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 14th.

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

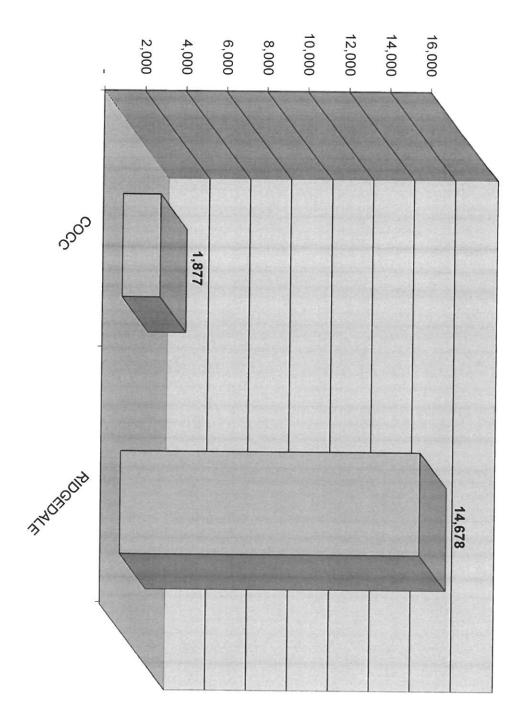
Accepted	
Attest	
SEAL	

FISCAL YEAR ENDING DECEMBER 31, 2018

inancial Statements

January 31, 2018

Avon Park Housing Authority



6/1/2018 7:37 AM

AVON PARK HOUSING AUTHORITY SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES

As of January 31, 2018

COCC 1111.00 GENERAL FUND-COCC 1111.40 FSS ESCROW
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						.40 FSS ESCROW	.00 GENERAL FUND-COCC
					17,173	4,146	13,026
TOTAL 1	1162.08 RESIDUAL RECEIPTS RESERVES		1162.06 ESCROW RESERVE REPLACEMENT	1162.05 ESCROW MIP	1114.00 SECURITY DEPOSITS	1111.01 GENERAL FUND CHECKING	RIDGEDALE
116,702	47,441	10,727	16,203	1,881	6,202	34,249	

GRAND TOTAL CASH ACCOUNTS 133,875

6/1/2018 7:37 AM

SCHEDULE OF UNRESTRICTED NET POSITION **AVON PARK HOUSING AUTHORITY**

As of January 31, 2018

CENTRAL OFFICE COST CENTER

YEAR TO DATE EARNINGS UNRESTRICTED NET POSITION

TOTAL 137,430 1,877

135,553

RIDGEDALE

UNRESTRICTED NET POSITION YEAR TO DATE EARNINGS

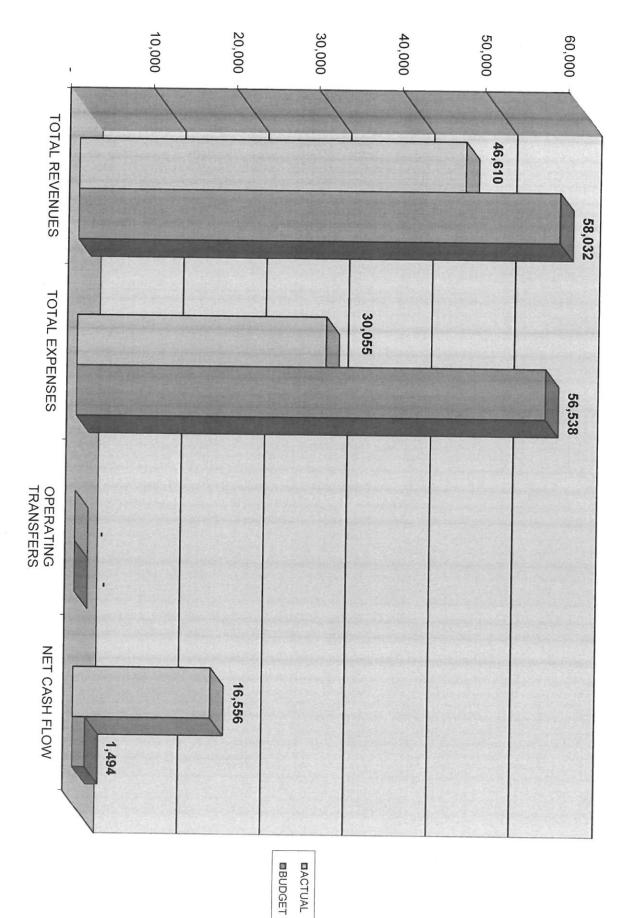
(3,331) 14,678

TOTAL

148,777

TOTAL RESERVE BALANCES

APHA CONSOLIDATED



APHA CONSOLIDATED- STATEMENT OF NET POSITION

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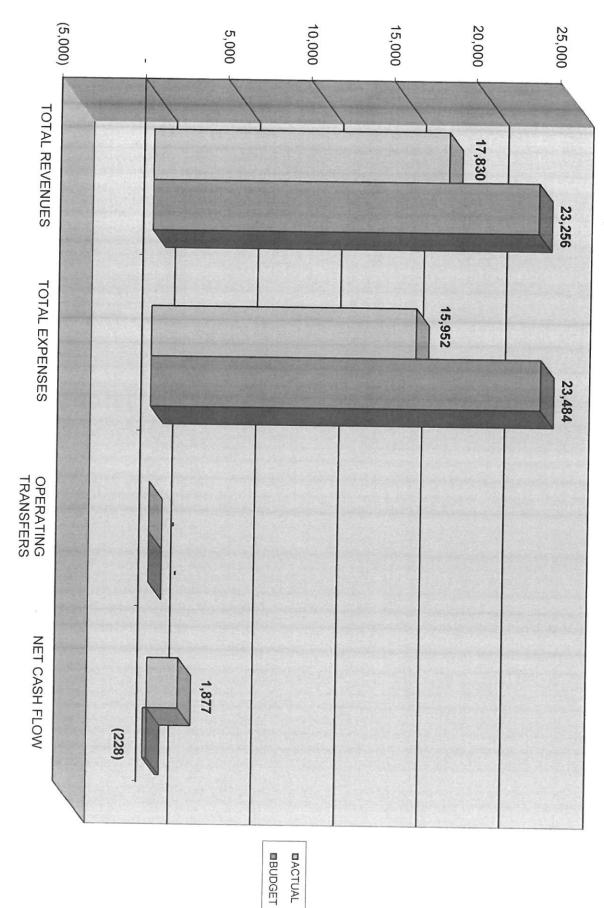
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APHA CONSOLIDATED

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APHA CONSOLIDATED ACCOUNT DETAIL

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COCC - STATEMENT OF NET POSITION

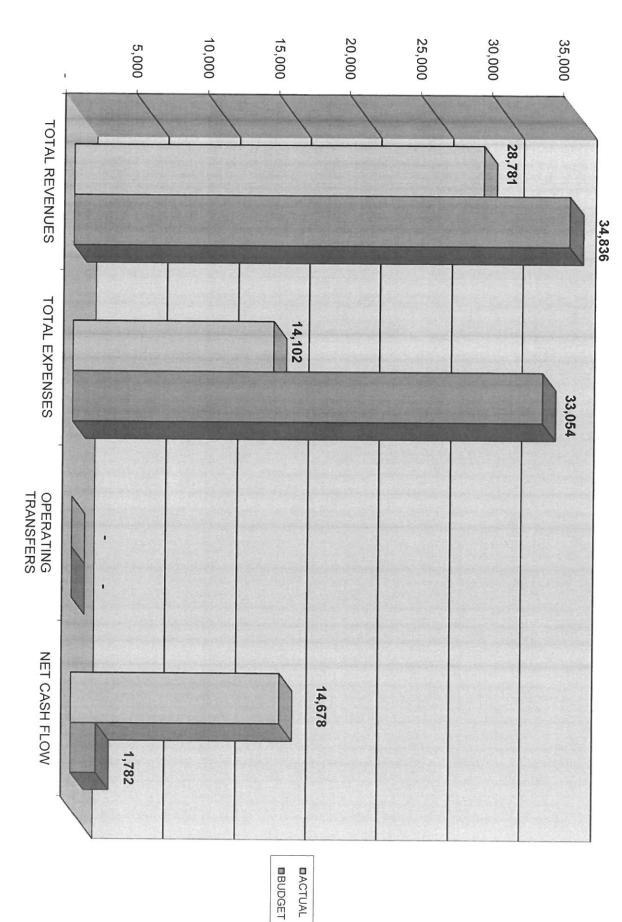
855,188	Total Liabilities alla Equity	000	000,100		
825,949	Total Liabilities and Equity	600	855 188	Total Assets & Deferred Outflows of Resources	
137,431	Unrestricted Net Position	512.1	855,188	Deferred Outflows of Resources - Pension Dian	200
	Undesignated Fund Balance/Retained Earnings	1 0	000 400	Total Acces	
,	Todosionated Final Polices (Patrice of Final Polices)	J -		Total Non-Current Assets	
	Doctrictor Not Doctrice	5111		Investments in Joint Ventures	176
	Committee and Calabida			Other Assets	174
	Total Reserved Fund Ralance	511		Grants Receivable - Non Current	173
	Fund Balance Reserved for Capital Activities	510		Notes, Loans, Mortgages Receivable - Non Current - Past Due	7/1
	Designated Fund Balance			Notes, Loans, Mongages Receivable - Non Current	1 -
1	Fund Balance Reserved for Encumbrances/	509	688,519	Note: I have Assets - Net of Accumulated Depreciation	171
	Reserved Fund Balance:		1	Construction in Progress	160
			(34, 134)	Construction in Drawns	167
688,519	Net Investment in Capital Assets	508.7	6	Accumulated Depreciation	166
			170,230	Leasehold improvements	165
	Total Contributed Capital	0	176 226	Furniture, Equipment & Machinery - Administration	164
	Carol Containanting	508		Furniture, Equipment & Machinery- Dwellings	163
1	Other Contributions	507	43 659	Buildings	162
1	Other HIID Contributions	505	2.758	Infrastructure	168
2	Net HUD PHA Contributions	504	500,000	Land	161
,	Long-term Debt - HUD Guaranteed	503		Fixed Assets	
	Project Notes (HUD)	502		Non-current Assets:	
	Contributed Capital		166,669	Total Current Assets	150
	Investment in General Fixed Assets	501	3,448	Total Other Current Assets	
1	The state of the s	EQUITY:		Amounts To Be Provided	146
	Deferred Inflows of Resources - Pension Related Items	400	i i	Assets Held for Sale	145
10000	DEFERRED INFLOWS OF RESOURCES	DEFER	3,448	Interprogram Due From	144
29.238	Total Liabilities	300	90	Allowance for Obsolete Inventory	143.1
18.489	Total Noncurrent Liabilities	350		illyeniones	4 5
4,146	Noncurrent Liabilities - Other	353	•	riepaid Experises and Other Assets	140
1	Loan Liability - Non Current	355	,	Prepaid Expenses and Other Asset	140
14,343	Accrued Compensated Absences - Non Current	304	,	Investments - Restricted	132
,	Net relision clapinty & OPED	0 0		Investments - Restricted for Payments of Current Liabilities	135
1	Net Pension Lightlift, & ODER	353		Investments - Unrestricted	131
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10,145	Non-current Liabilities:		146,048	Total Receivables - Net of Allowances for doubtful accts	120
10 749	Total Current Liabilities	310		Accrued Interest Receivable	129
,	Interprogram Due To	347		Allowance for Doubtful Accounts - Fraud	128.1
	Accrued Liabilities - Other	346			128
il 6	Other Current Liabilities	345		Notes and Mortgages Receivable - Current	127
	Loan Liability - Current	348			126.2
	Current Portion of Long-term Debt - Operating Borrowings	344			126.1
- 1	Current Portion of Long-term Debt - Capital Projects	343			126
-1	Unearned Revenue	342		Accounts Receivable - Miscellaneous	125
1	Tenant Security Deposits	341	146,048	Accounts Receivable - Other Government	124
- 1	Accounts Pavable - Other Government	333		Accounts Receivable - HUD Other Projects	122
. 1	Accounts Payable - PHA Projects	332		Accounts Receivable - PHA Projects	121
	Accounts Pavable - HIID PHA Programs	331		Receivables	
1. 11	Accrued Interest Payable	325	17,173	Total Cash	100
U SI	Accrued Contingency Liability	324		Cash - Tenant Security Deposits	114
2.11	Accrued Compensated Absences - Current Portion	322	4,146	Cash - Other restricted	113
1	Accrued Wage/Payroll Taxes Payable	321	· ·	Cash - Restricted Mod and Development	112
10,749	Accounts payable >90 Days Past Due	313		Cash - Restricted for Payment of Current Liabilities	115
10 740	Accounts Payable <= 90 Days	312	13,026	Unrestricted	111
	Bank Overdraft	311		Cash	
	Current Liabilities:			Current Assets:	
	LIABILITIES	IIARII		EIS	ASSETS

TOTAL UTILITIES	4390	4330	932 4320 ELECTRICITY	4310	IITH ITIES	TOTAL TENANT SERVICES	924 4230 OTHER	2224	200	921 4210 SALARIES	TENANT SERVICES	TOTAL ADMINISTRATIVE	916 4190 OTHER		TRANCE	01-101 TV3TT101	OFFICE EXPENSE	ADVERTISING & MARKETING	BOOKKEEPING FEES	MANAGEMENT FEES	4171 AUDITING FEES	912 4182 EBC - ADMIN	4110	ADMINI	OFERA ING EXPENDITURES	700 TOTAL REVENUES	NAERIMENT INCOME - KERIKICIED			714 FRALID RECOVERY	ASSET MANAGEMENT EEE INCOME	BOOKKEEDING FEE INCOME	MANAGEMENT EEE INCOME			706 HUD PHA OPERATING GRANT CED / S8	703 3431 NET OPERATING REVENUE	3690 TENANT REVENUE - MAINTENANCE						703 3110 GROSS POTENTIAL DENT	ODERATING INCOME	REVENUE DESCRIPTION	ACCT	
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(99)	(42)	(42)	(21)					1	,		(6,309)	(0)4	(014)		t	1	,		ī	(167)	00	(000,0)	(5.309)			(5.426)	1	750	э		(830)	(5,337)	(10)	6	1				ſ							DIFF		
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NET CASH FLOW	DEPRECIATION ADD BACK	900 TOTAL EXPENDITURES	TOTAL OTHER EXPENSES	OTHER ITEMS - TRANS TO RESERVES	973 4715 HOUSING ASSISTANCE PAYMENTS	DEPRECIATION	971 4610 EXTRAORDINARY MAINTENANCE		DEBT SERVICE PAYMENT - INTEREST	HUD GRANTS - CAPITAL CONTRIBUTIONS	GROUND LEASE	TRANSFERS FROM PROGRAM TO AMP	IN LEK AMP EXCESS TRANSFER OUT	NIER-AMP EXCESS TRANSFER IN	OPERALING IRANSFERS OUT	OTERALING I RANSFERS IN	OTHER FINANCIAL ITEMS-SOURCES & (USES)	970 CASH FLOW FROM OPERATIONS	969 TOTAL OPERATING EXPENDITURES	O AL GENERAL EXPENSES	TOTAL CENERAL EXPENSES	INTEREST EXPENSE	BAD DEBTS	PAYMENTS IN LIELLOF TAXES	į	962 4590 OTHER GENERAL EXPENSES	GENERAL EXPENSES	969 TOTAL INSURANCE EXPENSES	OTHER INSURANCE	AUTO INSURANCE	WORKER'S COMPENSATION	961 4510 PROPERTY	INSURA	TOTAL PROTECTIVE SERVICES	PROTECTIVE SERVICES OTHER	4480 PROTECTIVE SERVICES CONTRACT COSTS	PROTECTIVE SERVICES		943 4430 OTHER MISCELL ANEOLIS CONTRACT COST	JANITORIAL	EXTERMINATION	PLUMBING	ELECTRICAL	UNIT TURNAROUNDS	LANDSCAPE & GROUNDS	ELEVATOR MAINTENANCE	GARBAGE & TRASH		4420	945 4433 EMPLOYEE BENEFITS - MAINTENANCE	D		LINE ACCT	
1,877		15,952		1	ı.	1		1	1	ı	į	ř.		•	,	ī		1,877	15,952	837		. ,			03/	027			1 1	f	1	1					250	1	250	1	r	1.	i	1 1	0 0	,	1					JAN, 2018	MONTE	
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TOTAL OTHER GENERAL EXPENSES	4590.6 OTHER FEES			4590 OTHER GENERAL EXPENSE	TOTAL GENERAL EXPENSES	TOTAL ADMINISTRATIVE	4190.9 CONTRACT COST - ADMIN				C		٠.					4130 FGAI	ADMINISTRATIVE OFFICE EXPENSES	EXPENSES	TOTAL HUD PHA GRANTS	CHICK TOXI IN ADMINISTRATIVE FEED EARNE			3401.1 CFP CAPITAL EXPENDITURES		HUD PHA GRANTS	INCOME # DESCRIPTION	ACCT	
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(3)			ι,	(3)		914	(40)		. 0	500	23	(384)	22	150	83	83	417					1				į.		DIFF		
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9,163	,			9.163		23 648	(40)	1	9,000	5,000	1,000	2,386	n -, 000	1 800	1,000	1 000	5.000							,	,			REMAINING	BUDGET BALANCE	

RIDGEDALE



RIDGEDALE - STATEMENT OF NET POSITION

(300,187) 1,134,328	Total Liabilities and Equity	1,134,328 600	Total Assets & Deferred Outflows of Resources	
33,320	1 Unrestricted Net Position	1,134,328 512	Deferred Outflows of Resources - Pension Plan	200
1 -		' '	Total Non-Current Assets	
76 251	1 Restricted Net Position	- 511.1	Investments in Joint Ventures	176
	Total Reserved Fund Balance		Other Assets	174
	Fund Balance Reserved for Capital Activities	- 510	Grants Receivable - Non Current	173
ī	Designated Fund Balance		Notes Loans, Mortgages Receivable - Non Current	173
,	Fund Balance Reserved for Encumbrances/	1,012,070 509	Total Fixed Assets - Net of Accumulated Depreciation	160
	Reserved Fund Balance:	1	Construction in Progress	167
(403,730)		(316,658)	Accumulated Depreciation	166
(409 758)	1 Net Investment in Capital Assets	- 508.1	Leasehold Improvements	165
	- com activities and addition	48,213	Furniture, Equipment & Machinery - Administration	164
	Total Contributed Capital		Furniture, Equipment & Machinery- Dwellings	163
9 ar	Other Contributions	1.180.514 507	Buildings	162
1 1	Other HIID Contributions	- 505	Infrastructure	168
31	Not HID BUY Cost-it-ution		Land	161
a	Project Notes (HUU)	502	Fixed Assets	
	Contributed Capital	122,258	Non-current Assets:	į
10	Investment in General Fixed Assets	81,120 501	Total Current Assets	150
		- EQ	Amounts To Be Provided	146
,	Deferred Inflows of Resources - Pension Related Items	- 400	Assets Held for Sale	145
	DEFERRED INFLOWS OF RESOURCES	, <u>DEF</u>	Interprogram Due From	144
1.434.515		- 300		143.1
1 396 482				143
1 1			Prepaid Expenses and Other Assets	142
		76,251 355	Investments - Restricted	132
		- 354	Investments - Restricted for Payments of Current Liabilities	135
1,396,482	Net Pension Liability & OPEB	- 352	Investments - Unrestricted	131
	Non-term Debt Net of Comment Comits Desired	351		
38,032		688	Total Receivables - Net of Allowances for doubtful accts	120
3,448	mer program bue 10	- 310	Accrued Interest Receivable	129
)		- 347	Allowance for Doubtful Accounts - Fraud	
ı		3 4 4	Fraud Recovery	128
1		- 345		127
		345		126.2
25,346		343		126.1
			Accounts Receivable - Tenants Owelling Rents	126
6,202		- 341	Accounts Receivable - Miscellaneous	125
451		333	Accounts Receivable - Other Covernment	124
· ·		- 332	Accounts Receivable - HID Other Projects	123
i		331	Accounts Receivable - DHA Drojects	121
Ē		40,451 325	Pacaitable Total Cash	0
. 3		1	Cash - Tenant Security Deposits	100
2 585		- 322	Cash - Other restricted	113
ı		- 321	Cash - Restricted Mod and Development	112
í i			Cash - Restricted for Payment of Current Liabilities	115
	Accounts Payable <= 90 Days	34,249 312	Unrestricted	111
		27.	Cash	
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RIDGEDALE

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100	3 118	11.511	0,040	2,000	8 083	100	3	100		1		70.684	15,545	î	Ê		1	1,512	29,962	4,500	6,185	12,980			100,000	2 202	442	1 100	,				47	364 071	64 071	22 865	,		0,701	6 704	16 164	(360	16 524		REMAINING	BALANCE	BUDGET
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RIDGEDALE

370,053	20,660	824%	12,897	1.782	14,678	824%	12,897	1.782	14,678	NET CASH FLOW
	,									DEPRECIATION ADD BACK
382 544	396 646	43%	(18 952)	33 054	14 102	43%	(18.952)	33.054	14,102	900 TOTAL EXPENDITURES
00 346	90 346	700	(6 603)	6 603		0%	(6.693)	6.693		TOTAL OTHER EXPENSES
		, ,	r: a	. 1	1 1			1		
r	i	,	ì	,	,					973 4715 HOUSING ASSISTANCE PAYMENTS
e	ı	1		,	,					
30,316	30,316	0%	(2,526)	2,526	,	0%	(2,526)	2,526		971 4610 EXTRAORDINARY MAINTENANCE
	1		1						1	DERT REDVICE DAYMENT DRING DAY
50,000	50,000	0%	(4,167)	4,167	,	0%	(4,167)	4,167		HUD GRANTS - CAPITAL CONTRIBUTIONS
ı	ı	1	1		t				1	GROUND LEASE
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		ı	1	ı		i	1			INTER AMP EXCESS TRANSFER OUT
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100,000	100,010	1100	0							OTHER FINANCIAL ITEMS-SOURCES & (USES)
450 360	100 976	173%	6 204	8.475	14.678	173%	6,204	8,475	14,678	970 CASH FLOW FROM OPERATIONS
302 228	316.330	53%	(12.259)	26.361	14.102	53%	(12,259)	26.361	14,102	969 TOTAL OPERATING EXPENDITURES
31,471	37,564	195%	2,963	3,130	6,093	195%	2,963	3,130	6,093	IOIAL GENERAL EXPENSES
29,971	36,064	203%	3,088	3,005	6,093	203%	3,088	3,005	8,043	
1,000	1,000	0%	(83)	83		0%	(83)	83		INTEREST EXPENSE
X	1			1		ı	ı		i	PAYMENTS IN LIEU OF TAXES
		,	1 ,	1	1	£	ı		,	COMPENSATED ABSENCES
500	500	0%	(42)	42	1	0%	(42)	42	ī	962 4590 OTHER GENERAL EXPENSES
										GENERAL EXPENSES
16.061	16.061	0%	(1.338)	1.338	. ;	0%	(1.338)	1,338		969 TOTAL INSURANCE EXPENSES
	1				1					OTHER INSURANCE
814	814	0%	(68)	68	1	0%	(68)	68	ï	AUTO INSURANCE
1 337	1,337	0%	(111)	11	,	0%	(111)	111	0.1	WORKER'S COMPENSATION
1 363	1 363	0%	(114)	114		0%	(114)	114		GENERAL LIABILITY
10 540	10 540	700	(1 046)	1 046		0%	(1.046)	1.046		961 4510 PROPERTY
		P				P				INSURANCE
										TOTAL PROTECTIVE SERVICES
Ē	ı	,	1	. 1		10 1		. 1		
								ь	E.	4480 PROTECTIVE SERVICES CONTRACT COSTS
160,794	164,749	29%	(9,774)	13,729	3,955	29%	(9.//4)	13./29	3,933	PROTECTIVE SERVICES
	1					3		100		IATOT
34,500	34,500	0%	(2,875)	2,875	·	0%	(2,875)	2,875	<i>n</i>	943 4430 OTHER MISCELLANEOUS CONTRACT COSTS
,	1	1	1	1		1			,	DOLLTING MAINTENANDI
1,500	1,500	0%	(125)	125	T	0%	(125)	125	1	EXTERMINATION
1.000	1.000	0%	(83)	83		0%	(83)	83	,	PLUMBING
			,		1	1	ť.		ı.	ELECTRICAL
0,000	1 0		, !		1	1	ı		E	UNIT TURNAROUNDS
5 005	5 500	108%	37	458	495	108%	37	458	495	LANDSCAPE & GROUNDS
2,400	2,400	0%	(200)	200		2	(100)			CABINETS
7,462	7,500	0%	(784)	200	. 38	0%	(200)	200	, 6	
					3	CD/	(607)	835	38	943 GARBAGE & TRASH
7,488	7,500	2%	(613)	625	12	2%	(613)	625	12	CONTRACT COSTS
29,699	30,615	36%	(1,636)	2,551	916	36%	(1,636)	2,551	916	4433
71.740	74,234	40%	(3,692)	6,186	2,494	40%	(3,692)	6,186	2,494	4410
REMAINING	BUDGET	BUDGET	DIFF	BUDGET	ACTUAL	BUDGE		00000	100	ORDINA
BALANCE	ANNUAL	TD		TODATE	IODAIE	3 3	7	MONIT	MON 2018	
BUDGET		% OF		YEAR	YEAR	% OF		CURRENT	CURRENT	LINE ACCT
))	
					Γ	フスト				

RIDEGEDALE ACCOUNT DETAIL

TOTAL OTHER GENERAL EXPENSES	4590.6 OTHER FEES				TOTAL GENERAL EXPENSES	TOTAL ADMINISTRATIVE	4190.9 CONTRACT COST - ADMIN				Ċ					4150 TRAVEL	4140 STAFF TRAINING	4130 LEGAL	ADMINISTRATIVE OFFICE EXPENSES	EXPENSES	TOTAL HUD PHA GRANTS	3401 CAPITAL FUND REVENUE - SOFT COSTS 3401.1 CFP CAPITAL EXPENDITURES 3410 SECTION 8 HAP INCOME 3410.1 ADMINISTRATIVE FEES EARNED 3410.2 PORT IN ADMINISTRATIVE FEES EARNED	HUD PHA GRANTS	ITEM # DESCRIPTION INCOME
		ī	ı			155			1		1	154	_	٠,			,	£			27,105	27,105		CURRENT MONTH JAN, 2018
42	1	,	τ	42		1,308	138	17		42	96	125	100	250	020	1 -	417	ı			32,598	32,598		CURRENT MONTH BUDGET
42	1	ĸ	1	42		1,153	138	17		42	96	(29)	99	250	010	1 -	417				(5.493)	(5,493)		DIFF
0%		ı	,	0%		12%	0%	0%	1	0%	0%	123%	1%	0%	0%	0%	200				83%	83%		% OF MTD BUDGET
	ı	1	1	ı		155	I	1	ī	i	ı	154	_	ı	1	1					27.105	27,105		YEAR TO DATE ACTUAL
42	ı	1		42		1,308	138	17	ï	42	96	125	100	250	125	4-/	1 1				32.598			YEAR TO DATE BUDGET
42	ı	,		42		1,153	138	17		42	96	(29)	99	250	125	41/	1 1			0.00	(5 493)	(5,493)		DIFF
0%	1	ı	ı	0%		12%														00/0	83%	83%		% OF YTD BUDGET
500			1	500		15.700	1,650	200		500	1.150	1,500	1,200	3,000	1,500	5,000	1			001.170	301 176	391,176		ANNUAL
500		ı		500		15.545				500											364 074	364,071		BUDGET BALANCE REMAINING

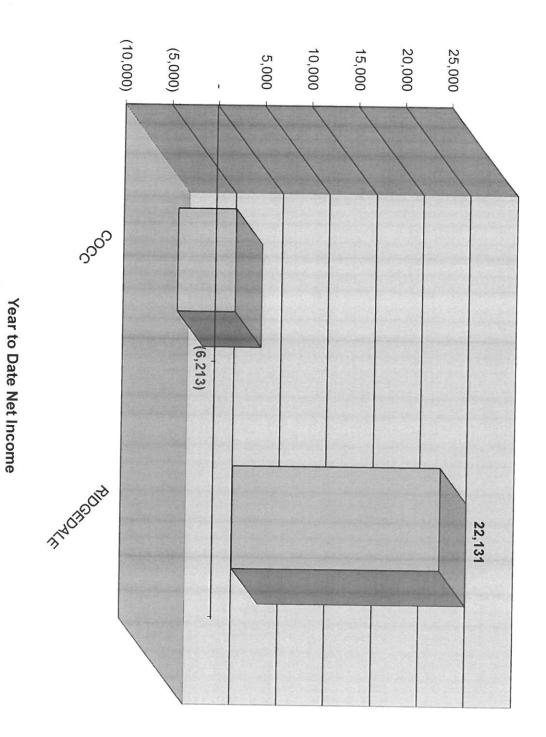
JOUSING AUTHORIT

FISCAL YEAR ENDING DECEMBER 31, 2018

inancial Statements

February 28, 2018

Avon Park Housing Authority



N

AVON PARK HOUSING AUTHORITY SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES

As of February 28, 2018

cocc

					TOTAL	TIT.40 FOO EOCROW	1111.00 GENERAL FUND-COCC
					34,969	4,147	30,822
TOTAL	1162.08 RESIDUAL RECEIPTS RESERVES	1162.07 ESCROW INSURANCE	1162.06 ESCROW RESERVE REPLACEMENT	1162.05 ESCROW MIP	1114.00 SECURITY DEPOSITS	1111.01 GENERAL FUND CHECKING	RIDGEDALE
119,961	47,444	11,703	17,496	2,247	6,202	34.869	

GRAND TOTAL CASH ACCOUNTS 154,930

6/4/2018 12:45 PM

SCHEDULE OF UNRESTRICTED NET POSITION **AVON PARK HOUSING AUTHORITY**

As of February 28, 2018

CENTRAL OFFICE COST CENTER

YEAR TO DATE EARNINGS UNRESTRICTED NET POSITION

129,340 135,553 (6,213)

TOTAL

RIDGEDALE

YEAR TO DATE EARNINGS **UNRESTRICTED NET POSITION**

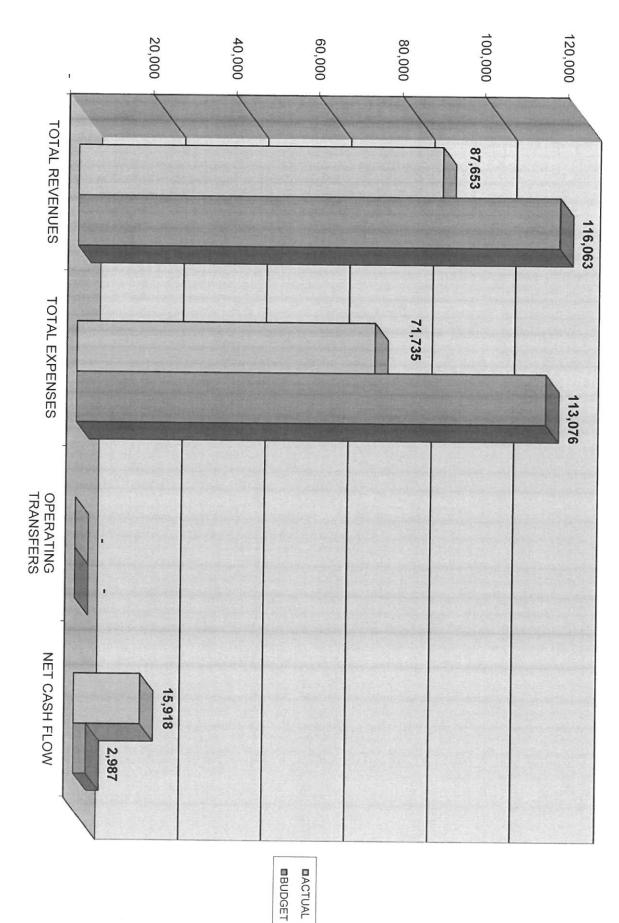
22,131 18,800

(3,331)

TOTAL RESERVE BALANCES

148,140

APHA CONSOLIDATED



APHA CONSOLIDATED- STATEMENT OF NET POSITION

1,973,449	Total Liabilities and Equity	600	1,973,449	Total Assets & Deferred Outflows of Resources	
525 125	Total Equity	513		Deferred Outflows of Resources - Pension Plan	200
164 976	Unrestricted Net Position	512.1	1,973,449	Total Assets	
70,091	Undesignated Fund Balance/Retained Earnings	512		Total Non-Current Assets	
78 801	Restricted Net Position	511.1		Investments in Joint Ventures	176
	Committee of the Deleging			Other Assets	174
	Total Reserved Fund Balance	511		Grants Receivable - Non Current	173
	Fund Balance Reserved for Capital Activities	510	1	Notes, Loans, Mortgages Receivable - Non Current - Past Due	1/2
	Designated Fund Balance			Notes, Loans, Mortgages Receivable - Non Current	1/1
	Fund Balance Reserved for Encumbrances/	509	1,700,589	Total Fixed Assets - Net of Accumulated Depreciation	160
	Reserved Fund Balance:		1	Construction in Progress	167
100			(350,792)	Accumulated Depreciation	165
281 258	Net Investment in Capital Assets	508.1		Leasenoid improvements	100
			224,450	Constall land waterinery - Administration	166
,	Total Contributed Capital	508		Elimitino Equipment & Machinery - Owenings	164
1	Other Contributions	507	1,224,173	Furniture Equipment & Machinery Dwellings	163
31	Other HUD Contributions	505	2,/58	Buildings	162
1	Net HUD PHA Contributions	504	600,000	Infrastructure	168
3	Long-term Debt - HUD Guaranteed	503		and	161
	Project Notes (HUU)	200		Fixed Assets	
	Contributed Capital		272,001	Non-current Assets:	
	Investment in General Fixed Assets	501	87,082	Total Current Assets	150
	I I.	EQUITY:		Total Other Current Assets	
1	Deferred Inflows of Resources - Pension Related Items	400		Amounts To Be Provided	146
	DEFERRED INFLOWS OF RESOURCES	DEFER	1	Assets Held for Sale	145
1,448,324	Total Liabilities		()	Interprogram Due From	144
1,414,971	I otal Noncurrent Liabilities	3 0	2 14	Allowance for Obsolete Inventory	143.1
4,147	Noticulient clabilities - Other	3 0	1,100	Inventories	143
1	Noncreast Liabilities Other	353	2 192	Prepaid Expenses and Other Assets	142
14,343	Oan jability	355	78 891	Investments - Restricted	132
	Accrised Compensated Absonces - Non Compe	354	ı	Investments - Restricted for Payments of Current Liabilities	135
1,396,482	Net Pension Liability & OPER	352	TC.	Investments - Unrestricted	131
		37.			
33,383	Non-current Liabilities:		115,739	Total Receivables - Net of Allowances for doubtful accts	120
22.2	Total Current I iabilities	310		Accrued Interest Receivable	129
	Interprogram Due To	347	r	Allowance for Doubtful Accounts - Fraud	120.1
E D	Accrued Liabilities - Other	346		Allows for Danker A	120
Le 3	Other Current Liabilities	345		Notes and wortgages Receivable - Current	120
Iê ê	Loan Liability - Current	348	r	Note and Made of Doublini Accounts - Other	137
	Current Portion of Long-term Debt - Operating Borrowings	344	ı	Allowance for Doubtful Accounts - Dwelling Reins	126.2
22,849	Current Portion of Long-term Debt - Capital Projects	343	1,613	Allowance for Doubtful Accounts Dwelling Rents	126 1
	Unearned Revenue	342		Accounts Receivable - Iniscellaneous	126
6.202	Tenant Security Deposits	341	114,127	Accounts Receivable - Other Government	125
451	Accounts Payable - Other Government	333		Accounts Necelyable - HOD Other Projects	124
10.0	Accounts Payable - PHA Projects	332	ť	Accounts Receivable - FIA Florects	122
E	Accounts Payable - HUD PHA Programs	331		Accounts Personable Dua Project	121
r	Accrued Interest Payable	325	76,039	Receivables	
	Accrued Contingency Liability	324	6,202	Cusing reliant Security Deposits	100
2,585	Accrued Compensated Absences - Current Portion	322	4,147	Cash - Tenant Security Deposits	114
•	Accrued Wage/Payroll Taxes Payable	321	1	Cash - Other restricted	113
•	Accounts payable >90 Days Past Due	313	i	Cash - Postricted Mod and Development Flabilities	112
1.266	Accounts Payable <= 90 Days	312	65,691	Cash - Pastricted for Downst of Council in the	115
ť	Bank Overdraft	311		Unrestricted	111
	Current Liabilities:			Cort Assets:	
	LIABILITIES	LIABI			ASSETS
(> 00

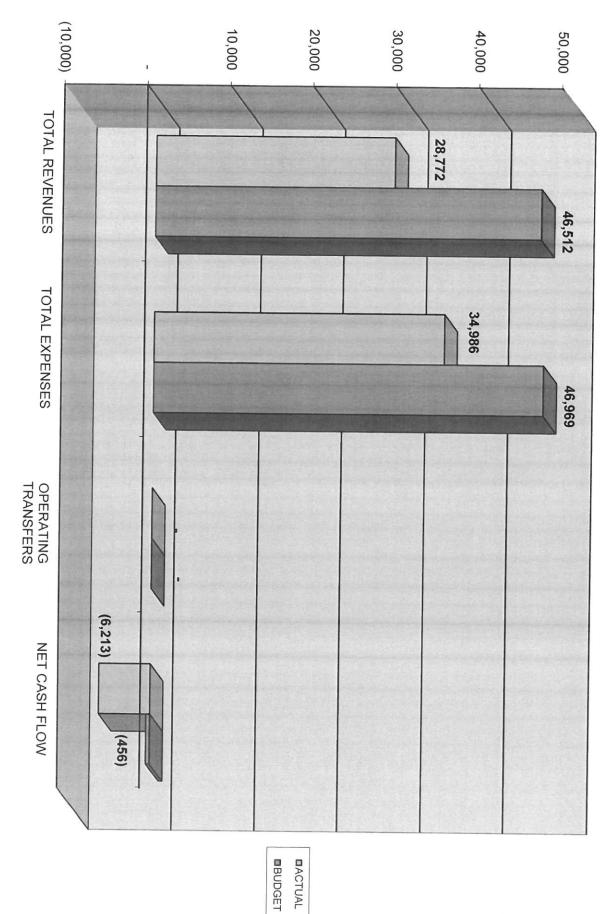
931 4310 WATER 932 4320 ELECTRICITY 933 4330 NATURAL GAS 938 4390 SEWER AND OTHER TOTAL UTILITIES	TENANT 4210 4210 4222 4230 TOTAL UTILITIE	ADMINISTRATIVE 911 4110 ADMINISTRATIVE SALARIES 912 4182 EBC - ADMIN 4171 AUDITING FEES MANAGEMENT FEES BOOKKEEPING FEES ADVERTISING & MARKETING OFFICE EXPENSE LEGAL EXPENSE TRAVEL 916 4190 OTHER	NET TENANT REVENUE 3401 TENANT REVENUE - OTHER 3401 TENANT REVENUE - EXCESS UTILITY 3430 TENANT REVENUE - LATE CHARGES 3450 TENANT REVENUE - LATE CHARGES 3450 TENANT REVENUE - LATE CHARGES 3451 NET OPERATING REVENUE 706 HUD PHA OPERATING GRANT CFP 708 OTHER GOVERNMENT GRANT S 711 INVESTMENT INCOME - UNRESTRICTED MANAGEMENT FEE INCOME BOOKKEEPING FEE INCOME ASSET MANAGEMENT FEE INCOME 714 FRAUD RECOVERY 715 OTHER REVENUE 700 TOTAL REVENUES OPERATING EXPENDITURES	LINE ACCT ITEM # DESCRIPTION REVENUE OPERATING INCOME
831 937 16 1,020 2,804	21.592 1,080 1,080	12,828 4,088 2,816 - - - 1,860	1,150 1,150 1,150 1,150 1,150 1,150 1,150 1,150 1,150 1,125 1,1275	CURRENT MONTH FEB, 2018
698 339 1,006 2,043	27,386	15,443 5,175 542 2,725 126	1,500 (30) 1,470 574 574 2,044 32,598 31,291 11,291 830 11,217 38 58,032	CURRENT MONTH BUDGET
133 598 16 14 761	(5,795) 1,072 1,072	(2,615) (1,087) (542) 91 (126)	(350) 30 (320) (450) (450) (770) (3,780) (1,717) (830) (1,717) (830) (9,848) (32) (16,989)	ONSOL WOR MID MID MID MID MID MID MID MI
119% 276% - 101% —	79%	83% 79% 103% 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	77% 0% 22% 22% 88% 88% 0% 144% 12% 142% 144% 771%	% OF MTD BUDGET
870 983 21 1,081 2,954	40,361 1,080 1,080	22,403 9,232 5,559	2,626 2,626 314 314 2,940 55,923 515,529 15,529 13,244 13 87,653	YEAR TO DATE ACTUAL
1,395 678 2,012 4,086	54,773 - 17 17	30,886 10,351 1,035 5,451 252 - - - 6,750	3,000 (60) 2,940 1,148 4,088 65,196 65,196 22,583 1,659 1,659 22,434 75	YEAR TO DATE BUDGET
(525) 305 21 (931) (1.131)	(14.411) 1,063 1,063	(8,483) (1,118) (1,083) 108 (252)	(374) 60 (314) (835) (835) (835) (827) (9,149) (9,273) (7,054) (1,659) (1,659) (9,190) (62) (62)	DIFF
62% 145% - 54% - 72%	74% 6480% 6480%	73% 89% 0% 102% 0%	88% 0% 88°% 27% 	% OF YTD BUDGET
8,372 4,070 12,071 24,513	328.636 100	185,315 62,104 6,500 32,705 1,512	18,000 (360) 17,640 6,890 24,530 391,176 170 135,497 9,954 - 134,603 450 696,380	ANNUAL BUDGET
7,502 3,087 (21) 10,990 21,559	288.275 (980)	162,912 52,872 6,500 27,146 1,512	15,374 (360) 15,014 6,576 21,590 335,253 35,253 119,968 9,954 121,359 437 608,727	BUDGET BALANCE REMAINING

APHA CONSOLIDATED

NET CASH FLOW	DEPRECIATION ADD BACK	900 TOTAL EXPENDITURES	TOTAL OTHER EXPENSES	OTHER ITEMS	973 4715 HOUSING ASSISTANCE PAYMENTS		971 4610 EXTRAORDINARY MAINTENANCE	DEBT SERVICE PAYMENT - PRINCIPAL	DEBT SERVICE PAYMENT - INTEREST	HUD GRANTS - CAPITAL CONTRIBUTIONS	GROUND LEASE	TRANSFERS FROM PROGRAM TO AMB	INTER AMP EXCESS TRANSFER OUT	INTER-AMP EXCESS TRANSFER IN	OPERATING TRANSFERS OF	OTHER FINANCIAL ITEMS-SOURCES & (USES)	970 CASH FLOW FROM OPERATIONS	969 TOTAL OPERATING EXPENDITURES	TOTAL GENERAL EXPENSES	IN IEREST EXPENSE	BAD DEBTS	PAYMENTS IN LIEU OF TAXES	COMPENSATED ABSENCES	962 4590 OTHER GENERAL EXPENSES	GENERAL EXPENSES		961 4510 INSURANCE	INSTIBANCE	EDEL COLOR SERVICES OTHER	4480 PROTECTIVE SERVICES CONTRACT COSTS	PROTECTIVE SERVICES	TOTAL ORDINARY MAINT & OPER	943 4430 OTHER MISCELLANEOUS CONTRACT COSTS	ROUTINE MAINTENANCE	IANITORIAL	FLOWBING	ELECTRICAL	UNIT TURNAROUNDS	LANDSCAPE & GROUNDS	ELEVATOR MAINTENANCE	COOLING / AIR CONDITIONING	943 GARBAGE & TRASH	943 4420 MAIERIALS CONTRACT COSTS	4433	4410	ORDINARY MAINT & OPERATIONS	ACCI
701		40,342								,				1	,		701	40,342	3,348	3,034	1	1	5	314	1.338	1,000	1.338			ı		1	- S 3.637	*	K	E	TIE.	a	495	. !	125	717	2,345	661	2,199	FEB, 2018	MONTH
2,327	 	55,705					2,526	0	4,16/		1		1	1	1		9.020	49.012	3,964	3,005	83	1	1	875	1.882	200,1	1 882			518	0.1	13 729	2,875	0075	125	83		7	458		200	625	625	2,551	6,186	BUDGET	MONTH
(1,626)		(15,363)				,	(2,526)		(4,167)				1	ï	ī		(8,319)	(8,670)	(616)	29	(83)	,		(561)	(543)	(040)	(543)				10,000	(3 550)	(2,875)		(125)	(83)	1	1	37	(2)	(75)	95	1,720	(1,890)	(3.987)	DIFF	
30%	.	72%	2 .	. ,	. ,		0%)	0%		1	j.	,	1	£		8%	82%	84%	101%	0%	ř.		36%	71%	11%	71%	Į.		1	0/4/	7/0/	0%		0%	0%		ı	108%	- 05%	63%	1150/	375%	26%	36%	BUDGET	MTD
15,918		71.735				,	e	E	r	1	a		í	Ţ.			15,918	71,735	10.278	9,128	,		, 0	1 150	2,677	2,077	2 677				14,303	14 305	250 3 637	,	i	ï			990	521	135	766	2,357	1,577	4 693	ACTUAL	TO DATE
2.987		13,386 113,076		,		ï	5,053		8,333	,	i		ř	í	ı		16.373	99,690	7.927	6,011	167	6 6	1,700	1 750	3,763	3,763	2 762				671,67	200	5,750	1	250	167			917	400	1,250		2,917	5,103	12 372	BUDGET	TO DATE
12,931		(41.341)				E	(5,053)	1	(8,333)	,	ı	10	16	ı	n		(455)	(27.955)	2.351	3,117	(167)		(000)	(600)	(1,087)	(1,087)	202			ii.	(14,/40)	3,037	(5,500)	ï	(250)	(167)	1		73	(275)	(275)		(560)	(3,525)	17 679	DIFF	
533%	. [63%		Ē		r	0%	ī	0%	,	ı	ř.	1	1	1		97%	72%	130%	152%	0%		00.00	6600	71%	71%	1	Į.	1	į.	49%		4%	r		0%		100%	108%	31%	60%		81%			BUDGET	YTD
27,923		80,316 668 457		r		1	30,316	1	50,000	į	10		1	1		100	108 239	588.141	47.564	36,064	1 000		10,500	10 500	22,579	22,579		,			164,749		34,500	e	1,500	1.000		0,000	7 AOO -	2,400	7,500	l	7,500	30 615	74 224	BUDGET	ANNUAL
12,005		80,316 596 722	1		1	31	30,316		50,000	r:	E	1	1	¥	1	VE. VE.	92 321	516.406	37.286	26.936	1 000		9,350		19,902	19,902				,	150,364	(3,637)	34,250	1	1,500	1 000		4,310	4 5 1 1	2,275	6,745		5,143	29 038		REMAINING	BAI ANCE

APHA CONSOLIDATED ACCOUNT DETAIL

TOTAL OTHER GENERAL EXPENSES	4590.6 OTHER FEES	4590.5 ASSET MANAGEMENT FEE			TOTAL GENERAL EXPENSES	TOTAL ADMINISTRATIVE	4190.9 CONTRACT COST - ADMIN				Ċ		1 (1				4140 STAFF TRAINING	4130 LEGAL	ADMINISTRATIVE OFFICE EXPENSES	EXPENSES	TOTAL HUD PHA GRANTS	04 0.6 TON IN ADMINISTRATIVE FEED EARNEL	2410.1 AUVINIO IRALIVE FEES EARNED				3401 CAPITAL ELIND DEVENUE SOFT COST	HUD PHA GRANTS	INCOME # DESCRIPTION	ACCT	
314	1	1	ì	314		1,860	292		91	10	71	733	370	c.) 1	300	300				28,818		,	28,818	1		,		FEB, 2018	HTNOM	CURRENT
875	L		ı	875		3,375	138	17	ī	542	179	375	600	400	208	500		417			32,598	1	ī	32,598	,	1			BUDGET	MONTH	CURRENT
(561)	1	1	ι,	(561)		(1.515)	155	(17)	91	(542)	(108)	358	(230)	(397)	(208)	(200)	(117)	(417)			(3.780)		t	(3,780)	i	1			먉		
36%	1	ī	ř.	36%		55%	212%	0%	,	0%	40%	195%	62%	1%	0%	60%	0/0	00%			88%	ı	ı	88%	Ĺ	ī			BUDGET	MTD	% OF
1,150	1	ı		1.150		3.167	332		91		71	1,521	849	ω	1	300	1				55.923	1		55,923	1	1			ACTUAL	TO DATE	YEAR
1,750				1.750	000	6.750	275	33	i.	1,083	358	750	1,200	800	417	1,000	000	0			65.196		,	65,196	3				BUDGET	TO DATE	YEAR
(600)		ı	(000)	(600)	0,000	(3.583)	57	(33)	91	(1,083)	(287)	771	(351)	(797)	(417)	(700)	(833)				(9 273)			(9,273)					DIFF		
1000000 Se				66%	7/ /0																86%								BUDGET	dT.	% OF
10,500	1 1	,	10,000	10 500	70,000	40 500	1.650	200	1	6.500	2.150	4,500	7 200	4.800	2,500	6,000	5,000	1			391 176	,		391.176	ı	ı			BUDGET	ANNUAL	
9,350	. 1	,	ع, يان	0 350	01,000	37 333	1 3 1 8	200	(91)	6 500	2 079	2.979	6.351	4.797	2,500	5,700	5,000			000,100	225 252								REMAINING	BALANCE	BUDGET



COCC - STATEMENT OF NET POSITION

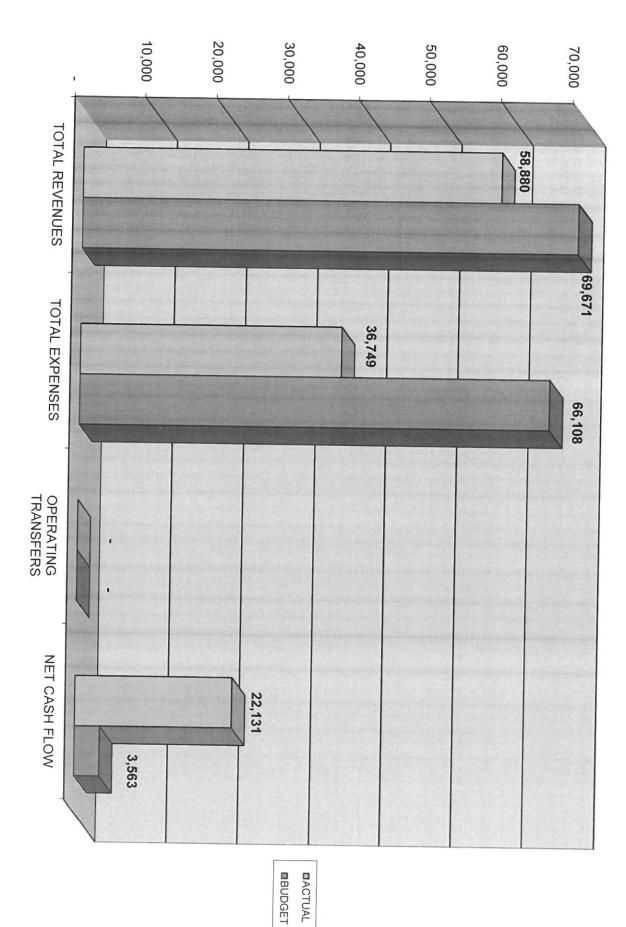
837,614	rotal Liabilities and Equity	000	001,014		
817,859	Total Equity	600	837 614	Total Assets & Deferred Outflows of Resources	
129,340	Unrestricted Net Position	512.1	837,614	Deferred Outhouse of December Description	200
,	Undesignated Fund Balance/Retained Earnings	710		Total Apart	
į		1 0 -		Total Non-Current Assets	
	Doctriotod Not Doctrio	511 1		Investments in Joint Ventures	176
	Control of the Parameter			Other Assets	174
	Total Reserved Fund Balance	511		Grants Receivable - Non Current	173
	Fund Balance Reserved for Capital Activities	510	,	Notes, Loans, Mortgages Receivable - Non Current - Past Due	172
	Designated Fund Balance			Notes, Loans, Mortgages Receivable - Non Current	1/1
,	Fund Balance Reserved for Encumbrances/	509	688,519	Total Fixed Assets - Net of Accumulated Depreciation	160
	Reserved Fund Balance:			Construction in Progress	16/
			(34,134)	Accumulated Depreciation	165
688,519	Net Investment in Capital Assets	508.1		Leasenoid improvements	165
			176,236	Furniture, Equipment & Machinery - Administration	104
	Total Contributed Capital	508		Empire Equipment & Machinery - Dwellings	164
1	Other Contributions	507	43,659	Firmitire Fortiment & Machiner Dualing	163
1	Other HUD Contributions	505	2,758	Buildings	163
1	Net HUD PHA Contributions	504	500,000	pfractricture	168
1	Long-term Debt - HUD Guaranteed	503		app	161
ī	Project Notes (HUU)	202		Fixed Assets	
	Contributed Capital		140,000	Non-current Assets:	
1	Investment in General Fixed Assets	100	140 005	Total Current Assets	150
		EQUITY:		Total Other Current Assets	į
1	Deterred inflows of Resources - Pension Related Items	100		Amounts To Be Provided	146
		עבורבת		Assets Held for Sale	145
19,/55	Spen Mei Owie Or Describero	DEEED		Interprogram Due From	144
10,409	Total Lightings	300		Allowance for Obsolete Inventory	143.1
4, 147	Total Noncurrent Lightlities	350	·	Inventories	143
4 147	Noncurrent Liabilities - Other	353		Prepaid Expenses and Other Assets	142
	Loan Liability - Non Current	355		Investments - Restricted	132
14 343	Accrued Compensated Absences - Non Current	354		Investments - Restricted for Payments of Current Liabilities	135
	Net Pension Liability & OPEB	352		Investments - Unrestricted	3 -
1	Long-term Debt, Net of Current - Capital Projects	351			3
	Non-current Liabilities:		114,127	Total Necelvables - Net of Allowances for doubtful accts	120
1,266	Total Current Liabilities	310		Total Receivables - Net of Allowances for Journal	120
1	interprogram Due To	140		Accrued Interest Receivable	129
	Interprogram Dire To	347		Allowance for Doubtful Accounts - Fraud	128.1
,	Accred Liabilities Other	346		Fraud Recovery	128
1	Other Current Liabilities	345		Notes and Mortgages Receivable - Current	127
	loan Liability - Current	348			126.2
	Current Portion of Long-term Debt - Operating Borrowings	344			126.1
	Current Portion of Long-term Debt - Capital Projects	343			126
	Unearned Revenue	342		Accounts Receivable - Miscellaneous	125
	Tenant Security Deposits	341	114,127	Accounts Receivable - Other Government	124
0 1	Accounts Payable - Other Government	333		Accounts Receivable - HUD Other Projects	122
	Accounts Payable - PHA Projects	332	i i	Accounts Receivable - PHA Projects	121
r 3	Accounts Payable - HUD PHA Programs	331		Receivables	
ř.	Accrued Interest Payable	325	34,969	Total Cash	100
	Accrued Contingency Liability	324		Cash - Tenant Security Deposits	114
0 n	Accrued Compensated Absences - Current Portion	322	4,147	Cash - Other restricted	113
	Accrued Wage/Payroll Taxes Payable	321	ï	Cash - Restricted Mod and Development	112
	Accounts payable >90 Days Past Due	313		Cash - Restricted for Payment of Current Liabilities	115
1 266	Accounts Payable <= 90 Days	312	30,822	Unrestricted	11
	Bank Overdraft	311		Cash	
	Current Liabilities:			Current Assets:	
	LIABILITIES	LIABII		IIS	ASSETS

ENUE	560	1.250	331% _	481	208	690	658%	581	104	680		
CURRENT WOUTH MOUTH MO	500	500	0%	(83)	83		1070	(24)	74		INTOT	
CURRENT WOUTH MOUTH WOTH VEAR TO TO AND THE PROBET OF THE	(21	1	2 ,	21	9,	17	00%	(42)	42	, 5	4390	938
CURRENT WOUTH MOUTH WITD TO DATE VEAR WOOET DIFF BUDGET RENT TO ANNUAL BANNAL B	(169	500	803%	586	83	669	1606%	16	74	16	4330	933
CURRENT CURRENT CURRENT WAD TO VEAR WAD TO DATE TO DAT	250	250	0%	(42)	42		0%	(21)	27	660	4320	932
CURRENT CURRENT WAD YEAR YEAR MONTH MONTH MID TO DATE								3	2		4310	931
CURRENT WORTH MITD TO DATE TO TO THE TO THE TO THE TO THE TO TO THE			P.				ľ				UTILITIES	
CURRENT CURRENT WOLF TO ATE WOLF TO ATE WOLF WITD TO DATE WOLF WITD MITD TO DATE WITD MITD TO DATE WITD MITD MI											TOTAL TENANT SERVICES	
CURRENT CURRENT WOT VEAR YEAR YEAR YEAR WITH MITD TO DATE TO DATE YITH ANNUAL BADGET DIFF BUDGET BUDGET RENORME FEB. 2018 BUDGET DIFF BUDGET RENORME COSS L RENT COSS L RE		1	1		,		.)		ı	i	4230	924
CURRENT CURRENT WOF VEAR VEAR WOF BUDGET DIFE BUDGET DIFE BUDGET DIFE BUDGET RENT CONTR TO DATE TO DAT	10	5	,		i				1	ı	4222	923
PERNIT CURRENT WOF WAR YEAR WOF SUDGET TO DATE T									ı			921
CUBRENT CUBRENT WOF WEAR WOF BUDGET DIFF BUDGET DIFF BUDGET DIFF BUDGET RED. 2018 BUDGET DIFF BUDGET RED. 2018 BUDGET DIFF BUDGET RED. 2018 RED. 201	221,691	254.043	76%	(9,988)	42.341	32,352	83%	(3,6/9)	0/1:12	17.43	TENANT SERVICES	
CUBRENT CUBRENT WOF WEAR WOF BUNDET DIFF BUNDET DIFF BUNDET DIFF BUNDET RENT COATE	22,158	24,800	54%	(1,481)	4,100	240,2	2	(2 670)	24 470	17 /01	TOTAL ADMINISTRATIVE	
CURRENT CURRENT CURRENT W,OF YEAR W,OF BNOWN MONTH			640/	(1 401)	4 133	2642	72%	(577)	2.067	1,490	4190	916
CURRENT CURRENT CURRENT W,OF YEAR WOF BUNCH MTD TO DATE REN TO DATE TO DATE REN TO D		1			,					ï	TRAVEL	
CURRENT CURRENT WOF YEAR YEAR MONTH MONTH MONTH TO DATE TO DA		1								1	LEGAL EXPENSE	
CURRENT CURRENT WOF YEAR YEAR WOF BUNCH MONTH		1	,							ı	OFFICE EXPENSE	
CURRENT CURRENT WOF YEAR YEAR WOF ANNUAL MONTH MONTH MONTH MONTH MONTH TO DATE		1	,							ı	ADVERTISING & MARKETING	
CURRENT CURRENT WOF YEAR YEAR WOF MONTH MONTH MONTH MONTH FEB. 2018 BUDGET DIFF BUDGET ACTUAL BUDGET DIFF BUDGET REVENUE NUBE OSS OSS OSS OSS OSS OSS OSS O	3	i	3				()				BOOKKEEPING FEES	
CURRENT CURRENT WONTH MONTH WONTH TO DATE TO D	2,000	2,000	0%	(333)	333	1	0 %	(101)			MANAGEMENT FEES	
CURRENT CURRENT CURRENT WOF YEAR YEAR YEAR WOF TO DATE WITD TO DATE TO DATE TO DATE TO DATE WITD TO DATE TO DATE WITD TO D	46,96	55,478	92%	(222)	9,240	0,017	%0%	(167)	167			
CURRENT CURRENT WOF YEAR YEAR WOF TO DATE WITD TO DATE	150,57	1/1,/65	14%	(739)	020,020	8 517	82%	(810)	4 623	3.813	4182	912
CURRENT CURRENT WONTH MONTH MONTH TO DATE TO D		171 101	740/	(7 434)	38 639	21 103	85%	(2 126)	14.314	12,188	4110	911
CURRENT CURRENT WOF YEAR YEAR WOF YEAR WOF YEAR WOF YEAR WOF YEAR WOF YEAR WONTH MONTH MON											ADMINISTRATIVE	2
CURRENT CURRENT WOF YEAR YEAR WOF BUNDENT WOFT MONTH	250.302	279.074	62%	(17.740)	46,512	28,772	47%	(12,313)	23,256	10,943	TOTAL REVENUES	700
ACCT DESCRIPTION	362,021	133,303	000	(0,007)	1,10							720
ACCTITION ACCTIVAL ACTIVAL BUDGET DIFF BUDGET DIFF BUDGET DIFF BUDGET DIFF BUDGET BUD	100	100 500	60%	(9,007)	22 251	13 244	12%	(9.757)	11,125	1,369		715
CURRENT CURRENT CURRENT WOFT YEAR YEAR YEAR WOFT TO DATE		1	31			ra i	,	ĭ	1			714
ACCT ACCT ACCTION ACCION ACCTION	9,95	9,954	0%	(1,659)	1,009	. 1	- 0/0	(000)	. 0	а з	ASSET MANAGEMENT FEE INCOME	
ACCT ACCT ACCT	119,96	135,497	69%	(7,054)	1 650	10,529	0%	(830)	830	1	BOOKKEEPING FEE INCOME	
ACCT ACCT DESCRIPTION # DESCRIPTION FEB. 2018 # DUGET MONTH MONTH MONTH MITD TO DATE TO DATE TO DATE TO DATE TO DATE TO DATE PUDGET BUDGET BUDGET BUDGET BUDGET REMAIN BUDGET PEB. 2018 BUDGET DIFF BUDGET BUDGET BUDGET BUDGET REMAIN BUDGET PEB. 2018 BUDGET REMAIN DIFF BUDGET REMAIN BUDGET DIFF BUDGET REMAIN BUDGET PUDGET REMAIN BUDGET REMAIN DIFF BUDGET REMAIN BUDGET PUDGET REMAIN DIFF BUDGET REMAIN BUDGET REMAIN DIFF BUDGET REMAIN BUDGET REMAIN DIFF BUDGET DIFF BUDGET DIFF BUDGET DIFF BUDGET DIFF BUDGET NOTAL BUDGET DIFF BUDGET	12	120	0%	(20)	22 582	15 530	27%	(1 717)	11 291	9.574	MANAGEMENT FEE INCOME	
ACCT ACCT BESCRIPTION BUDGET OPERATING INCOME 3110 GROSS POTENTIAL RENT 1310 TENANT REVENUE 3110 TENANT REVENUE - OTHER 3120 TENANT REVENUE - MAINTENANCE 3421 NET OPERATING GRANT CFP / S8 OTHER GOVERNMENT GRANTS OTHER GOVERNMENT GRANTS CURRENT MONTH MTD TO DATE YEAR YEAR YEAR YEAR WO F HOU DATE VID ANNUAL BUDGET DIFF BUDGET DIFF BUDGET DIFF BUDGET DIFF BUDGET ONA ONA BUDGET ONA BUDGET ONA BUDGET ONA BUDGET ONA BUDGET			2 1	- (20)	3 ,	3	0%	(10)	10	r		711
ACCT BESCRIPTION BUDGET OPERATING INCOME 3110 GROSS POTENTIAL RENT 1310 TENANT REVENUE NET TENANT REVENUE 1310 TENANT REVENUE 1		1			x	1	,	6 3				708
CURRENT CURRENT WOF YEAR YEAR %OF MONTH # MONTH MONTH MTD TO DATE TO DATE TO DATE TO DATE OPERATING INCOME 3110 GROSS POTENTIAL RENT 3422 LESS: VACANCYLOSS NET TENANT REVENUE - OTHER 310 TENANT REVENUE - OTHER 310 TENANT REVENUE - SCESS UTILITY 3690 TENANT REVENUE - COTHER 3431 NET OPERATING REVENUE - MAINTENANCE 3431 NET OPERATING REVENUE CURRENT CURRENT %OF YEAR YEAR %OF ANNUAL WORLD FOR ANNUAL BUDGET DIFF BUDGET DIF		,										706
ACCT ACCT ACCT ACCT ACCT ACCT ACCT ACCT		,									3431	703
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ACCT ACCT ACCT ACCT CURRENT CURRENT CURRENT CURRENT CURRENT CURRENT WOF YEAR YEAR WOF ANNUAL # DESCRIPTION # DESCRIPTION # DESCRIPTION FEB, 2018 BUDGET DIFF BUDGET ACTUAL BUDGET DIFF BUDGET B			,	,	1			c		1	-	
ACCT CURRENT CURRENT % OF YEAR YEAR % OF # DESCRIPTION # DESCRIPTION # DESCRIPTION FEB, 2018 BUDGET DIFF BUDGET ACTUAL BUDGET DIFF BUDGET OPERATING INCOME 3410 GROSS POTENTIAL RENT 3422 LESS: VACANCYLOSS NET TENANT REVENUE OWN CURRENT CURRENT % OF YEAR YEAR % OF ANUAL BUDGET DIFF BUDGET DIFF BUDGET ONA ONA ONA ONA ONA ONA ONA ON										,		
ACCT CURRENT CURRENT % OF YEAR YEAR % OF # DESCRIPTION FEB, 2018 BUDGET DIFF BUDGET ACTUAL BUDGET DIFF BUDGET OPERATING INCOME 3422 LESS: VACANCYLOSS			700		.		0%					
ACCT CURRENT CURRENT % OF YEAR YEAR % OF # DESCRIPTION MONTH MONTH MTD TO DATE TO DATE YTD ANNUAL ENUE ENUE OPERATING INCOME 3110 GROSS POTENTIAL RENT S110 GROSS POTENTIAL RENT		1	,	1							7740	ò
ACCT CURRENT CURRENT % OF YEAR YEAR % OF # DESCRIPTION FEB, 2018 BUDGET DIFF BUDGET ACTUAL BUDGET DIFF BUDGET BUDGET BUDGET BUDGET			í.	ı		,	,	· c	í	į.	3110 3422	703
CURRENT CURRENT % OF YEAR YEAR % OF ACCT MONTH MONTH MTD TO DATE TO DATE YTD ANNUAL # DESCRIPTION FEB, 2018 BUDGET DIFF BUDGET ACTUAL BUDGET DIFF BUDGET RIDGET	NEW POWER	000									ENCE	711
CURRENT CURRENT %OF YEAR YEAR %OF	BALANCE	ANNUAL	YTD	DIFF	TO DATE	TO DATE	MTD	DIFF	MONTH	MONTH FEB, 2018	1# 5	TEM E
	BUDGET		% OF		YEAR	YEAR	% OF		CURRENT	CURRENT		

13,476	7.263	1362%	(5,757)	(456)	(6.213)	-1337%	(8,696)	605	(8,091)	NET CASH FLOW
- AND						יו				DEPRECIATION ADD BACK
236 825	271.811	74%	(11.983)	46,969	34,986	84%	(3,618)	22,651	19.033	900 TOTAL EXPENDITURES
.			.			į.				TOTAL OTHER EXPENSES
c	ı	1			1					O TICK TOWNS TO RESERVES
e	ı	1	1	1	r.	ř.	1	1	,	2
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		ï	ı	ī	1	1		ı		971 4610 EXTRAORDINARY MAINTENANCE
9	1	ı	E	τ	1	1	1	0	,	DEBT SERVICE PAYMENT - BRINCIPAL
a	1	1	E	1		1			,	DEBT SERVICE PAYMENT - INTEREST
,	,	,	1			,	,	1		HUD GRANTS - CAPITAL CONTRIBUTIONS
r	ï	,	1	ı	-	j	,			GROUND LEASE
	1	1		,				1	1	TRANSFERS FROM PROGRAM TO AMP
	,	,			ı			,	1	INTER AMP EXCESS TRANSFER OUT
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	1	i.	ı.	,	,	1	1	ī	,	ODEDATING TRANSFERDS OF THE
										OPERATING TRANSFERS IN
13,476	7,263	1362%	(5,757)	(456)	10,213	-1001/0	10,000	000	10001	OTHER FINANCIAL ITEMS-SOURCES & (LISES)
236,825	271.811	74%	(11,983)	46,969	34,986	1337%	(868.8)	605	(8.091)	970 CASH FLOW FROM OPERATIONS
0,000	10,000		(0.0)	,	24.000	040	(3 649)	22 651	19 033	969 TOTAL OPERATING EXPENDITURES
2 250	10 000	69%	(516)	1.667	1,150	38%	(520)	833	314	TOTAL GENERAL EXPENSES
	r.				1					INTERNOE EXTENSE
		r:		ï	,	3	1	t		INTEREST EXPENSE
	,	1	ť,	ř.		a	,			BAD DEBTS
	ı	ı		i			1			PAYMENTS IN LIEU OF TAYER
8.850	10,000	69%	(516)	1,667	1,150	38%	(520)	033	014	
							(500)	0333	<u>ي</u>	962 4590 OTHER GENERAL EXPENSES
6,518	6,518	0%	(1,086)	1,000		9/0	0.00	0.0		GENERAL EXPENSES
0,518	0,010	100	1,000	1,000		00%	(543)	543		969 TOTAL INSURANCE EXPENSES
	0 10	700	(1 086)	1 086	E	0%	(543)	543		961 4510 INSURANCE
		I I								INSURA
						ין				TOTAL PROTECTIVE SERVICES
				1						TOTAL DIDATE OF STREET
		E.	,		1	1		i	,	PROTECTIVE SERVICES CONTRACT COSTS
		and the same of th								AASO DEOTECTIVE SERVICES
(793)		48%	(874)	1.667	793	Į!	543		543	PROTECTIVE SERVICES
				1						TOTAL OBDINIABY MAINT & OBED
(250)		ı	250	1	250	1				943 4430 OTHER MISCELLANEOUS CONTRACT COSTS
		ī	7	9		ī				ROUTINE MAINTENANCE
			,	ā		,	c		,	JANITORIAL
	1	ı	r	¥					,	EXTERMINATION
1	1	ı	r		,	1	1		,	PLUMBING
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r	1	1	1	1	i.	i	1		1	LANDSCAPE & GROUNDS
6		ï	1	1	1	ï	ī			ELEVATOR MAINTENANCE
C.	ï	,		,	1	î		7		_
	ï									943 GARBAGE & TRASH
(543)	,	33%	(1,124)	1,667	543	t	543		040	
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į	1	i.		,	,	ı			,	945 4433 EMPLOYEE BENEETTS MAINTENANCE
NEW PRINCE	0000	0	ļ							OKUINA
BALANCE	BUDGET	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	FEB, 2018	OBDINABLY MAINT & CONTROL
BUDGET		% OF		TODATE	TODATE	M &		MONTH	MONTH	LINE ACCT
)		VE A 1	٧٢٨٥	% OF		CURRENT	CURRENT	
							m 400 m	(1	

TOTAL OTHER GENERAL EXPENSES	4590.6 OTHER FEES	4590.5 ASSET MANAGEMENT FEE			TOTAL GENERAL EXPENSES	TOTAL ADMINISTRATIVE	4190.9 CONTRACT COST - ADMIN				Ċ							Ŝ	EYDENICEC	TOTAL HUD PHA GRANTS	3410.2 PORT IN AUMINISTRATIVE HEES EARNE			3401.1 CFP CAPITAL EXPENDITURES		HUD PHA GRANTS	INCOME DESCRIPTION	ACCT	
314	ı	1	1	314		1,490	100	1	91	j	1	627	369	ω	ı	300	1				ı	E	1	ı	1		FEB, 2018	MONTH	
833	1		,	833		2,067	1	ţ	1	500	83	250	500	150	83	83	417				1	ı	1	ı	1		BUDGET	MONTH	7
520		1	ı	520		577	(100)	1	(91)	500	83	(377)	131	147	83	(217)	417				1			1			밁		
38%	1	ı	ı	38%		72%		1	1	0%	0%	251%	74%	2%	0%	360%	0%		1		1	1	ı				BUDGET	MTD)
1,150	1	ı	,	1,150		2.642	140	1	91		9	1,261	847	З	1	300	ı.				1		ı		ı		ACTUAL	YEAR TO DATE	
1,667	ı	ı	,	1,667		4.133		į.	ı	1,000	167	500	1,000	300	167	167	833						()	1 1			BUDGET	YEAR TO DATE	A STATE OF THE PROPERTY OF T
516	I a			516		1 491	(140)	E o	(91)	1,000	167	(761)	153	297	167	(133)	833							. 1			먇		
69%	1 1	į į	0	69%	07.70	64%	1	ı	1	0%	0%	252%	85%	1%	0%	180%	0%		•		1 1	- 1	,				BUDGET	% OF	
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8,850			0,000	8 8 50	12,130	22 158	(140)	(-)	(91)	6,000	1 000	1,739	5 153	1 797	1 000	700	5.000				,	1	,	ı			REMAINING	BUDGET BAI ANCE	

RIDGEDALE



RIDGEDALE - STATEMENT OF NET POSITION

176 200	173 174	171 172	160	166 167	165	164	162 163	168	161		150	146	145	144	143	142	132	131		120	129	128	127	126.2	126.1	125	124	122	121	100	114	113	112	111		ASSETS	
Investments in Joint Ventures Total Non-Current Assets Total Assets Deferred Outflows of Resources - Pension Plan Total Assets & Deferred Outflows of Resources	Grants Receivable - Non Current Other Assets	Notes, Loans, Mortgages Receivable - Non Current Notes, Loans, Mortgages Receivable - Non Current - Doct Duck	Total Fixed Assets - Net of Accumulated Depreciation	Accumulated Depreciation	Leasehold Improvements	Furniture, Equipment & Machinery - Dwellings Furniture, Equipment & Machinery - Administration	Buildings	Infrastructure	Fixed Assets	Assets:	Total Other Current Assets Total Current Assets	Amounts To Be Provided	Assets Held for Sale	Interprogram Due From	Allowana for Obsalate Land	Prepaid Expenses and Other Assets	Investments - Restricted	Investments - Unrestricted	action action actions	Total Receivables - Net of Allowances for doubtful access	Allowance for Doubtful Accounts - Fraud Accrued Interest Receivable	Fraud Recovery	Notes and Mortgages Receivable - Current	Allowance for Doubtful Accounts - Other	Accounts Receivable - Tenants Dwelling Rents Allowance for Doubtful Accounts - Dwelling Rents	Accounts Receivable - Miscellaneous	Accounts Receivable - Other Government	Accounts Receivable - HUD Other Projects	Accounts Receivable - PHA Projects	Receivables Total Cash	Deposits	Cash - Other restricted	Cash - Restricted Mod and Development	Unrestricted	Cash	Current Assets:	AURISARS
1,135,835 1,135,835		1,012,010	1 012 070	(316,658)	48,213		1,180,514	100,000		120,100	81,082			í		2.192	78 801	ı	1,613	4 643	,	ι			1,613					41,071	6,202	,		34,869			
511.1 512 512.1 513 600	510		500		508 1	508	507	504	503	502	501	FOI ITY:	DEFER	300	350	353	354	352	351	310	347	346	345	344	343	342	341	333	331	325	324	321	313	312	311	LIABILITIES	
Restricted Net Position Undesignated Fund Balance/Retained Earnings Unrestricted Net Position Total Equity Total Liabilities and Equity	Fund Balance Reserved for Capital Activities Total Reserved Fund Balance	Designated Fund Balance	Reserved Fund Balance:	Tree investment in Capital Assets		Total Contributed Capital	Other Contributions	Net HUD PHA Contributions	Long-term Debt - HUD Guaranteed	Project Notes (HIID)	Investment in General Fixed Assets	Deterred Inflows of Resources - Pension Related Items	DEFERRED INFLOWS OF RESOURCES	Total Liabilities	Total Noncurrent Liabilities	Noncurrent Liabilities - Other	Accrued Compensated Absences - Non Current	Net Pension Liability & OPEB	Non-current Liabilities:	Total Current Liabilities	Interprogram Due To	Accrued Liabilities - Other	Other Current Liabilities	Current Portion of Long-term Debt - Operating Borrowings	Current Portion of Long-term Debt - Capital Projects	Unearned Revenue	Tenant Security Denosits	Accounts Payable - PHA Projects	Accounts Payable - HUD PHA Programs	Accrued Interest Payable	Accrued Compensated Absences - Current Portion Accrued Contingency Liability	Accrued Wage/Payroll Taxes Payable	Accounts payable >90 Days Past Due	Accounts Payable <= 90 Days	Rank Overdraff	<u>ITIES</u>	
78,891 35,636 (292,734) 1,135,835		ίi		(407,261)				,				2		1,428,569	1 396 482	1		1,396,482		32,087		1	3.0		22,849	6,202	451	а	ar s		2,585						

RIDGEDALE

931 4310 WATER 932 4320 ELECTRICITY 933 4330 NATURAL GAS 938 4390 SEWER AND OTHER TOTAL UTILITIES	TENANT SERVICES 921 4220 TENANT SERVICES 923 4220.2 TENANT SERVICES AFTER SCHOOL PROGRA 924 4230 OTHER TOTAL TENANT SERVICES UTILITIES	4182 4171 4190 TOTAL	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	LINE ACCT ITEM # DESCRIPTION REVENUE OPERATING INCOME 703 3110 GROSS POTENTIAL RENT 704 3422 LESS: VACANCY LOSS
831 268 1,020 2,119		2,816 2,816 - - - - - - - - - - - - - - - - - - -	1,150 125 125 28,818 2 30,100	CURRENT MONTH FEB, 2018
677 298 - 964 1,939	6,216 8	1,129 552 375 2,725 126 - - - 1,308 6,216	1.530 574 574 32,598 32,598 	CURRENT MONTH BUDGET
154 (29) - - 56 180	1,072 1,072	(409) (278) (375) (375) 91 (126) - - - (938) (2.116)	(320) (450) (450) (830) (3,780) (2) (2) (2) (92) (92) (32)	<u>DIFF</u> (350)
123% 90% - 106% -	12960% 12960%	50% 50% 103% 103% 28%	22% 22% 51% 61% 88% 114%	% OF MTD BUDGET
870 314 1,081 2,264	1,080 1,080	5,559 5,559 5,259 5,25	2,626 314 2,940 55,923 - - - 13 58,880	YEAR TO DATE ACTUAL 2,626
1,354 595 1,929 3,877	12,432	2,258 1,104 750 5,451 252 - - - 2,617	4,208 65,196 1,183 65,671	YEAR TO DATE BUDGET
(484) (281) (848) (1,613)	(4,423) 1,063 1,063	(1,049) (750) (750) 108 (252) (2,092)	(314) (835) (835) (9,273) (9,273) (10,791)	<u>DIFF</u>
53% 58%	6480% 6480%	54% 65% 0% 102% 0%	9.% 88% 27% 27% 10% 86% 86% 61% 61% 17% 17%	% OF YTD BUDGET
8,122 3,570 11,571 23,263	74.593 100 100	13,550 6,626 4,500 32,705 1,512 - - - 15,700	(360) 17.640 6.890 6.890 24.530 391,176 50 50 1,100 417.306	ANNUAL BUDGET
7,252 3,256 - 10,490 20,999	(980)	12,340 5,911 4,500 27,146 1,512 - 15,175	(360) 15,014 6,576 21,590 335,253 335,253 45	BUDGET BALANCE REMAINING

RIDGEDALE

333,782	20.660	621%	18,568	3,563	22.131	493%	7.010	1.782	8,791	NET CASH FLOW
	. !	.				ı.				DEPRECIATION ADD BACK
359.897	396.646	56%	(29.358)	66,108	36,749	64%	(11.745)	33,054	21,309	900 TOTAL EXPENDITURES
80.316	80.316	0%	(13,386)	13,386		0%	(6,693)	6,693		TOTAL OTHER EXPENSES
()			1	1		,	1			OTHER ITEMS-TRANS FROM RESERVES
0.01			с с	ı r		, ,	1 1			973 4715 HOUSING ASSISTANCE PAYMENTS
a .	1	1	Tr.	1			ï		1	
30,316	30,316	0%	(5,053)	5,053	6.3	0%	(2,526)	2,526	,	DEBT SERVICE PAYMENT - PRINCIPAL
000,000	30,000	0 %	(0,000)	,,,,,,		1 .			ı	INTEREST NOTES AND BONDS
,	50000	00/	- (222.8)	8 22 1		0%	(4.167)	4.167	ì	HUD GRANTS - CAPITAL CONTRIBUTIONS
	į.	í	ï	1	1	- 1	1			GROUND LEASE
7		į.	£	ı	ī	9	,			TRANSFERS FROM PROGRAM TO AMP
2	1			1	,	1	1			INTER AMP EXCESS TRANSFER OUT
	1	,	1			,	,			INTER-AMP EXCESS TRANSFER IN
,	1		1			,				OPERATING TRANSFERS OUT
										OPERATING TRANSFERS IN
414.098	100.976	131%	5,182	16,949	22,131	104%	37/	8,4/5	6/18	OTHER FINANCIAL ITEMS-SOURCES & (LISES)
279,581	316,330	Z0% _	(15.972)	52,722	36,749	81%	(5,052)	20,361	606.17	970 CASH ELOW EDOM ODEBATIONS
20,430	01,004	1400	4,007	0,10	9,120	<u> </u>	1	26.264	34 300	969 TOTAL OPERATING EXPENDITURES
20,930	37 564	146%	2 867	6.261	9.128	97%	(96)	3,130	3,034	TOTAL GENERAL EXPENSES
1,000	36.064	152%	3 117	6011	9.128	101%	29	3,005	3,034	INTEREST EXPENSE
ı	,				,	00/	(83)	83		BAD DEBTS
	c	£	ī	j	,	8 81				PAYMENTS IN LIEU OF TAXES
500	500	0%	(83)	83	,	070	(24)			COMPENSATED ABSENCES
				3		00/	(43)	40	ı;	962 4590 OTHER GENERAL EXPENSES
13,384	16,061	100%	(0)	2,677	2,677	100%	(0)	1,338	1,338	GENERAL EXPENSES
13,384	16,061	100%	(0)	2,677	2,6//	100%	(0)	1,336	1,000	OSO TOTAL INCHBANCE EVERYORS
						1000	()	1 220	1 228	961 4510 INSURANCE
		l.				1.				INSTRANCE
1										TOTAL DEOTEOTIVE SERVICES
ï	,	a	,		4.1	ī	,	- 1	K D	PROTECTIVE SERVICES CONTRACT COSTS
										-
151 157	164 749	49%	(13.866)	27.458	13,592	70%	(4.093)	13,729	9.636	TOTAL ORDINARY MAINT & OPER
(3,637)	0,000	1 3	3.637		3,637		3,637		3,637	943 4430 OTHER MISCELLANEOUS CONTRACT COSTS
34 500	34 500	0%	(5.750)	5,750	1	0%	(2,875)	2,875	E	
1,500	1,500	0%	(002)	230		. 3	(120)		E 1	CAMERA SECURITY
1,000	1,000	0%	(767)	16/		0%	(125)	125		EXTERMINATION
		2	1107	167		0%	(8.3)	83		PLUMBING
E	ī	,	я		,					ELECTRICAL
4,510	5,500	108%	73	7.16	ORG	100%	3/	100	100	UNIT TURNAROUNDS
1				2 ,	000	1000/	37	458	495	LANDSCAPE & GROUNDS
2,275	2,400	31%	(275)	400	125	63%	(75)	200	621	CABINETS
6,745	7,500	60%		1,250	755	115%	92	625	176	COOLING / AIR CONDITIONING
									1	943 GARBAGE & TRASH
5 686	7,500	145%	564	1,250	1,814	288%	1,177	625	1,802	943 4420 MATERIALS
69,541	74,234	3 38%		5 103	1 577	26%	(1.890)	2,551	661	945 4433 EMPLOYEE BENEFITS - MAINTENANCE
						260/	(3 097)	6 186	2 199	941 4410 LABOR
REMAINING	BUDGET	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	FEB, 2018	ORDINARY MAINT & OPERATIONS
BUDGET	ANNIA	% OF		TO DATE	TO DATE	MTD		MONTH	MONTH	ACCT
								CHRRENT	CHRRENT	

RIDEGEDALE ACCOUNT DETAIL

TOTAL OTHER GENERAL EXPENSES	4590.6 CIHER FEES				TOTAL GENERAL EXPENSES	TOTAL ADMINISTRATIVE	4190.9 CONTRACT COST - ADMIN				C						4140 STAFF TRAINING	4130 LEGAL	ADMINISTRATIVE OFFICE EXPENSES	EXPENSES	TOTAL HUD PHA GRANTS	3410.2 PORT IN AUMINISTRATIVE FEES EARNED				3401 CAPITAL FUND REVENUE - SOFT COSTS	HUD PHA GRANTS	INCOME	ITEM # DESCRIPTION	LINE ACCT	
2000		1	1			370	192		1	1	71	106		ī		,		,			28,818	1		28,818	1	1			FEB, 2018	MONTH	CURRENT
42	ī	•	ì	42		1,308	138	17	1	42	96	125	100	250	125	41/	117				32,598	1		32,598	1	r.			BUDGET	MONTH	CURRENT
42	E			42		938	(55)	17		42	25	19	99	250	125	41/	447	ı			(3,780)		1	(3,780)	ï				DIFF		
0%	1	ī	i	0%		28%	140%	0%	ī	0%	74%	85%	1%	0%	0%	0%	00/	rg			88%		1	88%	ı.	1			BUDGET	MTD	% OF
1		ı	1	1		525	192	1	r	ı	71	260	2	ı							55,923	1	1	55,923	1	1			ACTUAL	TO DATE	YEAR
83		ı	1	83		2,617	275	33	ı	83	192	250	200	500	250	833) ,				65.196	1	ı	65,196	,	1			BUDGET	TO DATE	YEAR
83	,	ı	1 6	83		2.092	83	သ		83	121	(10)	198	500	250	833)				(9.273)	1		(9,273)	,				DIFF		
0%	i	1	1 3	0%																	86%			86%					BUDGET	OLY S	% OF
500	ı			500		15.700	1,650	200	, (500	1 150	1,500	1.200	3,000	1,500	5,000					391 176	1	;	391.176	t s	ı			BUDGET	ANNIA	
500				¥00		15 175	1,458	200		500	1 079	1.240	1 198	3.000	1,500	5,000	1			000,100	335 253	ı.	000	335 253	n n				REMAINING	BALANCE	RIDGET

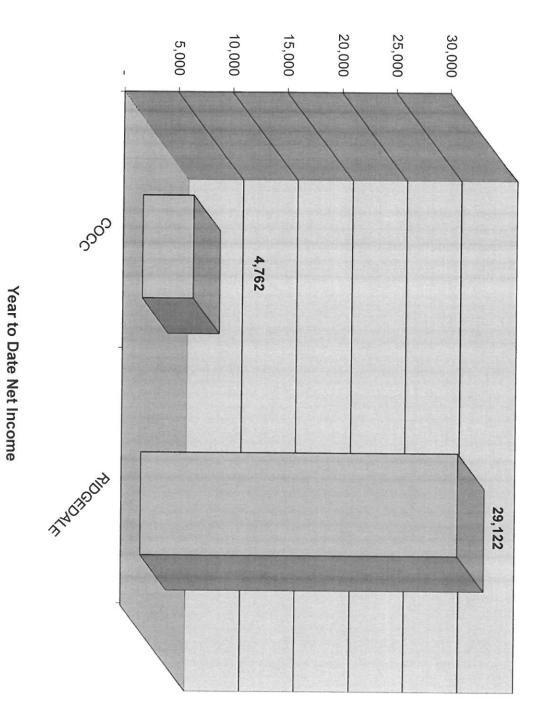
JOUSING AUTHORIT

FISCAL YEAR ENDING DECEMBER 31, 2018

inancial Statements

March 31, 2018

Avon Park Housing Authority



AVON PARK HOUSING AUTHORITY SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES

As of March 31, 2018

C	7
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•	,
•	,

					TITIAO FOO EOCKOW	1111.00 GENERAL FUND-COCC
				IOIAL		
				146,829	2,497	144,332
1162.08 RESIDUAL RECEIPTS RESERVES	1162.07 ESCROW INSURANCE	1162.06 ESCROW RESERVE REPLACEMENT	1162.05 ESCROW MIP	1114.00 SECURITY DEPOSITS	1111.01 GENERAL FUND CHECKING	RIDGEDALE

TOTAL

125,181

37,599 6,028 2,614 18,813 12,680 47,448

GRAND TOTAL CASH ACCOUNTS 272,010

6/4/2018 4:47 PM

SCHEDULE OF UNRESTRICTED NET POSITION **AVON PARK HOUSING AUTHORITY**

As of March 31, 2018

CENTRAL OFFICE COST CENTER

UNRESTRICTED NET POSITION YEAR TO DATE EARNINGS

TOTAL ____

135,553 4,762

4,762 **140,315**

RIDGEDALE

UNRESTRICTED NET POSITION YEAR TO DATE EARNINGS

TOTAL ___

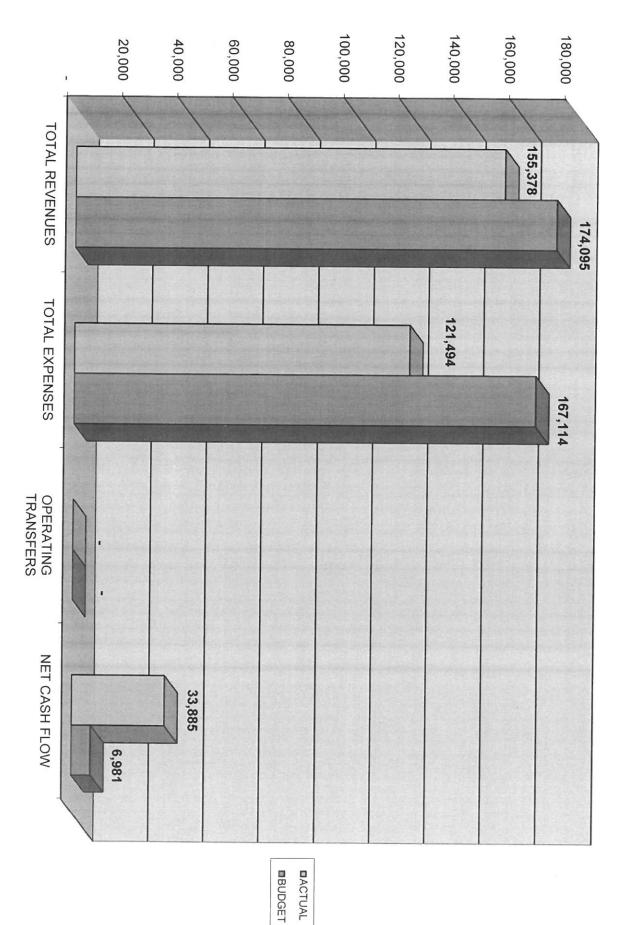
25,791

(3,331) 29,122

TOTAL RESERVE BALANCES

166,106

APHA CONSOLIDATED



APHA CONSOLIDATED- STATEMENT OF NET POSITION

1,987,109	Total Liabilities and Equity	600	1,987,109	Total Assets & Deferred Outflows of Resources	
177,774	One suiced Net Position	513	1,001,100	Deferred Outflows of Resources - Pension Plan	200
	Unrestricted Not Desition	5101	1 987 109	Total Assets	
81,554	Undesignated Find Ralance/Retained Famines	510	.	Total Non-Current Assets	
		511 1		Investments in Joint Ventures	176
	lotal Reserved Fund Balance			Other Assets	174
1	Table Datable Reserved for Capital Activities	5 C		Grants Receivable - Non Current	173
i	Find Balance Possessed for Conito Anti-ities	710		Notes, Loans, Mortgages Receivable - Non Current - Past Due	172
ï	Designated Fund Bolongo	0	.,	Notes, Loans, Mortgages Receivable - Non Current	171
	Find Balance Reserved for Engineers	509	1.700.589	Total Fixed Assets - Net of Accumulated Depreciation	160
	Reserved Fund Relance:		, , , , , , , , , , , , , , , , , , , ,	Construction in Progress	167
283,/63	Tree my control of Capital Coocto		(350.792)	Accumulated Depreciation	166
1	Net Investment in Capital Assets	508 1		Leasehold improvements	165
	romi contributed capital		224.450	Furniture, Equipment & Machinery - Administration	164
		508		Furniture, Equipment & Machinery- Dwellings	163
3	Other Contributions	507	1,224,173	Buildings	162
31	Other HUD Contributions	505	2,758	Infrastructure	168
100	Net HUD PHA Contributions	504	600,000	Land	161
1	Long-term Debt - HIID Guaranteed	503		Fixed Assets	
	Project Notes (HIID)	502		Assets:	
3	Contributed Conital	00	286.520	Total Current Assets	150
		EQUITY:	00 407	Total Other Current Assets	
,	Deterred Inflows of Resources - Pension Related Items	400	,	Amounts To Be Provided	146
	DEFERRED INFLOWS OF RESOURCES	DEFER		Assets Held for Sale	145
1,444,017	lotal Liabilities			Interprogram Due From	144
1,413,322	Total Noncurrent Liabilities	300		Allowance for Obsolete Inventory	143.1
2,497	Total Manual I : Filti	350		Inventories	143
	Noncreat Liabilities Other	2 0	853	Prepaid Expenses and Other Assets	142
14,343	Loan Liability - Non Current	355	81 554	Investments - Restricted	132
,	Accred Composited Absorber No. Comment	354	ı.	Investments - Restricted for Payments of Current Liabilities	135
1,396,482	Net Pension Liability & ODEB	350	1	Investments - Unrestricted	131
	one form Poblished.	37.			
30,695	Non-Current Liabilities		13.657	Total Receivables - Net of Allowances for doubtful accts	120
		310		Accrued Interest Receivable	129
	Interprogram Due To	347		Allowance for Doubtful Accounts - Fraud	128.1
	Accrued Liabilities - Other	346	î	Fraud Recovery	128
	Other Current Liabilities	345		Notes and Mortgages Receivable - Current	127
,	Loan Liability - Current	348		Allowance for Doubtful Accounts - Other	126.2
20,343	Current Portion of Long-term Debt - Operating Borrowings	344		Allowance for Doubtful Accounts - Dwelling Rents	126.1
200	Current Portion of Long-term Deht - Capital Projects	343	2,043	Accounts Receivable - Tenants Dwelling Rents	126
6,028	Inearned Revenue	342		Accounts Receivable - Miscellaneous	125
451	Tenant Security Deposits	341	11614	Accounts Receivable - Other Government	124
	Accounts Payable - PHA Flojects	333	1 0 0	Accounts Receivable - HUD Other Projects	122
ī	Accounts Payable BUA Projects	330	r	Accounts Receivable - PHA Projects	121
· i	Accounts Payable - HIID DHA Drogger	331		Receivables	
Ti Ti	Accribed Interest Payable	325	190.456	Total Cash	100
2,585	Accrised Confingency Liability	324	6.028	Cash - Tenant Security Deposits	114
1	Accorded Composed Absonance Company	3 0 -	2 497	Cash - Other restricted	113
10	Accounts payable 790 Days Past Due	2 - 2 -	• 3	Cash - Restricted Mod and Development	112
1,288	Accounts Fayable 12 90 Days	2 1 1	101,001	Cash - Restricted for Payment of Current Liabilities	115
an income	Accounts Bayable (= 60 Days	2 2 3	181 931	Unrestricted	111
	Current Liabilities:	2		Cash	
	LIABILITIES	LIABIL		Current Assets:	
				TS	ASSETS

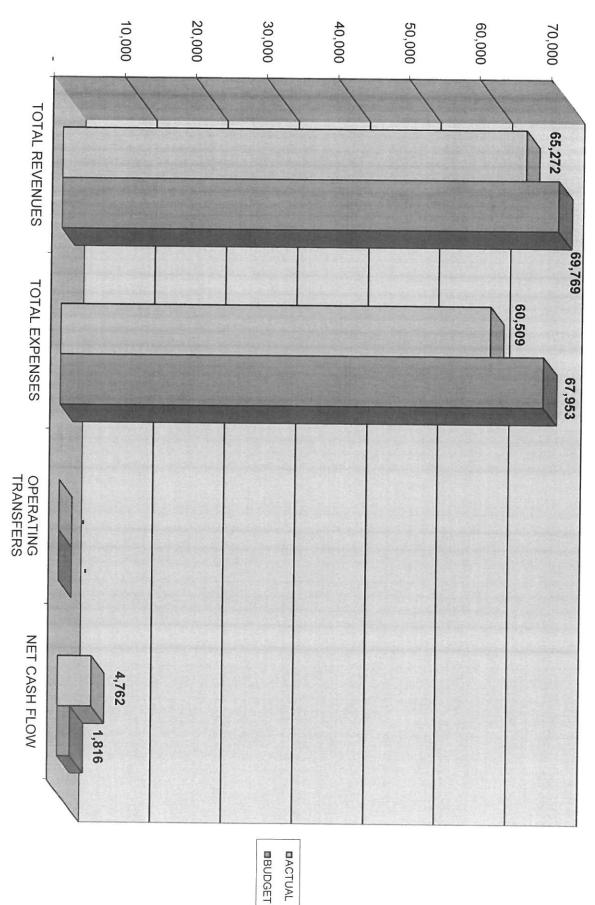
931 4310 WATER 932 4320 ELECTRICITY 933 4330 NATURAL GAS 938 4390 SEWER AND OTHER TOTAL UTILITIES		ADMINISTRATIVE 911 4110 ADMINISTRATIVE SALARIES 912 4182 EBC - ADMIN 4171 AUDITING FEES MANAGEMENT FEES BOOKKEEPING FEES ADVERTISING & MARKETING OFFICE EXPENSE LEGAL EXPENSE TRAVEL 916 4190 OTHER TOTAL ADMINISTRATIVE	OPERATING INCOME 703 3110 GROSS POTENTIAL RENT NET TENANT REVENUE 3401 TENANT REVENUE - OTHER 3404 TENANT REVENUE - EXCESS UTILITY 3430 TENANT REVENUE - LATE CHARGES 3450 TENANT REVENUE - LATE CHARGES 3451 NET OPERATING REVENUE 706 OTHER GOVERNIMENT GRANT CFP 708 OTHER GOVERNIMENT GRANTS 711 NVESTMENT INCOME - UNRESTRICTED MANAGEMENT FEE INCOME BOOKKEEPING FEE INCOME ASSET MANAGEMENT FEE INCOME ASSET MANAGEMENT FEE INCOME ASSET MANAGEMENT FEE INCOME OTHER REVENUE 714 FRAUD RECOVERY 715 OTHER REVENUE 700 TOTAL REVENUES	LINE ACCT ITEM # DESCRIPTION REVENUE
792 590 17 1,020 2,419	2,183 2,183	19,140 4,229 884 2,896 - - - - 3,015	177 1,697 1,897 1,897 29,345 29,345 20,020 5	CURRENT MONTH MAR, 2018
698 339 1,006 2,043	8 8 , , 8	15,443 5,175 542 2,725 126 126 27,386	1,500 (30) 1,470 574 574 2,044 32,598 11,291 830 11,217 38 58,032	HA C CURRENT MONTH BUDGET
94 250 17 14 376	2,175	3,697 (947) 342 170 (126) - - - (360) 2,777	(1,323) 30 (1,293) 1,123 1,123 (170) (3,253) (3,253) (3,253) 2,188 (830) 2,188 (830) 11,803 (33) 9,694	CONSOLIDAT "OF YEAR MTD TO DAT DIFF BUDGET ACTUAL
113% 174% 101%	26196%	124% 82% 163% 106% 0%	12% 12% 296% 296% 296% 119% 119% 113% 117%	% OF MTD BUDGET
1,662 1,573 38 2,101 5.373	70.527 3,263 3,263	41,543 13,461 884 8,455	2,803 2,803 2,010 4,813 85,268 7 29,008 - 36,264 18	YEAR TO DATE ACTUAL
2,093 1,018 3,018 6,128	82,159 25 25	46,329 15,526 1,625 8,176 378	4,500 (90) 4,410 1,723 1,723 97,794 97,794 2,489 2,489 113 33,651 113	YEAR TO DATE BUDGET
(431) 555 38 (917) (755)	(11.632) 3,238	(4,786) (2,065) (741) 278 (378) (3,940)	(1,697) 90 (1,607) 288 288 (1,319) (12,526) (12,526) (2,489) (2,489) (2,613 (95)	DIFF
79% 155% - 70% 88%	13052%		117% 117% 117% 117% 117% 117% 117% 117%	% OF YTD BUDGET
8,372 4,070 12,071 24,513	328,636 100 100	185,315 62,104 6,500 32,705 1,512	18,000 (350) 17,640 6,890 6,890 24,530 391,176 170 135,497 9,954 - 134,603 450 696,380	ANNUAL
6,710 2,497 (38) 9,970 19.140	258.109 - - (3,163) (3,163)	143.772 48,643 5,616 24,251 1,512	15,197 (360) 14,837 4,880 19,717 305,908 163 106,489 9,954 98,339 432 541,002	BUDGET BALANCE REMAINING

APHA CONSOLIDATED

NET CASH FLOW	DEPRECI	900 TOTAL EX	TOTAL 0:		973 4715 1	9/1 4610 E		, -	יד נ		. –	4 =	. =	. ^		OTHER F	970 CASH FL	969 TOTAL O	TOTAL G	-	т.		962 4590 (GENERA	969 TOTAL IN	961 4510 I	INSURANCE	TOTAL P	4480	PROTEC	TOTAL C	943 4430 (•							943	943 4420	4433	941 4410	ORDINA	
HFLOW	DEPRECIATION ADD BACK	TOTAL EXPENDITURES	111111111111111111111111111111111111111	OTHER ITEMS	TOTALION	EX I RAORDINARY MAINTENANCE	DEBT SERVICE PAYMENT - PRINCIPAL	DEBT SERVICE PAYMENT - INTEREST	HUU GRANTS - CAPITAL CONTRIBUTIONS	GROUND LEASE	IRANSFERS FROM PROGRAM TO AMP	IN THE AME EXCESS TRANSFER OUT	INTER-AMP EXCESS TRANSFER IN	OPERATING TRANSFERS OUT	OPERATING TRANSFERS IN	OTHER FINANCIAL ITEMS-SOURCES & (USES)	970 CASH FLOW FROM OPERATIONS	969 TOTAL OPERATING EXPENDITURES	TOTAL GENERAL EXPENSES	INTEREST EXPENSE	BAD DEBTS	PAYMENTS IN LIEIT OF TAYES	OTHER GENERAL EXPENSES	GENERAL EXPENSES	TOTAL INSURANCE EXPENSES	INSURANCE	NCE	TOTAL PROTECTIVE SERVICES	PROTECTIVE SERVICES CONTRACT COSTS	PROTECTIVE SERVICES	TOTAL ORDINARY MAINT & OPER	OTHER MISCELLANEOUS CONTRACT COSTS	ROUTINE MAINTENANCE	JANITORIAL	EXTERMINATION	ELEC IRICAL	CNI TORNARCONDS	LANDSCAPE & GROUNDS	ELEVATOR MAINTENANCE	COOLING / AIR CONDITIONING	GARBAGE & TRASH	MATERIALS CONTRACT COSTS	EMPLOYEE BENEFITS - MAINTENANCE	LABOR	# DESCRIPTION ORDINARY MAINT & OPERATIONS	110011111011
17,970		49,756		1		K	1	o c	31	а	ï	ĭ	E	0	on.		17 970	10 756	3.156	3,026			130		1.338	1,338			S		10,496	TS 3,298	, ,	6/2	2 .	Ľ		495		235	642	888	697	3,569	MAR, 2018	
2,327		6.693 55,705		·	6	10	2,526		4,167	1	E	E.	1	T	ı	0.020	000 6	40.043	3 964	3,005	8 ,		875		1.882	1,882					13,729		2.875	125	83	ı	1	458		200	תכת	625	2,551	6.186	BUDGET	
15,643		(6,693)		10	100	1	(2,526)		(4,167)	e e	c		,		,	0,530	8 050	744	(808)	(63)	(0)	1	(745)		(543)	(543)			1		(3,233)	3,298	(2875)	547	(83)			37		35	47	263	(1,854)	(2.617)	DIFF	
772%	į.	<u>%0</u>		1	1	1	0%	1	0%	C	1	1	1	i	1	195/0	100%	0000	80%	101%		ī	15%		.1	71%	Į.				76%		0%	538%) 0%	1		108%		118%		_		58%	BUDGET	
33,885		121,494	ı	1	ì	t	ī	ř.		1.	1	ı	ı	,	t	33,000	22 005	10,404	12 121	12 154	1	r	1,280	4.0	4 015	4.015					24.881	6,935	350 -	672		ï		1,485	, 0	1,397 360	2	3,245	2,274	8 262	ACTUAL	1
6.981		20,079 167,114		a	ï		7,579		12,500	,		1	ı			27,000	147,035	11.69	0,010	9 016			2,625	3,043	ת האה	5 645			*		41 187	620,0	0 635	375	250	Ü		1,375	. 0	1,875		1,875	7,654	18 550	BUDGET	
26,904		(20,079)		į	,		(7.579)		(12,500)			i			6	6,825	(25,542)	1.543	3,130	(250)			(1,345)	(1.630)	(4 630)	(1 630)			ĸ	0.000	(16 306)	6 935	(6.275)	297	(250)	ſ		110	(240)	(478)		1,370	(5 380)	(10 206	DIFF	
485% _	.	73%	1	ř.			0%		0%	ı	r.	6 1	t			125%	83%	113%	135%	0%	1		49%	17%			l.		ı	00/0		3%		- .	0%	1		108%	00%			_	30%		BUDGET	
27,923		80,316			t		30 316	0,000	50 000		6 10	r				108,239	588,141	47.564	36,064	1,000		,	10,500	22.579	20,010	22 570				104,743	164 740	34,500)	1,500	1,000		0,000	5 500	2,400	7,500		7,500	30.615	1	BUDGET	MUNINIM
(5,962)		80.316	1	ı.	1	00,010	30 316	00,000	50 000	ı	1			,		74,354	466,647	34,130	23,910	1,000	1		9.220	18.564	10,364	10 564			1	139,868	(0,935)	34,250	1	828	1.000		4,010	4.015	2,040	6,103		4,255	65,971		REMAINING	DAL ANI. P

APHA CONSOLIDATED ACCOUNT DETAIL

TOTAL OTHER GENERAL EXPENSES	4590.6 OTHER FEES			4590 OTHER GENERAL EXPENSE	111	- CIAL ADMINISTRATIVE	TOTAL ADMINISTRATION OF THE PROPERTY OF THE PR	4190.9 CONTRACT COST - ADMIN	4190 EVICTION COST	4190 CONTRACT COST-COPIER/SECURITY	4190 OFFICE SUPPLIES	4190.3 POSTAGE							4130 LEGAL	ADMINISTRATIVE OFFICE EXPENSES	EXPENSES	I O I AL HUD PHA GRANTS		3410.2 FOR IN AUMINISTRATIVE FEES FARNED	_			3401 CAPITAL FUND REVENUE - SOFT COSTS	HUD PHA GRANTS	INCOME # DESCRIPTION	ACCT	
130		1	1	130		3,015		80		88	1	51	886	916	1	979		Ī	16			29,345			29,345)	,	,		MAR, 2018	MONTH	CURRENT
875	ı	ï	ı	875		3,375	130	130	17	. 1	542	179	375	600	400	208	500	41/	747			32,598		1	32,598		,			BUDGET	MONTH	CURRENT
(745)	ı	ı	1	(745)		(360)	(56)	(50)	(17)	20 i	(542)	(129)	511	316	(400)	771	(500)	(401)	100			(3,253)		1	(3,253)	1	ī			먉		
15%		ı	1	15%		89%	28%	700%	00%	. 3	0%	28%	236%	153%	0%	470%	0%	4%				90%	ı		90%	1	,			BUDGET		% On
1,280	ı	1	1	1,280		6.185	412			170	. !	122	2.407	1,764	ω	982	300	16				85,268	1		85,268		ı			ACTUAL	TO DATE	VE A D
2,625		,	1	2,625		10,125	413	00	י ל	1,020	1 625	538	1.125	1.800	1,200	625	1,500	1,250				97.794			97,794	1	1			BUDGET	TO DATE	VE A D
(1,345)	ı.	,	ŗ	(1,345)		(3,940)	(0)	(50)	179	(1,023)	(1 625)	(416)	1 282	(36)	(1,197)	357	(1,200)	(1,235)				(12.526)		1	(12,526)	ı	1			DIFF		
49%	ı	ı	į.	49%		61%	100%	0%)	0.70	000	7050	214%	98%	0%	157%	20%	1%				87%	1	1	87%	ı	•			BUDGET	ALV A	2
10,500		1	I	10,500		40.500	1,650	200		0,500	0,100	3,000	4 500	7 200	4.800	2,500	6,000	5,000				391 176		1	391,176	1	ī			BUDGET	ANNIA	
9,220				9,220						6,500											0000	305 908		ı	305,908	,				REMAINING	BAI ANCE	



COCC - STATEMENT OF NET POSITION

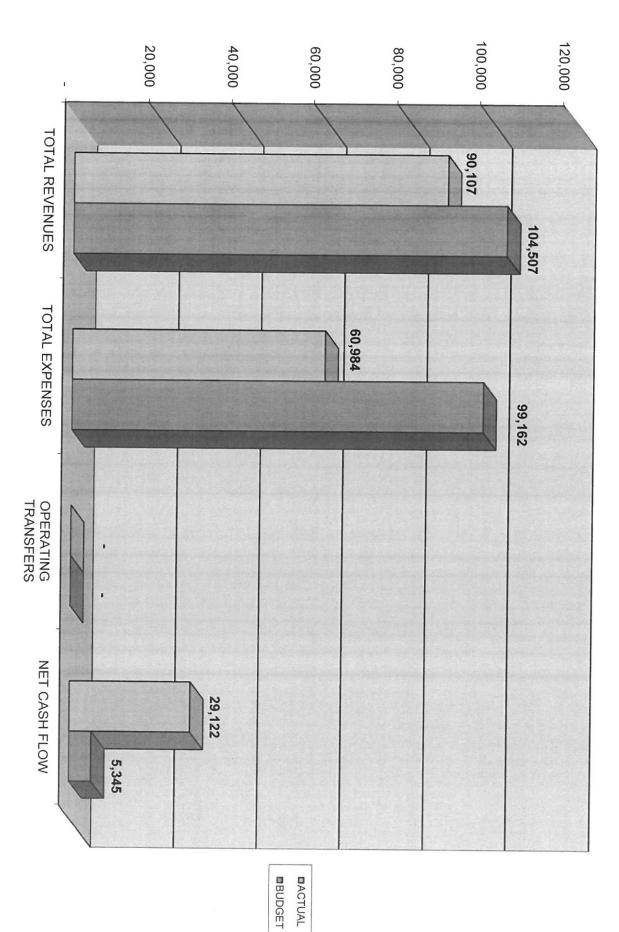
0.70,000					
846 962	Total Liabilities and Equity	600	846,962	Total Assets & Deferred Outflows of Resources	
140,000		513		Deferred Outflows of Resources - Pension Plan	200
140 315	Unrestricted Net Position	512.1	846,962	Total Assets	
6.1	Undesignated Fund Balance/Retained Earnings	512		Total Noil-current Assets	
1	Restricted Net Position	511.1		Total Non Compat Appate	
			d n	Investments in Joint Ventures	176
	rotal Neselved Fully Dalatice		10	Other Assets	174
	Total Reserved Fund Balance	511		Grants Receivable - Non Current	173
	Fund Balance Reserved for Capital Activities	510		Notes, Loans, Mortgages Receivable - Non Current - Past Due	1/2
	Designated Fund Balance			Notes, Loans, Worldages Receivable - Non Current	173
ť	Fund Balance Reserved for Encumbrances/	908	000,019	Notes loans Mortogres Pecesioble Non Commit	171
	Reserved Fully Dalatice:	F 00	690 640	Total Fixed Assets - Net of Accumulated Depreciation	160
	Reserved Fund Ralance		. ,	Construction in Progress	167
			(34,134)	Accumulated Depreciation	166
688 519	Net Investment in Capital Assets	508.1		Leasenoid improvements	100
			176,236	rullitule, equipment & Machinery - Administration	100
	Total Contributed Capital	000		Firmiture Falliament & Machiner Administration	164
	Calei Collinbullons	000	10,000	Furniture, Equipment & Machinery- Dwellings	163
,	Calci I CO Collaborations	202	43 650	Buildings	162
E	Other HIID Contributions	505	2 758	Infrastructure	168
	Net HUD PHA Contributions	504	500,000	Land	161
	Long-term Debt - HUD Guaranteed	503		Fixed Assets	
	Project Notes (HUD)	502		Non-current Assets:	
	Contributed Capital		158,443	Iotal Current Assets	-00
	Investment in General Fixed Assets	501		Total Other Current Assets	150
		EQUITY:		Allicants to be Florided	-
i	Deferred Inflows of Resources - Pension Related Items	400		Amounts To Be Provided	146
	DEFERRED INFLOWS OF RESOURCES	DEFER		Assets Held for Sale	145
18,128	l otal Liabilities	000		Interprogram Due From	144
16,840	Total Moncurrent Liabilities	300		Allowance for Obsolete Inventory	143.1
7,49/	Total Management I intilities	350		Inventories	143
2 4 1	Noncurrent Liabilities - Other	353		Prepaid Expenses and Other Assets	142
	Loan Liability - Non Current	355		invesurients - Restricted	100
14.343	Accrued Compensated Absences - Non Current	354		investments - restricted for Fayments of Current Liabilities	3 0
,	Net Pension Liability & OPEB	352		byostmonto Control of Control	125
E	Long-term Debt, Net of Current - Capital Projects	351		Investments - Unrestricted	131
	Non-current Liabilities:		410,11		
1,288	Non contract lightifficer		11 614	Total Receivables - Net of Allowances for doubtful accts	120
		310		Accrued Interest Receivable	129
9	Interprogram Due To	347		Allowance for Doubtful Accounts - Fraud	128.1
ı a	Accrued Liabilities - Other	346		rraud Recovery	120
	Other Current Liabilities	345		Notes and wortgages Receivable - Current	1 1
	Loan Liability - Current	348	,	Notes and Madagaga Paccinetts - Other	127
,	Current Portion of Long-term Debt - Operating Borrowings	344		Allowance for Doubtful Accounts Other	126.2
,	Current Portion of Long-term Debt - Capital Projects	343		Allowance for Doubtful Accounts - Dwelling Bents	126.1
1	Unearned Revenue	342	3	Accounts Receivable - Tenants Dwelling Pents	126
	renant Security Deposits	40	-1,014	Accounts Receivable - Miscellaneous	125
,	Torret County Payable - Other Government	3 4 0	11614	Accounts Receivable - Other Government	124
1	Accounts rayable - PHA Projects	3 2 2		Accounts Receivable - HUD Other Projects	122
1	Accounts Payable - HOD PHA Programs	2 -	ı	Accounts Receivable - PHA Projects	121
1	Accounts Doughlo HIID DITA	331	10,000	Receivables	
1	Accrised Interest Payable	305	146 829	Total Cash	100
•	Accrised Contingency Lightlith	324		Cash - Tenant Security Deposits	114
,	Accrited Compensated Absences Current Destina	322	2.497	Cash - Other restricted	113
1	Accrued Wage/Payroll Taxes Payable	321	1	Cash - Restricted Mod and Development	112
1,200	Accounts payable >90 Days Past Due	313		Cash - Restricted for Payment of Current Liabilities	115
1 280	Accounts Payable <= 90 Days	312	144,332	Unrestricted	111
	Bank Overdraft	311		Cash	:
	Current Liabilities:			Current Assets:	
	LIABILITIES	LIABII			ASSETS
					1

Image Acct Description		938	90	90	9			9:	9;	9:			9								9	9	9	<u> </u>		7 -	1 ~	ı			7	7	7	7						J ~	ı	RE	E	Ę	
CUPRENT CLUPRENT CLUPRENT WOT TO DATE TO DATE TO DATE SUDGET SET TO DATE TO DATE SUDGET SET TO DATE SUDGET SET TO DATE SUDGET SET TO DATE SUDGET SET SUDGET SET SET TO DATE SUDGET SET SUDGET SET SUDGET SET SUDGET SET SUDGET SET SET SUDGET SET SUDGET SET SUDGET SET SUDGET SET SET SUDGET SUDGET SET SUDGET SET SUDGET SUDGET SET SUDGET SUDGET SUDGET	101					E E	101	924 42	923 42			101	916 41							41	912 41		ADI			20 2	4 1				711	08			36	ω	ω					VEN			
CUPRENT CLUPRENT CLUPRENT WOT TO DATE TO DATE TO DATE SUDGET SET TO DATE TO DATE SUDGET SET TO DATE SUDGET SET TO DATE SUDGET SET TO DATE SUDGET SET SUDGET SET SET TO DATE SUDGET SET SUDGET SET SUDGET SET SUDGET SET SUDGET SET SET SUDGET SET SUDGET SET SUDGET SET SUDGET SET SET SUDGET SUDGET SET SUDGET SET SUDGET SUDGET SET SUDGET SUDGET SUDGET	AL UT				10 W	ITIES	AL TE			10 S	IANT S	AL AC		Ⅎ		0	A	В	3				ISININ	IN A R	! ! =	7 C) TI	>	В	7	=	0						7			ERATI			CT	
CURRENT MONTH MITD TO DATE TO DATE TO DATE TO DATE MONTH BUDGET ACTUAL BUDGET DIFF BUDGET REM BUDGET ACTUAL BUDGET DIFF BUDGET REM BUDGET NOT DATE TO DATE TO DATE TO DATE REM BUDGET R	TILITIES	EWER AND OTHER	IATURAL GAS	LECTRICITY	VATER		ENANT SERVICES	THER	BC - TNT SVCS	SALARIES	SERVICES	DMINISTRATIVE	THER	RAVEL	EGAL EXPENSE	DEFICE EXPENSE	ADVERTISING & MARKETING	300KKEEPING FEES	MANAGEMENT FEES	AUDITING FEES	BC - ADMIN	ADMINISTRATIVE SALARIES	TRATIVE	EVENUES	NACO INCOME - VEOLVICIED	NVESTMENT INCOME DESTRICTED	RAUD RECOVERY	ASSET MANAGEMENT FEE INCOME	300KKEEPING FEE INCOME	MANAGEMENT FEE INCOME	NVESTMENT INCOME - UNRESTRICTED	OTHER GOVERNMENT GRANTS	HID PHA OPERATING CRANT CED / CO	VET OPERATING REVENUE	TENANT REVENUE - MAINTENANCE	TENANT REVENUE - EXCESS UTILITY	TENANT REVENUE - OTHER	NET TENANT REVENUE	LESS. VACANCT LOSS	GROSS POTENTIAL RENT	ING INCOME		DESCRIPTION		
WOF YEAR YEAR WITD ANNUAL BAUDGET DIFF BUDGET REM BAUDGET BUDGET REM BAUDGET REM B	258		17	244	(2)				1			24.996	2,909			r	,			ı	4,055	18,032		36,499		23,020		· ·		13 479					,					· C			MAR. 2018	MONTH	TINDOCIT
WOF MITD YEAR TO DATE TO DATE YEAR TO DATE TO DATE T	104	42		42	3			ı		,		21.170	2,067	E S	1		t		r	167	4,623	14,314		23,256		11,125	1	, 1	830	11 291	10	0.0			ı					i			BUDGET	CORRENT)
YEAR YEAR TO DATE TO DATE TO DATE TO DATE ACTUAL WIFF BUDGET WOF WYD ANNUAL BAI	154	(42)	17	202	()				,	i		3.825	842	1	,	,		,		(167)	(568)	3,718		13,243		11,895	1	1000)	(830)	2 188	(10)									1			DIFF		
YEAR % OF TO DATE BUDGET MOF YID DIFF ANNUAL BUDGET BU BANDGET BUDGET REM 30 00% 120 <td>248%</td> <td>0%</td> <td></td> <td>585%</td> <td>4 40/</td> <td>P I</td> <td></td> <td></td> <td></td> <td>ľ</td> <td>1</td> <td>118%</td> <td>141%</td> <td>1 5</td> <td></td> <td></td> <td>r</td> <td>c</td> <td>r.</td> <td>0%</td> <td>88%</td> <td>126%</td> <td></td> <td>157%</td> <td></td> <td>207%</td> <td>ī</td> <td>. 3</td> <td>0%</td> <td>110%</td> <td>700</td> <td>×</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0%</td> <td></td> <td>,</td> <td></td> <td>0000</td> <td>BUDGET</td> <td>% OF</td> <td></td>	248%	0%		585%	4 40/	P I				ľ	1	118%	141%	1 5			r	c	r.	0%	88%	126%		157%		207%	ī	. 3	0%	110%	700	×						0%		,		0000	BUDGET	% OF	
## OF ANNUAL BAI DIFF BUDGET BUDGET REM 00% 120	948	, (38	913						ı	01.00	57 351	5.554				G 19		0.1	. !	12.572	39 225		65,272		36,263	6		23,000	30,000	,	,								į		200	ACTUAL	YEAR	
% OF YTD ANNUAL BAN	313	125		1 53	}			1			00.0	63 511	6.200							500	13.870	42 941		69,769		33,376	E	2,403	3,074	22 874) ,	r										DODGE	BUDGET	YEAR	
ANNUAL BAI BUDGET REM BUDGET REM 120 135,497 9,954 171,765 55,478 2,000 24,800 24,800 254,043 1,250 1,250	635	(125)	320	(66)	ì						10, 100	6 160)	(646)				,	. 7	(000)	(500)	(1 298)	(3 716)		(4,497)		2,888	1	(2,409)	(4,866)	(30)	9			3						r.			2		
REMARKS BU	303%	0%	0.007	-5%		P		- 1	,		20.70	8 18	90%			. 1			0 %	0%	91%	01%		94%		109%		U%	86%	0%)				,	,	0/0	0%				BUDGET	DTY DTY	% OF	
BUDGET BALANCE REMAINING 120 106,489 9,954 97,240 213.802 132,540 42,906 2,000 19,246 196,692 196,692	1,250	500	000	250			1	1			294,043	25,000	24 800	1	1	3	1		2,000	30,470	55.478	171 765		279.074	,	133,503	ı	9,954	135,497	120		,		1						,		BUDGET	ANNUAL		
	302	500	(413)	253					,		769'96!	19,240	10 2/6		,	,	,		2,000	3 000	42 006	100 540		213,802	ı	97,240		9,954	106,489	120		3	,	1		1						REMAINING	BALANCE	BUDGET	

2,501	7.263	262%	2,947	1.816	4,762	1814%	10,373	605	10.979	NET CASH FLOW
		.		-		p.				DEPRECIATION ADD BACK
211.302	271.811	89% -	(7.443)	67.953	60.509	113%	2,870	22,651	25,521	900 TOTAL EXPENDITURES
	.	.	.							TOTAL OTHER EXPENSES
		1		ı	1		1			OTHER ITEMS - TRANS TO RESERVES
		,	1	ı	ı		ř		1	973 4715 HOUSING ASSISTANCE PAYMENTS
. ,		ı	1	r :	1		r I	ı		
	ı	1			1	1	r		ı	971 4610 EXTRAORDINARY MAINTENANCE
	ı	,	ı	,	1	,	1		į.	
10.00	ı	1	E	1	1	ı	1	1	1	DEBT SERVICE PAYMENT - INTEREST
, ,				r			ī	1		HUD GRANTS - CAPITAL CONTRIBUTIONS
	,		r		6	ĭ	1	ī	i	GROUND LEASE
	1	1	1	1		ı	í	ī	1	CRANGEERS EXCOMERCIGRAM TO AMP
	i	i	ï		1	ı	6	1	1	TRANSFERD FROM DROOM TEX COL
Ē	Ē	1	1	1	,	1		ï	1	INITED AND EXCESS TRANSFER IN
	i.	i	1		1	,	1	,	-	INTER AMP EXCESS TRANSFERD IN
1	1	E		ī	,	1		,	1	OPERATING TRANSFERS OUT
										OPERATING TRANSFERS IN
2,501	1,263	202%	2,347	1,010	4,702	1014/0	10,010	000		OTHER FINANCIAL ITEMS-SOURCES & (USES)
206.1112	11011	3630/	2047	1 816	4 762	1814%	10 373	605	10.979	970 CASH FLOW FROM OPERATIONS
244 202	274 844	80%	(7 443)	67 953	60.509	113%	2.870	22.651	25.521	969 TOTAL OPERATING EXPENDITURES
8.720	10.000	51%	(1,220)	2,500	1,280	16%	(703)	833	130	TOTAL GENERAL EXPENSES
,		1		1						וויין בווערס - ראו רואסר
	ī				ī	9			i	INTEREST EXPENSE
,	1	i	r.	,	,	3	1	5		BAD DEBTS
,	1	1		,	ï	,			,	PAYMENTS IN LIEU OF TAXES
8,720	10,000	51%	(1,220)	2,300	1,200	10/6	(100)			
				000	1 300	160/	(202)	833	130	962 4590 OTHER GENERAL EXPENSES
6,518	0,018	0.70	11,000	1,000		10/10	10.01			GENERAL EXPENSES
0,010	0,000		(4 620)	1 630		0%	(543)	543		969 TOTAL INSURANCE EXPENSES
6 7 18	6.518		(1 630)	1.630	1	0%	(543)	543		961 4510 INSURANCE
		1								INSURA
										TOTAL PROTECTIVE SERVICES
1	1				r				1	TAO IEC IIVE SERVICES CIHER
1		E	ř.	,	,	9	,	100	•	4480 PROTECTIVE SERVICES CONTRACT COSTS
1444		1								- 100
(930)			930		930	ı.	137		137	TOTAL ORDINARY MAINT & OPER
1	,	9								943 4430 OTHER MISCELLANEOUS CONTRACT COSTS
(250)	ĭ.	a	250	,	250	į.	,		1	300
		ı		3		,		r.	T	JANITORIAL
	r	ı			ı,	1	,	r	T	EXIERMINATION
	e :	Œ			1	,	1		r	TLOMBING
	(ũ		1		9	1		ELECTRICAL
		ı		•	1		1	a .	1	UNIT TURNAROUNDS
	1	,		10	6	į	3	1	9	LANUSCAPE & GROUNDS
		,		r	E	ï			a	ELEVATOR MAINTENANCE
		1	1	1			1		,	COOLING / AIR CONDITIONING
,		,	3	1	ı	i.	r			943 GARBAGE & TRASH
(000)	. ,	9								
10001			680	1 0	680		137		137	943 4420 MATERIALS
ı.					. ,		()			945 4433 EMPLOYEE BENEFITS - MAINTENANCE
										941 4410 LABOR
REMAINING	BUDGET	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	MAR, 2018	ORDINARY MAINT & OPERATIONS
BALANCE	ANNUAL	TD		TO DATE	TO DATE	MTD		MONTH	MONTH	ACCT
BUDGET		% OF		YEAR	YEAR	% OF		CURRENT	CURRENT	
				<u></u>	-		. (i		

TOTAL OTHER GENERAL EXPENSES	4590.6 OTHER FEES				TOTAL GENERAL EXPENSES	TOTAL ADMINISTRATIVE	4190.9 CONTRACT COST - ADMIN				Ċ							Ã	EXPENSES	TOTAL HUD PHA GRANTS	3410.2 PORT IN ADMINISTRATIVE FEES EARNE	_		3401 1 CER CARITAL FUND REVENUE - SOFT COSTS	~	INCOME # DESCRIPTION	ACCT	
130		r.	1	130		2,909	80	1	88		51	780	916	·	979	1	16			1		1	1	1		MAR, 2018	MONTH	CURRENT
833	1	1	1	833		2,067		ï	ť	500	83	250	500	150	83	83	417					1	1	ſ		BUDGET	MONTH	CURRENT
703	ı	ı	1	703		(842)	(80)		(88)	500	33	(530)	(416)	150	(896)	83	401					,		1		DIFF		
16%	ı	1	ī	16%		141%	1		1	0%	61%	312%	183%	0%	1175%	0%	4%		ı		t q	,	ı			BUDGET	MTD	% OF
1,280	ı	ı	ı	1,280		5.554	220	1	179	1	51	2,041	1,762	ω	982	300	16				1 1	Ţ	1			ACTUAL	TO DATE	YEAR
2,500	1	ı	ı	2,500	1	6.200																ı	1	ı		BUDGET	TO DATE	YEAR
1,220				1,220		646	(220)		(179)	1,500	199	(1,291)	(262)	447	(732)	(50)	1,235					1	1	ī		DIFF		
51%						90%		ı	r	0%	20%	272%	117%	1%	393%	120%	1%		ı	.		1	ī	r		BUDGET	QTY OTY	% On
10,000	r s	1		10.000	1,000	24 800	ı			6.000	1 000	3,000	6,000	1.800	1.000	1,000	5.000					1	ï	1		BUDGET	ANNUAL	
8,720				8.720	10,110	19 246	(220)		(179)	6,00	949	959	4 238	1 797	18	700	4 985				1	1	ı	1		REMAINING	BALANCE	T T T T T T T T T T T T T T T T T T T

RIDGEDALE



RIDGEDALE - STATEMENT OF NET POSITION

1,140,147	Total Liabilities and Equity	600	1,140,147	Total Assets & Deferred Outflows of Resources	
37,459	Unrestricted Net Position	512.1	1,140,147	Total Assets Deferred Outflows of Resources - Dension Plan	200
81,554	Restricted Net Position Undesignated Fund Balance/Retained Farnings	511.1 512		Total Non-Current Assets	
		!		Other Assets	174 176
	Total Reserved Fund Balance	511		Grants Receivable - Non Current	173
1	Designated Fund Balance	510		Notes, Loans, Mortgages Receivable - Non Current Notes, Loans, Mortgages Receivable - Non Current - Past Due	172
ï	Fund Balance Reserved for Encumbrances/	509	1,012,070	Note: Local Matterna Processing Depreciation	160
	Reserved Fund Balance:			Construction in Progress	167
(404,755)	Morning Capital Assets	000.	(316,658)	Accumulated Depreciation	166
1404 755		508 1	10,713	Leasehold Improvements	165
1	Iotal Contributed Capital	000	48 213	Furniture, Equipment & Machinery - Administration	164
1	Other Contributions	507	1,180,514	Furniture, Equipment & Machinery- Dwellings	163
a	Other HUD Contributions	505		Buildings	160
1 2	Net HUD PHA Contributions	504	100,000	Land	161
1 1	Long-term Debt - HUD Guaranteed	503		Fixed Assets	
	Project Notes (HUD)	502		Non-current Assets:	
1	Investment in General Fixed Assets	501	128.077	Total Current Assets	150
	IX.	EQUITY:		Amounts To Be Provided	146
ŧ	Deferred Inflows of Resources - Pension Related Items	400		Assets Held for Sale	145
1,423,030	DEFERRED INFLOWS OF RESOURCES	DEFER	ij.	Interprogram Due From	144
1 425 800	Total Liabilities	300		Allowance for Obsolete Inventory	143.1
1 206 402	Total Noncurrent Liabilities	350	, .	Inventories	143
1	Noncurrent Liabilities - Other	353	853	Prepaid Expenses and Other Assets	142
	Loan Liability - Non Current	355	81 554	Investments - Restricted	132
,	Accred Composited Absonors New Comment	354	. ,	Investments - Restricted for Payments of Current Liabilities	135
1,396,482	Long-term Debt, Net of Current - Capital Projects	351		Investments - Unrestricted	131
	Non-current Liabilities:		2,043	lotal Receivables - Net of Allowances for doubtful accts	120
29,408	Total Current Liabilities	310		Accrued interest Receivable	120
0	Interprogram Due To	347		Allowance for Doubtful Accounts - Fraud	400
í.	Accrued Liabilities - Other	346		Fraud Recovery	128
	Other Current Liabilities	345		Notes and Mortgages Receivable - Current	127
	Loan Liability - Current	348		Allowance for Doubtful Accounts - Other	126.2
20,343	Current Portion of Long-term Debt - Operating Borrowings	344		Allowance for Doubtful Accounts - Dwelling Rents	126.1
	Current Portion of Long-term Debt - Control Projects	343	2 043	Accounts Receivable - Tenants Dwelling Rents	126
6,028	Liboard Records	242		Accounts Receivable - Miscellaneous	125
451	Tongst Specific Description	344		Accounts Receivable - Other Government	124
T.	Accounts Payable - PHA Projects	332		Accounts Receivable - HUD Other Projects	122
T.	Accounts Payable - HUD PHA Programs	331		Accounts Receivable - PHA Projects	121
Ű	Accrued Interest Payable	325	43,627	Total Cash	100
	Accrued Contingency Liability	324	6,028	Cash - Tenant Security Deposits	114
2 585	Accrued Compensated Absences - Current Portion	322		Cash - Other restricted	113
t	Accounts payable 790 Days Past Due	321	10 1	Cash - Restricted Mod and Development	112
î	Accounts Payable <= 90 Days	312	37,599	Cash - Restricted for Payment of Current Liabilities	115
ì	Bank Overdraft	311		Unrestricted	111
	Current Liabilities:			Current Assets:	
	LIABILITIES	LIABI			ASSETS

RIDGEDALE

931 4310 WATER 932 4320 ELECTRICITY 933 4330 NATURAL GAS 938 4390 SEWER AND OTHER TOTAL UTILITIES	TENANT SERVICES 921 4220 TENANT SERVICES 923 4220.2 TENANT SERVICES AFTER SCHOOL PROGRA 924 4230 OTHER TOTAL TENANT SERVICES UTILITIES	ADMINISTRATIVE 91 4110 ADMINISTRATIVE SALARIES 912 4182 EBC - ADMIN 4171 AUDITING FEES MANAGEMENT FEES BOOKKEEPING FEES BOOKKEEPING FEES ADVERTISING & MARKETING OFFICE EXPENSE LEGAL EXPENSE TRAVEL 916 4190 OTHER TOTAL ADMINISTRATIVE	NET TENANT REVENUE 3401 TENANT REVENUE - OTHER 3401 TENANT REVENUE - OTHER 3401 TENANT REVENUE - EXCESS UTILITY 3430 TENANT REVENUE - LATE CHARGES 3450 TENANT REVENUE - LATE CHARGES 3451 NET OPERATING REVENUE 706 HAP SUBSIDY 708 OTHER GOVERNMENT GRANTS 711 INVESTMENT INCOME - UNRESTRICTED MANAGEMENT FEE INCOME BOOKKEEPING FEE INCOME ASSET MANAGEMENT FEE INCOME 714 FRAUD RECOVERY 715 OTHER REVENUE 720 INVESTMENT INCOME - RESTRICTED 700 TOTAL REVENUES OPERATING EXPENDITURES	ACCT # ENUE OPERA: 3110
795 346 1,020 2,161	2,183 2,183	1,108 174 884 2,896 - - - 106 5,168	177 1,697 1,897 29,345 2 2 31,226	CURRENT MONTH MAR, 2018
677 298 964 1.939	x x , ,	1,129 552 375 2,725 126 - - - 1,308 6.216	(30) 1.530 574 2.104 32,598 4 34,836	CURRENT MONTH BUDGET
118 49 56 222	2,175 2,175	(21) (378) 509 170 (126) (1,202)	30 (1.293) 1,123 1,123 (230) (3,253) (3,253) (3,253) (3) (2) (91) (91) (91)	<u>DIFF</u> (1,323)
117% 116% - 106% -	26196% 26196%	98% 31% 236% 106% 0%	0% 12% 296% 89% 90% 54% 13%	% OF MTD BUDGET
1,665 660 2,101 4,425	3,263 3,263	2,318 889 884 8,455 - - - 631	2,803 2,010 4,813 85,268 7 7 18 90,107	YEAR TO DATE ACTUAL 2,803
2,031 893 2,893 5,816	25	3,388 1,657 1,125 8,176 378 3,925	(90) 4,590 1,723 1,723 6,313 97,794 13 13 104,507	YEAR TO DATE BUDGET
(366) (233) 	3,238	(1,069) (767) (241) 278 (378)	90 (11.607) 288 - - - - - - - - - - - - - - - - - -	<u>DIFF</u> (1,697)
82% 74% - - 73% 76%	13052% 13052%	68% 54% 79% 103% 0%	62% 62% 1117% 117% 76% 87% 59% 16% 16% 86%	% OF YTD BUDGET
8,122 3,570 11,571 23,263	100	13,550 6,626 4,500 32,705 1,512	(360) 17,640 6,890 6,890 24,530 391,176 50 1,100 417,306	ANNUAL BUDGET
6,457 2,910 9,470 18,838	(3,163)	11,232 5,737 3,616 24,251 1,512	(360) 14.837 4.880 4.880 19.717 305.908 305.908 432 633.107	BUDGET BALANCE REMAINING

RIDGEDALE

297,446	20,660	545%	23,777	5.345	29,122	392%	5.209	1.782	6.991	NET CASH FLOW
		,				P				DEPRECIATION ADD BACK
335.662	396.646	62%	(38,177)	99,162	60,984	73%	(8.819)	33,054	24,235	900 TOTAL EXPENDITURES
80.316	80,316	0%	(20,079)	20,079		0%	(6,693)	6,693		TOTAL OTHER EXPENSES
1 1	ı	1				1				CIHER HEMS-IRANS FROM RESERVES
			()		Ĭ.		1	ī	1	973 4715 HOUSING ASSISTANCE PAYMENTS
r	1	1						1	,	
30,316	30,316	0%	(6,0,1)	1,018		. 3	(1)010)	,	,	971 4610 EXTRAORDINARY MAINTENANCE
	2	000	7 570)	7 570		0%	(2.526)	2,526		
50,000	50,000	0%	(12,500)	12,500	1	0 %	(1),101)	1	,	INTEREST NOTES AND BONDS
	1	2 ,	(40 500)	13 500		0%	(4 167)	4 167	i	HUD GRANTS - CAPITAL CONTRIBUTIONS
,	,	,	,	,			,		ı	GROUND LEASE
,	i	,	,						1	TRANSFERS FROM PROGRAM TO AMP
,	i	,				ı		i		INTER AMP EXCESS TRANSFER OUT
		. ,		1		C :	ï	ī	1	INTER-AMP EXCESS TRANSFER IN
	0 (1	r.	ē	ī	,	OPERATING TRANSFERS OUT
		ı.			,	ı	ě.		ï	OPERALING TRANSFERS IN
VI. 1.1.0										OTHER FINANCIAL ITEMS-SOURCES & (USES)
377 762	100 976	115%	3.698	25,424	29,122	82%	(1.484)	8,475	6,991	970 CASH FLOW FROM OPERATIONS
255.346	316.330	77%	(18,098)	79,083	60,984	92%	(2,126)	26,361	24,235	969 TOTAL OPERATING EXPENDITURES
25,410	37,564	129%	2,763	9,391	12,154	97%	(104)	3,130	0,020	
23,910	36,064	135%	3,138	9,010	12,104	200	1404)	3 430	3 026	TOTAL GENERAL EXPENSES
1,000	1,000	0%	(250)	250	12 154	101%	21	3.005	3,026	INTEREST EXPENSE
,				,	,	200	(62)	ສຸ ເ	r 3	BAD DEBTS
	1	,	ï	i		- 1		0.00		PAYMENTS IN LIEU OF TAXES
500	500	0%	((2))	123			()	. 1	E	COMPENSATED ABSENCES
1		2	(405)	100		0%	(42)	42	ell ell	962 4590 OTHER GENERAL EXPENSES
12,046	10,001	100/0	10	1,010	10.0					GENERAL EXPENSES
12,040	16.061	100%	(0)	4 015	4.015	100%	(0)	1,338	1,338	969 TOTAL INSURANCE EXPENSES
10046	16.061	100%	(0)	4.015	4.015	100%	(0)	1,338	1,338	961 4510 INSURANCE
		ľ				1				INSURA
			.	.						TOTAL PROTECTIVE SERVICES
19 80			,							TACTECTIVE SERVICES CLINER
E		r		1	1	r	T)			4480 PROTECTIVE SERVICES CONTRACT COSTS
140,130	1047,40	20/0	1000			CONTRACTOR OF				PROTECTIVE SERVICES
140 700	164 740	58%	(17 236)	41.187	23.951	75%	(3.370)	13,729	10,359	TOTAL ORDINARY MAINT & OPER
(6.935)	04,000		6.935	, 6	6,935		3,298		3,298	943 4430 OTHER MISCELLANEOUS CONTRACT COSTS
2 500	34 500	700	(8 625)	8 625		0%	(2,875)	2,875	1	
828	1,000	1/9%	167	0	, 1	1 3		,	ì	CAMERA SECURITY
1,000	1,000	170%	207	375	672	538%	547	125	672	EXTERMINATION
	000	00/	(050)	250		0%	(83)	83		PLUMBING
1	- 1									ELECTRICAL
4,015	5,500	100%	-	1,070	1,100				ı	UNIT TURNAROUNDS
· ,		1000	110	1 376	1 485	108%	37	458	495	LANDSCAPE & GROUNDS
2,040	2,400	60%	(240)	000	300	- 10	, (1		CABINETS
6,103	7,500	20%	(4/0)	-,070	360	118%	35	200	235	COOLING / AIR CONDITIONING
	7 500	750/	(479)	1 876	1 397	103%	17	625	642	943 GARBAGE & TRASH
4,935	7,500	137%	990	1,8/5	2,505	0,071	120	Ç		CONTRACT COSTS
28,341	30,615	30%	(5,380)	7,654	2,2/4	120%	5	625	751	4420
65,971	74,234	45%	(10,296)	18,559	8,263	58%		5,186	3,569	4433
									3 500	941 4410 LABOR
REMAINING	BUDGET	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	MAR, 2018	ORDINARY MAINT & OBERATIONS
BALANCE	ANNIA	YT)		TO DATE	TO DATE	MTD		MONTH	MONTH	
B		% OF		YEAR	YEAR	% OF		CURRENT	CURRENT	
					Manage					

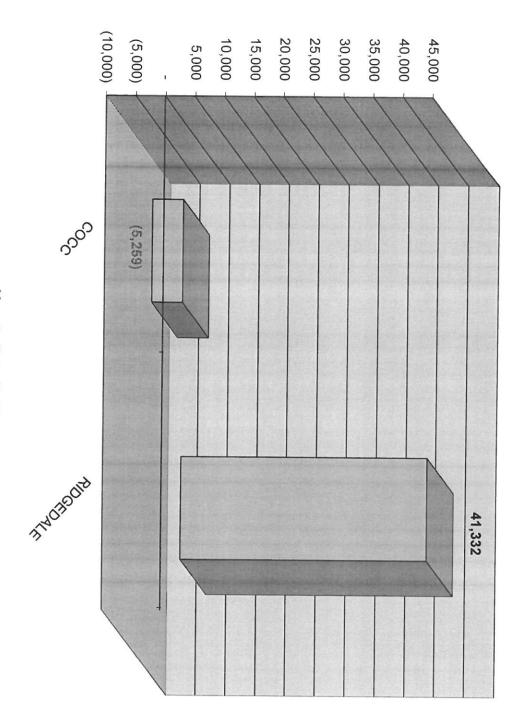
RIDEGEDALE ACCOUNT DETAIL

IOTAL OTHE		4590 6	4590.5	4390	4590	I O I AL GENE	TOTAL OFFILE	TOTAL ADMINISTRATIVE	4190.9	4190	4190	4190	4190	4190.3	4190.2	4190	0/14	4170	4150	4140	4130	ADMINISTRA	EXPENSES	וסואר חטט	TOTAL LINE	3410.2	3410.1	3410	3401.1	3401	HUD PHA GRANTS	ME	ITEM #	LINE ACCT
IOTAL OTHER GENERAL EXPENSES			ASSET MANAGEMENT FEE		OTHER GENERAL EXPENSE	IOIAL GENERAL EXPENSES		NISTRATIVE	CONTRACT COST - ADMIN	EVICTION COST	CONTRACT COST-COTER/SECURITY	CONTRACT COST CODITIONS	OFFICE SLIBBLIES	_	TELEPHONE/COMMUNICATIONS	SUNDRY	ACCOUNTING		TRAVEI	STAFF TRAINING	LEGAL	ADMINISTRATIVE OFFICE EXPENSES		IO IAL HUD PHA GRANIS		PORT IN ADMINISTRATIVE FEES EARNED				CAPITAL FUND REVENUE - SOFT COSTS	RANTS		DESCRIPTION	7
	ı			ı	ı		106		E		,		1	-	106	ı	1	,	,		Ē.			29,345			1	29.345	Ĺ	1		WAY, 2010	MAD 2019	HTNOM
42					42		1,308	200	122	17	i	42	90	22	106	100	250	125	41/	447	E			32,598			04,000	32 508				BUDGET	BIDORT	MONTH
42		i		1	42		1,202	120	130	17	ı	42	96	S =	100	100	250	125	41/		,			(3,253)			(0,200)	(3 252)					7	
0%	1				0%		8%	10%	00/0	0%		0%	0%	85%	070/	0%	0%	0%	0%	2				90%		1	90%	000		ı		BUDGET		
		3			ı		631	761			1	E	71	366	0 0	s i		1		,				85,268			85,268					ACTUAL	IODAIE	
125	ı	1		Ĉ.	125		3,925	413	30	n 0	ı	125	288	375	300	300	750	375	1,250					97,794		,	97,794	51	1			BUDGET	IODAIE	
125	1	1	,		125		3,294	220	000	60														##		,	(12,526)					DIFF		
0%			1		0%		16%																	87%		1	87%	1	1			BUDGET	YTD	8
500	ı	1	1		500		15,700	1,650	200)		500	1,150	1,500	1,200	3,000	3	1 500	5,000	ı				391 176		1	391,176		1			BUDGET	ANNUAL	
500	E				л 00		15.069	1,458	200			500	1.079	1,134	1,198	3,000	1,000	1 500	5.000				000,000	305 908	r	,	305,908	1	,			REMAINING	BALANCE	BUDGET

FISCAL YEAR ENDING DECEMBER 31, 2018

April 30, 2018

Avon Park Housing Authority



Year to Date Net Income

AVON PARK HOUSING AUTHORITY SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES

As of April 30, 2018

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₹
4
7

1111.40 FSS ESCROW 1111.00 GENERAL FUND-COCC

TOTAL 104,297 101,800 2,497

1162.08 RESIDUAL RECEIPTS RESERVES

RIDGEDALE

1111.01 GENERAL FUND CHECKING 1114.00 SECURITY DEPOSITS

46,573 6,028

20,130 13,656

2,980

1162.05 ESCROW MIP 1162.06 ESCROW RESERVE REPLACEMENT 1162.07 ESCROW INSURANCE

136,818 47,451

GRAND TOTAL CASH ACCOUNTS 241,115

6/5/2018 8:55 AM

SCHEDULE OF UNRESTRICTED NET POSITION **AVON PARK HOUSING AUTHORITY**

As of April 30, 2018

CENTRAL OFFICE COST CENTER

YEAR TO DATE EARNINGS UNRESTRICTED NET POSITION

TOTAL

130,294

TOTAL RESERVE BALANCES

135,553 (5,259)

RIDGEDALE

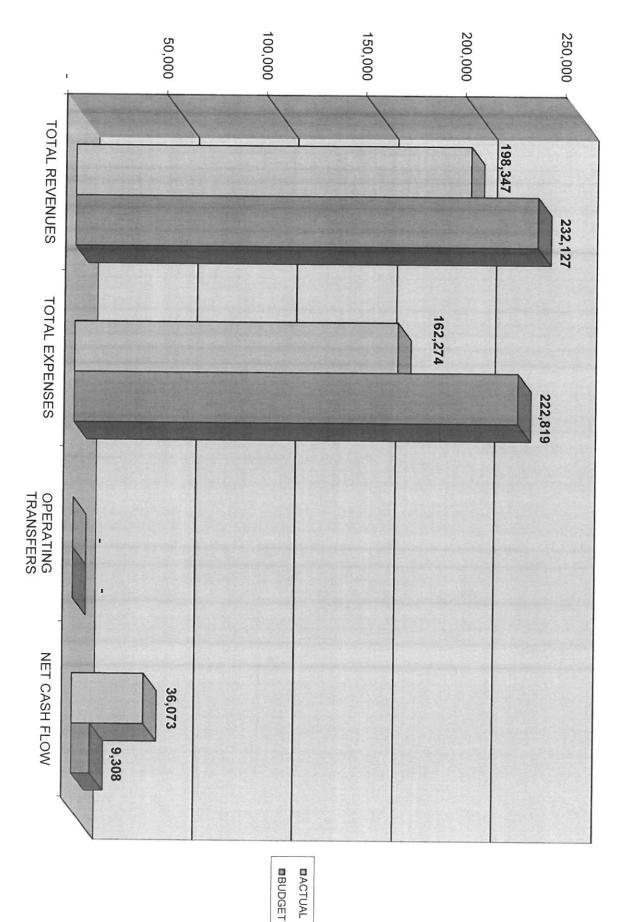
YEAR TO DATE EARNINGS UNRESTRICTED NET POSITION

38,001

(3,331) 41,332

168,295

APHA CONSOLIDATED



APHA CONSOLIDATED- STATEMENT OF NET POSITION

511.1 Restricted Net Position 512 Undesignated Fund Balance/Retained Earnings 512.1 Unrestricted Net Position Total Equity 513	1,986,910 5 1,986,910 5	Total Non-Current Assets Total Non-Current Assets Total Assets Deferred Outflows of Resources - Pension Plan Total Assets & Deferred Outflows of Pension Plan
Total Reserved Fund Balance		Other Assets
510 Fund Balance Reserved for Capital Activities	ı ı	Notes, Loans, Mortgages Receivable - Non Current - Past Due Grants Receivable - Non Current
	1	Notes, Loans, Mortgages Receivable - Non Current
509 Fund Balance Reserved for Encumbrances/	1,700,589 5	Total Fixed Assets - Net of Accumulated Depreciation
	(350,792)	Construction in Progress
508.1 Net Investment in Capital Assets		Accumulated Depreciation
	224,450	Furniture, Equipment & Machinery - Administration
		Furniture, Equipment & Machinery- Dwellings
		Buildings
		Infrastructure
504 Net HUD PHA Contributions	600,000 5	Land
503 Cong-term Debt - HIID Guaranteed	en c	Fixed Assets
	220,002	Non-current Assets:
501 Investment in General Fixed Assets	1 1	Total Other Current Assets
Ę		Amounts To Be Provided
400 Deferred Inflows of Resources - Pension Related Home		Assets Held for Sale
DEFERRED INFLOWS OF DESCRIPTION I DURI LIABILITIES		Interprogram Due From
300 Tatal included	ا ا	Allowance for Obsolete Inventory
Noncurrent Liabilities - Other	(463)	Inventories
		Prepaid Expenses and Other Assets
354 Accrued Compensated Absences - Non Current		Investments - Restricted for Payments of Current Liabilities
352 Net Pension Liability & OPEB		Investments - Unrestricted
351 Cong term Debt Not of Consent Constant	1	
Non-Current Liabilities	45 692	Total Receivables - Net of Allowances for doubtful accts
Interprogram Due To		Accrued Interest Receivable
	,	Allowance for Doubtful Accounts - Fraud
345 Other Current Liabilities		Notes and Mortgages Receivable - Current
	1 (4)	Allowance for Doubtful Accounts - Other
Current Portion of Long-term Debt - Operating Borrowings		Allowance for Doubtful Accounts - Dwelling Rents
	1.441	Accounts Receivable - Tenants Dwelling Rents
342 Unearned Revenue		Accounts Receivable - Miscellaneous
341 Tenant Security Descrite	44 251	Accounts Receivable - Other Government
		Accounts Receivable - HUD Other Projects
		Accounts Receivable - PHA Projects
	156,898	Receivables
	1	Casil - Tellalit Security Deposits
		Cash Topast Sound: Describ
	ī	Cash - Restricted Mod and Development
		Cash - Restricted for Payment of Current Liabilities
312 Accounts Payable <= 90 Days	148,373	Unrestricted
211 Bank Owners:		Cash
•		

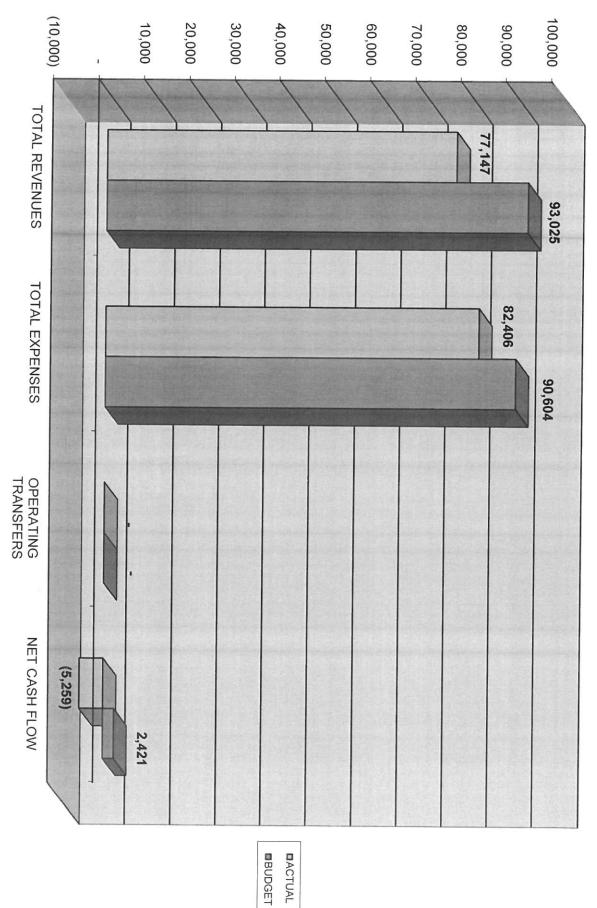
TOTAL UTILITIES	938 4390 SEWER AND OTHER	4330	4020	4010	4340	UTILITIES	TOTAL TENANT SERVICES		4230	923 4222 EBC - TNT SVCS	4210	TENANT SERVICES	TOTAL ADMINISTRATIVE	916 4190 OTHER		בהייי ובייי בואסר	LEGAL EXPENSE	OFFICE EXPENSE	ADVERTISING & MARKETING	BOOKKEEPING FEES	MANAGEMENT FEED			912 4182 EBC - ADMIN	4110	Civilian	ADMINISTRATIVE	OPERATING EXPENDITURES	700 TOTAL REVENUES	INVESTIGIENT INCOME - RESTRICTED			714 FRAIID RECOVERY	ASSET MANAGEMENT FEE INCOME	BOOKKEEPING FEE INCOME	MANAGEMENT FEE INCOME	/11 INVESTMENT INCOME - UNRESTRICTED			-					3401 TENANT REVENUE - OTHER	NET TENANT REVENUE		703 3110 GROSS POTENTIAL RENT	OPERA	ENUE	ITEM # DESCRIPTION	LINE ACCT				
1.981	1,020	16	318	627			728	128	700	r		2007	22 603	6,133	*				1		9	,	0,100	3 739	12,731				42,969	6	12,552		,				2		29,329	1,080		,		/0	76	1,005		1,005			APR. 2018	MONTH	CHRRENT		>	
2,043	1,006	.1	339	698			00	000	,		a .	- ACK178	27 386	3,375					,	126	2,725	542	0,-	5 175	15,443				58,032	38	11,21/	,	,	000	830	11.291	14	ı	32,598	2,044		L	,	5/4	57.	1.470	(30)	1,500		000	BUDGET	MONTH				
(62)	14	16	(21)	(71)		120	720	720	! ,		,	14,790	14 703)	2,758			,		, ,	(126)	(2,725)	(542)	(1,407)	(1 437)	(2,712)				(15,063)	(32)	1,335			(000)	(1028)	(11 291)	(12)		(3,269)	(964)		ť	1	(499)	100	(465)	30	(495)			DIFF					
97%	101%	ī.	94%	90%		0/10/10	87370/	8737%	,		1	03/0	030/	182%	1	1	1	,		0%	0%	0%	07.71	730/	82%				74%	15%	112%	1	1.	0%	000	0%	18%	1	90%	53%	,	1	1	13%		67%	0%	67%		00000	RIDGET	N C	2	C)	
7.354	3,121	54	1,891	2,288		2.33	2 004	3,991			c	93,130	2	12.318		1	,	,		ı	8,455	884	17,200	47,200	54 274			100,011	198 347	23	48,815	ı	É	,	29,000	30,000	10	,	114,597	5,894		,	,	2,086	0,000	3 808	,	3,808		ACTOAL	ACTIVI C	TO DATE				
8,171	4.024		1.357	2,791		200	3	33	,			109.545	-	13.500		ī	ř		001	504	10,902	2,167	20,701	00101	61 772			204,141	232 127	150	44,868			3,318	45,100	AE 166	57		130.392	8,177		ï	1	2,297	0,000	7 880	(120)	6,000		BODGE	DINCET.	YEAR	į	C	j	
(817)	(903)	54	534	(503)		3,958		3,958				(16,415)	1,101	(1 182)		e	E	1	(400)	(504)	(2.447)	(1,283)	(3,502)	(1,491)	(7 497)			133,700	(33 780)	(127)	3,947	1	9	(3,318)	(16,157)	(46 (47)	(47)	(101100)	(15 795)	(2,283)	1	1		(211)	12,0121	(550 5)	120	(2.192)			1					
90%	78%	,	139%	82%		######		11973%	1	0		85%	12	01%		F		1	0 /0	00%	78%	41%	83%	00 /0	7088			00/0	אַ אַ	15%	109%	1	1	0%	54%			0	88%	72%			Ē	91%	03%	2010	0%	63%		BUDGET	110	% OF				
24.513	12 071		4 070	8.372		100		100		,		328,636	10,000	10 500			,		710,1	1,100	32 705	6,500	62,104	100,010	105 315			090,000	606 300	450	134,603			9,954	135,497	100	170	001,110	301 176	24.530		•	,	6,890	17,640	1300	(360)	18 000		BUDGET	ANNUAL					
17.159	8 950	(54)	2 179	6.084		(3.891)	(0,001)	(3.891)	ī			235,506	20,102	20 10 1			,	1	1,512	45.00	24 251	5.616	44,904	131,041				498,033	400 000	427	85.788			9,954	106,489	160	20 1	210,019	276 570	18.636				4,804	13,832	(300)	(260)	14 192		REMAINING	BALANCE	BUDGET				

APHA CONSOLIDATED

NET CASH FLOW	DEPRECI	900 TOTAL EX	TOTAL O	0	973 4715 H		971 4610 E	, c	, ,,	: o	Т	7	=	C	C	OTHER F	970 CASHEL	TOTAL G	!		T	1000	GENERAL 962 4590 C	969 TOTAL IN	961 4510 II	INSURANCE	TOTAL PI	F 1400	PROTEC	TOTAL O	943 4430 C	77.				_	_		943		4420	941 4410 L 945 4433 E	51 Acres 1	ITEM # I
HFLOW	DEPRECIATION ADD BACK	900 TOTAL EXPENDITURES	TOTAL OTHER EXPENSES	OTHER ITEMS	HOUSING ASSISTANCE PAYMENTS	DEPRECIATION	EXTRAORDINARY MAINTENANCE	DEBT SERVICE PAYMENT - INTEREST	HUD GRANTS - CAPITAL CONTRIBUTIONS	GROUND LEASE	TRANSFERS FROM PROGRAM TO AMP	INTER AMP EXCESS TRANSFER OUT	INTER-AMP EXCESS TRANSFER IN	OPERATING TRANSFERS OUT	OPERATING TRANSFERS IN	OTHER FINANCIAL ITEMS-SOURCES & (USES)	970 CASH ELOW EBON OBERATIONS	TOTAL GENERAL EXPENSES	N EREST EXPENSE	BAD DEBTS	PAYMENTS IN LIEU OF TAXES	COMPENSATED ABSENCES	4590 OTHER GENERAL EXPENSES	969 TOTAL INSURANCE EXPENSES	INSURANCE	NCE	TOTAL PROTECTIVE SERVICES	PROTECTIVE SERVICES CONTRACT COSTS	PROTECTIVE SERVICES	TOTAL ORDINARY MAINT & OPER	OTHER MISCELLANEOUS CONTRACT COSTS	ROUTINE MAINTENANCE	JANITORIAI	PLUMBING	ELECTRICAL	UNIT TURNAROUNDS	LANDSCAPE & GROUNDS	ELEVATOR MAINTENANCE	GARBAGE & TRASH	CONTRACT COSTS	MATERIALS	EMPLOYEE BENEFITS - MAINTENANCE	ORDINARY MAINT & OPERATIONS	DESCRIPTION
2,189		40,780	.	1	1 1		1	1	2		1	ı		ı		681.7	40,780	3,308	3,018	ï	i	290		1.338	1,338					1	2,757		1,600	Ľ	c	r	495	450	642		1,839	2,428	1 1 1 1 1 1 1 1	APR 2018
2,327		55,705	6 693	r i	г п	1	2,526	1	4,167		r.	ı	1			9.020	49.012	3,964	3,005	83	1	875		1.882	1,882					13,729	1,000	2 875	125	83	1		458	200	625		625	6,186	ם מיייי	MONTH
(138)		(14,925)	(6 693)				(2,526)	1	(4,167)	i.		1	,	1 1		(6,831)	(8,232)	(656)	13	(83)	, ,	(585)		(543)	(543)					(2,908)	2,757	(2 875)	1,475	(83)	1	. :	37	250	17	i	1214	(3,758)		
94%		73%	00/			į	0%	ř	0%	6.3	1	1	ı	, ,		24%	83%	83%	100%	0%		33%		71%	71%	1	.	r a		79%	0%	00%	1280%	0%			108%	225%	103%	10	294%		BUDGET	MTD
36,073		162.274					r	E.	c	ı	a -		()	c 1		36,073	162,274	16,742	15,172	i i		1,570		5,353	5,353					35,702	9.692	360	2,272	i		,,,,,	1 980	810	2,039	0,007	5,084	10,691	ACTUAL	TO DATE
9,308		222.819	26 772		,	1	10,105	ı	16,667	,	,	. ,				36,080	196,047	15.855	12,021	333		3,500		7.526	7,526					54.916	11,500	-	500	333		1,000	1 822	800	2,500	4,300	10,205	24,745	BUDGET	TO DATE
26,766		(60 545)	(000 700)	i	7	i	(10,105)		(16,667)		()					(6)	(33.773)	887	3,150	(333)		(1,930)		(2.173)	(2,173)					(19.214)	(11,250)		1,772	(333)		<u>+</u>	147	10	(461)	4,304	(7,321)	(14,054)		!
388% _		73%	8 .	,	x	e	0%		0%		. ,		- 1	,		100%	83%	106%	126%	0% -	1	45%			71%	ŀ		i	100	65%	2%		454%	0%		100%	1000/	101%	82%	203%	28%		BUDGET	YTD
27,923	000	80.316			r	,	30,316		50.000					1		108,239	588,141	47,564	36,064	1 000	,	10,500		22.579	22.579				101110	164 749	34,500		1,500	1.000	. 9	0,000	5 500	2,400	7,500	7,500	30,615	74,234	BUDGET	ANNUAL
(8,150)	000	80.316 506 183		į.		,	30,316		50,000	t: 1	- 1		а	,		72,166	425.867	30.822	20,892	1000	4	8,930	38	17 226	17.226			,	140,041	120 047	34,250		(772)	1.000	1	3,520		1,590	5,461	2,416	27,731	63,543	REMAINING	BALANCE

APHA CONSOLIDATED ACCOUNT DETAIL

TOTAL OTHER GENERAL EXPENSES	4590.6 OTHER FEES				TOTAL GENERAL EXPENSES	TOTAL ADMINISTRATIVE	4190.9 CONTRACT COST - ADMIN				C							4130 EGA	ADMINISTRATIVE OFFICE EXPENSES	EXPENSES	TOTAL HUD PHA GRANTS	3410.2 PORT IN AUMINISTRATIVE FEES EARNEL	3410 SECTION 8 HAP INCOME	_	3401 CAPITAL FUND REVENUE - SOFT COSTS	HUD PHA GRANTS	ITEM # DESCRIPTION INCOME	LINE ACCT
290	1	1	ī	290		6,133	100	1	118	1	516	912	4,213	1	F	196	/8	I o			29,329		29,329		1		APR, 2018	CURRENT
875	1	ī	ı	875		3,375	138	17		542	179	375	600	400	208	500	417				32,598	1 1	32,598	1	ī		BUDGET	CURRENT
(585)		í	T	(585)		2,758	(38)	(17)	118	(542)	337	537	3,613	(400)	(208)	(304)	(339)				(3,269)	1 1	(3,269)	1	ĭ		DIFF	
33%		ı	1	33%		182%	73%	0%	ı	0%	288%	243%	702%	0%	0%	39%	19%				90%	1 1	90%	1	Ē.		BUDGET	MTD
1,570		1	ī	1,570		12.318	512	Ê	297		638	3,320	5,977	ω	982	496	93				114.597	LI	114,597	ı	e		ACTUAL	YEAR TO DATE
3,500	r		r	3,500		13.500	550	67	,	2,167	717	1.500	2,400	1,600	833	2,000	1,667				130.392	r r	130,392		1		BUDGET	YEAR TO DATE
(1,930)	ı	,	1	(1,930)		(1.182)	(38)	(67)	297	(2.167)	(79)	1.820	3.577	(1.597)	149	(1,504)	(1,574)			1001	(15 795)	1 1	(15,795)				DIFF	
45%	, ,		ı	45%			93%													00/0	280/	ı ı	88%	1 1			BUDGET	% OF
10,500			ı	10,500	10,000	40 500	1,650	200		6,500	2 150	4 500	7 200	4 800	2.500	6,000	5,000				201 176	1	391,176				BUDGET	
8,930	1	-		8.930	201,02	28 482	1.138	200	(297)	6,500	1,100	1 180	1 222	4 797	1.518	5.504	4.907			210,013	276 570	1	276.579	- 30			REMAINING	BUDGET



COCC - STATEMENT OF NET POSITION

176 200	167 160 171 172 173 174	161 168 162 163 164 165	142 143 143.1 144 145 146	ASSETS 111 115 112 113 114 100 121 122 124 126 126 126 126 126 126 127 128 128 128 128 128 128 128 128 128 128
Investments in Joint Ventures Total Non-Current Assets Total Assets Deferred Outflows of Resources - Pension Plan Total Assets & Deferred Outflows of Resources	Construction in Progress Total Fixed Assets - Net of Accumulated Depreciation Notes, Loans, Mortgages Receivable - Non Current Notes, Loans, Mortgages Receivable - Non Current - Past Due Grants Receivable - Non Current Other Assets	Non-current Assets: Fixed Assets Land Infrastructure Buildings Furniture, Equipment & Machinery- Dwellings Furniture, Equipment & Machinery - Administration Leasehold Improvements Accumulated Depreciation	Prepaid Expenses and Other Assets Inventories Allowance for Obsolete Inventory Interprogram Due From Assets Held for Sale Amounts To Be Provided Total Other Current Assets Total Current Assets	Current Assets: Cash Unrestricted Cash - Restricted Mod and Development Cash - Restricted Mod and Development Cash - Restricted Mod and Development Cash - Tenant Security Deposits Total Cash Accounts Receivable - PHA Projects Accounts Receivable - HUD Other Projects Accounts Receivable - Other Government Accounts Receivable - Miscellaneous Accounts Receivable - Tenants Dwelling Rents Allowance for Doubtful Accounts - Dwelling Rents Allowance for Doubtful Accounts - Current Fraud Recovery Allowance for Doubtful Accounts - Fraud Accrued Interest Receivable Total Receivables - Net of Allowances for doubtful accts Investments - Unrestricted Investments - Restricted Prepaid Expenses and Other Assets
837,067	688,519	500,000 2,758 43,659 - 176,236	148,548	101,800 2,497 104,297 44,251
511.1 512 512.1 512.1 500	509 510 511	502 503 504 505 507 508 508.1	353 350 300 DEFERRE 400 EQUITY: 501	LIABILITIES Cur 311 Ban 312 Acco 321 Acco 322 Acco 324 Acco 325 Acco 327 Acco 328 Acco 329 Acco 320 Acco 321 Acco 321 Acco 321 Acco 322 Acco 322 Acco 323 Acco 324 Acco 325 Acco 327 Inter 348 Loar 348 Curr 348 Curr 349 Curr 349 Curr 349 Curr 349 Curr 349 Curr 349 Non 340 Non 351 Loar 355 Non 351 Loar
Restricted Net Position Undesignated Fund Balance/Retained Earnings Unrestricted Net Position Total Equity Total Liabilities and Equity	Reserved Fund Balance: Fund Balance Reserved for Encumbrances/ Designated Fund Balance Fund Balance Reserved for Capital Activities Total Reserved Fund Balance	Project Notes (HUD) Long-term Debt - HUD Guaranteed Net HUD PHA Contributions Other HUD Contributions Other Contributions Total Contributed Capital Net Investment in Capital Assets		Current Liabilities: Bank Overdraft Accounts Payable <= 90 Days Accounts Payable <> 90 Days Past Due Accrued Wage/Payroll Taxes Payable Accrued Compensated Absences - Current Portion Accrued Compensated Absences - Current Portion Accrued Contingency Liability Accounts Payable - HUD PHA Projects Accounts Payable - PHA Projects Accounts Payable - Other Government Tenant Security Deposits Unearned Revenue Current Portion of Long-term Debt - Capital Projects Current Portion of Long-term Debt - Operating Borrowings Loan Liabilities - Other Interprogram Due To Total Current Liabilities: Long-term Debt, Net of Current - Capital Projects Net Pension Liability & OPEB Accrued Compensated Absences - Non Current Noncurrent Liability - Non Current Noncurrent Liability - Non Current Noncurrent Liabilities - Other Noncurrent Liabilities - Other Total Current Noncurrent Liabilities - Other
130,294 818,813 837,067		688,519	2,497 16,840 18,254	1,414 1,414

	938	933	932	931			924	923	921	2		916								218	911	,	OPE	700	720	715	714			711	708	706	703					/04	703		REV	LINE	
TOTA	4390	4330	4320	4310	UTILITIES	TOTA	4230			ENA	TOTA								4	4182		ADMI	RATIN	TOTA								0,	3431	3690	3120	3110		3422		OPEF	REVENUE	ACCT	
TOTAL UTILITIES	SEWER AND OTHER			WATER	TIES	TOTAL TENANT SERVICES	OTHER			-	TOTAL ADMINISTRATIVE	OTHER		TBAVEL	OFFICE EXPENSE	AUVER ISING & MARKETING	BUCKREETING FEELS	BOOKKEEDING FEED				ADMINISTRATIVE	OPERATING EXPENDITURES	700 TOTAL REVENUES	INVESTMENT INCOME - RESTRICTED	OTHER REVENIE	FRALID RECOVERY	ASSET MANAGEMENT FEE INCOME	MANAGEMENT FEE INCOME	INVESTMENT INCOME - UNRESTRICTED	OTHER GOVERNMENT GRANTS	HUD PHA OPERATING GRANT CFP / S8	1 NET OPERATING REVENUE	0 TENANT REVENUE - MAINTENANCE		2. 1		2 LESS: VACANCY LOSS		OPERATING INCOME	DESCRIPTION		
16	l t	16	1	í				T.	1		21,646	5,850		1		1	1	1	ï	3,608	12,188		2/8/1	44 075	11,8/5		î	1	ı	1		-				r			•		APR, 2018	MONTH	CURRENT
104	42	, i	42	21							21,170	2,067		1	1	i	1		167	4,623	14,314		23,256		11,125		1	830	11,291	10	ı		,		ı.	c			ı		BUDGET	MONTH	CURRENT
(88)	(42)	16	(42)	(21)			1	3	3		475	3,783	T	ī	н	ī	r	ŗ	(167)	(1,015)	(2,126)		(11,381)		750		Y	(830)	(11,291)	(10)	1					1			5		DIFF		
15% _	0%	1 2	0%	700	11			ı	í		102%	283%	1	,	i	ï	ı	,	0%	78%	85%		51%		107%	1	ı	0%	0%	0%	, ;	.			C S	.	0%	,	,		BUDGET	MTD	% OF
964		54	013	3			1	r	ť		78,997	11,404		1	,	r.	i.	1	1	16,180	51,413		77,147		48,139	Ī	Ü	1	29,008	1				1					,		ACTUAL	TO DATE	YEAR
417	167	107	167	93				e :	ı.		84,681	8,267		ī	Ĕ.	r.		1	667	18,493	57,255		93,025		44,501		1	3,318	45,166	40							.	1			BUDGET	TO DATE	YEAR
547	(167)	540	(86)	(00)			,	t :	ı		(5,684)	3,137		r	ε.	r	1		(667)	(2,313)	(5,842)		(15.878)		3,638	1	1	(3,318)	(16,157)	(40)							.	1			DIFF		
231%	0%	248%	4%		ŀ		r		,		93%	138%		I.	ı	1	,		0%	87%	90%		83%		108%	1	1		•	0%	. 1					10	0%				BUDGET	OTY O	% OF
1,250	500	500	250)							254.043	24,800		1	1	ı	ı		2,000	55,478	171.765		279.074		133,503	1		9,954	135,497	120								1 3 3	re .		BUDGET	ANNIIAI	
286	500	(413)	253				no S	. ,			175.046	13,396	io (c				ı		2,000	39,298	120 352		201.927		85,364	1		9,954	106 489	120											REMAINING	BALANCE	BIDORT

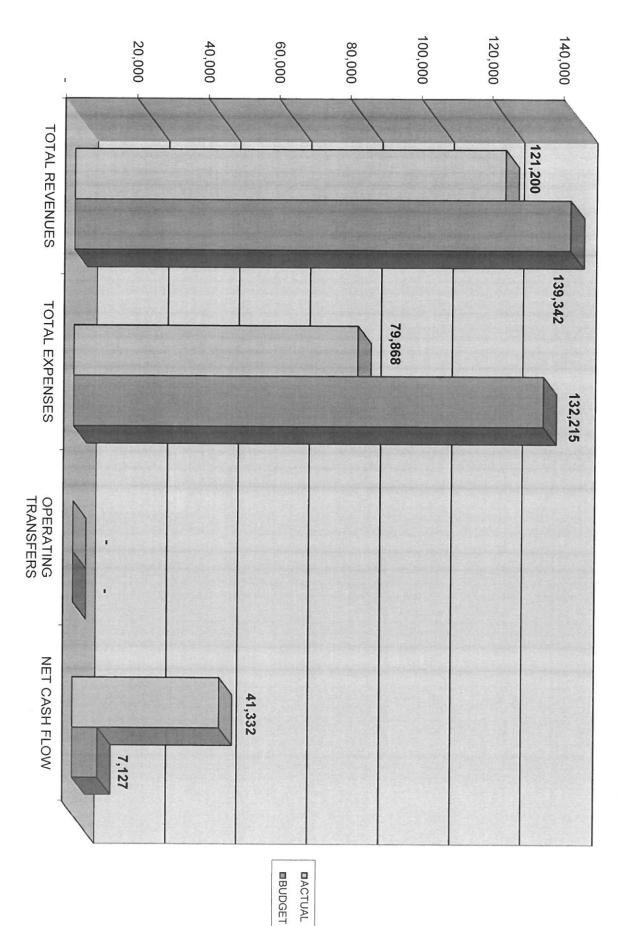
CENTRAL OFFICE COST CENTER

90.604 (8.198) 91% 271.811 	(7,680)		90,604		82,406 - (5,259)	97% - -1656%	(10.626)	22,651	(10,021)	DEPRECIATION ADD BACK NET CASH FLOW
			11			31.	(75.4)	22.00	24 807	TOTAL EXPENDITURES
						т и т				973 4715 HOUSING ASSISTANCE PAYMENTS OTHER ITEMS - TRANS TO RESERVES
			· ·	1. 1.		1 1		x 1	S 1 1	DEBT SERVICE PAYMENT - PRINCIPAL 971 4610 EXTRAORDINARY MAINTENANCE DEPRECIATION
	11	1.	î i	. 1 1			K as a	6 6 5	1 E (HUD GRANTS - CAPITAL CONTRIBUTIONS DEBT SERVICE PAYMENT - INTEREST
	e i i i	r c	r	,		,	- 1	1		TRANSFERS FROM PROGRAM TO AMP GROUND I FASE
			x - c	х т				1 1	1. 1	INTER AMP EXCESS TRANSFER OUT
* * * * * * * * * * * * * * * * * * *			1 1			1 1	t 1			OPERATING TRANSFERS OUT
-217%	2,421 (7,680)	2,421	Ī	(5,259)	- 1	-1656%	(10,626)	605	(10,021)	OTHER FINANCIAL ITEMS-SOURCES & (USES) OPERATING TRANSCERS IN
	90,604 (8,198)	90,604		82,406	1 1	97%	(754)	22,651	21.897	969 TOTAL OPERATING EXPENDITURES
45%	3.333 (1.818)	3.333		1.515	- 1	28%	(598)	833	235	TOTAL GENERAL EXPENSES
				1 1		1 1	г - 6	1 1		INTEREST EXPENSE
				1 1		1 1	6.20	1 1	, ,	PAYMENTS IN LIEU OF TAXES
1,515 3,333 (1,818) 45% 10,000	3,333 (1,818)	3,333		1,515		28%	(598)	833	235	962 4590 OTHER GENERAL EXPENSES COMPENSATED ABSENCES
	(2,173)	1	2,173		1	0%	(543)	543		GENERAL EXPENSES
	(2,173)		2,173	1	1	0%	(543)	543		961 4510 INSURANCE
		 	 .			Р				TOTAL PROTECTIVE SERVICES INSURANCE
			f (f	1 1						4480 PROTECTIVE SERVICES CONTRACT COSTS PROTECTIVE SERVICES OTHER
930 930			930	930	75	p.				TOTAL ORDINARY MAINT & OPER PROTECTIVE SERVICES
250 - 250			250	250						943 4430 OTHER MISCELLANEOUS CONTRACT COSTS
							,			JANITORIAL BOLITIME MAINTENANCE
										EXTERMINATION
			1	,			1			PLUMBING
		i i	i	1		ac :				UNIT TURNAROUNDS
						1 1			10	LANDSCAPE & GROUNDS
	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		ï						ELEVATOR MAINTENANCE
		e e	i i	ï		τ	,	31.	200	943 GARBAGE & TRASH COOLING / AIR CONDITIONING
680 - 680 -			680 -	680		T.	,	1		943 4420 MATERIALS
		с ж 6 э	e se	10 315		r r	1 1	1 1	o a	4433
IB 7	TO DATE YTD BUDGET DIFF BUDGET	TO DATE BUDGET		TO DATE		MTD	DIFF	MONTH	MONTH <u>APR, 2018</u>	ACCT # ORDINA
YEAR YEAR % OF	YEAR			YEAR		% OF		CURRENT	CURRENT	

CENTRAL OFFICE COST CENTER

TOTAL OTHER GENERAL EXPENSES	4590.6 OTHER FEES	4590.5 ASSET MANAGEMENT FEE			TOTAL GENERAL EXPENSES	TOTAL ADMINISTRATIVE	4190.9 CONTRACT COST - ADMIN				C							4130 FGAI	ADMINISTRATIVE OFFICE EXPENSES	EXPENSES	TOTAL HUD PHA GRANTS	3410.2 PORT IN ADMINISTRATIVE FEES EARNE		3410 SECTION 8 HAP INCOME	3401.1 CFP CAPITAL EXPENDITURES		HUD PHA GRANTS	INCOME # DESCRIPTION	ACCT	
235	1	ı	1	235		5,850	100	,	118	1	516	806	4,212	1	1	20) 0	70			1	,	1		1			APR, 2018	MONTH	CURRENT
833		1	ı	833		2,067		1	ı	500	83	250	500	150	83	83	41/	1				1	ı	1	ı			BUDGET	MONTH	CURRENT
598	1	1	ī	598		(3,783)	(100)	1	(118)	500	(433)	(556)	(3,712)	150	83	63	339)				1		,		1		DIFF		
28%	1	1	ŗ	28%		283%		ì	ı	0%	619%	323%	842%	0%	0%	24%	19%)		H		1	ı	L	ı	,		BUDGET	MTD	
1.515		ı		1.515		11.404	320	1	297	č	567	2,848	5,974	ω	982	320	93					1			1			ACTUAL BI	TO DATE	\ \ \ \
3,333	1			3.333	11	8.267															,	1		1 9		ı		BUDGET	TO DATE	;
1,818	1	ı		1.818	0,101	(3.137)	(320)		(297)	2,000	(233)	(1,848)	(3,974)	597	(649)	13	1,574											DIFF		
45%				45%		138%														1		1 1	1	,				BUDGET	ALA AD)
10,000		,	0,000	10 000	17,000	24 800	1	ı,	,	6,000	1.000	3,000	6,000	1.800	1,000	1,000	5,000											BUDGET	ANNUAL	
8,485		,	0,100	2 125	10,000	13 306	(320)	1	(297)	6.000	433	152	26	1 797	18	680	4,907							1	1			REMAINING	BALANCE	

RIDGEDALE



RIDGEDALE - STATEMENT OF NET POSITION

Reserved Fund Balance: Fund Balance Reserved for Encumbrances/ Designated Fund Balance Fund Balance Reserved for Capital Activities Total Reserved Fund Balance Restricted Net Position Undesignated Fund Balance/Retained Earnings Unrestricted Net Position	511.1 512 512.1	1,149,843	Deferred Outflows of Resources - Pension Plan Deferred Outflows of Resources - Pension Plan	200
Reserved Fund Balance: Fund Balance Reserved for E Designated Fund Balance Fund Balance Reserved for C Total Restricted Net Position Undesignated Fund Balance/	511.1	1	I otal Non-Current Assets	
Reserved Fund Balance: Fund Balance Reserved for E Designated Fund Balance Fund Balance Reserved for C Total			Total No. C.	
Reserved Fund Balance: Fund Balance Reserved for E Designated Fund Balance Fund Balance Reserved for C		r	Other Assets Investments in Injections	174 176
Reserved Fund Balance: Fund Balance Reserved for E Designated Fund Balance	511	E	Grants Receivable - Non Current	173
Reserved Fund Balance: Fund Balance Reserved for E	710		Notes, Loans, Mortgages Receivable - Non Current - Past Due	172
Reserved Fund Balance:	509	1,012,070	Notes, Loans, Mortgages Receivable - Non Current	171
			Total Fixed Asset Not of Asset Life J. Communication in Progress	160
The second secon		(316,658)	Accumulated Depreciation	166
Net Investment in Capital Assets	508.1		Leasehold Improvements	165
i cui continuuta capitai		48,213	Furniture, Equipment & Machinery - Administration	164
Care Continuadons	508		Furniture, Equipment & Machinery- Dwellings	163
Other HUD Contributions	505	1 180 514	Buildings	162
Net HUD PHA Contributions	504	100,000	Infrastructure	168
Long-term Debt - HUD Guaranteed	503		Fixed Assets	161
Project Notes (HUD)	502		Non-current Assets:	
Contributed Capital		137,773	Total Current Assets	150
Investment in General Fixed	501	83.732	Total Other Current Assets	
Deterred inflows of Resources -	5 40		Amounts To Be Provided	146
RED INFLOWS OF RESOURCES	DEFER		Assets Held for Sale	145
	300	ı	Interprogram Due From	144
Total Noncurrent Liabilities	350		Inventories	143
Noncurrent Liabilities - Other	353	(485)	Prepaid Expenses and Other Assets	142
Loan Liability - Non Current	355	84,217	Investments - Restricted	132
Accrued Compensated Abse	354		Investments - Restricted for Payments of Current Liabilities	135
Net Pension Liability & ODER	357		Investments - Unrestricted	131
Non-current Liabilities:	!	1,441	Total Receivables - Net of Allowances for doubtful accts	120
3	310		Accrued Interest Receivable	671
Interprogram Due To	347		Allowance for Doubtful Accounts - Fraud)
Accrued Liabilities - Other	346	1	Fraud Recovery	128
Other Current Liabilities	345	E S	Notes and Mortgages Receivable - Current	127
Current Portion of Long-term	348		Allowance for Doubtful Accounts - Other	126.2
Current Portion of Long-term	343	1,441	Allowance for Doubtful Accounts - Dwelling Rents	126.1
Unearned Revenue	342		Accounts Receivable - Tenants Dwelling Rents	126
Tenant Security Deposits	341	SE	Accounts Receivable - Other Government	125
Accounts Payable - Other Go	333	1	Accounts Receivable - HUD Other Projects	7 7
Accounts Payable - PHA Pro	332		Accounts Receivable - PHA Projects	2 7
Accounts Payable - HUD PH	331		Receivables	
Accrued Interest Payable	325	52,601	Total Cash	100
Accrued Contingency Liability	324	6,028	Cash - Tenant Security Deposits	114
Accrued Compensated Abse	322		Cash - Other restricted	113
Accrised Wage/Pawall Taxon	301		Cash - Restricted Mod and Development	112
Accounts Payable <= 90 Day	313	+0,070	Cash - Restricted for Payment of Current Liabilities	115
Bank Overdraft	3 1 1	46 573	Unrestricted	111
Current Liabilities:			Current Assets:	
ILITIES	LIABI			MOOETO
w . IW O T W M M D D W O L F M W W B	Current Liabilities: Bank Overdraft Accounts Payable <= 90 Days Past Due Accounts Payable >90 Days Past Due Accrued Wage/Payroll Taxes Payable Accrued Compensated Absences - Current Portion Accrued Contingency Liability Accrued Contingency Liability Accrued Contingency Liability Accrued Contingency Liability Accrued Payable - HUD PHA Projects Accounts Payable - Other Government Tenant Security Deposits Unearned Revenue Current Portion of Long-term Debt - Capital Projects Current Portion of Long-term Debt - Operating Borrowings Loan Liabilities - Other Interprogram Due To Total Current Liabilities Accrued Compensated Absences - Non Current Loan Liability & OPEB Accrued Compensated Absences - Non Current Loan Liability - Non Current Loan Liabilities - Other Noncurrent Liabilities - Other	UITY: ISRRE	11 311 312 313 312 322 332 332 332 332 3	Care In Cash Liabilities Cash - Restricted Mod and Development Cash - Restricted Mod and Development Cash - Restricted Cash - Restricted Cash - Other Foreicts Cash - Other Foreic

RIDGEDALE

بسرين	938	933	932	931	1900	The second second				921			910	046								912	917	07.17		700	720	715	714				711	80/	706								/04	703		REV	ITEM	LINE	
ΤΟΤΑΙ	4390	4330	4320	4310	UTILITIES	TOTAL		4230	4220.	4220	TENAI	TOTAL	4190	100							4171	4182	4110	A A	i c	101										3431	3 0	3450	3430	3404	3401		3422			REVENUE	#	ACCT	
TOTAL UTILITIES			ELECTRICITY	WATER	TIES	TOTAL TENANT SERVICES	(OTHER		TENANT SERVICES	TENANT SERVICES	TOTAL ADMINISTRATIVE	CIER		TBAVEI	TECAL EXPENSE	OFFICE EXPENSE	ADVERTISING & MARKETING	BOOKKEEPING FEES	MANAGEMENT FEES	AUDITING FEES	EBC - ADMIN		ADMINISTRATIVE ADMINISTRATIVE	AND TOTAL REVENUES		INVESTMENT INCOME - RESTRICTED	OTHER REVENUE	FRAUD RECOVERY	ASSET MANAGEMENT FEE INCOME	BOOKKEEPING FEE INCOME	MANAGEMENT FEE INCOME	INVESTMENT INCOME - UNRESTRICTED	OTHER GOVERNMENT GRANTS	HAP SUBSIDY				O TENANT REVENUE - MAINTENIANCE			NET TENANT REVENUE	Z LESS: VACANCY LOSS		-		DESCRIPTION	4	
1,965	1,020		318	627		728	128	100	. 1	i:		957	283	1	Ţ	,				ı	,	131	543		31,093		0/0	676	ı	,	1	i	N	1	29,329	1.080		1	9	70	76	1 005		1,005			APR, 2018	MONTH	CURRENT
1,939	964		298	677		œ	œ) ₁	- 1			6,216	1,308	ï	1	ť		120	126	2 725	375	552	1,129		34,836	30	26	3 ,	0.0			,	4	L	32,598	2.104		4		5/4	1,000	1 530	(30)	1,500			BUDGET	MONTH	CURRENT
27	56	7	31	(50)		720	720	1	l a			(5.259)	(1,025)	E	E	1	- 11	(021)	(436)	(2725)	(375)	(421)	(586)		(3.742)	(32)	584	1	,			. ((2)		(3,269)	(1.024)		ī	î	(499)	1007	(165)	30	(495)			DIFF		
101%	106%	107 /0	107%	039/		8737%	8737%		1			15%	22%	ř.	1	,	1	0%	000	0%	0%	24%	48%		89%	15%	/38%						60%		90%	51%	,	E	e	13%	0//0	670/	0%	67%			BUDGET	MTD	% OF
6,391	3 121	9/0	2,291		0.00	3 991	3,991	,	ř			14 134	914	,		1	,		0,400	0 455	20,0	1 020	2.861		121,200	23	676		,		,	ē	10		114 597	5.894			or:	2,086	3,000	3 000		3,808			ACTUAL	TODATE	YEAR
7,754	3 857	1,190	2,707	0 101		22	33	£	E		1	24 864	5,233	1	î		,	504	208,01	1,300	1,500	3 300	4 517		139,342	150	367						17	000	130 392	8,417		1	,	2,297	6,120	2 420	(120)	6.000			BUDGET	TODATE	YEAR
(1.364)	(736)	(212)	(416)		0,000	3 058	3,958	e	ı		10,100	(40 730)	(4.319)	ı		ı	r	(504)	(2,441)	(616)	(1,109)	(1,000)	(1 656)		(18,142)	(127)	310	-	1			(3)	9 -	(10,100)	(15 705)	(2.523)		,	1	(211)	(2,0/2)		120	(2 192)			2		
82%	810/	82%	85%		113/3/0	110730/	11973%		1		3/ /0	707	17%	(r	Ç	r.	0%	78%	59%	40%	0000	630/		87%	15%	184%	1	ā	ï	,	0.80	n 00/	00%	7000	70%		,	1	91%	63%	10	0%	63%		BUDGET	T Y I		200
23,263	11 671	3,570	8,122		100	100	100	1	1		14,090	74 500	15 700		e	ſ	ı	1,512	32,705	4,500	0,626	13,330	13 550		417.306	450	1,100	1	,	,		00	7 ,	391,170	201 176	24 530		1	r	6,890	17,640	1000	(360)	18 000		BUDGEL	ANNUAL		
16,872	0	2,592	5,831		(3,881)	(3 904)	(3.891)		,		60,459	200	14 786				a	1,512	24,251	3,616	5,606	10,589		1000	572 685	427	424	,	×	r	i.	40	2/6,5/9	6/0,0/2	2000	18 626			1	4,804	13,832	1000	(360)	14 103		REMAINING	BALANCE	BUUGET	5

RIDGEDALE

NET CASH FLOW	DEPRECIATION ADD BACK	900 TOTAL EXPENDITURES	TOTAL OTHER EXPENSES	OTHER ITEMS-TRANS FROM RESERVES	973 4715 HOUSING ASSISTANCE PAYMENTS		971 4610 EXTRAORDINARY MAINTENANCE	DEBT SERVICE PAYMENT - PRINCIPAL	INTEREST NOTES AND BONDS	HUD GRANTS - CAPITAL CONTRIBUTIONS	GROUND LEASE	TRANSFERS FROM PROGRAM TO AMP	INTER AMP EXCESS TRANSFER OUT	INTER-AMP EXCESS TRANSFER IN	OPERATING TRANSFERS OUT	OPERATING TRANSFERS IN	OTHER FINANCIAL ITEMS-SOURCES & (USES)	970 CASH FLOW FROM OPERATIONS	969 TOTAL OPERATING EXPENDITURES	IOIAL GENERAL EXPENSES	ואוריקים האדרותים	INTERPEST EXPENSE	BAD DEDTO	COMPENSALED ABSENCES	962 4590 OTHER GENERAL EXPENSES	GENER/	969 TOTAL INSURANCE EXPENSES	901 4310 INSURANCE	=	TOTAL PROTECTIVE SERVICES	PROTECTIVE SERVICES OTHER	4480 PROTECTIVE SERVICES CONTRACT COSTS	PROTECTIVE SERVICES	TOTAL	943 4430 OTHER MISCELL ANEOLIS CONTRACT COSTS		EXIERMINATION	PLUMBING	ELECTRICAL	UNIT TURNAROUNDS	LANDSCAPE & GROUNDS	CABINETS		943 GARBAGE & TRASH	943 4420 MATERIALS	4433	4410	ORDINARY MAINT & OPERATIONS		
12,210		18,883				1				, ,					,			12,210	18.883	3,073	3,018)	r	,	55		1,338	1,338				STS -	10.821	1			1,600				495		450	642	1,839	610	2,428	APR, 2018	MONTH	CURRENT
1.782		33,054	6,693		,			2.526	4,10	4 167						ε		8,475	26,361	3,130	3,005	83			42		1,338	1,338				ī	13,729		2,875	1	125	83			458			625	625		6,186	BUDGET		_
10,428		(14,170)	(6,693)		1	,	(1,010)	(2.526)	(4,107)	(4 167)						i		3,735	(7.477)	(57)	13	(83)	1	T	13		(0)	(0)				E	(2,908)	2,757	(2,875)	,	1,475	(83)			37		250	17	1,214	(1,941)	(3,758)	DIFF		
685%	.	57%	0%	1	1	£	. 3	0% -	0%	000	1		í i	c	r ·	1		144%	72%	98%	100%	0%	1	1	132%		100%	100%	1	P		ı	79%		0%		1280%	0%	1	1	108%	67.073	225%	1000/	294%	24%	39%	BUDGET	MTD	% OF
41,332		79,868			ı					,	,				r:	,		41.332	79,868	15,227	15,172	1			55		5,353	5,353					34,772	9,692		į.	2,272	1		,	1.980	010	2,039	2	4,404	2,884	10.691	ACTUAL	TO DATE	YEAR
7,127		132,215	26,772	I	1		10,100	10 105	16,667	,			1			i		33.899	105,443	12,521	12,021	333	1	1	167		5,354	5,354				1	54,916		11,500		500	333		,	1 833	000	2,500)	2,500	10,205	24.745	BUDGET	TO DATE	YEAR
34,205		(52,348)	(26,772)	1	, ,	. 1	(10,100)	(10 105)	(16,667)		,		,					7.433	(25.576)	2,705	3,150	(333)	,	1	(112)		(0)	(0)					(20.144)	9,692	(11,500)		1.772	(333)		. :	147	10	(461)		1,904	(7.321)	(14 054)	DIFF		
580%	. [60%	0%	ı		u a	0%	00/	0%		1			0				122%	76%	122%	126%	0%	,		33%	The state of the s	100%	100%		.	1	,	63%		0%	1	454%	0%			108%	101%	82%		176%	28%	43%	BUDGET	YTD	% OF
20,660		396.646	80.316	ı	C 9		30,316	200	50,000				3	1		Œ		100 976	316.330	37,564	36,064	1,000	0		500		16,061	16,061					164,749	1	34,500		1 500	1 000		0,000	5 500 ·	2,400	7,500		7,500	30 615	74 234	BUDGET	ANNUAL	
255,907		316.778	80.316			,	30,316	2	50,000		,	3	,	,			A	336 223	236 462	22,337	20,892	1,000			445		10.708	10,708		.		r	129,977	(9,692)	34,500	/	(772)	1 000		0,020	3 730 -	1,590	5,461	100	3,096	27 731	63 543	REMAINING	BALANCE	BUDGET

RIDEGEDALE ACCOUNT DETAIL

TOTAL OTHER GENERAL EXPENSES	4590.6 OTHER FEES	,	4590 OTHER GENERAL EXPENSE	TOTAL GENERAL EXPENSES	TOTAL ADMINISTRATIVE	4190.9 CONTRACT COST - ADMIN	4190 EVICTION COST	4190 CONTRACT COST-COPIER/SECURITY	4190 OFFICE SUPPLIES	4190.3 POSTAGE	4190.2 TELEPHONE/COMMUNICATIONS	4190 SUNDRY	4170 ACCOUNTING	4150 TRAVEL	4140 STAFF TRAINING	4130 LEGAL	ADMINISTRATIVE OFFICE EXPENSES	EXPENSES	TOTAL HUD PHA GRANTS	3410 SECTION 8 HAP INCOME 3410.1 ADMINISTRATIVE FEES EARNED 3410.2 PORT IN ADMINISTRATIVE FEES EARNED	3401.1 CFP CAPITAL EXPENDITURES	HUD PHA GRANTS	LINE ACCT ITEM # DESCRIPTION INCOME
55		,	55		283	t	1	ı	ì	. 0	106	_		1	176	E			29,329	29,329	1 (MONTH APR, 2018
42		ı	42		1,308	138	17	ı İ	42	9 2	125	100	250	125	417	T.			32,598	32,598	1 1		CURRENT MONTH BUDGET
(13)	1 1		(13)		1.025	138	17	, ,	45	O -	1 0	001	27.0	125	240				(3.269)	(3,269)			DIFF
132%		1	132%		22%	0%	0%	' '	0%	0%	050/	1%	0%	0%	42%				90%	90%			% OF MTD BUDGET
55		ï	55		914	192	i i			4/2	100	ა ,	- 1		176				114 597	114,597			YEAR TO DATE ACTUAL
167		1	167		5.233	550	67	10/	383	383	400	1,000	200	500	1 667				130 392				YEAR TO DATE BUDGET
112			112	- 11	- 1	358												10,100	(15 795)	(15,795)	r		DIFF
33%	1 1	ı	33%																7088				% OF YTD BUDGET
500		ı	500	10,700	15 700	1 650	20 ,	500	1,150	1,500	1,200	3,000	1,500	3,000	n 000 1			11.	204 476	391,176	ı		ANNUAL
445	i i	1	445			1 458												- 1	276 570	276,579	·		BUDGET BALANCE REMAINING

Tenants Accounts Receivable April 30, 2018

		April 30, 2	018
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		(sp. 60 () p
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	- ,,,,,,	om ongo
NCH I			
M. Ocasio		\$ 24.42	Work order
J. Oquendo		555.00	Rent
NCH I Total	\$579.42		TOM:
NCH II	76		
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	10.20	work order (reordary)
Cornell Colony	4120.00		
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	12.77	Bulance on face fee
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	107.10	" alor (1 cordary and March)
	,00 1110		

GRAND TOTAL \$4,420.88

WRITE OFFS for Delaney	*WRITE OFFS for NCH K. Garcia\$2,370.35	*WRITE OFFS for Ridgedale Total RD \$0
Total Delaney \$0	Total NCH \$2,370.35	
*WRITE OFFS for Lakeside Park I Total LPI \$0	*WRITE OFFS for Lakeside Pa	ark II *WRITE OFFS Cornell
	Total LPII \$0	Total Cornell \$0
	Approved—Tracey Rudy, Chi	ef Executive Office

Submitted by: Penny Pieratt, Comptroller

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.

Delancy Heights Preventive/Annual Inspections Lakeside I Preventive Maintenance Inspections Lakeside Park II Preventive/Annual Inspections Ridgedale Preventive/Annual Inspections North Central Heights I Preventive/AI North Central Heights II Preventive/AI Cornell Colony Preventive/AI	3 2 1 2 2 5 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	ő
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

	10.	nr-18	
	-	~	
			-

Lakeside Park I - (16 units) Unit # Bdrm Mov TOTAL LAKESII	Delaney Heights - (50 units) Unit # Bdrm Move 526 1 1/25/ 529 1 1/26/ 506 0 3/12/ 520 1 3/12/ TOTAL DELANE
Bdrm TOTAL L	ights - (50 <u>Bdrm</u> 1 1 0 1 TOTAL E
e-Out	Rhts - (50 units) Bdrm Move-Out Move-In #D: 1 1/25/2018 4/3/2018 1 1/26/2018 0 3/12/2018 1 3/12/2018 1 3/12/2018 1 3/12/2018 1 3/12/2018 1 3/12/2018 1 3/12/2018
Move-In	Move-In 4/3/2018 4/3/2018
Move-In #Days in Mgmt	#Days in Mgmt 12 13
#Days in Maint.	#Days in Maint, 56 85 Open
#Vacancy Days	#Vacancy Days 68 22
Reason For Vacancy	Reason For Vacancy Deceased Mold issues/moved to 524 No notice No notice

Т	316/367	329/346	208/236	328/321	327/325	326/329	305/318	315/358	320/351	311/342	319/355	307/326	304/314	321/349	308/330	318/359	204/220	317/363	314/354	306/322	322/345	325/333	310/338	309/334	313/350	207/232	Unit #/Add	Lakeside Park II - (63 units)
OTAL LA	٢	щ	↦	₽	۳	H	ω	ω	4	ω	ω	ω	2	2	2	2	4	ш	2	2	ω	۳	2	ω	L	-	Bdrm	rk II - (63
KESIDE PARK			3/2/2018	2/16/2018	2/16/2018	1/31/2018	1/31/2018	1/8/2018	1/8/2018	1/8/2018	1/5/2018	1/5/2018	11/29/2017	11/15/2017	11/15/2017	10/9/2017	3/31/2017	10/10/2016	7/12/2016	2/16/2016	1/19/2016	12/10/2015	9/3/2015	8/31/2015	7/31/2015	6/1/2015	Move-Out	units)
TOTAL LAKESIDE PARK II VACANT - 4	3/30/2018	4/30/2018		3/7/2018	3/2/2018	3/2/2018	3/5/2018	4/2/2018	4/2/2018	3/23/2018	3/30/2018	3/23/2018	3/9/2018	3/26/2018	3/15/2018	3/29/2018		3/30/2018	3/30/2018	3/14/2018	3/26/2018	3/5/2018	3/27/2018			4/25/2018	Move-In	
4																											#Days in Mgmt	
																										The state of the s	#Days in Maint	
_	_																									#Vacancy Days	# 7	
Transferred to RAD 321	Transferred to RAD 325	Transferred to RAD 329	Iransferred to RAD 337	Transferred to RAD 341	Transferred to RAD 317	Transferred to RAD 302	Transferred to RAD 239	Transferred to RAD 225	Transferred to RAD 255	Transferred to RAD 248	Transferred to RAD 241	Transferred to RAD 229	Transferred to RAD 208	Transferred to RAD 212	No reason given	No notice given	Moved to NCH	Moved to Cornell	Evicted	Abandoned unit	No notice given	Criminal activity	Moved out of town	Transferred to NCH	Tax fraud	Reason For Vacancy		

Cornell Colony - (44 units) Unit # Bdrm Move-Out Move Supplementarial 38222 3 12/12/2017 3/1/2 38288 3 12/12/2017 4/6/2 38178 3 1/9/2018 4/2/2 38192 3 1/12/2018 4/6/2 TOTAL CORNELL VACANT - 0	North Central Heights II - (32 units) Unit # Bdrm Move-Out M 743 3 4/9/2018 TOTAL NCH II VACANT - 1	North Central Heights I - (40 units) Unit # Bdrm Move-Out N 610 3 4/23/2018 TOTAL NCH I VACANT - 1	Ridgedale - (36 units) Unit #/Add Bdrm Move-Out Move-I 05/736 1 8/15/2017 25/725 2 10/31/2017 36/703 2 1/3/2018 34/707 3 3/8/2018 TOTAL RIDGEDALE VACANT - 4
Move-In 3/1/2018 4/6/2018 4/2/2018 4/6/2018	Move-in	Move-in	Move-In
#Days in Mgmt 39 79 77 42	#Days in Mgmt	#Days in Mgmt	#Days in Mgmt
#Days in Maint. 40 37 6	#Days in Maint. Open	#Days in Maint. Open	#Days in Maint. 41 3 26 23
#Vacancy Days 79 116 83	#Vacancy Days	#Vacancy Days	#Vacancy Days
Reason For Vacancy Non payment rent Passed away Moved to NCH	Reason For Vacancy Non Payment Rent	Reason For Vacancy	Reason For Vacancy Health issues No reason stated Moved to 3 bdrm/722 Moved to Cornell

intent to Vacate --

Evictions -

RIDGEDALE 1 BDRM 462 2 BDRM 457 3 BDRM 207 4 BDRM 63 TOTAL 1189	DELANEY HEIGHTS 1 BDRM 255 TOTAL 255
NORTH CENTRAL HEIGHTS 2 BDRM 609 3 BDRM 261 4 BDRM 110 TOTAL 1023	LAKESIDE PARK II 1 BDRM 2 1 BDRM 407 2 BDRM 407 2 BDRM 372 3 BDRM 209 3 BDRM 190 4 BDRM 67 4 BDRM 59 5 BDRM 9 5 BDRM 11 TOTAL 694 TOTAL 1039

CASH ANALYSIS AS OF 4/30/2018

Public Hsg General Fund	ç	-
CD @ Harbor	\$	
Petty Cash	\$	
MM Account	\$	
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

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	(-) = (100	Budget	Variance
Operating Revenues and Expenses		April 30, 2018	April 30, 2018		
Operating Expenses					
Nontechnical Salaries	02 001 4110.00 5		250 MARTINE 2017		
Legal Expense	02 001 4110.00 5	792.54	3,811.34	6,839.32	3,027.98
Staff Training	02 001 4140.00 5	0.00	0.00	466.64	466.64
Accounting Fees	02 001 4170.00 5	272.68	272.68	0.00	(272.68)
COMPUTER SUPPORT/LICENSING	G 02 001 4170.00 5	0.00	0.00	1,366.64	1,366.64
Audit Fees	02 001 4171.00 5	0.00	213.52	0.00	(213.52)
Employee Benefits Cont - Admin	02 001 4182.00 5	0.00 400.29	952.00	1,666.64	714.64
Sundry	02 001 4190.00 5	0.00	1,933.37	2,906.32	972.95
Telephone	02 001 4190.2 5	86.03	0.00	1,000.00	1,000.00
Postage	02 001 4190.3 5	0.00	258.09	500.00	241.91
Eviction Costs	02 001 4190.4 5	0.00	0.00	33.32	33.32
Contract Costs - Admin	02 001 4190 0 6	0.00	0.00	183.32	183.32
Ten Services - After School Program	02 001 4220.2 5	0.00	0.00	666.64	666.64
Water	02 001 4310.00 5	18.47	0.00	500.00	500.00
Electricity	02 001 4320.00 5	234.23	149.90	199.00	49.10
Sewer	02 001 4390.00 5	40.30	1,118.43 159.04	1,482.32	363.89
Labor	02 001 4410.00 5	2,032.58		168.00	8.96
Maintenance Materials	02 001 4420.00 5	649.40	8,214.57	2,041.00	(6,173.57)
Contract Costs	02 001 4430.00 5	600.00	2,206.91	3,333.32	1,126.41
Contract Costs-Pest Control	02 001 4430.1 5	533.33	764.21 2,102.33	1,200.00	435.79
Contact Costs-Plumbing	02 001 4430.2 5	0.00	0.00	463.32	(1,639.01)
Contract Costs - AC	02 001 4430.4 5	880.00		75.00	75.00
Contract Costs - Lawn	02 001 4430.5 5	2,028.00	1,030.00 9,734.00	1,666.64	636.64
Garbage and Trash Collection	02 001 4431.00 5	31.50		7,000.00	(2,734.00)
Emp Benefit Cont - Maintenance	02 001 4433.00 5	478.05	179.18 2,064.62	183.32	4.14
Insurance - Property	02 001 4510.00 5	0.00	0.00	881.64	(1,182.98)
Bad Debts - Other	02 001 4570.00 5	0.00	161.00	6,050.64	6,050.64
Bonneville Interest	02 001 4580.01 5	3,808.16	15,245.18	1,066.64	905.64
Other General Expense	02 001 4590.00 5	0.00	0.00	0.00	(15,245.18)
Management Fees	02 001 4590.02 5	0.00	2,559.73	83.32	83.32
Total Operating Expenses		12,885.56	53,130.10	6,224.32	3,664.59
Operating Revenues		12,000.00	33,130.10	48,247.32	(4,882.78)
Dwelling Rent	02 001 3110.00 5	17,681.00	69,231.91	70,802.32	(1.570.41)
Total Operating Revenues		17,681.00	69,231.91	70,802.32	(1,570.41) (1,570.41)
tal Operating Revenues and Expense	s -	4,795.44	16,101.81		
		4,100,44	10,101.01	22,555.00	(6,453.19)
ner Revenues and Expenses					
ther Revenues and Expenses					
Investment Income - Unrestricted	02 001 3610.00 5	0.00	0.00	00.00	
FHLB Fund Interest - Restricted	02 001 3610.5 5	0.00	0.00	33.32	(33.32)
Other Income - Tenant	02 001 3690.00 5	382.42	0.00 934.42	10.00	(10.00)
Other Income - Community Rental	02 001 3690.5 5	0.00	275.00	2,883.32	(1,948.90)
otal Other De				0.00	275.00
otal Other Revenues and Expenses		382.42	1,209.42	2,926.64	(1,717.22)
	-			2,520.04	(1,7 17.22)
al Other Revenues and Expenses al Net Income (Loss)	-	382.42	1,209.42	2,926.64	(1,717.22)

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

	NOR	H CENTRAL H	EIGHTS II		
Fiscal Year End Date: 12/31/201		1 Month(s) Ended April 30, 2018	4 Month(s) Ended	Budget	Variance
Operating Revenues and Expenses		April 30, 2010	April 30, 2018		
Operating Expenses					
Nontechnical Salaries	02 002 4110.00 5	648.63	3,104.89	5,488.32	2 222 42
Legal Expense	02 002 4130.00 5	0.00	0.00	1,166.64	2,383.43
Staff Training	02 002 4140.00 5	224.56	224.56		1,166.64
Accounting Fees	02 002 4170 00 6	0.00	0.00	0.00 1,366.64	(224.56)
COMPUTER SUPPORT/LICENSI	NG 02 002 4170.2 5	0.00	170.82		1,366.64
Audit Fees	02 002 4171.00 5	0.00	748.00	0.00	(170.82)
Employee Benefits Cont - Admin	02 002 4182.00 5	325.60	1,571.06	1,333.32	585.32
Sundry	02 002 4190.00 5	0.00	0.00	2,328.64	757.58
Telephone	02 002 4190.2 5	0.00	181.56	333.32	333.32
Postage	02 002 4190.3 5	0.00	0.00	150.00	(31.56)
Eviction Costs	02 002 4190.4 5	125.00	360.00	8.32	8.32
Contract Costs - Admin	02 002 4190.9 5	0.00		0.00	(360.00)
Ten Services -	02 002 4220.20 5	262.77	0.00	1,166.64	1,166.64
Water	02 002 4310.00 5	0.00	636.77	333.32	(303.45)
Electricity	02 002 4320.00 5	27.46	0.00	138.00	138.00
Sewer	02 002 4390.00 5	0.00	46.14	404.00	357.86
Labor	02 002 4410.00 5	1,866.32	0.00	37.00	37.00
Maintenance Materials	02 002 4420.00 5	109.81	7,624.43	1,603.64	(6,020.79)
Contract Costs	02 002 4430.00 5	600.00	2,243.58	2,500.00	256.42
Contract Costs-Pest Control	02 002 4430.1 5		680.22	633.32	(46.90)
Contract Costs - Lawn	02 002 4430.3 5	1,633.33	2,881.33	333.32	(2,548.01)
Contract Costs - AC	02 002 4430.4 5	1,622.00	4,866.00	5,500.00	634.00
Contract Costs - Plumbing	02 002 4430.5 5	260.00	370.00	566.64	196.64
Garbage and Trash Collection	02 002 4431.00 5	0.00	0.00	1,166.64	1,166.64
Emp Benefit Cont - Maintenance	02 002 4433.00 5	0.00	2.00	166.64	164.64
Insurance - Property	02 002 4510.00 5	421.24	1,811.89	693.00	(1,118.89)
Bad Debts - Other	02 002 4570.00 5	0.00	0.00	4,748.00	4,748.00
Bonneville Interest	02 002 4580.01 5	2,370.35	2,370.35	1,166.64	(1,203.71)
Other General Expense	02 002 4590.00 5	3,444.92	13,791.03	0.00	(13,791.03)
Management Fees	02 002 4590.02 5	0.00	0.00	166.64	166.64
Total Operating Expenses	02 002 4590.02 5	0.00	3,479.26	4,923.32	1,444.06
Operating Revenues		13,941.99	47,163.89	38,421.96	(8,741.93)
					(0,747.00)
Dwelling Rent	02 002 3110.00 5	14,260.00	56,516.00	55 042 22	E72.00
Total Operating Revenues		14,260.00		55,942.32	573.68
al Operating Revenues and Expens	ses .		56,516.00	55,942.32	573.68
Special Control of the Control of t		318.01	9,352.11	17,520.36	(8,168.25)
ner Revenues and Expenses					
ther Revenues and Expenses					
INTEREST - RESTRICTED	00 000 0.01				
Investment Income - Unrestricted	02 002 3431.00 5	0.00	0.00	21.64	(21.64)
Other Income - Tenant	02 002 3610.00 5	1.31	5.33	100.00	(94.67)
Intal Other Payanus	02 002 3690.00 5	1,493.00	2,976.41	2,200.00	776.41
otal Other Revenues and Expenses	-	1,494.31	2,981.74	2,321.64	
al Other Revenues and Expenses	-	1,494.31	2,981.74	2,321.64	660.10 660.10
al Net Income (Loss)		1,812.32	12,333.85		
				19,842.00	(7,508.15)
					the state of the s

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

					KNELL COLON	NY LLC		
Fiscal Year End Date: 12	/31/2018	4	CCOUNT		1 Month(s) Ended April 30, 2018	4 Month(s) Ended April 30, 2018	Budget	Variance
Operating Revenues and Expe	enses							
Operating Expenses								
Nontechnical Salaries		03.0	01 4110.0	00 5	888.48	4 200 00		
Legal Expense			01 4130.0		0.00	4,282.30	7,740.00	3,457.70
Staff Training			01 4140.0		304.76	0.00	500.00	500.00
Accounting Fees			01 4170.0		0.00	304.76 0.00	0.00	(304.76)
Computer Support/Licensing	Fees		1 4170.2		0.00	234.88	1,166.64	1,166.64
Audit Fees			1 4171.0		0.00	1,088.00	0.00	(234.88)
Employee Benefits Cont - Ad	dmin		1 4182.0		450.04	2,174.80	1,166.64	78.64
Sundry			1 4190.0		350.00	350.00	3,291.32 500.00	1,116.52
Non Capitalized Admin			1 4190.0		0.00	0.00	1,000.00	150.00
Telephone/Communications		03 00	1 4190.2	0 5	184.42	873.69	600.00	1,000.00
Postage		03 00	1 4190.3	0 5	0.00	0.00	33.32	(273.69)
Eviction Costs			1 4190.4		235.00	235.00	183.32	33.32
Water			1 4310.0		57.83	160.46	75.00	(51.68)
Electricity		03 00	1 4320.0	0 5	157.72	591.04	850.32	(85.46) 259.28
Sewer		03 00	1 4390.00	0 5	42.40	114.51	117.00	239.28
Labor			1 4410.00		1,618.58	6.312.86	10,641.32	4,328.46
Materials			1 4420.00		804.64	2,450.98	900.00	(1,550.98)
Contract Costs - Pest Contro	d		1 4430.10		1,658.34	2,266.34	633.32	(1,633.02)
Contract Costs-Lawn			1 4430.30		2,300.00	9,200.00	6.333.32	(2,866.68)
Contract Costs - AC		03 00	1 4430.40	5	75.00	75.00	0.00	(75.00)
Garbage and Trash Collectio	n		1 4431.00		120.18	360.85	66.64	(294.21)
Emp Benefit Cont - Maintena	nce		1 4433.00		561.32	2,602.34	4,483.64	1,881.30
Property Insurance			4510.00		0.00	0.00	5,732.00	5,732.00
Bad Debts - Other			4570.00		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
Total Operating Expenses					9,808.71	41,876.00	52,581.44	10,705.44
Operating Revenues					09/# 201//50//500 - 1/8	. ,	02,001.77	10,700.44
Dwelling Rent		03 001	3110.00	5	22,041.75	82,982.69	93,819.64	(10,836.95)
Total Operating Revenues					22,041.75	82,982.69	93,819.64	(10,836.95)
otal Operating Revenues and E	Expense	s			12,233.04	41,106.69	41,238.20	
					12,200.59	41,100.03	41,230.20	(131.51)
ther Revenues and Expenses								
Other Revenues and Expense	s							
Investment Income - Restricte		03 001	3610.00	5	0.00	8.17	0.00	0.47
Other Income - Misc Other Re	venue		3690.00		1,746.90	6.022.90	500.00	8.17 5.532.00
Contract Costs			4430.00		(499.00)	(1,410.01)	(150.00)	5,522.90 (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 N	lational	03 001	5610.00	5	(4,217.38)	(20,747.14)	(15,525.32)	
Total Other Revenues and Exp	penses				(2,969.48)			(5,221.82)
otal Other Revenues and Exper	nses				(2,969.48)	(16,126.08)	(18,508.64)	2,382.56
					20 22	(16,126.08)	(18,508.64)	2,382.56
otal Net Income (Loss)				_	9,263.56	24,980.61	22,729.56	2,251.05
				-				

LAKESIDE PARK I - PBRA

				LAK	ESIDE PARK I	- PBRA			
Fiscal Year End Date: 12/31/2018		AC	COUNT		1 Month(s) Ended April 30, 2018	4 Month(s) Ende April 30, 2018	d Budget	Variance	
Operating Revenues and Expenses									
Operating Expenses									
Nontechnical Salaries	04	001	4110.00) 5	247.50	1,306.27	2.077.6	4 771.3	7
Legal Expense			4130.00		427.00	427.00	66.6		
Staff Training			4140.00		80.20	80.20	66.6	,	•
Travel			4150.00		0.00	0.00	133.3	(
Accounting Fees	04	001	4170.00	5	0.00	0.00	233.3		
Computer Support/Licensing Fees	04	001	4170.20	5	0.00	85.41	0.0		
Audit Fees			4171.00		0.00	408.00	500.00		6.5
Employee Benefits Cont - Admin			4182.00		60.25	467.31	1,015.00		
Sundry			4190.00		0.00	0.00	900.00	900.0	0
Telephone/Communications			4190.20		205.55	916.44	433.32	(483.12	2)
Postage			4190.30		0.00	0.00	100.00		0
Eviction Costs			4190.40		0.00	0.00	66.64	66.6	4
Ten Services -			4220.00		262.77	1,105.77	0.00		
Water Electricity			4310.00		14.91	63.91	137.64		
Natural Gas			4320.00		74.19	355.92	1,266.64		
Sewer			4330.00		35.96	81.69	39.32	3	
Labor			4390.00		31.20	126.85	250.64		
Maintenance Materials			4410.00		655.00	2,734.74	2,299.00		,
Contract Costs - Pest Control			4430.10	2000	11.29	182.34	1,200.00		
Contract Costs-Lawn				5	1,974.05	2,294.05	233.32	1-1	*
Contract Costs - AC			4430.40		270.00 0.00	1,080.00 1,575.00	960.00		
Contract Costs - Vacancy Turnaroun				5	0.00	0.00	166.64 166.64	()	
Garbage and Trash Collection			4431.00		25.00	109.95			
Emp Benefit Cont - Maintenance			4433.00		174.83	777.58	333.32		
Property Insurance			4510.00		0.00	0.00	693.32 1,554.32		
Bad Debts - Other			4570.00	5	0.00	0.00	166.64	1,554.32 166.64	
Management Fees			4590.01	5	0.00	2,113.72	2,794.00		
GROUND LEASE EXPENSE			4590.03	-	208.33	833.32	833.64	0.32	
Total Operating Expenses					4,758.03	17,125.47			•
Operating Revenues					4,750.03	17,125.47	18,687.60	1,562.13	ľ.
Dwelling Rent	04	001	3110.00	_	COE DO	1 004 10	0.070.00	// BEE 881	
HAP Subsidy			3110.00		625.00	1,224.10	2,979.32	(1,755.22)	
Total Operating Revenues	04	001	3110.01	5	8,997.00	36,204.00	43,586.00	(7,382.00)	9
otal Operating Revenues and Expense					9,622.00	37,428.10	46,565.32	(9,137.22)	
otal operating Nevenues and Expense	75				4,863.97	20,302.63	27,877.72	(7,575.09)	ł.
Other Pevenues and Function									
Other Revenues and Expenses									
Other Revenues and Expenses									
Other Income - Tenant			3690.00		337.60	612.38	0.00	612.38	
Other Income - Laundry			3690.07		178.04	178.04	0.00	178.04	
Contract Costs			4430.00		0.00	(631.25)	(916.64)	285.39	
Other General Expense			4590.02		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	
Total Other Revenues and Expenses					515.64	15,159.17	(3,743.28)	18,902.45	
otal Other Revenues and Expenses					515.64	15,159.17	(3,743.28)	18,902.45	
otal Net Income (Loss)					5,379.61	35,461.80	24,134.44	11,327.36	

LAKESIDE PARK II - PBRA

		KESIDE PARK I	I - PBRA			
Fiscal Year End Date: 12/31/	2018 ACCOUNT	1 Month(s) Ended April 30, 2018	4 Month(s) Ended April 30, 2018	l Budget	Variance	
Operating Revenues and Expens	es		April 50, 2016			
Operating Expenses						
Nontechnical Salaries	04 002 4110.00			1_1004040000000000000000000000000000000		
Legal Expense	04 002 4110.00			7,678.00	2,765.37	
Staff Training	04 002 4130.00	5 0.00		166.64	166.64	
Travel	04 002 4150.00			166.64	(138.12)	
Accounting Fees	04 002 4170.00		0.00	500.00	500.00	
Computer Support/Licensing Fe	ees 04 002 4170.20		0.00	966.64	966.64	
Audit Fees	04 002 4171.00		336.29	0.00	(336.29)	
Employee Benefits Cont - Adm.	in 04 002 4182.00		1,496.00	1,166.64	(329.36)	
Sundry	04 002 4190.00	5 255.50	1,743.76	3,759.32	2,015.56	
Bank Fees	04 002 4190.19		255.50 648.35	2,533.32	2,277.82	
Telephone/Communications	04 002 4190.20		0.00	0.00	(648.35)	
Postage	04 002 4190.30		0.00	1,800.00	1,800.00	
Eviction Costs	04 002 4190.40	0.00	0.00	366.64	366.64	
Water	04 002 4310.00 5		139.89	166.64	166.64	
Electricity	04 002 4320.00 5		1,893.46	562.32	422.43	
Natural Gas	04 002 4330.00 5	0.00	34.32	5,208.64	3,315.18	
Sewer	04 002 4390.00 5		222.53	160.64 1,023.00	126.32	
Labor	04 002 4410.00 5	2,536.12	10,675.42		800.47	
Maintenance Materials	04 002 4420.00 5		641.02	9,023.32 2,233.32	(1,652.10)	
Contract Costs - Pest Control	04 002 4430.10 5	1,275.95	2,555.95		1,592.30	
Contract Costs-Lawn	04 002 4430.30 5		4,252.00	1,000.00 3,933.32	(1,555.95)	
Contract Costs - AC	04 002 4430 40 5	0.00	0.00	166.64	(318.68)	
CONTRACT COSTS-PLUMBING	G 04 002 4430.50 5	0.00	0.00	166.64	166.64 166.64	
Garbage and Trash Collection	04 002 4431 00 5		1,462.92	1,166.64		
Emp Benefit Cont - Maintenance	04 002 4433.00 5		2,965.93	2,673.32	(296.28)	
Property Insurance	04 002 4510.00 5	0.00	0.00	6,319.00	(292.61) 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			
Operating Revenues		10,540.00	70,740.49	96,190.56	25,450.07	
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)	
otal Operating Revenues and Exp	enses	25,597.33	18,740.44	66,050.08	(47,309.64)	
				***************************************	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
ther Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5	0.00	0.00	200.00		
Other Income - Tenants	04 002 3690.00 5	(91.79)	0.00	333.32	(333.32)	
Collection Loss Recovery Prior Y	ear 04 002 3690.01 5	0.00	(271.00)	1,000.00	(1,271.00)	
Other Income - Laundry	04 002 3690.07 5	701.06	329.70	0.00	329.70	
Leave with no Notice	04 002 3690.16 5	0.00	701.06	0.00	701.06	
Contract Costs	04 002 4430.00 5	0.00	66.00 0.00	0.00	66.00	
Other General Expense	04 002 4590.02 5	(175.81)	(175.81)	(666.64)	666.64	
Interest on Loan	04 002 5610.00 5	(3,697.67)	(8,409.51)	(2,300.00)	2,124.19	
TRANSFER IN	04 002 9110.00 5	0.00	102,779.56	0.00	(8,409.51)	
Total Other Revenues and Expen	ises			0.00	102,779.56	
otal Other Revenues and Expense		(3,264.21)	95,020.00 95,020.00	(1,633.32)	96,653.32	
otal Net Income (Loss)		180 APO (180 APO)		(1,633.32)	96,653.32	
(Edda)		22,333.12	113,760.44	64,416.76	49,343.68	

DELANEY HEIGHTS - PBRA

	DE	LAN	IEY HEIGHTS	S - 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	04 003 4110.00	5	742.50	3,918.79	6.233.32	224450	
Legal Expense	04 003 4130.00		0.00	0.00	166.64	2,314.53	
Staff Training	04 003 4140.00		240.60	240.60	166.64	166.64	
Travel	04 003 4150.00		0.00	0.00	400.00	(73.96) 400.00	
Accounting Fees	04 003 4170.00		0.00	0.00	833.32	833.32	
Computer Support/Licensing Fees	04 003 4170.20		0.00	266.90	0.00	(266.90)	
Audit Fees		5	0.00	1,224.00	1.166.64	(57.36)	
Employee Benefits Cont - Admin		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		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		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		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		6,600.00	6,795.00	333.32	(6,461.68)	
Garbage and Trash Collection	04 003 4431.00		88.00	222.19	1,066.64	844.45	
Emp Benefit Cont - Maintenance	04 003 4433.00		539.81	2,400.82	2,158.64	(242.18)	
Property Insurance	04 003 4510.00		0.00	0.00	5,034.00	5,034.00	
Bad Debts - Other	04 003 4570.00		0.00	487.50	166.64	(320.86)	
Management Fees	04 003 4590.01		0.00	4,164.63	6,666.64	2,502.01	
GROUND LEASE EXPENSE	04 003 4590.03 5	5 _	2,916.67	11,666.68	11,667.00	0.32	
Total Operating Expenses			15,005.39	47,508.67	61,593.56	14,084.89	
Operating Revenues				8			
Dwelling Rent	04 003 3110.00 5	5	3,455.17	12,190.37	11,132.64	1,057.73	
HAP Subsidy	04 003 3110.01 5	5	14,263.00	57,404.00	88,312.00	(30,908.00)	
Total Operating Revenues		-	17,718.17	69,594.37	99,444.64	The same of the sa	
otal Operating Revenues and Expens	ses		2,712.78			(29,850.27)	
•			2,712.76	22,085.70	37,851.08	(15,765.38)	
ther Revenues and Expenses							
Other Revenues and Expenses							
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	(200.00) 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	
Total Other Revenues and Expenses	3		678.48	21,455.86			
otal Other Revenues and Expenses			678.48	21,455.86	(1,799.96)	23,255.82	
otal Net Income (Loss)			3,391.26	43,541.56	36,051.12	7,490.44	
						7,700.77	

RIDGEDALE APARTMENTS LLC

	RIDG	RIDGEDALE APARTMENTS LLC						
Fiscal Year End Date: 12/31/20	18 ACCOUNT	1 Month(s) Ended April 30, 2018	4 Month(s) Ended April 30, 2018	Budget	Variance			
Operating Revenues and Expenses	5							
Operating Expenses								
Nontechnical Salaries	07 000 4440 00	5						
Legal Expense	07 002 4110.00 : 07 002 4130.00 :		2,860.98	4,516.64	1,655.66			
Staff Training	07 002 4140.00	- 0.00	0.00	1,666.64	1,666.64			
Travel	07 002 4140.00		176.44	500.00	323.56			
COMPUTER SUPPORT/LICENS	ING 07 002 4170.2		0.00 192.18	1,000.00	1,000.00			
Audit Fees	07 002 4171.00		884.00	0.00	(192.18)			
Employee Benefits Cont - Admin	07 002 4182.00 5		1,020.03	1,500.00 2,208.64	616.00 1,188.61			
Sundry	07 002 4190.00 5		0.00	566.64	566.64			
Postage	07 002 4190.03 5		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		471.78	500.00	28.22			
Eviction Costs	07 002 4190.4 5		0.00	66.64	66.64			
Tenant Services	07 002 4220.00 5		3,991.04	33.32	(3,957.72)			
Water Electricity	07 002 4310.00 5		2,291.16	2,707.32	416.16			
Sewer	07 002 4320.00 5		978.26	1,190.00	211.74			
Labor	07 002 4390.00 5 07 002 4410.00 5		3,121.14	3,857.00	735.86			
Maintenance Materials	07 002 4410.00 5		10,690.95	24,744.64	14,053.69			
Contract Costs	07 002 4430.00 5		4,403.76	2,500.00	(1,903.76)			
Pest Control	07 002 4430.1 5		9,692.30 2,272.00	11,500.00 500.00	1,807.70			
Contract Costs-Lawn	07 002 4430.3 5	.,	1,980.00	1,833.32	(1,772.00) (146.68)			
Contract Costs-Air Conditioning	07 002 4430.4 5		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-Centen	nial 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			
Total Operating Expenses		17,545.06	74,514.43	105,442.68	30,928.25			
Operating Revenues								
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)			
Total Operating Revenues		30,333.66	118,404.66	136,272.00	(17,867.34)			
Total Operating Revenues and Expe	nses	12,788.60	43,890.23	30,829.32	13,060.91			
**								
Other Revenues and Expenses								
Other Revenues and Expenses								
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			
Total Other Revenues and Expens		760.02	2,795.64	2,829.96	(34.32)			
Total Other Revenues and Expenses		760.02	2,795.64	2,829.96	(34.32)			
Total Net Income (Loss)		13,548.62	46,685.87	33,659.28	13,026.59			
				=				

		Tenants Account May 31, 20	
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		Datance of fate fee
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	
M. Rosius		60.60	Garbage Electric
S. Roux		56.61	
S. Itour		30.01	Electric
Lakeside II Total	\$576.29		
NCH I	\$370.29		
R. Massaline		¢ 46.50	W. 1 1
M. Ocasio		\$ 46.50	Work order
NCH I Total	\$70.92	24.42	Work order
NCH II	\$70.92		
A. Cuevas		057.26	T
D. Cuevas		\$57.36	Late fee
M. Packer		24.42	Work order
F. Strouse		33.75	Work order
A. Tolar		7.00	Balance on late fee
	*	25.77	Work order (December)
S. Vazquez	01=0 ==	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

*WRITE OFFS for NCH J. Oquendo \$985.28 Total NCH \$985.28

*WRITE OFFS for Ridgedale Total RD \$0

Total Delaney \$0

*WRITE OFFS for Lakeside Park I Total LPI \$0

*WRITE OFFS for Lakeside Park II *WRITE OFFS Cornell
A. Roper \$1,607.90

Total LPII \$0

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 Lakeside I Preventive Maintenance Inspections	6
Lakeside Park II Preventive/Annual Inspections	3 2 3 5 5
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

TO TO						The second secon
AND ADDRESS OF THE PERSON OF T					The state of the s	A CONTRACT OF THE PERSON OF TH
Delaney Heights - (50 units)	(50 units)					
Unit # Bdrm	m Move-Out	Move-In	#Davs in Memt	#Dave in Maint	#//	
529 1	-+	The second secon	1007011110111101111	TURYS III WIGHTE.	#Vacancy Days	Reason For Vacancy
506 0			and the same of th	60		Mold issues/moved to 524
	- -	5/29/2018	21	54	And the second s	No notice
		0102/62/6	31	31	62	Deceased
101	TOTAL DELANEY HEIGHTS VACANT	GHTS VACAN	T-2			
Lakeside Park I - (16 units)	16 units)					
Unit # Bdrm	m Move-Out	Move-In	#Days in Mom+	*D2:: 1		And the second s
25 2	-		The state of the s	Trays III IVIGITIL.	#Vacancy Days	Reason For Vacancy
TOTA	TOTAL LAKESIDE PARK I VACANT - 1	RKIVACANT			The state of the s	Family emergency
Lakeside Park II - (63 units)	63 units)			And the second s		
Unit #/Add Bdrm	m Move-Out	Move-In	#Davs in Memt	#Dave in Maint	#\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
313/350 1		5/30/2018	11000	Trays III IVIdIIIL.	#vacancy Days	Reason For Vacancy
309/334 3	8/31/2015	5/17/2018				Transferred to NCH
204/220 4	3/31/2017		The second secon		Company and the company of the compa	Moved out of town
208/236 1	3/2/2018					No notice given
TOTA	TOTAL LAKESIDE PARK II VACANT	K II VACANT	-2			Iransferred to RAD 329
Ridgedale - (36 units	its)					
Unit #/Add Bdrm	m Move-Out	Move-In	#Days in Mgmt	#Davs in Maint	#Wacancy Days	Dogos Cos Vo
05/736 1	8/15/2017			41	in a mountage Days	Health issued
25/725 2	10/31/2017			w ;	The second secon	No sociolo etchili
36/703 2	1/3/2018		The second secon	36		Mored to 3 bd (700
34/707 3	3/8/2018		And the second section of the second section of the second section of the second section secti	22		Moved to 3 parm//22
TOTA	TOTAL RIDGEDALE VACANT - 4	ACANT - 4		23		Moved to Cornell
SUBMITTED BY PENNY PIERATT, COMPTROLLER		And the control of th				Anne in elle militarie i respendente estamente e e e e e e e e e e e e e e e e e e

Onlit # Bdrm Move-Out Move-In #Days in Mgmt #Days in Maint. #Vacancy Days Reason For Vacancy 610 3 4/23/2018 36 2 2 2 2 2 Non payment rent Non payment rent
--

SUBMITTED BY PENNY PIERATT COMPTECTION	TOTAL 1010	404	341		TOTAL	5 BDRM	4 80	3 80	101AL 158 2.BI	158	HEIGHTS	WAITING LIST	Evictions -	Intent to Vacate	Apr-18
	AL 947)RM 541	NORTH CENTRAL HEIGHTS	TAL 678	DRM 8	4 BDRM 68	3 BDRM 206		1 BDRM 5	LAKESIDE PARK I				
			3 BDRM	CORNELL COLONY	TOTAL	5 BDRM	4 BDRM	3 BDRM	2 BDRM	1 BDRM	LAKESIDE PARK II				
		100	262		1013	10	61	196	381	365					
															Page 3

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	Ş	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

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

		1/4	CE	NIKAL HEIGH	15 MGM1			
Fiscal Year End Date: 12/31/2018	A	CCOUNT		1 Month(s) Ended May 31, 2018	5 Month(s) Ended May 31, 2018	l Budget	Variance	
Operating Revenues and Expenses					, - ,			
Operating Expenses								
Nontechnical Salaries	00 0	04 4440 0			C14004000000000000000000000000000000000			
Legal Expense		01 4110.0			4,720.78	8,549.1		
Staff Training		01 4130.0			0.00	583.3		
Travel		01 4140.0		0.00	272.68	0.00	,	
Accounting Fees		01 4150.0		102.10	162.18	0.00	, , , , , , , , , , , , , , , , , , , ,	
COMPUTER SUPPORT/LICENSING	2 02 00	01 4170.00	0 5		0.00	1,708.30		
Audit Fees				0.00	213.52	0.00		
Employee Benefits Cont - Admin		01 4171.00		0.00	952.00	2,083.30		
Sundry		1 4190.00		409.22	2,342.59	3,632.90		
Telephone		1 4190.00		0.00	0.00	1,250.00		
Postage		1 4190.2		86.03	344.12	625.00		
Eviction Costs			5	0.00	0.00	41.65		
Contract Costs - Admin		1 4190.4	5	0.00	0.00	229.15		
Ten Services - After School Program		1 4190.9	5	70.38	70.38	833.30		
Water		1 4220.2	5	0.00	0.00	625.00		
Electricity		1 4310.00		61.39	211.29	248.75	37.46	
Sewer		1 4320.00		409.06	1,527.49	1,852.90		
Labor		1 4390.00		52.43	211.47	210.00	, ,	
		1 4410.00		1,982.23	10,196.80	2,551.25	(7,645.55)	
Maintenance Materials Contract Costs		1 4420.00		563.42	2,770.33	4,166.65	1,396.32	
		1 4430.00		6,571.45	7,335.66	1,500.00	(5,835.66)	
Contract Costs-Pest Control		1 4430.1	5	0.00	2,102.33	579.15	1.1/	
Contact Costs-Plumbing Contract Costs - AC		1 4430.2	5	0.00	0.00	93.75	93.75	
Contract Costs - AC		1 4430.4	5	0.00	1,030.00	2,083.30		
		1 4430.5	5	2,028.00	11,762.00	8,750.00	(3,012.00)	
Garbage and Trash Collection		1 4431.00		45.00	224.18	229.15	4.97	
Emp Benefit Cont - Maintenance Insurance - Property		1 4433.00		787.43	2,852.05	1,102.05	(1,750.00)	
Bad Debts - Other		4510.00		0.00	1,512.66	7,563.30	6,050.64	
Bonneville Interest		4570.00		985.28	1,146.28	1,333.30	187.02	
Other General Expense		4580.01	1000	3,806.04	19,051.22	0.00	(19,051.22)	
		4590.00		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	
Total Operating Expenses Operating Revenues				18,928.98	73,571.74	60,309.15	(13,262.59)	
Dwelling Rent	02 001	3110.00	5	14,393.30	83,625.21	88,502.90	(4,877.69)	
Total Operating Revenues				14,393.30	83,625.21	88,502.90		
otal Operating Revenues and Expense	s						(4,877.69)	
•				(4,535.68)	10,053.47	28,193.75	(18,140.28)	
ther Revenues and Expenses								
Other Revenues and Expenses								
Investment Income - Unrestricted	02 001	3610.00	5	24.17	24.17	41.65	(17.48)	
FHLB Fund Interest - Restricted		3610.5	5	0.00	0.00	12.50		
Other Income - Tenant		3690.00	N	745.48	1,679.90	3,604.15	(12.50) (1,924.25)	
Other Income - Community Rental			5	0.00	275.00	0.00	275.00	
Total Other Revenues and Expenses			A-75	769.65				
otal Other Revenues and Expenses				769.65	1,979.07	3,658.30	(1,679.23)	
otal Net Income (Loss)				(3,766.03)	12,032.54			
(4444)				(3,700.03)	12,032.54	31,852.05	(19,819.51)	

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

	NOR	TH CENTRAL H	EIGHTS II		
Fiscal Year End Date: 12/31/20	18 ACCOUNT	1 Month(s) Ended May 31, 2018	5 Month(s) Ended May 31, 2018	Budget	Variance
Operating Revenues and Expenses	1		, 0 1, 20 70		
Operating Expenses					
Nontechnical Salaries	02 002 4110.00 5	7/0 /0	2.2		
Legal Expense	02 002 4130.00 5	740.48	3,845.37	6,860.40	3,015.03
Staff Training	02 002 4140.00 5	0.00	0.00	1,458.30	1,458.30
Travel	02 002 4150.00 5		224.56	0.00	(224.56)
Accounting Fees	02 002 4170.00 5		133.56	0.00	(133.56)
COMPUTER SUPPORT/LICENS	ING 02 002 4170.00 5		0.00	1,708.30	1,708.30
Audit Fees	02 002 4171.00 5	0.00	170.82	0.00	(170.82)
Employee Benefits Cont - Admin	02 002 4182.00 5	0.00	748.00	1,666.65	918.65
Sundry	02 002 4190.00 5	332.63	1,903.69	2,910.80	1,007.11
Telephone	02 002 4190.2 5	0.00	0.00	416.65	416.65
Postage	02 002 4190.3 5	0.00	181.56	187.50	5.94
Eviction Costs	02 002 4190.4 5	0.00	0.00	10.40	10.40
Contract Costs - Admin	02 002 4190.4 5	0.00	360.00	0.00	(360.00)
Ten Services -	02 002 4220.20 5	87.97	87.97	1,458.30	1,370.33
Water	02 002 4220.20 5	0.00	636.77	416.65	(220.12)
Electricity	02 002 4310.00 5	60.00	60.00	172.50	112.50
Sewer	02 002 4320.00 5	160.24	206.38	505.00	298.62
Labor	02 002 4410.00 5	0.00	0.00	46.25	46.25
Maintenance Materials	02 002 4410.00 5	1,815.35	9,439.78	2,004.55	(7,435.23)
Contract Costs	02 002 4430.00 5	521.21	2,764.79	3,125.00	360.21
Contract Costs-Pest Control	02 002 4430.00 5	6,571.45	7,251.67	791.65	(6,460.02)
Contract Costs - Lawn	02 002 4430.1 5	0.00	2,881.33	416.65	(2,464.68)
Contract Costs - AC	02 002 4430.4 5	1,622.00	6,488.00	6,875.00	387.00
Contract Costs - Plumbing	02 002 4430.5 5	670.00	1,040.00	708.30	(331.70)
Garbage and Trash Collection	02 002 4431.00 5	0.00	0.00	1,458.30	1,458.30
Emp Benefit Cont - Maintenance	02 002 4433.00 5	5.50	7.50	208.30	200.80
Insurance - Property	02 002 4510.00 5	663.45	2,475.34	866.25	(1,609.09)
Bad Debts - Other	02 002 4570.00 5	0.00	1,187.00	5,935.00	4,748.00
Bonneville Interest	02 002 4580.01 5	0.00	2,370.35	1,458.30	(912.05)
Other General Expense	02 002 4590.00 5	3,443.01	17,234.04	0.00	(17,234.04)
Management Fees	02 002 4590.00 5	0.00	0.00	208.30	208.30
Total Operating Expenses	02 002 4590.02 5	0.00	3,479.26	6,154.15	2,674.89
Operating Revenues		16,826.85	65,177.74	48,027.45	(17,150.29)
Dwelling Rent	02 002 3110.00 5	12 000 00	70.005.00		
Total Operating Revenues	02 002 3110.00 5	13,869.00	70,385.00	69,927.90	457.10
otal Operating Revenues and Expen	292	13,869.00	70,385.00	69,927.90	457.10
The second of th	363	(2,957.85)	5,207.26	21,900.45	(16,693.19)
ther Revenues and Expenses					
Other Revenues and Expenses					
INTEREST - RESTRICTED	02 002 2424 05 -	2.7-			
Investment Income - Unrestricted	02 002 3431.00 5	0.00	0.00	27.05	(27.05)
Other Income - Tenant	02 002 3610.00 5	19.34	24.67	125.00	(100.33)
Total Other Revenues and Expense	02 002 3690.00 5	229.17	3,205.58	2,750.00	455.58
)S	248.51	3,230.25	2,902.05	328.20
otal Other Revenues and Expenses		248.51	3,230.25	2,902.05	328.20
otal Net Income (Loss)		(2,709.34)	8,437.51	24,802.50	(16,364.99)
	,				

AVON PARK HOUSING AUTHORITY Budgeted Income Statement CORNELL COLONY

CORNELL COLONY LLC

	C	ORNELL COLOR	NY LLC			
Fiscal Year End Date: 12/31/201			5 Month(s) Ended May 31, 2018	d Budget	Variance	
Operating Revenues and Expenses			, 0., 20.0			
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5	1,022.08	5.004.00			
Legal Expense	03 001 4130.00 5	0.00	5,304.38	9,675.00	4,370.62	
Staff Training	03 001 4140.00 5		0.00	625.00	625.00	
Travel	03 001 4150.00 5	181.26	304.76 181.26	0.00	(304.76)	
Accounting Fees	03 001 4170 00 5	0.00	0.00	0.00	(181.26)	
Computer Support/Licensing Fees	03 001 4170.20 5	0.00	234.88	1,458.30	1,458.30	
Audit Fees	03 001 4171.00 5	0.00	1,088.00	0.00 1,458.30	(234.88)	
Employee Benefits Cont - Admin	03 001 4182.00 5	460.26	2,635.06	4,114.15	370.30	
Sundry	03 001 4190.00 5	0.00	350.00	625.00	1,479.09	
Non Capitalized Admin	03 001 4190.01 5	0.00	0.00	1,250.00	275.00 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 Water	03 001 4190.40 5	(110.00)	125.00	229.15	104.15	
Electricity	03 001 4310.00 5	14.91	175.37	93.75	(81.62)	
Sewer	03 001 4320.00 5	268.05	859.09	1,062.90	203.81	
Labor	03 001 4390.00 5	31.20	145.71	146.25	0.54	
Materials	03 001 4410.00 5	1,595.48	7,908.34	13,301.65	5,393.31	
Contract Costs - Pest Control	03 001 4420.00 5	151.12	2,602.10	1,125.00	(1,477.10)	
Contract Costs-Lawn	03 001 4430.10 5	0.00	2,266.34	791.65	(1,474.69)	
Contract Costs - AC	03 001 4430.30 5	2,300.00	11,500.00	7,916.65	(3,583.35)	
Garbage and Trash Collection	03 001 4430.40 5 03 001 4431.00 5	250.00	325.00	0.00	(325.00)	
Emp Benefit Cont - Maintenance	03 001 4431.00 5	53.68	414.53	83.30	(331.23)	
Property Insurance	03 001 4510.00 5	917.62	3,519.96	5,604.55	2,084.59	
Bad Debts - Other	03 001 4570.00 5	0.00	1,433.00	7,165.00	5,732.00	
Management Fees	03 001 4590.01 5	1,607.90 0.00	5,769.38	1,172.90	(4,596.48)	
Total Operating Expenses	35 55. 1566.67 5		4,036.71	7,036.65	2,999.94	
Operating Revenues		8,927.98	52,236.98	65,726.80	13,489.82	
Dwelling Rent Total Operating Revenues	03 001 3110.00 5	21,673.00	104,655.69	117,274.55	(12,618.86)	
1. If a grant of the control of the		21,673.00	104,655.69	117,274.55	(12,618.86)	
otal Operating Revenues and Expen	ses	12,745.02	52,418.71	51,547.76		
		12,140.02	32,410.71	51,547.75	870.96	
ther Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	03 001 3610.00 5	0.00	0.47		121111120	
Other Income - Misc Other Revenue	03 001 3690 00 5	1,941.40	8.17 7.964.30	0.00	8.17	
Other Income - Community Center F	Re 03 001 3690.50 5	125.00	125.00	625.00 0.00	7,339.30	
Contract Costs	03 001 4430.00 5	(199.95)	(1,609.96)	(187.50)	125.00	
Other General Expense	03 001 4590 02 5	(3,180.00)	(3,180.00)	(4,166.65)	(1,422.46)	
Interest on Loan - Heartland Nationa	03 001 5610 00 5	(3,957.98)	(24,705.12)	(19,406.65)	986.65 (5,298.47)	
Total Other Revenues and Expense	S	(5,271.53)	(21,397.61)		TOTAL STREET, TOTAL STREET	
otal Other Revenues and Expenses		(5,271.53)	(21,397.61)	(23,135.80)	1,738.19 1,738.19	
otal Net Income (Loss)		7,473.49	31,021.10			
		=======================================	=======================================	28,411.95	2,609.15	

LAKESIDE PARK I - PBRA

				LA	KESIDE PARK I	- PBRA		
Fiscal Year End Date: 12/31/2018		AC	COUNT		1 Month(s) Ended May 31, 2018	5 Month(s) Ende May 31, 2018	d Budget	Variance
Operating Revenues and Expenses						, - 1, - 0 10		
Operating Expenses								
Nontechnical Salaries	04	1 001	4110.0	0 5	207.00	1 200		
Legal Expense			4130.0		297.60	1,603.87	2,597.05	
Staff Training			4140.0		640.90	1,067.90	83.30	(984.60)
Travel			4150.0		0.00	80.20	83.30	3.10
Accounting Fees			4170.00		47.70	47.70	166.65	118.95
Computer Support/Licensing Fees			4170.20		0.00	0.00	291.65	291.65
Audit Fees	04	001	4171.00) 5	0.00	85.41	0.00	(85.41)
Employee Benefits Cont - Admin			4182.00		0.00	408.00	625.00	217.00
Sundry	04	001	4190.00	5	80.49	547.80	1,268.75	720.95
Telephone/Communications			4190.20		0.00	0.00	1,125.00	1,125.00
Postage			4190.30		205.49	1,121.93	541.65	(580.28)
Eviction Costs			4190.40		0.00	0.00	125.00	125.00
Ten Services -			4220.00		0.00	0.00	83.30	83.30
Water	04	001	4310.00	5	0.00	1,105.77	0.00	(1,105.77)
Electricity			4310.00		14.91	78.82	172.05	93.23
Natural Gas			4320.00		89.78	445.70	1,583.30	1,137.60
Sewer			4330.00		31.20	112.89	49.15	(63.74)
Labor			4410.00	7000	31.20	158.05	313.30	155.25
Maintenance Materials			4420.00		656.26	3,391.00	2,873.75	(517.25)
Contract Costs - Pest Control			4430.10		154.02	336.36	1,500.00	1,163.64
Contract Costs-Lawn					0.00	2,294.05	291.65	(2,002.40)
Contract Costs - AC			4430.30		270.00	1,350.00	1,200.00	(150.00)
Contract Costs - Vacancy Turnaroun	4 04	001	4430.40	5	0.00	1,575.00	208.30	(1,366.70)
Garbage and Trash Collection			4431.00		0.00	0.00	208.30	208.30
Emp Benefit Cont - Maintenance					25.00	134.95	416.65	281.70
Property Insurance			4433.00		309.18	1,086.76	866.65	(220.11)
Bad Debts - Other			4510.00		0.00	388.58	1,942.90	1,554.32
Management Fees			4570.00		0.00	0.00	208.30	208.30
GROUND LEASE EXPENSE			4590.01		0.00	2,113.72	3,492.50	1,378.78
Total Operating Expenses	04	001	4590.03	5	208.33	1,041.65	1,042.05	0.40
					3,062.06	20,576.11	23,359.50	2,783.39
Operating Revenues							,	_,,,,
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)
Total Operating Revenues					9,622.00	47,050.10		The state of the s
tal Operating Revenues and Expense	s						58,206.65	(11,156.55)
-					6,559.94	26,473.99	34,847.15	(8,373.16)
her Revenues and Expenses								
Other Revenues and Expenses								
The state of the s	•			_				
Other Income - Tenant			3690.00		120.00	732.38	0.00	732.38
Other Income - Laundry			3690.07		0.00	178.04	0.00	178.04
Contract Costs			1430.00		0.00	(631.25)	(1,145.80)	514.55
Other General Expense	04 0	001 4	1590.02	5	0.00	0.00	(3,533.30)	3,533.30
Total Other Revenues and Expenses				/-	120.00	279.17	(4,679.10)	
tal Other Revenues and Expenses					120.00	279.17	(4,679.10)	4,958.27 4,958.27
tal Net Income (Loss)					6,679.94	26,753.16	30,168.05	(3,414.89)
				:				

LAKESIDE PARK II - PBRA

	LAK	ESIDE 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	d Budget	Variance	
Operating Revenues and Expenses			5050 - 1000 - 1000 1000			
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5	1,118.08	6,030.71	0.507.50	2 500 70	
Legal Expense	04 002 4130.00 5	0.00	0.00	9,597.50 208.30	3,566.79	
Staff Training	04 002 4140.00 5	0.00	304.76	208.30	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 Audit Fees	04 002 4170.20 5	0.00	336.29	0.00	(336.29)	
Employee Benefits Cont - Admin	04 002 4171.00 5	0.00	1,496.00	1,458.30	(37.70)	
Sundry	04 002 4182.00 5 04 002 4190.00 5	299.21	2,042.97	4,699.15	2,656.18	
Bank Fees	04 002 4190.19 5	227.00	482.50	3,166.65	2,684.15	
Telephone/Communications	04 002 4190.20 5	0.00 0.00	648.35	0.00	(648.35)	
Postage	04 002 4190.30 5	0.00	0.00 0.00	2,250.00	2,250.00	
Eviction Costs	04 002 4190.40 5	0.00	0.00	458.30 208.30	458.30 208.30	
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 Sewer	04 002 4330.00 5	0.00	34.32	200.80	166.48	
Labor	04 002 4390.00 5	39.20	261.73	1,278.75	1,017.02	
Maintenance Materials	04 002 4410.00 5	2,540.74	13,216.16	11,279.15	(1,937.01)	
Contract Costs - Pest Control	04 002 4420.00 5 04 002 4430.10 5	1,044.95	1,685.97	2,791.65	1,105.68	
Contract Costs-Lawn	04 002 4430.10 5	0.00	2,555.95	1,250.00	(1,305.95)	
Contract Costs - AC	04 002 4430.40 5	1,416.80 0.00	5,668.80	4,916.65	(752.15)	
CONTRACT COSTS-PLUMBING	04 002 4430.50 5	0.00	0.00 0.00	208.30	208.30	
Garbage and Trash Collection	04 002 4431.00 5	129.00	1,591.92	208.30 1,458.30	208.30 (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 GROUND LEASE EXPENSE	04 002 4590.01 5	0.00	4,199.76	13,270.40	9,070.64	
Total Operating Expenses	04 002 4590.03 5	8,000.00	40,000.00	40,000.40	0.40	
		16,504.76	88,825.00	120,238.20	31,413.20	
Operating Revenues					, , , , , , ,	
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)	
Total Operating Revenues		39,203.53	128,684.46	202,800.80	(74,116.34)	
otal Operating Revenues and Expense	es	22,698.77	39,859.46	82,562.60	(42,703.14)	
Other Revenues and Expenses						
Other Revenues and Expenses						
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 Other Income - Laundry	04 002 3690.01 5	0.00	329.70	0.00	329.70	
Leave with no Notice	04 002 3690.07 5 04 002 3690.16 5	0.00	701.06	0.00	701.06	
Contract Costs	04 002 3690.16 5	0.00	66.00	0.00	66.00	
Other General Expense	04 002 4430.00 5	(1,500.00)	(1,500.00)	(833.30)	(666.70)	
Interest on Loan	04 002 4530.02 5	0.00 (4,393.88)	(175.81) (12,803.39)	(2,875.00)	2,699.19	
Total Other Revenues and Expenses				0.00	(12,803.39)	
otal Other Revenues and Expenses		(5,626.18) (5,626.18)	(13,321.03)	(2,041.65)	(11,279.38)	
otal Net Income (Loss)		17,072.59	26,538.43	80,520.95	(53,982.52)	
	:					

DELANEY HEIGHTS - PBRA

DEL	ANEY HEIGHTS	S - PBRA		
ACCOUNT	1 Month(s) Ended May 31, 2018		Budget	Variance
	ž	,,		
04 003 4110 00 5	000.00			New January States
				2,980.06
				208.30
				(32.30)
04 003 4170 00 5				356.90
				1,041.65
				(266.90)
04 003 4182 00 5				234.30
				2,163.40
				2,652.45
			11,000,000	1,791.65
				354.15
				208.30
				(163.22)
04 003 4330.00 5				4,286.16
04 003 4390.00 5				(8.25)
04 003 4410.00 5				718.43
				(1,575.78)
				(1,610.25)
				155.30
				581.65
04 003 4431.00 5				(9,478.35)
04 003 4433.00 5				1,011.11 (645.36)
04 003 4570.00 5		100 CHEST CONTRACTOR OF THE PROPERTY OF THE PR		5,034.00 (279.20)
04 003 4590.01 5				4,168.67
04 003 4590.03 5				0.40
				The second secon
	14,007.01	03,104.00	70,991.95	13,887.27
04 003 3110 00 5	2 500 20	45 000 00	71 0 10 0 1	
			NO SECURITION OF THE PARTY OF T	1,782.89
07 000 0110.01 5			110,390.00	(40,902.00)
••		85,186.69	124,305.80	(39,119.11)
es	1,254.81	22,082.01	47,313.85	(25,231.84)
04 003 3610.00 5	0.00	0.00	250.00	(250.00)
04 003 3690.00 5				49.56
04 003 3690.07 5	0.00			552.20
04 003 4430.00 5				(3,986.56)
04 003 4590.02 5	0.00			3,195.61
	(1,645.00)	(2,689.14)		(439.19) (439.19)
	(390.19)	19,392.87	3 (3), (3)	(25,671.03)
:				
	ACCOUNT 04 003 4110.00 5 04 003 4130.00 5 04 003 4150.00 5 04 003 4170.00 5 04 003 4170.00 5 04 003 4170.20 5 04 003 4190.00 5 04 003 4190.20 5 04 003 4190.20 5 04 003 4190.40 5 04 003 4310.00 5 04 003 4320.00 5 04 003 430.00 5 04 003 430.00 5 04 003 4430.00 5 04 003 4430.00 5 04 003 4430.00 5 04 003 4450.00 5 04 003 4510.00 5 04 003 4510.00 5 04 003 4510.00 5 04 003 4510.00 5 04 003 4510.00 5 04 003 4510.00 5 04 003 4510.00 5 04 003 4510.00 5 04 003 4510.00 5 04 003 4510.00 5 04 003 4590.01 5 04 003 4590.01 5 04 003 3690.01 5 04 003 3690.01 5 04 003 3690.01 5 04 003 3690.01 5 04 003 3690.01 5 04 003 4590.01 5	ACCOUNT 1 Month(s) Ended May 31, 2018 04 003 4110.00 5 0.00 04 003 4130.00 5 0.00 04 003 4150.00 5 143.10 04 003 4170.00 5 0.00 04 003 4171.00 5 0.00 04 003 4190.00 5 0.00 04 003 4190.00 5 0.00 04 003 4190.00 5 0.00 04 003 4190.00 5 0.00 04 003 4190.00 5 0.00 04 003 4310.00 5 323.07 04 003 4320.00 5 359.80 04 003 4330.00 5 39.03 04 003 430.00 5 130.83 04 003 4430.00 5 2,049.44 04 003 4430.00 5 0.00 04 003 4430.40 5 0.00 04 003 4430.40 5 0.00 04 003 4430.40 5 0.00 04 003 4590.01 5 0.00 04 003 4590.01 5 0.00 04 003 3690.00 5 0.00 04 003 3690.00 5 0.00 04 003 3690.00 5 0.00 04 003 3690.00 5 0.00 04 003 3690.00 5 0.00 04 003 3690.00 5 0.00 04 003 3690.00 5 0.00 04 003 3690.00 5 0.00 04 003 3690.00 5 0.00 04 003 3690.00 5 0.00 04 003 3690.00 5 0.00 04 003 4430.00 5 0.00 04 003 3690.00 5 0.00 04 003 3690.00 5 0.00 04 003 3690.00 5 0.00 04 003 4430.00 5 0.00 04 003 4430.00 5 0.00 04 003 4430.00 5 0.00 04 003 3690.00 5 0.00 04 003 3690.00 5 0.00 04 003 4430.00 5 0.00 04 003 4430.00 5 0.00 04 003 4450.00 5 0.00 04 003 4450.00 5 0.00 04 003 4590.01 5 0.00 04 050 450 450 450 450 450 450 450 450 4	May 31, 2018 May 31, 2018 04 003 4110.00 5 892.80 4,811.59 04 003 4130.00 5 0.00 0.00 04 003 4150.00 5 0.00 240.60 04 003 4170.00 5 0.00 0.00 04 003 4170.20 5 0.00 266.90 04 003 4170.00 5 0.00 1,224.00 04 003 4182.00 5 241.44 1,643.25 04 003 4190.00 5 0.00 35.05 04 003 4190.00 5 0.00 0.00 04 003 4190.00 5 0.00 0.00 04 003 4190.00 5 0.00 0.00 04 003 4190.00 5 0.00 0.00 04 003 4190.00 5 0.00 0.00 04 003 4190.00 5 0.00 0.00 04 003 4190.00 5 0.00 0.00 04 003 4190.00 5 0.00 0.00 04 003 4190.00 5 0.00 0.00 04 003 4190.00 5 0.00 0.00 04 003 4190.00 5 0.00 0.00 04 003 430.00 5 359.80 895.89	ACCOUNT 1 Month(s) Ended May 31, 2018 892.80

COCC

					COCC				
Fiscal Year End Date:	12/31/2018	A	CCOUNT		1 Month(s) Ended May 31, 2018	5 Month(s) Ended May 31, 2018	Budget	Variance	
Operating Revenues and Ex	penses				, ,				
Operating Expenses									
Other Income - Misc Othe	er Revenue	05.00	1 3690.00	-	50.00				
Nontechnical Salaries	or revenue		1 4110.00		50.00	688.36	0.00	(688.36)	
Legal Expense		05 00	1 4130.00	5	13,784.00 9.50	65,197.20	71,568.75	6,371.55	
Staff Training			1 4140.00		0.00	102.50	2,083.30	1,980.80	
Travel			1 4150.00		903.00	320.00 1,884,95	416.65	96.65	
Accounting Fees			1 4170.00		0.00	2.92	416.65 750.00	(1,468.30)	
Computer Support/Licens	ing Fees		1 4170.20		2,580.75	7,083.75	0.00	747.08	
Audit Fees			1 4171.00		0.00	0.00	833.30	(7,083.75) 833.30	
Employee Benefits Cont -	Admin	05 00	1 4182.00	5	3,729.91	19,909.59	23.115.80	3,206.21	
Sundry			1 4190.00		1,441.51	2,890.41	5,000.00	2,109.59	
Bank Fees			1 4190.19		0.00	22.50	0.00	(22.50)	
Telephone/Communication	ns		1 4190.20		929.17	3,777.01	1,250.00	(2,527.01)	
Postage			1 4190.30		1,031.50	1,598.16	416.65	(1,181.51)	
Contract Costs - Copier		05 00	1 4190.60	5	89.90	386.78	0.00	(386.78)	
Contract Costs - Admin Water			1 4190.90		2,480.00	2,800.00	0.00	(2,800.00)	
Electricity			4310.00		24.65	21.65	104.15	82.50	
Natural Gas			4320.00		720.18	1,632.89	208.30	(1,424.59)	
Sewer			4330.00		15.91	69.90	0.00	(69.90)	
Materials				5	40.30	40.30	208.30	168.00	
Contract Costs				5	895.78	1,576.03	0.00	(1,576.03)	
Garbage and Trash Collect	tion		4430.00		108.50	358.50	0.00	(358.50)	
Property Insurance	alon	05 001	4431.00 4510.00	5	50.00	50.00	0.00	(50.00)	
Total Operating Expenses		05 001	4510.00	5	0.00	0.00	2,715.80	2,715.80	
otal Operating Revenues an					28,884.56	110,413.40	109,087.65	(1,325.75)	
- Paramag rationada an	a Expense.	•			(28,784.56)	(109,036.68)	(109,087.65)	50.97	
Other Revenues and Expense	es								
Other Revenues and Expens									
		05							
Investment Income - Restrict Revenue-Mgmt Fees- NCH		05 001	3610.00	5	0.00	0.00	50.00	(50.00)	
Revenue-Mgmt Fees- NCH		05 001	3690.01	5	0.00	2,559.73	0.00	2,559.73	
Revenue-Mgmt Fees- Corn	el Coloni:	05 001	3690.02	5	0.00	3,479.26	0.00	3,479.26	
Revenue-Mgmt Fees-Ridge	edale	05 001	3600.03	5	0.00	4,036.71	0.00	4,036.71	
GROUND LEASE INCOME			3690.04		0.00	8,454.50	0.00	8,454.50	
Revenue-Mgmt Fees-Lakes	side Park I	05 001	3690.05	5	11,125.00	55,625.00	0.00	55,625.00	
Revenue-Mgmt Fees-Lakes	side Park II	05 001	3690.00	5	0.00	2,113.72	0.00	2,113.72	
Revenue-Mgmt Fees-Delan	ev Heights	05 001	3690.09		0.00	4,199.76	0.00	4,199.76	
Other Income - Rent for Tul	ane Ave B	05 001	3690 13	<u> </u>	0.00 750.00	4,164.63	0.00	4,164.63	
Other General Expense		05 001	4590.02 5	5	(10,490.37)	3,750.00	0.00	3,750.00	
Total Other Revenues and E	Expenses		.000.02			(12,005.72)	(4,166.65)	(7,839.07)	
otal Other Revenues and Exp	penses			-	1,384.63	76,377.59	(4,116.65)	80,494.24	
otal Net Income (Loss)					1,384.63	76,377.59	(4,116.65)	80,494.24	
(/				=	(27,399.93)	(32,659.09)	(113,204.30)	80,545.21	
				-					

RIDGEDALE APARTMENTS LLC

	RIDGE	EDALE APARTM	IENTS LLC		
Fiscal Year End Date: 12/31/20	71000011	1 Month(s) Ended May 31, 2018	5 Month(s) Ended May 31, 2018	Budget	Variance
Operating Revenues and Expenses		0. Gen - 1.00-100-100-100-100-100-100-100-100-100	,		
Operating Expenses					
Nontechnical Salaries	07 002 4110.00 5	651.52	3 513 50	5.045.00	0.400.00
Legal Expense	07 002 4130.00 5	0.00	3,512.50 0.00	5,645.80	2,133.30
Staff Training	07 002 4140.00 5	0.00	176.44	2,083.30	2,083.30
Travel	07 002 4150 00 5	104.94	104.94	625.00 1,250.00	448.56
COMPUTER SUPPORT/LICENS	ING 07 002 4170.2 5	0.00	192.18	0.00	1,145.06
Audit Fees	07 002 4171.00 5	0.00	884.00	1,875.00	(192.18) 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 Bank Fees	07 002 4190,03 5	1,031.50	1,102.50	479.15	(623.35)
Administrative Contracts	07 002 4190.18 5	0.00	3.03	0.00	(3.03)
Telephone	07 002 4190.19 5	0.00	0.00	687.50	687.50
Eviction Costs	07 002 4190.2 5	105.98	577.76	625.00	47.24
Contract Costs - Admin	07 002 4190.4 5 07 002 4190.9 5	0.00	0.00	83.30	83.30
Tenant Services	07 002 4190.9 5 07 002 4220.00 5	93.84	93.84	0.00	(93.84)
Water	07 002 4220.00 5	0.00	3,991.04	41.65	(3,949.39)
Electricity	07 002 4310.00 5	702.39	2,993.55	3,384.15	390.60
Sewer	07 002 4390.00 5	446.46 1,034.49	1,424.72	1,487.50	62.78
Labor	07 002 4410.00 5	2,369.43	4,155.63 13,060.38	4,821.25	665.62
Maintenance Materials	07 002 4420.00 5	1,784.56	6,188.32	30,930.80 3,125.00	17,870.42
Contract Costs	07 002 4430.00 5	0.00	9,692.30	14,375.00	(3,063.32) 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 Bad Debts - Other	07 002 4510.00 5	0.00	1,338.33	6,691.65	5,353.32
	07 002 4570.00 5	0.00	0.00	416.65	416.65
Interest on Notes Payable-Centenr Management Fees		3,009.61	18,181.22	15,026.65	(3,154.57)
Other General Expense	07 002 4590.00 5 07 002 4590.01 5	0.00	8,454.50	14,257.05	5,802.55
Extraordinary Maintenance	07 002 4590.01 5	0.00	55.13	208.30	153.17
Total Operating Expenses	07 002 4610.1 5	89.38	89.38	0.00	(89.38)
Operating Revenues		13,854.99	89,707.75	131,803.35	42,095.60
AND THE PERSONNEL PROPERTY OF THE PERSONNEL					
Dwelling Rent HAP Subsidy	07 002 3110.00 5	1,258.50	5,066.16	7,350.00	(2,283.84)
Total Operating Revenues	07 002 3110.01 5	32,067.00	146,664.00	162,990.00	(16,326.00)
		33,325.50	151,730.16	170,340.00	(18,609.84)
otal Operating Revenues and Expen	ses	19,470.51	62,022.41	38,536.65	23,485,76
		2002-00-9 \$ 0.00-75 (#8560-003-44)	•	,	20,400.70
ther Revenues and Expenses					
Other Revenues and Expenses					
Interest - Restricted	07 002 3431.00 5	5.44	28.65	0.00	20 65
Investment Income - Unrestricted	07 002 3610.00 5	1.75	11.56	208.30	28.65
Other Income - Tenant	07 002 3690.00 5	226.49	2,312.41	3,329.15	(196.74) (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
Total Other Revenues and Expense	S	233.68	3,029.32	3,537.45	
otal Other Revenues and Expenses	•	233.68	3,029.32	3,537.45	(508.13) (508.13)
otal Net Income (Loss)		19,704.19	65,051.73	42,074.10	22,977.63
	()				

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 Corpor	ation (hereinafter ref	erred to as APHDC) and the Highlands
County Long Term Recovery	Group (hereinafter re	eferred 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.