>	<b>793</b>	<b>1,667</b>	<b>(874)</b>	<b>48%</b>	<b>-</b>	<b>(793)</b>
		<b>PROTECTIVE SERVICES</b>										
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL PROTECTIVE SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
		<b>INSURANCE</b>										
961	4510	INSURANCE	-	543	(543)	0%	-	1,086	(1,086)	0%	6,518	6,518
969		<b>TOTAL INSURANCE EXPENSES</b>	<b>-</b>	<b>543</b>	<b>(543)</b>	<b>0%</b>	<b>-</b>	<b>1,086</b>	<b>(1,086)</b>	<b>0%</b>	<b>6,518</b>	<b>6,518</b>
		<b>GENERAL EXPENSES</b>										
962	4590	OTHER GENERAL EXPENSES	314	833	(520)	38%	1,150	1,667	(516)	69%	10,000	8,850
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL GENERAL EXPENSES</b>	<b>314</b>	<b>833</b>	<b>(520)</b>	<b>38%</b>	<b>1,150</b>	<b>1,667</b>	<b>(516)</b>	<b>69%</b>	<b>10,000</b>	<b>8,850</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>19,033</b>	<b>22,651</b>	<b>(3,618)</b>	<b>84%</b>	<b>34,986</b>	<b>46,969</b>	<b>(11,983)</b>	<b>74%</b>	<b>271,811</b>	<b>236,825</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>(8,091)</b>	<b>605</b>	<b>(8,696)</b>	<b>-1337%</b>	<b>(6,213)</b>	<b>(456)</b>	<b>(5,757)</b>	<b>1362%</b>	<b>7,263</b>	<b>13,476</b>
		<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>										
		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	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS - TRANS TO RESERVES	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL OTHER EXPENSES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
900		<b>TOTAL EXPENDITURES</b>	<b>19,033</b>	<b>22,651</b>	<b>(3,618)</b>	<b>84%</b>	<b>34,986</b>	<b>46,969</b>	<b>(11,983)</b>	<b>74%</b>	<b>271,811</b>	<b>236,825</b>
		<b>DEPRECIATION ADD BACK</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
		<b>NET CASH FLOW</b>	<b>(8,091)</b>	<b>605</b>	<b>(8,696)</b>	<b>-1337%</b>	<b>(6,213)</b>	<b>(456)</b>	<b>(5,757)</b>	<b>1362%</b>	<b>7,263</b>	<b>13,476</b>

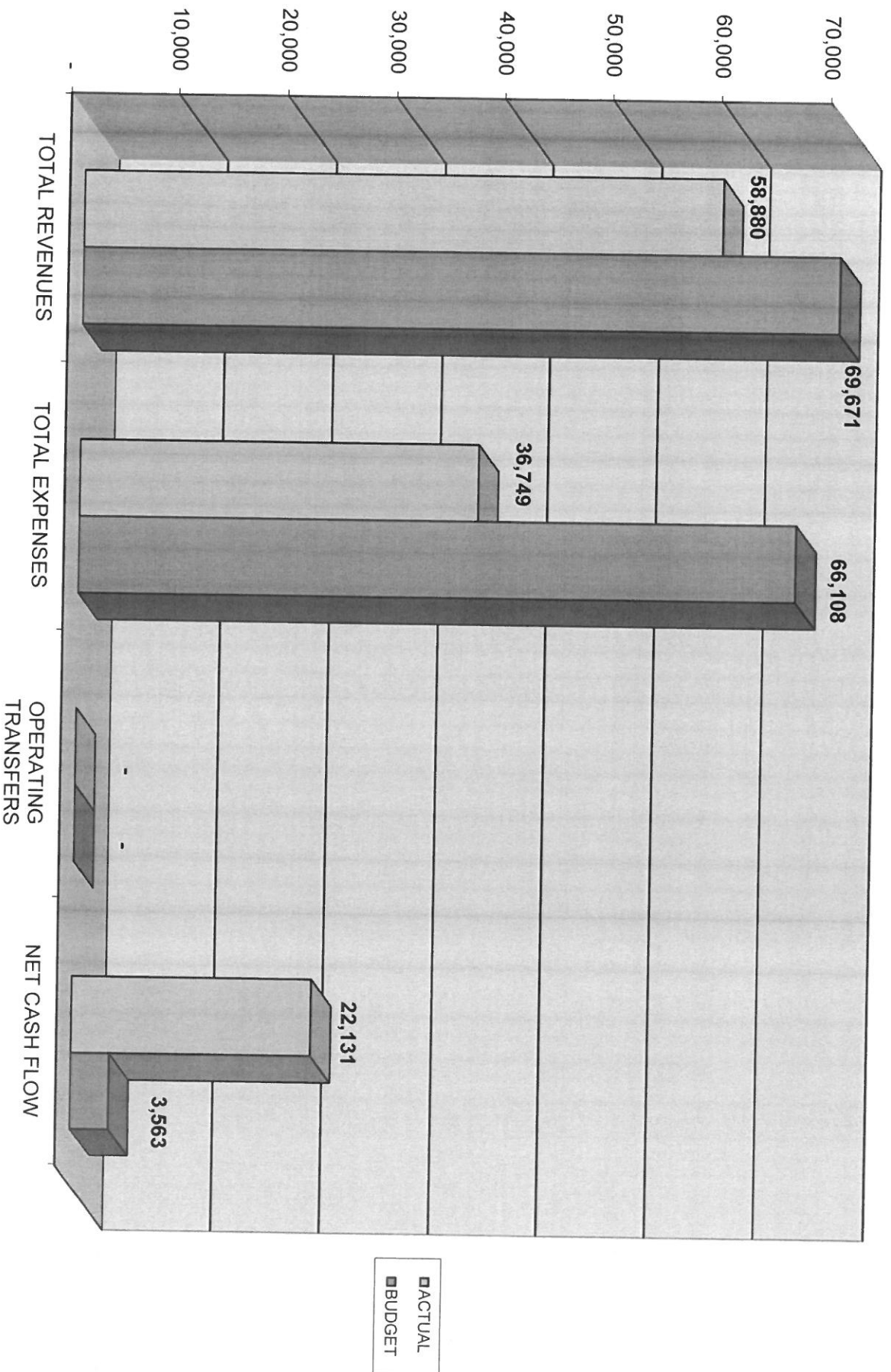


# CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
INCOME			FEB. 2018	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>HUD PHA GRANTS</b>												
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	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>												
			-	-	-	-	-	-	-	-	-	-
<b>EXPENSES</b>												
<b>ADMINISTRATIVE OFFICE EXPENSES</b>												
4130		LEGAL	-	417	417	0%	-	833	833	0%	5,000	5,000
4140		STAFF TRAINING	300	83	(217)	360%	300	167	(133)	180%	1,000	700
4150		TRAVEL	-	83	83	0%	-	167	167	0%	1,000	1,000
4170		ACCOUNTING	3	150	147	2%	3	300	297	1%	1,800	1,797
4190		SUNDRY	369	500	131	74%	847	1,000	153	85%	6,000	5,153
4190.2		TELEPHONE/COMMUNICATIONS	627	250	(377)	251%	1,261	500	(761)	252%	3,000	1,739
4190.3		POSTAGE	-	83	83	0%	-	167	167	0%	1,000	1,000
4190		OFFICE SUPPLIES	-	500	500	0%	-	1,000	1,000	0%	6,000	6,000
4190		CONTRACT COST-COPIER/SECURITY	91	-	(91)	-	91	-	(91)	-	-	(91)
4190		EVICTON COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	100	-	(100)	-	140	-	(140)	-	-	(140)
<b>TOTAL ADMINISTRATIVE</b>												
			<b>1,490</b>	<b>2,067</b>	<b>577</b>	<b>72%</b>	<b>2,642</b>	<b>4,133</b>	<b>1,491</b>	<b>64%</b>	<b>24,800</b>	<b>22,158</b>
<b>TOTAL GENERAL EXPENSES</b>												
4590		OTHER GENENERAL EXPENSE	314	833	520	38%	1,150	1,667	516	69%	10,000	8,850
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>												
			<b>314</b>	<b>833</b>	<b>520</b>	<b>38%</b>	<b>1,150</b>	<b>1,667</b>	<b>516</b>	<b>69%</b>	<b>10,000</b>	<b>8,850</b>



# RIDGE DALE



# RIDGEDALE - STATEMENT OF NET POSITION

## ASSETS

### Current Assets:

#### Cash

111	Unrestricted	34,869
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	6,202
100	<b>Total Cash</b>	<b>41,071</b>

#### 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	1,613
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
129	Allowance for Doubtful Accounts - Fraud	-
120	Accrued Interest Receivable	-
	<b>Total Receivables - Net of Allowances for doubtful accts</b>	<b>1,613</b>

131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	78,891
142	Prepaid Expenses and Other Assets	2,192
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	<b>Total Other Current Assets</b>	<b>81,082</b>
	<b>Total Current Assets</b>	<b>123,765</b>

### Non-current Assets:

#### Fixed Assets

161	Land	100,000
168	Infrastructure	-
162	Buildings	1,180,514
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	48,213
165	Leasehold Improvements	-
166	Accumulated Depreciation	(316,658)
167	Construction in Progress	-
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>1,012,070</b>
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	-
	<b>Total Non-Current Assets</b>	<b>-</b>
	<b>Total Assets</b>	<b>1,135,835</b>

200

Deferred Outflows of Resources - Pension Plan

Total Assets & Deferred Outflows of Resources

## LIABILITIES

### Current Liabilities:

311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	2,565
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	451
341	Tenant Security Deposits	6,202
342	Unearned Revenue	-
343	Current Portion of Long-term Debt - Capital Projects	22,849
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	<b>Total Current Liabilities</b>	<b>32,087</b>

### Non-current Liabilities:

351	Long-term Debt, Net of Current - Capital Projects	1,396,482
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	<b>Total Noncurrent Liabilities</b>	<b>1,396,482</b>
	<b>Total Liabilities</b>	<b>1,428,569</b>

### DEFERRED INFLOWS OF RESOURCES

400	Deferred Inflows of Resources - Pension Related Items	-
	<b>EQUITY:</b>	

501	Investment in General Fixed Assets	-
	<b>Contributed Capital</b>	

502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	<b>Total Contributed Capital</b>	<b>-</b>

508.1	Net Investment in Capital Assets	(407,261)
-------	----------------------------------	-----------

### Reserved Fund Balance:

509	Fund Balance Reserved for Encumbrances/	-
	Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	<b>Total Reserved Fund Balance</b>	<b>-</b>

511.1	Restricted Net Position	78,891
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	35,636
513	<b>Total Equity</b>	<b>(292,734)</b>
600	<b>Total Liabilities and Equity</b>	<b>1,135,835</b>

# RIDGEDALE

LINE ITEM #	ACCT DESCRIPTION	CURRENT MONTH FEB. 2018	CURRENT MONTH BUDGET	DIFF	% OF MTD BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	DIFF	% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE REMAINING
<b>OPERATING INCOME</b>											
703	3110 GROSS POTENTIAL RENT	1,150	1,500	(350)	77%	2,626	3,000	(374)	88%	18,000	15,374
704	3422 LESS: VACANCY LOSS	-	(30)	30	0%	-	(60)	60	0%	(360)	(360)
	<b>NET TENANT REVENUE</b>	<b>1,150</b>	<b>1,530</b>	<b>(320)</b>	<b>77%</b>	<b>2,626</b>	<b>3,060</b>	<b>(314)</b>	<b>88%</b>	<b>17,640</b>	<b>15,014</b>
3401	TENANT REVENUE - OTHER	125	574	(450)	22%	314	1,148	(835)	27%	6,890	6,576
3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431	<b>NET OPERATING REVENUE</b>	<b>1,275</b>	<b>2,104</b>	<b>(830)</b>	<b>61%</b>	<b>2,940</b>	<b>4,208</b>	<b>(1,269)</b>	<b>70%</b>	<b>24,530</b>	<b>21,590</b>
706	HAP SUBSIDY	28,818	32,598	(3,780)	88%	55,923	65,196	(9,273)	86%	391,176	335,253
708	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711	INVESTMENT INCOME - UNRESTRICTED	2	4	(2)	48%	5	8	(3)	61%	50	45
	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	5	38	(32)	14%	13	75	(62)	17%	450	437
	<b>700 TOTAL REVENUES</b>	<b>30,100</b>	<b>34,836</b>	<b>(4,736)</b>	<b>86%</b>	<b>58,880</b>	<b>69,671</b>	<b>(10,791)</b>	<b>85%</b>	<b>417,306</b>	<b>693,679</b>
<b>OPERATING EXPENDITURES</b>											
<b>ADMINISTRATIVE</b>											
911	4110 ADMINISTRATIVE SALARIES	640	1,129	(489)	57%	1,210	2,258	(1,049)	54%	13,550	12,340
912	4182 EBC - ADMIN	274	552	(278)	50%	715	1,104	(389)	65%	6,626	5,911
4171	AUDITING FEES	-	375	(375)	0%	-	750	(750)	0%	4,500	4,500
	MANAGEMENT FEES	2,816	2,725	91	103%	5,559	5,451	108	102%	32,705	27,146
	BOOKKEEPING FEES	-	126	(126)	0%	-	252	(252)	0%	1,512	1,512
	ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
	OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
	LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
	TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190 OTHER	370	1,308	(938)	28%	525	2,617	(2,092)	20%	15,700	15,175
	<b>TOTAL ADMINISTRATIVE</b>	<b>4,100</b>	<b>6,216</b>	<b>(2,116)</b>	<b>66%</b>	<b>8,009</b>	<b>12,432</b>	<b>(4,423)</b>	<b>64%</b>	<b>74,593</b>	<b>66,584</b>
<b>TENANT SERVICES</b>											
921	4220 TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2 TENANT SERVICES AFTER SCHOOL PROGRA	-	-	-	-	-	-	-	-	-	-
924	4230 OTHER	1,080	8	1,072	12960%	1,080	17	1,063	6480%	100	(980)
	<b>TOTAL TENANT SERVICES</b>	<b>1,080</b>	<b>8</b>	<b>1,072</b>	<b>12960%</b>	<b>1,080</b>	<b>17</b>	<b>1,063</b>	<b>6480%</b>	<b>100</b>	<b>(980)</b>
<b>UTILITIES</b>											
931	4310 WATER	831	677	154	123%	870	1,354	(484)	64%	8,122	7,252
932	4320 ELECTRICITY	268	298	(29)	90%	314	595	(281)	53%	3,570	3,256
933	4330 NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390 SEWER AND OTHER	1,020	964	56	106%	1,081	1,929	(848)	56%	11,571	10,490
	<b>TOTAL UTILITIES</b>	<b>2,119</b>	<b>1,939</b>	<b>180</b>	<b>109%</b>	<b>2,264</b>	<b>3,877</b>	<b>(1,613)</b>	<b>58%</b>	<b>23,263</b>	<b>20,999</b>

# RIDGEDALE

LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	% OF MTD	YEAR TO DATE	YEAR TO DATE	% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM	#		FEB. 2018	BUDGET	DIFF	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>										
941	4410	LABOR	2,199	6,186	(3,987)	4,693	12,372	(7,679)	38%	74,234
945	4433	EMPLOYEE BENEFITS- MAINTENANCE	661	2,551	(1,890)	1,577	5,103	(3,525)	31%	30,615
943	4420	MATERIALS	1,802	625	1,177	1,814	1,250	564	145%	7,500
<b>CONTRACT COSTS</b>										
943		GARBAGE & TRASH	717	625	92	755	1,250	(495)	60%	7,500
		COOLING / AIR CONDITIONING	125	200	(75)	125	400	(275)	31%	2,400
		CABINETS	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	990	917	73	108%	5,500
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-
		EXTERMINATION	-	83	(83)	-	167	(167)	0%	1,000
		CAMERA SECURITY	-	125	(125)	-	250	(250)	0%	1,500
943	4430	ROUTINE MAINTENANCE	-	-	-	-	-	-	-	-
		OTHER MISCELLANEOUS CONTRACT COSTS	3,637	2,875	(2,875)	3,637	5,750	(5,750)	0%	34,500
		TOTAL ORDINARY MAINT & OPER	9,636	13,729	(4,093)	13,592	27,458	(13,866)	49%	164,749
		PROTECTIVE SERVICES	-	-	-	-	-	-	-	-
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-
<b>INSURANCE</b>										
961	4510	INSURANCE	1,338	1,338	(0)	2,677	2,677	(0)	100%	16,061
969		TOTAL INSURANCE EXPENSES	1,338	1,338	(0)	2,677	2,677	(0)	100%	16,061
<b>GENERAL EXPENSES</b>										
962	4590	OTHER GENERAL EXPENSES	-	42	(42)	-	83	(83)	0%	500
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	3,034	83	(83)	-	167	(167)	0%	1,000
		TOTAL GENERAL EXPENSES	3,034	3,005	29	9,128	6,011	3,117	152%	36,064
969		TOTAL OPERATING EXPENDITURES	3,034	3,130	(96)	9,128	6,261	2,867	146%	37,564
970		CASH FLOW FROM OPERATIONS	21,309	26,361	(5,052)	36,749	52,722	(15,972)	70%	316,330
		OTHER FINANCIAL ITEMS-SOURCES & (USES)	8,791	8,475	317	22,131	16,949	5,182	131%	100,976
<b>OPERATING TRANSFERS IN</b>										
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	4,167	(4,167)	-	8,333	(8,333)	0%	50,000
		INTEREST NOTES AND BONDS	-	-	-	-	-	-	-	-
971	4610	DEBT SERVICE PAYMENT - PRINCIPAL	-	2,526	(2,526)	-	5,053	(5,053)	0%	30,316
		EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-
973	4715	DEPRECIATION	-	-	-	-	-	-	-	-
		HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-
		OTHER ITEMS--TRANS FROM RESERVES	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>										
		TOTAL TOTAL EXPENDITURES	21,309	33,054	(11,745)	36,749	66,108	(29,358)	56%	396,646
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-
		NET CASH FLOW	8,791	1,782	7,010	22,131	3,563	18,568	621%	20,660
										333,782

# RIDEGEDALE ACCOUNT DETAIL

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
INCOME			FEB, 2018	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	28,818	32,598	(3,780)	88%	55,923	65,196	(9,273)	86%	391,176	335,253
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			28,818	32,598	(3,780)	88%	55,923	65,196	(9,273)	86%	391,176	335,253
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	-	-	-	-	-	-	-	-	-
4140		STAFF TRAINING	-	417	417	0%	-	833	833	0%	5,000	5,000
4150		TRAVEL	-	125	125	0%	-	250	250	0%	1,500	1,500
4170		ACCOUNTING	-	250	250	0%	-	500	500	0%	3,000	3,000
4190		SUNDRY	1	100	99	1%	2	200	198	1%	1,200	1,198
4190.2		TELEPHONE/COMMUNICATIONS	106	125	19	85%	260	250	(10)	104%	1,500	1,240
4190.3		POSTAGE	71	96	25	74%	71	192	121	37%	1,150	1,079
4190		OFFICE SUPPLIES	-	42	42	0%	-	83	83	0%	500	500
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	-	17	17	0%	-	33	33	0%	200	200
4190.9		CONTRACT COST - ADMIN	192	138	(55)	140%	192	275	83	70%	1,650	1,458
TOTAL ADMINISTRATIVE			370	1,308	938	28%	525	2,617	2,092	20%	15,700	15,175
TOTAL GENERAL EXPENSES												
4590		OTHER GENENERAL EXPENSE	-	42	42	0%	-	83	83	0%	500	500
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	42	42	0%	-	83	83	0%	500	500

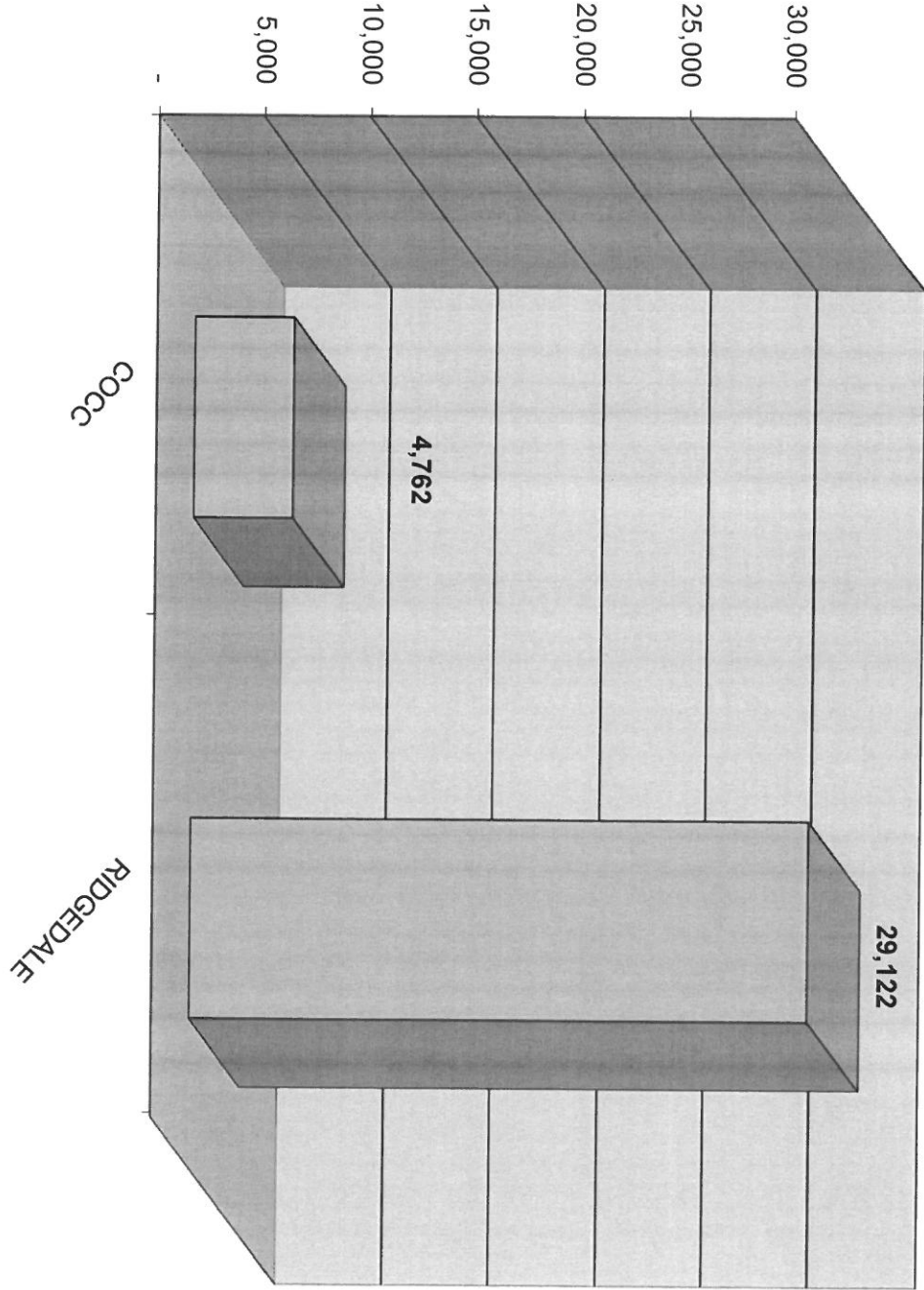
**AVON PARK**  
**HOUSING AUTHORITY**

**FISCAL YEAR ENDING DECEMBER 31, 2018**

**Financial Statements**

**March 31, 2018**

# Avon Park Housing Authority



**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES**  
**As of March 31, 2018**

COC

1111.00 GENERAL FUND-COC  
1111.40 FSS ESCROW

144,332  
2,497  
**TOTAL 146,829**

RIDGEDALE

1111.01 GENERAL FUND CHECKING 37,599  
1114.00 SECURITY DEPOSITS 6,028  
1162.05 ESCROW MIP 2,614  
1162.06 ESCROW RESERVE REPLACEMENT 18,813  
1162.07 ESCROW INSURANCE 12,680  
1162.08 RESIDUAL RECEIPTS RESERVES 47,448  
**TOTAL 125,181**

GRAND TOTAL CASH ACCOUNTS **272,010**



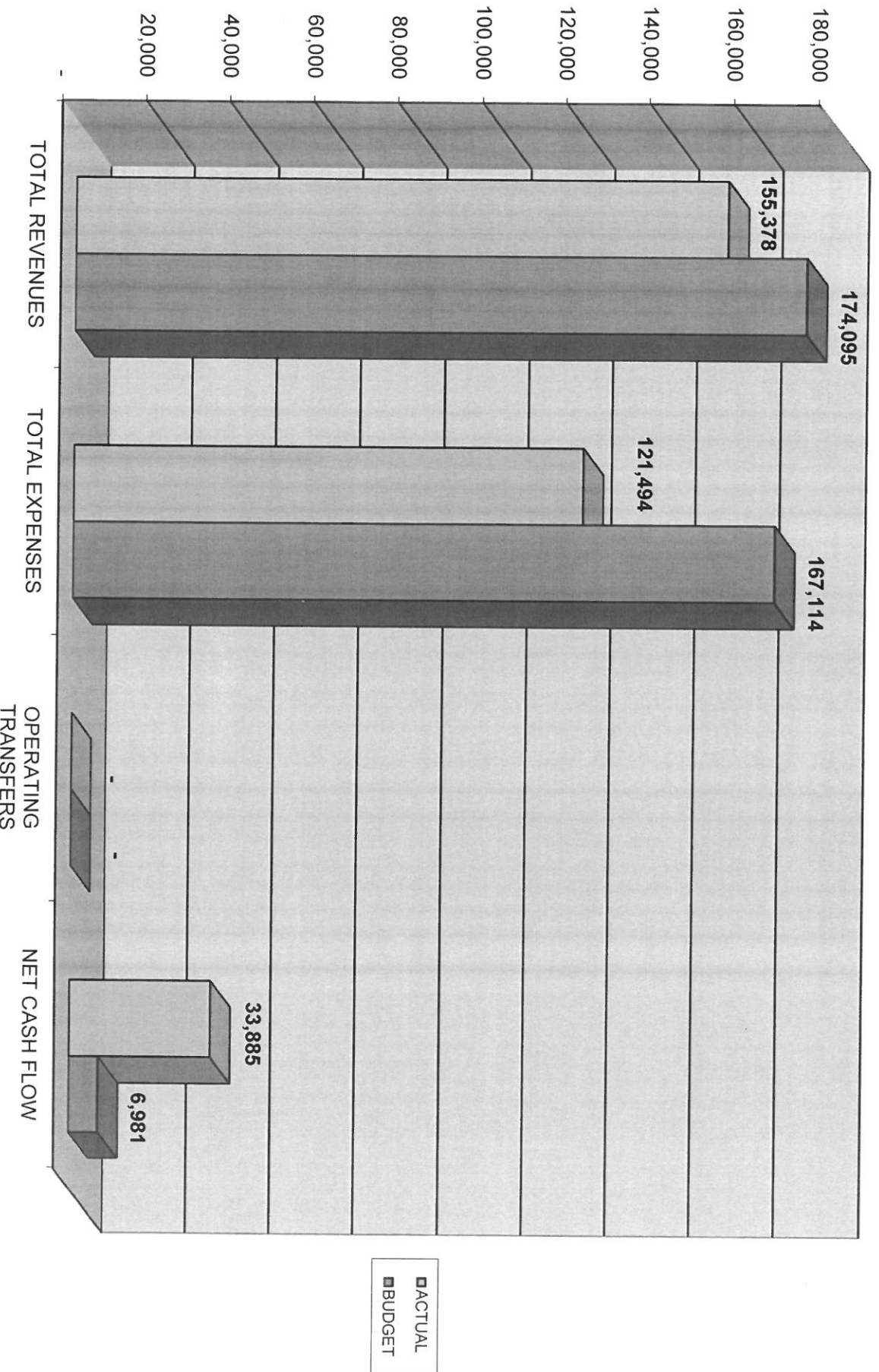
**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF UNRESTRICTED NET POSITION**  
**As of March 31, 2018**

<b>CENTRAL OFFICE COST CENTER</b>	
UNRESTRICTED NET POSITION	135,553
YEAR TO DATE EARNINGS	4,762
TOTAL	<u>140,315</u>

<b>RIDGEDALE</b>	
UNRESTRICTED NET POSITION	(3,331)
YEAR TO DATE EARNINGS	29,122
TOTAL	<u>25,791</u>

<b>TOTAL RESERVE BALANCES</b>	<b><u>166,106</u></b>
-------------------------------	-----------------------

# ALPHA CONSOLIDATED



# APHA CONSOLIDATED-STATEMENT OF NET POSITION

## ASSETS

### Current Assets:

#### Cash

111	Unrestricted	181,931
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	2,497
114	Cash - Tenant Security Deposits	6,028
100	<b>Total Cash</b>	<b>190,456</b>

#### Receivables

121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	11,614
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	2,043
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	<b>Total Receivables - Net of Allowances for doubtful accnts</b>	<b>13,657</b>

131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	81,554
142	Prepaid Expenses and Other Assets	853
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
150	<b>Total Other Current Assets</b>	<b>82,407</b>
	<b>Total Current Assets</b>	<b>286,520</b>

### Non-current Assets:

#### Fixed Assets

161	Land	-
168	Infrastructure	600,000
162	Buildings	2,758
163	Furniture, Equipment & Machinery- Dwellings	1,224,173
164	Furniture, Equipment & Machinery - Administration	-
165	Leasehold Improvements	224,450
166	Accumulated Depreciation	-
167	Construction in Progress	(350,792)
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>1,700,589</b>
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

200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>1,987,109</b>

## LIABILITIES

### Current Liabilities:

311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	1,288
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	2,565
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	451
341	Tenant Security Deposits	6,028
342	Unearned Revenue	-
343	Current Portion of Long-term Debt - Capital Projects	20,343
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	<b>Total Current Liabilities</b>	<b>30,695</b>

### Non-current Liabilities:

351	Long-term Debt, Net of Current - Capital Projects	1,396,482
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	14,343
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	2,497
350	<b>Total Noncurrent Liabilities</b>	<b>1,413,322</b>
300	<b>Total Liabilities</b>	<b>1,444,017</b>

### DEFERRED INFLOWS OF RESOURCES

400	Deferred Inflows of Resources - Pension Related Items	-
401	<b>EQUITY:</b>	

### Investment in General Fixed Assets

501	<b>Contributed Capital</b>	-
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	<b>Total Contributed Capital</b>	-

### Total Contributed Capital

508.1	Net Investment in Capital Assets	283,763
-------	----------------------------------	---------

### Reserved Fund Balance:

509	Fund Balance Reserved for Encumbrances/	-
510	Designated Fund Balance	-
511	Fund Balance Reserved for Capital Activities	-
	<b>Total Reserved Fund Balance</b>	-

511.1	Restricted Net Position	81,554
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	177,774
513	<b>Total Equity</b>	<b>543,092</b>

### Total Liabilities and Equity

600	<b>Total Liabilities and Equity</b>	<b>1,987,109</b>
-----	-------------------------------------	------------------

# APHA CONSOLIDATED

LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	DIFF	% OF MTD	YEAR TO DATE	YEAR TO DATE	DIFF	% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM #			MAR 2018	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>OPERATING INCOME</b>												
703	3110	GROSS POTENTIAL RENT	177	1,500	(1,323)	12%	2,803	4,500	(1,697)	62%	18,000	15,197
				(30)	30	0%	-	(90)	90	0%	(360)	(360)
		<b>NET TENANT REVENUE</b>	<b>177</b>	<b>1,470</b>	<b>(1,293)</b>	<b>12%</b>	<b>2,803</b>	<b>4,410</b>	<b>(1,607)</b>	<b>62%</b>	<b>17,640</b>	<b>14,837</b>
3401		TENANT REVENUE - OTHER										
3404		TENANT REVENUE - EXCESS UTILITY	1,697	574	1,123	296%	2,010	1,723	288	117%	6,890	4,880
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
		<b>NET OPERATING REVENUE</b>	<b>1,874</b>	<b>2,044</b>	<b>(170)</b>	<b>92%</b>	<b>4,813</b>	<b>6,133</b>	<b>(1,319)</b>	<b>78%</b>	<b>24,530</b>	<b>19,717</b>
706		HUD PHA OPERATING GRANT CFP	29,345	32,598	(3,253)	90%	85,268	97,794	(12,526)	87%	391,176	305,908
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	2	14	(12)	16%	7	43	(35)	17%	170	163
		MANAGEMENT FEE INCOME	13,479	11,291	2,188	119%	29,008	33,874	(4,866)	86%	135,497	106,489
		BOOKKEEPING FEE INCOME	-	830	(830)	0%	-	2,489	(2,489)	0%	9,954	9,954
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	23,020	11,217	11,803	205%	36,264	33,651	2,613	108%	134,603	98,339
720		INVESTMENT INCOME - RESTRICTED	5	38	(33)	13%	18	113	(95)	16%	450	432
		<b>700 TOTAL REVENUES</b>	<b>67,725</b>	<b>58,032</b>	<b>9,694</b>	<b>117%</b>	<b>155,378</b>	<b>174,095</b>	<b>(18,717)</b>	<b>89%</b>	<b>696,380</b>	<b>541,002</b>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	19,140	15,443	3,697	124%	41,543	46,329	(4,786)	90%	185,315	143,772
912	4182	EBC - ADMIN	4,229	5,175	(947)	82%	13,461	15,526	(2,065)	87%	62,104	48,643
4171		AUDITING FEES	884	542	342	163%	884	1,925	(741)	54%	6,500	5,616
		MANAGEMENT FEES	2,896	2,725	170	106%	8,455	8,176	278	103%	32,705	24,251
		BOOKKEEPING FEES	-	126	(126)	0%	-	378	(378)	0%	1,512	1,512
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	3,015	3,375	(360)	89%	6,185	10,125	(3,940)	61%	40,500	34,315
		<b>TOTAL ADMINISTRATIVE</b>	<b>30,163</b>	<b>27,386</b>	<b>2,777</b>	<b>110%</b>	<b>70,527</b>	<b>82,159</b>	<b>(11,632)</b>	<b>86%</b>	<b>328,636</b>	<b>258,109</b>
<b>TENANT SERVICES</b>												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	2,183	8	2,175	26196%	3,263	25	3,238	13052%	100	(3,163)
		<b>TOTAL TENANT SERVICES</b>	<b>2,183</b>	<b>8</b>	<b>2,175</b>	<b>26196%</b>	<b>3,263</b>	<b>25</b>	<b>3,238</b>	<b>#####</b>	<b>100</b>	<b>(3,163)</b>
<b>UTILITIES</b>												
931	4310	WATER	792	698	94	113%	1,662	2,093	(431)	79%	8,372	6,710
932	4320	ELECTRICITY	590	339	250	174%	1,573	1,018	555	155%	4,070	2,497
933	4330	NATURAL GAS	17	-	17	-	38	-	38	-	-	(38)
938	4390	SEWER AND OTHER	1,020	1,006	14	101%	2,101	3,018	(917)	70%	12,071	9,970
		<b>TOTAL UTILITIES</b>	<b>2,419</b>	<b>2,043</b>	<b>376</b>	<b>118%</b>	<b>5,373</b>	<b>6,128</b>	<b>(755)</b>	<b>88%</b>	<b>24,513</b>	<b>19,140</b>

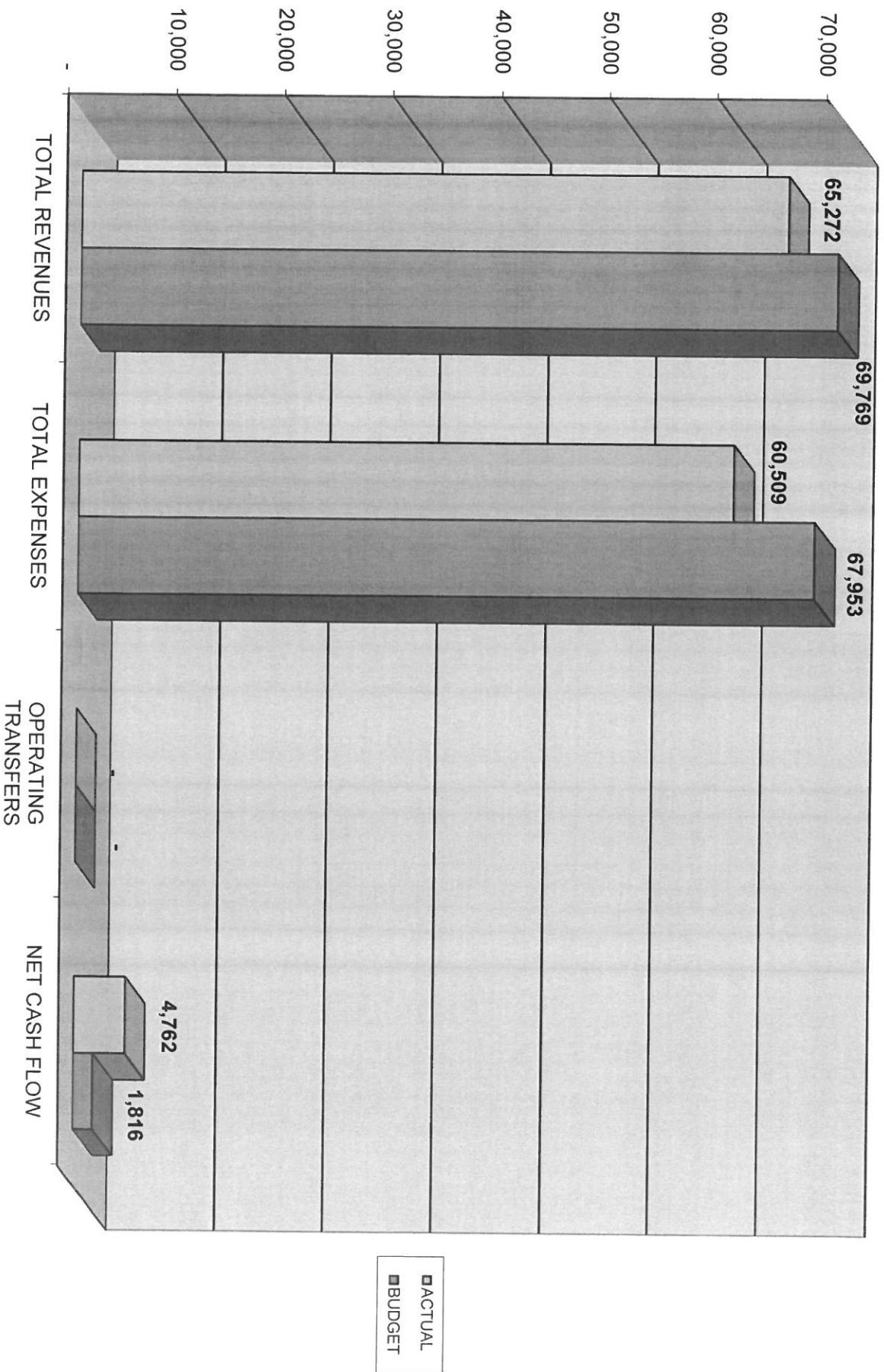
# APHA CONSOLIDATED

LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	DIFF	% OF MTD	YEAR TO DATE	YEAR TO DATE	DIFF	% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM	#		MAR 2018	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	3,569	6,186	(2,617)	58%	8,263	18,559	(10,296)	45%	74,234	65,971
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	697	2,551	(1,854)	27%	2,274	7,654	(5,380)	30%	30,615	28,341
943	4420	MATERIALS	888	625	263	142%	3,245	1,875	1,370	173%	7,500	4,255
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	642	625	17	103%	1,397	1,875	(478)	75%	7,500	6,103
		COOLING / AIR CONDITIONING	235	200	35	118%	360	600	(240)	60%	2,400	2,040
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	1,485	1,375	110	108%	5,500	4,015
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	672	125	547	538%	672	375	297	179%	1,500	828
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
943	4430	ROUTINE MAINTENANCE	3,298	2,875	(423)	0%	250	8,625	(8,375)	3%	34,500	34,250
		OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	6,935	-	6,935	-	-	(6,935)
		<b>TOTAL ORDINARY MAINT &amp; OPER</b>	<b>10,496</b>	<b>13,729</b>	<b>(3,233)</b>	<b>76%</b>	<b>24,881</b>	<b>41,187</b>	<b>(16,306)</b>	<b>60%</b>	<b>164,749</b>	<b>139,868</b>
<b>PROTECTIVE SERVICES</b>												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
<b>TOTAL PROTECTIVE SERVICES</b>												
		INSURANCE	-	-	-	-	-	-	-	-	-	-
961	4510	INSURANCE	1,338	1,882	(543)	71%	4,015	5,645	(1,630)	71%	22,579	18,564
		<b>TOTAL INSURANCE EXPENSES</b>	<b>1,338</b>	<b>1,882</b>	<b>(543)</b>	<b>71%</b>	<b>4,015</b>	<b>5,645</b>	<b>(1,630)</b>	<b>71%</b>	<b>22,579</b>	<b>18,564</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	130	875	(745)	15%	1,280	2,625	(1,345)	49%	10,500	9,220
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	3,026	3,005	21	101%	12,154	9,016	3,138	135%	36,064	23,910
		<b>TOTAL GENERAL EXPENSES</b>	<b>3,156</b>	<b>3,964</b>	<b>(808)</b>	<b>80%</b>	<b>13,434</b>	<b>11,891</b>	<b>1,543</b>	<b>113%</b>	<b>47,564</b>	<b>34,130</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>49,756</b>	<b>49,012</b>	<b>744</b>	<b>102%</b>	<b>121,494</b>	<b>147,035</b>	<b>(25,542)</b>	<b>83%</b>	<b>588,141</b>	<b>466,647</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>17,970</b>	<b>9,020</b>	<b>8,950</b>	<b>199%</b>	<b>33,885</b>	<b>27,060</b>	<b>6,825</b>	<b>125%</b>	<b>108,239</b>	<b>74,354</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>												
		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	-	4,167	(4,167)	0%	-	12,500	(12,500)	0%	50,000	50,000
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
971	4610	DEBT SERVICE PAYMENT - PRINCIPAL	-	2,526	(2,526)	0%	-	7,579	(7,579)	0%	30,316	30,316
		EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL OTHER EXPENSES</b>	<b>-</b>	<b>6,693</b>	<b>(6,693)</b>	<b>0%</b>	<b>-</b>	<b>20,079</b>	<b>(20,079)</b>	<b>0%</b>	<b>80,316</b>	<b>80,316</b>
900		<b>TOTAL EXPENDITURES</b>	<b>49,756</b>	<b>55,705</b>	<b>(5,949)</b>	<b>89%</b>	<b>121,494</b>	<b>167,114</b>	<b>(45,621)</b>	<b>73%</b>	<b>668,457</b>	<b>546,963</b>
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		<b>NET CASH FLOW</b>	<b>17,970</b>	<b>2,327</b>	<b>15,643</b>	<b>772%</b>	<b>33,885</b>	<b>6,981</b>	<b>26,904</b>	<b>485%</b>	<b>27,923</b>	<b>(5,962)</b>

# APHA CONSOLIDATED ACCOUNT DETAIL

LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	DIFF	% OF MTD BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	DIFF	% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE REMAINING
ITEM #			MAR. 2018	BUDGET								
<b>HUD PHA GRANTS</b>												
3401	CAPITAL FUND REVENUE - SOFT COSTS		-	-	-	-	-	-	-	-	-	-
3401.1	CFP CAPITAL EXPENDITURES		-	-	-	-	-	-	-	-	-	-
3410	SECTION 8 HAP INCOME		29,345	32,598	(3,253)	90%	85,268	97,794	(12,526)	87%	391,176	305,908
3410.1	ADMINISTRATIVE FEES EARNED		-	-	-	-	-	-	-	-	-	-
3410.2	PORT IN ADMINISIKATIVE FEES EARNEL		-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b>29,345</b>	<b>32,598</b>	<b>(3,253)</b>	<b>90%</b>	<b>85,268</b>	<b>97,794</b>	<b>(12,526)</b>	<b>87%</b>	<b>391,176</b>	<b>305,908</b>
<b>EXPENSES</b>												
<b>ADMINISTRATIVE OFFICE EXPENSES</b>												
4130	LEGAL		16	417	(401)	4%	16	1,250	(1,235)	1%	5,000	4,985
4140	STAFF TRAINING		-	500	(500)	0%	300	1,500	(1,200)	20%	6,000	5,700
4150	TRAVEL		979	208	771	470%	982	625	357	157%	2,500	1,518
4170	ACCOUNTING		-	400	(400)	0%	3	1,200	(1,197)	0%	4,800	4,797
4190	SUNDRY		916	600	316	153%	1,764	1,800	(36)	98%	7,200	5,436
4190.2	TELEPHONE/COMMUNICATIONS		886	375	511	236%	2,407	1,125	1,282	214%	4,500	2,093
4190.3	POSTAGE		51	179	(129)	28%	122	538	(416)	23%	2,150	2,028
4190	OFFICE SUPPLIES		-	542	(542)	0%	-	1,625	(1,625)	0%	6,500	6,500
4190	CONTRACT COST-COPIER/SECURITY		88	-	88	-	179	-	179	-	-	(179)
4190	EVICITION COST		-	17	(17)	0%	-	50	(50)	0%	200	200
4190.9	CONTRACT COST - ADMIN		80	138	(58)	58%	412	413	(0)	100%	1,650	1,238
<b>TOTAL ADMINISTRATIVE</b>			<b>3,015</b>	<b>3,375</b>	<b>(360)</b>	<b>89%</b>	<b>6,185</b>	<b>10,125</b>	<b>(3,940)</b>	<b>61%</b>	<b>40,500</b>	<b>34,315</b>
<b>TOTAL GENERAL EXPENSES</b>												
4590	OTHER GENENERAL EXPENSE		130	875	(745)	15%	1,280	2,625	(1,345)	49%	10,500	9,220
4590	FSS CONTRIBUTIONS		-	-	-	-	-	-	-	-	-	-
4590.5	ASSET MANAGEMENT FEE		-	-	-	-	-	-	-	-	-	-
4590.6	OTHER FEES		-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>			<b>130</b>	<b>875</b>	<b>(745)</b>	<b>15%</b>	<b>1,280</b>	<b>2,625</b>	<b>(1,345)</b>	<b>49%</b>	<b>10,500</b>	<b>9,220</b>

# CENTRAL OFFICE COST CENTER





# COCC - STATEMENT OF NET POSITION

## ASSETS

### Current Assets:

#### Cash

111	Unrestricted	144,332
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	2,497
114	Cash - Tenant Security Deposits	-
100	<b>Total Cash</b>	<b>146,829</b>

#### Receivables

121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	11,614
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	<b>Total Receivables - Net of Allowances for doubtful accts</b>	<b>11,614</b>

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	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
150	<b>Total Other Current Assets</b>	<b>-</b>
	<b>Total Current Assets</b>	<b>158,443</b>

### Non-current Assets:

#### Fixed Assets

161	Land	-
168	Infrastructure	500,000
162	Buildings	2,758
163	Furniture, Equipment & Machinery- Dwellings	43,659
164	Furniture, Equipment & Machinery - Administration	-
165	Leasehold Improvements	176,236
166	Accumulated Depreciation	-
167	Construction in Progress	(34,134)
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>688,519</b>
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

200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>846,962</b>

## LIABILITIES

### Current Liabilities:

311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	1,288
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	-
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	<b>Total Current Liabilities</b>	<b>1,288</b>

### Non-current Liabilities:

351	Long-term Debt, Net of Current - Capital Projects	-
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	14,343
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	2,497
350	<b>Total Noncurrent Liabilities</b>	<b>16,840</b>
300	<b>Total Liabilities</b>	<b>18,128</b>

### DEFERRED INFLOWS OF RESOURCES

400	Deferred Inflows of Resources - Pension Related Items	-
-----	---	---

### EQUITY:

#### Investment in General Fixed Assets

501	<b>Contributed Capital</b>	-
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	<b>Total Contributed Capital</b>	<b>-</b>

### Total Contributed Capital

508.1	Net Investment in Capital Assets	688,519
-------	----------------------------------	---------

### Reserved Fund Balance:

509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	<b>Total Reserved Fund Balance</b>	<b>-</b>

### Total Reserved Fund Balance

#### Restricted Net Position

511.1	Undesignated Fund Balance/Retained Earnings	-
512	Unrestricted Net Position	140,315
512.1	<b>Total Equity</b>	<b>828,834</b>

513	<b>Total Liabilities and Equity</b>	<b>846,962</b>
-----	-------------------------------------	----------------



# CENTRAL OFFICE COST CENTER

LINE	ACCT	CURRENT	CURRENT	% OF	YEAR	YEAR	% OF	ANNUAL	BUDGET
ITEM #	DESCRIPTION	MONTH	MONTH	MTD	TO DATE	TO DATE	YTD	BUDGET	BALANCE
REVENUE		MAR 2018	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
<b>OPERATING INCOME</b>									
703	3110 GROSS POTENTIAL RENT	-	-	-	-	-	-	-	-
704	3422 LESS: VACANCY LOSS	-	-	-	-	-	-	-	-
<b>NET TENANT REVENUE</b>									
3110	TENANT REVENUE - OTHER	-	-	0%	-	-	0%	-	-
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	13,479	11,291	0%	29,008	30	0%	120	120
	BOOKKEEPING FEE INCOME	-	830	0%	-	33,874	86%	135,497	106,489
	ASSET MANAGEMENT FEE INCOME	-	-	-	-	2,489	0%	9,954	9,954
714	FRAUD RECOVERY	-	-	-	-	-	-	-	-
715	OTHER REVENUE	23,020	11,125	207%	36,263	33,376	109%	133,503	97,240
720	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-
700	TOTAL REVENUES	36,499	23,256	157%	65,272	69,769	94%	279,074	213,802
<b>OPERATING EXPENDITURES</b>									
<b>ADMINISTRATIVE</b>									
911	4110 ADMINISTRATIVE SALARIES	18,032	14,314	126%	39,225	42,941	91%	171,765	132,540
912	4182 EBC - ADMIN	4,055	4,623	88%	12,572	13,870	91%	55,478	42,906
4171	AUDITING FEES	-	167	0%	-	500	0%	2,000	2,000
	MANAGEMENT FEES	-	-	-	-	-	-	-	-
	BOOKKEEPING FEES	-	-	-	-	-	-	-	-
	ADVERTISING & MARKETING	-	-	-	-	-	-	-	-
	OFFICE EXPENSE	-	-	-	-	-	-	-	-
	LEGAL EXPENSE	-	-	-	-	-	-	-	-
	TRAVEL	-	-	-	-	-	-	-	-
916	4190 OTHER	2,909	2,067	141%	5,554	6,200	90%	24,800	19,246
	TOTAL ADMINISTRATIVE	24,996	21,170	118%	57,351	63,511	90%	254,043	196,692
<b>TENANT SERVICES</b>									
921	4210 SALARIES	-	-	-	-	-	-	-	-
923	4222 EBC - TNT SVCS	-	-	-	-	-	-	-	-
924	4230 OTHER	-	-	-	-	-	-	-	-
<b>TOTAL TENANT SERVICES</b>									
<b>UTILITIES</b>									
931	4310 WATER	(3)	21	-14%	(3)	63	-5%	250	253
932	4320 ELECTRICITY	244	42	585%	913	125	730%	500	(413)
933	4330 NATURAL GAS	17	-	0%	38	-	-	-	(38)
938	4390 SEWER AND OTHER	-	42	0%	-	125	0%	500	500
	TOTAL UTILITIES	258	104	248%	948	313	303%	1,250	302

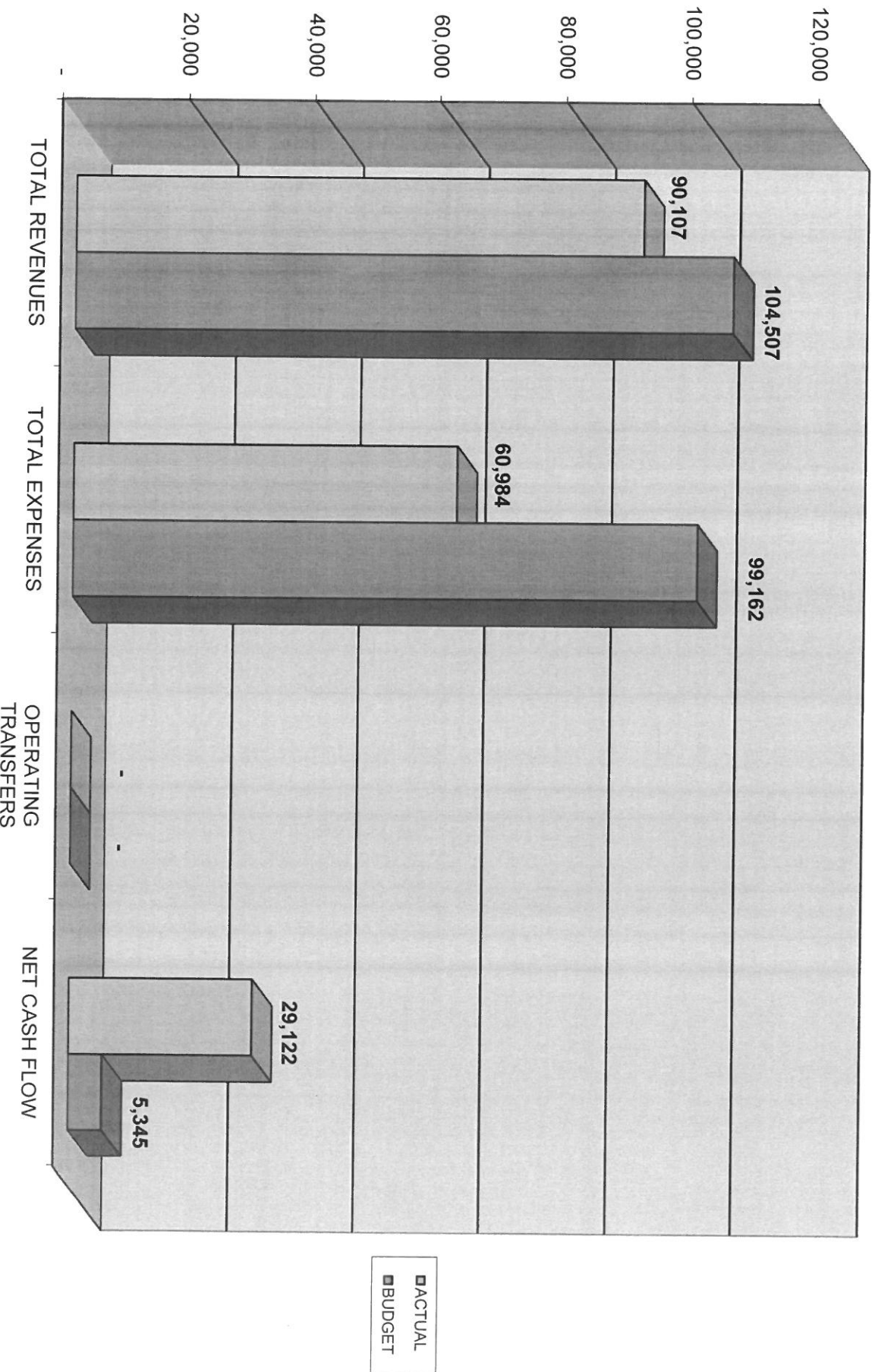
# CENTRAL OFFICE COST CENTER

LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	% OF MTD	YEAR TO DATE	YEAR TO DATE	% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM #			MAR. 2018	BUDGET	DIFF	ACTUAL	BUDGET	BUDGET		REMAINING
941	4410	LABOR	-	-	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-	-	-
943	4420	MATERIALS	137	-	137	680	-	680	-	(680)
943		CONTRACT COSTS	-	-	-	-	-	-	-	-
		GARBAGE & TRASH	-	-	-	-	-	-	-	-
		COOLING / AIR CONDITIONING	-	-	-	-	-	-	-	-
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	-	-	-	-	-	-	-	-
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-
		EXTERMINATION	-	-	-	-	-	-	-	-
		JANITORIAL	-	-	-	-	-	-	-	-
943	4430	ROUTINE MAINTENANCE	-	-	-	250	-	250	-	(250)
		OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-
		TOTAL ORDINARY MAINT & OPER	137	-	137	930	-	930	-	(930)
		PROTECTIVE SERVICES	-	-	-	-	-	-	-	-
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-	-	-
961	4510	INSURANCE	-	543	(543)	-	1,630	(1,630)	6,518	6,518
969		TOTAL INSURANCE EXPENSES	-	543	(543)	-	1,630	(1,630)	6,518	6,518
962	4590	OTHER GENERAL EXPENSES	130	833	(703)	1,280	2,500	(1,220)	10,000	8,720
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	-	-	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	130	833	(703)	1,280	2,500	(1,220)	10,000	8,720
969		TOTAL OPERATING EXPENDITURES	25,521	22,651	2,870	60,509	67,953	(7,443)	271,811	211,302
970		CASH FLOW FROM OPERATIONS	10,979	605	10,373	4,762	1,816	2,947	7,263	2,501
		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	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-
		OTHER ITEMS - TRANS TO RESERVES	-	-	-	-	-	-	-	-
		TOTAL OTHER EXPENSES	-	-	-	-	-	-	-	-
900		TOTAL EXPENDITURES	25,521	22,651	2,870	60,509	67,953	(7,443)	271,811	211,302
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-
		NET CASH FLOW	10,979	605	10,373	4,762	1,816	2,947	7,263	2,501

# CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
INCOME			MAR. 2018	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
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 ADMINISIKATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS												
			-	-	-	-	-	-	-	-	-	-
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	16	417	401	4%	16	1,250	1,235	1%	5,000	4,985
4140		STAFF TRAINING	-	83	83	0%	300	250	(50)	120%	1,000	700
4150		TRAVEL	979	83	(896)	1175%	982	250	(732)	393%	1,000	18
4170		ACCOUNTING	-	150	150	0%	3	450	447	1%	1,800	1,797
4190		SUNDRY	916	500	(416)	183%	1,762	1,500	(262)	117%	6,000	4,238
4190.2		TELEPHONE/COMMUNICATIONS	780	250	(530)	312%	2,041	750	(1,291)	272%	3,000	959
4190.3		POSTAGE	51	83	33	61%	51	250	199	20%	1,000	949
4190		OFFICE SUPPLIES	-	500	500	0%	-	1,500	1,500	0%	6,000	6,000
4190		CONTRACT COST-COPIER/SECURITY	88	-	(88)	-	179	-	(179)	-	-	(179)
4190		EVICTON COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	80	-	(80)	-	220	-	(220)	-	-	(220)
TOTAL ADMINISTRATIVE												
			2,909	2,067	(842)	141%	5,554	6,200	646	90%	24,800	19,246
TOTAL GENERAL EXPENSES												
4590		OTHER GENENERAL EXPENSE	130	833	703	16%	1,280	2,500	1,220	51%	10,000	8,720
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES												
			130	833	703	16%	1,280	2,500	1,220	51%	10,000	8,720

# RIDGEDALE



# RIDGEDALE - STATEMENT OF NET POSITION

## ASSETS

### Current Assets:

#### Cash

111	Unrestricted	37,599
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	6,028
100	<b>Total Cash</b>	<b>43,627</b>

#### 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	2,043
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
129	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	<b>Total Receivables - Net of Allowances for doubtful accts</b>	<b>2,043</b>

131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	81,554
142	Prepaid Expenses and Other Assets	853
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
150	<b>Total Other Current Assets</b>	<b>82,407</b>
	<b>Total Current Assets</b>	<b>128,077</b>

#### Non-current Assets:

#### Fixed Assets

161	Land	100,000
168	Infrastructure	-
162	Buildings	1,180,514
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	48,213
165	Leasehold Improvements	-
166	Accumulated Depreciation	(316,658)
167	Construction in Progress	-
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>1,012,070</b>
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	-
	<b>Total Non-Current Assets</b>	<b>-</b>
	<b>Total Assets</b>	<b>1,140,147</b>

200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>1,140,147</b>

## LIABILITIES

### Current Liabilities:

311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	2,565
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	451
341	Tenant Security Deposits	6,028
342	Unearned Revenue	-
343	Current Portion of Long-term Debt - Capital Projects	20,343
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	<b>Total Current Liabilities</b>	<b>29,408</b>

#### Non-current Liabilities:

351	Long-term Debt, Net of Current - Capital Projects	1,396,482
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	<b>Total Noncurrent Liabilities</b>	<b>1,396,482</b>
300	<b>Total Liabilities</b>	<b>1,425,890</b>

#### DEFERRED INFLOWS OF RESOURCES

400	Deferred Inflows of Resources - Pension Related Items	-
-----	---	---

#### EQUITY:

501	Investment in General Fixed Assets	-
	<b>Contributed Capital</b>	<b>-</b>
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
	<b>Total Contributed Capital</b>	<b>-</b>
508.1	Net Investment in Capital Assets	(404,755)
	<b>Reserved Fund Balance:</b>	<b>-</b>
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	<b>Total Reserved Fund Balance</b>	<b>-</b>
511.1	Restricted Net Position	81,554
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	37,459
513	<b>Total Equity</b>	<b>(285,743)</b>
600	<b>Total Liabilities and Equity</b>	<b>1,140,147</b>

# RIDGEDALE

LINE	ACCT	CURRENT	CURRENT	% OF	YEAR	YEAR	% OF	ANNUAL	BUDGET
ITEM	#	MONTH	MONTH	MTD	TO DATE	TO DATE	YTD	BUDGET	BALANCE
REVENUE	DESCRIPTION	MAR. 2018	BUDGET	DIFF	ACTUAL	BUDGET	BUDGET	REMAINING	
<b>OPERATING INCOME</b>									
703	3110 GROSS POTENTIAL RENT	177	1,500	(1,323)	2,803	4,500	(1,697)	18,000	15,197
704	3422 LESS: VACANCY LOSS	-	(30)	30	-	(90)	90	(360)	(360)
	<b>NET TENANT REVENUE</b>	<b>177</b>	<b>1,530</b>	<b>(1,293)</b>	<b>2,803</b>	<b>4,590</b>	<b>(1,607)</b>	<b>17,640</b>	<b>14,837</b>
3401	TENANT REVENUE - OTHER	1,697	574	1,123	2,010	1,723	288	6,890	4,880
3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-
3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-
3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-
3431	<b>NET OPERATING REVENUE</b>	<b>1,697</b>	<b>574</b>	<b>1,123</b>	<b>2,010</b>	<b>1,723</b>	<b>288</b>	<b>6,890</b>	<b>4,880</b>
706	HAP SUBSIDY	1,874	2,104	(230)	4,813	6,313	(1,499)	24,530	19,717
708	OTHER GOVERNMENT GRANTS	29,345	32,598	(3,253)	85,268	97,794	(12,526)	391,176	305,908
711	INVESTMENT INCOME - UNRESTRICTED	2	4	(2)	7	13	(5)	50	43
	MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-
	BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-
714	ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-
715	FRAUD RECOVERY	-	-	-	-	-	-	-	-
720	OTHER REVENUE	0	92	(91)	0	275	(275)	1,100	1,100
	INVESTMENT INCOME - RESTRICTED	5	38	(33)	18	113	(95)	450	432
700	<b>TOTAL REVENUES</b>	<b>31,226</b>	<b>34,836</b>	<b>(3,609)</b>	<b>90,107</b>	<b>104,507</b>	<b>(14,400)</b>	<b>417,306</b>	<b>633,107</b>
<b>OPERATING EXPENDITURES</b>									
<b>ADMINISTRATIVE</b>									
911	4110 ADMINISTRATIVE SALARIES	1,108	1,129	(21)	2,318	3,388	(1,069)	13,550	11,232
912	4182 EBC - ADMIN	174	552	(378)	889	1,657	(767)	6,626	5,737
4171	AUDITING FEES	884	375	509	884	1,125	(241)	4,500	3,616
	MANAGEMENT FEES	2,896	2,725	170	8,455	8,176	278	32,705	24,251
	BOOKKEEPING FEES	-	126	(126)	-	378	(378)	1,512	1,512
	ADVERTISING & MARKETING	-	-	-	-	-	-	-	-
	OFFICE EXPENSE	-	-	-	-	-	-	-	-
	LEGAL EXPENSE	-	-	-	-	-	-	-	-
	TRAVEL	-	-	-	-	-	-	-	-
916	4190 OTHER	106	1,308	(1,202)	631	3,925	(3,294)	15,700	15,069
	<b>TOTAL ADMINISTRATIVE</b>	<b>5,168</b>	<b>6,216</b>	<b>(1,048)</b>	<b>13,177</b>	<b>18,648</b>	<b>(5,472)</b>	<b>74,593</b>	<b>61,416</b>
<b>TENANT SERVICES</b>									
921	4220 TENANT SERVICES	-	-	-	-	-	-	-	-
923	4220.2 TENANT SERVICES AFTER SCHOOL PROGRA	-	-	-	-	-	-	-	-
924	4230 OTHER	2,183	8	2,175	3,263	25	3,238	100	(3,163)
	<b>TOTAL TENANT SERVICES</b>	<b>2,183</b>	<b>8</b>	<b>2,175</b>	<b>3,263</b>	<b>25</b>	<b>3,238</b>	<b>100</b>	<b>(3,163)</b>
<b>UTILITIES</b>									
931	4310 WATER	795	677	118	1,665	2,031	(366)	8,122	6,457
932	4320 ELECTRICITY	346	298	49	660	893	(233)	3,570	2,910
933	4330 NATURAL GAS	-	-	-	-	-	-	-	-
938	4390 SEWER AND OTHER	1,020	964	56	2,101	2,893	(792)	11,571	9,470
	<b>TOTAL UTILITIES</b>	<b>2,161</b>	<b>1,939</b>	<b>222</b>	<b>4,425</b>	<b>5,816</b>	<b>(1,390)</b>	<b>23,263</b>	<b>18,838</b>

# RIDGEDALE

LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	DIFF	% OF MTD	YEAR TO DATE	YEAR TO DATE	DIFF	% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM	#		MAR. 2018	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET		REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	3,569	6,186	(2,617)	58%	8,263	18,569	(10,296)	45%	74,234	65,971
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	697	2,551	(1,854)	27%	2,274	7,654	(5,380)	30%	30,615	28,341
943	4420	MATERIALS	751	625	126	120%	2,565	1,875	690	137%	7,500	4,935
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	642	625	17	103%	1,397	1,875	(478)	75%	7,500	6,103
		COOLING / AIR CONDITIONING	235	200	35	118%	360	600	(240)	60%	2,400	2,040
		CABINETS	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	1,485	1,375	110	108%	5,500	4,015
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	672	83	(83)	0%	672	250	(250)	0%	1,000	1,000
		CAMERA SECURITY	-	125	547	538%	-	375	297	179%	1,500	828
943	4430	ROUTINE MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		OTHER MISCELLANEOUS CONTRACT COSTS	3,298	2,875	(2,875)	0%	6,935	8,625	(8,625)	0%	34,500	34,500
		TOTAL ORDINARY MAINT & OPER	<u>10,359</u>	<u>13,729</u>	<u>(3,370)</u>	<u>75%</u>	<u>23,951</u>	<u>41,187</u>	<u>(17,236)</u>	<u>58%</u>	<u>164,749</u>	<u>140,798</u>
<b>PROTECTIVE SERVICES</b>												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
<b>TOTAL PROTECTIVE SERVICES</b>												
		INSURANCE	-	-	-	-	-	-	-	-	-	-
961	4510	INSURANCE	1,338	1,338	(0)	100%	4,015	4,015	(0)	100%	16,061	12,046
969		TOTAL INSURANCE EXPENSES	<u>1,338</u>	<u>1,338</u>	<u>(0)</u>	<u>100%</u>	<u>4,015</u>	<u>4,015</u>	<u>(0)</u>	<u>100%</u>	<u>16,061</u>	<u>12,046</u>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	-	42	(42)	0%	-	125	(125)	0%	500	500
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	83	(83)	0%	-	250	(250)	0%	1,000	1,000
		INTEREST EXPENSE	3,026	3,005	21	101%	12,154	9,016	3,138	135%	36,064	23,910
		TOTAL GENERAL EXPENSES	<u>3,026</u>	<u>3,130</u>	<u>(104)</u>	<u>97%</u>	<u>12,154</u>	<u>9,391</u>	<u>2,763</u>	<u>129%</u>	<u>37,564</u>	<u>25,410</u>
969		TOTAL OPERATING EXPENDITURES	<u>24,235</u>	<u>26,361</u>	<u>(2,126)</u>	<u>92%</u>	<u>60,984</u>	<u>79,083</u>	<u>(18,098)</u>	<u>77%</u>	<u>316,330</u>	<u>255,346</u>
970		CASH FLOW FROM OPERATIONS	<u>6,991</u>	<u>8,475</u>	<u>(1,484)</u>	<u>82%</u>	<u>29,122</u>	<u>25,424</u>	<u>3,698</u>	<u>115%</u>	<u>100,976</u>	<u>377,762</u>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>												
		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	-	4,167	(4,167)	0%	-	-	-	-	-	-
		INTEREST NOTES AND BONDS	-	-	-	-	-	12,500	(12,500)	0%	50,000	50,000
971	4610	DEBT SERVICE PAYMENT - PRINCIPAL	-	2,526	(2,526)	0%	-	7,579	(7,579)	0%	30,316	30,316
		EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS-TRANS FROM RESERVES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>												
900		TOTAL EXPENDITURES	<u>24,235</u>	<u>6,693</u>	<u>(6,693)</u>	<u>0%</u>	<u>60,984</u>	<u>20,079</u>	<u>(20,079)</u>	<u>0%</u>	<u>80,316</u>	<u>80,316</u>
		DEPRECIATION ADD BACK	-	<u>33,054</u>	<u>(8,819)</u>	<u>73%</u>	<u>60,984</u>	<u>99,162</u>	<u>(38,177)</u>	<u>62%</u>	<u>396,646</u>	<u>335,662</u>
		NET CASH FLOW	<u>6,991</u>	<u>1,782</u>	<u>5,209</u>	<u>392%</u>	<u>29,122</u>	<u>5,345</u>	<u>23,777</u>	<u>545%</u>	<u>20,660</u>	<u>297,446</u>



# RIDEGEDALE ACCOUNT DETAIL

LINE	ACCT	DESCRIPTION	CURRENT MONTH MAR. 2018	CURRENT MONTH BUDGET	DIFF	% OF MTD BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	DIFF	% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE REMAINING
HUD PHA GRANTS												
	3401	CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
	3401.1	CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
	3410	SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-	-
	3410.1	ADMINISTRATIVE FEES EARNED	29,345	32,598	(3,253)	90%	85,268	97,794	(12,526)	87%	391,176	305,908
	3410.2	PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS												
			29,345	32,598	(3,253)	90%	85,268	97,794	#####	87%	391,176	305,908
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
	4130	LEGAL	-	-	-	-	-	-	-	-	-	-
	4140	STAFF TRAINING	-	417	417	0%	-	1,250	1,250	0%	5,000	5,000
	4150	TRAVEL	-	125	125	0%	-	375	375	0%	1,500	1,500
	4170	ACCOUNTING	-	250	250	0%	-	750	750	0%	3,000	3,000
	4190	SUNDRY	-	100	100	0%	2	300	298	1%	1,200	1,198
	4190.2	TELEPHONE/COMMUNICATIONS	106	125	19	85%	366	375	9	98%	1,500	1,134
	4190.3	POSTAGE	-	96	96	0%	71	288	217	25%	1,150	1,079
	4190	OFFICE SUPPLIES	-	42	42	0%	-	125	125	0%	500	500
	4190	CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
	4190	EVICION COST	-	17	17	0%	-	50	50	0%	200	200
	4190.9	CONTRACT COST - ADMIN	-	138	138	0%	192	413	220	47%	1,650	1,458
TOTAL ADMINISTRATIVE												
			106	1,308	1,202	8%	631	3,925	3,294	16%	15,700	15,069
TOTAL GENERAL EXPENSES												
	4590	OTHER GENENERAL EXPENSE	-	42	42	0%	-	125	125	0%	500	500
	4590	FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
	4590.5	ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
	4590.6	OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES												
			-	42	42	0%	-	125	125	0%	500	500



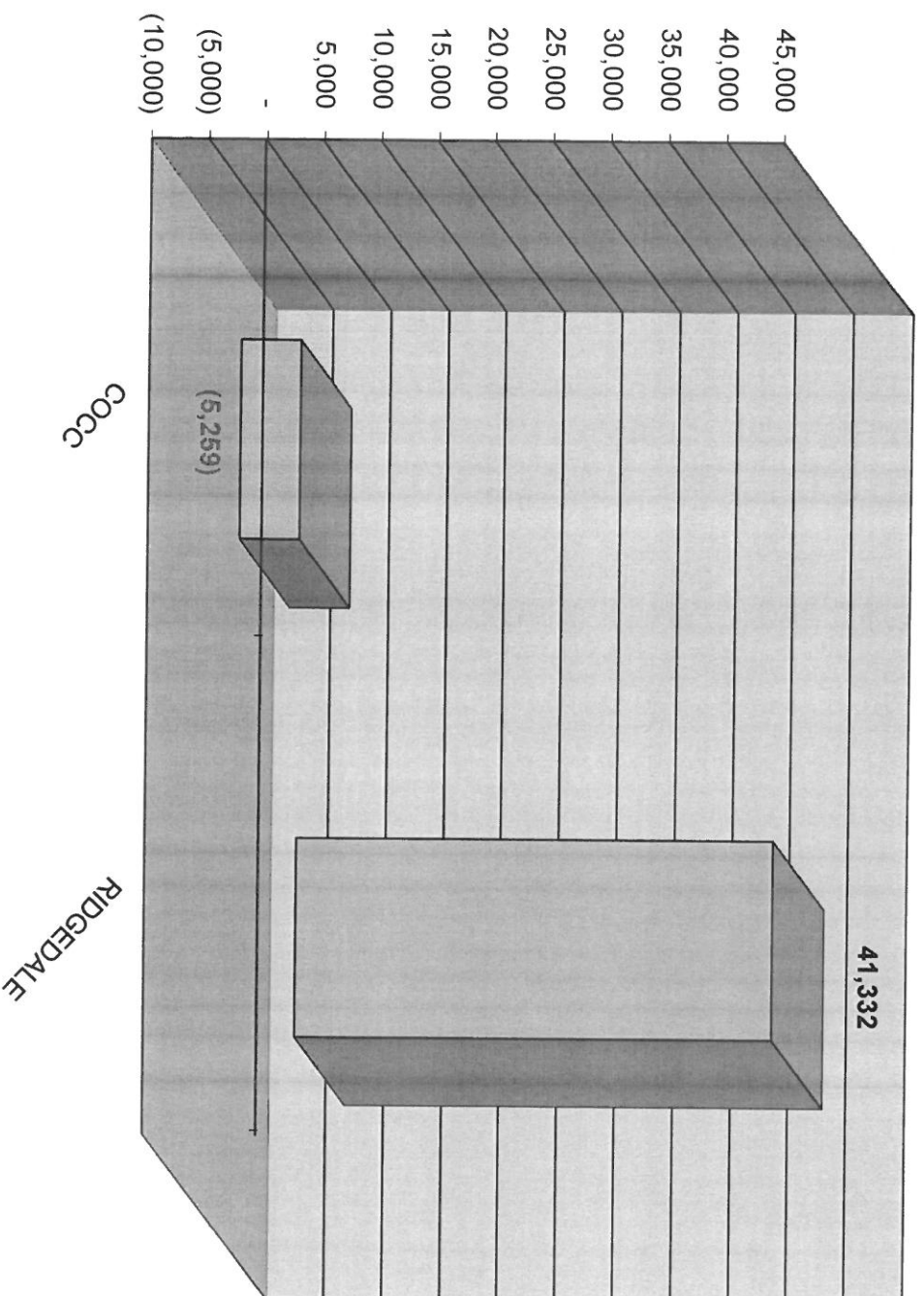
**AVON PARK**  
**HOUSING AUTHORITY**

**FISCAL YEAR ENDING DECEMBER 31, 2018**

**Financial Statements**

**April 30, 2018**

# Avon Park Housing Authority



# **AVON PARK HOUSING AUTHORITY** **SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES** **As of April 30, 2018**

**COCB**

1111.00 GENERAL FUND-COCB  
 1111.40 FSS ESCROW

101,800  
 2,497  
**TOTAL 104,297**

**RIDGE DALE**

1111.01 GENERAL FUND CHECKING 46,573  
 1114.00 SECURITY DEPOSITS 6,028  
 1162.05 ESCROW MIP 2,980  
 1162.06 ESCROW RESERVE REPLACEMENT 20,130  
 1162.07 ESCROW INSURANCE 13,656  
 1162.08 RESIDUAL RECEIPTS RESERVES 47,451  
**TOTAL 136,818**

**GRAND TOTAL CASH ACCOUNTS 241,115**

# AVON PARK HOUSING AUTHORITY

## SCHEDULE OF UNRESTRICTED NET POSITION

As of April 30, 2018

### CENTRAL OFFICE COST CENTER UNRESTRICTED NET POSITION YEAR TO DATE EARNINGS

135,553  
(5,259)  
TOTAL 130,294

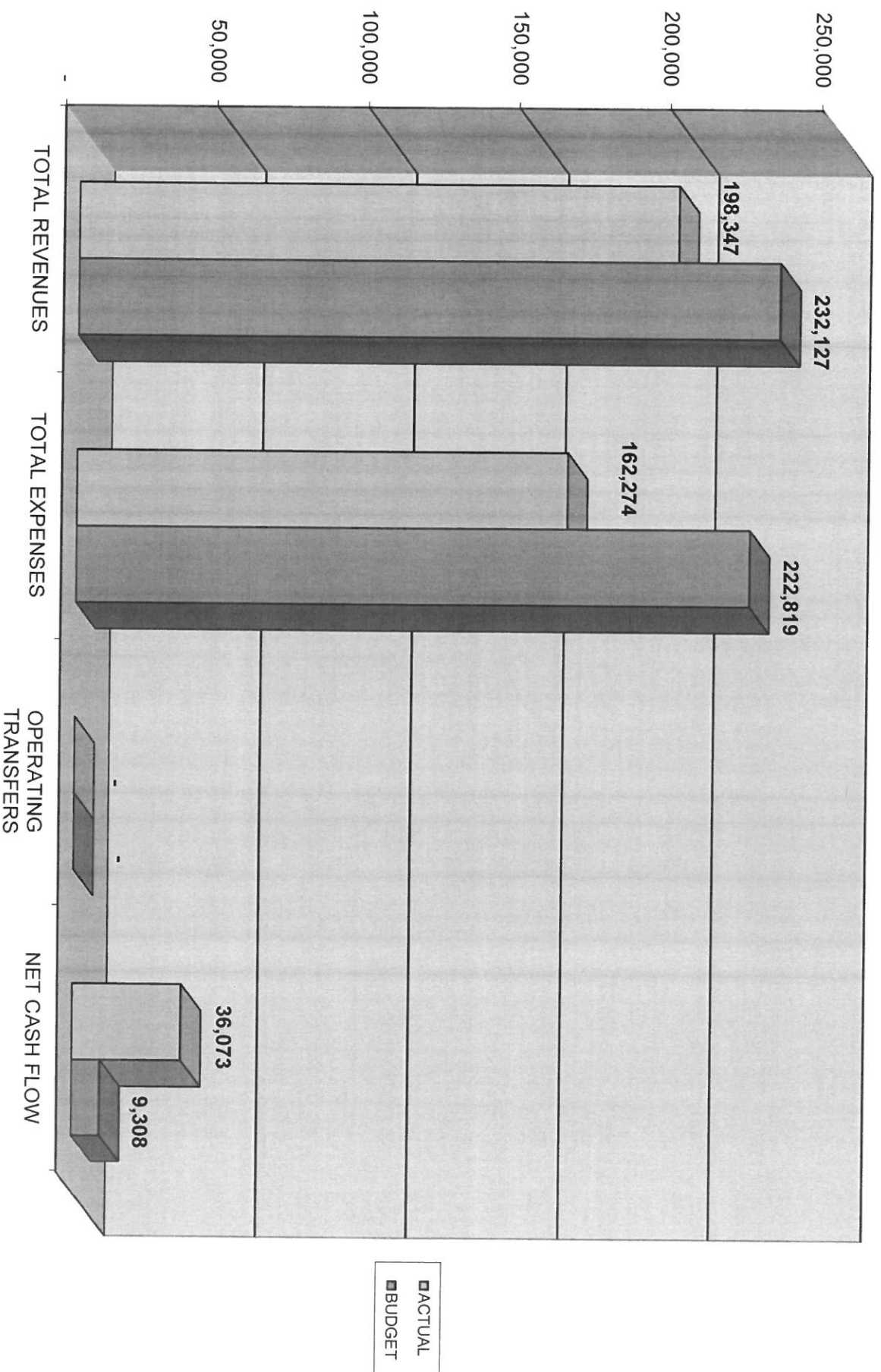
### RIDGEDALE UNRESTRICTED NET POSITION YEAR TO DATE EARNINGS

(3,331)  
41,332  
TOTAL 38,001

TOTAL RESERVE BALANCES

168,295

# APHA CONSOLIDATED



# APHA CONSOLIDATED- STATEMENT OF NET POSITION

## ASSETS

### Current Assets:

#### Cash

111	Unrestricted	148,373
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	2,497
114	Cash - Tenant Security Deposits	6,028
100		<b>Total Cash</b>

#### Receivables

121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	44,251
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	1,441
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		<b>Total Receivables - Net of Allowances for doubtful accis</b>

#### Investments

131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	84,217
142	Prepaid Expenses and Other Assets	(485)
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
150		<b>Total Other Current Assets</b>

#### Non-current Assets:

#### Fixed Assets

161	Land	600,000
168	Infrastructure	2,758
162	Buildings	1,224,173
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	224,450
165	Leasehold Improvements	-
166	Accumulated Depreciation	(350,792)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	<b>1,700,589</b>
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

200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>1,986,910</b>

## LIABILITIES

### Current Liabilities:

311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	1,414
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	2,585
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	451
333	Accounts Payable - Other Government	6,028
341	Tenant Security Deposits	-
342	Unearned Revenue	-
343	Current Portion of Long-term Debt - Capital Projects	17,829
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		<b>Total Current Liabilities</b>

#### Non-current Liabilities:

351	Long-term Debt, Net of Current - Capital Projects	1,396,482
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	14,343
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	2,497
350		<b>Total Noncurrent Liabilities</b>
	<b>Total Liabilities</b>	<b>1,413,322</b>

#### DEFERRED INFLOWS OF RESOURCES

400	Deferred Inflows of Resources - Pension Related Items	-
-----	---	---

#### EQUITY:

501	Investment in General Fixed Assets	-
	<b>Contributed Capital</b>	-
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508		<b>Total Contributed Capital</b>
508.1	Net Investment in Capital Assets	286,277
	<b>Reserved Fund Balance:</b>	-
509	Fund Balance Reserved for Encumbrances/	-
510	Designated Fund Balance	-
511	Fund Balance Reserved for Capital Activities	-
	<b>Total Reserved Fund Balance</b>	-
511.1	Restricted Net Position	84,217
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	174,786
513		<b>Total Equity</b>
600		<b>Total Liabilities and Equity</b>

# APHA CONSOLIDATED

LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	DIFF	% OF MTD	YEAR TO DATE	YEAR TO DATE	DIFF	% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM #			APR. 2018	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>OPERATING INCOME</b>												
703	3110	GROSS POTENTIAL RENT	1,005	1,500	(495)	67%	3,808	6,000	(2,192)	63%	18,000	14,192
		NET TENANT REVENUE	-	(30)	30	0%	-	(120)	120	0%	(360)	(360)
3401		TENANT REVENUE - OTHER	1,005	1,470	(465)	67%	3,808	5,880	(2,072)	63%	17,640	13,832
3404		TENANT REVENUE - EXCESS UTILITY	76	574	(499)	13%	2,086	2,297	(211)	91%	6,890	4,804
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431		NET OPERATING REVENUE	1,080	2,044	(964)	53%	5,894	8,177	(2,283)	72%	24,530	18,636
706		HUD PHA OPERATING GRANT CFP	29,329	32,598	(3,269)	90%	114,597	130,392	(15,795)	88%	391,176	276,579
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	2	14	(12)	18%	10	57	(47)	17%	170	160
		MANAGEMENT FEE INCOME	-	11,291	(11,291)	0%	29,008	45,166	(16,157)	64%	135,497	106,489
		BOOKKEEPING FEE INCOME	-	830	(830)	0%	-	3,318	(3,318)	0%	9,954	9,954
714		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	12,552	11,217	1,335	112%	48,815	44,868	3,947	109%	134,603	85,788
720		INVESTMENT INCOME - RESTRICTED	6	38	(32)	15%	23	150	(127)	15%	450	427
700		TOTAL REVENUES	42,969	58,032	(15,063)	74%	198,347	232,127	(33,780)	85%	696,380	498,033
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	12,731	15,443	(2,712)	82%	54,274	61,772	(7,497)	88%	185,315	131,041
912	4182	EBG - ADMIN	3,739	5,175	(1,437)	72%	17,200	20,701	(3,502)	83%	62,104	44,904
4171		AUDITING FEES	-	542	(542)	0%	884	2,167	(1,283)	41%	6,500	5,616
		MANAGEMENT FEES	-	2,725	(2,725)	0%	8,455	10,902	(2,447)	78%	32,705	24,251
		BOOKKEEPING FEES	-	126	(126)	0%	-	504	(504)	0%	1,512	1,512
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	6,133	3,375	2,758	182%	12,318	13,500	(1,182)	91%	40,500	28,182
		TOTAL ADMINISTRATIVE	22,603	27,386	(4,783)	83%	93,130	109,545	(16,415)	85%	328,636	235,506
<b>TENANT SERVICES</b>												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBG - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	728	8	720	8737%	3,991	33	3,958	11973%	100	(3,891)
		TOTAL TENANT SERVICES	728	8	720	8737%	3,991	33	3,958	11973%	100	(3,891)
<b>UTILITIES</b>												
931	4310	WATER	627	698	(71)	90%	2,288	2,791	(503)	82%	8,372	6,084
932	4320	ELECTRICITY	318	339	(21)	94%	1,891	1,357	534	139%	4,070	2,179
933	4330	NATURAL GAS	16	-	16	-	54	-	54	-	-	(54)
938	4390	SEWER AND OTHER	1,020	1,006	14	101%	3,121	4,024	(903)	78%	12,071	8,950
		TOTAL UTILITIES	1,981	2,043	(62)	97%	7,354	8,171	(817)	90%	24,513	17,159

# APHA CONSOLIDATED

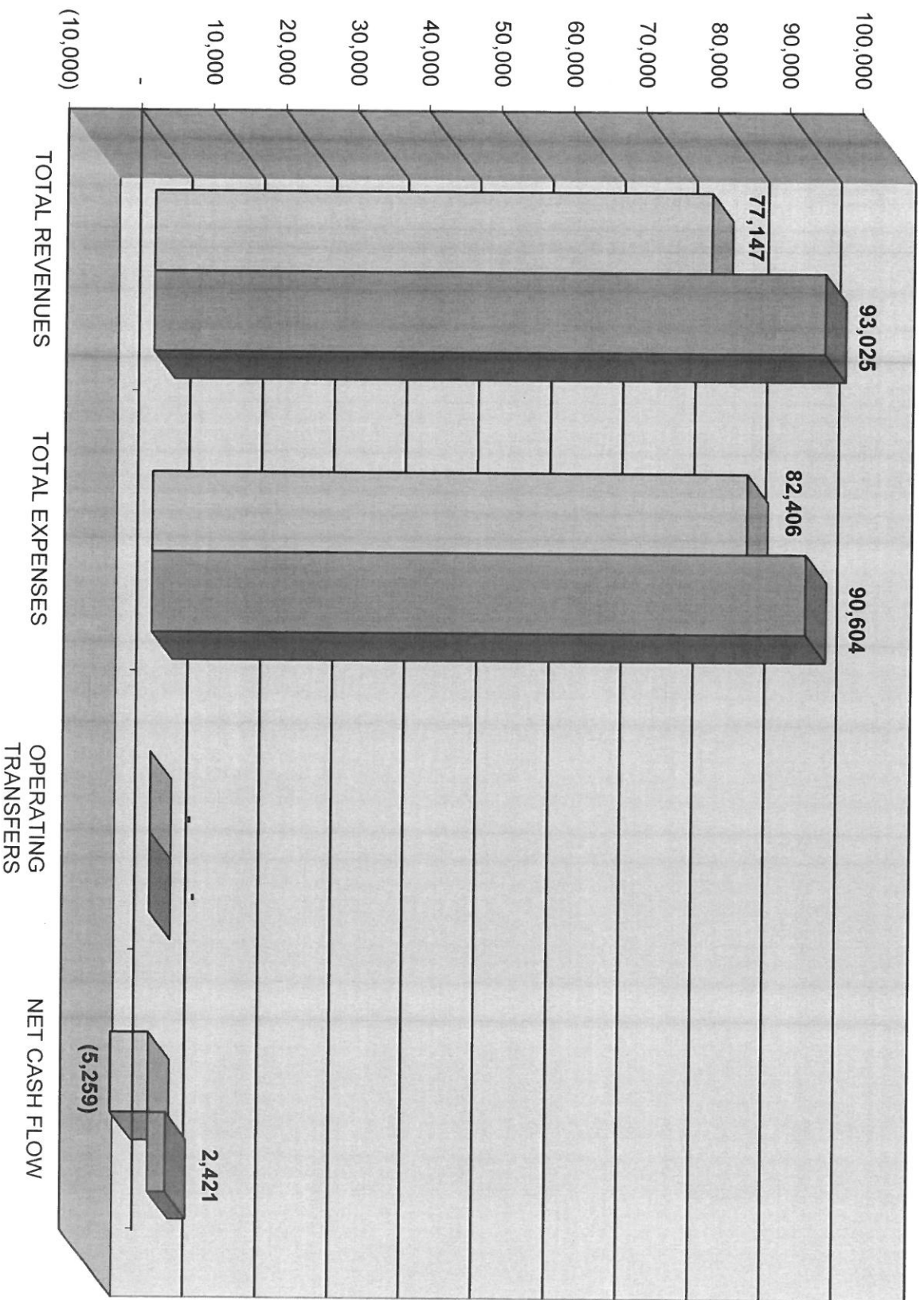
LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	DIFF	% OF MTD	YEAR TO DATE	YEAR TO DATE	DIFF	% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM	#		APR 2018	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	2,428	6,186	(3,758)	39%	10,691	24,745	(14,054)	43%	74,234	63,543
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	610	2,551	(1,941)	24%	2,884	10,205	(7,321)	28%	30,615	27,731
943	4420	MATERIALS	1,839	625	1,214	294%	5,084	2,500	2,584	203%	7,500	2,416
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	642	625	17	103%	2,039	2,500	(461)	82%	7,500	5,461
		COOLING / AIR CONDITIONING	450	200	250	225%	810	800	10	101%	2,400	1,590
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	1,980	1,833	147	108%	5,500	3,520
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	(83)	0%	-	333	(333)	0%	1,000	1,000
		EXTERMINATION	1,600	125	1,475	1280%	2,272	500	1,772	454%	1,500	(772)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
943	4430	ROUTINE MAINTENANCE	-	2,875	(2,875)	0%	250	11,500	(11,250)	2%	34,500	34,250
		OTHER MISCELLANEOUS CONTRACT COSTS	2,757	-	2,757	-	9,692	-	9,692	-	-	(9,692)
		<b>TOTAL ORDINARY MAINT &amp; OPER</b>	<b>10,821</b>	<b>13,729</b>	<b>(2,908)</b>	<b>79%</b>	<b>35,702</b>	<b>54,916</b>	<b>(19,214)</b>	<b>65%</b>	<b>164,749</b>	<b>129,047</b>
<b>PROTECTIVE SERVICES</b>												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
<b>TOTAL PROTECTIVE SERVICES</b>												
		INSURANCE	-	-	-	-	-	-	-	-	-	-
961	4510	INSURANCE	1,338	1,882	(543)	71%	5,353	7,526	(2,173)	71%	22,579	17,226
		<b>TOTAL INSURANCE EXPENSES</b>	<b>1,338</b>	<b>1,882</b>	<b>(543)</b>	<b>71%</b>	<b>5,353</b>	<b>7,526</b>	<b>(2,173)</b>	<b>71%</b>	<b>22,579</b>	<b>17,226</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	290	875	(585)	33%	1,570	3,500	(1,930)	45%	10,500	8,930
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	3,018	83	(83)	0%	-	333	(333)	0%	1,000	1,000
		<b>TOTAL GENERAL EXPENSES</b>	<b>3,308</b>	<b>3,964</b>	<b>(656)</b>	<b>83%</b>	<b>15,172</b>	<b>12,021</b>	<b>3,150</b>	<b>126%</b>	<b>36,064</b>	<b>20,892</b>
		<b>969 TOTAL OPERATING EXPENDITURES</b>	<b>40,780</b>	<b>49,012</b>	<b>(8,232)</b>	<b>83%</b>	<b>162,742</b>	<b>15,855</b>	<b>887</b>	<b>106%</b>	<b>47,564</b>	<b>30,822</b>
		<b>970 CASH FLOW FROM OPERATIONS</b>	<b>2,189</b>	<b>9,020</b>	<b>(6,831)</b>	<b>24%</b>	<b>162,274</b>	<b>196,047</b>	<b>(33,773)</b>	<b>83%</b>	<b>588,141</b>	<b>425,867</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>												
		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	-	4,167	(4,167)	0%	-	16,667	(16,667)	0%	50,000	50,000
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
971	4610	DEBT SERVICE PAYMENT - PRINCIPAL	-	2,526	(2,526)	0%	-	10,105	(10,105)	0%	30,316	30,316
		EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL OTHER EXPENSES</b>	<b>-</b>	<b>6,693</b>	<b>(6,693)</b>	<b>0%</b>	<b>-</b>	<b>26,772</b>	<b>(26,772)</b>	<b>0%</b>	<b>80,316</b>	<b>80,316</b>
		<b>900 TOTAL EXPENDITURES</b>	<b>40,780</b>	<b>55,705</b>	<b>(14,925)</b>	<b>73%</b>	<b>162,274</b>	<b>222,819</b>	<b>(60,545)</b>	<b>73%</b>	<b>668,457</b>	<b>506,183</b>
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		<b>NET CASH FLOW</b>	<b>2,189</b>	<b>2,327</b>	<b>(138)</b>	<b>94%</b>	<b>36,073</b>	<b>9,308</b>	<b>26,766</b>	<b>388%</b>	<b>27,923</b>	<b>(8,150)</b>



# APHA CONSOLIDATED ACCOUNT DETAIL

LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	DIFF	% OF MTD	YEAR TO DATE	YEAR TO DATE	DIFF	% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM #			APR. 2018	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>HUD PHA GRANTS</b>												
3401	CAPITAL FUND REVENUE - SOFT COSTS		-	-	-	-	-	-	-	-	-	-
3401.1	CFP CAPITAL EXPENDITURES		-	-	-	-	-	-	-	-	-	-
3410	SECTION 8 HAP INCOME		29,329	32,598	(3,269)	90%	114,597	130,392	(15,795)	88%	391,176	276,579
3410.1	ADMINISTRATIVE FEES EARNED		-	-	-	-	-	-	-	-	-	-
3410.2	POKI IN ADMINISIKATIVE FEES EARNEL		-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b>29,329</b>	<b>32,598</b>	<b>(3,269)</b>	<b>90%</b>	<b>114,597</b>	<b>130,392</b>	<b>(15,795)</b>	<b>88%</b>	<b>391,176</b>	<b>276,579</b>
<b>EXPENSES</b>												
<b>ADMINISTRATIVE OFFICE EXPENSES</b>												
4130	LEGAL		78	417	(339)	19%	93	1,667	(1,574)	6%	5,000	4,907
4140	STAFF TRAINING		196	500	(304)	39%	496	2,000	(1,504)	25%	6,000	5,504
4150	TRAVEL		-	208	(208)	0%	982	833	149	118%	2,500	1,518
4170	ACCOUNTING		-	400	(400)	0%	3	1,600	(1,597)	0%	4,800	4,797
4190	SUNDRY		4,213	600	3,613	702%	5,977	2,400	3,577	249%	7,200	1,223
4190.2	TELEPHONE/COMMUNICATIONS		912	375	537	243%	3,320	1,500	1,820	221%	4,500	1,180
4190.3	POSTAGE		516	179	337	288%	638	717	(79)	89%	2,150	1,512
4190	OFFICE SUPPLIES		-	542	(542)	0%	-	2,167	(2,167)	0%	6,500	6,500
4190	CONTRACT COST-COPIER/SECURITY		118	-	118	-	297	-	297	-	-	(297)
4190	EVICITION COST		-	17	(17)	0%	-	67	(67)	0%	200	200
4190.9	CONTRACT COST - ADMIN		100	138	(38)	73%	512	550	(38)	93%	1,650	1,138
<b>TOTAL ADMINISTRATIVE</b>			<b>6,133</b>	<b>3,375</b>	<b>2,758</b>	<b>182%</b>	<b>12,318</b>	<b>13,500</b>	<b>(1,182)</b>	<b>91%</b>	<b>40,500</b>	<b>28,182</b>
<b>TOTAL GENERAL EXPENSES</b>												
4590	OTHER GENERAL EXPENSE		290	875	(585)	33%	1,570	3,500	(1,930)	45%	10,500	8,930
4590	FSS CONTRIBUTIONS		-	-	-	-	-	-	-	-	-	-
4590.5	ASSET MANAGEMENT FEE		-	-	-	-	-	-	-	-	-	-
4590.6	OTHER FEES		-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>			<b>290</b>	<b>875</b>	<b>(585)</b>	<b>33%</b>	<b>1,570</b>	<b>3,500</b>	<b>(1,930)</b>	<b>45%</b>	<b>10,500</b>	<b>8,930</b>

# CENTRAL OFFICE COST CENTER



■ ACTUAL  
 ■ BUDGET

# COCC - STATEMENT OF NET POSITION

## ASSETS

### Current Assets:

#### Cash

111	Unrestricted	101,800
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	2,497
114	Cash - Tenant Security Deposits	-
100	<b>Total Cash</b>	<b>104,297</b>

#### Receivables

121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	-
125	Accounts Receivable - Miscellaneous	44,251
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	<b>Total Receivables - Net of Allowances for doubtful accts</b>	<b>44,251</b>

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	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
150	<b>Total Other Current Assets</b>	<b>-</b>

### Total Current Assets

#### 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	(34,134)
167	Construction in Progress	-
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>688,519</b>
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

200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>837,067</b>

## LIABILITIES

### Current Liabilities:

311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	1,414
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	-
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	<b>Total Current Liabilities</b>	<b>1,414</b>

### Non-current Liabilities:

351	Long-term Debt, Net of Current - Capital Projects	-
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	14,343
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	2,497
350	<b>Total Noncurrent Liabilities</b>	<b>16,840</b>

### Total Liabilities

#### DEFERRED INFLOWS OF RESOURCES

400	Deferred Inflows of Resources - Pension Related Items	-
501	<b>EQUITY:</b>	<b>-</b>

### 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	<b>Total Contributed Capital</b>	<b>-</b>

### Total Contributed Capital

### Net Investment in Capital Assets

508.1	Net Investment in Capital Assets	688,519
-------	----------------------------------	---------

### Reserved Fund Balance:

509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	<b>Total Reserved Fund Balance</b>	<b>-</b>

### Total Reserved Fund Balance

511.1	Restricted Net Position	-
512	Undesignated Fund Balance/Retained Earnings	130,294
512.1	Unrestricted Net Position	818,813
513	<b>Total Equity</b>	<b>837,067</b>

### Total Liabilities and Equity

# CENTRAL OFFICE COST CENTER

LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	% OF MTD	YEAR TO DATE	YEAR TO DATE	% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM #			APR. 2018	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
<b>OPERATING INCOME</b>										
703	3110	GROSS POTENTIAL RENT	-	-	-	-	-	-	-	-
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-
<b>NET TENANT REVENUE</b>										
3110		TENANT REVENUE - OTHER	-	-	0%	-	-	0%	-	-
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	-	10	(10)	-	40	(40)	-	-
		MANAGEMENT FEE INCOME	-	11,291	(11,291)	29,008	45,166	(16,157)	120	120
		BOOKKEEPING FEE INCOME	-	830	(830)	-	3,318	(3,318)	135,497	106,489
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	9,954	9,954
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	-	-	-	-	-	-	-
720		INVESTMENT INCOME - RESTRICTED	11,875	11,125	107%	48,139	44,501	3,638	133,503	85,364
700		TOTAL REVENUES	11,875	23,256	51%	77,147	93,025	(15,878)	279,074	201,927
<b>OPERATING EXPENDITURES</b>										
<b>ADMINISTRATIVE</b>										
911	4110	ADMINISTRATIVE SALARIES	12,188	14,314	(2,126)	51,413	57,255	(5,842)	171,765	120,352
912	4182	EBC - ADMIN	3,608	4,623	(1,015)	16,180	18,493	(2,313)	55,478	39,298
4171		AUDITING FEES	-	167	(167)	-	667	(667)	2,000	2,000
		MANAGEMENT FEES	-	-	-	-	-	-	-	-
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-
916	4190	OTHER	5,850	2,067	3,783	11,404	8,267	3,137	24,800	13,396
921	4210	SALARIES	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-
<b>TOTAL ADMINISTRATIVE</b>										
			21,646	21,170	475	78,997	84,681	(5,684)	254,043	175,046
<b>TENANT SERVICES</b>										
921	4210	SALARIES	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-
<b>TOTAL TENANT SERVICES</b>										
			-	-	-	-	-	-	-	-
<b>UTILITIES</b>										
931	4310	WATER	-	21	(21)	(3)	83	(86)	250	253
932	4320	ELECTRICITY	-	42	(42)	913	167	746	500	(413)
933	4330	NATURAL GAS	16	-	16	54	-	54	-	(54)
938	4390	SEWER AND OTHER	-	42	(42)	-	167	(167)	500	500
<b>TOTAL UTILITIES</b>										
			16	104	(88)	964	417	547	1,250	286

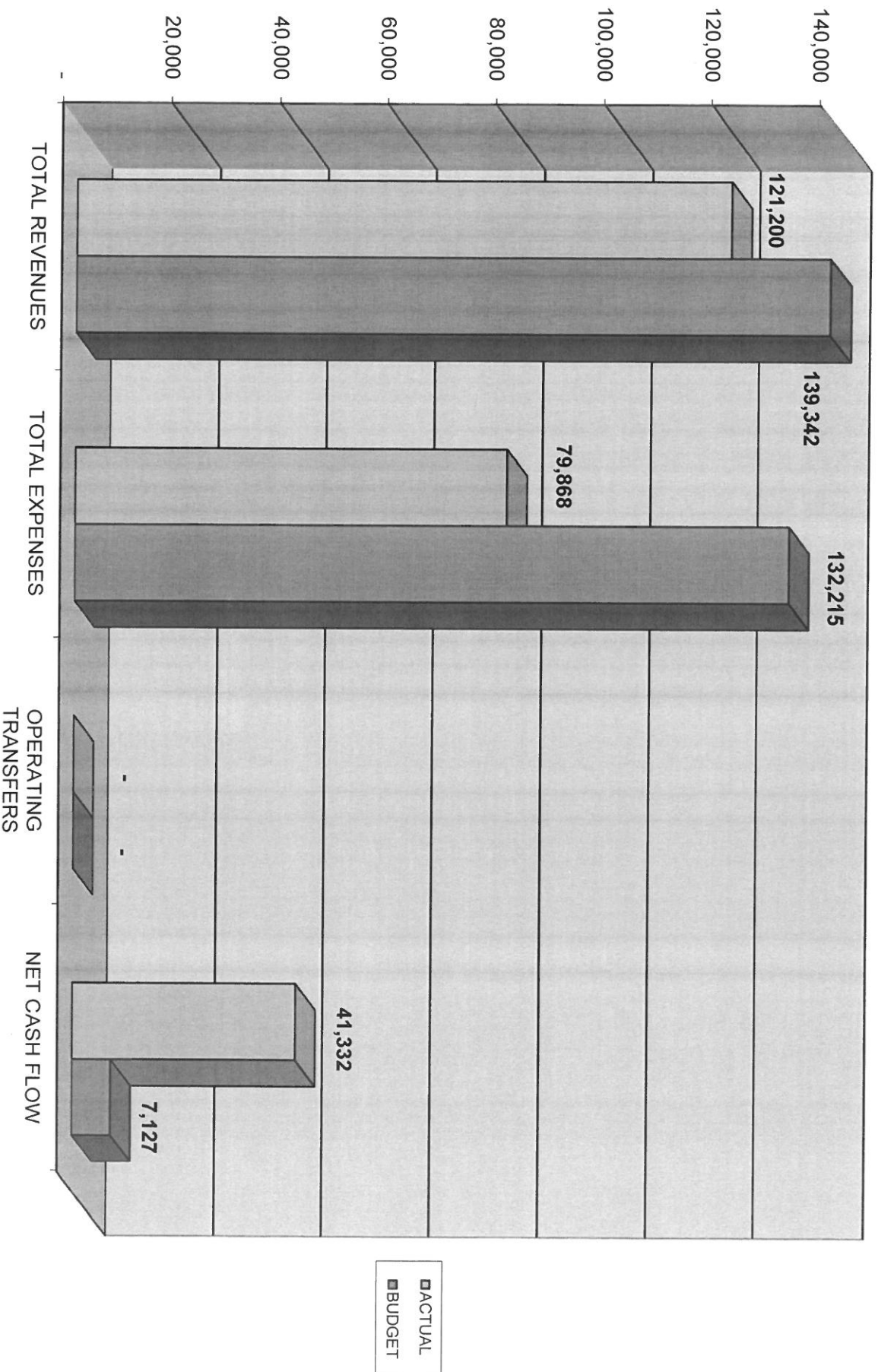
# CENTRAL OFFICE COST CENTER

LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	% OF MTD	YEAR TO DATE	YEAR TO DATE	% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM #			APR. 2018	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
941	4410	LABOR	-	-	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-	-	-
943	4420	MATERIALS	-	-	-	680	-	-	-	(680)
943		CONTRACT COSTS	-	-	-	-	-	-	-	-
		GARBAGE & TRASH	-	-	-	-	-	-	-	-
		COOLING / AIR CONDITIONING	-	-	-	-	-	-	-	-
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	-	-	-	-	-	-	-	-
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-
		EXTERMINATION	-	-	-	-	-	-	-	-
		JANITORIAL	-	-	-	-	-	-	-	-
943	4430	ROUTINE MAINTENANCE	-	-	-	250	-	-	-	(250)
		OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	250	-	-	-	(250)
		TOTAL ORDINARY MAINT & OPER	-	-	-	930	-	-	-	(930)
		PROTECTIVE SERVICES	-	-	-	-	-	-	-	-
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-	-	-
		INSURANCE	-	-	-	-	-	-	-	-
961	4510	INSURANCE	-	543	0%	-	2,173	(2,173)	6,518	6,518
969		TOTAL INSURANCE EXPENSES	-	543	0%	-	2,173	(2,173)	6,518	6,518
		GENERAL EXPENSES	-	-	-	-	-	-	-	-
962	4590	OTHER GENERAL EXPENSES	235	833	28%	1,515	3,333	(1,818)	10,000	8,485
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	-	-	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	235	833	28%	1,515	3,333	(1,818)	10,000	8,485
969		TOTAL OPERATING EXPENDITURES	21,897	22,651	97%	82,406	90,604	(8,198)	271,811	189,405
970		CASH FLOW FROM OPERATIONS	(10,021)	605	-1656%	(5,259)	2,421	(7,680)	7,263	12,522
		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	-	-	-	-	-	-	-	-
971	4610	DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-
		EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-
		OTHER ITEMS - TRANS TO RESERVES	-	-	-	-	-	-	-	-
		TOTAL OTHER EXPENSES	-	-	-	-	-	-	-	-
900		TOTAL EXPENDITURES	21,897	22,651	97%	82,406	90,604	(8,198)	271,811	189,405
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-
		NET CASH FLOW	(10,021)	605	-1656%	(5,259)	2,421	(7,680)	7,263	12,522

# CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
INCOME			APR. 2018	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
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 ADMINIS IKA IIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS												
			-	-	-	-	-	-	-	-	-	-
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	78	417	339	19%	93	1,667	1,574	6%	5,000	4,907
4140		STAFF TRAINING	20	83	63	24%	320	333	13	96%	1,000	680
4150		TRAVEL	-	83	83	0%	982	333	(649)	295%	1,000	18
4170		ACCOUNTING	-	150	150	0%	3	600	597	0%	1,800	1,797
4190		SUNDRY	4,212	500	(3,712)	842%	5,974	2,000	(3,974)	299%	6,000	26
4190.2		TELEPHONE/COMMUNICATIONS	806	250	(556)	323%	2,848	1,000	(1,848)	285%	3,000	152
4190.3		POSTAGE	516	83	(433)	619%	567	333	(233)	170%	1,000	433
4190		OFFICE SUPPLIES	-	500	500	0%	-	2,000	2,000	0%	6,000	6,000
4190		CONTRACT COST-COPIER/SECURITY	118	-	(118)	-	297	-	(297)	-	-	(297)
4190		EVICTON COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	100	-	(100)	-	320	-	(320)	-	-	(320)
TOTAL ADMINISTRATIVE												
			5,850	2,067	(3,783)	283%	11,404	8,267	(3,137)	138%	24,800	13,396
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	235	833	598	28%	1,515	3,333	1,818	45%	10,000	8,485
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES												
			235	833	598	28%	1,515	3,333	1,818	45%	10,000	8,485

# RIDGEDALE



■ ACTUAL  
 ■ BUDGET



# RIDGEDALE - STATEMENT OF NET POSITION

## ASSETS

### Current Assets:

#### Cash

111	Unrestricted	46,573
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	6,028
100	<b>Total Cash</b>	<b>52,601</b>

#### 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	1,441
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
129	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	<b>Total Receivables - Net of Allowances for doubtful accts</b>	<b>1,441</b>

#### Investments - Unrestricted

131	Investments - Restricted for Payments of Current Liabilities	-
135	Investments - Restricted	-
132	Prepaid Expenses and Other Assets	84,217
142	Inventories	(485)
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
150	<b>Total Other Current Assets</b>	<b>83,732</b>

#### Non-current Assets:

#### Fixed Assets

161	Land	100,000
168	Infrastructure	-
162	Buildings	1,180,514
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	48,213
165	Leasehold Improvements	-
166	Accumulated Depreciation	(316,658)
167	Construction in Progress	-
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>1,012,070</b>
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

200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>1,149,843</b>

## LIABILITIES

### Current Liabilities:

311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	2,585
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	451
341	Tenant Security Deposits	6,028
342	Unearned Revenue	-
343	Current Portion of Long-term Debt - Capital Projects	17,829
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	<b>Total Current Liabilities</b>	<b>26,894</b>

#### Non-current Liabilities:

351	Long-term Debt - Net of Current - Capital Projects	1,396,482
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	<b>Total Noncurrent Liabilities</b>	<b>1,396,482</b>

#### DEFERRED INFLOWS OF RESOURCES

400	Deferred Inflows of Resources - Pension Related Items	-
401	<b>Total Liabilities</b>	<b>1,423,376</b>

#### EQUITY:

501	Investment in General Fixed Assets	-
502	<b>Contributed Capital</b>	<b>-</b>
503	Project Notes (HUD)	-
504	Long-term Debt - HUD Guaranteed	-
505	Net HUD PHA Contributions	-
507	Other HUD Contributions	-
508	Other Contributions	-
508.1	<b>Total Contributed Capital</b>	<b>-</b>

#### Net Investment in Capital Assets

508.1	Net Investment in Capital Assets	(402,242)
-------	----------------------------------	-----------

#### Reserved Fund Balance:

509	Fund Balance Reserved for Encumbrances/	-
510	Designated Fund Balance	-
511	Fund Balance Reserved for Capital Activities	-
511.1	<b>Total Reserved Fund Balance</b>	<b>-</b>

#### Restricted Net Position

512	Restricted Net Position	84,217
512.1	Undesignated Fund Balance/Retained Earnings	-
513	Unrestricted Net Position	44,492
600	<b>Total Equity</b>	<b>(273,533)</b>

#### Total Liabilities and Equity

600	<b>Total Liabilities and Equity</b>	<b>1,149,843</b>
-----	-------------------------------------	------------------



# RIDGEDALE

LINE	ACCT	CURRENT	CURRENT	% OF	YEAR	YEAR	% OF	ANNUAL	BUDGET
ITEM	#	MONTH	MONTH	MTD	TO DATE	TO DATE	YTD	BUDGET	BALANCE
REVENUE	DESCRIPTION	APR. 2018	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
<b>OPERATING INCOME</b>									
703	3110 GROSS POTENTIAL RENT	1,005	1,500	67%	3,808	6,000	63%	18,000	14,192
704	3422 LESS: VACANCY LOSS	-	(30)	0%	-	(120)	0%	(360)	(360)
	<b>NET TENANT REVENUE</b>	<b>1,005</b>	<b>1,530</b>	<b>67%</b>	<b>3,808</b>	<b>6,120</b>	<b>63%</b>	<b>17,640</b>	<b>13,832</b>
3401	TENANT REVENUE - OTHER	76	574	13%	2,086	2,297	91%	6,890	4,804
3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-
3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-
3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-
3431	<b>NET OPERATING REVENUE</b>	<b>1,080</b>	<b>2,104</b>	<b>51%</b>	<b>5,894</b>	<b>8,417</b>	<b>70%</b>	<b>24,530</b>	<b>18,638</b>
706	HAP SUBSIDY	29,329	32,598	90%	114,597	130,392	88%	391,176	276,579
708	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-
711	INVESTMENT INCOME - UNRESTRICTED	2	4	60%	10	17	59%	50	40
	MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-
	BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-
	ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-
714	FRAUD RECOVERY	-	-	-	-	-	-	-	-
715	OTHER REVENUE	676	92	738%	676	367	184%	1,100	424
720	INVESTMENT INCOME - RESTRICTED	6	38	15%	23	150	15%	450	427
	<b>700 TOTAL REVENUES</b>	<b>31,093</b>	<b>34,836</b>	<b>89%</b>	<b>121,200</b>	<b>139,342</b>	<b>87%</b>	<b>417,306</b>	<b>572,685</b>
<b>OPERATING EXPENDITURES</b>									
<b>ADMINISTRATIVE</b>									
911	4110 ADMINISTRATIVE SALARIES	543	1,129	48%	2,861	4,517	63%	13,550	10,689
912	4182 EBC - ADMIN	131	552	24%	1,020	2,209	46%	6,626	5,606
4171	AUDITING FEES	-	375	0%	884	1,500	59%	4,500	3,616
	MANAGEMENT FEES	-	2,725	0%	8,455	10,902	78%	32,705	24,251
	BOOKKEEPING FEES	-	126	0%	-	504	0%	1,512	1,512
	ADVERTISING & MARKETING	-	-	-	-	-	-	-	-
	OFFICE EXPENSE	-	-	-	-	-	-	-	-
	LEGAL EXPENSE	-	-	-	-	-	-	-	-
	TRAVEL	-	-	-	-	-	-	-	-
916	4190 OTHER	283	1,308	22%	914	5,233	17%	15,700	14,786
	<b>TOTAL ADMINISTRATIVE</b>	<b>957</b>	<b>6,216</b>	<b>15%</b>	<b>14,134</b>	<b>24,864</b>	<b>57%</b>	<b>74,593</b>	<b>60,459</b>
<b>TENANT SERVICES</b>									
921	4220 TENANT SERVICES	-	-	-	-	-	-	-	-
923	4220.2 TENANT SERVICES AFTER SCHOOL PROGRA	-	-	-	-	-	-	-	-
924	4230 OTHER	728	8	8737%	3,991	33	-	100	(3,891)
	<b>TOTAL TENANT SERVICES</b>	<b>728</b>	<b>8</b>	<b>8737%</b>	<b>3,991</b>	<b>33</b>	<b>11973%</b>	<b>100</b>	<b>(3,891)</b>
<b>UTILITIES</b>									
931	4310 WATER	627	677	93%	2,291	2,707	85%	8,122	5,831
932	4320 ELECTRICITY	318	298	107%	978	1,190	82%	3,570	2,592
933	4330 NATURAL GAS	-	-	-	-	-	-	-	-
938	4390 SEWER AND OTHER	1,020	964	106%	3,121	3,857	81%	11,571	8,450
	<b>TOTAL UTILITIES</b>	<b>1,965</b>	<b>1,939</b>	<b>101%</b>	<b>6,391</b>	<b>7,754</b>	<b>82%</b>	<b>23,263</b>	<b>16,872</b>

# RIDGEDALE

LINE	ACCT	DESCRIPTION	CURRENT MONTH	CURRENT MONTH	DIFF	% OF MTD	YEAR TO DATE	YEAR TO DATE	DIFF	% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM	#		APR 2018	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET		REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	2,428	6,186	(3,758)	39%	10,691	24,745	(14,054)	43%	74,234	63,543
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	610	2,551	(1,941)	24%	2,884	10,205	(7,321)	28%	30,615	27,731
943	4420	MATERIALS	1,839	625	1,214	294%	4,404	2,500	1,904	176%	7,500	3,096
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	642	625	17	103%	2,039	2,500	(461)	82%	7,500	5,461
		COOLING / AIR CONDITIONING	450	200	250	225%	810	800	10	101%	2,400	1,590
		CABINETS	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	1,980	1,833	147	108%	5,500	3,520
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	83	(83)	0%	-	333	(333)	0%	1,000	1,000
		CAMERA SECURITY	1,600	125	1,475	1280%	2,272	500	1,772	454%	1,500	(772)
943	4430	ROUTINE MAINTENANCE	-	-	-	0%	-	-	-	0%	-	-
		OTHER MISCELLANEOUS CONTRACT COSTS	2,757	2,875	(2,875)	0%	9,692	11,500	(11,500)	0%	34,500	34,500
		TOTAL ORDINARY MAINT & OPER	<b>10,821</b>	<b>13,729</b>	<b>(2,908)</b>	<b>79%</b>	<b>34,772</b>	<b>54,916</b>	<b>(20,144)</b>	<b>63%</b>	<b>164,749</b>	<b>129,977</b>
<b>PROTECTIVE SERVICES</b>												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
<b>INSURANCE</b>												
961	4510	INSURANCE	1,338	1,338	(0)	100%	5,353	5,354	(0)	100%	16,061	10,708
969		TOTAL INSURANCE EXPENSES	<b>1,338</b>	<b>1,338</b>	<b>(0)</b>	<b>100%</b>	<b>5,353</b>	<b>5,354</b>	<b>(0)</b>	<b>100%</b>	<b>16,061</b>	<b>10,708</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	55	42	13	132%	55	167	(112)	33%	500	445
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBITS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	3,018	83	(83)	0%	15,172	333	(333)	0%	1,000	1,000
		TOTAL GENERAL EXPENSES	<b>3,073</b>	<b>3,130</b>	<b>(57)</b>	<b>98%</b>	<b>15,227</b>	<b>12,521</b>	<b>2,705</b>	<b>122%</b>	<b>37,564</b>	<b>22,337</b>
969		TOTAL OPERATING EXPENDITURES	<b>18,883</b>	<b>26,361</b>	<b>(7,477)</b>	<b>72%</b>	<b>79,868</b>	<b>105,443</b>	<b>(25,576)</b>	<b>76%</b>	<b>316,330</b>	<b>236,462</b>
970		CASH FLOW FROM OPERATIONS	<b>12,210</b>	<b>8,475</b>	<b>3,735</b>	<b>144%</b>	<b>41,332</b>	<b>33,899</b>	<b>7,433</b>	<b>122%</b>	<b>100,976</b>	<b>336,223</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>												
		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	-	4,167	(4,167)	0%	-	16,667	(16,667)	0%	50,000	50,000
971	4610	DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	0%	-	10,105	(10,105)	0%	30,316	30,316
		EXTRAORDINARY MAINTENANCE	-	2,526	(2,526)	-	-	-	-	-	-	-
973	4715	DEPRECIATION	-	-	-	-	-	-	-	-	-	-
		HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS-TRANS FROM RESERVES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>												
900		TOTAL EXPENDITURES	<b>18,883</b>	<b>6,693</b>	<b>(6,693)</b>	<b>0%</b>	<b>-</b>	<b>26,772</b>	<b>(26,772)</b>	<b>0%</b>	<b>80,316</b>	<b>80,316</b>
		DEPRECIATION ADD BACK	-	<b>33,054</b>	<b>(14,170)</b>	<b>57%</b>	<b>79,868</b>	<b>132,215</b>	<b>(52,348)</b>	<b>60%</b>	<b>396,646</b>	<b>316,778</b>
		NET CASH FLOW	<b>12,210</b>	<b>1,782</b>	<b>10,428</b>	<b>685%</b>	<b>41,332</b>	<b>7,127</b>	<b>34,205</b>	<b>580%</b>	<b>20,660</b>	<b>255,907</b>

# RIDEGEDALE ACCOUNT DETAIL

LINE	ACCT	DESCRIPTION	CURRENT MONTH APR, 2018	CURRENT MONTH BUDGET	DIFF	% OF MTD BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	DIFF	% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE REMAINING
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	29,329	32,598	(3,269)	90%	114,597	130,392	(15,795)	88%	391,176	276,579
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			29,329	32,598	(3,269)	90%	114,597	130,392	(15,795)	88%	391,176	276,579
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	-	-	-	-	-	-	-	-	-
4140		STAFF TRAINING	176	417	240	42%	176	1,667	1,490	11%	5,000	4,824
4150		TRAVEL	-	125	125	0%	-	500	500	0%	1,500	1,500
4170		ACCOUNTING	-	250	250	0%	-	1,000	1,000	0%	3,000	3,000
4190		SUNDRY	1	100	99	1%	3	400	397	1%	1,200	1,197
4190.2		TELEPHONE/COMMUNICATIONS	106	125	19	85%	472	500	28	94%	1,500	1,028
4190.3		POSTAGE	-	96	96	0%	71	383	312	19%	1,150	1,079
4190		OFFICE SUPPLIES	-	42	42	0%	-	167	167	0%	500	500
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICITION COST	-	17	17	0%	-	67	67	0%	200	200
4190.9		CONTRACT COST - ADMIN	-	138	138	0%	192	550	358	35%	1,650	1,458
TOTAL ADMINISTRATIVE			283	1,308	1,025	22%	914	5,233	4,319	17%	15,700	14,786
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	55	42	(13)	132%	55	167	112	33%	500	445
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			55	42	(13)	132%	55	167	112	33%	500	445

**Tenants Accounts Receivable**  
**April 30, 2018**

**Delaney Heights**

S. Rios	\$46.59	Water
C. Robles	13.38	Water

**DH Total                      \$89.97**

**Lakeside Park I**

K. Debrown	\$207.55	Water, electric (Sept & Oct)-pmts
------------	----------	-----------------------------------

**Lakeside I Total            \$207.55**

**Lakeside Park II**

F. Baez	\$ 494.00	Rent
V. Gonzalez	68.98	Rent (making pmts)
T. Newkirk	13.62	Balance on late fee
S. Roux	38.61	Electric
E. Starai	14.00	Garbage

**Lakeside II Total        \$629.21**

**NCH I**

M. Ocasio	\$ 24.42	Work order
J. Oquendo	555.00	Rent

**NCH I Total                \$579.42**

**NCH II**

A. Cuevas	\$57.36	Late fee
A. Tolar	25.77	Work order (December)
S. Vazquez	45.25	Work order (February)

**NCH II Total                \$128.38**

**Cornell Colony**

S. Bean	\$ 30.00	Washer/dryer
A. Fernandez	189.00	Balance of rent
B. Graham	46.00	Late fee
T. Nelson	47.00	Late fee
A. Roper	1,426.90	Rent, late fees, eviction costs
E. Saintal	12.97	Balance on late fee

**CORNELL Total            \$1,751.87**

**Ridgedale**

S. Clark	\$728.00	Move out charges on unit 703(pmts)
L. Jackson	147.00	Rent (lost money order)-pmts
A. Morales	159.48	Water (February and March)

**RD Total                      \$1,034.48**

**GRAND TOTAL        \$4,420.88**

**\*WRITE OFFS for Delaney**

**Total Delaney \$0**

**\*WRITE OFFS for NCH**

K. Garcia \$2,370.35

**Total NCH \$2,370.35**

**\*WRITE OFFS for Ridgedale**

**Total RD \$0**

**\*WRITE OFFS for Lakeside Park I**

**Total LPI \$0**

**\*WRITE OFFS for Lakeside Park II**

**Total LPII \$0**

**\*WRITE OFFS Cornell**

**Total Cornell \$0**

\_\_\_\_\_  
Approved—Tracey Rudy, Chief Executive Office

Submitted by: Penny Pieratt, Comptroller

April 2018

MAINTENANCE MONTHLY REPORT

Daily tasks:

General cleaning of Admin./Maintenance Bld. & grounds, work orders.

Special Work:

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 0 hours were taken during the month of April for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	3
Lakeside I Preventive Maintenance Inspections	2
Lakeside Park II Preventive/Annual Inspections	1
Ridgedale Preventive/Annual Inspections	2
North Central Heights I Preventive/AI	2
North Central Heights II Preventive/AI	5
Cornell Colony Preventive/AI	3
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	0
Ridgedale Vacancies	2
North Central Heights I Vacancies	0
North Central Heights II Vacancies	0
Cornell Colony Vacancies	0
Delaney Heights Move Ins	2
Lakeside Park I Move Ins	0
Lakeside Park II Move-In's	4
Ridgedale Move Ins	0
North Central Heights I Move Ins	0
North Central Heights II Move Ins	0
Cornell Colony Move Ins	3
Delaney Heights Move Outs	0
Lakeside Park I Move Outs	0
Lakeside Park II Move-Out's	0
Ridgedale Move Outs	0
North Central Heights I Move Outs	1
North Central Heights II Move Outs	1
Cornell Colony Move Outs	0

Submitted by: Penny Pieratt, Comptroller

# OCCUPANCY/VACANCY REPORT

Apr-18

Page 1

## Delaney Heights - (50 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
526	1	1/25/2018	4/3/2018	12	56	68	Deceased
529	1	1/26/2018			85		Mold issues/moved to 524
506	0	3/12/2018			Open		No notice
520	1	3/12/2018	4/3/2018	13	9	22	No notice
TOTAL DELANEY HEIGHTS VACANT - 2							

## Lakeside Park I - (16 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
TOTAL LAKESIDE PARK I VACANT - 0							

SUBMITTED BY PENNY PIERATT, COMPTROLLER

Apr-18

**Lakeside Park II - (63 units)**

[illegible]

# OCCUPANCY/VACANCY REPORT

Apr-18

Page 3

## Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
05/736	1	8/15/2017			41		Health issues
25/725	2	10/31/2017			3		No reason stated
36/703	2	1/3/2018			26		Moved to 3 bdrm/722
34/707	3	3/8/2018			23		Moved to Cornell
TOTAL RIDGEDALE VACANT - 4							

## North Central Heights I - (40 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
610	3	4/23/2018			Open		?
TOTAL NCH I VACANT - 1							

## North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
743	3	4/9/2018			Open		Non Payment Rent
TOTAL NCH II VACANT - 1							

## Cornell Colony - (44 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
38222	3	12/12/2017	3/1/2018	39	40	79	Non payment rent
38288	3	12/12/2017	4/6/2018	79	37	116	Passed away
38178	3	1/9/2018	4/2/2018	77	6	83	Moved to NCH
38192	3	1/12/2018	4/6/2018	42	42	84	Evicted
TOTAL CORNELL VACANT - 0							

SUBMITTED BY PENNY PIERATT, COMPTROLLER



# OCCUPANCY/VACANCY REPORT

Apr-18

Page 4

Intent to Vacate --

Evictions -

## WAITING LIST

### DELANEY HEIGHTS

1 BDRM 255  
TOTAL 255

### LAKE SIDE PARK I

1 BDRM 2  
2 BDRM 407  
3 BDRM 209  
4 BDRM 67  
5 BDRM 9  
TOTAL 694

### LAKE SIDE PARK II

1 BDRM 407  
2 BDRM 372  
3 BDRM 190  
4 BDRM 59  
5 BDRM 11  
TOTAL 1039

### RIDGE DALE

1 BDRM 462  
2 BDRM 457  
3 BDRM 207  
4 BDRM 63  
TOTAL 1189

### NORTH CENTRAL HEIGHTS

2 BDRM 609  
3 BDRM 304  
4 BDRM 110  
TOTAL 1023

### CORNELL COLONY

3 BDRM 261

**CASH ANALYSIS  
AS OF 4/30/2018**

Public Hsg General Fund	\$ -
CD @ Harbor	\$ -
Petty Cash	\$ 100.00
MM Account	\$ 129,113.19
Utility Deposit Escrow Fund	\$ -
FSS Escrow	\$ 2,497.04
 Avon Park Development Corp	 \$ 825.70
 North Central Heights I General Fund	 \$ 52,946.01
NCH I Security Deposit	\$ 13,700.00
 North Central Heights II General Fund	 \$ 23,340.43
NCH II Security Deposit	\$ 10,500.00
 Cornell Colony General Fund	 \$ 166,895.02
Cornell Colony Security Deposit	\$ 13,801.00
 Lakeside Park I General Fund	 \$ 38,106.09
LPI Security Deposit	\$ 4,133.26
 Lakeside Park II General Fund	 \$ 121,539.59
LPII Security Deposit	\$ 12,492.24
 Delaney Heights General Fund	 \$ 79,092.61
DH Security Deposit	\$ 9,661.84
 COCC	 \$ 101,800.36
 Ridgedale General Fund	 \$ 46,572.84
Ridgedale Security Deposit	\$ 6,028.00

SUBMITTED BY: PENNY PIERATT, COMPTROLLER

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**NORTH CENTRAL HEIGHTS**  
**N CENTRAL HEIGHTS MGMT**

Fiscal Year End Date: 12/31/2018		ACCOUNT	1 Month(s) Ended April 30, 2018	4 Month(s) Ended April 30, 2018	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00	5	792.54	3,811.34	6,839.32	3,027.98
Legal Expense	02 001 4130.00	5	0.00	0.00	466.64	466.64
Staff Training	02 001 4140.00	5	272.68	272.68	0.00	(272.68)
Accounting Fees	02 001 4170.00	5	0.00	0.00	1,366.64	1,366.64
COMPUTER SUPPORT/LICENSING	02 001 4170.2	5	0.00	213.52	0.00	(213.52)
Audit Fees	02 001 4171.00	5	0.00	952.00	1,666.64	714.64
Employee Benefits Cont - Admin	02 001 4182.00	5	400.29	1,933.37	2,906.32	972.95
Sundry	02 001 4190.00	5	0.00	0.00	1,000.00	1,000.00
Telephone	02 001 4190.2	5	86.03	258.09	500.00	241.91
Postage	02 001 4190.3	5	0.00	0.00	33.32	33.32
Eviction Costs	02 001 4190.4	5	0.00	0.00	183.32	183.32
Contract Costs - Admin	02 001 4190.9	5	0.00	0.00	666.64	666.64
Ten Services - After School Program	02 001 4220.2	5	0.00	0.00	500.00	500.00
Water	02 001 4310.00	5	18.47	149.90	199.00	49.10
Electricity	02 001 4320.00	5	234.23	1,118.43	1,482.32	363.89
Sewer	02 001 4390.00	5	40.30	159.04	168.00	8.96
Labor	02 001 4410.00	5	2,032.58	8,214.57	2,041.00	(6,173.57)
Maintenance Materials	02 001 4420.00	5	649.40	2,206.91	3,333.32	1,126.41
Contract Costs	02 001 4430.00	5	600.00	764.21	1,200.00	435.79
Contract Costs-Pest Control	02 001 4430.1	5	533.33	2,102.33	463.32	(1,639.01)
Contract Costs-Plumbing	02 001 4430.2	5	0.00	0.00	75.00	75.00
Contract Costs - AC	02 001 4430.4	5	880.00	1,030.00	1,666.64	636.64
Contract Costs - Lawn	02 001 4430.5	5	2,028.00	9,734.00	7,000.00	(2,734.00)
Garbage and Trash Collection	02 001 4431.00	5	31.50	179.18	183.32	4.14
Emp Benefit Cont - Maintenance	02 001 4433.00	5	478.05	2,064.62	881.64	(1,182.98)
Insurance - Property	02 001 4510.00	5	0.00	0.00	6,050.64	6,050.64
Bad Debts - Other	02 001 4570.00	5	0.00	161.00	1,066.64	905.64
Bonneville Interest	02 001 4580.01	5	3,808.16	15,245.18	0.00	(15,245.18)
Other General Expense	02 001 4590.00	5	0.00	0.00	83.32	83.32
Management Fees	02 001 4590.02	5	0.00	2,559.73	6,224.32	3,664.59
<b>Total Operating Expenses</b>			<b>12,885.56</b>	<b>53,130.10</b>	<b>48,247.32</b>	<b>(4,882.78)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00	5	17,681.00	69,231.91	70,802.32	(1,570.41)
<b>Total Operating Revenues</b>			<b>17,681.00</b>	<b>69,231.91</b>	<b>70,802.32</b>	<b>(1,570.41)</b>
<b>Total Operating Revenues and Expenses</b>			<b>4,795.44</b>	<b>16,101.81</b>	<b>22,555.00</b>	<b>(6,453.19)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 001 3610.00	5	0.00	0.00	33.32	(33.32)
FHLB Fund Interest - Restricted	02 001 3610.5	5	0.00	0.00	10.00	(10.00)
Other Income - Tenant	02 001 3690.00	5	382.42	934.42	2,883.32	(1,948.90)
Other Income - Community Rental	02 001 3690.5	5	0.00	275.00	0.00	275.00
<b>Total Other Revenues and Expenses</b>			<b>382.42</b>	<b>1,209.42</b>	<b>2,926.64</b>	<b>(1,717.22)</b>
<b>Total Other Revenues and Expenses</b>			<b>382.42</b>	<b>1,209.42</b>	<b>2,926.64</b>	<b>(1,717.22)</b>
<b>Total Net Income (Loss)</b>			<b>5,177.86</b>	<b>17,311.23</b>	<b>25,481.64</b>	<b>(8,170.41)</b>

Report Criteria PHA: 02 Project: '001'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

SUBMITTED BY PENNY PIERATT, COMPTROLLER

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**NORTH CENTRAL HEIGHTS**  
**NORTH CENTRAL HEIGHTS II**

Fiscal Year End Date: 12/31/2018		ACCOUNT	1 Month(s) Ended April 30, 2018	4 Month(s) Ended April 30, 2018	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110.00	5	648.63	3,104.89	5,488.32	2,383.43
Legal Expense	02 002 4130.00	5	0.00	0.00	1,166.64	1,166.64
Staff Training	02 002 4140.00	5	224.56	224.56	0.00	(224.56)
Accounting Fees	02 002 4170.00	5	0.00	0.00	1,366.64	1,366.64
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5	0.00	170.82	0.00	(170.82)
Audit Fees	02 002 4171.00	5	0.00	748.00	1,333.32	585.32
Employee Benefits Cont - Admin	02 002 4182.00	5	325.60	1,571.06	2,328.64	757.58
Sundry	02 002 4190.00	5	0.00	0.00	333.32	333.32
Telephone	02 002 4190.2	5	0.00	181.56	150.00	(31.56)
Postage	02 002 4190.3	5	0.00	0.00	8.32	8.32
Eviction Costs	02 002 4190.4	5	125.00	360.00	0.00	(360.00)
Contract Costs - Admin	02 002 4190.9	5	0.00	0.00	1,166.64	1,166.64
Ten Services -	02 002 4220.20	5	262.77	636.77	333.32	(303.45)
Water	02 002 4310.00	5	0.00	0.00	138.00	138.00
Electricity	02 002 4320.00	5	27.46	46.14	404.00	357.86
Sewer	02 002 4390.00	5	0.00	0.00	37.00	37.00
Labor	02 002 4410.00	5	1,866.32	7,624.43	1,603.64	(6,020.79)
Maintenance Materials	02 002 4420.00	5	109.81	2,243.58	2,500.00	256.42
Contract Costs	02 002 4430.00	5	600.00	680.22	633.32	(46.90)
Contract Costs-Pest Control	02 002 4430.1	5	1,633.33	2,881.33	333.32	(2,548.01)
Contract Costs - Lawn	02 002 4430.3	5	1,622.00	4,866.00	5,500.00	634.00
Contract Costs - AC	02 002 4430.4	5	260.00	370.00	566.64	196.64
Contract Costs - Plumbing	02 002 4430.5	5	0.00	0.00	1,166.64	1,166.64
Garbage and Trash Collection	02 002 4431.00	5	0.00	2.00	166.64	164.64
Emp Benefit Cont - Maintenance	02 002 4433.00	5	421.24	1,811.89	693.00	(1,118.89)
Insurance - Property	02 002 4510.00	5	0.00	0.00	4,748.00	4,748.00
Bad Debts - Other	02 002 4570.00	5	2,370.35	2,370.35	1,166.64	(1,203.71)
Bonneville Interest	02 002 4580.01	5	3,444.92	13,791.03	0.00	(13,791.03)
Other General Expense	02 002 4590.00	5	0.00	0.00	166.64	166.64
Management Fees	02 002 4590.02	5	0.00	3,479.26	4,923.32	1,444.06
<b>Total Operating Expenses</b>			<b>13,941.99</b>	<b>47,163.89</b>	<b>38,421.96</b>	<b>(8,741.93)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110.00	5	14,260.00	56,516.00	55,942.32	573.68
<b>Total Operating Revenues</b>			<b>14,260.00</b>	<b>56,516.00</b>	<b>55,942.32</b>	<b>573.68</b>
<b>Total Operating Revenues and Expenses</b>			<b>318.01</b>	<b>9,352.11</b>	<b>17,520.36</b>	<b>(8,168.25)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
INTEREST - RESTRICTED	02 002 3431.00	5	0.00	0.00	21.64	(21.64)
Investment Income - Unrestricted	02 002 3610.00	5	1.31	5.33	100.00	(94.67)
Other Income - Tenant	02 002 3690.00	5	1,493.00	2,976.41	2,200.00	776.41
<b>Total Other Revenues and Expenses</b>			<b>1,494.31</b>	<b>2,981.74</b>	<b>2,321.64</b>	<b>660.10</b>
<b>Total Other Revenues and Expenses</b>			<b>1,494.31</b>	<b>2,981.74</b>	<b>2,321.64</b>	<b>660.10</b>
<b>Total Net Income (Loss)</b>			<b>1,812.32</b>	<b>12,333.85</b>	<b>19,842.00</b>	<b>(7,508.15)</b>

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**CORNELL COLONY**  
**CORNELL COLONY LLC**

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended April 30, 2018	4 Month(s) Ended April 30, 2018	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	03 001 4110.00 5		888.48	4,282.30	7,740.00	3,457.70
Legal Expense	03 001 4130.00 5		0.00	0.00	500.00	500.00
Staff Training	03 001 4140.00 5		304.76	304.76	0.00	(304.76)
Accounting Fees	03 001 4170.00 5		0.00	0.00	1,166.64	1,166.64
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	234.88	0.00	(234.88)
Audit Fees	03 001 4171.00 5		0.00	1,088.00	1,166.64	78.64
Employee Benefits Cont - Admin	03 001 4182.00 5		450.04	2,174.80	3,291.32	1,116.52
Sundry	03 001 4190.00 5		350.00	350.00	500.00	150.00
Non Capitalized Admin	03 001 4190.01 5		0.00	0.00	1,000.00	1,000.00
Telephone/Communications	03 001 4190.20 5		184.42	873.69	600.00	(273.69)
Postage	03 001 4190.30 5		0.00	0.00	33.32	33.32
Eviction Costs	03 001 4190.40 5		235.00	235.00	183.32	(51.68)
Water	03 001 4310.00 5		57.83	160.46	75.00	(85.46)
Electricity	03 001 4320.00 5		157.72	591.04	850.32	259.28
Sewer	03 001 4390.00 5		42.40	114.51	117.00	2.49
Labor	03 001 4410.00 5		1,618.58	6,312.86	10,641.32	4,328.46
Materials	03 001 4420.00 5		804.64	2,450.98	900.00	(1,550.98)
Contract Costs - Pest Control	03 001 4430.10 5		1,658.34	2,266.34	633.32	(1,633.02)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	9,200.00	6,333.32	(2,866.68)
Contract Costs - AC	03 001 4430.40 5		75.00	75.00	0.00	(75.00)
Garbage and Trash Collection	03 001 4431.00 5		120.18	360.85	66.64	(294.21)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		561.32	2,602.34	4,483.64	1,881.30
Property Insurance	03 001 4510.00 5		0.00	0.00	5,732.00	5,732.00
Bad Debts - Other	03 001 4570.00 5		0.00	4,161.48	938.32	(3,223.16)
Management Fees	03 001 4590.01 5		0.00	4,036.71	5,629.32	1,592.61
<b>Total Operating Expenses</b>			<b>9,808.71</b>	<b>41,876.00</b>	<b>52,581.44</b>	<b>10,705.44</b>
<b>Operating Revenues</b>						
Dwelling Rent	03 001 3110.00 5		22,041.75	82,982.69	93,819.64	(10,836.95)
<b>Total Operating Revenues</b>			<b>22,041.75</b>	<b>82,982.69</b>	<b>93,819.64</b>	<b>(10,836.95)</b>
<b>Total Operating Revenues and Expenses</b>			<b>12,233.04</b>	<b>41,106.69</b>	<b>41,238.20</b>	<b>(131.51)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	03 001 3610.00 5		0.00	8.17	0.00	8.17
Other Income - Misc Other Revenue	03 001 3690.00 5		1,746.90	6,022.90	500.00	5,522.90
Contract Costs	03 001 4430.00 5		(499.00)	(1,410.01)	(150.00)	(1,260.01)
Other General Expense	03 001 4590.02 5		0.00	0.00	(3,333.32)	3,333.32
Interest on Loan - Heartland National	03 001 5610.00 5		(4,217.38)	(20,747.14)	(15,525.32)	(5,221.82)
<b>Total Other Revenues and Expenses</b>			<b>(2,969.48)</b>	<b>(16,126.08)</b>	<b>(18,508.64)</b>	<b>2,382.56</b>
<b>Total Other Revenues and Expenses</b>			<b>(2,969.48)</b>	<b>(16,126.08)</b>	<b>(18,508.64)</b>	<b>2,382.56</b>
<b>Total Net Income (Loss)</b>			<b>9,263.56</b>	<b>24,980.61</b>	<b>22,729.56</b>	<b>2,251.05</b>

# AVON PARK HOUSING AUTHORITY

## Budgeted Income Statement

### PBRA LAKESIDE PARK I - PBRA

Fiscal Year End Date: 12/31/2018		ACCOUNT	1 Month(s) Ended April 30, 2018	4 Month(s) Ended April 30, 2018	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 001 4110.00	5	247.50	1,306.27	2,077.64	771.37
Legal Expense	04 001 4130.00	5	427.00	427.00	66.64	(360.36)
Staff Training	04 001 4140.00	5	80.20	80.20	66.64	(13.56)
Travel	04 001 4150.00	5	0.00	0.00	133.32	133.32
Accounting Fees	04 001 4170.00	5	0.00	0.00	233.32	233.32
Computer Support/Licensing Fees	04 001 4170.20	5	0.00	85.41	0.00	(85.41)
Audit Fees	04 001 4171.00	5	0.00	408.00	500.00	92.00
Employee Benefits Cont - Admin	04 001 4182.00	5	60.25	467.31	1,015.00	547.69
Sundry	04 001 4190.00	5	0.00	0.00	900.00	900.00
Telephone/Communications	04 001 4190.20	5	205.55	916.44	433.32	(483.12)
Postage	04 001 4190.30	5	0.00	0.00	100.00	100.00
Eviction Costs	04 001 4190.40	5	0.00	0.00	66.64	66.64
Ten Services -	04 001 4220.00	5	262.77	1,105.77	0.00	(1,105.77)
Water	04 001 4310.00	5	14.91	63.91	137.64	73.73
Electricity	04 001 4320.00	5	74.19	355.92	1,266.64	910.72
Natural Gas	04 001 4330.00	5	35.96	81.69	39.32	(42.37)
Sewer	04 001 4390.00	5	31.20	126.85	250.64	123.79
Labor	04 001 4410.00	5	655.00	2,734.74	2,299.00	(435.74)
Maintenance Materials	04 001 4420.00	5	11.29	182.34	1,200.00	1,017.66
Contract Costs - Pest Control	04 001 4430.10	5	1,974.05	2,294.05	233.32	(2,060.73)
Contract Costs-Lawn	04 001 4430.30	5	270.00	1,080.00	960.00	(120.00)
Contract Costs - AC	04 001 4430.40	5	0.00	1,575.00	166.64	(1,408.36)
Contract Costs - Vacancy Turnaround	04 001 4430.60	5	0.00	0.00	166.64	166.64
Garbage and Trash Collection	04 001 4431.00	5	25.00	109.95	333.32	223.37
Emp Benefit Cont - Maintenance	04 001 4433.00	5	174.83	777.58	693.32	(84.26)
Property Insurance	04 001 4510.00	5	0.00	0.00	1,554.32	1,554.32
Bad Debts - Other	04 001 4570.00	5	0.00	0.00	166.64	166.64
Management Fees	04 001 4590.01	5	0.00	2,113.72	2,794.00	680.28
GROUND LEASE EXPENSE	04 001 4590.03	5	208.33	833.32	833.64	0.32
<b>Total Operating Expenses</b>			<b>4,758.03</b>	<b>17,125.47</b>	<b>18,687.60</b>	<b>1,562.13</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 001 3110.00	5	625.00	1,224.10	2,979.32	(1,755.22)
HAP Subsidy	04 001 3110.01	5	8,997.00	36,204.00	43,586.00	(7,382.00)
<b>Total Operating Revenues</b>			<b>9,622.00</b>	<b>37,428.10</b>	<b>46,565.32</b>	<b>(9,137.22)</b>
<b>Total Operating Revenues and Expenses</b>			<b>4,863.97</b>	<b>20,302.63</b>	<b>27,877.72</b>	<b>(7,575.09)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Other Income - Tenant	04 001 3690.00	5	337.60	612.38	0.00	612.38
Other Income - Laundry	04 001 3690.07	5	178.04	178.04	0.00	178.04
Contract Costs	04 001 4430.00	5	0.00	(631.25)	(916.64)	285.39
Other General Expense	04 001 4590.02	5	0.00	0.00	(2,826.64)	2,826.64
TRANSFER IN	04 001 9110.00	5	0.00	15,000.00	0.00	15,000.00
<b>Total Other Revenues and Expenses</b>			<b>515.64</b>	<b>15,159.17</b>	<b>(3,743.28)</b>	<b>18,902.45</b>
<b>Total Other Revenues and Expenses</b>			<b>515.64</b>	<b>15,159.17</b>	<b>(3,743.28)</b>	<b>18,902.45</b>
<b>Total Net Income (Loss)</b>			<b>5,379.61</b>	<b>35,461.80</b>	<b>24,134.44</b>	<b>11,327.36</b>

Report Criteria PHA: 04 Project: '001'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

SUBMITTED BY PENNY PIERATT, COMPTROLLER

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**PBRA**  
**LAKE SIDE PARK II - PBRA**

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended April 30, 2018	4 Month(s) Ended April 30, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5	934.38	4,912.63	7,678.00	2,765.37	
Legal Expense	04 002 4130.00 5	0.00	0.00	166.64	166.64	
Staff Training	04 002 4140.00 5	304.76	304.76	166.64	(138.12)	
Travel	04 002 4150.00 5	0.00	0.00	500.00	500.00	
Accounting Fees	04 002 4170.00 5	0.00	0.00	966.64	966.64	
Computer Support/Licensing Fees	04 002 4170.20 5	0.00	336.29	0.00	(336.29)	
Audit Fees	04 002 4171.00 5	0.00	1,496.00	1,166.64	(329.36)	
Employee Benefits Cont - Admin	04 002 4182.00 5	222.84	1,743.76	3,759.32	2,015.56	
Sundry	04 002 4190.00 5	255.50	255.50	2,533.32	2,277.82	
Bank Fees	04 002 4190.19 5	15.00	648.35	0.00	(648.35)	
Telephone/Communications	04 002 4190.20 5	0.00	0.00	1,800.00	1,800.00	
Postage	04 002 4190.30 5	0.00	0.00	366.64	366.64	
Eviction Costs	04 002 4190.40 5	0.00	0.00	166.64	166.64	
Water	04 002 4310.00 5	49.93	139.89	562.32	422.43	
Electricity	04 002 4320.00 5	472.80	1,893.46	5,208.64	3,315.18	
Natural Gas	04 002 4330.00 5	0.00	34.32	160.64	126.32	
Sewer	04 002 4390.00 5	68.30	222.53	1,023.00	800.47	
Labor	04 002 4410.00 5	2,536.12	10,675.42	9,023.32	(1,652.10)	
Maintenance Materials	04 002 4420.00 5	77.56	641.02	2,233.32	1,592.30	
Contract Costs - Pest Control	04 002 4430.10 5	1,275.95	2,555.95	1,000.00	(1,555.95)	
Contract Costs-Lawn	04 002 4430.30 5	1,063.00	4,252.00	3,933.32	(318.68)	
Contract Costs - AC	04 002 4430.40 5	0.00	0.00	166.64	166.64	
CONTRACT COSTS-PLUMBING	04 002 4430.50 5	0.00	0.00	166.64	166.64	
Garbage and Trash Collection	04 002 4431.00 5	405.50	1,462.92	1,166.64	(296.28)	
Emp Benefit Cont - Maintenance	04 002 4433.00 5	666.96	2,965.93	2,673.32	(292.61)	
Property Insurance	04 002 4510.00 5	0.00	0.00	6,319.00	6,319.00	
Bad Debts - Other	04 002 4570.00 5	0.00	0.00	666.64	666.64	
Management Fees	04 002 4590.01 5	0.00	4,199.76	10,616.32	6,416.56	
GROUND LEASE EXPENSE	04 002 4590.03 5	8,000.00	32,000.00	32,000.32	0.32	
Total Operating Expenses		16,348.60	70,740.49	96,190.56	25,450.07	
Operating Revenues						
Dwelling Rent	04 002 3110.00 5	3,655.93	12,325.93	10,752.64	1,573.29	
HAP Subsidy	04 002 3110.01 5	38,290.00	77,155.00	151,488.00	(74,333.00)	
Total Operating Revenues		41,945.93	89,480.93	162,240.64	(72,759.71)	
Total Operating Revenues and Expenses		25,597.33	18,740.44	66,050.08	(47,309.64)	
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5	0.00	0.00	333.32	(333.32)	
Other Income - Tenants	04 002 3690.00 5	(91.79)	(271.00)	1,000.00	(1,271.00)	
Collection Loss Recovery Prior Year	04 002 3690.01 5	0.00	329.70	0.00	329.70	
Other Income - Laundry	04 002 3690.07 5	701.06	701.06	0.00	701.06	
Leave with no Notice	04 002 3690.16 5	0.00	66.00	0.00	66.00	
Contract Costs	04 002 4430.00 5	0.00	0.00	(666.64)	666.64	
Other General Expense	04 002 4590.02 5	(175.81)	(175.81)	(2,300.00)	2,124.19	
Interest on Loan	04 002 5610.00 5	(3,697.67)	(8,409.51)	0.00	(8,409.51)	
TRANSFER IN	04 002 9110.00 5	0.00	102,779.56	0.00	102,779.56	
Total Other Revenues and Expenses		(3,264.21)	95,020.00	(1,633.32)	96,653.32	
Total Other Revenues and Expenses		(3,264.21)	95,020.00	(1,633.32)	96,653.32	
Total Net Income (Loss)		22,333.12	113,760.44	64,416.76	49,343.68	

Report Criteria PHA: 04 Project: '002'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

SUBMITTED BY PENNY PIERATT, COMPTROLLER



**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**PBRA**  
**DELANEY HEIGHTS - PBRA**

Fiscal Year End Date: 12/31/2018		ACCOUNT	1 Month(s) Ended April 30, 2018	4 Month(s) Ended April 30, 2018	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 003 4110.00	5	742.50	3,918.79	6,233.32	2,314.53
Legal Expense	04 003 4130.00	5	0.00	0.00	166.64	166.64
Staff Training	04 003 4140.00	5	240.60	240.60	166.64	(73.96)
Travel	04 003 4150.00	5	0.00	0.00	400.00	400.00
Accounting Fees	04 003 4170.00	5	0.00	0.00	833.32	833.32
Computer Support/Licensing Fees	04 003 4170.20	5	0.00	266.90	0.00	(266.90)
Audit Fees	04 003 4171.00	5	0.00	1,224.00	1,166.64	(57.36)
Employee Benefits Cont - Admin	04 003 4182.00	5	180.71	1,401.81	3,045.32	1,643.51
Sundry	04 003 4190.00	5	0.00	35.05	2,150.00	2,114.95
Telephone/Communications	04 003 4190.20	5	0.00	0.00	1,433.32	1,433.32
Postage	04 003 4190.30	5	0.00	0.00	283.32	283.32
Eviction Costs	04 003 4190.40	5	0.00	0.00	166.64	166.64
Water	04 003 4310.00	5	314.31	399.70	447.64	47.94
Electricity	04 003 4320.00	5	214.87	536.09	4,145.64	3,609.55
Natural Gas	04 003 4330.00	5	39.03	129.22	128.00	(1.22)
Sewer	04 003 4390.00	5	67.37	168.64	814.32	645.68
Labor	04 003 4410.00	5	2,045.66	8,592.99	7,253.32	(1,339.67)
Maintenance Materials	04 003 4420.00	5	348.86	1,262.06	1,666.64	404.58
Contract Costs - Pest Control	04 003 4430.10	5	0.00	928.00	866.64	(61.36)
Contract Costs-Lawn	04 003 4430.30	5	667.00	2,668.00	3,133.32	465.32
Contract Costs - AC	04 003 4430.40	5	6,600.00	6,795.00	333.32	(6,461.68)
Garbage and Trash Collection	04 003 4431.00	5	88.00	222.19	1,066.64	844.45
Emp Benefit Cont - Maintenance	04 003 4433.00	5	539.81	2,400.82	2,158.64	(242.18)
Property Insurance	04 003 4510.00	5	0.00	0.00	5,034.00	5,034.00
Bad Debts - Other	04 003 4570.00	5	0.00	487.50	166.64	(320.86)
Management Fees	04 003 4590.01	5	0.00	4,164.63	6,666.64	2,502.01
GROUND LEASE EXPENSE	04 003 4590.03	5	2,916.67	11,666.68	11,667.00	0.32
<b>Total Operating Expenses</b>			<b>15,005.39</b>	<b>47,508.67</b>	<b>61,593.56</b>	<b>14,084.89</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 003 3110.00	5	3,455.17	12,190.37	11,132.64	1,057.73
HAP Subsidy	04 003 3110.01	5	14,263.00	57,404.00	88,312.00	(30,908.00)
<b>Total Operating Revenues</b>			<b>17,718.17</b>	<b>69,594.37</b>	<b>99,444.64</b>	<b>(29,850.27)</b>
<b>Total Operating Revenues and Expenses</b>			<b>2,712.78</b>	<b>22,085.70</b>	<b>37,851.08</b>	<b>(15,765.38)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 003 3610.00	5	0.00	0.00	200.00	(200.00)
Other Income - Tenants	04 003 3690.00	5	126.28	1,084.56	1,000.00	84.56
Other Income - Laundry	04 003 3690.07	5	552.20	552.20	0.00	552.20
Contract Costs	04 003 4430.00	5	0.00	(2,543.21)	(333.32)	(2,209.89)
Other General Expense	04 003 4590.02	5	0.00	(137.69)	(2,666.64)	2,528.95
TRANSFER IN	04 003 9110.00	5	0.00	22,500.00	0.00	22,500.00
<b>Total Other Revenues and Expenses</b>			<b>678.48</b>	<b>21,455.86</b>	<b>(1,799.96)</b>	<b>23,255.82</b>
<b>Total Other Revenues and Expenses</b>			<b>678.48</b>	<b>21,455.86</b>	<b>(1,799.96)</b>	<b>23,255.82</b>
<b>Total Net Income (Loss)</b>			<b>3,391.26</b>	<b>43,541.56</b>	<b>36,051.12</b>	<b>7,490.44</b>



**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**RIDGEDALE**  
**RIDGEDALE APARTMENTS LLC**

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended April 30, 2018	4 Month(s) Ended April 30, 2018	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00 5		542.97	2,860.98	4,516.64	1,655.66
Legal Expense	07 002 4130.00 5		0.00	0.00	1,666.64	1,666.64
Staff Training	07 002 4140.00 5		176.44	176.44	500.00	323.56
Travel	07 002 4150.00 5		0.00	0.00	1,000.00	1,000.00
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	192.18	0.00	(192.18)
Audit Fees	07 002 4171.00 5		0.00	884.00	1,500.00	616.00
Employee Benefits Cont - Admin	07 002 4182.00 5		131.00	1,020.03	2,208.64	1,188.61
Sundry	07 002 4190.00 5		0.00	0.00	566.64	566.64
Postage	07 002 4190.03 5		0.00	71.00	383.32	312.32
Bank Fees	07 002 4190.18 5		1.01	3.03	0.00	(3.03)
Administrative Contracts	07 002 4190.19 5		0.00	0.00	550.00	550.00
Telephone	07 002 4190.2 5		105.98	471.78	500.00	28.22
Eviction Costs	07 002 4190.4 5		0.00	0.00	66.64	66.64
Tenant Services	07 002 4220.00 5		728.08	3,991.04	33.32	(3,957.72)
Water	07 002 4310.00 5		626.50	2,291.16	2,707.32	416.16
Electricity	07 002 4320.00 5		318.44	978.26	1,190.00	211.74
Sewer	07 002 4390.00 5		1,020.30	3,121.14	3,857.00	735.86
Labor	07 002 4410.00 5		2,428.44	10,690.95	24,744.64	14,053.69
Maintenance Materials	07 002 4420.00 5		1,838.74	4,403.76	2,500.00	(1,903.76)
Contract Costs	07 002 4430.00 5		2,757.11	9,692.30	11,500.00	1,807.70
Pest Control	07 002 4430.1 5		1,600.00	2,272.00	500.00	(1,772.00)
Contract Costs-Lawn	07 002 4430.3 5		495.00	1,980.00	1,833.32	(146.68)
Contract Costs-Air Conditioning	07 002 4430.4 5		450.00	810.00	800.00	(10.00)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	333.32	333.32
Garbage and Trash Collection	07 002 4431.00 5		642.10	2,039.34	2,500.00	460.66
Emp Benefit Cont - Maintenance	07 002 4433.00 5		609.94	2,883.80	10,205.00	7,321.20
Insurance - Property	07 002 4510.00 5		0.00	0.00	5,353.32	5,353.32
Bad Debts - Other	07 002 4570.00 5		0.00	0.00	333.32	333.32
Interest on Notes Payable-Centennial	07 002 4580.03 5		3,017.88	15,171.61	12,021.32	(3,150.29)
Management Fees	07 002 4590.00 5		0.00	8,454.50	11,405.64	2,951.14
Other General Expense	07 002 4590.01 5		55.13	55.13	166.64	111.51
<b>Total Operating Expenses</b>			<b>17,545.06</b>	<b>74,514.43</b>	<b>105,442.68</b>	<b>30,928.25</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00 5		1,004.66	3,807.66	5,880.00	(2,072.34)
HAP Subsidy	07 002 3110.01 5		29,329.00	114,597.00	130,392.00	(15,795.00)
<b>Total Operating Revenues</b>			<b>30,333.66</b>	<b>118,404.66</b>	<b>136,272.00</b>	<b>(17,867.34)</b>
<b>Total Operating Revenues and Expenses</b>			<b>12,788.60</b>	<b>43,890.23</b>	<b>30,829.32</b>	<b>13,060.91</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Interest - Restricted	07 002 3431.00 5		5.52	23.21	0.00	23.21
Investment Income - Unrestricted	07 002 3610.00 5		2.48	9.81	166.64	(156.83)
Other Income - Tenant	07 002 3690.00 5		75.52	2,085.92	2,663.32	(577.40)
Other Income	07 002 3690.6 5		0.00	0.20	0.00	0.20
Other Income/Laundry	07 002 3690.7 5		676.50	676.50	0.00	676.50
<b>Total Other Revenues and Expenses</b>			<b>760.02</b>	<b>2,795.64</b>	<b>2,829.96</b>	<b>(34.32)</b>
<b>Total Other Revenues and Expenses</b>			<b>760.02</b>	<b>2,795.64</b>	<b>2,829.96</b>	<b>(34.32)</b>
<b>Total Net Income (Loss)</b>			<b>13,548.62</b>	<b>46,685.87</b>	<b>33,659.28</b>	<b>13,026.59</b>

Tenants Accounts Receivable

May 31, 2018

Delaney Heights

S. Rios	\$55.92	Water
C. Robles	86.05	Water

**DH Total                      \$141.97**

Lakeside Park I

K. Debrown	\$192.55	Water, electric (Sept & Oct)-pmts
T. Hill	4.00	Late fee
L. Parker	38.36	Balance of rent
J. Toney	22.93	Balance of late fee

**Lakeside I Total            \$257.84**

Lakeside Park II

V. Gonzalez	\$ 328.98	Rent
J. Mchayle	5.00	Late fee
C. Nickrent	38.68	Electric
G. Porter	71.42	Electric
K. Reid	15.00	Garbage
M. Rosius	60.60	Electric
S. Roux	56.61	Electric

**Lakeside II Total        \$576.29**

NCH I

R. Massaline	\$ 46.50	Work order
M. Ocasio	24.42	Work order

**NCH I Total                \$70.92**

NCH II

A. Cuevas	\$57.36	Late fee
D. Cuevas	24.42	Work order
M. Packer	33.75	Work order
F. Strouse	7.00	Balance on late fee
A. Tolar	25.77	Work order (December)
S. Vazquez	2.25	Balance on Work order (February)

**NCH II Total                \$150.55**

Cornell Colony

S. Bean	\$ 30.00	Washer/dryer
C. Davis	88.99	Work order
C. Delapaz	467.00	Rent
A. Fernandez	88.50	Balance of late fees
M. Gil	36.24	Balance of late fees
B. Graham	37.26	Balance of Late fee
E. Saintal	442.87	Work orders

**CORNELL Total        \$1,190.86**

Ridgedale

S. Clark	\$688.00	Move out charges on unit 703(pmts)
L. Jackson	173.00	Rent (lost money order)-pmts
A. Morales	161.47	Water (February and March)

**RD Total                      \$1,022.47**

**GRAND TOTAL        \$3,410.90**

Submitted by: Penny Pieratt, Comptroller

**\*WRITE OFFS for Delaney**

**Total Delaney \$0**

**\*WRITE OFFS for NCH**

**J. Oquendo \$985.28**

**Total NCH \$985.28**

**\*WRITE OFFS for Ridgedale**

**Total RD \$0**

**\*WRITE OFFS for Lakeside Park I**

**Total LPI \$0**

**\*WRITE OFFS for Lakeside Park II**

**Total LPII \$0**

**\*WRITE OFFS Cornell**

**A. Roper \$1,607.90**

**Total Cornell \$1,607.90**

**May 2018**

**Approved—Tracey Rudy, Chief Executive Office**  
**MAINTENANCE MONTHLY REPORT**

**Daily tasks:**

General cleaning of Admin./Maintenance Bld. & grounds, work orders.

**Special Work:**

**Preventive Maintenance:**

Work from preventive maintenance inspections are on-going. 24 hours were taken during the month of May for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	6
Lakeside I Preventive Maintenance Inspections	3
Lakeside Park II Preventive/Annual Inspections	2
Ridgedale Preventive/Annual Inspections	3
North Central Heights I Preventive/AI	5
North Central Heights II Preventive/AI	5
Cornell Colony Preventive/AI	2
Delaney Heights Vacancies	1
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	0
Ridgedale Vacancies	0
North Central Heights I Vacancies	0
North Central Heights II Vacancies	0
Cornell Colony Vacancies	0
Delaney Heights Move Ins	1
Lakeside Park I Move Ins	0
Lakeside Park II Move-In's	2
Ridgedale Move Ins	0
North Central Heights I Move Ins	0
North Central Heights II Move Ins	0
Cornell Colony Move Ins	0
Delaney Heights Move Outs	0
Lakeside Park I Move Outs	1
Lakeside Park II Move-Out's	0
Ridgedale Move Outs	0
North Central Heights I Move Outs	1
North Central Heights II Move Outs	0
Cornell Colony Move Outs	1

Submitted by: Penny Pieratt, Comptroller

## OCCUPANCY/VACANCY REPORT

May-18

Page 1

## Delaney Heights - (50 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
529	1	1/26/2018			85		Mold issues/moved to 524
506	0	3/12/2018			60		No notice
507	1	3/29/2018	5/29/2018	31	31	62	Deceased

TOTAL DELANEY HEIGHTS VACANT - 2

## Lakeside Park I - (16 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
25	2	5/31/2018					Family emergency

TOTAL LAKESIDE PARK I VACANT - 1

## Lakeside Park II - (63 units)

Unit #/Add	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
313/350	1	7/31/2015	5/30/2018				Transferred to NCH
309/334	3	8/31/2015	5/17/2018				Moved out of town
204/220	4	3/31/2017					No notice given
208/236	1	3/2/2018					Transferred to RAD 329

TOTAL LAKESIDE PARK II VACANT - 2

## Ridgedale - (36 units)

Unit #/Add	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
05/736	1	8/15/2017			41		Health issues
25/725	2	10/31/2017			3		No reason stated
36/703	2	1/3/2018			26		Moved to 3 bdrm/722
34/707	3	3/8/2018			23		Moved to Cornell

TOTAL RIDGEDALE VACANT - 4

SUBMITTED BY PENNY PIERATT, COMPTROLLER

## OCCUPANCY/VACANCY REPORT

May-18

Page 2

## North Central Heights I - (40 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
610	3	4/23/2018			36		?
616	3	5/8/2018			Open		Non payment rent

TOTAL NCH I VACANT - 2

## North Central Heights II - (32 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
743	3	4/9/2018			Open		Non Payment Rent

TOTAL NCH II VACANT - 1

## Cornell Colony - (44 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
38282	3	5/1/2018			Open		Non payment rent

TOTAL CORNELL VACANT - 1

SUBMITTED BY PENNY PIERATT, COMPTROLLER

## OCCUPANCY/VACANCY REPORT

Apr-18

Page 3

Intent to Vacate --

Evictions -

WAITING LIST

## DELANEY HEIGHTS

1 BDRM 158  
TOTAL 158

## LAKE SIDE PARK I

1 BDRM 5  
2 BDRM 391  
3 BDRM 206  
4 BDRM 68  
5 BDRM 8  
TOTAL 678

## LAKE SIDE PARK II

1 BDRM 365  
2 BDRM 381  
3 BDRM 196  
4 BDRM 61  
5 BDRM 10  
TOTAL 1013

## RIDGE DALE

1 BDRM 341  
2 BDRM 404  
3 BDRM 201  
4 BDRM 64  
TOTAL 1010

## NORTH CENTRAL HEIGHTS

2 BDRM 541  
3 BDRM 295  
4 BDRM 111  
TOTAL 947

## CORNEIL COLONY

3 BDRM 262

SUBMITTED BY PENNY PIERATT, COMPTROLLER

**CASH ANALYSIS  
AS OF 5/31/2018**

Public Hsg General Fund	\$ -
CD @ Harbor	\$ -
Petty Cash	\$ 100.00
MM Account	\$ 129,122.21
Utility Deposit Escrow Fund	\$ -
FSS Escrow	\$ 2,497.10
 Avon Park Development Corp	 \$ 825.70
 North Central Heights I General Fund	 \$ 47,658.65
NCH I Security Deposit	\$ 13,400.04
 North Central Heights II General Fund	 \$ 16,940.80
NCH II Security Deposit	\$ 10,500.03
 Cornell Colony General Fund	 \$ 168,177.44
Cornell Colony Security Deposit	\$ 13,501.00
 Lakeside Park I General Fund	 \$ 43,723.84
LPI Security Deposit	\$ 4,133.36
 Lakeside Park II General Fund	 \$ 94,239.01
LPII Security Deposit	\$ 13,129.04
 Delaney Heights General Fund	 \$ 78,490.17
DH Security Deposit	\$ 9,662.06
 COCC	 \$ 69,147.27
 Ridgedale General Fund	 \$ 61,643.75
Ridgedale Security Deposit	\$ 6,028.02

SUBMITTED BY: PENNY PIERATT, COMPTROLLER



**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**NORTH CENTRAL HEIGHTS**  
**N CENTRAL HEIGHTS MGMT**

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended May 31, 2018	5 Month(s) Ended May 31, 2018	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00 5		909.44	4,720.78	8,549.15	3,828.37
Legal Expense	02 001 4130.00 5		0.00	0.00	583.30	583.30
Staff Training	02 001 4140.00 5		0.00	272.68	0.00	(272.68)
Travel	02 001 4150.00 5		162.18	162.18	0.00	(162.18)
Accounting Fees	02 001 4170.00 5		0.00	0.00	1,708.30	1,708.30
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	213.52	0.00	(213.52)
Audit Fees	02 001 4171.00 5		0.00	952.00	2,083.30	1,131.30
Employee Benefits Cont - Admin	02 001 4182.00 5		409.22	2,342.59	3,632.90	1,290.31
Sundry	02 001 4190.00 5		0.00	0.00	1,250.00	1,250.00
Telephone	02 001 4190.2 5		86.03	344.12	625.00	280.88
Postage	02 001 4190.3 5		0.00	0.00	41.65	41.65
Eviction Costs	02 001 4190.4 5		0.00	0.00	229.15	229.15
Contract Costs - Admin	02 001 4190.9 5		70.38	70.38	833.30	762.92
Ten Services - After School Program	02 001 4220.2 5		0.00	0.00	625.00	625.00
Water	02 001 4310.00 5		61.39	211.29	248.75	37.46
Electricity	02 001 4320.00 5		409.06	1,527.49	1,852.90	325.41
Sewer	02 001 4390.00 5		52.43	211.47	210.00	(1.47)
Labor	02 001 4410.00 5		1,982.23	10,196.80	2,551.25	(7,645.55)
Maintenance Materials	02 001 4420.00 5		563.42	2,770.33	4,166.65	1,396.32
Contract Costs	02 001 4430.00 5		6,571.45	7,335.66	1,500.00	(5,835.66)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	2,102.33	579.15	(1,523.18)
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	93.75	93.75
Contract Costs - AC	02 001 4430.4 5		0.00	1,030.00	2,083.30	1,053.30
Contract Costs - Lawn	02 001 4430.5 5		2,028.00	11,762.00	8,750.00	(3,012.00)
Garbage and Trash Collection	02 001 4431.00 5		45.00	224.18	229.15	4.97
Emp Benefit Cont - Maintenance	02 001 4433.00 5		787.43	2,852.05	1,102.05	(1,750.00)
Insurance - Property	02 001 4510.00 5		0.00	1,512.66	7,563.30	6,050.64
Bad Debts - Other	02 001 4570.00 5		985.28	1,146.28	1,333.30	187.02
Bonneville Interest	02 001 4580.01 5		3,806.04	19,051.22	0.00	(19,051.22)
Other General Expense	02 001 4590.00 5		0.00	0.00	104.15	104.15
Management Fees	02 001 4590.02 5		0.00	2,559.73	7,780.40	5,220.67
<b>Total Operating Expenses</b>			<b>18,928.98</b>	<b>73,571.74</b>	<b>60,309.15</b>	<b>(13,262.59)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00 5		14,393.30	83,625.21	88,502.90	(4,877.69)
<b>Total Operating Revenues</b>			<b>14,393.30</b>	<b>83,625.21</b>	<b>88,502.90</b>	<b>(4,877.69)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(4,535.68)</b>	<b>10,053.47</b>	<b>28,193.75</b>	<b>(18,140.28)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 001 3610.00 5		24.17	24.17	41.65	(17.48)
FHLB Fund Interest - Restricted	02 001 3610.5 5		0.00	0.00	12.50	(12.50)
Other Income - Tenant	02 001 3690.00 5		745.48	1,679.90	3,604.15	(1,924.25)
Other Income - Community Rental	02 001 3690.5 5		0.00	275.00	0.00	275.00
<b>Total Other Revenues and Expenses</b>			<b>769.65</b>	<b>1,979.07</b>	<b>3,658.30</b>	<b>(1,679.23)</b>
<b>Total Other Revenues and Expenses</b>			<b>769.65</b>	<b>1,979.07</b>	<b>3,658.30</b>	<b>(1,679.23)</b>
<b>Total Net Income (Loss)</b>			<b>(3,766.03)</b>	<b>12,032.54</b>	<b>31,852.05</b>	<b>(19,819.51)</b>



**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**NORTH CENTRAL HEIGHTS**  
**NORTH CENTRAL HEIGHTS II**

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended May 31, 2018	5 Month(s) Ended May 31, 2018	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110.00	5	740.48	3,845.37	6,860.40	3,015.03
Legal Expense	02 002 4130.00	5	0.00	0.00	1,458.30	1,458.30
Staff Training	02 002 4140.00	5	0.00	224.56	0.00	(224.56)
Travel	02 002 4150.00	5	133.56	133.56	0.00	(133.56)
Accounting Fees	02 002 4170.00	5	0.00	0.00	1,708.30	1,708.30
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5	0.00	170.82	0.00	(170.82)
Audit Fees	02 002 4171.00	5	0.00	748.00	1,666.65	918.65
Employee Benefits Cont - Admin	02 002 4182.00	5	332.63	1,903.69	2,910.80	1,007.11
Sundry	02 002 4190.00	5	0.00	0.00	416.65	416.65
Telephone	02 002 4190.2	5	0.00	181.56	187.50	5.94
Postage	02 002 4190.3	5	0.00	0.00	10.40	10.40
Eviction Costs	02 002 4190.4	5	0.00	360.00	0.00	(360.00)
Contract Costs - Admin	02 002 4190.9	5	87.97	87.97	1,458.30	1,370.33
Ten Services -	02 002 4220.20	5	0.00	636.77	416.65	(220.12)
Water	02 002 4310.00	5	60.00	60.00	172.50	112.50
Electricity	02 002 4320.00	5	160.24	206.38	505.00	298.62
Sewer	02 002 4390.00	5	0.00	0.00	46.25	46.25
Labor	02 002 4410.00	5	1,815.35	9,439.78	2,004.55	(7,435.23)
Maintenance Materials	02 002 4420.00	5	521.21	2,764.79	3,125.00	360.21
Contract Costs	02 002 4430.00	5	6,571.45	7,251.67	791.65	(6,460.02)
Contract Costs-Pest Control	02 002 4430.1	5	0.00	2,881.33	416.65	(2,464.68)
Contract Costs - Lawn	02 002 4430.3	5	1,622.00	6,488.00	6,875.00	387.00
Contract Costs - AC	02 002 4430.4	5	670.00	1,040.00	708.30	(331.70)
Contract Costs - Plumbing	02 002 4430.5	5	0.00	0.00	1,458.30	1,458.30
Garbage and Trash Collection	02 002 4431.00	5	5.50	7.50	208.30	200.80
Emp Benefit Cont - Maintenance	02 002 4433.00	5	663.45	2,475.34	866.25	(1,609.09)
Insurance - Property	02 002 4510.00	5	0.00	1,187.00	5,935.00	4,748.00
Bad Debts - Other	02 002 4570.00	5	0.00	2,370.35	1,458.30	(912.05)
Bonneville Interest	02 002 4580.01	5	3,443.01	17,234.04	0.00	(17,234.04)
Other General Expense	02 002 4590.00	5	0.00	0.00	208.30	208.30
Management Fees	02 002 4590.02	5	0.00	3,479.26	6,154.15	2,674.89
<b>Total Operating Expenses</b>			<b>16,826.85</b>	<b>65,177.74</b>	<b>48,027.45</b>	<b>(17,150.29)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110.00	5	13,869.00	70,385.00	69,927.90	457.10
<b>Total Operating Revenues</b>			<b>13,869.00</b>	<b>70,385.00</b>	<b>69,927.90</b>	<b>457.10</b>
<b>Total Operating Revenues and Expenses</b>			<b>(2,957.85)</b>	<b>5,207.26</b>	<b>21,900.45</b>	<b>(16,693.19)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
INTEREST - RESTRICTED	02 002 3431.00	5	0.00	0.00	27.05	(27.05)
Investment Income - Unrestricted	02 002 3610.00	5	19.34	24.67	125.00	(100.33)
Other Income - Tenant	02 002 3690.00	5	229.17	3,205.58	2,750.00	455.58
<b>Total Other Revenues and Expenses</b>			<b>248.51</b>	<b>3,230.25</b>	<b>2,902.05</b>	<b>328.20</b>
<b>Total Other Revenues and Expenses</b>			<b>248.51</b>	<b>3,230.25</b>	<b>2,902.05</b>	<b>328.20</b>
<b>Total Net Income (Loss)</b>			<b>(2,709.34)</b>	<b>8,437.51</b>	<b>24,802.50</b>	<b>(16,364.99)</b>

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**CORNELL COLONY**  
**CORNELL COLONY LLC**

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended May 31, 2018	5 Month(s) Ended May 31, 2018	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	03 001 4110.00 5		1,022.08	5,304.38	9,675.00	4,370.62
Legal Expense	03 001 4130.00 5		0.00	0.00	625.00	625.00
Staff Training	03 001 4140.00 5		0.00	304.76	0.00	(304.76)
Travel	03 001 4150.00 5		181.26	181.26	0.00	(181.26)
Accounting Fees	03 001 4170.00 5		0.00	0.00	1,458.30	1,458.30
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	234.88	0.00	(234.88)
Audit Fees	03 001 4171.00 5		0.00	1,088.00	1,458.30	370.30
Employee Benefits Cont - Admin	03 001 4182.00 5		460.26	2,635.06	4,114.15	1,479.09
Sundry	03 001 4190.00 5		0.00	350.00	625.00	275.00
Non Capitalized Admin	03 001 4190.01 5		0.00	0.00	1,250.00	1,250.00
Telephone/Communications	03 001 4190.20 5		184.42	1,058.11	750.00	(308.11)
Postage	03 001 4190.30 5		0.00	0.00	41.65	41.65
Eviction Costs	03 001 4190.40 5		(110.00)	125.00	229.15	104.15
Water	03 001 4310.00 5		14.91	175.37	93.75	(81.62)
Electricity	03 001 4320.00 5		268.05	859.09	1,062.90	203.81
Sewer	03 001 4390.00 5		31.20	145.71	146.25	0.54
Labor	03 001 4410.00 5		1,595.48	7,908.34	13,301.65	5,393.31
Materials	03 001 4420.00 5		151.12	2,602.10	1,125.00	(1,477.10)
Contract Costs - Pest Control	03 001 4430.10 5		0.00	2,266.34	791.65	(1,474.69)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	11,500.00	7,916.65	(3,583.35)
Contract Costs - AC	03 001 4430.40 5		250.00	325.00	0.00	(325.00)
Garbage and Trash Collection	03 001 4431.00 5		53.68	414.53	83.30	(331.23)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		917.62	3,519.96	5,604.55	2,084.59
Property Insurance	03 001 4510.00 5		0.00	1,433.00	7,165.00	5,732.00
Bad Debts - Other	03 001 4570.00 5		1,607.90	5,769.38	1,172.90	(4,596.48)
Management Fees	03 001 4590.01 5		0.00	4,036.71	7,036.65	2,999.94
<b>Total Operating Expenses</b>			<b>8,927.98</b>	<b>52,236.98</b>	<b>65,726.80</b>	<b>13,489.82</b>
<b>Operating Revenues</b>						
Dwelling Rent	03 001 3110.00 5		21,673.00	104,655.69	117,274.55	(12,618.86)
<b>Total Operating Revenues</b>			<b>21,673.00</b>	<b>104,655.69</b>	<b>117,274.55</b>	<b>(12,618.86)</b>
<b>Total Operating Revenues and Expenses</b>			<b>12,745.02</b>	<b>52,418.71</b>	<b>51,547.75</b>	<b>870.96</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	03 001 3610.00 5		0.00	8.17	0.00	8.17
Other Income - Misc Other Revenue	03 001 3690.00 5		1,941.40	7,964.30	625.00	7,339.30
Other Income - Community Center Re	03 001 3690.50 5		125.00	125.00	0.00	125.00
Contract Costs	03 001 4430.00 5		(199.95)	(1,609.96)	(187.50)	(1,422.46)
Other General Expense	03 001 4590.02 5		(3,180.00)	(3,180.00)	(4,166.65)	986.65
Interest on Loan - Heartland National	03 001 5610.00 5		(3,957.98)	(24,705.12)	(19,406.65)	(5,298.47)
<b>Total Other Revenues and Expenses</b>			<b>(5,271.53)</b>	<b>(21,397.61)</b>	<b>(23,135.80)</b>	<b>1,738.19</b>
<b>Total Other Revenues and Expenses</b>			<b>(5,271.53)</b>	<b>(21,397.61)</b>	<b>(23,135.80)</b>	<b>1,738.19</b>
<b>Total Net Income (Loss)</b>			<b>7,473.49</b>	<b>31,021.10</b>	<b>28,411.95</b>	<b>2,609.15</b>

Report Criteria PHA: 03 Project: '001'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

SUBMITTED BY PENNY PIERATT, COMPTROLLER

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**PBRA**  
**LAKESIDE PARK I - PBRA**

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended May 31, 2018	5 Month(s) Ended May 31, 2018	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 001 4110.00 5		297.60	1,603.87	2,597.05	993.18
Legal Expense	04 001 4130.00 5		640.90	1,067.90	83.30	(984.60)
Staff Training	04 001 4140.00 5		0.00	80.20	83.30	3.10
Travel	04 001 4150.00 5		47.70	47.70	166.65	118.95
Accounting Fees	04 001 4170.00 5		0.00	0.00	291.65	291.65
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	85.41	0.00	(85.41)
Audit Fees	04 001 4171.00 5		0.00	408.00	625.00	217.00
Employee Benefits Cont - Admin	04 001 4182.00 5		80.49	547.80	1,268.75	720.95
Sundry	04 001 4190.00 5		0.00	0.00	1,125.00	1,125.00
Telephone/Communications	04 001 4190.20 5		205.49	1,121.93	541.65	(580.28)
Postage	04 001 4190.30 5		0.00	0.00	125.00	125.00
Eviction Costs	04 001 4190.40 5		0.00	0.00	83.30	83.30
Ten Services -	04 001 4220.00 5		0.00	1,105.77	0.00	(1,105.77)
Water	04 001 4310.00 5		14.91	78.82	172.05	93.23
Electricity	04 001 4320.00 5		89.78	445.70	1,583.30	1,137.60
Natural Gas	04 001 4330.00 5		31.20	112.89	49.15	(63.74)
Sewer	04 001 4390.00 5		31.20	158.05	313.30	155.25
Labor	04 001 4410.00 5		656.26	3,391.00	2,873.75	(517.25)
Maintenance Materials	04 001 4420.00 5		154.02	336.36	1,500.00	1,163.64
Contract Costs - Pest Control	04 001 4430.10 5		0.00	2,294.05	291.65	(2,002.40)
Contract Costs-Lawn	04 001 4430.30 5		270.00	1,350.00	1,200.00	(150.00)
Contract Costs - AC	04 001 4430.40 5		0.00	1,575.00	208.30	(1,366.70)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	208.30	208.30
Garbage and Trash Collection	04 001 4431.00 5		25.00	134.95	416.65	281.70
Emp Benefit Cont - Maintenance	04 001 4433.00 5		309.18	1,086.76	866.65	(220.11)
Property Insurance	04 001 4510.00 5		0.00	388.58	1,942.90	1,554.32
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	208.30	208.30
Management Fees	04 001 4590.01 5		0.00	2,113.72	3,492.50	1,378.78
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,041.65	1,042.05	0.40
<b>Total Operating Expenses</b>			<b>3,062.06</b>	<b>20,576.11</b>	<b>23,359.50</b>	<b>2,783.39</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 001 3110.00 5		625.00	1,849.10	3,724.15	(1,875.05)
HAP Subsidy	04 001 3110.01 5		8,997.00	45,201.00	54,482.50	(9,281.50)
<b>Total Operating Revenues</b>			<b>9,622.00</b>	<b>47,050.10</b>	<b>58,206.65</b>	<b>(11,156.55)</b>
<b>Total Operating Revenues and Expenses</b>			<b>6,559.94</b>	<b>26,473.99</b>	<b>34,847.15</b>	<b>(8,373.16)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Other Income - Tenant	04 001 3690.00 5		120.00	732.38	0.00	732.38
Other Income - Laundry	04 001 3690.07 5		0.00	178.04	0.00	178.04
Contract Costs	04 001 4430.00 5		0.00	(631.25)	(1,145.80)	514.55
Other General Expense	04 001 4590.02 5		0.00	0.00	(3,533.30)	3,533.30
<b>Total Other Revenues and Expenses</b>			<b>120.00</b>	<b>279.17</b>	<b>(4,679.10)</b>	<b>4,958.27</b>
<b>Total Other Revenues and Expenses</b>			<b>120.00</b>	<b>279.17</b>	<b>(4,679.10)</b>	<b>4,958.27</b>
<b>Total Net Income (Loss)</b>			<b>6,679.94</b>	<b>26,753.16</b>	<b>30,168.05</b>	<b>(3,414.89)</b>

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**PBRA**  
**LAKESIDE PARK II - PBRA**

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended May 31, 2018	5 Month(s) Ended May 31, 2018	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 002 4110.00 5		1,118.08	6,030.71	9,597.50	3,566.79
Legal Expense	04 002 4130.00 5		0.00	0.00	208.30	208.30
Staff Training	04 002 4140.00 5		0.00	304.76	208.30	(96.46)
Travel	04 002 4150.00 5		181.26	181.26	625.00	443.74
Accounting Fees	04 002 4170.00 5		0.00	0.00	1,208.30	1,208.30
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	336.29	0.00	(336.29)
Audit Fees	04 002 4171.00 5		0.00	1,496.00	1,458.30	(37.70)
Employee Benefits Cont - Admin	04 002 4182.00 5		299.21	2,042.97	4,699.15	2,656.18
Sundry	04 002 4190.00 5		227.00	482.50	3,166.65	2,684.15
Bank Fees	04 002 4190.19 5		0.00	648.35	0.00	(648.35)
Telephone/Communications	04 002 4190.20 5		0.00	0.00	2,250.00	2,250.00
Postage	04 002 4190.30 5		0.00	0.00	458.30	458.30
Eviction Costs	04 002 4190.40 5		0.00	0.00	208.30	208.30
Water	04 002 4310.00 5		117.57	257.46	702.90	445.44
Electricity	04 002 4320.00 5		231.41	2,124.87	6,510.80	4,385.93
Natural Gas	04 002 4330.00 5		0.00	34.32	200.80	166.48
Sewer	04 002 4390.00 5		39.20	261.73	1,278.75	1,017.02
Labor	04 002 4410.00 5		2,540.74	13,216.16	11,279.15	(1,937.01)
Maintenance Materials	04 002 4420.00 5		1,044.95	1,685.97	2,791.65	1,105.68
Contract Costs - Pest Control	04 002 4430.10 5		0.00	2,555.95	1,250.00	(1,305.95)
Contract Costs-Lawn	04 002 4430.30 5		1,416.80	5,668.80	4,916.65	(752.15)
Contract Costs - AC	04 002 4430.40 5		0.00	0.00	208.30	208.30
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	208.30	208.30
Garbage and Trash Collection	04 002 4431.00 5		129.00	1,591.92	1,458.30	(133.62)
Emp Benefit Cont - Maintenance	04 002 4433.00 5		1,159.54	4,125.47	3,341.65	(783.82)
Property Insurance	04 002 4510.00 5		0.00	1,579.75	7,898.75	6,319.00
Bad Debts - Other	04 002 4570.00 5		0.00	0.00	833.30	833.30
Management Fees	04 002 4590.01 5		0.00	4,199.76	13,270.40	9,070.64
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	40,000.00	40,000.40	0.40
<b>Total Operating Expenses</b>			<b>16,504.76</b>	<b>88,825.00</b>	<b>120,238.20</b>	<b>31,413.20</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 002 3110.00 5		2,571.53	14,897.46	13,440.80	1,456.66
HAP Subsidy	04 002 3110.01 5		36,632.00	113,787.00	189,360.00	(75,573.00)
<b>Total Operating Revenues</b>			<b>39,203.53</b>	<b>128,684.46</b>	<b>202,800.80</b>	<b>(74,116.34)</b>
<b>Total Operating Revenues and Expenses</b>			<b>22,698.77</b>	<b>39,859.46</b>	<b>82,562.60</b>	<b>(42,703.14)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 002 3610.00 5		9.02	73.73	416.65	(342.92)
Other Income - Tenants	04 002 3690.00 5		258.68	(12.32)	1,250.00	(1,262.32)
Collection Loss Recovery Prior Year	04 002 3690.01 5		0.00	329.70	0.00	329.70
Other Income - Laundry	04 002 3690.07 5		0.00	701.06	0.00	701.06
Leave with no Notice	04 002 3690.16 5		0.00	66.00	0.00	66.00
Contract Costs	04 002 4430.00 5		(1,500.00)	(1,500.00)	(833.30)	(666.70)
Other General Expense	04 002 4590.02 5		0.00	(175.81)	(2,875.00)	2,699.19
Interest on Loan	04 002 5610.00 5		(4,393.88)	(12,803.39)	0.00	(12,803.39)
<b>Total Other Revenues and Expenses</b>			<b>(5,626.18)</b>	<b>(13,321.03)</b>	<b>(2,041.65)</b>	<b>(11,279.38)</b>
<b>Total Other Revenues and Expenses</b>			<b>(5,626.18)</b>	<b>(13,321.03)</b>	<b>(2,041.65)</b>	<b>(11,279.38)</b>
<b>Total Net Income (Loss)</b>			<b>17,072.59</b>	<b>26,538.43</b>	<b>80,520.95</b>	<b>(53,982.52)</b>

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**PBRA**  
**DELANEY HEIGHTS - PBRA**

Fiscal Year End Date: 12/31/2018		ACCOUNT	1 Month(s) Ended May 31, 2018	5 Month(s) Ended May 31, 2018	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 003 4110.00	5	892.80	4,811.59	7,791.65	2,980.06
Legal Expense	04 003 4130.00	5	0.00	0.00	208.30	208.30
Staff Training	04 003 4140.00	5	0.00	240.60	208.30	(32.30)
Travel	04 003 4150.00	5	143.10	143.10	500.00	356.90
Accounting Fees	04 003 4170.00	5	0.00	0.00	1,041.65	1,041.65
Computer Support/Licensing Fees	04 003 4170.20	5	0.00	266.90	0.00	(266.90)
Audit Fees	04 003 4171.00	5	0.00	1,224.00	1,458.30	234.30
Employee Benefits Cont - Admin	04 003 4182.00	5	241.44	1,643.25	3,806.65	2,163.40
Sundry	04 003 4190.00	5	0.00	35.05	2,687.50	2,652.45
Telephone/Communications	04 003 4190.20	5	0.00	0.00	1,791.65	1,791.65
Postage	04 003 4190.30	5	0.00	0.00	354.15	354.15
Eviction Costs	04 003 4190.40	5	0.00	0.00	208.30	208.30
Water	04 003 4310.00	5	323.07	722.77	559.55	(163.22)
Electricity	04 003 4320.00	5	359.80	895.89	5,182.05	4,286.16
Natural Gas	04 003 4330.00	5	39.03	168.25	160.00	(8.25)
Sewer	04 003 4390.00	5	130.83	299.47	1,017.90	718.43
Labor	04 003 4410.00	5	2,049.44	10,642.43	9,066.65	(1,575.78)
Maintenance Materials	04 003 4420.00	5	2,431.49	3,693.55	2,083.30	(1,610.25)
Contract Costs - Pest Control	04 003 4430.10	5	0.00	928.00	1,083.30	155.30
Contract Costs-Lawn	04 003 4430.30	5	667.00	3,335.00	3,916.65	581.65
Contract Costs - AC	04 003 4430.40	5	3,100.00	9,895.00	416.65	(9,478.35)
Garbage and Trash Collection	04 003 4431.00	5	100.00	322.19	1,333.30	1,011.11
Emp Benefit Cont - Maintenance	04 003 4433.00	5	942.84	3,343.66	2,698.30	(645.36)
Property Insurance	04 003 4510.00	5	0.00	1,258.50	6,292.50	5,034.00
Bad Debts - Other	04 003 4570.00	5	0.00	487.50	208.30	(279.20)
Management Fees	04 003 4590.01	5	0.00	4,164.63	8,333.30	4,168.67
GROUND LEASE EXPENSE	04 003 4590.03	5	2,916.67	14,583.35	14,583.75	0.40
<b>Total Operating Expenses</b>			<b>14,337.51</b>	<b>63,104.68</b>	<b>76,991.95</b>	<b>13,887.27</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 003 3110.00	5	3,508.32	15,698.69	13,915.80	1,782.89
HAP Subsidy	04 003 3110.01	5	12,084.00	69,488.00	110,390.00	(40,902.00)
<b>Total Operating Revenues</b>			<b>15,592.32</b>	<b>85,186.69</b>	<b>124,305.80</b>	<b>(39,119.11)</b>
<b>Total Operating Revenues and Expenses</b>			<b>1,254.81</b>	<b>22,082.01</b>	<b>47,313.85</b>	<b>(25,231.84)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 003 3610.00	5	0.00	0.00	250.00	(250.00)
Other Income - Tenants	04 003 3690.00	5	215.00	1,299.56	1,250.00	49.56
Other Income - Laundry	04 003 3690.07	5	0.00	552.20	0.00	552.20
Contract Costs	04 003 4430.00	5	(1,860.00)	(4,403.21)	(416.65)	(3,986.56)
Other General Expense	04 003 4590.02	5	0.00	(137.69)	(3,333.30)	3,195.61
<b>Total Other Revenues and Expenses</b>			<b>(1,645.00)</b>	<b>(2,689.14)</b>	<b>(2,249.95)</b>	<b>(439.19)</b>
<b>Total Other Revenues and Expenses</b>			<b>(1,645.00)</b>	<b>(2,689.14)</b>	<b>(2,249.95)</b>	<b>(439.19)</b>
<b>Total Net Income (Loss)</b>			<b>(390.19)</b>	<b>19,392.87</b>	<b>45,063.90</b>	<b>(25,671.03)</b>

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**COCC**  
**COCC**

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended May 31, 2018	5 Month(s) Ended May 31, 2018	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Other Income - Misc Other Revenue	05 001 3690.00 5		50.00	688.36	0.00	(688.36)
Nontechnical Salaries	05 001 4110.00 5		13,784.00	65,197.20	71,568.75	6,371.55
Legal Expense	05 001 4130.00 5		9.50	102.50	2,083.30	1,980.80
Staff Training	05 001 4140.00 5		0.00	320.00	416.65	96.65
Travel	05 001 4150.00 5		903.00	1,884.95	416.65	(1,468.30)
Accounting Fees	05 001 4170.00 5		0.00	2.92	750.00	747.08
Computer Support/Licensing Fees	05 001 4170.20 5		2,580.75	7,083.75	0.00	(7,083.75)
Audit Fees	05 001 4171.00 5		0.00	0.00	833.30	833.30
Employee Benefits Cont - Admin	05 001 4182.00 5		3,729.91	19,909.59	23,115.80	3,206.21
Sundry	05 001 4190.00 5		1,441.51	2,890.41	5,000.00	2,109.59
Bank Fees	05 001 4190.19 5		0.00	22.50	0.00	(22.50)
Telephone/Communications	05 001 4190.20 5		929.17	3,777.01	1,250.00	(2,527.01)
Postage	05 001 4190.30 5		1,031.50	1,598.16	416.65	(1,181.51)
Contract Costs - Copier	05 001 4190.60 5		89.90	386.78	0.00	(386.78)
Contract Costs - Admin	05 001 4190.90 5		2,480.00	2,800.00	0.00	(2,800.00)
Water	05 001 4310.00 5		24.65	21.65	104.15	82.50
Electricity	05 001 4320.00 5		720.18	1,632.89	208.30	(1,424.59)
Natural Gas	05 001 4330.00 5		15.91	69.90	0.00	(69.90)
Sewer	05 001 4390.00 5		40.30	40.30	208.30	168.00
Materials	05 001 4420.00 5		895.78	1,576.03	0.00	(1,576.03)
Contract Costs	05 001 4430.00 5		108.50	358.50	0.00	(358.50)
Garbage and Trash Collection	05 001 4431.00 5		50.00	50.00	0.00	(50.00)
Property Insurance	05 001 4510.00 5		0.00	0.00	2,715.80	2,715.80
<b>Total Operating Expenses</b>			<b>28,884.56</b>	<b>110,413.40</b>	<b>109,087.65</b>	<b>(1,325.75)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(28,784.56)</b>	<b>(109,036.68)</b>	<b>(109,087.65)</b>	<b>50.97</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	05 001 3610.00 5		0.00	0.00	50.00	(50.00)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		0.00	2,559.73	0.00	2,559.73
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		0.00	3,479.26	0.00	3,479.26
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		0.00	4,036.71	0.00	4,036.71
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		0.00	8,454.50	0.00	8,454.50
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	55,625.00	0.00	55,625.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		0.00	2,113.72	0.00	2,113.72
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		0.00	4,199.76	0.00	4,199.76
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		0.00	4,164.63	0.00	4,164.63
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		750.00	3,750.00	0.00	3,750.00
Other General Expense	05 001 4590.02 5		(10,490.37)	(12,005.72)	(4,166.65)	(7,839.07)
<b>Total Other Revenues and Expenses</b>			<b>1,384.63</b>	<b>76,377.59</b>	<b>(4,116.65)</b>	<b>80,494.24</b>
<b>Total Other Revenues and Expenses</b>			<b>1,384.63</b>	<b>76,377.59</b>	<b>(4,116.65)</b>	<b>80,494.24</b>
<b>Total Net Income (Loss)</b>			<b>(27,399.93)</b>	<b>(32,659.09)</b>	<b>(113,204.30)</b>	<b>80,545.21</b>



**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**RIDGEDALE**  
**RIDGEDALE APARTMENTS LLC**

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended May 31, 2018	5 Month(s) Ended May 31, 2018	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00	5	651.52	3,512.50	5,645.80	2,133.30
Legal Expense	07 002 4130.00	5	0.00	0.00	2,083.30	2,083.30
Staff Training	07 002 4140.00	5	0.00	176.44	625.00	448.56
Travel	07 002 4150.00	5	104.94	104.94	1,250.00	1,145.06
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	192.18	0.00	(192.18)
Audit Fees	07 002 4171.00	5	0.00	884.00	1,875.00	991.00
Employee Benefits Cont - Admin	07 002 4182.00	5	175.39	1,195.42	2,760.80	1,565.38
Sundry	07 002 4190.00	5	126.90	126.90	708.30	581.40
Postage	07 002 4190.03	5	1,031.50	1,102.50	479.15	(623.35)
Bank Fees	07 002 4190.18	5	0.00	3.03	0.00	(3.03)
Administrative Contracts	07 002 4190.19	5	0.00	0.00	687.50	687.50
Telephone	07 002 4190.2	5	105.98	577.76	625.00	47.24
Eviction Costs	07 002 4190.4	5	0.00	0.00	83.30	83.30
Contract Costs - Admin	07 002 4190.9	5	93.84	93.84	0.00	(93.84)
Tenant Services	07 002 4220.00	5	0.00	3,991.04	41.65	(3,949.39)
Water	07 002 4310.00	5	702.39	2,993.55	3,384.15	390.60
Electricity	07 002 4320.00	5	446.46	1,424.72	1,487.50	62.78
Sewer	07 002 4390.00	5	1,034.49	4,155.63	4,821.25	665.62
Labor	07 002 4410.00	5	2,369.43	13,060.38	30,930.80	17,870.42
Maintenance Materials	07 002 4420.00	5	1,784.56	6,188.32	3,125.00	(3,063.32)
Contract Costs	07 002 4430.00	5	0.00	9,692.30	14,375.00	4,682.70
Pest Control	07 002 4430.1	5	0.00	2,272.00	625.00	(1,647.00)
Contract Costs-Lawn	07 002 4430.3	5	495.00	2,475.00	2,291.65	(183.35)
Contract Costs-Air Conditioning	07 002 4430.4	5	95.00	905.00	1,000.00	95.00
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	416.65	416.65
Garbage and Trash Collection	07 002 4431.00	5	642.10	2,681.44	3,125.00	443.56
Emp Benefit Cont - Maintenance	07 002 4433.00	5	896.50	3,780.30	12,756.25	8,975.95
Insurance - Property	07 002 4510.00	5	0.00	1,338.33	6,691.65	5,353.32
Bad Debts - Other	07 002 4570.00	5	0.00	0.00	416.65	416.65
Interest on Notes Payable-Centennial	07 002 4580.03	5	3,009.61	18,181.22	15,026.65	(3,154.57)
Management Fees	07 002 4590.00	5	0.00	8,454.50	14,257.05	5,802.55
Other General Expense	07 002 4590.01	5	0.00	55.13	208.30	153.17
Extraordinary Maintenance	07 002 4610.1	5	89.38	89.38	0.00	(89.38)
<b>Total Operating Expenses</b>			<b>13,854.99</b>	<b>89,707.75</b>	<b>131,803.35</b>	<b>42,095.60</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00	5	1,258.50	5,066.16	7,350.00	(2,283.84)
HAP Subsidy	07 002 3110.01	5	32,067.00	146,664.00	162,990.00	(16,326.00)
<b>Total Operating Revenues</b>			<b>33,325.50</b>	<b>151,730.16</b>	<b>170,340.00</b>	<b>(18,609.84)</b>
<b>Total Operating Revenues and Expenses</b>			<b>19,470.51</b>	<b>62,022.41</b>	<b>38,536.65</b>	<b>23,485.76</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Interest - Restricted	07 002 3431.00	5	5.44	28.65	0.00	28.65
Investment Income - Unrestricted	07 002 3610.00	5	1.75	11.56	208.30	(196.74)
Other Income - Tenant	07 002 3690.00	5	226.49	2,312.41	3,329.15	(1,016.74)
Other Income	07 002 3690.6	5	0.00	0.20	0.00	0.20
Other Income/Laundry	07 002 3690.7	5	0.00	676.50	0.00	676.50
<b>Total Other Revenues and Expenses</b>			<b>233.68</b>	<b>3,029.32</b>	<b>3,537.45</b>	<b>(508.13)</b>
<b>Total Other Revenues and Expenses</b>			<b>233.68</b>	<b>3,029.32</b>	<b>3,537.45</b>	<b>(508.13)</b>
<b>Total Net Income (Loss)</b>			<b>19,704.19</b>	<b>65,051.73</b>	<b>42,074.10</b>	<b>22,977.63</b>

## Tracey Rudy

---

**From:** mothomas@embarqmail.com  
**Sent:** Monday, June 18, 2018 10:16 AM  
**To:** Tracey Rudy  
**Cc:** Chet Brojek; Dan Johnson; Ronnie Jackson; Lew Mundt  
**Subject:** Thank You

Tracey, thank you and the APHA Board for the quick removal of the huge Ear Tree at the end of Winifred Street. It is no longer a threat to our safety nor property in the possibility of another hurricane. My husband and I are deeply grateful for that!

Also wondering if there are any plans to clean up the Brazilian Pepper trees and palmettos along the fence line, or the debris pile from the tree? I intend to address my property line and the end of the cul de sac, so if I know what additional measures APHA will be engaged in, it would help me make my plans.

Thank you again,  
Gaylin

Gaylin Thomas  
703 W. Winifred St.  
Avon Park, FL 33825  
863-414-1578



MEMORANDUM OF UNDERSTANDING  
BETWEEN THE  
AVON PARK HOUSING DEVELOPMENT CORPORATION  
AND THE  
HIGHLANDS COUNTY LONG TERM RECOVERY GROUP

This agreement made on the \_\_\_\_\_ day of \_\_\_\_\_ 2018, between the Avon Park Housing Development Corporation (hereinafter referred to as APHDC) and the Highlands County Long Term Recovery Group (hereinafter referred to as the LTRG)

This memorandum of understanding establishes the basis for a cooperative working relationship with APHDC serving as the fiscal agent for LTRG.

**Roles and Responsibilities of the APHDC as the fiscal agent:**

1. Establish and manage a separate bank account for the exclusive purpose of the LTRG.
2. Receive approved funds and issue payments as approved by the LTRG Executive Committee.
3. Submit monthly financials to the LTRG.
4. Manage LTRG funds in accordance with generally accepted audit standards and APHA accounting policies.
5. Employ and/or contract with LTRG staff as determined by APHDC and LTRG.
6. To provide office space at 1306 Tulane Avenue at a reasonable rent. The terms of the rental agreement to be spelled out in a separately negotiated lease agreement.
7. Prepare an annual budget in consultation with and subject to the approval of the LTRG.

**The HCLTRG Agrees:**

1. That the APHDC will continue to utilize the APHA as their fiscal agent to carry out the responsibilities of the APHDC including serving as the fiscal agent for the HCLTRG.
2. To accept and operate in accordance with APHA accounting and procurement policies.
3. To submit an approved funds authorization to APHDC for payment. Approval subject to LTRG policies and procedures to be determined and provided to APHDC prior to any release of funds.
4. To provide day to day oversight and give direction to staff assigned solely to the HCLTRG grants management programs.

This agreement supersedes any prior memorandum of understanding or agreement and it is effective upon signature of parties. It may be modified at any time by mutual consent of both parties and can be terminated by either party by a sixty (60) day notice.