

Housing Authority of Avon Park
Board of Commissioners Regular Meeting
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL.
Tuesday, November 15, 2016, 7:00 PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations: None
- C. Consent Agenda
 - 1. Regular Board Meeting Minutes October 20, 2016.
 - 2. Occupancy Report; October 2016
 - 3. Lakeside Park I Transitional Housing FSS Program Report; October 2016
 - 4. TAR & Maintenance Reports; October 2016
 - 5. Fee Accounting Report; August 2016 and October Account Cash Analysis
Schedules APHA - Project Budgeted Income Statement Reports
- D. Secretary Reports & Old Business
 - 7. Project/Services Status Reports;
 - a. Cornell Colony status report
 - c. 695 Palmetto St project
 - d. APHA budgets
 - e. APHA Rental Assistance Demonstration (RAD) Conversion status report
- E. New Business;
 - 8. Appreciation gifts for staff
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: Regular Board Meeting; December 20, 2016
- H. 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

October 18, 2016, 7:00 P.M.

A. Opening/Roll Call: Chairman Roberts called the Board Meeting to order and called for a moment of silent reflection. Following, the Secretary called the member attendance roll: Commissioners Present: Commissioners Lester Roberts, Greg Wade, Michael Eldred & Bill Day. Commissioners with excused absence; Cameron Barnard. Also in attendance; APHA staff CEO Tracey Rudy, Director of Housing Bea Gillians, Facilities Mgr. David Herbert, Comptroller Penny Pieratt and City Council Liaison Dora Smith. CEO Rudy declared a Quorum was present and Chair Roberts called the meeting to Order at 7:00 pm.

B. Public Comments/Presentations: None

C. Consent Agenda: Chairman Roberts called for a motion to approve the Consent Agenda as circulated, moved by Commissioner Wade seconded by Commissioner Day to approve the Consent Agenda; motion 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 Application: CEO Rudy informed the Board that the RAD closing was on hold in order to complete a more in depth look at the deal structure and financials.

Cornell Colony; project development status report; CEO Rudy informed the Board that 90% occupancy had been achieved and the development was now in the test phase for conversion to permanent financing in 90 days.

695 Palmetto Ave: CEO Rudy informed the Board that the development of the site had been put on hold after meetings with the architect and engineer. Further review of the highest and best use of the land is necessary. Further a partnership with Habitat for Humanity was unlikely at this time due to other priorities for Habitat.

Budgeting Process for 2017: CEO Rudy presented the Board with a draft budget for 2017 and announced that the Fee Accountant for APHA would be present at the November Board meeting to formally present the budget and field any questions prior to the CEO asking for the Board's approval of the budget. Rudy also presented Resolution No. 16-06; approving Revision 1 of the APHA 2016 budget. She informed the Board that the primary changes to the budget were due to the retirement of the previous Executive Director and the overlap of salaries during the transition and the change in the salary for the position. The budget was also revised to purchase two new vehicles for the agency to replace aged vehicles. Chairman Roberts called for a motion to approve the resolution as presented, moved by Commissioner Wade and seconded by Commissioner Day the motion carried unanimously.

E. New Business:

- A. Resolution 16-06: CEO Rudy presented Resolution 16-07 requesting the Board's approval of changes to the APHA Personnel Policy. Chairman Roberts called for a motion to approve the Personnel Policy as presented, moved by Commissioner Wade and seconded by Commissioner Day the motion carried unanimously.

F. Unfinished Business, Concerns of Commissioners; Chairman Roberts noted for the record that the agenda for the October meeting had the incorrect date. CEO Rudy acknowledged the typo.

Being no further business to come before the Board Chair adjourned the meeting at 7:40 pm.

ADOPTED THIS 18th DAY OF OCTOBER 2016

Accepted _____

Attest _____
SEAL

OCCUPANCY/VACANCY REPORT

October 2016

Public Housing

Delaney Heights

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
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TOTAL DELANEY HEIGHTS VACANT – 0

Lakeside Park I

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
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TOTAL LAKESIDE PARK I VACANT – 0

Lakeside Park II

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
207(232)	1	6/1/15			21		Tax fraud
222(213)	3	6/4/15			19		Tax fraud
102(202)	2	7/1/15			1		30 day notice not given
313(350)	1	7/31/15			7		Transferred to NCH
329(317)	1	8/18/15			6		Abandoned unit
309(334)	3	8/31/15			3		Moved out of town
214(245)	2	8/31/15			8		Moved in with aunt/medical
310(338)	2	9/3/15			5		Criminal activity
223(207)	4	10/19/15			7		Eviction/unauthorized guest
325(333)	1	12/10/15			4		No notice given
322(345)	3	1/19/16			1		Abandoned unit
306(322)	2	2/16/16			1		Evicted
215(241)	3	4/1/16			1		Abandoned unit
303(310)	3	4/21/16			4		Moved to Highlands Apts
302(306)	3	5/10/16			1		Tax fraud
225(201)	3	5/10/16			1		Moving in with daughter
101(200)	4	5/19/16			1		Lease violation/3 pets unauthorized
218(233)	3	7/5/16					Unreported income
314(354)	2	7/12/16					Moved to Cornell Colony
103(204)	3	7/19/16					Moved to Cornell Colony
216(239)	4	8/9/16					Evicted/tattoo business in unit
317(363)	1	10/10/16					Moved to NCH

TOTAL LAKESIDE PARK II VACANT – 22

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT

October 2016

Ridgedale

Unit #	Brms.	Move-Out	Move-In Date	# days in Mgmt	#days in Maint	# vacancydays	Reason for Vacancy
20(706)	4	8/31	10/14	19	26	45	Lease violations
3(740)	2	9/12					Moved to NCH
8(730)	3	9/16	10/14	13	16	29	Moved to Cornell
15(716)	2	9/30					Cannot afford

TOTAL RIDGEDALE VACANT— 2

North Central Heights I - (40 units total)

Unit#	Brms	Move-Out	Move-In	# days in Mgmt	#days in Maint	# vacancydays	Reason for Vacancy
611	2	8/11	10/1	37	15	52	Abandoned Unit

TOTAL NCH I VACANT— 0

North Central Heights II - (32 units total)

Unit #	Brms	Move-Out	Move-In	# days in Mgmt	#days in Maint	#vacancy days	Reason for Vacancy
738	4	9/28	10/24	5	21	26	Non payment rent
737	3	10/20	10/25	1	3	4	Moved in with mom

TOTAL NCH II VACANT—0

Cornell Colony - (44 units total)

Unit #	Brms	Move-Out	Move-In	# days in Mgmt	#days in Maint	#vacancy days	Reason for Vacancy
38206	3		10/26				
38270	3		10/3				
38296	3		10/4				

TOTAL CORNELL COLONY VACANT - 0

OCCUPANCY/VACANCY REPORT
October 2016

Intent to Vacate –

Evictions-

Abandoned Units –

WAITING LIST

LAKESIDE PARK II

1-BRM	145
2-BRM	118
3-BRM	70
4-BRM	26
5-BRM	9
TOTAL	368

DELANEY HEIGHTS

1-BRM	156
TOTAL	156

RIDGEDALE

1-BRM	396
2-BRM	359
3-BRM	245
4-BRM	111
TOTAL	1111

NORTH CENTRAL HEIGHTS

2-BRM	560
3-BRM	378
4-BRM	174
	1112

LAKESIDE PARK I

1-BRM	30
2-BRM	215
3-BRM	155
4-BRM	60
5-BRM	19
TOTAL	479

CORNELL COLONY

3-BRM	356
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AVON PARK TRANSITIONAL HOUSING

October/November 2016

Monthly Board Report

Case Management Updates

FSS Clients meetings and assessments with FSS Case Manager; Monthly

FSS Enrollment- 24 Participating Households

- Lakeside Park – 4 Clients (1 Resident has successfully transferred to North Central Heights)
- Emergency Transitional Housing- 20 Clients – Enrolled in FSS
- ETH Resident transitioned over to Cornell Colony.
- 11 Resident's receiving services that reside in APHA's communities but are not enrolled in the FSS program.

Property Updates:

No Vacancies

Training Sessions for October/November 2016

- October 25, 2016: "Comparison Shopping on a Tight Budget- Learn to be Thrifty", training workshop at ETH's conference room.
- October 27, 2016: "Halloween Safety Tips", training workshop at ETH's conference room.
- November 1, 2016: Job Readiness Skills Training, "The Interview", training workshop at Cornell Colony Community Center.
- November 10, 2016: "First Time Home Buyer's – The Mortgage Process", training workshop at ETH's conference room.

Resident Activities

- Every Friday of each month: Crossroads Community Church drops off Bread, Rolls, Pastries, to the ETH office for our residents. These are donated to the Church from Publix.
- October/November 2016: Weekly Community Garden Activities ("Beans, Peas, & Tomatoes to Harvest in November")
- October 12, 2016: Deadline to hand in Sign Up Requests "Christmas in the Highlands" Christmas Celebration on December 25, 2016. Food, Gifts, and Festivities. Free to all registered families.
- October 17, 18, 19, 27, 28, 2016: Salvation Army "Christmas Angel Tree" applications must be completed on days listed.
- October 27, 2016: Halloween Activity "Get Your Spook On" 6:00pm at the NCH's Community Center.
- October 29, 2016: Halloween Costume Party Parade, Main St, Avon Park, FL.
- November 11, 2016: Veteran's Day Parade, Downtown Sebring, FL.
- November 19, 2016: Thanksgiving – "Pot Luck" Festivity, at the Cornell Colony Community Center.

Employment Update:

- 11 of our 20 HOUSEHOLDS currently employed.
- Lakeside Park- 1 out of 4 HOUSEHOLDS currently employed.

Education Update:

3 ETH Residents enrolled in Secondary Education @ SFSC.
1 ETH Resident enrolled at University of South Florida, Bachelors of Science curriculum.
2 ETH Residents enrolled in GED program @ SFSC.
1 ETH Resident enrolled in parenting classes at Choices Pregnancy Care Center
1 ETH Resident enrolled in Cosmetology studies, Graduated 7/25/2016, Received State of Florida Nail Technician License.
1 ETH Resident recently passed the Criminal Justice Basic Abilities Test“CJBAT” exam.
1 FSS Resident enrolled in Secondary Education @ SFSC.
1 FSS Resident enrolled in SFSC’s Dental Program.
1 FSS Resident enrolled in GED program @ SFSC.
(Study Programs Include: Medical/Office Management/Business Management/Law Enforcement/Human Services, Dental Assistant Program)
2 Resident’s have obtained their Florida State CNA Certification.

Community Partners:

Emergency Preparedness Management Services	On-going
Christmas in the Highlands	On-going
Crossroads Community Church Partnership	On-going
Aktion Club	On-going
Florida Health Department	On-going
Samaritians Touch Care Center	On-going
Avon Park Public Safety training programs	On-going
Peace River Center, Helping/Healing/Offering Hope	On-going
USF, Center for Autism & Related disabilities	On-going
Tri-County P.A.T.H. Program	On-going
Choices Pregnancy Care Center Services	On-going
ALPI/GED/Secondary Funding Services	On-going
Early Learning Coalition Child Care Services	On-going
Highlands County Coalition for the Homeless Services	On-going
RCMA; Enrollment announcements	On-going
New Beginnings TCM Heartland	On-going
AARP, Grant funded Clerical/Office assistance	On-going
Salvation Army Community Assistance programs	On-going
Team Jesus Wins	
Cornerstone Hospice	
All Learning Center, new provider in Avon Park	
Florida Prosperity Partnership, educational training programs.	
Habitat for Humanity	
HAVEN Home Health, Community Outreach Specialists	

APHA MISSION-The Mission of the Avon Park Housing Authority is to assist low-income families with safe, decent and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

Tenants Accounts Receivable
October 31, 2016

Delaney Heights

Melisande Avila	\$100.00	Pet deposit (making pmts)
DH Total	\$100.00	

Lakeside Park I

Khaliliah Debrown	\$717.06	Rent (waiting on court to release funds)
Temika Jones	19.83	Electric overage
Jessica Toney	12.13	Electric overage

Lakeside I Total \$749.02

Lakeside Park II

Lakeside II Total \$0

NCH I

Jessica Bradley	\$407.00	Rent
Tracy Donaldson	439.00	Rent (waiting on ALPI to pay)
Briana Greene	495.00	Rent (waiting on Tri County to pay)
Ralinzzee Hunter	49.00	Late fees
Jennifer Morrison	27.00	Late fees

NCH I Total \$1,417.00

NCH II

Heather Chavis	\$ 4.00	Balance on late fee
Naketa McQueen	564.13	Rent and Work order
Nelida Perez	100.00	Pet deposit (making pmts)
Curesser Reynolds	43.96	Work order

NCH II Total \$712.09

Cornell Colony

Charmaine Davis	\$ 22.00	Garbage
Vierge Estine	21.00	Garbage
Letrease Hartsfield	10.50	Garbage
Kameshia Johnson	7.00	Garbage
Iris McLaren	5.00	Garbage
Maricelly Mendez	5.64	Garbage
Maria Mendoza	18.00	Garbage
Francisco Pellon	150.00	Pet deposit (making pmts)
Evena Saintal	69.72	Electric
Elizabeth Sisson	150.00	Security deposit (making pmts)
Michael Wells	561.00	Rent and late fees

CORNELL Total \$1,019.86

Ridgedale

Chiqueta Anderson	\$ 4.04	Electric overage
Jennifer Echevarria	128.51	Work order
Lisa Jackson	24.42	Work order
Tamara Jean Pierre	6.44	Work order
Abimael Morales	68.00	Balance on rent (making pmts)
Ashley Tate	131.60	Balance on rent (making pmts)
Frances Weeks	79.89	Work order

RD Total \$442.90

GRAND TOTAL \$4,440.87

***WRITE OFFS for Delaney**
Total Delaney \$0

***WRITE OFFS for NCH**
Tania Lozada
Total NCH \$219.42

***WRITE OFFS for Ridgedale**
Total RD \$0

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

***WRITE OFFS for Lakeside Park II**
Total LPII \$0

Approved—Tracey Rudy, Chief Executive Officer

October 2016

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. 58 hours were taken during the month of October for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	3
Lakeside I Preventive Maintenance Inspections	9
Lakeside Park II Preventive/Annual Inspections	1
Ridgedale Preventive/Annual Inspections	7
North Central Heights I Preventive/AI	5
North Central Heights II Preventive/AI	6
Cornell Colony Preventive/AI	0
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	2
Cornell Colony Vacancies	0
Delaney Heights Move Ins	0
Lakeside Park I Move Ins	0
Lakeside Park II Move-In's	0
Ridgedale Move Ins	2
North Central Heights I Move Ins	1
North Central Heights II Move Ins	2
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	0
North Central Heights II Move Outs	1
Cornell Colony Move Outs	0

AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2016

CONSOLIDATED

Financial Statements

September 30, 2016

AVON PARK HOUSING AUTHORITY

FINANCIAL STATEMENT SUMMARY

PUBLIC HOUSING

INCOME

1. Total income is down by (\$33,480). Total tenant rental revenue is down by (\$2,290). Other tenant revenue is down by (\$70).

EXPENSES

2. Total operating expense are up by \$2,518 compared to the budgeted amount.
3. Administrative expenses are up by \$3,903.
4. Maintenance expenses are up by \$3,621.
5. Utility expenses are down by (\$1,221).
6. Total insurance expense is up by \$3,792.
7. Total General expense is down by (\$7,209).

Public Housing's projected net income is scheduled YTD to be \$20,735. Current net income is \$10,663.

NORTH CENTRAL HEIGHTS I

INCOME

1. Total income is down by (\$1,005) compared to budgeted amounts. Total tenant revenue is down by (\$666).

EXPENSES

2. Total operating expense is down by (\$4,223) compared to the budgeted amount.
3. Administrative expenses are down by (\$2,637).
4. Maintenance expenses are up by \$878.
5. Utility expense is down (\$438).
6. Total insurance expense is down by (\$1,181).
7. Total General expense is down by (\$1,126).

North Central Heights I projected net income is scheduled YTD to be \$20,372. Current net income is \$24,079.

AVON PARK HOUSING AUTHORITY

FINANCIAL STATEMENT SUMMARY

NORTH CENTRAL Height II

INCOME

1. Total income is down by \$856 compared to budgeted amounts. Total tenant revenue is down by \$754.

EXPENSES

2. Total operating expense is up by \$5,039, compared to the budgeted amount.
3. Administrative expenses are up by \$3,948.
4. Maintenance expenses are down by (\$491).
5. Utility expense is up by \$138.
6. Total insurance expense is down by (\$1,340).
7. Total General expense is up by \$2,353.

North Central Heights II projected net income is scheduled YTD to be (\$4,669). Current net income is (\$10,563).

RIDGEDALE

INCOME

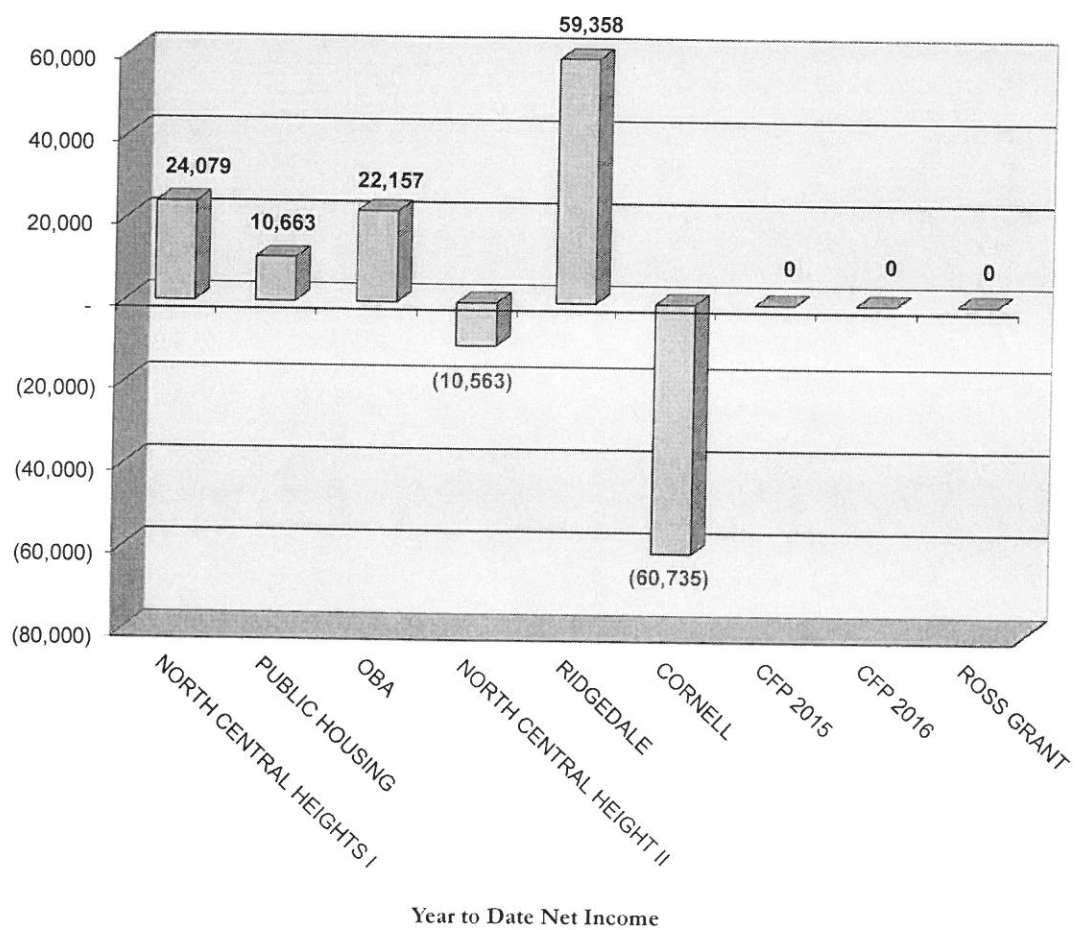
1. Total income is down by (\$29,026) compared to budgeted amounts. Total tenant revenue is down by (\$3,319).
Grant subsidy is down compared to budgeted amounts by (\$25,551). Other revenue is down by (\$156).

EXPENSES

2. Total operating expense is up by \$2,541 compared to the budgeted amount.
3. Administrative expense is down by (\$323).
4. Maintenance expenses are up by \$13,289.
5. Utility expense is up \$514.
6. Total insurance expense is down by (\$2,451).
7. Total General expense are down by (\$10,034).

Ridgedale's projected net income is scheduled YTD to be \$90,925. Current net income is \$59,358.

Avon Park Housing Authority



AVON PARK HOUSING AUTHORITY
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES
AS OF September 30, 2016

PUBLIC HOUSING

1111.01 GENERAL FUND CHECKING	183,445
1111.40 FSS ESCROW	4,155
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	25,545
1117.00 PETTY CASH	100
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,244
1162.01 LAKESIDE PARK I ESCROW	1,972
1162.02 LAKESIDE PARK I RESERVES	17,894
1162.60 NEW INVESTMENT ACCOUNT	1,096,795
TOTAL	<u>1,376,151</u>

OTHER BUSINESS ACTIVITY

1111.3 APHDC--OBA	31,674
1111.50 LAKE SIDE PARK - RAD	100
TOTAL	<u>31,774</u>

CORNELL COLONY

1111.40 GENERAL FUND-CORNELL COLONY	5,786
1111.60 CORNELL COLONY - OP DEF RESERVES	100
1114.00 CORNELL COLONY - SECURITY DEPOSITS	11,200
TOTAL	<u>17,086</u>

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	30,193
1114.00 SECURITY DEPOSITS	13,500
1162.1 ESCROW -BONNEVILLE-TAXES	21,128
1162.11 ESCROW-BONNEVILLE-INSURANCE	97,148
1162.12 ESCROW-BONNEVILLE-REPL RS	56,809
TOTAL	<u>218,778</u>

NORTH CENTRAL HEIGHT II

1111.01 GENERAL FUND CHECKING	2,694
1114.00 SECURITY DEPOSITS	9,950
1162.1 ESCROW-BONNEVILLE-TAXES	16,938
1162.11 ESCROW-BONNEVILLE - INSURANCE	75,225
1162.12 ESCROW-BONNEVILLE-REPL RES	45,457
TOTAL	<u>150,264</u>

RIDGEDALE

1111.01 GENERAL FUND CHECKING	39,587
1114.00 SECURITY DEPOSITS	6,206
1162.05 ESCROW MIP	5,167
1162.06 ESCROW RESERVE REPLACEMENT	84,838
1162.07 ESCROW INSURANCE	5,847
1162.08 RESIDUAL RECEIPTS RESERVES	406,467
TOTAL	<u>548,111</u>

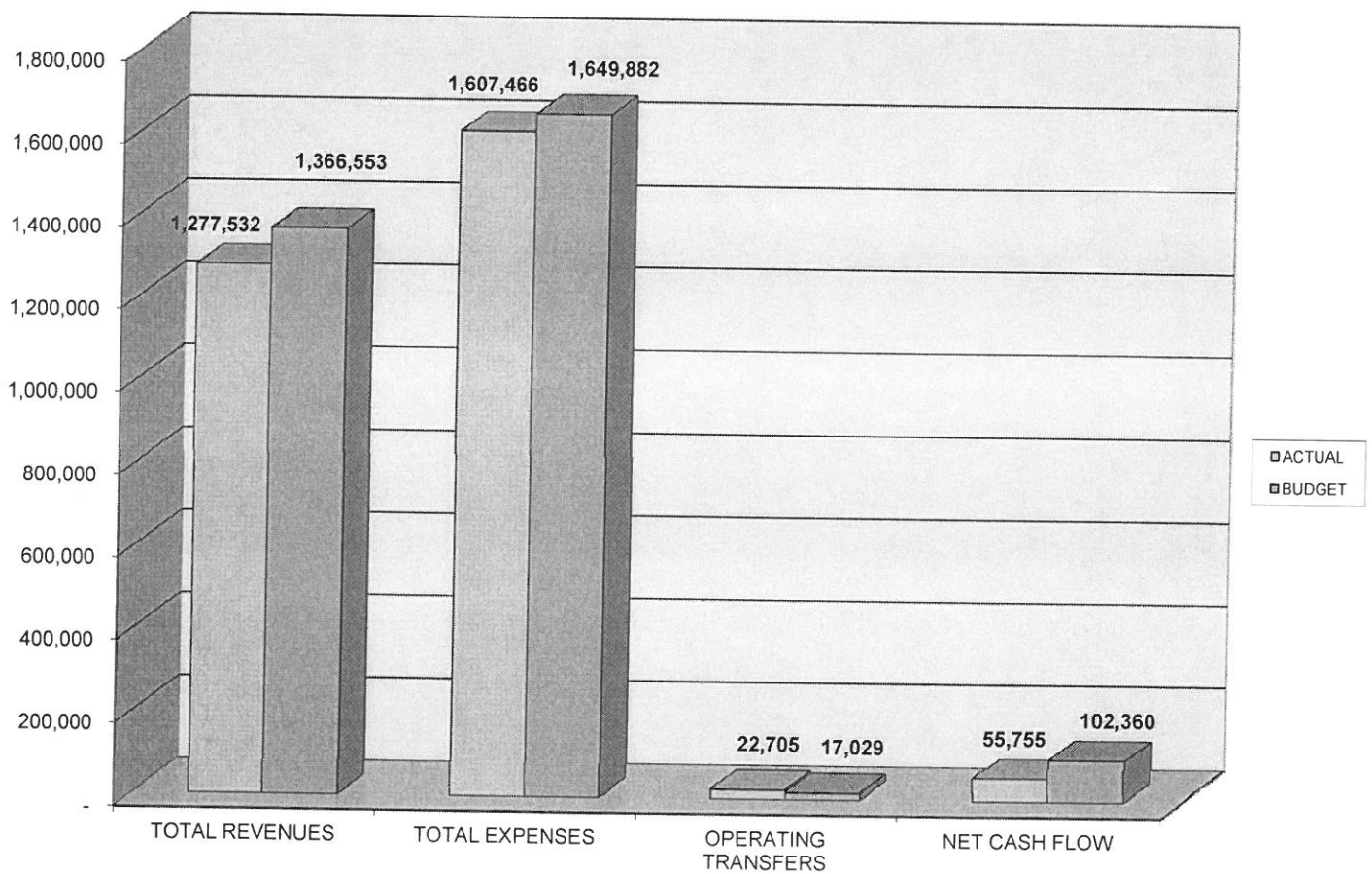
GRAND TOTAL CASH ACCOUNTS **2,342,163**

AVON PARK HOUSING AUTHORITY
SCHEDULE OF UNRESTRICTED NET ASSETS
AS OF September 30, 2016

NORTH CENTRAL HEIGHTS I				NORTH CENTRAL HEIGHTS II			
	UNRESTRICTED NET ASSETS	48,443			UNRESTRICTED NET ASSETS	34,715	
	YEAR TO DATE EARNINGS	24,079			YEAR TO DATE EARNINGS	(10,563)	
	TOTAL	<u>72,521</u>			TOTAL	<u>24,152</u>	
PUBLIC HOUSING				RIDGEDALE			
	UNRESTRICTED NET ASSETS	1,427,936			UNRESTRICTED NET ASSETS	115,389	
	YEAR TO DATE EARNINGS	10,663			YEAR TO DATE EARNINGS	59,358	
	TOTAL	<u>1,438,599</u>			TOTAL	<u>174,747</u>	
OTHER BUSINESS				CAPITAL FUND 2016			
	UNRESTRICTED NET ASSETS	60,126			UNRESTRICTED NET ASSETS	-	
	YEAR TO DATE EARNINGS	22,157			YEAR TO DATE EARNINGS	-	
	TOTAL	<u>82,282</u>			TOTAL	<u>-</u>	
CORNELL COLONY				CAPITAL FUND 2015			
	UNRESTRICTED NET ASSETS	(10,797)			UNRESTRICTED NET ASSETS	-	
	YEAR TO DATE EARNINGS	(49,938)			YEAR TO DATE EARNINGS	-	
	TOTAL	<u>(60,735)</u>			TOTAL	<u>-</u>	

TOTAL RESERVE BALANCES **1,731,567**

APHA CONSOLIDATED



APHA CONSOLIDATED- BALANCE SHEET

ASSETS

Current Assets:	
Cash	
111	Unrestricted
115	Cash - Restricted for Payment of Current Liabilities
112	Cash - Restricted Mod and Development
113	Cash - Other restricted
114	Cash - Tenant Security Deposits
100	Total Cash
Receivables	
121	Accounts Receivable - PHA Projects
122	Accounts Receivable - HUD Other Projects
124	Accounts Receivable - Other Government
125	Accounts Receivable - Miscellaneous
126	Accounts Receivable - Tenants Dwelling Rents
126.1	Allowance for Doubtful Accounts - Dwelling Rents
126.2	Allowance for Doubtful Accounts - Other
127	Notes and Mortgages Receivable - Current
128	Fraud Recovery
128.1	Allowance for Doubtful Accounts - Fraud
129	Accrued Interest Receivable
120	Total Receivables - Net of Allowances for doubtful accts
131	Investments - Unrestricted
135	Investments - Restricted for Payments of Current Liabilities
132	Investments - Restricted
142	Prepaid Expenses and Other Assets
143	Inventories
143.1	Allowance for Obsolete Inventory
144	Interprogram Due From
145	Assets Held for Sale
146	Amounts To Be Provided
	Total Other Current Assets
150	Total Current Assets
Non-current Assets:	
Fixed Assets	
161	Land
168	Infrastructure
162	Buildings
163	Furniture, Equipment & Machinery- Dwellings
164	Furniture, Equipment & Machinery - Administration
165	Leasehold Improvements
166	Accumulated Depreciation
167	Construction in Progress
160	Total Fixed Assets - Net of Accumulated Depreciation
171	Notes, Loans, Mortgages Receivable - Non Current
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due
173	Grants Receivable - Non Current
174	Other Assets
176	Investments in Joint Ventures
180	Total Non-Current Assets
190	Total Assets

LIABILITIES AND EQUITY

Current Liabilities:	
311	Bank Overdraft
312	Accounts Payable <= 90 Days
313	Accounts payable >90 Days Past Due
321	Accrued Wage/Payroll Taxes Payable
322	Accrued Compensated Absences - Current Portion
324	Accrued Contingency Liability
325	Accrued Interest Payable
331	Accounts Payable - HUD PHA Programs
332	Accounts Payable - PHA Projects
333	Accounts Payable - Other Government
341	Tenant Security Deposits
342	Deferred Revenue
343	Current Portion of Long-term Debt - Capital Projects
344	Current Portion of Long-term Debt - Operating Borrowings
348	Loan Liability - Current
345	Other Current Liabilities
346	Accrued Liabilities - Other
347	Interprogram Due To
310	Total Current Liabilities
Non-current Liabilities:	
351	Long-term Debt, Net of Current - Capital Projects
352	Long-term Debt, Net of Current - Operating Borrowings
354	Accrued Compensated Absences - Non Current
355	Loan Liability - Non Current
353	Noncurrent Liabilities - Other
350	Total Noncurrent Liabilities
300	Total Liabilities
Equity:	
501	Investment in General Fixed Assets
Contributed Capital	
502	Project Notes (HUD)
503	Long-term Debt - HUD Guaranteed
504	Net HUD PHA Contributions
505	Other HUD Contributions
508	Other Contributions
	Total Contributed Capital
508.1	Invested in Capital Assets, Net of Related Debt
Reserved Fund Balance:	
509	Fund Balance Reserved for Encumbrances/
	Designated Fund Balance
510	Fund Balance Reserved for Capital Activities
511	Total Reserved Fund Balance
511.1	Restricted Net Assets
512	Undesignated Fund Balance/Retained Earnings
512.1	Unrestricted Net Assets
513	Total Equity
600	Total Liabilities and Equity

APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH		MTD	TO DATE	TO DATE		YTD	BUDGET	BALANCE
			ACTUAL	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	12,328	13,346	(1,017)	92%	121,547	129,110	1,437	101%	160,147	38,600
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	5,479	6,007	(527)	91%	48,385	54,059	(5,674)	90%	72,078	23,693
943	4420	MATERIALS	3,623	4,291	(668)	84%	42,642	38,618	4,024	110%	56,490	13,848
CONTRACT COSTS												
943		GARBAGE & TRASH	1,989	1,177	813	169%	11,564	10,590	974	109%	14,120	2,556
		COOLING / AIR CONDITIONING	4,630	1,325	3,105	304%	19,821	13,725	6,096	144%	18,300	(1,521)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	3,540	1,955	1,585	181%	20,085	17,595	2,490	114%	23,460	3,375
		UNIT TURNAROUNDS	-	167	(167)	0%	-	1,500	(1,500)	0%	2,000	2,000
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	389	(389)	0%	2,427	3,499	(1,072)	69%	4,665	2,238
		EXTERMINATION	930	911	19	102%	7,264	8,198	(934)	89%	10,930	3,666
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	2,250	11,750	(9,500)	19%	143,245	105,746	37,499	135%	140,995	(2,250)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	925	792	133	117%	6,463	7,125	(662)	91%	9,500	3,037
TOTAL ORDINARY MAINT & OPER			35,694	42,307	(6,613)	84%	423,442	380,764	42,678	111%	512,685	89,243
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	PROPERTY	6,530	6,501	29	100%	50,481	58,508	(8,027)	80%	78,010	27,529
		GENERAL LIABILITY	1,355	497	857	272%	9,726	4,474	5,252	217%	5,965	(3,761)
		WORKER'S COMPENSATION	1,101	1,118	(17)	99%	9,913	10,964	(1,051)	99%	13,418	3,505
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	23	596	(573)	4%	2,005	5,366	(3,361)	37%	7,154	5,149
969		TOTAL INSURANCE EXPENSES	9,009	8,712	297	103%	72,124	78,410	(6,286)	92%	104,547	32,423
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	1,377	5,140	(3,763)	27%	19,089	46,260	(27,171)	41%	61,680	42,591
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	1,481	(1,481)	0%	-	13,330	(13,330)	0%	17,773	17,773
		BAD DEBTS	123	2,293	(2,171)	5%	23,961	20,640	3,321	116%	27,520	3,559
		INTEREST EXPENSE	15,238	16,138	(901)	94%	141,879	145,244	(3,366)	98%	193,659	51,780
TOTAL GENERAL EXPENSES			16,737	25,053	(8,316)	67%	184,929	225,474	(40,545)	82%	300,632	115,703
969		TOTAL OPERATING EXPENDITURES	105,368	138,216	(32,848)	76%	1,221,777	1,243,943	(22,167)	98%	1,663,591	441,814
970		CASH FLOW FROM OPERATIONS	(10,166)	13,623	(23,789)	-75%	55,755	122,610	(66,855)	45%	158,480	102,725
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	(1,892)	1,892	0%	(22,705)	(17,029)	(5,676)	133%	(22,705)	-
		OPERATING TRANSFERS OUT	-	1,892	(1,892)	0%	22,705	17,029	5,676	133%	22,705	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	2,250	(2,250)	0%	-	20,250	(20,250)	0%	27,000	27,000
		CAPITAL EXPENDITURES	42,854	42,854	-	100%	385,689	385,689	-	100%	514,252	128,563
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			42,854	45,104	(2,250)	95%	385,689	405,939	(20,250)	95%	541,252	155,563
900		TOTAL EXPENDITURES	148,222	183,320	(35,098)	81%	1,607,466	1,649,882	(42,417)	97%	2,204,843	597,377
		DEPRECIATION ADD BACK	42,854	42,854	-	100%	385,689	385,689	-	100%	514,252	128,563
NET CASH FLOW			(10,166)	11,373	(21,539)	-89%	55,755	102,360	(46,605)	54%	131,480	75,725

AVON PARK HOUSING AUTHORITY

CASH Analysis

AVON PARK PUBLIC HOUSING

As Of Date: 10/31/2016

Balance

General Fund	137,139.96
Section 8 PH Funds	0.00
Security Deposits	25,395.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	43,265.37
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,096,934.77
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	4,646.36
Development Corporation	21,548.98
Cornell Colony - General Fund	4,646.36
Lakeside Park 2 - RAD	100.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

RIDGEDALE

As Of Date: 10/31/2016

Balance

General Fund	2,763.84
Section 8 PH Funds	0.00
Security Deposits	6,566.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

CORNELL COLONY

As Of Date: 10/31/2016

	Balance
General Fund	0.00
Section 8 PH Funds	0.00
Security Deposits	0.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	19,990.29
Development Corporation	0.00
Cornell Colony - General Fund	19,990.29
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	100.00
Cornell Colony-Security Deposit	12,800.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

NORTH CENTRAL HEIGHTS

As Of Date: 10/31/2016

	Balance
General Fund	33,676.83
Section 8 PH Funds	0.00
Security Deposits	14,000.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

NORTH CENTRAL HEIGHTS II

As Of Date: 10/31/2016

	Balance
General Fund	4,633.13
Section 8 PH Funds	0.00
Security Deposits	10,000.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:		12/31/2016	ACCOUNT	1 Month(s) Ended October 31, 2016	10 Month(s) Ended October 31, 2016	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	01 001	4110.00	5	21,485.77	159,113.79	155,782.50	(3,331.29)
Legal Expense	01 001	4130.00	5	248.00	3,283.50	3,875.00	591.50
Staff Training	01 001	4140.00	5	200.00	3,457.00	4,083.30	626.30
Travel	01 001	4150.00	5	140.24	6,856.74	5,375.00	(1,481.74)
Accounting Fees	01 001	4170.00	5	0.00	6,618.63	6,666.60	47.97
Computer Support/Licensing Fees	01 001	4170.2	5	614.00	4,566.27	0.00	(4,566.27)
Audit Fees	01 001	4171.00	5	0.00	9,450.00	7,875.00	(1,575.00)
Employee Benefits Cont - Admin	01 001	4182.00	5	4,691.37	56,989.14	60,925.00	3,935.86
Sundry	01 001	4190.00	5	2,609.61	11,519.63	11,250.00	(269.63)
Advertising	01 001	4190.18	5	762.65	3,266.96	0.00	(3,266.96)
Bank Fees	01 001	4190.19	5	0.00	182.90	0.00	(182.90)
Telephone/Communications	01 001	4190.2	5	1,284.91	8,188.15	7,333.30	(854.85)
Collection Loss Recovery Contract Fe	01 001	4190.21	5	7.50	93.90	0.00	(93.90)
Postage	01 001	4190.3	5	1.17	2,760.92	3,125.00	364.08
Eviction Costs	01 001	4190.4	5	0.00	595.00	833.30	238.30
Contract Costs- Copier	01 001	4190.6	5	62.88	557.94	500.00	(57.94)
Contract Costs-Admin Security	01 001	4190.7	5	120.00	480.00	0.00	(480.00)
Pre-employment testing	01 001	4190.8	5	50.60	192.55	0.00	(192.55)
Contract Costs-Admin	01 001	4190.9	5	25.00	16,895.85	20,000.00	3,104.15
Ten Services - RAB	01 001	4220.00	5	0.00	38.52	441.60	403.08
Water	01 001	4310.00	5	292.56	2,719.38	2,640.00	(79.38)
Electricity	01 001	4320.00	5	3,085.04	23,607.83	24,218.30	610.47
Natural Gas	01 001	4330.00	5	75.07	848.92	949.10	100.18
Sewer	01 001	4390.00	5	559.80	5,242.50	5,111.60	(130.90)
Labor	01 001	4410.00	5	7,872.00	60,592.48	57,990.00	(2,602.48)
Maintenance Materials	01 001	4420.00	5	1,793.45	21,823.96	23,850.00	2,026.04
Contract Costs	01 001	4430.00	5	0.00	425.00	0.00	(425.00)
Pest Control	01 001	4430.1	5	470.00	4,700.00	5,375.00	675.00
Contract Costs - Lawn	01 001	4430.3	5	3,650.00	14,050.00	11,125.00	(2,925.00)
Contract Costs-Air Conditioning	01 001	4430.4	5	0.00	8,198.00	7,500.00	(698.00)
Contract Costs-Plumbing	01 001	4430.5	5	0.00	1,312.50	1,875.00	562.50
Garbage and Trash Collection	01 001	4431.00	5	655.00	5,555.24	5,083.30	(471.94)
Emp Benefit Cont - Maintenance	01 001	4433.00	5	2,238.25	25,588.33	22,707.50	(2,880.83)
Insurance - Property	01 001	4510.00	5	2,517.57	25,793.62	23,625.80	(2,167.82)
Worker's Comp Insurance	01 001	4510.1	5	678.25	8,112.79	7,916.60	(196.19)
Other Insurance-Crime, Auto, Direc&C	01 001	4510.2	5	22.94	2,027.48	2,325.80	298.32
Liability Insurance	01 001	4510.3	5	577.54	5,359.96	3,583.30	(1,776.66)
Payment in Lieu of Taxes	01 001	4520	5	0.00	0.00	9,810.80	9,810.80
Collection Losses	01 001	4570.00	5	0.00	4,602.85	6,641.60	2,038.75
FSS Monthly Contributions	01 001	4590.02	5	491.00	4,110.00	0.00	(4,110.00)
Other General Expense	01 001	459000	5	780.00	7,656.29	8,333.30	677.01
Extraordinary Maintenance	01 001	4610	5	0.00	0.00	22,500.00	22,500.00
Total Operating Expenses				58,062.17	527,434.52	541,227.60	13,793.08
Operating Revenues							
Dwelling Rent	01 001	3110.00	5	11,878.80	122,447.69	125,399.10	(2,951.41)
Operating Subsidy	01 001	3401.00	5	36,164.00	364,767.00	399,548.30	(34,781.30)
Total Operating Revenues				48,042.80	487,214.69	524,947.40	(37,732.71)
Total Operating Revenues and Expenses				(10,019.37)	(40,219.83)	(16,280.20)	(23,939.63)
Other Revenues and Expenses							
Other Revenues and Expenses							
RESTRICTED INTEREST	01 001	3431.00	5	0.00	28.57	41.60	(13.03)
Investment Income - Unrestricted	01 001	3610.00	5	161.06	1,881.21	1,991.60	(110.39)
Other Income - Tenant	01 001	3690.00	5	(68.89)	4,683.11	5,625.00	(941.89)
Collection Loss Recovery Prior Year	01 001	3690.01	5	25.00	265.68	1,666.60	(1,400.92)
Other Income - FSS Forfeitures	01 001	3690.08	5	0.00	475.08	0.00	475.08
Other Income - Rent for Tulane Ave B	01 001	3690.13	5	950.00	8,750.00	9,583.30	(833.30)
Other Income - Insurance	01 001	3690.14	5	0.00	1,098.17	0.00	1,098.17
Leave with no Notice	01 001	3690.16	5	0.00	237.50	833.30	(595.80)

Report Criteria PHA: 01 Project: '001','002','003'

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

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended October 31, 2016	10 Month(s) Ended October 31, 2016	Budget	Variance
Other Income - Copies & Fax	01 001 3690.2 5		0.00	24.55	83.30	(58.75)
Other Income - Scrap Metal Salvage	01 001 3690.4 5		0.00	232.00	572.50	(340.50)
Other Income-Laundry	01 001 3690.7 5		0.00	1,350.13	0.00	1,350.13
Other Income - Community Rm Rent	01 001 3690.8 5		0.00	200.00	0.00	200.00
Operating Transfer In	01 001 9110.00 5		0.00	22,705.00	18,920.80	3,784.20
Total Other Revenues and Expenses			1,067.17	41,931.00	39,318.00	2,613.00
Total Other Revenues and Expenses			1,067.17	41,931.00	39,318.00	2,613.00
Total Net Income (Loss)			(8,952.20)	1,711.17	23,037.80	(21,326.63)

Report Criteria PHA: 01 Project: '001','002','003'

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING
OTHER BUSINESS ACTIVITIES

Fiscal Year End Date: 12/31/2016		ACCOUNT	1 Month(s) Ended October 31, 2016	10 Month(s) Ended October 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	01 100 4110.00	5	0.00	9,751.20	0.00	(9,751.20)
Admin Salaries - NCH I	01 100 4110.01	5	1,166.10	9,282.96	15,808.30	6,525.34
Admin Salaries - NCH II	01 100 4110.02	5	935.34	7,374.02	11,990.00	4,615.98
Admin Salaries - Ridgedale	01 100 4110.03	5	1,287.60	10,106.67	17,406.60	7,299.93
Accounting Fees	01 100 4170.00	5	0.00	1,200.00	1,916.60	716.60
Audit Fees	01 100 4171.00	5	0.00	0.00	416.60	416.60
Employee Benefits Cont - Admin-Ridg	01 100 4182.00	5	196.71	3,402.28	6,015.80	2,613.52
Employee Benefits Cont - Admin - NC	01 100 4182.1	5	147.04	2,018.96	4,765.80	2,746.84
Employee Benefits Cont - Admin - NC	01 100 4182.2	5	135.10	1,766.91	5,368.30	3,601.39
Sundry	01 100 4190.00	5	140.23	832.73	125.00	(707.73)
Insurance - Workers Comp	01 100 4510.40	5	80.33	1,468.13	1,417.50	(50.63)
Other General Expense	01 100 4590	5	0.00	0.00	416.60	416.60
Total Operating Expenses			4,088.45	47,203.86	65,647.10	18,443.24
Total Operating Revenues and Expenses			(4,088.45)	(47,203.86)	(65,647.10)	18,443.24
Other Revenues and Expenses						
Other Revenues and Expenses						
Revenue-Management Fees-Ridgedal	01 100 3690.00	5	263.98	24,284.04	30,000.00	(5,715.96)
Revenue - Management Fees - NCH I	01 100 3690.1	5	867.95	8,756.07	10,000.00	(1,243.93)
Revenue - Management Fees - NCH I	01 100 3690.2	5	1,141.06	11,246.39	13,864.10	(2,617.71)
Other Income - Contribution-NCH	01 100 3690.50	5	0.00	23,258.63	33,250.00	(9,991.37)
Total Other Revenues and Expenses			2,272.99	67,545.13	87,114.10	(19,568.97)
Total Other Revenues and Expenses			2,272.99	67,545.13	87,114.10	(19,568.97)
Total Net Income (Loss)			(1,815.46)	20,341.27	21,467.00	(1,125.73)

**Shoeman's early
Dev. Fee
Distrib*

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

Fiscal Year End Date: 12/31/2016		ACCOUNT	1 Month(s) Ended October 31, 2016	10 Month(s) Ended October 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001	4110.00 5	0.00	0.00	6,569.10	6,569.10
Legal Expense	03 001	4130.00 5	1,136.00	1,434.00	416.60	(1,017.40)
Accounting Fees	03 001	4170.00 5	0.00	1,782.00	625.00	(1,157.00)
Computer Support/Licensing Fees	03 001	4170.20 5	144.00	144.00	0.00	(144.00)
Employee Benefits Cont - Admin	03 001	4182.00 5	0.00	0.00	9,652.50	9,652.50
Sundry	03 001	4190.00 5	75.06	3,364.73	833.30	(2,531.43)
Non Capitalized Admin	03 001	4190.01 5	0.00	4,328.38	0.00	(4,328.38)
Advertising and Marketing	03 001	4190.08 5	110.84	1,542.24	0.00	(1,542.24)
Bank Fees	03 001	4190.19 5	0.00	15.00	0.00	(15.00)
Telephone/Communications	03 001	4190.20 5	0.00	0.00	833.30	833.30
Postage	03 001	4190.30 5	0.00	47.00	66.60	19.60
Water	03 001	4310.00 5	14.91	71.82	5,500.00	5,428.18
Electricity	03 001	4320.00 5	330.71	4,748.62	3,309.10	(1,439.52)
Sewer	03 001	4390.00 5	31.20	105.66	5,500.00	5,394.34
Labor	03 001	4410.00 5	0.00	0.00	11,284.10	11,284.10
Materials	03 001	4420.00 5	358.12	5,351.35	4,166.60	(1,184.75)
Contract Costs - Pest Control	03 001	4430.10 5	158.00	474.00	0.00	(474.00)
Contract Costs-Lawn	03 001	4430.30 5	1,164.58	2,979.16	0.00	(2,979.16)
Garbage and Trash Collection	03 001	4431.00 5	416.18	1,387.78	166.60	(1,221.18)
Emp Benefit Cont - Maintenance	03 001	4433.00 5	0.00	0.00	19,782.50	19,782.50
Property Insurance	03 001	4510.00 5	1,586.58	6,346.32	8,333.30	1,986.98
Workers Comp	03 001	4510.10 5	43.25	43.25	83.30	40.05
Insurance - General Liability	03 001	4510.30 5	299.90	1,943.36	4,495.00	2,551.64
Management Fees	03 001	4590.01 5	0.00	0.00	3,075.00	3,075.00
Total Operating Expenses			5,869.33	36,108.67	84,691.90	48,583.23
Operating Revenues						
Dwelling Rent	03 001	3110.00 5	21,839.95	39,020.00	51,252.50	(12,232.50)
Total Operating Revenues			21,839.95	39,020.00	51,252.50	(12,232.50)
Total Operating Revenues and Expenses			15,970.62	2,911.33	(33,439.40)	36,350.73
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	03 001	3690.00 5	457.86	541.34	0.00	541.34
Other General Expense	03 001	4590.02 5	0.00	(538.75)	0.00	(538.75)
Interest on Loan - Heartland National	03 001	5610.00 5	(4,900.50)	(41,324.08)	(31,257.50)	(10,066.58)
Total Other Revenues and Expenses			(4,442.64)	(41,321.49)	(31,257.50)	(10,063.99)
Total Other Revenues and Expenses			(4,442.64)	(41,321.49)	(31,257.50)	(10,063.99)
Total Net Income (Loss)			11,527.98	(38,410.16)	(64,696.90)	26,286.74

Report Criteria PHA: 03 Project: '001'

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended October 31, 2016	10 Month(s) Ended October 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	1,422.84	9,983.08	9,658.30	(324.78)
Travel	07 002 4150.00	5	0.00	5.94	0.00	(5.94)
Accounting Fees	07 002 4170.00	5	0.00	2,523.63	2,916.60	392.97
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	117.00	1,069.50	0.00	(1,069.50)
Audit Fees	07 002 4171.00	5	0.00	2,820.00	3,916.60	1,096.60
Employee Benefits Cont - Admin	07 002 4182.00	5	543.54	5,437.72	5,172.50	(265.22)
Sundry	07 002 4190.00	5	40.00	720.16	2,958.30	2,238.14
Postage	07 002 4190.03	5	505.75	520.75	41.60	(479.15)
Advertising	07 002 4190.08	5	90.06	770.95	0.00	(770.95)
Coll Agent Fees	07 002 4190.15	5	0.00	114.97	0.00	(114.97)
Bank Fees	07 002 4190.18	5	0.00	83.38	0.00	(83.38)
Telephone	07 002 4190.2	5	105.91	1,410.68	1,458.30	47.62
Eviction Costs	07 002 4190.4	5	0.00	0.00	166.60	166.60
Contract Costs - Admin	07 002 4190.9	5	25.00	4,786.90	5,228.30	441.40
Tenant Services	07 002 4220.00	5	0.00	1,592.09	0.00	(1,592.09)
Tenant Services--Relocation	07 002 4295	5	719.88	719.88	0.00	(719.88)
Water	07 002 4310.00	5	642.30	5,787.84	5,625.00	(162.84)
Electricity	07 002 4320.00	5	490.73	3,197.75	2,808.30	(389.45)
Sewer	07 002 4390.00	5	1,048.30	9,549.48	9,166.60	(382.88)
Labor	07 002 4410.00	5	7,180.80	55,383.31	39,571.60	(15,811.71)
Maintenance Materials	07 002 4420.00	5	15,587.52	19,037.69	4,333.30	(14,704.39)
Contract Costs	07 002 4430.00	5	1,950.00	8,413.00	7,916.60	(496.40)
Pest Control	07 002 4430.1	5	122.00	1,220.00	1,666.60	446.60
Contract Costs-Lawn	07 002 4430.3	5	425.00	3,825.00	3,750.00	(75.00)
Contract Costs-Air Conditioning	07 002 4430.4	5	0.00	4,310.00	416.60	(3,893.40)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	416.60	416.60
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	1,666.60	1,666.60
Garbage and Trash Collection	07 002 4431.00	5	642.10	5,823.72	5,583.30	(240.42)
Emp Benefit Cont - Maintenance	07 002 4433.00	5	1,532.27	13,170.09	12,960.80	(209.29)
Insurance - Property	07 002 4510.00	5	750.18	7,701.40	10,246.60	2,545.20
Insurance - Workers Comp	07 002 4510.1	5	185.58	383.85	833.30	449.45
Insurance - Liability	07 002 4510.3	5	163.22	1,277.56	833.30	(444.26)
Payment in Lieu of Taxes	07 002 4520.00	5	0.00	0.00	833.30	833.30
Bad Debts - Other	07 002 4570.00	5	0.00	12,936.99	10,833.30	(2,103.69)
Interest on Notes Payable-Centennial	07 002 4580.03	5	3,162.27	35,208.32	48,150.00	12,941.68
Management Fees	07 002 4590.00	5	263.98	24,284.04	25,972.50	1,688.46
Other General Expense	07 002 4590.01	5	250.00	4,317.80	5,833.30	1,515.50
Total Operating Expenses			37,966.23	248,387.47	230,934.60	(17,452.87)
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	1,364.20	30,759.94	36,349.10	(5,589.16)
HAP Subsidy	07 002 3110.01	5	0.00	234,173.00	288,581.60	(54,408.60)
Total Operating Revenues			1,364.20	264,932.94	324,930.70	(59,997.76)
Total Operating Revenues and Expenses			(36,602.03)	16,545.47	93,996.10	(77,450.63)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	41.60	(41.60)
Interest - Restricted	07 002 3431.00	5	0.00	333.35	375.00	(41.65)
Investment Income - Unrestricted	07 002 3610.00	5	1.21	35.22	0.00	35.22
Other Income - Tenant	07 002 3690.00	5	737.97	5,546.27	5,741.60	(195.33)
Collection Loss Recovery Prior Year	07 002 3690.01	5	0.00	127.87	0.00	127.87
Leave with no Notice	07 002 3690.16	5	0.00	0.00	916.60	(916.60)
Other Income - Scrap Metal Salvage	07 002 3690.4	5	0.00	120.00	0.00	120.00
Other Income/Laundry	07 002 3690.7	5	0.00	787.00	0.00	787.00
Total Other Revenues and Expenses			739.18	6,949.71	7,074.80	(125.09)

Report Criteria PHA: 07 Project: '002'

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended October 31, 2016	10 Month(s) Ended October 31, 2016	Budget	Variance
Total Other Revenues and Expenses			739.18	6,949.71	7,074.80	(125.09)
Total Net Income (Loss)			(35,862.85)	23,495.18	101,070.90	(77,575.72)

Report Criteria PHA: 07 Project: '002'

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

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

Fiscal Year End Date: 12/31/2016		ACCOUNT	1 Month(s) Ended October 31, 2016	10 Month(s) Ended October 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,612.54	11,333.30	10,645.00	(688.30)
Accounting Fees	02 001 4170.00 5		0.00	3,438.62	3,416.60	(22.02)
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		126.00	1,205.00	0.00	(1,205.00)
Audit Fees	02 001 4171.00 5		0.00	3,390.00	4,166.60	776.60
Employee Benefits Cont - Admin	02 001 4182.00 5		616.01	6,164.42	5,720.80	(443.62)
Sundry	02 001 4190.00 5		16.00	1,341.55	4,333.30	2,991.75
Advertising and Marketing	02 001 4190.08 5		96.99	1,118.71	0.00	(1,118.71)
Bank Fees	02 001 4190.18 5		0.00	10.00	0.00	(10.00)
Telephone	02 001 4190.2 5		85.96	1,341.88	1,433.30	91.42
Collection Loss Recovery Contract Fe	02 001 4190.21 5		0.00	320.70	0.00	(320.70)
Postage	02 001 4190.3 5		0.00	17.00	25.00	8.00
Eviction Costs	02 001 4190.4 5		0.00	0.00	458.30	458.30
Contract Costs - Admin	02 001 4190.9 5		0.00	7,678.49	9,225.80	1,547.31
Ten Services - After School Program	02 001 4220.2 5		180.00	1,360.90	1,000.00	(360.90)
Water	02 001 4310.00 5		31.39	781.05	1,175.00	393.95
Electricity	02 001 4320.00 5		460.24	4,985.42	4,958.30	(27.12)
Sewer	02 001 4390.00 5		61.77	641.07	858.30	217.23
Labor	02 001 4410.00 5		1,670.40	11,982.34	12,305.00	322.66
Maintenance Materials	02 001 4420.00 5		277.42	8,755.87	8,333.30	(422.57)
Contract Costs	02 001 4430.00 5		0.00	1,025.00	0.00	(1,025.00)
Contract Costs-Pest Control	02 001 4430.1 5		100.80	1,008.00	1,158.30	150.30
Contract Costs-Plumbing	02 001 4430.2 5		0.00	130.40	187.50	57.10
Contract Costs - AC	02 001 4430.4 5		0.00	5,149.00	5,583.30	434.30
Contract Costs - Lawn	02 001 4430.5 5		270.00	2,865.00	2,708.30	(156.70)
Garbage and Trash Collection	02 001 4431.00 5		56.00	453.50	458.30	4.80
Emp Benefit Cont - Maintenance	02 001 4433.00 5		775.70	7,474.29	7,949.10	474.81
Insurance - Property	02 001 4510.00 5		944.03	9,653.78	9,930.00	276.22
Insurance - Workers Comp	02 001 4510.1 5		71.08	764.98	583.30	(181.68)
Insurance - Liability	02 001 4510.3 5		175.77	1,392.62	2,599.10	1,206.48
Payment in Lieu of Taxes	02 001 4520 5		0.00	0.00	4,166.60	4,166.60
Bad Debts - Other	02 001 4570.00 5		0.00	3,524.48	2,666.60	(857.88)
Bonneville Interest	02 001 4580.01 5		3,844.09	42,386.79	43,041.60	654.81
Other General Expense	02 001 4590.00 5		0.00	1,769.42	83.30	(1,686.12)
Management Fees	02 001 4590.02 5		867.95	7,042.65	9,039.10	1,996.45
Total Operating Expenses			12,340.14	150,506.23	158,209.00	7,702.77
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		17,633.00	173,742.81	174,195.00	(452.19)
Total Operating Revenues			17,633.00	173,742.81	174,195.00	(452.19)
Total Operating Revenues and Expenses			5,292.86	23,236.58	15,986.00	7,250.58
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	02 001 3431.00 5		18.23	64.76	66.60	(1.84)
Other Income - Tenant	02 001 3690.00 5		322.00	5,391.43	6,583.30	(1,191.87)
Collection Loss Recovery Prior Year	02 001 3690.01 5		0.00	1,019.00	0.00	1,019.00
Total Other Revenues and Expenses			340.23	6,475.19	6,649.90	(174.71)
Total Other Revenues and Expenses			340.23	6,475.19	6,649.90	(174.71)
Total Net Income (Loss)			5,633.09	29,711.77	22,635.90	7,075.87

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

Fiscal Year End Date: 12/31/2016		ACCOUNT	1 Month(s) Ended October 31, 2016	10 Month(s) Ended October 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00	5	1,327.96	9,278.92	8,549.10	(729.82)
Legal Expense	02 002 4130.00	5	0.00	22,698.01	24,606.60	1,908.59
Legal Expense-Development	02 002 4130.1	5	0.00	4,347.63	0.00	(4,347.63)
Accounting Fees	02 002 4170.00	5	0.00	3,431.62	3,416.60	(15.02)
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5	99.00	988.00	0.00	(988.00)
Audit Fees	02 002 4171.00	5	0.00	4,315.00	3,333.30	(981.70)
Employee Benefits Cont - Admin	02 002 4182.00	5	507.30	5,072.32	4,609.10	(463.22)
Sundry	02 002 4190.00	5	16.00	1,062.52	3,625.00	2,562.48
Advertising and Marketing	02 002 4190.08	5	76.20	961.74	0.00	(961.74)
Bank Service Fee	02 002 4190.18	5	0.00	78.57	0.00	(78.57)
Telephone	02 002 4190.2	5	0.00	328.15	0.00	(328.15)
Postage	02 002 4190.3	5	0.00	14.00	20.80	6.80
Contract Costs - Admin	02 002 4190.9	5	0.00	5,148.10	5,916.60	768.50
Ten Services - After School Program	02 002 4220.20	5	180.00	1,360.90	833.30	(527.60)
Water	02 002 4310.00	5	42.92	439.44	325.00	(114.44)
Electricity	02 002 4320.00	5	91.66	1,103.97	1,000.00	(103.97)
Sewer	02 002 4390.00	5	9.33	103.01	191.60	88.59
Labor	02 002 4410.00	5	1,670.40	11,982.33	12,305.00	322.67
Maintenance Materials	02 002 4420.00	5	452.05	6,141.35	6,391.60	250.25
Contract Costs	02 002 4430.00	5	0.00	800.00	0.00	(800.00)
Contract Costs-Pest Control	02 002 4430.1	5	79.20	792.00	908.30	116.30
Contract Costs - Lawn	02 002 4430.3	5	220.00	2,095.00	1,966.60	(128.40)
Contract Costs - AC	02 002 4430.4	5	0.00	2,164.00	1,750.00	(414.00)
Contract Costs - Plumbing	02 002 4430.5	5	0.00	983.75	1,408.30	424.55
Garbage and Trash Collection	02 002 4431.00	5	13.00	126.00	475.00	349.00
Emp Benefit Cont - Maintenance	02 002 4433.00	5	775.67	7,474.09	7,949.10	475.01
Insurance - Property	02 002 4510.00	5	731.77	7,515.94	8,908.30	1,392.36
Insurance - Workers Comp	02 002 4510.1	5	64.33	262.60	583.30	320.70
Insurance - Liability	02 002 4510.3	5	138.11	1,107.02	833.30	(273.72)
Bad Debts - Other	02 002 4570.00	5	219.42	3,116.58	2,791.60	(324.98)
Bonneville Interest	02 002 4580.01	5	3,477.42	38,343.75	38,933.30	589.55
Other General Expense	02 002 4590.00	5	0.00	2,217.36	83.30	(2,134.06)
Management Fees	02 002 4590.02	5	1,141.06	9,073.83	11,861.60	2,787.77
Total Operating Expenses			11,332.80	154,927.50	153,575.60	(1,351.90)
Operating Revenues						
Dwelling Rent	02 002 3110.00	5	13,891.04	141,762.70	142,917.50	(1,154.80)
Total Operating Revenues			13,891.04	141,762.70	142,917.50	(1,154.80)
Total Operating Revenues and Expenses			2,558.24	(13,164.80)	(10,658.10)	(2,506.70)
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00	5	14.59	51.82	54.10	(2.28)
Investment Income - Unrestricted	02 002 3610.00	5	0.50	19.95	25.00	(5.05)
Other Income - Tenant	02 002 3690.00	5	276.30	5,379.45	5,350.00	29.45
Other Income - Non Tenant	02 002 3690.3	5	0.00	0.00	416.60	(416.60)
Total Other Revenues and Expenses			291.39	5,451.22	5,845.70	(394.48)
Total Other Revenues and Expenses			291.39	5,451.22	5,845.70	(394.48)
Total Net Income (Loss)			2,849.63	(7,713.58)	(4,812.40)	(2,901.18)

PHA Board Resolution

Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)OMB No. 2577-0026
(exp. 04/30/2016)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: AVON PARK HOUSING AUTHORITY

PHA Code: FL012

PHA Fiscal Year Beginning: 01-01-2017

Board Resolution Number: 16-08

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

Operating Budget approved by Board resolution on:

11/15/2016



Operating Budget submitted to HUD, if applicable, on:



Operating Budget revision approved by Board resolution on:



Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: CHAIRMAN LESTER ROBERTS	Signature:	Date:
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AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2017

2017
ORIGINAL BUDGET

MEETING OF THE BOARD OF COMMISSIONERS

BOC Meeting - November 15, 2016

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AVON PARK HOUSING AUTHORITY
NOTES TO ORIGINAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2017

Public Housing:

1. Operating Subsidy is calculated at 100% of the 2016 Operating calculation of \$487,982 or \$40,665 per month.
2. Resident participation of \$530.
3. 2% projected salary increases for the year.

COCC:

1. Allocations for salaries and benefits: CEO @ 60%/PH & 40%/COCC and Comptroller @ 80%/PH & 20% COCC.
2. Other income includes the developers fee from Cornell in the amount of \$187,855.

Cornell Colony:

1. New development - projected figures were used based on the family projected setup/operating documents for the period of May 2016 - December 2016.

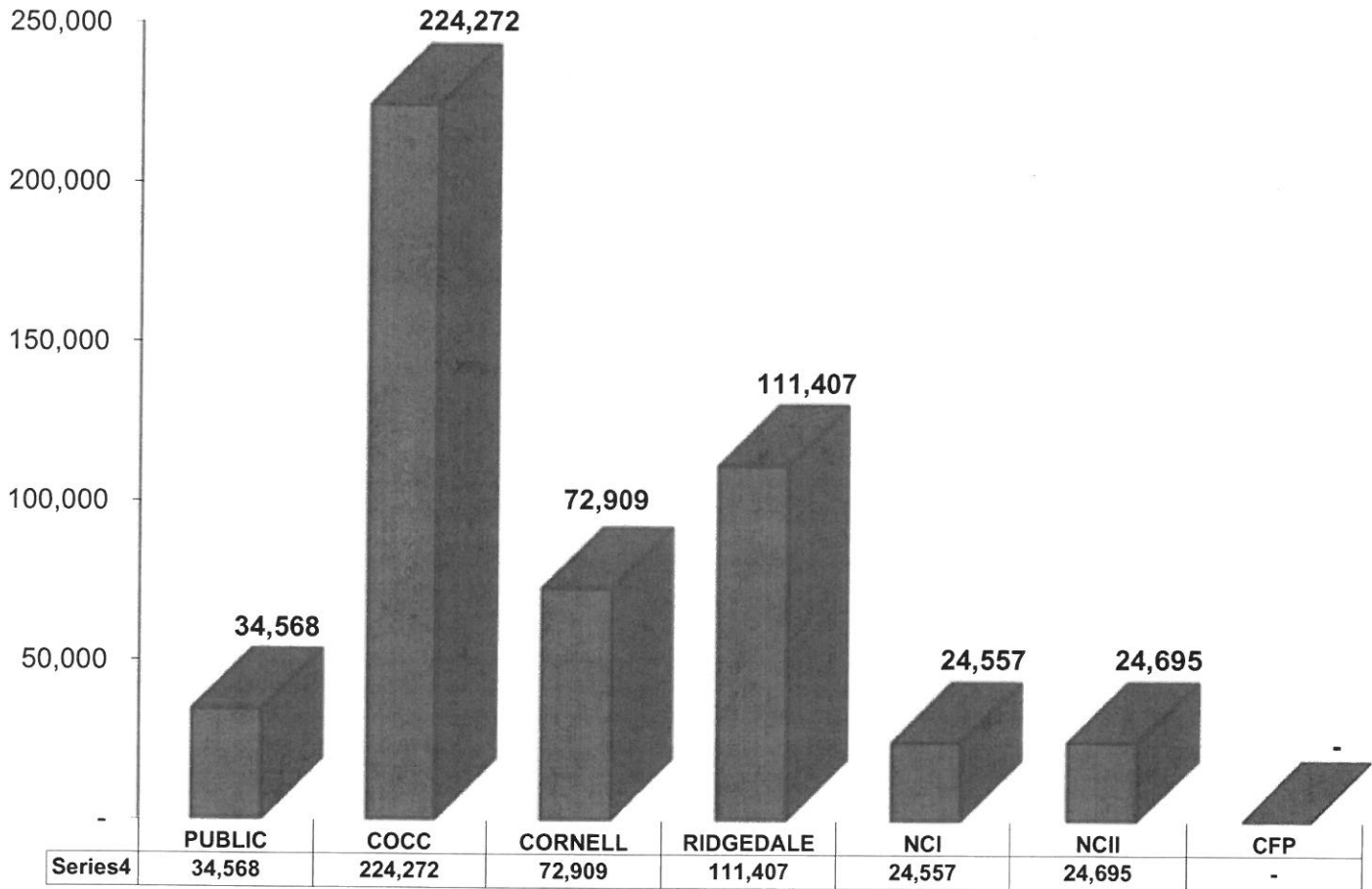
CPP 2017:

1. CFP 2017 is not included in the budget - HUD has not released the ACC; it will be added in a revision during the 2017 FYE.

RAD

1. This original draft does not yet address the implications of the RAD program in the 2017 FYE.

Avon Park Housing Authority



Income Before Depreciation

AVON PARK HOUSING AUTHORITY

SCHEDULE OF CASH FLOW

FOR THE BUDGET YEAR ENDING DECEMBER 31, 2017

<u>Line of Business</u>	<u>2016</u> <u>PROJECTED ACTUAL</u> <u>RECEIPTS/(DEFICIT)</u>	<u>2017</u> <u>PROJECTED</u> <u>ORIG BUDGET</u>	<u>FAVORABLE /</u> <u>(UNFAVORABLE)</u>
Public Housing	32,664	34,568	1,904
Central Office Cost Center	26,493	224,272	197,779
Cornell Colony	(104,316)	72,909	177,225
Ridgedale	121,262	111,407	(9,855)
North Central Heights I	26,844	24,557	(2,287)
North Central Heights II	(6,683)	24,695	31,378
Capital Fund Program	-	-	-
Residual Receipts/(Deficit)	<u>96,265</u>	<u>492,409</u>	<u>396,145</u>

CONSOLIDATED

LINE	ACCT		2016	2016		PERCENT	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET		TO	PROPOSED	ACTUAL COSTS
			ACTUAL	REV #1	DIFF	BUDGET	BUDGET	VS 2017 BUDGET
REVENUE								
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	631,086	636,137	(5,051)	99%	842,514	211,428
704	3422	TENANT REVENUE - OTHER	27,965	27,960	5	100%	27,960	(5)
704	3422	TENANT REVENUE - WASHER/DRYER	-	-	-	-	-	-
705	TOTAL TENANT REVENUE		659,051	664,097	(5,046)	99%	870,474	211,424
706	3401	HUD PHA GRANTS	1,033,436	1,033,436	(0)	100%	964,965	(68,471)
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	2,547	2,550	(3)	100%	2,550	3
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	56,602	56,787	(185)	100%	244,555	187,953
715	3480.01	MANAGEMENT FEES	64,637	64,637	-	100%	64,637	-
720	3431	INVESTMENT INCOME - RESTRICTED	540	565	(25)	96%	565	25
700	TOTAL REVENUES		1,816,812	1,822,072	(5,259)	100%	2,147,746	330,934
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	283,227	283,692	(465)	100%	269,818	(13,409)
912	4171	AUDITING FEES	27,650	23,650	4,000	117%	32,200	4,550
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	122,676	122,675	1	100%	100,167	(22,509)
916	4190	OTHER	176,784	164,978	11,806	107%	145,750	(31,034)
	TOTAL ADMINISTRATIVE		610,337	594,995	15,342	103%	547,935	(62,402)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	2,326	2,790	(464)	83%	2,790	464
	TOTAL TENANT SERVICES		2,326	2,790	(464)	83%	2,790	464
UTILITIES								
931	4310	WATER	18,300	18,318	(17)	100%	18,645	344
932	4320	ELECTRICITY	43,260	43,553	(293)	99%	43,529	269
933	4330	NATURAL GAS	1,133	1,139	(6)	100%	1,130	(3)
938	4390	SEWER AND OTHER	24,546	24,994	(448)	98%	25,155	609
	TOTAL UTILITIES		87,240	88,003	(763)	99%	88,458	1,219
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	160,147	160,148	(1)	100%	163,363	3,216
942	4420	MATERIALS	56,472	56,490	(18)	100%	56,490	18
943	4430	CONTRACT COSTS	223,307	223,970	(663)	100%	222,310	(997)
945	4433	EBC - OM&O	85,437	85,619	(182)	100%	72,565	(12,872)
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
	TOTAL ORDINARY MAINT & OPER		525,363	526,227	(864)	100%	514,728	(10,635)
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	104,548	104,547	1	100%	105,046	498
962	4590	OTHER GENERAL EXPENSES	61,626	61,680	(54)	100%	17,700	(43,926)
962	4590.01	MANAGEMENT FEES	68,103	59,937	8,166	114%	72,320	4,217
963	4520	PAYMENTS IN LIEU OF TAXES	17,716	17,773	(57)	100%	17,793	77
964	4571	BAD DEBTS	27,396	27,520	(124)	100%	27,440	44
967	5610	PRINCIPAL / INTEREST EXPENSE	194,893	193,659	1,234	101%	246,127	51,234
	TOTAL GENERAL EXPENSES		474,282	465,116	9,166	102%	486,425	12,144
969	TOTAL OPERATING EXPENSES		1,699,548	1,677,130	22,417	101%	1,640,337	(59,211)
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		117,265	144,941	(27,677)	81%	507,409	390,145
OTHER EXPENSES								
971	4610	EXT-MAINT, B/A, REPLACEMENTS	21,000	27,000	(6,000)	78%	15,000	(6,000)
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	226,440	226,440	-	100%	226,440	-
	TOTAL OTHER EXPENSES		247,440	253,440	-	98%	241,440	(6,000)
900	TOTAL EXPENSES		1,946,988	1,930,570	22,417	101%	1,881,777	(65,211)
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	22,705	22,705	-	100%	-	(22,705)
1002	9111	OPERATING TRANSFERS OUT	(22,705)	(22,705)	-	100%	-	22,705
1010	TTL OTHER FINANCING SOURCES(USES)		-	-	-	0%	-	-
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER (UNDER)EXPENSES		(130,175)	(108,499)	(21,677)	120%	265,969	396,145
	DEPRECIATION ADD-BACK		226,440	226,440	-	100%	226,440	-
	NET CASH FLOW		96,265	117,941	(21,677)	82%	492,409	396,145

CONSOLIDATED ACCOUNT DETAIL

LINE	ACCT	2016 PROJECTED	2016 BUDGET		PERCENT TO	2017 PROPOSED	2016 PROJECTED
ITEM	#	ACTUAL	REV #1	DIFF	BUDGET	BUDGET	ACTUAL COSTS
	DESCRIPTION						VS 2017 BUDGET
INCOME							
HUD PHA GRANTS							
3401	HUD PHA OPERATING SUBSIDY SOFT COST	645,613	687,138	(41,525)	94%	618,667	(26,946)
3401	HUD PHA OPERATING SUBSIDY HARD COST	-	-	-	-	-	-
3410	SECTION 8 HAP INCOME	346,298	346,298	(0)	100%	346,298	0
3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2	AUDIT FEES EARNED	-	-	-	-	-	-
3410.3	HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.1	FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS		991,911	1,033,436	(41,525)	96%	964,965	(26,946)
EXPENSES							
ADMINISTRATIVE EXPENSES - OTHER							
4130	LEGAL	34,652	34,678	(26)	100%	8,650	(26,002)
4140	STAFF TRAINING	4,906	4,900	6	100%	4,900	(6)
4150	TRAVEL	6,434	6,450	(16)	100%	6,450	16
4170	ACCOUNTING	25,791	25,500	291	101%	25,500	(291)
4180	TELEPHONE/COMMUNICATIONS	12,734	13,720	(986)	93%	13,720	986
4190	SUNDRY	33,436	38,750	(5,314)	86%	35,400	1,964
4190.1	OFFICE SUPPLIES	-	-	-	-	-	-
4190.2	POSTAGE	3,882	3,935	(53)	99%	3,935	53
4190.3	ADMINISTRATIVE FEES	617	600	17	103%	600	(17)
4190.4	EVICITION COSTS	1,767	1,750	17	101%	1,750	(17)
4190.5	OFFICE EQUIPMENT	54,940	48,445	6,495	113%	44,845	(10,095)
TOTAL ADMINISTRATIVE		179,160	178,728	432	100%	145,750	(33,410)
CONTRACT COSTS							
443000	CONTRACT COSTS	150,489	194,066	(43,577)	78%	140,185	(10,304)
443001	HEATING AND COOLING	18,173	18,300	(127)	99%	18,300	127
443002	ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003	LANDSCAPE & GROUNDS	24,306	23,460	846	104%	34,110	9,804
443004	UNIT TURNAROUND	2,000	2,000	-	100%	-	(2,000)
443005	ELECTRICAL	-	-	-	-	-	-
443006	PLUMBING	4,660	4,665	(5)	100%	4,665	5
443007	PEST CONTROL	10,824	10,930	(106)	99%	10,930	106
443100	REFUSE COLLECTION	14,414	14,120	294	102%	14,120	(294)
TOTAL CONTRACT COSTS		224,867	267,541	(42,674)	84%	222,310	(2,557)

CONSOLIDATED - CASH FLOWS

LINE ACCT	2017
<u>ITEM # DESCRIPTION</u>	<u>PROPOSED BUDGET</u>
REVENUE	
700 TOTAL REVENUES	<u>2,147,746</u>
EXPENSES	
TOTAL ADMINISTRATIVE	<u>547,935</u>
TOTAL TENANT SERVICES	<u>2,790</u>
TOTAL UTILITIES	<u>88,458</u>
TOTAL ORDINARY MAINT & OPER	<u>514,728</u>
TOTAL GENERAL EXPENSES	<u>486,425</u>
969 TOTAL OPERATING EXPENSES	<u>1,640,337</u>
970 EXCESS OPERATING REVENUE OVER	
OPERATING EXPENSES	<u>507,409</u>
OTHER EXPENSES	
EX-MAINT, B/A, REPLACEMENTS	15,000
RESERVE CONTRIBUTIONS	-
OTHER CASH ITEMS - HAP	-
TOTAL OTHER EXPENSES	<u>15,000</u>
900 TOTAL EXPENSES	<u>1,655,337</u>
OTHER FINANCING SOURCES (USES):	
1001 9110 OPERATING TRANSFER IN	-
1002 9111 OPERATING TRANSFERS OUT	-
1010 TTL OTHER FINANCING SOURCES(USES)	<u>-</u>
1000 EXCESS (DEFICIENCY) OPERATING	
CASH	<u>492,409</u>

*** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

PUBLIC HOUSING

LINE	ACCT		2016 PROJECTED ACTUAL	2016 BUDGET REV #1		PERCENT TO BUDGET	2017 PROPOSED BUDGET	2016 PROJECTED ACTUAL COSTS VS 2017 BUDGET
ITEM	#	DESCRIPTION			DIFF			
REVENUE								
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	149,731	150,479	(749)	100%	150,479	749
704	3422	TENANT REVENUE - OTHER	6,735	6,750	(15)	100%	6,750	15
704	3422	TENANT REVENUE - WASHER/DRYER	-	-	-	-	-	-
705	TOTAL TENANT REVENUE		156,465	157,229	(764)	100%	157,229	764
706	3401	HUD PHA GRANTS	479,458	479,458	-	100%	487,982	8,524
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	2,387	2,390	(3)	100%	2,390	3
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	15,211	15,287	(76)	100%	15,200	(11)
715	3480.01	MANAGEMENT FEES	-	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	49	50	(1)	98%	50	1
700	TOTAL REVENUES		653,570	654,414	(844)	100%	662,851	9,281
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	186,939	186,939	(0)	100%	171,385	(15,554)
912	4171	AUDITING FEES	9,450	9,450	-	100%	14,000	4,550
914	4120	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	73,110	73,110	(0)	100%	63,181	(9,929)
916	4190	OTHER	76,581	75,650	931	101%	75,650	(931)
	TOTAL ADMINISTRATIVE		346,080	345,149	931	100%	324,216	(21,864)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	66	530	(464)	12%	530	464
	TOTAL TENANT SERVICES		66	530	(464)	12%	530	464
UTILITIES								
931	4310	WATER	3,152	3,168	(16)	100%	3,150	(2)
932	4320	ELECTRICITY	28,918	29,062	(145)	100%	28,920	2
933	4330	NATURAL GAS	1,133	1,139	(6)	100%	1,130	(3)
938	4390	SEWER AND OTHER	6,103	6,134	(31)	100%	6,100	(3)
	TOTAL UTILITIES		39,306	39,502	(197)	100%	39,300	(6)
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	69,588	69,588	(0)	100%	70,989	1,401
942	4420	MATERIALS	28,615	28,620	(5)	100%	28,620	5
943	4430	CONTRACT COSTS	37,159	37,150	9	100%	47,800	10,641
945	4433	EBC - OM&O	27,249	27,249	0	100%	27,461	212
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
	TOTAL ORDINARY MAINT & OPER		162,611	162,607	4	100%	174,869	12,259
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	44,942	44,942	0	100%	44,685	(257)
962	4590	OTHER GENERAL EXPENSES	10,000	10,000	-	100%	10,000	-
962	4590.01	MANAGEMENT FEES	-	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	11,716	11,773	(57)	100%	11,793	77
964	4571	BAD DEBTS	7,891	7,970	(79)	99%	7,890	(1)
967	5610	PRINCIPAL / INTEREST EXPENSE	-	-	-	-	-	-
	TOTAL GENERAL EXPENSES		74,549	74,684	(135)	100%	74,368	(181)
969	TOTAL OPERATING EXPENSES		622,611	622,473	139	100%	613,284	(9,328)
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		30,959	31,942	(983)	97%	49,568	18,609
OTHER EXPENSES								
971	4610	EXT-MAINT, B/A, REPLACEMENTS	21,000	27,000	(6,000)	78%	15,000	(6,000)
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	189,140	189,140	-	100%	189,140	-
	TOTAL OTHER EXPENSES		210,140	216,140	-	97%	204,140	(6,000)
900	TOTAL EXPENSES		832,751	838,613	139	99%	817,424	(15,328)
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	22,705	22,705	-	100%	-	(22,705)
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-	-
1010	TTL OTHER FINANCING SOURCES(USES)		22,705	22,705	-	100%	-	(22,705)
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER(UNDER) EXPENSES		(156,476)	(161,493)	(983)	97%	(154,572)	1,904
	DEPRECIATION ADD-BACK		189,140	189,140	-	100%	189,140	-
	NET CASH FLOW		32,664	27,647	5,017	118%	34,568	1,904

PUBLIC HOUSING ACCOUNT DETAIL

LINE	ACCT		2016	2016		PERCENT	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET		TO	PROPOSED	ACTUAL COSTS
			ACTUAL	REV #1	DIFF	BUDGET	BUDGET	VS 2017 BUDGET
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COSTS	437,933	479,458	(41,525)	91%	487,982	50,049
3401		HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			437,933	479,458	(41,525)	91%	487,982	50,049
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	4,677	4,650	(27)	101%	4,650	(27)
4140		STAFF TRAINING	4,906	4,900	(6)	100%	4,900	(6)
4150		TRAVEL	6,434	6,450	16	100%	6,450	16
4170		ACCOUNTING	8,938	8,000	(938)	112%	8,000	(938)
4180		TELEPHONE/COMMUNICATIONS	8,807	8,800	(7)	100%	8,800	(7)
4190		SUNDRY	13,449	13,500	51	100%	13,500	51
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	3,733	3,750	17	100%	3,750	17
4190.3		CONTRACT COSTS-COPIER/SECURITY	617	600	(17)	103%	600	(17)
4190.4		EVICTON COSTS	1,020	1,000	(20)	102%	1,000	(20)
4190.5		CONTRACT COSTS ADMIN	24,000	24,000	-	100%	24,000	-
TOTAL ADMINISTRATIVE			76,581	75,650	(931)	101%	75,650	(931)
CONTRACT COSTS								
443000		CONTRACT COSTS	-	-	-	-	-	-
443001		HEATING AND COOLING	8,997	9,000	3	100%	9,000	3
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	13,371	13,350	(21)	100%	24,000	10,629
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	2,250	2,250	-	100%	2,250	-
443007		PEST CONTROL	6,446	6,450	4	100%	6,450	4
443100		REFUSE COLLECTION	6,096	6,100	4	100%	6,100	4
TOTAL CONTRACT COSTS			37,159	37,150	(9)	100%	47,800	10,641

PUBLIC HOUSING - CASH FLOWS

LINE ACCT		2017
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>
REVENUE		PROPOSED BUDGET
700		TOTAL REVENUES
		<u>662,851</u>
EXPENSES		
		TOTAL ADMINISTRATIVE
		<u>324,216</u>
		TOTAL TENANT SERVICES
		<u>530</u>
		TOTAL UTILITIES
		<u>39,300</u>
		TOTAL ORDINARY MAINT & OPER
		<u>174,869</u>
		TOTAL GENERAL EXPENSES
		<u>74,368</u>
969		TOTAL OPERATING EXPENSES
		<u>613,284</u>
970		EXCESS OPERATING REVENUE OVER
		OPERATING EXPENSES
		<u>49,568</u>
		OTHER EXPENSES
		B/A, REPLACEMENTS
		15,000
		RESERVE CONTRIBUTIONS
		-
		OTHER CASH ITEMS
		-
		TOTAL OTHER EXPENSES
		<u>15,000</u>
900		TOTAL EXPENSES
		<u>628,284</u>
		OTHER FINANCING SOURCES (USES):
1001	9110	OPERATING TRANSFER IN
		-
1002	9111	OPERATING TRANSFERS OUT
		-
1010		TTL OTHER FINANCING SOURCES(USES)
		<u>-</u>
1000		EXCESS (DEFICIENCY) OPERATING
		CASH
		<u>34,568</u>

*** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

PUBLIC HOUSING REPLACEMENT OF EQUIPMENT

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NONE FOR THE ORIGINAL BUDGET								
TOTAL			-	-	-	0.00	0.00	0.00

PUBLIC HOUSING BETTERMENTS AND ADDITIONS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	BSC FUNDING	S8 GRANT FUNDING
PHONE SYSTEM	MAIN OFFICE	1.00	15,000	15,000	15,000			
				15,000	15,000	-	0.00	0.00

PUBLIC HOUSING EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NONE FOR THE ORIGINAL BUDGET								
TOTAL				0.00	0.00	0.00	0.00	0.00

CENTRAL OFFICE COST CENTER

LINE	ACCT		2016	2016		PERCENT	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET		TO	PROPOSED	ACTUAL COSTS
REVENUE			ACTUAL	REV #1	DIFF	BUDGET	BUDGET	VS 2017 BUDGET
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
704	3422	TENANT REVENUE - WASHER/DRYER	-	-	-	-	-	-
705	TOTAL TENANT REVENUE		-	-	-	-	-	-
706	3401	HUD PHA GRANTS	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	39,872	39,900	(28)	100%	227,755	187,883
715	3480.01	MANAGEMENT FEES	64,637	64,637	-	100%	64,637	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700	TOTAL REVENUES		104,509	104,537	(28)	100%	292,392	187,883
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	54,246	54,246	0	100%	49,344	(4,902)
912	4171	AUDITING FEES	500	500	-	100%	500	-
914	4120	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	19,380	19,380	0	100%	13,740	(5,640)
916	4190	OTHER	1,689	2,450	(761)	69%	2,450	761
	TOTAL ADMINISTRATIVE		75,815	76,576	(761)	99%	66,035	(9,780)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
	TOTAL TENANT SERVICES		-	-	-	-	-	-
UTILITIES								
931	4310	WATER	-	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-	-
	TOTAL UTILITIES		-	-	-	-	-	-
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	-	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	-	-
943	4430	CONTRACT COSTS	-	-	-	-	-	-
945	4433	EBC - OM&O	-	-	-	-	-	-
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
	TOTAL ORDINARY MAINT & OPER		-	-	-	-	-	-
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	1,701	1,701	0	100%	1,585	(116)
962	4590	OTHER GENERAL EXPENSES	500	500	-	100%	500	-
962	4590.01	MANAGEMENT FEES	-	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-	-
967	5610	PRINCIPAL / INTEREST EXPENSE	-	-	-	-	-	-
	TOTAL GENERAL EXPENSES		2,201	2,201	0	100%	2,085	(116)
969	TOTAL OPERATING EXPENSES		78,016	78,777	(761)	99%	68,120	(9,896)
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		26,493	25,760	732	103%	224,272	197,779
OTHER EXPENSES								
971	4610	EXT-MAINT, B/A, REPLACEMENTS	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	-	-	-	-	-	-
	TOTAL OTHER EXPENSES		-	-	-	-	-	-
900	TOTAL EXPENSES		78,016	78,777	(761)	99%	68,120	(9,896)
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-	-
1010	TTL OTHER FINANCING SOURCES(USES)		-	-	-	-	-	-
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER(UNDER) EXPENSES		26,493	25,760	732	103%	224,272	197,779
	DEPRECIATION ADD-BACK		-	-	-	-	-	-
	NET CASH FLOW		26,493	25,760	732	103%	224,272	197,779

CENTRAL OFFICE COST CENTER DETAIL

LINE	ACCT		2016	2016		PERCENT	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET		TO	PROPOSED	ACTUAL COSTS
			ACTUAL	REV #1	DIFF	BUDGET	BUDGET	VS 2017 BUDGET
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COST	-	-	-	-	-	-
3401		HUD PHA OPERATING SUBSIDY HARD COST	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	-	-	-	-	-	-
4140		STAFF TRAINING	-	-	-	-	-	-
4150		TRAVEL	-	-	-	-	-	-
4170		ACCOUNTING	1,543	2,300	757	67%	2,300	757
4180		TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-
4190		SUNDRY	146	150	4	97%	150	4
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	-	-	-	-	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICITION COSTS	-	-	-	-	-	-
4190.5		CONTRACT COSTS ADMIN	-	-	-	-	-	-
TOTAL ADMINISTRATIVE			<u>1,689</u>	<u>2,450</u>	<u>761</u>	<u>69%</u>	<u>2,450</u>	<u>761</u>
CONTRACT COSTS								
443000		CONTRACT COSTS	-	-	-	-	-	-
443001		HEATING AND COOLING	-	-	-	-	-	-
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	-	-	-	-	-	-
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	-	-	-	-	-
443007		PEST CONTROL	-	-	-	-	-	-
443100		REFUSE COLLECTION	-	-	-	-	-	-
TOTAL CONTRACT COSTS			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

COCC CASH FLOWS

LINE	ACCT		2017
ITEM	#	DESCRIPTION	PROPOSED
			BUDGET
REVENUE			
700		TOTAL REVENUES	<u>292,392</u>
EXPENSES			
		TOTAL ADMINISTRATIVE	<u>66,035</u>
		TOTAL TENANT SERVICES	<u>-</u>
		TOTAL UTILITIES	<u>-</u>
		TOTAL ORDINARY MAINT & OPER	<u>-</u>
		TOTAL GENERAL EXPENSES	<u>2,085</u>
969		TOTAL OPERATING EXPENSES	<u>68,120</u>
970		EXCESS OPERATING REVENUE OVER	
		OPERATING EXPENSES	<u>224,272</u>
		OTHER EXPENSES	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS (increase)/decrease	-
		TOTAL OTHER EXPENSES	<u>-</u>
900		TOTAL EXPENSES	<u>68,120</u>
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	-
1010		TTL OTHER FINANCING SOURCES(USES)	<u>-</u>
1000		EXCESS (DEFICIENCY) OPERATING	
		CASH	<u>224,272</u>

*** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

COCC REPLACEMENT OF EQUIPMENT

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM	CFP	BSC	OTHER GRANT
					OPERATIONS	FUNDING	FUNDING	FUNDING

NONE FOR THE ORIGINAL BUDGET

TOTAL				-	-	-	-	-	0.00
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COCC BETTERMENTS AND ADDITIONS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	BSC FUNDING	S8 GRANT FUNDING
NONE FOR THE ORIGINAL BUDGET								
TOTAL				-	-	-	-	-

COCC EXTRAORDINARY MAINTENANCE

DESCRIPTION	QUANTITY	PRICE	TOTAL COST	TOTAL	CFP	BSC	S8
				FROM OPERATIONS FUNDING	FUNDING	FUNDING	GRANT FUNDING
NONE FOR THE ORIGINAL BUDGET							
TOTAL			-	-	-	-	-

CORNELL COLONY

LINE	ACCT		2016	2016		PERCENT	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET		TO	PROPOSED	ACTUAL COSTS
			ACTUAL	REV #1	DIFF	BUDGET	BUDGET	VS 2017 BUDGET
REVENUE								
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	57,202	61,503	(4,301)	93%	267,881	210,679
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
704	3422	TENANT REVENUE - WASHER/DRYER	-	-	-	-	-	-
705		TOTAL TENANT REVENUE	57,202	61,503	(4,301)	93%	267,881	210,679
706	3401	HUD PHA GRANTS	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-	-
715	3480.01	MANAGEMENT FEES	-	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	57,202	61,503	(4,301)	93%	267,881	210,679
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	7,883	7,883	0	100%	9,739	1,856
912	4171	AUDITING FEES	4,000	-	4,000	-	4,000	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	11,583	11,583	(0)	100%	3,966	(7,617)
916	4190	OTHER	13,667	3,330	10,337	410%	17,080	3,413
		TOTAL ADMINISTRATIVE	37,133	22,796	14,337	163%	34,785	(2,348)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-
UTILITIES								
931	4310	WATER	6,600	6,600	-	100%	6,930	330
932	4320	ELECTRICITY	3,855	3,971	(116)	97%	4,048	193
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	6,600	6,600	-	100%	6,930	330
		TOTAL UTILITIES	17,055	17,171	(116)	99%	17,908	853
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	13,541	13,541	0	100%	13,812	271
942	4420	MATERIALS	5,000	5,000	-	100%	5,000	-
943	4430	CONTRACT COSTS	200	200	-	100%	200	-
945	4433	EBC - OM&O	23,739	23,739	(0)	100%	10,239	(13,500)
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
		TOTAL ORDINARY MAINT & OPER	42,480	42,480	(0)	100%	29,251	(13,229)
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	15,494	15,494	0	100%	15,579	85
962	4590	OTHER GENERAL EXPENSES	-	-	-	-	-	-
962	4590.01	MANAGEMENT FEES	11,847	3,690	8,157	321%	16,073	4,226
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-	-
967	5610	PRINCIPAL / INTEREST EXPENSE	37,509	37,509	(0)	100%	81,377	43,868
		TOTAL GENERAL EXPENSES	64,850	56,693	8,157	114%	113,028	48,179
969		TOTAL OPERATING EXPENSES	161,518	139,140	22,378	116%	194,972	33,454
970		EXCESS OPERATING REVENUE OVER	(104,316)	(77,636)	(26,679)	134%	72,909	177,225
OTHER EXPENSES								
971	4610	EXT-MAINT, B/A, REPLACEMENTS	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	-	-	-	-	-	-
		TOTAL OTHER EXPENSES	-	-	-	-	-	-
900		TOTAL EXPENSES	161,518	139,140	22,378	116%	194,972	33,454
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-	-
1010		TTL OTHER FINANCING SOURCES(USES)	-	-	-	-	-	-
1000		EXCESS (DEFICIENCY) OPERATING	(104,316)	(77,636)	(26,679)	134%	72,909	177,225
REVENUE OVER(UNDER) EXPENSES								
DEPRECIATION ADD-BACK								
NET CASH FLOW								
			(104,316)	(77,636)	(26,679)	134%	72,909	177,225

CORNELL COLONY DETAIL

LINE	ACCT		2016	2016		PERCENT	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET		TO	PROPOSED	ACTUAL COSTS
			ACTUAL	REV #1	DIFF	BUDGET	BUDGET	VS 2017 BUDGET
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401		HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	447	500	53	89%	500	53
4140		STAFF TRAINING	-	-	-	-	-	-
4150		TRAVEL	-	-	-	-	-	-
4170		ACCOUNTING	2,250	3,500	1,250	64%	3,500	1,250
4180		TELEPHONE/COMMUNICATIONS	-	1,000	1,000	0%	1,000	1,000
4190		SUNDRY	6,782	12,000	5,218	57%	12,000	5,218
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	71	80	10	88%	80	10
4190.3		ADMINISTRATIVE FEES	-	-	-	-	-	-
4190.4		EVICITION COSTS	-	-	-	-	-	-
4190.5		OFFICE EQUIPMENT	6,493	-	(6,493)	-	-	(6,493)
TOTAL ADMINISTRATIVE			<u>16,042</u>	<u>17,080</u>	<u>1,038</u>	<u>94%</u>	<u>17,080</u>	<u>1,038</u>
CONTRACT COSTS								
443000		CONTRACT COSTS	-	-	-	-	-	-
443001		HEATING AND COOLING	-	-	-	-	-	-
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	975	-	(975)	-	-	(975)
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	-	-	-	-	-
443007		PEST CONTROL	237	-	(237)	-	-	(237)
443100		REFUSE COLLECTION	548	200	(348)	274%	200	(348)
TOTAL CONTRACT COSTS			<u>1,760</u>	<u>200</u>	<u>(1,560)</u>	<u>880%</u>	<u>200</u>	<u>(1,560)</u>

CORNELL COLONY CASH FLOWS

LINE	ACCT		2017
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>	<u>PROPOSED</u>
			<u>BUDGET</u>
REVENUE			
700		TOTAL REVENUES	<u>267,881</u>
EXPENSES			
		TOTAL ADMINISTRATIVE	<u>34,785</u>
		TOTAL TENANT SERVICES	<u>-</u>
		TOTAL UTILITIES	<u>17,908</u>
		TOTAL ORDINARY MAINT & OPER	<u>29,251</u>
		TOTAL GENERAL EXPENSES	<u>113,028</u>
969		TOTAL OPERATING EXPENSES	<u>194,972</u>
970		EXCESS OPERATING REVENUE OVER	
		OPERATING EXPENSES	<u>72,909</u>
		OTHER EXPENSES	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS	-
		TOTAL OTHER EXPENSES	<u>-</u>
900		TOTAL EXPENSES	<u>194,972</u>
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	-
1010		TTL OTHER FINANCING SOURCES(USES)	<u>-</u>
1000		EXCESS (DEFICIENCY) OPERATING	
		CASH	<u>72,909</u>

*** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

CORNELL COLONY BETTERMENTS AND ADDITIONS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NONE FOR THE ORIGINAL BUDGET								
					-	-	-	-

RIDGEDALE

LINE	ACCT		2016 PROJECTED ACTUAL	2016 BUDGET REV #1	PERCENT TO BUDGET	2017 PROPOSED BUDGET	2016 PROJECTED ACTUAL COSTS VS 2017 BUDGET	
ITEM	#	DESCRIPTION		DIFF				
REVENUE								
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	43,619	43,619	(0)	100%	43,619	0
704	3422	TENANT REVENUE - OTHER	6,884	6,890	(6)	100%	6,890	6
704	3422	TENANT REVENUE - WASHER/DRYER	-	-	-	-	-	-
705	TOTAL TENANT REVENUE		50,503	50,509	(6)	100%	50,509	6
706	3401	HUD PHA GRANTS	346,298	346,298	(0)	100%	346,298	0
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	49	50	(1)	98%	50	1
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	1,019	1,100	(81)	93%	1,100	81
715	3480.01	MANAGEMENT FEES	-	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	428	450	(22)	95%	450	22
700	TOTAL REVENUES		398,295	398,407	(112)	100%	398,407	112
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	11,590	11,590	(0)	100%	13,202	1,612
912	4171	AUDITING FEES	4,700	4,700	-	100%	4,700	-
914	4120	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	6,207	6,207	0	100%	6,438	231
916	4190	OTHER	15,213	15,324	(111)	99%	15,324	111
	TOTAL ADMINISTRATIVE		37,710	37,821	(111)	100%	39,664	1,954
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	60	60	-	100%	60	-
	TOTAL TENANT SERVICES		60	60	-	100%	60	-
UTILITIES								
931	4310	WATER	6,753	6,750	3	100%	6,750	(3)
932	4320	ELECTRICITY	3,367	3,370	(3)	100%	3,370	3
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	10,979	11,000	(21)	100%	11,000	21
	TOTAL UTILITIES		21,100	21,120	(20)	100%	21,120	20
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	47,486	47,486	(0)	100%	48,436	950
942	4420	MATERIALS	5,187	5,200	(13)	100%	5,200	13
943	4430	CONTRACT COSTS	23,131	23,700	(569)	98%	23,700	(1,431)
945	4433	EBC - OM&O	15,884	15,553	331	102%	15,697	(187)
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
	TOTAL ORDINARY MAINT & OPER		93,688	93,939	(251)	100%	93,033	(655)
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	14,286	14,286	(0)	100%	14,576	290
962	4590	OTHER GENERAL EXPENSES	6,973	7,000	(27)	100%	7,000	27
962	4590.01	MANAGEMENT FEES	31,437	31,167	270	101%	31,167	(270)
963	4520	PAYMENTS IN LIEU OF TAXES	1,000	1,000	-	100%	1,000	-
964	4571	BAD DEBTS	13,000	13,000	-	100%	13,000	-
967	5610	PRINCIPAL / INTEREST EXPENSE	57,780	57,780	-	100%	66,380	8,600
	TOTAL GENERAL EXPENSES		124,476	124,233	244	100%	133,123	8,647
969	TOTAL OPERATING EXPENSES		277,033	277,173	(140)	100%	287,000	9,967
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		121,262	121,234	28	100%	111,407	(9,855)
OTHER EXPENSES								
971	4610	EXT-MAINT, B/A, REPLACEMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	37,300	37,300	-	100%	37,300	-
	TOTAL OTHER EXPENSES		37,300	37,300	-	100%	37,300	-
900	TOTAL EXPENSES		314,333	314,473	(140)	100%	324,300	9,967
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-	-
1010	TTL OTHER FINANCING SOURCES(USES)		-	-	-	-	-	-
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER(UNDER) EXPENSES		83,962	83,934	28	100%	74,107	(9,855)
	DEPRECIATION ADD-BACK		37,300	37,300	-	100%	37,300	-
	NET CASH FLOW		121,262	121,234	28	100%	111,407	(9,855)

RIDGEDALE DETAIL

LINE ACCT	2016	2016		PERCENT	2017	2016 PROJECTED
ITEM # DESCRIPTION	PROJECTED	BUDGET		TO	PROPOSED	ACTUAL COSTS
INCOME	ACTUAL	REV #1	DIFF	BUDGET	BUDGET	VS 2017 BUDGET
HUD PHA GRANTS						
3401 HUD PHA OPERATING SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401 HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410 SUBSIDY	346,298	346,298	(0)	100%	346,298	0
3410.1 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2 AUDIT FEES EARNED	-	-	-	-	-	-
3410.3 HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4 FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS	346,298	346,298	(0)	100%	346,298	0
EXPENSES						
ADMINISTRATIVE EXPENSES - OTHER						
4130 LEGAL	-	-	-	-	-	-
4140 STAFF TRAINING	-	-	-	-	-	-
4150 TRAVEL	-	-	-	-	-	-
4170 ACCOUNTING	3,425	3,500	75	98%	3,500	75
4180 TELEPHONE/COMMUNICATIONS	1,754	1,750	(4)	100%	1,750	(4)
4190 SUNDRY	3,537	3,550	13	100%	3,550	13
4190.1 OFFICE SUPPLIES	-	-	-	-	-	-
4190.2 POSTAGE	26	50	24	51%	50	24
4190.3 CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4 EVICTION COSTS	197	200	3	99%	200	3
4190.5 CONTRACT COSTS ADMIN	6,274	6,274	(0)	100%	6,274	(0)
TOTAL ADMINISTRATIVE	15,213	15,324	111	99%	15,324	111
CONTRACT COSTS						
443000 CONTRACT COSTS	9,494	9,500	6	100%	9,500	6
443001 HEATING AND COOLING	411	500	89	82%	500	89
443002 CAMERA SECURITY	-	-	-	-	-	-
443003 LANDSCAPE & GROUNDS	4,371	4,500	129	97%	4,500	129
443004 UNIT TURNAROUND	2,000	2,000	-	100%	-	(2,000)
443005 ELECTRICAL	-	-	-	-	-	-
443006 PLUMBING	500	500	-	100%	500	-
443007 PEST CONTROL	1,673	2,000	327	84%	2,000	327
443100 REFUSE COLLECTION	6,681	6,700	19	100%	6,700	19
TOTAL CONTRACT COSTS	25,131	25,700	569	98%	23,700	(1,431)

RIDGEDALE CASH FLOW

LINE	ACCT		2017 PROPOSED BUDGET
ITEM	#	DESCRIPTION	
REVENUE			
700		TOTAL REVENUES	<u>398,407</u>
EXPENSES			
		TOTAL ADMINISTRATIVE	<u>39,664</u>
		TOTAL TENANT SERVICES	<u>60</u>
		TOTAL UTILITIES	<u>21,120</u>
		TOTAL ORDINARY MAINT & OPER	<u>93,033</u>
		TOTAL GENERAL EXPENSES	<u>133,123</u>
969		TOTAL OPERATING EXPENSES	<u>287,000</u>
970		EXCESS OPERATING REVENUE OVER	
		OPERATING EXPENSES	<u>111,407</u>
		OTHER EXPENSES	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS - HAP	-
		TOTAL OTHER EXPENSES	<u>-</u>
900		TOTAL EXPENSES	<u>287,000</u>
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	-
1010		TTL OTHER FINANCING SOURCES(USES)	<u>-</u>
1000		EXCESS (DEFICIENCY) OPERATING	
		CASH	<u>111,407</u>

*** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

RIDGEDALE REPLACEMENT OF EQUIPMENT

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM	CFP	TRUSTEE	OTHER GRANT
					OPERATIONS	FUNDING	FUNDING	FUNDING

NONE FOR THE ORIGINAL BUDGET

TOTAL			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
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RIDGEDALE BETTERMENTS AND ADDITIONS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	BSC FUNDING	S8 GRANT FUNDING
NONE FOR THE ORIGINAL BUDGET								
TOTAL			0.00	0.00	0.00	0.00	0.00	0.00

RIDGEDALE EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL		CFP	TRUSTEE	OTHER
				TOTAL	FROM			
				COST	OPERATIONS	FUNDING	FUNDING	GRANT
NONE FOR THE ORIGINAL BUDGET								
TOTAL				0.00	0.00	0.00	0.00	0.00

NORTH CENTRAL HEIGHTS I

LINE	ACCT		2016 PROJECTED ACTUAL	2016 BUDGET REV #1	DIFF	PERCENT TO BUDGET	2017 PROPOSED BUDGET	2016 PROJECTED ACTUAL COSTS VS 2017 BUDGET
ITEM	#	DESCRIPTION						
REVENUE								
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	209,034	209,034	0	100%	209,034	(0)
704	3422	TENANT REVENUE - OTHER	7,926	7,900	26	100%	7,900	(26)
704	3422	TENANT REVENUE - WASHER/DRYER	-	-	-	-	-	-
705		TOTAL TENANT REVENUE	216,960	216,934	26	100%	216,934	(26)
706	3401	HUD PHA GRANTS	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	80	80	(0)	100%	80	0
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-	-
715	3480.01	MANAGEMENT FEES	-	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	217,040	217,014	26	100%	217,014	(26)
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	12,377	12,774	(398)	97%	14,516	2,139
912	4171	AUDITING FEES	5,000	5,000	-	100%	5,000	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	6,865	6,865	0	100%	7,114	249
916	4190	OTHER	23,362	22,671	691	103%	22,671	(691)
		TOTAL ADMINISTRATIVE	47,603	47,310	293	101%	49,301	1,698
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	1,200	1,200	-	100%	1,200	-
		TOTAL TENANT SERVICES	1,200	1,200	-	100%	1,200	-
UTILITIES								
931	4310	WATER	1,410	1,410	-	100%	1,410	-
932	4320	ELECTRICITY	5,938	5,950	(12)	100%	5,950	12
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	773	1,030	(257)	75%	1,030	257
		TOTAL UTILITIES	8,122	8,390	(268)	97%	8,390	268
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	14,766	14,766	(0)	100%	15,063	297
942	4420	MATERIALS	10,000	10,000	-	100%	10,000	-
943	4430	CONTRACT COSTS	12,024	12,115	(91)	99%	12,115	91
945	4433	EBC - OM&O	9,026	9,539	(513)	95%	9,584	558
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
		TOTAL ORDINARY MAINT & OPER	45,815	46,420	(605)	99%	46,762	947
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	15,735	15,735	(0)	100%	16,006	271
962	4590	OTHER GENERAL EXPENSES	96	100	(4)	96%	100	4
962	4590.01	MANAGEMENT FEES	10,585	10,847	(262)	-	10,847	262
963	4520	PAYMENTS IN LIEU OF TAXES	5,000	5,000	-	100%	5,000	-
964	4571	BAD DEBTS	3,155	3,200	(45)	99%	3,200	45
967	5610	PRINCIPAL / INTEREST EXPENSE	52,884	51,650	1,234	102%	51,650	(1,234)
		TOTAL GENERAL EXPENSES	87,455	86,532	923	101%	86,803	(652)
969		TOTAL OPERATING EXPENSES	190,195	189,852	343	100%	192,457	2,261
970		EXCESS OPERATING REVENUE OVER						
		OPERATING EXPENSES	26,844	27,162	(317)	99%	24,557	(2,287)
OTHER EXPENSES								
971	4610	EXT-MAINT, B/A, REPLACEMENTS	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	-	-	-	-	-	-
		TOTAL OTHER EXPENSES	-	-	-	-	-	-
900		TOTAL EXPENSES	190,195	189,852	343	100%	192,457	2,261
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-	-
1010		TTL OTHER FINANCING SOURCES(USES)	-	-	-	-	-	-
1000		EXCESS (DEFICIENCY) OPERATING						
		REVENUE OVER(UNDER) EXPENSES	26,844	27,162	(317)	99%	24,557	(2,287)

NORTH CENTRAL HEIGHTS I DETAIL

LINE	ACCT		2016	2016		PERCENT	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET		TO	PROPOSED	ACTUAL COSTS
			ACTUAL	REV #1	DIFF	BUDGET	BUDGET	VS 2017 BUDGET
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401		HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SUBSIDY	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		ESS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	-	-	-	-	-	-
4140		STAFF TRAINING	-	-	-	-	-	-
4150		TRAVEL	-	-	-	-	-	-
4170		ACCOUNTING	4,818	4,100	(718)	118%	4,100	(718)
4180		TELEPHONE/COMMUNICATIONS	1,722	1,720	(2)	100%	1,720	(2)
4190		SUNDRY	5,171	5,200	29	99%	5,200	29
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	29	30	1	97%	30	1
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICITION COSTS	550	550	0	100%	550	0
4190.5		CONTRACT COSTS ADMIN	11,071	11,071	0	100%	11,071	0
TOTAL ADMINISTRATIVE			<u>23,362</u>	<u>22,671</u>	<u>(691)</u>	<u>103%</u>	<u>22,671</u>	<u>(691)</u>
CONTRACT COSTS								
443000		CONTRACT COSTS	-	-	-	-	-	-
443001		HEATING AND COOLING	6,667	6,700	33	100%	6,700	33
443002		CAMERA	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	3,231	3,250	19	99%	3,250	19
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	224	225	1	99%	225	1
443007		PEST CONTROL	1,382	1,390	8	99%	1,390	8
443100		REFUSE COLLECTION	519	550	31	94%	550	31
TOTAL CONTRACT COSTS			<u>12,024</u>	<u>12,115</u>	<u>91</u>	<u>99%</u>	<u>12,115</u>	<u>91</u>

NCH I CASH FLOWS

LINE	ACCT		2017
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>	<u>PROPOSED</u>
			<u>BUDGET</u>
REVENUE			
700		TOTAL REVENUES	<u>217,014</u>
EXPENSES			
		TOTAL ADMINISTRATIVE	<u>49,301</u>
		TOTAL TENANT SERVICES	<u>1,200</u>
		TOTAL UTILITIES	<u>8,390</u>
		TOTAL ORDINARY MAINT & OPER	<u>46,762</u>
		TOTAL GENERAL EXPENSES	<u>86,803</u>
969		TOTAL OPERATING EXPENSES	<u>192,457</u>
970		EXCESS OPERATING REVENUE OVER	
		OPERATING EXPENSES	<u>24,557</u>
		OTHER EXPENSES	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS	-
		TOTAL OTHER EXPENSES	<u>-</u>
900		TOTAL EXPENSES	<u>192,457</u>
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	-
1010		TTL OTHER FINANCING SOURCES(USES)	<u>-</u>
1000		EXCESS (DEFICIENCY) OPERATING	
		CASH	<u>24,557</u>

*** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

NORTH CENTRAL HEIGHTS I BETTERMENTS AND REPLACEMENTS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NONE FOR THE ORIGINAL BUDGET								
					-	-	-	0.00
					-	-	-	0.00

NORTH CENTRAL HEIGHTS II

LINE	ACCT		2016 PROJECTED ACTUAL	2016 BUDGET REV #1	DIFF	PERCENT TO BUDGET	2017 PROPOSED BUDGET	2016 PROJECTED ACTUAL COSTS VS 2017 BUDGET
ITEM	#	DESCRIPTION						
REVENUE								
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	171,501	171,501	(0)	100%	171,501	0
704	3422	TENANT REVENUE - OTHER	6,420	6,420	0	100%	6,420	(0)
704	3422	TENANT REVENUE - WASHER/DRYER	-	-	-	-	-	-
705		TOTAL TENANT REVENUE	177,921	177,921	(0)	100%	177,921	0
706	3401	HUD PHA GRANTS	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	31	30	1	105%	30	(1)
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	500	500	-	100%	500	-
715	3480.01	MANAGEMENT FEES	-	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	64	65	64	-	65	1
700		TOTAL REVENUES	178,516	178,516	65	100%	178,516	0
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	10,192	10,259	(67)	99%	11,632	1,440
912	4171	AUDITING FEES	4,000	4,000	-	100%	4,000	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	5,531	5,531	0	100%	5,728	197
916	4190	OTHER	46,273	45,553	720	102%	12,575	(33,698)
		TOTAL ADMINISTRATIVE	65,996	65,343	653	101%	33,935	(32,062)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	1,000	1,000	-	100%	1,000	-
		TOTAL TENANT SERVICES	1,000	1,000	-	100%	1,000	-
UTILITIES								
931	4310	WATER	385	390	(5)	99%	405	19
932	4320	ELECTRICITY	1,182	1,200	(18)	99%	1,241	59
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	90	230	(140)	39%	95	5
		TOTAL UTILITIES	1,658	1,820	(162)	91%	1,741	83
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	14,766	14,766	(0)	100%	15,063	297
942	4420	MATERIALS	7,671	7,670	1	100%	7,670	(1)
943	4430	CONTRACT COSTS	7,798	7,810	(12)	100%	7,810	12
945	4433	EBC - OM&O	9,539	9,539	0	100%	9,584	45
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
		TOTAL ORDINARY MAINT & OPER	39,774	39,785	(12)	100%	40,127	354
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	12,390	12,390	0	100%	12,614	224
962	4590	OTHER GENERAL EXPENSES	77	100	(23)	77%	100	23
962	4590.01	MANAGEMENT FEES	14,234	14,234	0	100%	14,234	(0)
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	3,350	3,350	-	100%	3,350	-
967	5610	PRINCIPAL / INTEREST EXPENSE	46,720	46,720	-	100%	46,720	-
		TOTAL GENERAL EXPENSES	76,771	76,793	(22)	100%	77,018	247
969		TOTAL OPERATING EXPENSES	185,199	184,741	457	100%	153,821	(31,378)
970		EXCESS OPERATING REVENUE OVER						
		OPERATING EXPENSES	(6,683)	(6,225)	(392)	107%	24,695	31,378
OTHER EXPENSES								
971	4610	EXT-MAINT, B/A, REPLACEMENTS	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	-	-	-	-	-	-
		TOTAL OTHER EXPENSES	-	-	-	-	-	-
900		TOTAL EXPENSES	185,199	184,741	457	100%	153,821	(31,378)
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-	-
1010		TTL OTHER FINANCING SOURCES(USES)	-	-	-	-	-	-
1000		EXCESS (DEFICIENCY) OPERATING						
		REVENUE OVER(UNDER) EXPENSES	(6,683)	(6,225)	(392)	107%	24,695	31,378

NORTH CENTRAL HEIGHTS II DETAIL

LINE	ACCT		2016	2016		PERCENT	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET		TO	PROPOSED	ACTUAL COSTS
			ACTUAL	REV #1	DIFF	BUDGET	BUDGET	VS 2017 BUDGET
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401		HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SUBSIDY	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	29,528	29,528	-	100%	3,500	(26,028)
4140		STAFF TRAINING	-	-	-	-	-	-
4150		TRAVEL	-	-	-	-	-	-
4170		ACCOUNTING	4,818	4,100	(718)	118%	4,100	(718)
4180		TELEPHONE/COMMUNICATIONS	450	450	(0)	100%	450	(0)
4190		SUNDRY	4,350	4,350	-	100%	1,000	(3,350)
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	24	25	1	96%	25	1
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICITION COSTS	-	-	-	-	-	-
4190.5		CONTRACT COSTS ADMIN	7,102	7,100	(2)	100%	3,500	(3,602)
TOTAL ADMINISTRATIVE			<u>46,273</u>	<u>45,553</u>	<u>(720)</u>	<u>102%</u>	<u>12,575</u>	<u>(33,698)</u>
CONTRACT COSTS								
443000		CONTRACT COSTS	-	-	-	-	-	-
443001		HEATING AND COOLING	2,098	2,100	2	-	2,100	2
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	2,357	2,360	3	-	2,360	3
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	1,686	1,690	4	-	1,690	4
443007		PEST CONTROL	1,086	1,090	4	-	1,090	4
443100		REFUSE COLLECTION	570	570	-	100%	570	-
TOTAL CONTRACT COSTS			<u>7,798</u>	<u>7,810</u>	<u>12</u>	<u>100%</u>	<u>7,810</u>	<u>12</u>

NCH II CASH FLOWS

LINE	ACCT		2017 PROPOSED BUDGET
ITEM	#	DESCRIPTION	
REVENUE			
		TENANT REVENUE	
700		TOTAL REVENUES	<u>178,516</u>
EXPENSES			
		TOTAL ADMINISTRATIVE	<u>33,935</u>
		TOTAL TENANT SERVICES	<u>1,000</u>
		TOTAL UTILITIES	<u>1,741</u>
		TOTAL ORDINARY MAINT & OPER	<u>40,127</u>
		TOTAL GENERAL EXPENSES	<u>77,018</u>
969		TOTAL OPERATING EXPENSES	<u>153,821</u>
970		EXCESS OPERATING REVENUE OVER	
		OPERATING EXPENSES	<u>24,695</u>
		OTHER EXPENSES	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS	-
		TOTAL OTHER EXPENSES	-
900		TOTAL EXPENSES	<u>153,821</u>
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	-
1010		TTL OTHER FINANCING SOURCES(USES)	-
1000		EXCESS (DEFICIENCY) OPERATING	
		CASH	<u>24,695</u>

*** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

NCH II BETTERMENTS AND ADDITIONS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NONE FOR THE ORIGINAL BUDGET								
				-	-	-	0.00	0.00

CAPITAL FUND PROGRAM - 2015

LINE	ACCT		2016	2016		PERCENT	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	TO	PROPOSED	ACTUAL COSTS
			ACTUAL	REV #1		BUDGET	BUDGET	VS 2017 BUDGET
REVENUE								
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
704	3422	TENANT REVENUE - WASHER DRYER	-	-	-	-	-	-
705		TOTAL TENANT REVENUE	-	-	-	-	-	-
706	3401	HUD PHA GRANTS	80,409	80,409	-	100%	86,705	6,296
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-	-
715	3480.01	MANAGEMENT FEES	-	-	-	-	-	-
720	3431	INVESTMENT INCOME RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	80,409	80,409	-	100%	86,705	6,296
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	-	-	-	-	-	-
912	4171	AUDITING FEES	-	-	-	-	-	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	-	-	-	-	-	-
916	4190	OTHER	-	-	-	-	-	-
		TOTAL ADMINISTRATIVE	-	-	-	-	-	-
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-
UTILITIES								
931	4310	WATER	-	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-	-
		TOTAL UTILITIES	-	-	-	-	-	-
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	-	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	-	-
943	4430	CONTRACT COSTS	36,429	36,429	-	100%	86,705	50,276
945	4433	EBC - OM&O	-	-	-	-	-	-
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
		TOTAL ORDINARY MAINT & OPER	36,429	36,429	-	100%	86,705	50,276
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	-	-	-	-	-	-
962	4590	OTHER GENERAL EXPENSES	43,980	43,980	-	100%	-	(43,980)
962	4590.01	MANAGEMENT FEES	-	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-	-
967	5610	PRINCIPAL / INTEREST EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	43,980	43,980	-	100%	-	(43,980)
969		TOTAL OPERATING EXPENSES	80,409	80,409	-	100%	86,705	6,296
970		EXCESS OPERATING REVENUE OVER	-	-	-	-	-	-
OPERATING EXPENSES								
OTHER EXPENSES								
971	4610	EXT-MAINT, B/A, REPLACEMENTS	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	-	-	-	-	-	-
		TOTAL OTHER EXPENSES	-	-	-	-	-	-
900		TOTAL EXPENSES	80,409	80,409	-	100%	86,705	6,296
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-	-
1010		TTL OTHER FINANCING SOURCES(USES)	-	-	-	-	-	-
1000		EXCESS (DEFICIENCY) OPERATING	-	-	-	-	-	-
		REVENUE OVER(UNDER) EXPENSES	-	-	-	-	-	-

CAPITAL FUND PROGRAM ACCOUNT DETAIL - 2015

LINE	ACCT		2016	2016		PERCENT	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET		TO	PROPOSED	ACTUAL COSTS
			ACTUAL	REV #1	DIFF	BUDGET	BUDGET	VS 2017 BUDGET
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COSTS	80,409	80,409	-	100%	86,705	6,296
3401		HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			80,409	80,409	-	100%	86,705	6,296
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	-	-	-	-	-	-
4140		STAFF TRAINING	-	-	-	-	-	-
4150		TRAVEL	-	-	-	-	-	-
4170		ACCOUNTING	-	-	-	-	-	-
4180		TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-
4190		SUNDRY	-	-	-	-	-	-
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	-	-	-	-	-	-
4190.3		ADMINISTRATIVE FEES	-	-	-	-	-	-
4190.4		EVICITION COSTS	-	-	-	-	-	-
4190.5		OFFICE EQUIPMENT	-	-	-	-	-	-
TOTAL ADMINISTRATIVE			-	-	-	-	-	-
CONTRACT COSTS								
443000		CONTRACT COSTS	36,429	80,000	43,571	46%	86,705	50,276
443001		HEATING AND COOLING	-	-	-	-	-	-
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LADSCAPE & GROUNDS	-	-	-	-	-	-
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	-	-	-	-	-
443007		PEST CONTROL	-	-	-	-	-	-
443100		REFUSE COLLECTION	-	-	-	-	-	-
TOTAL CONTRACT COSTS			36,429	80,000	43,571	46%	86,705	50,276

CFP 2015 - CASH FLOWS

LINE	ACCT		2017 PROPOSED BUDGET
ITEM	#	DESCRIPTION	
REVENUE			
700		TOTAL REVENUES	86,705
EXPENSES			
		TOTAL ADMINISTRATIVE	-
		TOTAL TENANT SERVICES	-
		TOTAL UTILITIES	-
		TOTAL ORDINARY MAINT & OPER	86,705
		TOTAL GENERAL EXPENSES	-
969		TOTAL OPERATING EXPENSES	86,705
970		EXCESS OPERATING REVENUE OVER	
		OPERATING EXPENSES	-
		OTHER EXPENSES	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS	-
		TOTAL OTHER EXPENSES	-
900		TOTAL EXPENSES	86,705
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	-
1010		TTL OTHER FINANCING SOURCES(USES)	-
1000		EXCESS (DEFICIENCY) OPERATING	
		CASH	-

*** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

CFP 2015 BETTERMENTS AND ADDITIONS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NONE FOR THE ORIGINAL BUDGET								
					-	-	-	-
					-	-	-	-

CAPITAL FUND PROGRAM 2016

LINE	ACCT		2016	2016		PERCENT	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	TO	PROPOSED	ACTUAL COSTS
REVENUE			ACTUAL	REV #1		BUDGET	BUDGET	VS 2017 BUDGET
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
704	3422	TENANT REVENUE - WASHER/DRYER	-	-	-	-	-	-
705		TOTAL TENANT REVENUE	-	-	-	-	-	-
706	3401	HUD PHA GRANTS	127,271	127,271	-	100%	43,980	(83,291)
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-	-
715	3480.01	MANAGEMENT FEES	-	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	127,271	127,271	-	100%	43,980	(83,291)
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	-	-	-	-	-	-
912	4171	AUDITING FEES	-	-	-	-	-	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	-	-	-	-	-	-
916	4190	OTHER	-	-	-	-	-	-
		TOTAL ADMINISTRATIVE	-	-	-	-	-	-
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-
UTILITIES								
931	4310	WATER	-	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-	-
		TOTAL UTILITIES	-	-	-	-	-	-
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	-	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	-	-
943	4430	CONTRACT COSTS	104,566	104,566	-	100%	43,980	(60,586)
945	4433	EBC - OM&O	-	-	-	-	-	-
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
		TOTAL ORDINARY MAINT & OPER	104,566	104,566	-	100%	43,980	(60,586)
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	-	-	-	-	-	-
962	4590	OTHER GENERAL EXPENSES	-	-	-	-	-	-
962	4590.01	MANAGEMENT FEES	-	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-	-
967	5610	PRINCIPAL / INTEREST EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	-	-	-	-	-	-
969		TOTAL OPERATING EXPENSES	104,566	104,566	-	100%	43,980	(60,586)
970		EXCESS OPERATING REVENUE OVER						
		OPERATING EXPENSES	22,705	22,705	-	100%	-	(22,705)
OTHER EXPENSES								
971	4610	EXT-MAINT, B/A, REPLACEMENTS	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	-	-	-	-	-	-
		TOTAL OTHER EXPENSES	-	-	-	-	-	-
900		TOTAL EXPENSES	104,566	104,566	-	100%	43,980	(60,586)
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	(22,705)	(22,705)	-	100%	-	22,705
1010		TTL OTHER FINANCING SOURCES(USES)	(22,705)	(22,705)	-	100%	-	22,705
1000		EXCESS (DEFICIENCY) OPERATING						
		REVENUE OVER(UNDER) EXPENSES	-	-	-	-	-	-

CAPITAL FUND PROGRAM 2016 DETAIL

LINE	ACCT		2016	2016	PERCENT	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	TO	PROPOSED	ACTUAL COSTS
			ACTUAL	REV #1	DIFF	BUDGET	VS 2017 BUDGET
INCOME							
HUD PHA GRANTS							
	3401	HUD PHA OPERATING SUBSIDY SOFT COSTS	127,271	127,271	-	100%	43,980
	3401	HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	(83,291)
	3410	SECTION 8 HAP INCOME	-	-	-	-	-
	3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-
	3410.2	AUDIT FEES EARNED	-	-	-	-	-
	3410.3	HARD TO HOUSE EARNED	-	-	-	-	-
	3410.4	FSS COORDINATOR	-	-	-	-	-
TOTAL HUD PHA GRANTS			127,271	127,271	-	100%	43,980
(83,291)							
EXPENSES							
ADMINISTRATIVE EXPENSES - OTHER							
	4130	LEGAL	-	-	-	-	-
	4140	STAFF TRAINING	-	-	-	-	-
	4150	TRAVEL	-	-	-	-	-
	4170	ACCOUNTING	-	-	-	-	-
	4180	TELEPHONE/COMMUNICATIONS	-	-	-	-	-
	4190	SUNDRY	-	-	-	-	-
	4190.1	OFFICE SUPPLIES	-	-	-	-	-
	4190.2	POSTAGE	-	-	-	-	-
	4190.3	ADMINISTRATIVE FEES	-	-	-	-	-
	4190.4	EVICION COSTS	-	-	-	-	-
	4190.5	OFFICE EQUIPMENT	-	-	-	-	-
TOTAL ADMINISTRATIVE			-	-	-	-	-
CONTRACT COSTS							
	443000	CONTRACT COSTS	104,566	104,566	-	100%	43,980
	443001	HEATING AND COOLING	-	-	-	-	(60,586)
	443002	ELEVATOR MAINTENANCE	-	-	-	-	-
	443003	LADSCAPE & GROUNDS	-	-	-	-	-
	443004	UNIT TURNAROUND	-	-	-	-	-
	443005	ELECTRICAL	-	-	-	-	-
	443006	PLUMBING	-	-	-	-	-
	443007	PEST CONTROL	-	-	-	-	-
	443100	REFUSE COLLECTION	-	-	-	-	-
TOTAL CONTRACT COSTS			104,566	104,566	-	100%	43,980
(60,586)							

CFP 2016 GRANT

LINE	ACCT		2017
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>	<u>PROPOSED</u>
			<u>BUDGET</u>
REVENUE			
700		TOTAL REVENUES	43,980
EXPENSES			
		TOTAL ADMINISTRATIVE	-
		TOTAL TENANT SERVICES	-
		TOTAL UTILITIES	-
		TOTAL ORDINARY MAINT & OPER	43,980
		TOTAL GENERAL EXPENSES	-
969		TOTAL OPERATING EXPENSES	43,980
970		EXCESS OPERATING REVENUE OVER	
		OPERATING EXPENSES	-
		OTHER EXPENSES	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	
		OTHER CASH ITEMS	
		TOTAL OTHER EXPENSES	-
900		TOTAL EXPENSES	43,980
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	-
1010		TTL OTHER FINANCING SOURCES(USES)	-
1000		EXCESS (DEFICIENCY) OPERATING	
		CASH	-

*** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

CAPITAL FUND PROGRAM 2016 BETTERMENTS AND ADDITIONS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NONE FOR THE ORIGINAL BUDGET								
				-	-	-	0.00	0.00

AVON PARK

Projected increase: 2.0%

POSITION	FYE 2016			FYE 2017			%		%		%		%		%		%		
	HR RATE	B/W	TOTAL	HR RATE	B/W	TOTAL	ALLO	PUBLIC	ALLO	CORNEL	ALLO	NCH I	ALLO	NCH II	ALLO	RIDGEDALE	ALLO	GOGC	
ADMINISTRATION																			
CEO	48.08	3,846	38,464	49.04	3,923	102,007	0.60	61,204	-	-	-	-	-	-	-	-	0.40	40,803	
COMPTROLLER	20.13	1,610	41,870	20.53	1,643	42,708	0.30	34,166	-	-	-	-	-	-	-	-	0.20	8,542	
ADMIN CLERK	9.00	360	9,360	9.50	380	9,880	1.00	9,880	-	-	-	-	-	-	-	-	-	-	
PROCESSING CLERK	10.00	400	10,400	10.20	408	21,216	0.46	9,759	0.16	3,395	0.14	2,970	0.11	2,334	0.13	2,758	-	-	
HOUSING MANAGER	18.69	1,495	38,875	19.06	1,525	39,653	0.46	18,240	0.16	6,344	0.14	5,551	0.11	4,362	0.13	5,155	-	-	
RECEP T/ ASSISTANT MANAGER	9.00	720	18,720	9.18	734	19,094	1.00	19,094	-	-	-	-	-	-	-	-	-	-	
RECEP T/ ASSISTANT MANAGER	10.20	816	21,216	0.00	-	-	1.00	-	-	-	-	-	-	-	-	-	-	-	
ASSISTANT MANAGER	16.62	1,330	34,570	16.95	1,356	35,261	0.54	19,041	-	-	0.17	5,994	0.14	4,937	0.15	5,289	-	-	
							-	-	-	-	-	-	-	-	-	-	-	-	
MAINTENANCE																			
FACILITIES MANAGER	19.26	1,541	40,061	19.65	1,572	40,862	1.00	40,862	-	-	-	-	-	-	-	-	-	-	
SENIOR MECHANIC	16.32	1,306	33,936	16.65	1,332	34,625	-	-	-	-	-	-	-	-	-	1.00	34,625	-	
MAINTENANCE MECHANIC	14.20	1,136	29,536	14.48	1,159	30,127	-	-	-	-	0.50	15,063	0.50	15,063	-	-	-	-	
MAINTENANCE MECHANIC	14.20	1,136	29,536	14.48	1,159	30,127	1.00	30,127	-	-	-	-	-	-	-	-	-	-	
MAINTENANCE AIDE	13.02	1,042	13,541	13.28	1,062	27,623	-	-	0.50	13,812	-	-	-	-	-	0.50	13,812	-	
							-	-	-	-	-	-	-	-	-	-	-	-	
TOTALS																			
	218.72	16,758	360,094	213.01	16,758	433,082		242,374		23,551		29,579		26,695		61,638		49,344	
							*TOTAL ADMINISTRATIVE		171,385	9,739		14,516		11,632		13,202		49,344	
							TOTAL TENANT SERVICES		-	-		-		-		-		-	
							TOTAL MAINTENANCE		70,989	13,812		15,063		15,063		48,436		-	

AVON PARK

		7.50%	0.0765	0.10		0.10	0.10	PERCENT		TOTAL	
NAME	TOTAL	RETIREMENT	FICA	LTD/STD	INCREASE	INCREASE	INCREASE	TOTAL	BENEFITS	POSITION	
ADMINISTRATION											
Tracey Rudy	CEO	102,007	7,650	7,803	1,426	8,314	85	127	25,406	24.91%	127,412
Pierratt, Penny	COMPTROLLER	42,708	3,203	3,267	652	10,557	85	127	17,890	41.89%	60,598
Travers Rene	ADMIN CLERK	9,880	-	756	-	-	-	-	756	7.65%	10,636
Southier, Stephanie	PROCESSING CLERK	21,216	-	1,623	-	-	-	-	1,623	7.65%	22,839
Gillhaus, Beatriz	HOUSING MANAGER	39,653	2,974	3,033	813	16,130	85	127	23,162	58.41%	62,814
Pinion, Stephanie	RECEPT/ASSISTANT MANAGER	19,094	1,432	1,461	813	5,975	85	127	9,892	51.81%	28,986
Silva, Elizabeth	RECEPT/ASSISTANT MANAGER	-	-	-	-	-	-	-	-	0.00%	-
Salvaggio, Toni	ASSISTANT MANAGER	35,261	2,645	2,697	975	14,909	85	127	21,438	60.80%	56,699
MAINTENANCE											
Herbert, David	FACILITIES MANAGER	40,862	3,065	3,126	670	14,909	85	127	21,982	53.80%	62,844
Howard, Will	SENIOR MECHANIC	34,625	2,597	2,649	-	-	85	127	5,457	15.76%	40,082
Parsons, Ronald	MAINTENANCE MECHANIC	30,127	2,260	2,305	462	13,930	85	127	19,168	63.62%	49,295
Pimero, Carmelo	MAINTENANCE MECHANIC	30,127	2,260	2,305	703	-	85	127	5,479	18.19%	35,606
Clatt, Sonny	MAINTENANCE AIDE	27,623	2,072	2,113	684	15,399	85	127	20,479	74.14%	48,102
		-	-	-	-	-	-	-	-	-	-
TOTALS		433,182	30,186	33,138	7,197	100,122	937	1,266	172,732	39.88%	605,913

AVON PARK

NAME	%	PUBLIC	%	CORNELL	%	NCH I	%	NCH II	%	RIDGEDALE	%	COCC
ADMINISTRATION												
CEO	0.60	15,243	-	-	-	-	-	-	-	-	0.40	10,162
COMPTROLLER	0.80	14,312	-	-	-	-	-	-	-	-	0.20	3,578
ADMIN CLERK	1.00	756	-	-	-	-	-	-	-	-	-	-
PROCESSING CLERK	0.46	747	0.16	260	0.14	227	0.11	179	0.13	211	-	-
HOUSING MANAGER	0.46	10,654	0.16	3,706	0.14	3,243	0.11	2,548	0.13	3,011	-	-
RECEIPT/ASSISTANT MANAGER	1.00	9,892	-	-	-	-	-	-	-	-	-	-
RECEIPT/ASSISTANT MANAGER	1.00	-	-	-	-	-	-	-	-	-	-	-
ASSISTANT MANAGER	0.54	11,577	-	-	0.17	3,644	0.14	3,001	0.15	3,216	-	-
MAINTENANCE												
FACILITIES MANAGER	1.00	21,982	-	-	-	-	-	-	-	-	-	-
SENIOR MECHANIC	-	-	-	-	-	-	-	-	1.00	5,457	-	-
MAINTENANCE MECHANIC	-	-	-	-	0.50	9,584	0.50	9,584	-	-	-	-
MAINTENANCE MECHANIC	1.00	5,479	-	-	-	-	-	-	-	-	-	-
MAINTENANCE AIDE	-	-	0.50	10,239	-	-	-	-	0.50	10,239	-	-
TOTALS		90,642		14,205		16,698		15,312		22,135		13,740

INSURANCE COSTS

AMOUNT	TYPE		PUBLIC		CORNELL		COCC		RIDGEDALE		NCH I		NCH II		TOTAL
5,965	LIABILITY	54%	3,221			0%	-	15%	895	17%	1,014	14%	835		5,965
2,463	DIRECTORS AND OFFICERS ERRORS/OMMISSIONS	100%	2,463			0%	-	0%	-	0%	-	0%	-		2,463
78,010	PROPERTY & WIND	34%	26,523	19%	14,822	0%	-	15%	11,762	18%	14,042	14%	10,921		78,010
4,691	AUTO	100%	4,691			0%	-	0%	-	0%	-	0%	-		4,691
13,916	WORKERS COMP (salary allocated)	56%	7,786	5%	757	11%	1,585	14%	1,980	7%	950	0%	858		13,916
105,046			44,685		15,579		1,585		14,576		16,006		12,614		105,046

WORKERS COMPENSATION INSURANCE

POSITION	TOTAL SALARY	\$ 13,916 W/C INS		PUBLIC	CORNEL	NCHI GRANTS	NCHII	RIDGEDALE	COCC	ROSS PII	total
ADMINISTRATIVE											
CEO	102,007	3,277	0.60	1,966	-	-	-	-	0.40	1,311	3,277
COMPTROLLER	42,708	1,372	0.80	1,098	-	-	-	-	0.20	274	1,372
ADMIN CLERK	9,880	317	1.00	317	-	-	-	-	-	-	317
PROCESSING CLERK	21,216	682	0.46	314	0.16	109	0.14	95	0.11	75	682
HOUSING MANAGER	39,653	1,274	0.46	586	0.16	204	0.14	178	0.11	140	1,274
RECEIPT/ASSISTANT MANAGER	19,094	613	1.00	613	-	-	-	-	-	-	613
RECEIPT/ASSISTANT MANAGER	-	-	1.00	-	-	-	-	-	-	-	-
ASSISTANT MANAGER	35,261	1,133	0.54	612	-	-	0.17	193	0.14	159	1,133
MAINTENANCE											
FACILITIES MANAGER	40,862	1,313	1.00	1,313	-	-	-	-	-	-	1,313
SENIOR MECHANIC	34,625	1,112	-	-	-	-	-	-	1.00	1,112	1,112
MAINTENANCE MECHANIC	30,127	968	-	-	-	0.50	484	0.50	484	-	968
MAINTENANCE MECHANIC	30,127	968	1.00	968	-	-	-	-	-	-	968
MAINTENANCE AIDE	27,623	887	-	-	0.50	444	-	-	0.50	444	887
Total:	433,182	13,916		7,786		757	950	858	1,980	1,585	13,916

AVON PARK HOUSING AUTHORITY

2017 BUDGET - INCLUDING RAD FOR DISCUSSION ONLY

Board of Commissioners Meeting - November 15, 2016

FOR THE YEAR ENDING DECEMBER 31, 2017

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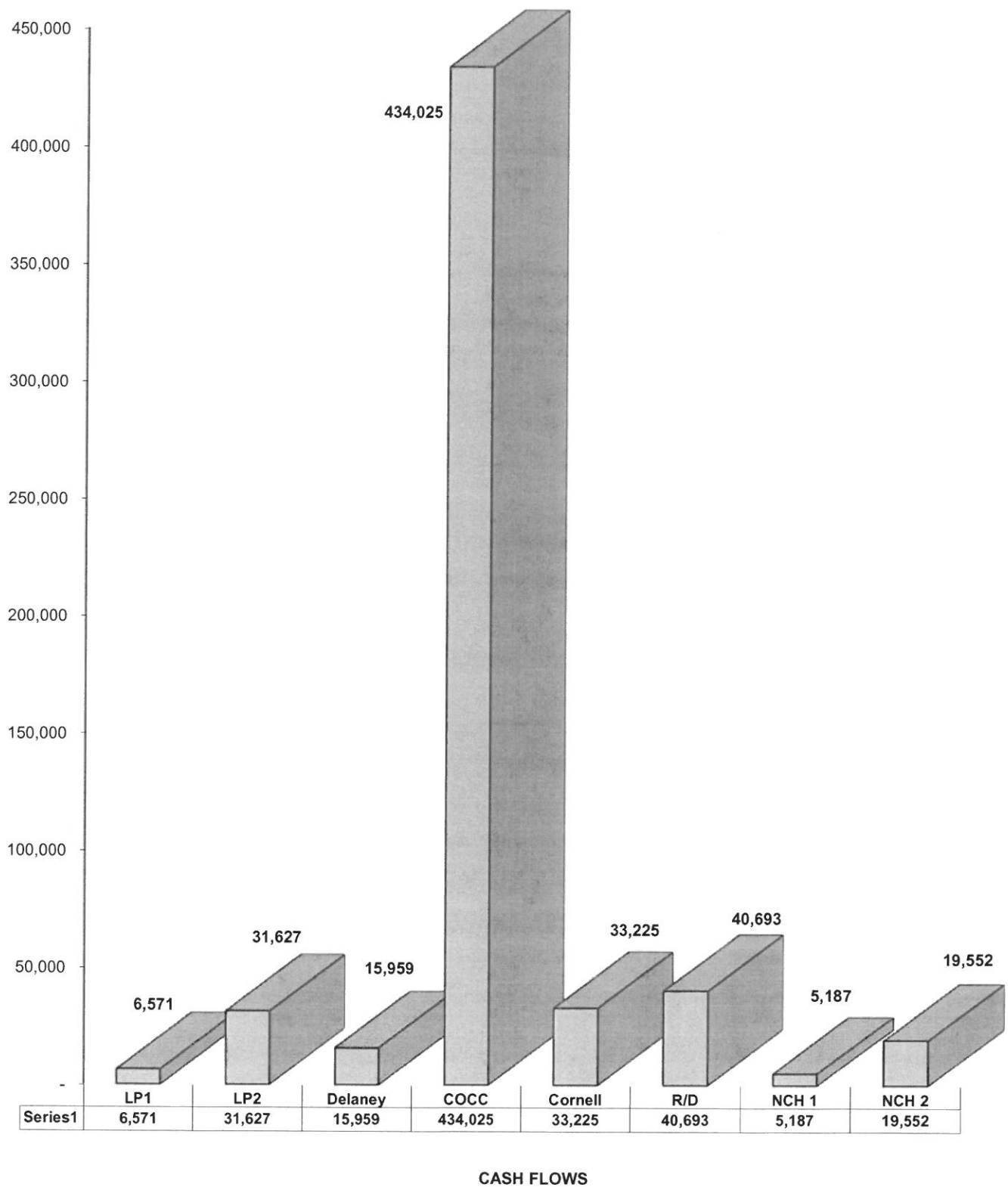
AVON PARK HOUSING AUTHORITY

Notes to Budget

FOR THE YEAR ENDING DECEMBER 31, 2017

1. This budget assumes one full year of operations with the Public Housing properties converted to RAD properties.
2. RAD properties vacancy is set to 1.5% - the RAD proformas show a 5% vacancy rate.
3. All RAD properties will pay management & bookkeeping fees to the COCC.
4. All RAD properties will pay a ground lease in the first year. LP1 will increase from \$2,500/yr. to \$36,000 at the start of the 9th year - the SHIP debt will be paid off at that point.
5. The COCC has \$423,027 in developers fees in the first year; without those fees the net income would be \$10,099.
6. Cornell will have an operating transfer in of \$60,000 into the COCC for operations.

Avon Park Housing Authority



AVON PARK HOUSING AUTHORITY

CASH FLOW - 2016 PROJECTED ACTUAL vs 2017 ORIGINAL BUDGET FOR THE YEAR ENDING DECEMBER 31, 2017

<u>Line of Business</u>	<u>FYE 2016</u> <u>Projected Actual</u> <u>Cash Flow</u>	<u>FYE 2017</u> <u>Original</u> <u>Budget</u>	<u>Diff</u>
Lakeside Park 1	3,920	6,571	2,652
Lakeside Park 2	16,005	31,627	15,622
Delaney	12,739	15,959	3,221
Central Office Cost Center	26,493	434,025	407,532
Cornell	(106,692)	33,225	139,917
Ridgedale	121,265	40,693	(80,572)
North Central Heights 1	26,846	5,187	(21,659)
North Central Heights 2	<u>(6,680)</u>	<u>19,552</u>	<u>26,232</u>
Residual Receipts/(Deficit)	<u>93,896</u>	<u>586,839</u>	<u>492,943</u>

CONSOLIDATED

LINE	ACCT		2016 PROJECTED ACTUAL	2016 BUDGET REV# 1	DIFF	OVER (UNDER)	2017 ORIGINAL BUDGET	2016 PROJECTED ACTUAL COSTS VS 2017 ORIG
ITEM	#	DESCRIPTION						
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	-	-	-	-	1,812,624	1,812,624
		LESS: VACANCY LOSS	-	-	-	-	(30,798)	(30,798)
703	3110	NET TENANT RENTAL REVENUE	631,087	636,136	(5,049)	99%	1,781,826	1,150,739
704	3422	TENANT REVENUE - OTHER	27,965	27,960	5	100%	27,290	(675)
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: VACANCY LOSS	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD PHA GRANTS	825,756	825,756	-	100%	-	(825,756)
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	2,547	2,550	(3)	100%	1,525	(1,022)
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	121,239	121,424	(185)	100%	1,126,346	1,005,107
720	3431	INVESTMENT INCOME - RESTRICTED	541	565	(24)	96%	515	(26)
700		TOTAL REVENUES	1,609,135	1,614,391	(5,256)	100%	2,937,502	1,328,367
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	283,227	283,691	(464)	100%	269,830	(13,397)
912	4171	AUDITING FEES	27,650	23,650	4,000	117%	28,500	850
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	122,676	122,676	-	100%	100,175	(22,501)
916	4190	OTHER	179,159	178,728	431	100%	162,400	(16,759)
		TOTAL ADMINISTRATIVE	612,712	608,745	3,967	101%	560,906	(51,806)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	2,326	2,790	(464)	83%	2,600	274
		TOTAL TENANT SERVICES	2,326	2,790	(464)	83%	2,600	274
UTILITIES								
931	4310	WATER	18,300	18,318	(18)	100%	19,266	966
932	4320	ELECTRICITY	43,260	43,553	(293)	99%	48,325	5,065
933	4330	NATURAL GAS	1,133	1,139	(6)	99%	1,156	23
938	4390	SEWER AND OTHER	24,545	24,994	(449)	98%	25,636	1,091
		TOTAL UTILITIES	87,238	88,004	(766)	99%	94,383	7,145
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	160,147	160,147	-	100%	163,363	3,216
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	86,803	85,619	1,184	101%	72,567	(14,236)
942	4420	MATERIALS	65,017	56,490	8,527	115%	66,100	1,083
943	4430	CONTRACT COSTS	72,399	80,975	(8,576)	89%	118,901	46,502
		TOTAL ORDINARY MAINT & OPERATIONS	384,366	383,231	1,135	100%	420,931	36,565
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	104,548	104,548	-	100%	105,046	498
		TOTAL INSURANCE EXPENSES	104,548	104,548	-	100%	105,046	498
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	17,646	17,700	(54)	100%	38,030	20,384
962	4590.1	MANAGEMENT FEES	68,103	59,938	8,165	114%	122,238	54,135
962	4590.2	BOOKKEEPING FEES	-	-	-	-	9,954	9,954
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	17,716	17,773	(57)	100%	-	(17,716)
964	4571	BAD DEBTS	19,505	27,520	(8,015)	71%	22,080	2,575
		SEVERANCE EXPENSE	7,891	-	7,891	-	-	(7,891)
		TOTAL GENERAL EXPENSES	130,861	122,931	7,930	106%	192,303	61,442
969		TOTAL OPERATING EXPENDITURES	1,322,051	1,310,249	11,802	101%	1,376,168	54,117
970		CASH FLOW FROM OPERATIONS	287,084	304,142	(17,058)	94%	1,561,334	1,274,250

CONSOLIDATED

LINE	ACCT		2016	2016			2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1		(UNDER)	BUDGET	VS 2017 ORIG
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	(22,705)	(22,705)	-	100%	(60,000)	(37,295)
		OPERATING TRANSFERS OUT	-	-	-	-	60,000	60,000
		REPLACEMENT RESERVES	-	-	-	-	58,050	58,050
		GROUND LEASE	-	-	-	-	134,500	134,500
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-
		TRANSFERS FROM AMP TO PROGRAM	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	37,509	37,509	-	100%	97,827	60,318
		DEBT SERVICE PAYMENT - PRINCIPAL	157,384	156,150	1,234	101%	261,091	103,707
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	21,000	27,000	(6,000)	78%	-	(21,000)
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	423,027	423,027
TOTAL OTHER (INCOME)/EXPENSES			193,188	197,954	(4,766)	98%	974,495	781,307
900	TOTAL EXPENDITURES		1,515,239	1,508,203	7,036	100%	2,350,663	835,424
	NET CASH FLOW		93,896	106,188	(12,292)	88%	586,839	492,943

CONSOLIDATED DETAIL

LINE	ACCT		2016	2016			2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1		(UNDER)	BUDGET	VS 2017 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COSTS	437,933	479,458	(41,525)	91%	-	(437,933)
3401		HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	346,298	346,298	-	100%	346,298	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			784,231	825,756	(41,525)	95%	346,298	(437,933)
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	34,652	30,678	3,974	113%	8,650	(26,002)
4140		STAFF TRAINING	4,906	4,900	6	100%	5,000	94
4150		TRAVEL	3,434	6,450	(3,016)	53%	5,000	1,566
4170		ACCOUNTING	25,792	25,500	292	101%	24,900	(892)
4180		TELEPHONE/COMMUNICATIONS	12,733	13,720	(987)	93%	13,720	987
4190		SUNDRY	33,435	38,750	(5,315)	86%	32,750	(685)
4190.1		OFFICE SUPPLIES	-	-	-	-	7,500	7,500
4190.2		POSTAGE	3,883	3,935	(52)	99%	4,185	302
4190.3		CONTRACT COSTS-COPIER/SECURITY	617	600	17	103%	600	(17)
4190.4		EVICITION COSTS	1,767	1,750	17	101%	6,750	4,983
4190.5		CONTRACT COSTS ADMIN	54,940	48,445	6,495	113%	53,345	(1,595)
TOTAL ADMINISTRATIVE			176,159	75,650	1,431	233%	162,400	(13,759)
CONTRACT COSTS								
443000		CONTRACT COSTS	9,494	9,500	(6)	100%	9,500	6
443001		HEATING AND COOLING	18,173	18,300	(127)	99%	19,800	1,627
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	24,305	23,460	845	104%	56,590	32,285
443004		UNIT TURNAROUND	2,000	-	2,000	-	-	(2,000)
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	4,660	4,665	(5)	100%	4,865	205
443007		PEST CONTROL	10,824	10,930	(106)	99%	12,726	1,902
443100		REFUSE COLLECTION	14,414	14,120	294	102%	15,720	1,306
TOTAL CONTRACT COSTS			83,870	37,150	2,895	226%	119,201	35,331

CONSOLIDATED RAD PROPERTIES

LINE	ACCT		2016 PROJECTED	2016 BUDGET		OVER	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	ACTUAL	REV # 1	DIFF	(UNDER)	ORIGINAL BUDGET	ACTUAL COSTS VS 2017 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	-	-	-	-	721,776	721,776
		LESS: VACANCY LOSS	-	-	-	-	(14,436)	(14,436)
703	3110	NET TENANT RENTAL REVENUE	149,731	150,479	(748)	100%	707,340	557,609
704	3422	TENANT REVENUE - OTHER	6,735	6,750	(15)	100%	6,000	(735)
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: VACANCY LOSS	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD PHA GRANTS	479,458	479,458	-	100%	-	(479,458)
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	2,387	2,390	(3)	100%	600	(1,787)
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	15,211	15,287	(76)	100%	244,672	229,461
720	3431	INVESTMENT INCOME - RESTRICTED	49	50	(1)	98%	-	(49)
700		TOTAL REVENUES	653,571	654,414	(843)	100%	958,612	305,041
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	186,939	186,939	-	100%	31,607	(155,332)
912	4171	AUDITING FEES	9,450	9,450	-	100%	8,500	(950)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	73,110	73,110	-	100%	15,559	(57,551)
916	4190	OTHER	76,581	75,650	931	101%	22,750	(53,831)
		TOTAL ADMINISTRATIVE	346,080	345,149	931	100%	78,416	(267,664)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	66	530	(464)	12%	-	(66)
		TOTAL TENANT SERVICES	66	530	(464)	12%	-	(66)
UTILITIES								
931	4310	WATER	3,152	3,168	(16)	99%	3,215	63
932	4320	ELECTRICITY	28,918	29,062	(144)	100%	29,496	578
933	4330	NATURAL GAS	1,133	1,139	(6)	99%	1,156	23
938	4390	SEWER AND OTHER	6,103	6,134	(31)	99%	6,225	122
		TOTAL UTILITIES	39,306	39,503	(197)	100%	40,092	786
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	69,588	69,588	-	100%	48,923	(20,665)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	28,615	27,249	1,366	105%	15,591	(13,024)
942	4420	MATERIALS	37,159	28,620	8,539	130%	33,600	(3,559)
943	4430	CONTRACT COSTS	27,249	37,150	(9,901)	73%	39,050	11,801
		TOTAL ORDINARY MAINT & OPERATIONS	162,611	162,607	4	100%	137,164	(25,447)
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	44,942	44,942	-	100%	34,865	(10,077)
		TOTAL INSURANCE EXPENSES	44,942	44,942	-	100%	34,865	(10,077)
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	10,000	10,000	-	100%	23,280	13,280
962	4590.1	MANAGEMENT FEES	-	-	-	-	42,440	42,440
962	4590.2	BOOKKEEPING FEES	-	-	-	-	5,418	5,418
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	11,716	11,773	(57)	100%	-	(11,716)
964	4571	BAD DEBTS	-	7,970	(7,970)	0%	3,500	3,500
		SEVERANCE EXPENSE	7,891	-	7,891	-	-	(7,891)
		TOTAL GENERAL EXPENSES	29,607	29,743	(136)	100%	74,638	45,031
969		TOTAL OPERATING EXPENDITURES	622,612	622,474	138	100%	365,176	(257,436)
970		CASH FLOW FROM OPERATIONS	30,959	31,940	(981)	97%	593,437	562,478

CONSOLIDATED RAD PROPERTIES

LINE	ACCT		2016	2016			2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1		(UNDER)	BUDGET	VS 2017 ORIG
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	(22,705)	(22,705)	-	100%	-	22,705
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	58,050	58,050
		GROUND LEASE	-	-	-	-	134,500	134,500
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-
		TRANSFERS FROM AMP TO PROGRAM	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	111,557	111,557
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	21,000	27,000	(6,000)	78%	-	(21,000)
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	235,172	235,172
TOTAL OTHER (INCOME)/EXPENSES			(1,705)	4,295	(6,000)	-40%	539,279	540,984
900	TOTAL EXPENDITURES		620,907	626,769	(5,862)	99%	904,455	283,548
	NET CASH FLOW		32,664	27,645	5,019	118%	54,158	21,494

CONSOLIDATED RAD PROPERTIES DETAIL

LINE	ACCT		2016	2016			2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1		(UNDER)	BUDGET	VS 2017 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COSTS	437,933	479,458	(41,525)	91%	-	(437,933)
3401		HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			437,933	479,458	(41,525)	91%	-	(437,933)
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	4,677	650	4,027	720%	-	(4,677)
4140		STAFF TRAINING	4,906	4,900	6	100%	-	(4,906)
4150		TRAVEL	3,434	6,450	(3,016)	53%	-	(3,434)
4170		ACCOUNTING	8,938	8,000	938	112%	-	(8,938)
4180		TELEPHONE/COMMUNICATIONS	8,807	8,800	7	100%	-	(8,807)
4190		SUNDRY	13,449	13,500	(51)	100%	6,500	(6,949)
4190.1		OFFICE SUPPLIES	-	-	-	-	2,500	2,500
4190.2		POSTAGE	3,733	3,750	(17)	100%	250	(3,483)
4190.3		CONTRACT COSTS-COPIER/SECURITY	617	600	17	103%	-	(617)
4190.4		EVICTON COSTS	1,020	1,000	20	102%	5,000	3,980
4190.5		CONTRACT COSTS ADMIN	24,000	24,000	-	100%	8,500	(15,500)
TOTAL ADMINISTRATIVE			73,581	75,650	1,931	97%	22,750	(50,831)
CONTRACT COSTS								
443000		CONTRACT COSTS	-	-	-	-	-	-
443001		HEATING AND COOLING	8,997	9,000	(3)	100%	9,000	3
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	13,371	13,350	21	100%	14,750	1,379
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	2,250	2,250	-	100%	2,450	200
443007		PEST CONTROL	6,446	6,450	(4)	100%	6,350	(96)
443100		REFUSE COLLECTION	6,096	6,100	(4)	100%	6,500	404
TOTAL CONTRACT COSTS			37,160	37,150	10	100%	39,050	1,890

LAKESIDE PARK 1

LINE	ACCT		2016 PROJECTED ACTUAL	2016 BUDGET REV # 1	DIFF	OVER (UNDER)	2017 ORIGINAL BUDGET	2016 PROJECTED ACTUAL COSTS VS 2017 ORIG
ITEM	#	DESCRIPTION						
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	-	-	-	-	110,028	110,028
		LESS: VACANCY LOSS	-	-	-	-	(2,201)	(2,201)
703	3110	NET TENANT RENTAL REVENUE	17,968	18,057	(90)	100%	107,827	89,860
704	3422	TENANT REVENUE - OTHER	808	810	(2)	100%	-	(808)
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: VACANCY LOSS	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD PHA GRANTS	57,535	57,535	-	100%	-	(57,535)
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	286	287	(0)	100%	100	(186)
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	1,825	1,834	(9)	100%	2,000	175
720	3431	INVESTMENT INCOME - RESTRICTED	6	6	(0)	98%	-	(6)
700		TOTAL REVENUES	78,429	78,530	(101)	100%	109,927	31,499
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	22,433	22,433	-	100%	3,788	(18,645)
912	4171	AUDITING FEES	1,134	1,134	-	100%	1,500	366
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	8,773	8,773	-	100%	1,852	(6,921)
916	4190	OTHER	9,190	9,078	112	101%	6,000	(3,190)
		TOTAL ADMINISTRATIVE	41,530	41,418	112	100%	13,140	(28,389)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	8	64	(56)	12%	-	(8)
		TOTAL TENANT SERVICES	8	64	(56)	12%	-	(8)
UTILITIES								
931	4310	WATER	378	380	(2)	99%	386	8
932	4320	ELECTRICITY	3,470	3,487	(17)	100%	3,540	69
933	4330	NATURAL GAS	136	137	(1)	99%	139	3
938	4390	SEWER AND OTHER	732	736	(4)	99%	747	15
		TOTAL UTILITIES	4,717	4,740	(24)	100%	4,811	94
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	8,351	8,351	-	100%	6,067	(2,284)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	3,434	3,270	164	105%	1,976	(1,457)
942	4420	MATERIALS	4,459	3,434	1,025	130%	3,600	(859)
943	4430	CONTRACT COSTS	3,270	4,458	(1,188)	73%	4,750	1,480
		TOTAL ORDINARY MAINT & OPERATIONS	19,513	19,513	0	100%	16,393	(3,120)
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	5,393	5,393	-	100%	4,190	(1,203)
		TOTAL INSURANCE EXPENSES	5,393	5,393	-	100%	4,190	(1,203)
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	1,200	1,200	-	100%	8,980	7,780
962	4590.1	MANAGEMENT FEES	-	-	-	-	6,470	-
962	4590.2	BOOKKEEPING FEES	-	-	-	-	672	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	1,406	1,413	(7)	100%	-	(1,406)
964	4571	BAD DEBTS	-	956	(956)	0%	1,000	1,000
		SEVERANCE EXPENSE	947	-	947	-	-	(947)
		TOTAL GENERAL EXPENSES	3,553	3,569	(16)	100%	17,122	6,427
969		TOTAL OPERATING EXPENDITURES	74,713	74,697	17	100%	55,656	(26,199)
970		CASH FLOW FROM OPERATIONS	3,715	3,833	(118)	97%	54,271	57,698

LAKESIDE PARK 1

LINE	ACCT		2016	2016			2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1		(UNDER)	BUDGET	VS 2017 ORIG
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	(2,725)	(2,725)	-	100%	-	2,725
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	7,200	7,200
		GROUND LEASE	-	-	-	-	2,500	2,500
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-
		TRANSFERS FROM AMP TO PROGRAM	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	38,000	38,000
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	2,520	3,240	(720)	78%	-	(2,520)
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	-	-
TOTAL OTHER (INCOME)/EXPENSES			(205)	515	(720)	-40%	47,700	47,905
900	TOTAL EXPENDITURES		74,509	75,212	(703)	99%	103,356	21,706
	NET CASH FLOW		3,920	3,317	602	118%	6,571	9,793

LAKESIDE PARK 1 ACCOUNT DETAIL

LINE	ACCT		2016	2016			2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1		(UNDER)	BUDGET	VS 2017 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COSTS	52,552	57,535	(4,983)	91%	-	(52,552)
3401		HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			52,552	57,535	(4,983)	91%	-	(52,552)
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	561	78	(483)	720%	-	(561)
4140		STAFF TRAINING	589	588	(1)	100%	-	(589)
4150		TRAVEL	412	774	362	53%	-	(412)
4170		ACCOUNTING	1,073	960	(113)	112%	-	(1,073)
4180		TELEPHONE/COMMUNICATIONS	1,057	1,056	(1)	100%	-	(1,057)
4190		SUNDRY	1,614	1,620	6	100%	1,000	(614)
4190.1		OFFICE SUPPLIES	-	-	-	-	500	500
4190.2		POSTAGE	448	450	2	100%	-	(448)
4190.3		CONTRACT COSTS-COPIER/SECURITY	74	72	(2)	103%	-	(74)
4190.4		EVICITION COSTS	122	120	(2)	102%	1,500	1,378
4190.5		CONTRACT COSTS ADMIN	2,880	2,880	-	100%	3,000	120
TOTAL ADMINISTRATIVE			8,830	75,650	(232)	12%	6,000	(2,830)
CONTRACT COSTS								
443000		CONTRACT COSTS	-	-	-	-	-	-
443001		HEATING AND COOLING	1,080	1,080	0	100%	1,000	(80)
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	1,605	1,602	(3)	100%	1,750	145
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	270	270	-	100%	250	(20)
443007		PEST CONTROL	774	774	0	100%	750	(24)
443100		REFUSE COLLECTION	732	732	0	100%	1,000	268
TOTAL CONTRACT COSTS			4,459	37,150	(1)	12%	4,750	291

LPI CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL 2017 BUDGET				
TOTAL			0.00	0.00

LAKESIDE PARK 2

LINE	ACCT		2016 PROJECTED	2016 BUDGET			2017 ORIGINAL	2016 PROJECTED
ITEM	#	DESCRIPTION	ACTUAL	REV# 1	DIFF	OVER (UNDER)	BUDGET	ACTUAL COSTS VS 2017 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	-	-	-	-	406,548	406,548
		LESS: VACANCY LOSS	-	-	-	-	(8,131)	(8,131)
703	3110	NET TENANT RENTAL REVENUE	73,368	73,735	(367)	100%	398,417	325,049
704	3422	TENANT REVENUE - OTHER	3,300	3,308	(7)	100%	3,000	(300)
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: VACANCY LOSS	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD PHA GRANTS	234,934	234,934	-	100%	-	(234,934)
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	1,170	1,171	(1)	100%	250	(920)
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	7,453	7,491	(37)	100%	240,172	232,719
720	3431	INVESTMENT INCOME - RESTRICTED	24	25	(0)	98%	-	(24)
700		TOTAL REVENUES	320,250	320,663	(413)	100%	641,839	321,589
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	91,600	91,600	-	100%	15,467	(76,133)
912	4171	AUDITING FEES	4,631	4,631	-	100%	3,500	(1,131)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	35,824	35,824	-	100%	7,621	(28,203)
916	4190	OTHER	37,525	37,069	456	101%	9,500	(28,025)
		TOTAL ADMINISTRATIVE	169,579	169,123	456	100%	36,088	(133,491)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	32	260	(227)	12%	-	(32)
		TOTAL TENANT SERVICES	32	260	(227)	12%	-	(32)
UTILITIES								
931	4310	WATER	1,544	1,552	(8)	99%	1,575	31
932	4320	ELECTRICITY	14,170	14,240	(71)	100%	14,453	283
933	4330	NATURAL GAS	555	558	(3)	99%	566	11
938	4390	SEWER AND OTHER	2,990	3,006	(15)	99%	3,050	60
		TOTAL UTILITIES	19,260	19,356	(97)	100%	19,645	385
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	34,098	34,098	-	100%	23,752	(10,346)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	14,021	13,352	669	105%	7,521	(6,501)
942	4420	MATERIALS	18,208	14,024	4,184	130%	12,000	(6,208)
943	4430	CONTRACT COSTS	13,352	18,204	(4,851)	73%	19,200	5,848
		TOTAL ORDINARY MAINT & OPERATIONS	79,679	79,677	2	100%	62,472	(17,207)
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	22,022	22,022	-	100%	17,076	(4,946)
		TOTAL INSURANCE EXPENSES	22,022	22,022	-	100%	17,076	(4,946)
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	4,900	4,900	-	100%	13,300	8,400
962	4590.1	MANAGEMENT FEES	-	-	-	-	23,905	-
962	4590.2	BOOKKEEPING FEES	-	-	-	-	2,646	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	5,741	5,769	(28)	100%	-	(5,741)
964	4571	BAD DEBTS	-	3,905	(3,905)	0%	2,000	2,000
		SEVERANCE EXPENSE	3,867	-	3,867	-	-	(3,867)
		TOTAL GENERAL EXPENSES	14,507	14,574	(67)	100%	41,851	793
969		TOTAL OPERATING EXPENDITURES	305,080	305,012	68	100%	177,133	(154,498)
970		CASH FLOW FROM OPERATIONS	15,170	15,651	(481)	97%	464,706	476,087

LAKESIDE PARK 2

LINE	ACCT		2016 PROJECTED	2016 BUDGET		OVER	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	ACTUAL	REV# 1	DIFF	(UNDER)	ORIGINAL BUDGET	ACTUAL COSTS VS 2017 ORIG
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	(11,125)	(11,125)	-	100%	-	11,125
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	28,350	28,350
		GROUND LEASE	-	-	-	-	96,000	96,000
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-
		TRANSFERS FROM AMP TO PROGRAM	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	73,557	73,557
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	10,290	13,230	(2,940)	78%	-	(10,290)
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	235,172	235,172
TOTAL OTHER (INCOME)/EXPENSES			(835)	2,105	(2,940)	-40%	433,079	433,914
900	TOTAL EXPENDITURES		304,244	307,117	(2,872)	99%	610,212	279,416
	NET CASH FLOW		16,005	13,546	2,459	118%	31,627	42,173

LAKESIDE PARK 2 ACCOUNT DETAIL

LINE	ACCT	2016 PROJECTED	2016 BUDGET		OVER	2017	2016 PROJECTED
ITEM	#	ACTUAL	REV# 1	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
	DESCRIPTION					BUDGET	VS 2017 ORIG
INCOME							
HUD PHA GRANTS							
3401	HUD PHA OPERATING SUBSIDY SOFT COSTS	214,587	234,934	(20,347)	91%	-	(214,587)
3401	HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410	SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2	AUDIT FEES EARNED	-	-	-	-	-	-
3410.3	HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4	FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS		214,587	234,934	(20,347)	91%	-	(214,587)
EXPENSES							
ADMINISTRATIVE EXPENSES - OTHER							
4130	LEGAL	2,292	319	(1,973)	720%	-	(2,292)
4140	STAFF TRAINING	2,404	2,401	(3)	100%	-	(2,404)
4150	TRAVEL	1,683	3,161	1,478	53%	-	(1,683)
4170	ACCOUNTING	4,380	3,920	(460)	112%	-	(4,380)
4180	TELEPHONE/COMMUNICATIONS	4,315	4,312	(3)	100%	-	(4,315)
4190	SUNDRY	6,590	6,615	25	100%	3,000	(3,590)
4190.1	OFFICE SUPPLIES	-	-	-	-	1,000	1,000
4190.2	POSTAGE	1,829	1,838	8	100%	-	(1,829)
4190.3	CONTRACT COSTS-COPIER/SECURITY	302	294	(8)	103%	-	(302)
4190.4	EVICITION COSTS	500	490	(10)	102%	2,500	2,000
4190.5	CONTRACT COSTS ADMIN	11,760	11,760	-	100%	3,000	(8,760)
TOTAL ADMINISTRATIVE		36,055	35,109	(946)	103%	9,500	(26,555)
CONTRACT COSTS							
443000	CONTRACT COSTS	-	-	-	-	-	-
443001	HEATING AND COOLING	4,409	4,410	1	100%	4,500	91
443002	ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003	LANDSCAPE & GROUNDS	6,552	6,542	(10)	100%	7,500	948
443004	UNIT TURNAROUND	-	-	-	-	-	-
443005	ELECTRICAL	-	-	-	-	-	-
443006	PLUMBING	1,103	1,103	-	100%	1,200	98
443007	PEST CONTROL	3,159	3,161	2	100%	3,000	(159)
443100	REFUSE COLLECTION	2,987	2,989	2	100%	3,000	13
TOTAL CONTRACT COSTS		18,208	18,204	(5)	100%	19,200	992

LP2 CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL 2017 BUDGET				
TOTAL			0.00	0.00

DELANEY

LINE	ACCT		2016 PROJECTED ACTUAL	2016 BUDGET REV# 1	DIFF	OVER (UNDER)	2017 ORIGINAL BUDGET	2016 PROJECTED ACTUAL COSTS VS 2017 ORIG
ITEM	#	DESCRIPTION						
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	-	-	-	-	205,200	205,200
		LESS: VACANCY LOSS	-	-	-	-	(4,104)	(4,104)
703	3110	NET TENANT RENTAL REVENUE	58,395	58,687	(292)	100%	201,096	142,701
704	3422	TENANT REVENUE - OTHER	2,627	2,633	(6)	100%	3,000	373
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: VACANCY LOSS	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD PHA GRANTS	186,989	186,989	-	100%	-	(186,989)
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	931	932	(1)	100%	250	(681)
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	5,932	5,962	(30)	100%	2,500	(3,432)
720	3431	INVESTMENT INCOME - RESTRICTED	19	20	(0)	98%	-	(19)
700		TOTAL REVENUES	254,893	255,221	(329)	100%	206,846	(48,047)
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	72,906	72,906	-	100%	12,352	(60,554)
912	4171	AUDITING FEES	3,686	3,686	-	100%	3,500	(186)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	28,513	28,513	-	100%	6,086	(22,427)
916	4190	OTHER	29,867	29,504	363	101%	7,250	(22,617)
		TOTAL ADMINISTRATIVE	134,971	134,608	363	100%	29,188	(105,783)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	26	207	(181)	12%	-	(26)
		TOTAL TENANT SERVICES	26	207	(181)	12%	-	(26)
UTILITIES								
931	4310	WATER	1,229	1,236	(6)	99%	1,254	25
932	4320	ELECTRICITY	11,278	11,334	(56)	100%	11,504	226
933	4330	NATURAL GAS	442	444	(2)	99%	451	9
938	4390	SEWER AND OTHER	2,380	2,392	(12)	99%	2,428	48
		TOTAL UTILITIES	15,329	15,406	(77)	100%	15,636	307
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	27,139	27,139	-	100%	19,105	(8,035)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	11,160	10,627	533	105%	6,094	(5,066)
942	4420	MATERIALS	14,492	11,162	3,330	130%	18,000	3,508
943	4430	CONTRACT COSTS	10,627	14,489	(3,861)	73%	15,100	4,473
		TOTAL ORDINARY MAINT & OPERATIONS	63,418	63,417	2	100%	58,298	(5,120)
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	17,527	17,527	-	100%	13,599	(3,929)
		TOTAL INSURANCE EXPENSES	17,527	17,527	-	100%	13,599	(3,929)
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	3,900	3,900	-	100%	1,000	(2,900)
962	4590.1	MANAGEMENT FEES	-	-	-	-	12,066	12,066
962	4590.2	BOOKKEEPING FEES	-	-	-	-	2,100	2,100
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	4,569	4,591	(22)	100%	-	(4,569)
964	4571	BAD DEBTS	-	3,108	(3,108)	0%	500	500
		SEVERANCE EXPENSE	3,077	-	3,077	-	-	(3,077)
		TOTAL GENERAL EXPENSES	11,547	11,600	(53)	100%	15,666	4,119
969		TOTAL OPERATING EXPENDITURES	242,819	242,765	54	100%	132,387	(110,432)
970		CASH FLOW FROM OPERATIONS	12,074	12,457	(383)	97%	74,459	62,385

DELANEY

LINE	ACCT		2016 PROJECTED	2016 BUDGET		OVER	2017 ORIGINAL	2016 PROJECTED
ITEM	#	DESCRIPTION	ACTUAL	REV# 1	DIFF	(UNDER)	BUDGET	ACTUAL COSTS
								VS 2017 ORIG
		OTHER FINANCIAL ITEMS-(SOURCES) & USES						
		OPERATING TRANSFERS IN	(8,855)	(8,855)	-	100%	-	8,855
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	22,500	22,500
		GROUND LEASE	-	-	-	-	36,000	36,000
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-
		TRANSFERS FROM AMP TO PROGRAM	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	8,190	10,530	(2,340)	78%	-	(8,190)
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	(665)	1,675	(2,340)	-40%	58,500	59,165
900		TOTAL EXPENDITURES	242,154	244,440	(2,286)	99%	190,887	(51,267)
		NET CASH FLOW	12,739	10,782	1,957	118%	15,959	3,221

DELANEY ACCOUNT DETAIL

LINE	ACCT		2016	2016		OVER	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1			BUDGET	VS 2017 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COSTS	170,794	186,989	(16,195)	91%	-	(170,794)
3401		HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			170,794	186,989	(16,195)	91%	-	(170,794)
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	1,824	254	(1,571)	720%	-	(1,824)
4140		STAFF TRAINING	1,913	1,911	(2)	100%	-	(1,913)
4150		TRAVEL	1,339	2,516	1,176	53%	-	(1,339)
4170		ACCOUNTING	3,486	3,120	(366)	112%	-	(3,486)
4180		TELEPHONE/COMMUNICATIONS	3,435	3,432	(3)	100%	-	(3,435)
4190		SUNDRY	5,245	5,265	20	100%	2,500	(2,745)
4190.1		OFFICE SUPPLIES	-	-	-	-	1,000	1,000
4190.2		POSTAGE	1,456	1,463	7	100%	250	(1,206)
4190.3		CONTRACT COSTS-COPIER/SECURITY	241	234	(7)	103%	-	(241)
4190.4		EVICTON COSTS	398	390	(8)	102%	1,000	602
4190.5		CONTRACT COSTS ADMIN	9,360	9,360	-	100%	2,500	(6,860)
TOTAL ADMINISTRATIVE			28,697	27,944	(753)	103%	7,250	(21,447)
CONTRACT COSTS								
443000		CONTRACT COSTS	-	-	-	-	-	-
443001		HEATING AND COOLING	3,509	3,510	1	100%	3,500	(9)
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	5,215	5,207	(8)	100%	5,500	285
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	878	878	-	100%	1,000	123
443007		PEST CONTROL	2,514	2,516	2	100%	2,600	86
443100		REFUSE COLLECTION	2,377	2,379	2	100%	2,500	123
TOTAL CONTRACT COSTS			14,492	14,489	(4)	100%	15,100	608

DELANEY CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL 2017 BUDGET				
TOTAL			0.00	0.00

CENTRAL OFFICE COST CENTER

LINE	ACCT		2016 PROJECTED ACTUAL	2016 BUDGET REV# 1	DIFF	OVER (UNDER)	2017 ORIGINAL BUDGET	2016 PROJECTED ACTUAL COSTS VS 2017 ORIG
ITEM	#	DESCRIPTION						
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	-	-	-	-	-	-
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: VACANCY LOSS	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD PHA GRANTS	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	250	250
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	104,509	104,537	(28)	100%	689,719	585,210
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	104,509	104,537	(28)	100%	689,969	585,460
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	54,246	54,246	-	100%	165,930	111,684
912	4171	AUDITING FEES	500	500	-	100%	3,000	2,500
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	19,380	19,380	-	100%	44,920	25,540
916	4190	OTHER	1,689	2,450	(761)	69%	81,000	79,311
		TOTAL ADMINISTRATIVE	75,815	76,576	(761)	99%	294,851	219,036
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-
UTILITIES								
931	4310	WATER	-	-	-	-	600	600
932	4320	ELECTRICITY	-	-	-	-	4,200	4,200
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	600	600
		TOTAL UTILITIES	-	-	-	-	5,400	5,400
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	3,000	3,000
943	4430	CONTRACT COSTS	-	-	-	-	2,400	2,400
		TOTAL ORDINARY MAINT & OPERATIONS	-	-	-	-	5,400	5,400
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	1,701	1,701	-	100%	7,794	6,093
		TOTAL INSURANCE EXPENSES	1,701	1,701	-	100%	7,794	6,093
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	500	500	-	100%	2,500	2,000
962	4590.1	MANAGEMENT FEES	-	-	-	-	-	-
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-	-
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	500	500	-	100%	2,500	2,000
969		TOTAL OPERATING EXPENDITURES	78,016	78,777	(761)	99%	315,944	237,928
970		CASH FLOW FROM OPERATIONS	26,493	25,760	733	103%	374,025	347,532

CENTRAL OFFICE COST CENTER

LINE	ACCT		2016	2016			2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1		(UNDER)	BUDGET	VS 2017 ORIG
		OTHER FINANCIAL ITEMS-(SOURCES) & USES						
		OPERATING TRANSFERS IN	-	-	-	-	(60,000)	(60,000)
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-
		TRANSFERS FROM AMP TO PROGRAM	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	-	-	-	-	(60,000)	(60,000)
900		TOTAL EXPENDITURES	78,016	78,777	(761)	99%	255,944	177,928
		NET CASH FLOW	26,493	25,760	733	103%	434,025	407,532

COCC ACCOUNT DETAIL

LINE	ACCT		2016 PROJECTED	2016 BUDGET		OVER	2017 ORIGINAL	2016 PROJECTED
ITEM	#	DESCRIPTION	ACTUAL	REV# 1	DIFF	(UNDER)	BUDGET	ACTUAL COSTS
								VS 2017 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401		HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-	-
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	-	-	-	-	4,650	4,650
4140		STAFF TRAINING	-	-	-	-	5,000	5,000
4150		TRAVEL	-	-	-	-	5,000	5,000
4170		ACCOUNTING	1,543	2,300	757	67%	9,700	8,157
4180		TELEPHONE/COMMUNICATIONS	-	-	-	-	8,800	8,800
4190		SUNDRY	146	150	4	97%	13,500	13,354
4190.1		OFFICE SUPPLIES	-	-	-	-	5,000	5,000
4190.2		POSTAGE	-	-	-	-	3,750	3,750
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	600	600
4190.4		EVICTON COSTS	-	-	-	-	1,000	1,000
4190.5		CONTRACT COSTS ADMIN	-	-	-	-	24,000	24,000
TOTAL ADMINISTRATIVE			1,689	2,450	761	69%	81,000	79,311
CONTRACT COSTS								
443000		CONTRACT COSTS	-	-	-	-	-	-
443001		HEATING AND COOLING	-	-	-	-	1,500	1,500
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	-	-	-	-	-	-
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	-	-	-	-	-
443007		PEST CONTROL	-	-	-	-	-	-
443100		REFUSE COLLECTION	-	-	-	-	1,200	1,200
TOTAL CONTRACT COSTS			-	-	-	-	2,700	2,700

COCC INCOME SOURCES

LOB	MGT FEES	BKKPG FEES	ASSET MGT FEES	GROUND LEASE	DEV FEES	TOTALS
LP1	6,470	672	-	2,500	-	9,642
LP2	23,905	2,646	-	96,000	235,172	357,723
DELANEY	12,066	2,100	-	36,000	-	50,166
COCC	-	-	-	-	-	-
CORNELL	18,482	-	-	-	187,855	206,337
RIDGEDALE	30,566	1,512	-	-	-	32,078
NCH1	17,255	1,680	-	-	-	18,935
NCH2	13,495	1,344	-	-	-	14,839
TOTAL	122,238	9,954	-	134,500	423,027	689,719

COCC CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL 2017 BUDGET				
TOTAL			0.00	0.00

CORNELL COLONY

LINE	ACCT		2016 PROJECTED	2016 BUDGET		OVER	2017 ORIGINAL	2016 PROJECTED
ITEM	#	DESCRIPTION	ACTUAL	REV# 1	DIFF	(UNDER)	BUDGET	ACTUAL COSTS
								VS 2017 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	-	-	-	-	312,732	312,732
		LESS: VACANCY LOSS	-	-	-	-	(4,691)	(4,691)
703	3110	NET TENANT RENTAL REVENUE	57,202	61,503	(4,301)	93%	308,041	250,839
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: VACANCY LOSS	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD PHA GRANTS	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	500	500
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	190,355	190,355
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	57,202	61,503	(4,301)	93%	498,896	441,694
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	7,883	7,883	-	100%	10,980	3,097
912	4171	AUDITING FEES	4,000	-	4,000	-	3,500	(500)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	11,583	11,583	-	100%	5,410	(6,173)
916	4190	OTHER	16,043	17,080	(1,037)	94%	8,080	(7,963)
		TOTAL ADMINISTRATIVE	39,509	36,546	2,963	108%	27,969	(11,540)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-
UTILITIES								
931	4310	WATER	6,600	6,600	-	100%	6,732	132
932	4320	ELECTRICITY	3,855	3,971	(116)	97%	3,932	77
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	6,600	6,600	-	100%	6,732	132
		TOTAL UTILITIES	17,055	17,171	(116)	99%	17,396	341
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	13,541	13,541	-	100%	20,350	6,809
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	23,739	23,739	-	100%	13,757	(9,982)
942	4420	MATERIALS	5,000	5,000	-	100%	2,500	(2,500)
943	4430	CONTRACT COSTS	200	200	-	100%	16,076	15,876
		TOTAL ORDINARY MAINT & OPERATIONS	42,480	42,480	-	100%	52,683	10,203
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	15,494	15,494	-	100%	15,828	334
		TOTAL INSURANCE EXPENSES	15,494	15,494	-	100%	15,828	334
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	-	-	-	-	1,000	1,000
962	4590.1	MANAGEMENT FEES	11,847	3,690	-	-	18,482	-
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	3,080	3,080
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	11,847	3,690	-	321%	22,563	4,080
969		TOTAL OPERATING EXPENDITURES	126,385	115,381	2,847	110%	136,439	3,419
970		CASH FLOW FROM OPERATIONS	(69,183)	(53,878)	(7,148)	128%	362,457	438,275

CORNELL COLONY ACCOUNT DETAIL

LINE	ACCT		2016 PROJECTED	2016 BUDGET		OVER	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	ACTUAL	REV# 1	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
							BUDGET	VS 2017 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401		HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-	-
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	447	500	53	89%	500	53
4140		STAFF TRAINING	-	-	-	-	-	-
4150		TRAVEL	-	-	-	-	-	-
4170		ACCOUNTING	2,250	3,500	1,250	64%	3,500	1,250
4180		TELEPHONE/COMMUNICATIONS	-	1,000	1,000	0%	1,000	1,000
4190		SUNDRY	6,782	12,000	5,218	57%	3,000	(3,782)
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	71	80	9	89%	80	9
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICITION COSTS	-	-	-	-	-	-
4190.5		CONTRACT COSTS ADMIN	6,493	-	(6,493)	-	-	(6,493)
TOTAL ADMINISTRATIVE			16,043	17,080	1,037	94%	8,080	(7,963)
CONTRACT COSTS								
443000		CONTRACT COSTS	-	-	-	-	-	-
443001		HEATING AND COOLING	-	-	-	-	-	-
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	975	-	(975)	-	13,980	13,005
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	-	-	-	-	-
443007		PEST CONTROL	237	-	(237)	-	1,896	1,659
443100		REFUSE COLLECTION	548	200	(348)	274%	200	(348)
TOTAL CONTRACT COSTS			1,760	200	(1,560)	880%	16,076	14,316

CORNELL CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL 2017 BUDGET				
TOTAL			0.00	0.00

RIDGEDALE

LINE	ACCT		2016 PROJECTED	2016 BUDGET		OVER	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	ACTUAL	REV # 1	DIFF	(UNDER)	ORIGINAL BUDGET	ACTUAL COSTS VS 2017 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	-	-	-	-	387,888	387,888
		LESS: VACANCY LOSS	-	-	-	-	(5,818)	(5,818)
703	3110	NET TENANT RENTAL REVENUE	43,619	43,619	-	100%	382,070	338,451
704	3422	TENANT REVENUE - OTHER	6,884	6,890	(6)	100%	6,890	6
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: VACANCY LOSS	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD PHA GRANTS	346,298	346,298	-	100%	-	(346,298)
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	49	50	(1)	98%	50	1
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	1,019	1,100	(81)	93%	1,100	81
720	3431	INVESTMENT INCOME - RESTRICTED	428	450	(22)	95%	450	22
700		TOTAL REVENUES	398,297	398,407	(110)	100%	390,560	(7,737)
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	11,590	11,590	-	100%	44,182	32,592
912	4171	AUDITING FEES	4,700	4,700	-	100%	4,500	(200)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	6,207	6,207	-	100%	25,833	19,626
916	4190	OTHER	15,213	15,324	(111)	99%	15,324	111
		TOTAL ADMINISTRATIVE	37,710	37,821	(111)	100%	89,839	52,129
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	60	60	-	100%	100	40
		TOTAL TENANT SERVICES	60	60	-	100%	100	40
UTILITIES								
931	4310	WATER	6,753	6,750	3	100%	6,888	135
932	4320	ELECTRICITY	3,367	3,370	(3)	100%	3,434	67
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	10,979	11,000	(21)	100%	11,199	220
		TOTAL UTILITIES	21,099	21,120	(21)	100%	21,521	422
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	47,486	47,486	-	100%	53,748	6,262
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	15,884	15,553	331	102%	18,555	2,671
942	4420	MATERIALS	5,187	5,200	(13)	100%	7,500	2,313
943	4430	CONTRACT COSTS	25,130	23,700	1,430	106%	23,700	(1,430)
		TOTAL ORDINARY MAINT & OPERATIONS	93,687	91,939	1,748	102%	103,503	9,816
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	14,286	14,286	-	100%	16,446	2,160
		TOTAL INSURANCE EXPENSES	14,286	14,286	-	100%	16,446	2,160
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	6,973	7,000	(27)	100%	10,000	3,027
962	4590.1	MANAGEMENT FEES	31,437	31,167	-	-	30,566	-
962	4590.2	BOOKKEEPING FEES	-	-	-	-	1,512	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	1,000	1,000	-	100%	-	(1,000)
964	4571	BAD DEBTS	13,000	13,000	-	100%	10,000	(3,000)
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	52,410	52,167	(27)	100%	52,078	(973)
969		TOTAL OPERATING EXPENDITURES	219,252	217,393	1,589	101%	283,487	63,595
970		CASH FLOW FROM OPERATIONS	179,045	181,014	(1,699)	99%	107,073	(71,332)

RIDGEDALE

LINE	ACCT		2016	2016			2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1		(UNDER)	BUDGET	VS 2017 ORIG
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-
		TRANSFERS FROM AMP TO PROGRAM	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	37,236	37,236
		DEBT SERVICE PAYMENT - PRINCIPAL	57,780	57,780	-	100%	29,144	(28,636)
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
		OTHER ITEMS - FEMA/WILMA	-	-	-	-	-	-
TOTAL OTHER (INCOME)/EXPENSES			57,780	57,780	-	100%	66,380	8,600
900	TOTAL EXPENDITURES		277,032	275,173	1,589	101%	349,867	72,195
	NET CASH FLOW		121,265	123,234	(1,699)	98%	40,693	(79,932)

RIDGEDALE ACCOUNT DETAIL

LINE	ACCT		2016	2016			2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1		(UNDER)	BUDGET	VS 2017 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401		HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	346,298	346,298	-	100%	346,298	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			346,298	346,298	-	100%	346,298	-
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	-	-	-	-	-	-
4140		STAFF TRAINING	-	-	-	-	-	-
4150		TRAVEL	-	-	-	-	-	-
4170		ACCOUNTING	3,425	3,500	75	98%	3,500	75
4180		TELEPHONE/COMMUNICATIONS	1,754	1,750	(4)	100%	1,750	(4)
4190		SUNDRY	3,537	3,550	13	100%	3,550	13
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	26	50	24	52%	50	24
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICTON COSTS	197	200	3	99%	200	3
4190.5		CONTRACT COSTS ADMIN	6,274	6,274	-	100%	6,274	-
TOTAL ADMINISTRATIVE			15,213	15,324	111	99%	15,324	111
CONTRACT COSTS								
443000		CONTRACT COSTS	9,494	9,500	6	100%	9,500	6
443001		HEATING AND COOLING	411	500	89	82%	500	89
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	4,371	4,500	129	97%	4,500	129
443004		UNIT TURNAROUND	2,000	-	(2,000)	-	-	(2,000)
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	500	500	-	100%	500	-
443007		PEST CONTROL	1,673	2,000	327	84%	2,000	327
443100		REFUSE COLLECTION	6,681	6,700	19	100%	6,700	19
TOTAL CONTRACT COSTS			25,130	23,700	(1,430)	106%	23,700	(1,430)

RIDGEDALE CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL 2017 BUDGET				
TOTAL			0.00	0.00

NORTH CENTRAL HEIGHTS I

LINE	ACCT		2016 PROJECTED	2016 BUDGET		OVER	2017 ORIGINAL	2016 PROJECTED
ITEM	#	DESCRIPTION	ACTUAL	REV # 1	DIFF	(UNDER)	BUDGET	ACTUAL COSTS
								VS 2017 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	-	-	-	-	218,976	218,976
		LESS: VACANCY LOSS	-	-	-	-	(3,285)	(3,285)
703	3110	NET TENANT RENTAL REVENUE	209,034	209,034	-	100%	215,691	6,657
704	3422	TENANT REVENUE - OTHER	7,926	7,900	26	100%	7,900	(26)
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: VACANCY LOSS	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD PHA GRANTS	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	80	80	-	100%	100	20
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	217,040	217,014	26	100%	223,691	6,651
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	12,377	12,774	(397)	97%	9,607	(2,770)
912	4171	AUDITING FEES	5,000	5,000	-	100%	5,000	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	6,865	6,865	-	100%	4,733	(2,132)
916	4190	OTHER	23,361	22,671	690	103%	22,671	(690)
		TOTAL ADMINISTRATIVE	47,603	47,310	293	101%	42,012	(5,591)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	1,200	1,200	-	100%	1,500	300
		TOTAL TENANT SERVICES	1,200	1,200	-	100%	1,500	300
UTILITIES								
931	4310	WATER	1,410	1,410	-	100%	1,438	28
932	4320	ELECTRICITY	5,938	5,950	(12)	100%	6,057	119
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	773	1,030	(257)	75%	788	15
		TOTAL UTILITIES	8,121	8,390	(269)	97%	8,283	162
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	14,766	14,766	-	100%	20,784	6,018
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	9,026	9,539	(513)	95%	12,662	3,636
942	4420	MATERIALS	10,000	10,000	-	100%	12,000	2,000
943	4430	CONTRACT COSTS	12,023	12,115	(92)	99%	29,865	17,842
		TOTAL ORDINARY MAINT & OPERATIONS	45,815	46,420	(605)	99%	75,311	29,496
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	15,735	15,735	-	100%	16,830	1,095
		TOTAL INSURANCE EXPENSES	15,735	15,735	-	100%	16,830	1,095
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	96	100	(4)	96%	250	154
962	4590.1	MANAGEMENT FEES	10,585	10,847	-	-	17,255	-
962	4590.2	BOOKKEEPING FEES	-	-	-	-	1,680	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	5,000	5,000	-	100%	-	(5,000)
964	4571	BAD DEBTS	3,155	3,200	(45)	99%	2,500	(655)
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	18,836	19,147	(49)	98%	21,685	(5,501)
969		TOTAL OPERATING EXPENDITURES	137,310	138,202	(630)	99%	165,620	19,960
970		CASH FLOW FROM OPERATIONS	79,730	78,812	656	101%	58,071	(13,309)

NORTH CENTRAL HEIGHTS I

LINE	ACCT		2016	2016			2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1		(UNDER)	BUDGET	VS 2017 ORIG
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-
		TRANSFERS FROM AMP TO PROGRAM	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	52,884	51,650	1,234	102%	52,884	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
		OTHER ITEMS - FEMA/WILMA	-	-	-	-	-	-
TOTAL OTHER (INCOME)/EXPENSES			52,884	51,650	1,234	102%	52,884	-
900	TOTAL EXPENDITURES		190,194	189,852	604	100%	218,504	19,960
	NET CASH FLOW		26,846	27,162	(578)	99%	5,187	(13,309)

NORTH CENTRAL HEIGHTS I ACCOUNT DETAIL

LINE	ACCT		2016	2016		OVER	2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1			BUDGET	VS 2017 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401		HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-	-
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	-	-	-	-	-	-
4140		STAFF TRAINING	-	-	-	-	-	-
4150		TRAVEL	-	-	-	-	-	-
4170		ACCOUNTING	4,818	4,100	(718)	118%	4,100	(718)
4180		TELEPHONE/COMMUNICATIONS	1,722	1,720	(2)	100%	1,720	(2)
4190		SUNDRY	5,171	5,200	29	99%	5,200	29
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	29	30	1	97%	30	1
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICITION COSTS	550	550	-	100%	550	-
4190.5		CONTRACT COSTS ADMIN	11,071	11,071	-	100%	11,071	-
TOTAL ADMINISTRATIVE			23,361	22,671	(690)	103%	22,671	(690)
CONTRACT COSTS								
443000		CONTRACT COSTS	-	-	-	-	-	-
443001		HEATING AND COOLING	6,667	6,700	33	100%	6,700	33
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	3,231	3,250	19	99%	21,000	17,769
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	224	225	1	100%	225	1
443007		PEST CONTROL	1,382	1,390	8	99%	1,390	8
443100		REFUSE COLLECTION	519	550	31	94%	550	31
TOTAL CONTRACT COSTS			12,023	12,115	92	99%	29,865	17,842

NCH 1 CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL 2017 BUDGET				
TOTAL			0.00	0.00

CORNELL COLONY

LINE	ACCT		2016	2016			2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1		(UNDER)	BUDGET	VS 2017 ORIG
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	60,000	60,000
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-
		TRANSFERS FROM AMP TO PROGRAM	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	37,509	37,509	-	100%	60,591	23,082
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	20,786	20,786
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	187,855	187,855
TOTAL OTHER (INCOME)/EXPENSES			37,509	37,509	-	100%	329,232	291,723
900	TOTAL EXPENDITURES		163,894	152,890	2,847	107%	465,671	295,142
	NET CASH FLOW		(106,692)	(91,387)	(7,148)	117%	33,225	146,552

NORTH CENTRAL HEIGHTS II

LINE	ACCT		2016 PROJECTED	2016 BUDGET		OVER	2017 ORIGINAL	2016 PROJECTED
ITEM	#	DESCRIPTION	ACTUAL	REV# 1	DIFF	(UNDER)	BUDGET	ACTUAL COSTS
								VS 2017 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	-	-	-	-	171,252	171,252
		LESS: VACANCY LOSS	-	-	-	-	(2,569)	(2,569)
703	3110	NET TENANT RENTAL REVENUE	171,501	171,501	-	100%	168,683	(2,818)
704	3422	TENANT REVENUE - OTHER	6,420	6,420	-	100%	6,500	80
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: VACANCY LOSS	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD PHA GRANTS	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	31	30	1	103%	25	(6)
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	500	500	-	100%	500	-
720	3431	INVESTMENT INCOME - RESTRICTED	64	65	(1)	98%	65	1
700		TOTAL REVENUES	178,516	178,516	-	100%	175,773	(2,743)
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	10,192	10,259	(67)	99%	7,524	(2,668)
912	4171	AUDITING FEES	4,000	4,000	-	100%	4,000	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	5,531	5,531	-	100%	3,719	(1,812)
916	4190	OTHER	46,272	45,553	719	102%	12,575	(33,697)
		TOTAL ADMINISTRATIVE	65,995	65,343	652	101%	27,819	(38,176)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	1,000	1,000	-	100%	1,000	-
		TOTAL TENANT SERVICES	1,000	1,000	-	100%	1,000	-
UTILITIES								
931	4310	WATER	385	390	(5)	99%	393	8
932	4320	ELECTRICITY	1,182	1,200	(18)	99%	1,206	24
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	90	230	(140)	39%	92	2
		TOTAL UTILITIES	1,657	1,820	(163)	91%	1,690	33
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	14,766	14,766	-	100%	19,558	4,792
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	9,539	9,539	-	100%	12,002	2,463
942	4420	MATERIALS	7,671	7,670	1	100%	7,500	(171)
943	4430	CONTRACT COSTS	7,797	7,810	(13)	100%	7,810	13
		TOTAL ORDINARY MAINT & OPERATIONS	39,773	39,785	(12)	100%	46,870	7,097
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	12,390	12,390	-	100%	13,284	894
		TOTAL INSURANCE EXPENSES	12,390	12,390	-	100%	13,284	894
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	77	100	(23)	77%	1,000	923
962	4590.1	MANAGEMENT FEES	14,234	14,234	-	-	13,495	-
962	4590.2	BOOKKEEPING FEES	-	-	-	-	1,344	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	3,350	3,350	-	100%	3,000	(350)
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	17,661	17,684	(23)	100%	18,839	573
969		TOTAL OPERATING EXPENDITURES	138,476	138,022	454	100%	109,502	(29,579)
970		CASH FLOW FROM OPERATIONS	40,040	40,494	(454)	99%	66,272	26,836

NORTH CENTRAL HEIGHTS II

LINE	ACCT		2016	2016			2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1		(UNDER)	BUDGET	VS 2017 ORIG
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-
		TRANSFERS FROM AMP TO PROGRAM	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	46,720	46,720	-	100%	46,720	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
		OTHER ITEMS - FEMA/WILMA	-	-	-	-	-	-
TOTAL OTHER (INCOME)/EXPENSES			46,720	46,720	-	100%	46,720	-
900	TOTAL EXPENDITURES		185,196	184,742	454	100%	156,222	(29,579)
	NET CASH FLOW		(6,680)	(6,226)	(454)	107%	19,552	26,836

NORTH CENTRAL HEIGHTS II ACCOUNT DETAIL

LINE	ACCT		2016	2016			2017	2016 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1		(UNDER)	BUDGET	VS 2017 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401		HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-	-
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	29,528	29,528	-	100%	3,500	(26,028)
4140		STAFF TRAINING	-	-	-	-	-	-
4150		TRAVEL	-	-	-	-	-	-
4170		ACCOUNTING	4,818	4,100	(718)	118%	4,100	(718)
4180		TELEPHONE/COMMUNICATIONS	450	450	-	100%	450	-
4190		SUNDRY	4,350	4,350	-	100%	1,000	(3,350)
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	24	25	1	96%	25	1
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICITION COSTS	-	-	-	-	-	-
4190.5		CONTRACT COSTS ADMIN	7,102	7,100	(2)	100%	3,500	(3,602)
TOTAL ADMINISTRATIVE			46,272	45,553	(719)	102%	12,575	(33,697)
CONTRACT COSTS								
443000		CONTRACT COSTS	-	-	-	-	-	-
443001		HEATING AND COOLING	2,098	2,100	2	100%	2,100	2
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	2,357	2,360	3	100%	2,360	3
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	1,686	1,690	4	100%	1,690	4
443007		PEST CONTROL	1,086	1,090	4	100%	1,090	4
443100		REFUSE COLLECTION	570	570	-	100%	570	-
TOTAL CONTRACT COSTS			7,797	7,810	13	100%	7,810	13

NCH 2 CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL 2017 BUDGET				
TOTAL			0.00	0.00

AVON PARK HOUSING AUTHORITY
SCHEDULE OF PAYROLL - ADMINISTRATION
FOR THE YEAR ENDING DECEMBER 31, 2017

POSITION	NAME	2016			2017		2017		2017										TOTAL
		RATE	TOTAL	MERIT	MERIT	IP/OT	RATE	TOTAL	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	CFP15	CFP16	ALLOC
CHIEF EXECUTIVE OFFICER	RUDY, TRACEY	48.08	100,006	2%	49.04	0%	49.04	102,007	-	-	-	102,007	-	-	-	-	-	-	102,007
COMPTROLLER	PIERRATT, PENNY	20.13	41,870	2%	20.53	0%	20.53	42,708	-	-	-	42,708	-	-	-	-	-	-	42,708
ADMINISTRATIVE CLERK	TRAVERS, RENE	9.00	9,360	6%	9.50	0%	9.50	9,875	545	2,226	1,777	-	1,580	1,284	1,382	1,086	-	-	9,881
PROCUREMENT MGR	SOUTHER, STEPHANIE	10.00	20,800	2%	10.20	0%	10.20	21,216	-	-	-	21,216	-	-	-	-	-	-	21,216
HOUSING MANAGER	GILLIANS, BEATRIZ	18.69	38,875	2%	19.06	0%	19.06	39,653	2,189	8,938	7,137	-	6,344	5,155	5,551	4,338	-	-	39,652
RECEPTIONIST/ASSISTANT MANAGER	PINION, STEPHANIE	9.00	18,720	2%	9.18	0%	9.18	19,094	1,054	4,304	3,437	-	3,055	2,482	2,673	2,100	-	-	19,106
RECEPTIONIST/ASSISTANT MANAGER	SILVA, ELIZABETH	10.20	21,216	0%	-	0%	0.00	-	-	-	-	-	-	-	-	-	-	-	-
ASSISTANT MANAGER	SALVAGGIO, TONI	16.62	34,570	2%	16.95	0%	16.95	35,261	-	-	-	-	-	35,261	-	-	-	-	35,261
TOTAL ADMINISTRATION		141.72	285,418		134.47		134.47	269,813	3,788	15,467	12,352	165,930	10,980	44,182	9,807	7,524	-	-	269,830

AVON PARK HOUSING AUTHORITY
SCHEDULE OF BENEFITS BY POSITION - ADMINISTRATION
FOR THE YEAR ENDING DECEMBER 31, 2017

POSITION	NAME	TOTAL	RETIRE	FICA	LTD/	HEALTH	LIFE		VISION	TTL	%	COST PER	TTL
		EFFECT			STD		A,D&D	VISION			BENE	HR	ANNUAL
		OF INC								BENE	TO TOTAL	W/BENE	COST
CHIEF EXECUTIVE OFFICER	RUDY, TRACEY	102,007	7,650	7,803	1,426	8,314	85	127		25,406	24.91%	61.26	127,413
COMPTROLLER	PIERRATT, PENNY	42,708	3,203	3,267	652	10,557	85	127		17,891	41.89%	29.13	60,599
ADMINISTRATIVE CLERK	TRAVERS, RENE	9,875	pt	755	-	-	-	-		755	7.65%	6.39	10,630
PROCUREMENT MGR	SOUTHER, STEPHANIE	21,216	pt	1,623	-	-	-	-		1,623	7.65%	10.98	22,839
HOUSING MANAGER	GILLIANS, BEATRIZ	39,653	2,974	3,033	813	16,130	85	127		23,162	58.41%	30.20	62,815
RECEPTIONIST/ASSISTANT MANAGER	PINION, STEPHANIE	19,094	1,432	1,461	813	5,975	85	127		9,893	51.81%	13.94	28,987
RECEPTIONIST/ASSISTANT MANAGER	SILVA, ELIZABETH	-	pt	-	-	-	-	-		-	0.00%	-	-
ASSISTANT MANAGER	SALVAGGIO, TONI	35,261	2,645	2,697	975	14,909	85	127		21,438	60.80%	27.26	56,699
TOTAL ADMINISTRATION		269,813	17,904	20,641	4,679	55,885	425	635		100,169	37.13%	179.15	369,982

AVON PARK HOUSING AUTHORITY

SCHEDULE OF BENEFITS BY POSITION - ADMINISTRATION

FOR THE YEAR ENDING DECEMBER 31, 2017

ALLOCATION OF BENEFITS	TOTAL BENEFITS PAID	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	CFP15	CFP16	TOTAL ALLOC
CHIEF EXECUTIVE OFFICER	25,406	-	-	-	25,406	-	-	-	-	-	-	25,406
COMPTROLLER	17,891	-	-	-	17,891	-	-	-	-	-	-	17,891
ADMINISTRATIVE CLERK	755	42	170	136	-	121	98	106	83	-	-	756
PROCUREMENT MGR	1,623	-	-	-	1,623	-	-	-	-	-	-	1,623
HOUSING MANAGER	23,162	1,265	5,221	4,169	-	3,706	3,011	3,243	2,548	-	-	23,162
RECEPTIONIST/ASSISTANT MANAGER	9,893	546	2,230	1,781	-	1,583	1,286	1,385	1,088	-	-	9,899
RECEPTIONIST/ASSISTANT MANAGER	-	-	-	-	-	-	-	-	-	-	-	-
ASSISTANT MANAGER	21,438	-	-	-	-	-	21,438	-	-	-	-	21,438
TOTAL ADMINISTRATION	100,169	1,852	7,621	6,086	44,920	5,410	25,833	4,733	3,719	-	-	100,175

AVON PARK HOUSING AUTHORITY
SCHEDULE OF ALLOCATIONS BY POSITION - ADMIN
FOR THE YEAR ENDING DECEMBER 31, 2017

POSITION	NAME	LP1	LP2	DELANEY	COC	CORNELL	RIDGEDALE	NCH1	NCH2	CFP15	CFP16	TOTAL
												ALLOC
CHIEF EXECUTIVE OFFICER	RUDY, TRACEY	-	-	-	1.00	-	-	-	-	-	-	1.00
COMPTROLLER	PIERRATT, PENNY	-	-	-	1.00	-	-	-	-	-	-	1.00
ADMINISTRATIVE CLERK	TRAVERS, RENE	0.06	0.23	0.18	-	0.16	0.13	0.14	0.11	-	-	1.00
PROCUREMENT MGR	SOUTHER, STEPHANIE	-	-	-	1.00	-	-	-	-	-	-	1.00
HOUSING MANAGER	GILLIANS, BEATRIZ	0.06	0.23	0.18	-	0.16	0.13	0.14	0.11	-	-	1.00
RECEPTIONIST/ASSISTANT MANAGER	PINION, STEPHANIE	0.06	0.23	0.18	-	0.16	0.13	0.14	0.11	-	-	1.00
RECEPTIONIST/ASSISTANT MANAGER	SILVA, ELIZABETH	0.12	0.49	0.39	-	-	-	-	-	-	-	1.00
ASSISTANT MANAGER	SALVAGGIO, TONI	-	-	-	-	-	1.00	-	-	-	-	1.00
TOTAL FTEs		0.29	1.17	0.93	3.00	0.48	1.39	0.42	0.33	-	-	8.00

AVON PARK HOUSING AUTHORITY
SCHEDULE OF PAYROLL AND ALLOCATIONS - MAINTENANCE
FOR THE YEAR ENDING DECEMBER 31, 2017

POSITION	NAME	2016		2017			2017												TOTAL ALLOC
		RATE	TOTAL	MERIT	TOTAL	IPI/OT	RATE	TOTAL	LP1	LP2	DELANEY	COC	CORNELL	RIDGEDALE	NCH1	NCH2	CFP15	CFP16	
FACILITIES MANAGER	HERBERT, DAVID	19.26	40,061	2%	19.65	0%	19.65	40,862	2,452	8,990	7,355	-	6,538	5,312	5,721	4,495	-	-	40,862
SENIOR MECHANIC	HOWARD, WILL	16.32	33,946	2%	16.65	0%	16.65	34,625	-	-	-	-	-	34,625	-	-	-	-	34,625
MECHANIC	PARSONS, RONALD	14.20	29,536	2%	14.48	0%	14.48	30,127	-	-	-	-	-	-	15,063	15,063	-	-	30,127
MECHANIC	PINERO, CARMELO	14.20	29,536	2%	14.48	0%	14.48	30,127	3,615	14,762	11,749	-	-	-	-	-	-	-	30,127
AIDE	CLAITT, SONNY	13.02	13,541	2%	13.28	0%	13.28	27,623	-	-	-	-	13,812	13,812	-	-	-	-	27,623
TOTAL MAINTENANCE		77.00	146,619		71.90		78.54	163,363	6,067	23,752	19,105	-	20,350	53,748	20,784	19,558	-	-	163,363

AVON PARK HOUSING AUTHORITY
SCHEDULE OF BENEFITS BY POSITION - MAINTENANCE
FOR THE YEAR ENDING DECEMBER 31, 2017

POSITION	NAME	TOTAL EFFECT OF INC	RETIRE	FICA	LTD/ STD	HEALTH	LIFE A,D&D	VISION	TTL BENE	% BENE TO TOTAL	COST PER HR W/BENE	TTL ANNUAL COST
FACILITIES MANAGER	HERBERT, DAVID	40,862	3,065	3,126	670	14,909	85	127	21,982	53.79%	30.21	62,844
SENIOR MECHANIC	HOWARD, WILL	34,625	2,597	2,649		-	85	127	5,458	15.76%	19.27	40,082
MECHANIC	PARSONS, RONALD	30,127	2,260	2,305	462	13,930	85	127	19,168	63.63%	23.70	49,295
MECHANIC	PINERO, CARMELO	30,127	2,260	2,305	703	-	85	127	5,479	18.19%	17.12	35,606
AIDE	CLAITT, SONNY	27,623	2,072	2,113	684	15,399	85	127	20,480	74.14%	23.13	48,103
TOTAL MAINTENANCE		163,363	12,252	12,497	2,519	44,238	425	635	72,567	44.42%	113.43	235,930

AVON PARK HOUSING AUTHORITY

SCHEDULE OF BENEFITS BY POSITION - MAINTENANCE

FOR THE YEAR ENDING DECEMBER 31, 2017

ALLOCATION OF BENEFITS	TOTAL BENEFITS PAID	TOTAL										TOTAL ALLOC
		LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	CFP15	CFP16	
FACILITIES MANAGER	21,982	1,319	4,836	3,957	-	3,517	2,858	3,077	2,418	-	-	21,982
SENIOR MECHANIC	5,458	-	-	-	-	-	5,458	-	-	-	-	5,458
MECHANIC	19,168	-	-	-	-	-	-	9,584	9,584	-	-	19,168
MECHANIC	5,479	658	2,685	2,137	-	-	-	-	-	-	-	5,479
AIDE	20,480	-	-	-	-	10,240	10,240	-	-	-	-	20,480
	72,567	1,976	7,521	6,094	-	13,757	18,555	12,662	12,002	-	-	72,567

AVON PARK HOUSING AUTHORITY
SCHEDULE OF ALLOCATIONS BY POSITION - MAINTENANCE
FOR THE YEAR ENDING DECEMBER 31, 2017

POSITION	NAME											TOTAL
		LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	CFP15	CFP16	ALLOC
FACILITIES MANAGER	HERBERT, DAVID	0.06	0.22	0.18	-	0.16	0.13	0.14	0.11	-	-	1.00
SENIOR MECHANIC	HOWARD, WILL	-	-	-	-	-	1.00	-	-	-	-	1.00
MECHANIC	PARSONS, RONALD	-	-	-	-	-	-	0.50	0.50	-	-	1.00
MECHANIC	PINERO, CARMELO	0.12	0.49	0.39	-	-	-	-	-	-	-	1.00
AIDE	CLAITT, SONNY	-	-	-	-	0.50	0.50	-	-	-	-	1.00
TOTAL FTEs		0.18	0.71	0.57	-	0.66	1.63	0.64	0.61	-	-	5.00

INSURANCE COSTS

TYPE OF INSURANCE	AMOUNT	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	CFP15	CFP16	TOTAL ALLOC
WORKERS COMP (salary allocated)	13,916	317	1,260	1,011	5,331	1,006	3,146	976	871	-	-	13,916
PROPERTY/WIND	78,010	3,183	12,996	10,344	-	14,822	11,702	14,042	10,921	-	-	78,010
FLOOD	-	-	-	-	-	-	-	-	-	-	-	-
AUTO	4,691	304	1,241	988	-	-	704	797	657	-	-	4,691
LIABILITY	5,965	387	1,578	1,256	-	-	895	1,014	835	-	-	5,965
D&O/EMP PRACTICES	2,463	-	-	-	2,463	-	-	-	-	-	-	2,463
	105,045	4,190	17,076	13,599	7,794	15,828	16,446	16,830	13,284	-	-	105,045

WORKERS COMPENSATION

POSITION	NAME	TOTAL		13,916											TOTAL	
		SALARY	W/C INS	LP1	LP2	DELANE\	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	CFP15	CFP16	ALLOC		
CHIEF EXECUTIVE OFFICER	RUDY, TRACEY	102,007	3,277	-	-	-	3,277	-	-	-	-	-	-	-	3,277	
COMPTROLLER	PIERRATT, PENNY	42,708	1,372	-	-	-	1,372	-	-	-	-	-	-	-	1,372	
ADMINISTRATIVE CLERK	TRAVERS, RENE	9,875	317	18	72	57	-	51	41	44	35	-	-	-	317	
PROCUREMENT MGR	SOUTHER, STEPHANIE	21,216	682	-	-	-	682	-	-	-	-	-	-	-	682	
HOUSING MANAGER	GILLIANS, BEATRIZ	39,653	1,274	70	287	229	-	204	166	178	140	-	-	-	1,274	
RECEPTIONIST/ASSISTANT MANAGER	PINION, STEPHANIE	19,094	613	34	138	110	-	98	80	86	67	-	-	-	614	
RECEPTIONIST/ASSISTANT MANAGER	SILVA, ELIZABETH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ASSISTANT MANAGER	SALVAGGIO, TONI	35,261	1,133	-	-	-	-	-	1,133	-	-	-	-	-	1,133	
FACILITIES MANAGER	HERBERT, DAVID	40,862	1,313	79	289	236	-	210	171	184	144	-	-	-	1,313	
SENIOR MECHANIC	HOWARD, WILL	34,625	1,112	-	-	-	-	-	1,112	-	-	-	-	-	1,112	
MECHANIC	PARSONS, RONALD	30,127	968	-	-	-	-	-	-	484	484	-	-	-	968	
MECHANIC	PINERO, CARMELO	30,127	968	116	474	377	-	-	-	-	-	-	-	-	968	
AIDE	CLAITT, SONNY	27,623	887	-	-	-	-	444	444	-	-	-	-	-	887	
		433,176	13,916	317	1,260	1,011	5,331	1,006	3,146	976	871	-	-	-	13,916	