

# **AVON PARK HOUSING DEVELOPMENT CORPORATION**

**Board of Directors Regular Meeting  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, Florida  
Wednesday November 14, 2018; 5:00 P.M.  
Meeting Agenda**

**ROLL CALL;**

**PREVIOUS MINUTES:** Previous Minutes

**COMMUNICATIONS:** None

**I. OLD BUSINESS;**

1. Capital Improvements

**II. NEW BUSINESS;**

1. Owner Distributions
2. 2019 budget

Other matters to come before the Board:

Next Board Meeting(s): TBD.

**VI. ADJOURN**

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.

**AVON PARK HOUSING AUTHORITY**  
Avon Park, Florida

**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2017**

	<b>North Central Heights Mgmt I</b>	<b>North Central Heights Mgmt II</b>
<b>Cash Flows From Operating Activities</b>		
Receipts from dwelling rentals	\$ 209,169	\$ 168,412
Other receipts	508	19
Payments to employees and suppliers	(99,986)	(84,442)
Payments to other governmental entities	0	769
Interprogram transfers	(9,301)	(13,392)
<b>Net cash provided (used) by operating activities</b>	<b>100,391</b>	<b>71,366</b>
<b>Cash Flows From Capital and Related Financing Activities</b>		
Principal paid on capital debt	(3,940)	(3,564)
Interest paid on capital debt	(50,112)	(45,333)
<b>Net cash provided (used) by capital and related financing activities</b>	<b>(54,052)</b>	<b>(48,897)</b>
<b>Cash Flows From Investing Activities</b>		
Increase in restricted cash	(111,883)	(62,250)
Interest	86	98
<b>Net cash provided (used) by investing activities</b>	<b>(111,797)</b>	<b>(62,152)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>(65,459)</b>	<b>(39,684)</b>
<b>Balance - beginning of the year</b>	121,318	69,299
<b>Balance - end of the year</b>	<b>\$ 55,859</b>	<b>\$ 29,615</b>
<b>Reconciliation of Cash Flows to Statement of Net Position</b>		
Cash and cash equivalents, unrestricted	\$ 55,859	\$ 29,614
<b>Difference - Rounding Error</b>	<b>\$ 0</b>	<b>\$ 1</b>
Unrestricted cash balance at December 31, 2017	\$ 55,859	\$ 29,614
<b>Article 7, 7.1.(a)</b>		
Fifteen percent of Net Cash Flow shall be deposited in a reserve account	\$ -	\$ -
<b>Available for distribution</b>	<b>\$ 55,859</b>	<b>\$ 29,614</b>
Twenty percent of Operating and Maintenance costs - See below	<b>(36,254)</b>	<b>(32,961)</b>
<b>Recommended distribution not exceed this amount</b>	<b>\$ 19,605</b>	<b>\$ -</b>
The USDA Asset Management Handbook, HB-2-3560, Section 2, paragraph 4.11 addresses the allowable Return on Investment.		
"The Agency considers excess cash to be the portion of the ending cash balance on Form RD 3560-7, Multiple Family Housing Project Budget/Utility Allowance that exceeds 20 percent of annual operating and maintenance expenses, that taxes and insurance escrow, and 2 percent money, if applicable."		
The "2 percent money " referred to deals exclusively with the initial development costs of the project and would not apply to ongoing operations.		
Total Operating and Maintenance costs for 2017	\$ 181,270	\$ 164,805
Twenty percent of Operating and Maintenance costs	\$ 36,254	\$ 32,961

**AVON PARK  
HOUSING DEVELOPMENT  
CORPORATION**

**2019 ORIGINAL BUDGET**

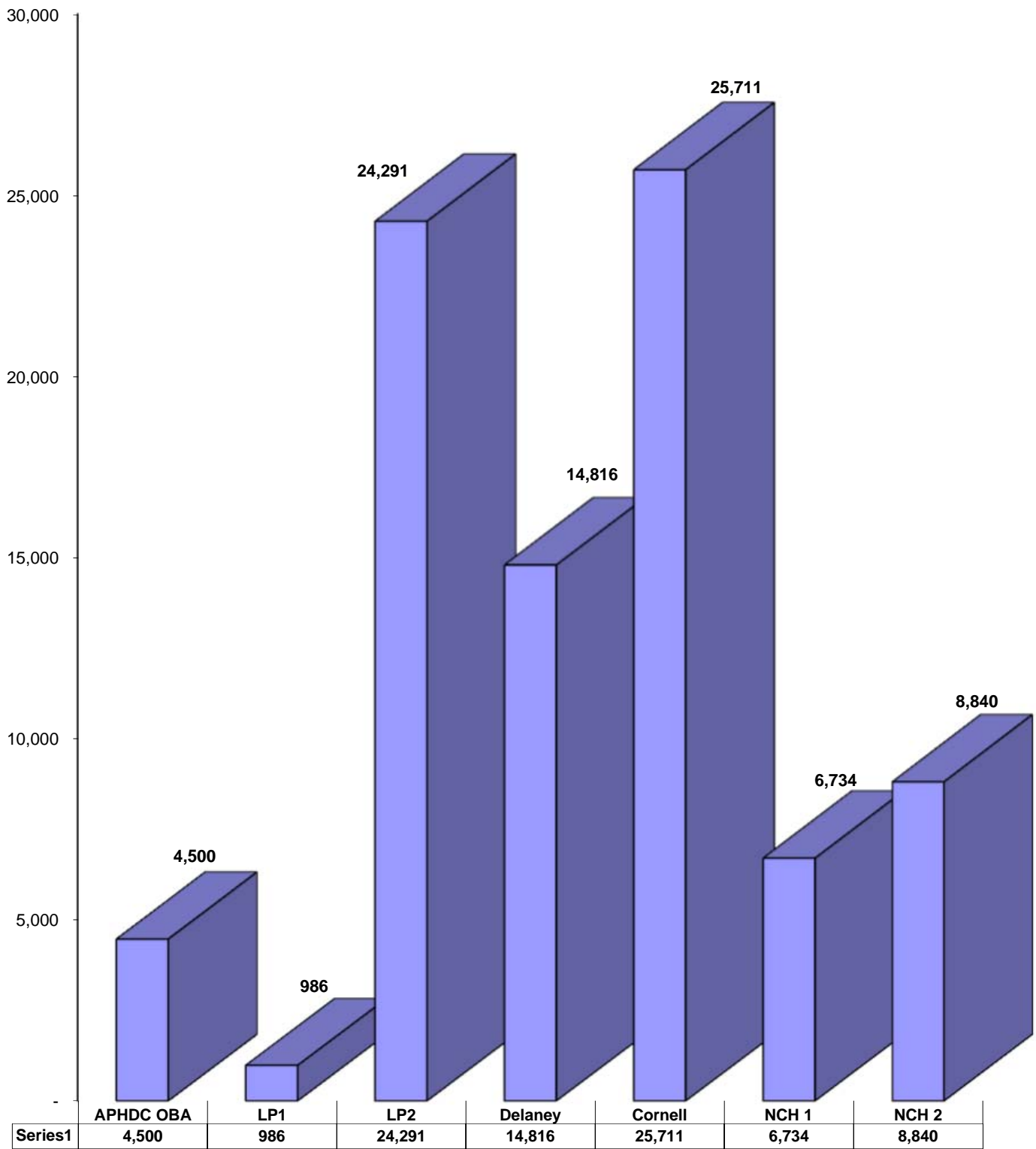
Board of Commissioners Meeting - 11/14/2018

FOR THE YEAR ENDING DECEMBER 31, 2019

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# Avon Park Housing Development Corporation



**CASH FLOWS**

**AVON PARK HOUSING DEVELOPMENT CORPORATION**  
**CASH FLOW - 2018 PROJECTED ACTUAL vs 2019 ORIGINAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2019**

<u>Line of Business</u>	<u>FYE 2018</u> <u>Projected Actual</u> <u>Cash Flow</u>	<u>FYE 2019</u> <u>Original</u> <u>Budget</u>	<u>Diff</u>
APHDC OBA	(5,812)	4,500	10,312
Lakeside Park 1	3,476	986	(2,490)
Lakeside Park 2	31,837	24,291	(7,547)
Delaney	15,053	14,816	(237)
Cornell	55,995	25,711	(30,284)
North Central Heights 1	23,013	6,734	(16,279)
North Central Heights 2	<u>15,503</u>	<u>8,840</u>	<u>(6,662)</u>
Residual Receipts/(Deficit)	<u><b>139,066</b></u>	<u><b>85,879</b></u>	<u><b>(53,186)</b></u>

# CONSOLIDATED

LINE	ACCT		2018	2018		2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	VS 2019 ORIG
<b>OPERATING INCOME</b>							
<b>TENANT REVENUE</b>							
		GROSS POTENTIAL RENT	711,625	779,076	(67,451)	91%	47,112
		LESS: VACANCY LOSS	-	(42,789)	42,789	0%	(58,786)
703	3110	NET TENANT RENTAL REVENUE	<u>711,625</u>	<u>736,287</u>	<u>(24,662)</u>	<u>97%</u>	<u>(11,674)</u>
704	3422	TENANT REVENUE - OTHER	26,075	20,400	5,675	128%	(8,504)
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	581,052	850,158	(269,106)	68%	77,170
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	129	2,250	(2,121)	6%	(3)
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	22,711	23,350	(639)	97%	4,434
720	3431	INVESTMENT INCOME - RESTRICTED	<u>252</u>	<u>95</u>	<u>157</u>	<u>265%</u>	<u>(2)</u>
700		<b>TOTAL REVENUES</b>	<b><u>1,341,844</u></b>	<b><u>1,632,540</u></b>	<b><u>(290,696)</u></b>	<b><u>82%</u></b>	<b><u>61,421</u></b>
<b>OPERATING EXPENDITURES</b>							
<b>ADMINISTRATIVE</b>							
911	4110	ADMINISTRATIVE SALARIES	63,951	108,170	(44,219)	59%	55,062
912	4171	AUDITING FEES	7,888	21,000	(13,112)	38%	2,312
914	4181	COMPENSATED ABSENCES	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	22,965	49,038	(26,073)	47%	33,923
916	4190	OTHER	<u>38,303</u>	<u>79,975</u>	<u>(41,672)</u>	<u>48%</u>	<u>11,797</u>
		<b>TOTAL ADMINISTRATIVE</b>	<b><u>133,107</u></b>	<b><u>258,183</u></b>	<b><u>(125,076)</u></b>	<b><u>52%</u></b>	<b><u>103,095</u></b>
<b>TENANT SERVICES</b>							
921	4210	SALARIES	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-
924	4230	OTHER	<u>4,848</u>	<u>2,500</u>	<u>2,348</u>	<u>194%</u>	<u>152</u>
		<b>TOTAL TENANT SERVICES</b>	<b><u>4,848</u></b>	<b><u>2,500</u></b>	<b><u>2,348</u></b>	<b><u>194%</u></b>	<b><u>5,000</u></b>
<b>UTILITIES</b>							
931	4310	WATER	2,695	4,679	(1,984)	58%	234
932	4320	ELECTRICITY	13,759	40,073	(26,314)	34%	1,132
933	4330	NATURAL GAS	684	984	(300)	70%	52
938	4390	SEWER AND OTHER	<u>2,467</u>	<u>7,230</u>	<u>(4,763)</u>	<u>34%</u>	<u>203</u>
		<b>TOTAL UTILITIES</b>	<b><u>19,604</u></b>	<b><u>52,966</u></b>	<b><u>(33,362)</u></b>	<b><u>37%</u></b>	<b><u>1,621</u></b>
<b>ORDINARY MAINT &amp; OPERATIONS</b>							
941	4410	LABOR	135,877	98,585	37,292	138%	(69,248)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	40,436	34,751	5,685	116%	(16,176)
942	4420	MATERIALS	36,479	35,500	979	103%	4,440
943	4430	CONTRACT COSTS	<u>187,840</u>	<u>125,245</u>	<u>62,595</u>	<u>150%</u>	<u>17,993</u>
		<b>TOTAL ORDINARY MAINT &amp; OPERATIONS</b>	<b><u>400,632</u></b>	<b><u>294,081</u></b>	<b><u>106,551</u></b>	<b><u>136%</u></b>	<b><u>(62,991)</u></b>
<b>PROTECTIVE SERVICES</b>							
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-
		<b>TOTAL PROTECTIVE SERVICES</b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>
<b>INSURANCE</b>							
961	4510	INSURANCE PREMIUMS	113,525	88,314	25,211	129%	(1,480)
		<b>TOTAL INSURANCE EXPENSES</b>	<b><u>113,525</u></b>	<b><u>88,314</u></b>	<b><u>25,211</u></b>	<b><u>129%</u></b>	<b><u>(1,480)</u></b>
<b>GENERAL EXPENSES</b>							
962	4590	OTHER GENERAL EXPENSES	15,385	34,130	(18,745)	45%	9,845
962	4590.1	MANAGEMENT FEES	80,297	102,792	(22,495)	78%	8,832
962	4590.2	BOOKKEEPING FEES	-	8,442	(8,442)	0%	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	26,003	12,515	13,488	208%	1,134
		SEVERANCE EXPENSE	-	-	-	-	-
		<b>TOTAL GENERAL EXPENSES</b>	<b><u>121,685</u></b>	<b><u>157,879</u></b>	<b><u>(36,194)</u></b>	<b><u>77%</u></b>	<b><u>19,810</u></b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b><u>793,401</u></b>	<b><u>853,923</u></b>	<b><u>(60,522)</u></b>	<b><u>93%</u></b>	<b><u>60,206</u></b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b><u>548,443</u></b>	<b><u>778,617</u></b>	<b><u>(230,174)</u></b>	<b><u>70%</u></b>	<b><u>1,214</u></b>
<b>OTHER FINANCIAL ITEMS-(SOURCES) &amp; USES</b>							
		OPERATING TRANSFERS IN	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-
		REPLACEMENT RESERVES	38,028	35,550	2,478	107%	-
		GROUND LEASE	133,500	133,503	(3)	100%	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	6,396	-	6,396	-	-
		DEBT SERVICE PAYMENT - INTEREST	169,524	96,067	73,457	176%	24,288
		DEBT SERVICE PAYMENT - PRINCIPAL	61,929	172,294	(110,365)	36%	12,113
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-
		CAPITAL EXPENDITURES	-	75,000	(75,000)	0%	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	18,000
		<b>TOTAL OTHER (INCOME)/EXPENSES</b>	<b><u>409,377</u></b>	<b><u>512,414</u></b>	<b><u>(103,037)</u></b>	<b><u>80%</u></b>	<b><u>54,401</u></b>
900		<b>TOTAL EXPENDITURES</b>	<b><u>1,202,778</u></b>	<b><u>1,366,337</u></b>	<b><u>(163,559)</u></b>	<b><u>88%</u></b>	<b><u>114,607</u></b>
		<b>NET CASH FLOW</b>	<b><u>139,066</u></b>	<b><u>266,203</u></b>	<b><u>(127,137)</u></b>	<b><u>52%</u></b>	<b><u>(53,186)</u></b>

# CONSOLIDATED DETAIL

LINE	ACCT		2018	2018		2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	VS 2019 ORIG
						BUDGET	
<b>INCOME</b>							
<b>HUD PHA GRANTS</b>							
	3401	HUD HAP SUBSIDY SOFT COSTS	581,052	850,158	(269,106)	68%	77,170
	3401	HUD HAP 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	-	-	-	-	-
		<b>TOTAL HUD PHA GRANTS</b>	<b>581,052</b>	<b>850,158</b>	<b>(269,106)</b>	<b>68%</b>	<b>77,170</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSES - OTHER</b>							
	4130	LEGAL	1,877	7,600	(5,723)	25%	3,823
	4140	STAFF TRAINING	1,905	1,200	705	159%	795
	4150	TRAVEL	1,132	3,100	(1,968)	37%	1,468
	4170	ACCOUNTING	17,027	17,800	(773)	96%	2,273
	4180	TELEPHONE/COMMUNICATIONS	5,861	14,750	(8,889)	40%	(1,311)
	4190	SUNDRY	6,473	12,600	(6,127)	51%	1,027
	4190.1	OFFICE SUPPLIES	-	1,500	(1,500)	0%	-
	4190.2	POSTAGE	-	2,475	(2,475)	0%	-
	4190.3	CONTRACT COSTS-COPIER/SECURITY	-	1,450	(1,450)	0%	-
	4190.4	EVICTON COSTS	2,671	2,300	371	116%	2,929
	4190.5	CONTRACT COSTS ADMIN	1,356	15,200	(13,844)	9%	794
		<b>TOTAL ADMINISTRATIVE</b>	<b>38,303</b>	<b>79,975</b>	<b>(41,672)</b>	<b>48%</b>	<b>11,797</b>
<b>CONTRACT COSTS</b>							
	443000	CONTRACT COSTS	23,533	10,450	13,083	225%	(615)
	443001	HEATING AND COOLING	33,000	8,200	24,800	402%	3,816
	443002	ELEVATOR MAINTENANCE	-	-	-	-	-
	443003	LANDSCAPE & GROUNDS	95,872	80,580	15,292	119%	9,219
	443004	UNIT TURNAROUND	-	500	(500)	0%	-
	443005	ELECTRICAL	-	1,000	(1,000)	0%	500
	443006	PLUMBING	1,267	4,975	(3,708)	25%	733
	443007	PEST CONTROL	29,016	10,590	18,426	274%	3,238
	443100	REFUSE COLLECTION	5,152	8,950	(3,798)	58%	1,101
		<b>TOTAL CONTRACT COSTS</b>	<b>187,840</b>	<b>125,245</b>	<b>62,595</b>	<b>150%</b>	<b>17,993</b>
<b>OTHER GENERAL EXPENSES</b>							
	4590	OTHER GENERAL EXPENSES	15,385	28,150	(12,765)	55%	3,865
	4590.1	DEBT SERVICE COSTS	-	-	-	-	-
	4590.2	FLORIDA HOUSING FEE	-	-	-	-	5,980
		<b>TOTAL CONTRACT COSTS</b>	<b>15,385</b>	<b>28,150</b>	<b>(12,765)</b>	<b>55%</b>	<b>9,845</b>



# APHDC OBA

LINE	ACCT		2018	2018		OVER	2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2019 ORIG
<b>OPERATING INCOME</b>								
<b>TENANT REVENUE</b>								
		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: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	4	-	4	-	-	(4)
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	6,000	6,000
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		<b>TOTAL REVENUES</b>	<b>4</b>	<b>-</b>	<b>4</b>	<b>-</b>	<b>6,000</b>	<b>5,996</b>
<b>OPERATING EXPENDITURES</b>								
<b>ADMINISTRATIVE</b>								
911	4110	ADMINISTRATIVE SALARIES	-	-	-	-	-	-
912	4171	AUDITING FEES	-	-	-	-	-	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	-	-	-	-	-	-
916	4190	OTHER	2,020	-	2,020	-	1,500	(520)
		<b>TOTAL ADMINISTRATIVE</b>	<b>2,020</b>	<b>-</b>	<b>2,020</b>	<b>-</b>	<b>1,500</b>	<b>(520)</b>
<b>TENANT SERVICES</b>								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>UTILITIES</b>								
931	4310	WATER	-	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-	-
		<b>TOTAL UTILITIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>ORDINARY MAINT &amp; OPERATIONS</b>								
941	4410	LABOR	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	-	-
943	4430	CONTRACT COSTS	2,667	-	2,667	-	-	(2,667)
		<b>TOTAL ORDINARY MAINT &amp; OPERATIONS</b>	<b>2,667</b>	<b>-</b>	<b>2,667</b>	<b>-</b>	<b>-</b>	<b>(2,667)</b>
<b>PROTECTIVE SERVICES</b>								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		<b>TOTAL PROTECTIVE SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>INSURANCE</b>								
961	4510	INSURANCE PREMIUMS	1,129	-	1,129	-	-	(1,129)
		<b>TOTAL INSURANCE EXPENSES</b>	<b>1,129</b>	<b>-</b>	<b>1,129</b>	<b>-</b>	<b>-</b>	<b>(1,129)</b>
<b>GENERAL EXPENSES</b>								
962	4590	OTHER GENERAL EXPENSES	-	-	-	-	-	-
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	-	-	-	-	-	-
		<b>TOTAL GENERAL EXPENSES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>5,816</b>	<b>-</b>	<b>5,816</b>	<b>-</b>	<b>1,500</b>	<b>(4,316)</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>(5,812)</b>	<b>-</b>	<b>(5,812)</b>	<b>-</b>	<b>4,500</b>	<b>10,312</b>
<b>OTHER FINANCIAL ITEMS-(SOURCES) &amp; USES</b>								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - FEMA/WILMA	-	-	-	-	-	-
		<b>TOTAL OTHER (INCOME)/EXPENSES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
900		<b>TOTAL EXPENDITURES</b>	<b>5,816</b>	<b>-</b>	<b>5,816</b>	<b>-</b>	<b>1,500</b>	<b>(4,316)</b>
		<b>NET CASH FLOW</b>	<b>(5,812)</b>	<b>-</b>	<b>(5,812)</b>	<b>-</b>	<b>4,500</b>	<b>10,312</b>

# APHDC OBA ACCOUNT DETAIL

LINE	ACCT		2018	2018		OVER	2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2019 ORIG
<b>INCOME</b>								
<b>HUD PHA GRANTS</b>								
	3401	HUD HAP SUBSIDY SOFT COSTS	-	-	-	-	-	-
	3401	HUD HAP 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	-	-	-	-	-	-
		<b>TOTAL HUD PHA GRANTS</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSES - OTHER</b>								
	4130	LEGAL	-	-	-	-	-	-
	4140	STAFF TRAINING	-	-	-	-	-	-
	4150	TRAVEL	-	-	-	-	-	-
	4170	ACCOUNTING	1,400	-	(1,400)	-	1,500	100
	4180	TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-
	4190	SUNDRY	620	-	(620)	-	-	(620)
	4190.1	OFFICE SUPPLIES	-	-	-	-	-	-
	4190.2	POSTAGE	-	-	-	-	-	-
	4190.3	CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
	4190.4	EVICTION COSTS	-	-	-	-	-	-
	4190.5	CONTRACT COSTS ADMIN	-	-	-	-	-	-
		<b>TOTAL ADMINISTRATIVE</b>	<u>2,020</u>	<u>-</u>	<u>(2,020)</u>	<u>-</u>	<u>1,500</u>	<u>(520)</u>
<b>CONTRACT COSTS</b>								
	443000	CONTRACT COSTS	2,667	-	(2,667)	-	-	(2,667)
	443001	HEATING AND COOLING	-	-	-	-	-	-
	443002	ELEVATOR MAINTENANCE	-	-	-	-	-	-
	443003	LANDSCAPE & GROUNDS	-	-	-	-	-	-
	443004	UNIT TURNAROUND	-	-	-	-	-	-
	443005	ELECTRICAL	-	-	-	-	-	-
	443006	PLUMBING	-	-	-	-	-	-
	443007	PEST CONTROL	-	-	-	-	-	-
	443100	REFUSE COLLECTION	-	-	-	-	-	-
		<b>TOTAL CONTRACT COSTS</b>	<u>2,667</u>	<u>-</u>	<u>(2,667)</u>	<u>-</u>	<u>-</u>	<u>(2,667)</u>
<b>OTHER GENERAL EXPENSES</b>								
	4590	OTHER GENERAL EXPENSES	-	-	-	-	-	-
	4590.1	DEBT SERVICE COSTS	-	-	-	-	-	-
	4590.2	FLORIDA HOUSING FEE	-	-	-	-	-	-
		<b>TOTAL CONTRACT COSTS</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

# APHDC OBA CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL BUDGET				
<b>TOTAL</b>			<b>0.00</b>	<b>0.00</b>

# CONSOLIDATED RAD PROPERTIES

LINE	ACCT		2018	2018		2019	2018 PROJECTED	
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL		ORIGINAL	ACTUAL COSTS	
			ACTUAL	BUDGET	DIFF	(UNDER)	BUDGET	
							VS 2019 ORIG	
<b>OPERATING INCOME</b>								
<b>TENANT REVENUE</b>								
		GROSS POTENTIAL RENT	81,608	76,116	5,492	107%	87,050	5,442
		LESS: VACANCY LOSS	-	(1,522)	1,522	0%	(22,358)	(22,358)
703	3110	NET TENANT RENTAL REVENUE	81,608	74,594	7,014	109%	64,692	(16,916)
704	3422	TENANT REVENUE - OTHER	14,561	6,000	8,561	243%	6,000	(8,561)
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	581,052	850,158	(269,106)	68%	658,222	77,170
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	1,800	(1,800)	0%	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	2,239	21,500	(19,261)	10%	2,673	435
720	3431	INVESTMENT INCOME - RESTRICTED	195	-	195	-	250	55
700		<b>TOTAL REVENUES</b>	<b>679,655</b>	<b>954,052</b>	<b>(274,397)</b>	<b>71%</b>	<b>731,837</b>	<b>52,183</b>
<b>OPERATING EXPENDITURES</b>								
<b>ADMINISTRATIVE</b>								
911	4110	ADMINISTRATIVE SALARIES	29,905	47,967	(18,062)	62%	48,008	18,103
912	4171	AUDITING FEES	4,171	8,500	(4,329)	49%	5,750	1,579
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	8,572	23,459	(14,887)	37%	25,305	16,733
916	4190	OTHER	17,709	42,800	(25,091)	41%	22,900	5,191
		<b>TOTAL ADMINISTRATIVE</b>	<b>60,357</b>	<b>122,726</b>	<b>(62,369)</b>	<b>49%</b>	<b>101,963</b>	<b>41,605</b>
<b>TENANT SERVICES</b>								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	3,999	-	3,999	-	2,500	(1,499)
		<b>TOTAL TENANT SERVICES</b>	<b>3,999</b>	<b>-</b>	<b>3,999</b>	<b>#DIV/0!</b>	<b>2,500</b>	<b>(1,499)</b>
<b>UTILITIES</b>								
931	4310	WATER	1,499	3,443	(1,944)	44%	1,613	114
932	4320	ELECTRICITY	6,932	31,863	(24,931)	22%	7,382	450
933	4330	NATURAL GAS	684	984	(300)	70%	736	52
938	4390	SEWER AND OTHER	1,552	6,264	(4,712)	25%	1,663	111
		<b>TOTAL UTILITIES</b>	<b>10,667</b>	<b>42,554</b>	<b>(31,887)</b>	<b>25%</b>	<b>11,394</b>	<b>728</b>
<b>ORDINARY MAINT &amp; OPERATIONS</b>								
941	4410	LABOR	67,616	55,727	11,889	121%	35,186	(32,430)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	19,479	16,576	2,903	118%	10,964	(8,515)
942	4420	MATERIALS	16,301	15,300	1,001	107%	17,919	1,618
943	4430	CONTRACT COSTS	87,425	46,830	40,595	187%	97,515	10,090
		<b>TOTAL ORDINARY MAINT &amp; OPERATIONS</b>	<b>190,821</b>	<b>134,433</b>	<b>56,388</b>	<b>142%</b>	<b>161,584</b>	<b>(29,237)</b>
<b>PROTECTIVE SERVICES</b>								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		<b>TOTAL PROTECTIVE SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>INSURANCE</b>								
961	4510	INSURANCE PREMIUMS	55,159	38,722	16,437	142%	48,784	(6,375)
		<b>TOTAL INSURANCE EXPENSES</b>	<b>55,159</b>	<b>38,722</b>	<b>16,437</b>	<b>142%</b>	<b>48,784</b>	<b>(6,375)</b>
<b>GENERAL EXPENSES</b>								
962	4590	OTHER GENERAL EXPENSES	5,352	23,380	(18,028)	23%	12,730	7,378
962	4590.1	MANAGEMENT FEES	40,659	55,485	(14,826)	73%	43,375	2,716
962	4590.2	BOOKKEEPING FEES	-	5,418	(5,418)	0%	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	9,703	3,000	6,703	323%	8,440	(1,263)
		SEVERANCE EXPENSE	-	-	-	-	-	-
		<b>TOTAL GENERAL EXPENSES</b>	<b>55,713</b>	<b>87,283</b>	<b>(31,570)</b>	<b>64%</b>	<b>64,545</b>	<b>8,832</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>376,716</b>	<b>425,718</b>	<b>(49,002)</b>	<b>88%</b>	<b>390,770</b>	<b>14,054</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>302,939</b>	<b>528,334</b>	<b>(225,395)</b>	<b>57%</b>	<b>341,067</b>	<b>38,129</b>
<b>OTHER FINANCIAL ITEMS-(SOURCES) &amp; USES</b>								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	38,028	35,550	2,478	107%	38,028	-
		GROUND LEASE	133,500	133,503	(3)	100%	133,500	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	6,396	-	6,396	-	6,396	-
		DEBT SERVICE PAYMENT - INTEREST	36,648	-	36,648	-	62,311	25,663
		DEBT SERVICE PAYMENT - PRINCIPAL	38,000	111,557	(73,557)	34%	48,739	10,739
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	75,000	(75,000)	0%	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	12,000	12,000
		<b>TOTAL OTHER (INCOME)/EXPENSES</b>	<b>252,572</b>	<b>355,610</b>	<b>(103,038)</b>	<b>71%</b>	<b>300,974</b>	<b>48,402</b>
900		<b>TOTAL EXPENDITURES</b>	<b>629,288</b>	<b>781,328</b>	<b>(152,040)</b>	<b>81%</b>	<b>691,744</b>	<b>62,456</b>
		<b>NET CASH FLOW</b>	<b>50,367</b>	<b>172,724</b>	<b>(122,357)</b>	<b>29%</b>	<b>40,093</b>	<b>(10,273)</b>

# CONSOLIDATED RAD PROPERTIES DETAIL

LINE	ACCT		2018	2018		2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	VS 2019 ORIG
<b>INCOME</b>							
<b>HUD PHA GRANTS</b>							
3401		HUD HAP SUBSIDY SOFT COSTS	581,052	850,158	(269,106)	68%	77,170
3401		HUD HAP 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	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b>581,052</b>	<b>850,158</b>	<b>(269,106)</b>	<b>68%</b>	<b>77,170</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSES - OTHER</b>							
4130		LEGAL	1,877	1,200	677	156%	823
4140		STAFF TRAINING	835	1,200	(365)	70%	365
4150		TRAVEL	496	3,100	(2,604)	16%	854
4170		ACCOUNTING	7,597	6,100	1,497	125%	1,703
4180		TELEPHONE/COMMUNICATIONS	2,592	11,000	(8,408)	24%	(1,992)
4190		SUNDRY	2,571	7,100	(4,529)	36%	929
4190.1		OFFICE SUPPLIES	-	1,500	(1,500)	0%	-
4190.2		POSTAGE	-	2,250	(2,250)	0%	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	1,450	(1,450)	0%	-
4190.4		EVICTON COSTS	824	1,200	(376)	69%	2,276
4190.5		CONTRACT COSTS ADMIN	917	6,700	(5,783)	14%	233
<b>TOTAL ADMINISTRATIVE</b>			<b>17,709</b>	<b>42,800</b>	<b>(25,091)</b>	<b>41%</b>	<b>5,191</b>
<b>CONTRACT COSTS</b>							
443000		CONTRACT COSTS	16,673	4,500	12,173	371%	1,692
443001		HEATING AND COOLING	24,233	1,500	22,733	1616%	3,267
443002		ELEVATOR MAINTENANCE	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	24,472	24,080	392	102%	2,079
443004		UNIT TURNAROUND	-	500	(500)	0%	-
443005		ELECTRICAL	-	1,000	(1,000)	0%	500
443006		PLUMBING	1,267	1,250	17	101%	233
443007		PEST CONTROL	17,217	6,300	10,917	273%	1,882
443100		REFUSE COLLECTION	3,563	7,700	(4,137)	46%	437
<b>TOTAL CONTRACT COSTS</b>			<b>87,425</b>	<b>46,830</b>	<b>40,595</b>	<b>187%</b>	<b>10,090</b>
<b>OTHER GENERAL EXPENSES</b>							
4590		OTHER GENERAL EXPENSES	5,352	17,400	(12,048)	31%	1,398
4590.1		DEBT SERVICE COSTS	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	5,980
<b>TOTAL CONTRACT COSTS</b>			<b>5,352</b>	<b>17,400</b>	<b>(12,048)</b>	<b>31%</b>	<b>7,378</b>

# LAKESIDE PARK 1

LINE	ACCT		2018	2018			2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2019 ORIG
<b>OPERATING INCOME</b>								
<b>TENANT REVENUE</b>								
		GROSS POTENTIAL RENT	4,065	9,120	(5,055)	45%	9,120	5,055
		LESS: VACANCY LOSS	-	(182)	182	0%	(3,464)	(3,464)
703	3110	NET TENANT RENTAL REVENUE	4,065	8,938	(4,873)	45%	5,656	1,591
704	3422	TENANT REVENUE - OTHER	9,255	-	9,255	-	-	(9,255)
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	106,477	130,758	(24,281)	81%	106,344	(133)
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	200	(200)	0%	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	237	2,000	(1,763)	12%	300	63
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		<b>TOTAL REVENUES</b>	<b>120,035</b>	<b>141,896</b>	<b>(21,861)</b>	<b>85%</b>	<b>112,300</b>	<b>(7,735)</b>
<b>OPERATING EXPENDITURES</b>								
<b>ADMINISTRATIVE</b>								
911	4110	ADMINISTRATIVE SALARIES	3,853	6,233	(2,380)	62%	7,778	3,924
912	4171	AUDITING FEES	544	1,500	(956)	36%	1,500	956
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	1,109	3,045	(1,936)	36%	4,098	2,988
916	4190	OTHER	8,656	6,000	2,656	144%	5,250	(3,406)
		<b>TOTAL ADMINISTRATIVE</b>	<b>14,163</b>	<b>16,778</b>	<b>(2,615)</b>	<b>84%</b>	<b>18,625</b>	<b>4,463</b>
<b>TENANT SERVICES</b>								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	1,955	-	1,955	-	-	(1,955)
		<b>TOTAL TENANT SERVICES</b>	<b>1,955</b>	<b>-</b>	<b>1,955</b>	<b>-</b>	<b>-</b>	<b>(1,955)</b>
<b>UTILITIES</b>								
931	4310	WATER	296	413	(117)	72%	311	15
932	4320	ELECTRICITY	1,528	3,800	(2,272)	40%	1,604	76
933	4330	NATURAL GAS	273	118	155	232%	287	14
938	4390	SEWER AND OTHER	403	752	(349)	54%	423	20
		<b>TOTAL UTILITIES</b>	<b>2,500</b>	<b>5,083</b>	<b>(2,583)</b>	<b>49%</b>	<b>2,625</b>	<b>125</b>
<b>ORDINARY MAINT &amp; OPERATIONS</b>								
941	4410	LABOR	8,433	6,897	1,536	122%	2,832	(5,601)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,479	2,080	399	119%	1,159	(1,319)
942	4420	MATERIALS	3,284	3,600	(316)	91%	3,600	316
943	4430	CONTRACT COSTS	10,197	8,330	1,867	122%	11,450	1,253
		<b>TOTAL ORDINARY MAINT &amp; OPERATIONS</b>	<b>24,393</b>	<b>20,907</b>	<b>3,486</b>	<b>117%</b>	<b>19,041</b>	<b>(5,352)</b>
<b>PROTECTIVE SERVICES</b>								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		<b>TOTAL PROTECTIVE SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>INSURANCE</b>								
961	4510	INSURANCE PREMIUMS	11,957	4,663	7,294	256%	5,872	(6,086)
		<b>TOTAL INSURANCE EXPENSES</b>	<b>11,957</b>	<b>4,663</b>	<b>7,294</b>	<b>256%</b>	<b>5,872</b>	<b>(6,086)</b>
<b>GENERAL EXPENSES</b>								
962	4590	OTHER GENERAL EXPENSES	667	8,480	(7,813)	8%	6,730	6,063
962	4590.1	MANAGEMENT FEES	7,527	8,382	(855)	90%	6,720	(807)
962	4590.2	BOOKKEEPING FEES	-	672	(672)	0%	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	5,697	500	5,197	1139%	4,000	(1,697)
		SEVERANCE EXPENSE	-	-	-	-	-	-
		<b>TOTAL GENERAL EXPENSES</b>	<b>13,891</b>	<b>18,034</b>	<b>(4,143)</b>	<b>77%</b>	<b>17,450</b>	<b>3,559</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>68,859</b>	<b>65,465</b>	<b>3,394</b>	<b>105%</b>	<b>63,614</b>	<b>(5,245)</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>51,176</b>	<b>76,431</b>	<b>(25,255)</b>	<b>67%</b>	<b>48,686</b>	<b>(2,490)</b>
<b>OTHER FINANCIAL ITEMS-(SOURCES) &amp; USES</b>								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	7,200	7,200	-	100%	7,200	-
		GROUND LEASE	2,500	2,501	(1)	100%	2,500	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	38,000	38,000	-	100%	38,000	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	-	-
		<b>TOTAL OTHER (INCOME)/EXPENSES</b>	<b>47,700</b>	<b>47,701</b>	<b>(1)</b>	<b>100%</b>	<b>47,700</b>	<b>-</b>
900		<b>TOTAL EXPENDITURES</b>	<b>116,559</b>	<b>113,166</b>	<b>3,393</b>	<b>103%</b>	<b>111,314</b>	<b>(5,245)</b>
		<b>NET CASH FLOW</b>	<b>3,476</b>	<b>28,730</b>	<b>(25,254)</b>	<b>12%</b>	<b>986</b>	<b>(2,490)</b>

# LAKESIDE PARK 1 ACCOUNT DETAIL

LINE	ACCT		2018	2018			2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2019 ORIG
<b>INCOME</b>								
<b>HUD PHA GRANTS</b>								
	3401	HUD HAP SUBSIDY SOFT COSTS	106,477	130,758	(24,281)	81%	106,344	(133)
	3401	HUD HAP 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	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b>106,477</b>	<b>130,758</b>	<b>(24,281)</b>	<b>81%</b>	<b>106,344</b>	<b>(133)</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSES - OTHER</b>								
	4130	LEGAL	1,877	200	(1,677)	939%	200	(1,677)
	4140	STAFF TRAINING	107	200	93	53%	200	93
	4150	TRAVEL	64	400	336	16%	500	436
	4170	ACCOUNTING	3,164	700	(2,464)	452%	2,400	(764)
	4180	TELEPHONE/COMMUNICATIONS	2,592	1,300	(1,292)	199%	600	(1,992)
	4190	SUNDRY	228	1,000	772	23%	500	272
	4190.1	OFFICE SUPPLIES	-	500	500	0%	-	-
	4190.2	POSTAGE	-	300	300	0%	-	-
	4190.3	CONTRACT COSTS-COPIER/SECURITY	-	200	200	0%	-	-
	4190.4	EVICTON COSTS	511	200	(311)	255%	600	89
	4190.5	CONTRACT COSTS ADMIN	113	1,000	887	11%	250	137
<b>TOTAL ADMINISTRATIVE</b>			<b>8,656</b>	<b>6,000</b>	<b>(2,656)</b>	<b>144%</b>	<b>5,250</b>	<b>(3,406)</b>
<b>CONTRACT COSTS</b>								
	443000	CONTRACT COSTS	841	2,000	1,159	42%	950	109
	443001	HEATING AND COOLING	2,200	500	(1,700)	440%	2,500	300
	443002	ELEVATOR MAINTENANCE	-	-	-	-	-	-
	443003	LANDSCAPE & GROUNDS	3,240	2,880	(360)	113%	3,500	260
	443004	UNIT TURNAROUND	-	500	500	0%	-	-
	443005	ELECTRICAL	-	500	500	0%	-	-
	443006	PLUMBING	-	250	250	0%	-	-
	443007	PEST CONTROL	3,491	700	(2,791)	499%	4,000	509
	443100	REFUSE COLLECTION	425	1,000	575	43%	500	75
<b>TOTAL CONTRACT COSTS</b>			<b>10,197</b>	<b>8,330</b>	<b>(1,867)</b>	<b>122%</b>	<b>11,450</b>	<b>1,253</b>
<b>OTHER GENERAL EXPENSES</b>								
	4590	OTHER GENERAL EXPENSES	667	2,500	1,833	27%	750	83
	4590.1	DEBT SERVICE COSTS	-	-	-	-	-	-
	4590.2	FLORIDA HOUSING FEE	-	-	-	-	5,980	5,980
<b>TOTAL GENERAL EXPENSES</b>			<b>667</b>	<b>2,500</b>	<b>1,833</b>	<b>27%</b>	<b>6,730</b>	<b>6,063</b>

# LP1 CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL BUDGET				
<b>TOTAL</b>			<b>0.00</b>	<b>0.00</b>



# LAKESIDE PARK 2

LINE	ACCT		2018	2018		OVER	2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2019 ORIG
<b>OPERATING INCOME</b>								
<b>TENANT REVENUE</b>								
		GROSS POTENTIAL RENT	38,136	32,916	5,220	116%	38,327	191
		LESS: VACANCY LOSS	-	(658)	658	0%	(12,439)	(12,439)
703	3110	NET TENANT RENTAL REVENUE	38,136	32,258	5,878	118%	25,887	(12,249)
704	3422	TENANT REVENUE - OTHER	2,951	3,000	(49)	98%	3,000	49
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	311,603	454,464	(142,861)	69%	376,321	64,719
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	1,000	(1,000)	0%	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	935	10,000	(9,065)	9%	1,200	265
720	3431	INVESTMENT INCOME - RESTRICTED	195	-	195	-	250	55
700		<b>TOTAL REVENUES</b>	<b>353,819</b>	<b>500,722</b>	<b>(146,903)</b>	<b>71%</b>	<b>406,659</b>	<b>52,840</b>
<b>OPERATING EXPENDITURES</b>								
<b>ADMINISTRATIVE</b>								
911	4110	ADMINISTRATIVE SALARIES	14,491	23,034	(8,543)	63%	16,897	2,406
912	4171	AUDITING FEES	1,995	3,500	(1,505)	57%	2,500	505
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	4,133	11,278	(7,145)	37%	8,914	4,781
916	4190	OTHER	3,345	20,000	(16,655)	17%	10,150	6,805
		<b>TOTAL ADMINISTRATIVE</b>	<b>23,964</b>	<b>57,812</b>	<b>(33,848)</b>	<b>41%</b>	<b>38,461</b>	<b>14,497</b>
<b>TENANT SERVICES</b>								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	2,044	-	2,044	-	2,500	456
		<b>TOTAL TENANT SERVICES</b>	<b>2,044</b>	<b>-</b>	<b>2,044</b>	<b>-</b>	<b>2,500</b>	<b>456</b>
<b>UTILITIES</b>								
931	4310	WATER	416	1,687	(1,271)	25%	437	21
932	4320	ELECTRICITY	3,343	15,626	(12,283)	21%	3,510	167
933	4330	NATURAL GAS	45	482	(437)	9%	48	2
938	4390	SEWER AND OTHER	477	3,069	(2,592)	16%	501	24
		<b>TOTAL UTILITIES</b>	<b>4,281</b>	<b>20,864</b>	<b>(16,583)</b>	<b>21%</b>	<b>4,495</b>	<b>214</b>
<b>ORDINARY MAINT &amp; OPERATIONS</b>								
941	4410	LABOR	32,772	27,070	5,702	121%	13,370	(19,402)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	9,427	8,020	1,407	118%	4,069	(5,358)
942	4420	MATERIALS	5,440	6,700	(1,260)	81%	5,984	544
943	4430	CONTRACT COSTS	35,329	21,300	14,029	166%	38,786	3,457
		<b>TOTAL ORDINARY MAINT &amp; OPERATIONS</b>	<b>82,968</b>	<b>63,090</b>	<b>19,878</b>	<b>132%</b>	<b>62,208</b>	<b>(20,760)</b>
<b>PROTECTIVE SERVICES</b>								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		<b>TOTAL PROTECTIVE SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>INSURANCE</b>								
961	4510	INSURANCE PREMIUMS	11,604	18,957	(7,353)	61%	23,607	12,003
		<b>TOTAL INSURANCE EXPENSES</b>	<b>11,604</b>	<b>18,957</b>	<b>(7,353)</b>	<b>61%</b>	<b>23,607</b>	<b>12,003</b>
<b>GENERAL EXPENSES</b>								
962	4590	OTHER GENERAL EXPENSES	4,501	6,900	(2,399)	65%	5,000	499
962	4590.1	MANAGEMENT FEES	19,392	29,203	(9,811)	66%	24,133	4,741
962	4590.2	BOOKKEEPING FEES	-	2,646	(2,646)	0%	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	3,355	2,000	1,355	168%	3,690	335
		SEVERANCE EXPENSE	-	-	-	-	-	-
		<b>TOTAL GENERAL EXPENSES</b>	<b>27,248</b>	<b>40,749</b>	<b>(13,501)</b>	<b>67%</b>	<b>32,823</b>	<b>5,575</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>152,109</b>	<b>201,472</b>	<b>(49,363)</b>	<b>75%</b>	<b>164,094</b>	<b>11,985</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>201,709</b>	<b>299,250</b>	<b>(97,541)</b>	<b>67%</b>	<b>242,564</b>	<b>40,855</b>
<b>OTHER FINANCIAL ITEMS-(SOURCES) &amp; USES</b>								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	30,828	28,350	2,478	109%	30,828	-
		GROUND LEASE	96,000	96,001	(1)	100%	96,000	-
		USDA GUARANTEE FEE	6,396	-	6,396	-	6,396	-
		DEBT SERVICE PAYMENT - INTEREST	36,648	-	36,648	-	62,311	25,663
		DEBT SERVICE PAYMENT - PRINCIPAL	-	73,557	(73,557)	0%	10,739	10,739
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	12,000	12,000
		<b>TOTAL OTHER (INCOME)/EXPENSES</b>	<b>169,872</b>	<b>197,908</b>	<b>(28,036)</b>	<b>86%</b>	<b>218,274</b>	<b>48,402</b>
900		<b>TOTAL EXPENDITURES</b>	<b>321,981</b>	<b>399,380</b>	<b>(77,399)</b>	<b>81%</b>	<b>382,368</b>	<b>60,387</b>
		<b>NET CASH FLOW</b>	<b>31,837</b>	<b>101,342</b>	<b>(69,505)</b>	<b>31%</b>	<b>24,291</b>	<b>(7,547)</b>

# LAKESIDE PARK 2 ACCOUNT DETAIL

LINE	ACCT		2018	2018		2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	VS 2019 ORIG
						BUDGET	
<b>INCOME</b>							
<b>HUD PHA GRANTS</b>							
3401		HUD HAP SUBSIDY SOFT COSTS	311,603	454,464	(142,861)	69%	64,719
3401		HUD HAP 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	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b>311,603</b>	<b>454,464</b>	<b>(142,861)</b>	<b>69%</b>	<b>64,719</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSES - OTHER</b>							
4130		LEGAL	-	500	500	0%	1,500
4140		STAFF TRAINING	407	500	93	81%	93
4150		TRAVEL	241	1,500	1,259	16%	9
4170		ACCOUNTING	-	2,900	2,900	0%	2,400
4180		TELEPHONE/COMMUNICATIONS	-	5,400	5,400	0%	-
4190		SUNDRY	1,936	3,400	1,464	57%	564
4190.1		OFFICE SUPPLIES	-	500	500	0%	-
4190.2		POSTAGE	-	1,100	1,100	0%	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	700	700	0%	-
4190.4		EVICTON COSTS	313	500	187	63%	2,187
4190.5		CONTRACT COSTS ADMIN	448	3,000	2,552	15%	52
<b>TOTAL ADMINISTRATIVE</b>			<b>3,345</b>	<b>20,000</b>	<b>16,655</b>	<b>17%</b>	<b>6,805</b>
<b>CONTRACT COSTS</b>							
443000		CONTRACT COSTS	9,961	2,000	(7,961)	498%	996
443001		HEATING AND COOLING	-	500	500	0%	-
443002		ELEVATOR MAINTENANCE	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	13,228	11,800	(1,428)	112%	1,323
443004		UNIT TURNAROUND	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-
443006		PLUMBING	667	500	(167)	133%	83
443007		PEST CONTROL	9,116	3,000	(6,116)	304%	912
443100		REFUSE COLLECTION	2,357	3,500	1,143	67%	143
<b>TOTAL CONTRACT COSTS</b>			<b>35,329</b>	<b>21,300</b>	<b>(14,029)</b>	<b>166%</b>	<b>3,457</b>
<b>OTHER GENERAL EXPENSES</b>							
4590		OTHER GENERAL EXPENSES	4,501	6,900	2,399	65%	499
4590.1		DEBT SERVICE COSTS	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-
<b>TOTAL GENERAL EXPENSES</b>			<b>4,501</b>	<b>6,900</b>	<b>2,399</b>	<b>65%</b>	<b>499</b>

# LP2 CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL BUDGET				
<b>TOTAL</b>			<b>0.00</b>	<b>0.00</b>

# DELANEY

LINE	ACCT		2018	2018		OVER	2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2019 ORIG
<b>OPERATING INCOME</b>								
<b>TENANT REVENUE</b>								
		GROSS POTENTIAL RENT	39,407	34,080	5,327	116%	39,604	197
		LESS: VACANCY LOSS	-	(682)	682	0%	(6,455)	(6,455)
703	3110	NET TENANT RENTAL REVENUE	<u>39,407</u>	<u>33,398</u>	<u>6,009</u>	<u>118%</u>	<u>33,149</u>	<u>(6,258)</u>
704	3422	TENANT REVENUE - OTHER	2,356	3,000	(644)	79%	3,000	644
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	162,972	264,936	(101,964)	62%	175,556	12,584
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	600	(600)	0%	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	1,067	9,500	(8,433)	11%	1,173	107
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		<b>TOTAL REVENUES</b>	<b><u>205,801</u></b>	<b><u>311,434</u></b>	<b><u>(105,633)</u></b>	<b><u>66%</u></b>	<b><u>212,878</u></b>	<b><u>7,077</u></b>
<b>OPERATING EXPENDITURES</b>								
<b>ADMINISTRATIVE</b>								
911	4110	ADMINISTRATIVE SALARIES	11,561	18,700	(7,139)	62%	23,333	11,772
912	4171	AUDITING FEES	1,632	3,500	(1,868)	47%	1,750	118
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	3,329	9,136	(5,807)	36%	12,293	8,964
916	4190	OTHER	5,708	16,800	(11,092)	34%	7,500	1,792
		<b>TOTAL ADMINISTRATIVE</b>	<b><u>22,231</u></b>	<b><u>48,136</u></b>	<b><u>(25,905)</u></b>	<b><u>46%</u></b>	<b><u>44,876</u></b>	<b><u>22,646</u></b>
<b>TENANT SERVICES</b>								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		<b>TOTAL TENANT SERVICES</b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>
<b>UTILITIES</b>								
931	4310	WATER	787	1,343	(556)	59%	865	79
932	4320	ELECTRICITY	2,061	12,437	(10,376)	17%	2,267	206
933	4330	NATURAL GAS	365	384	(19)	95%	402	37
938	4390	SEWER AND OTHER	672	2,443	(1,771)	28%	739	67
		<b>TOTAL UTILITIES</b>	<b><u>3,885</u></b>	<b><u>16,607</u></b>	<b><u>(12,722)</u></b>	<b><u>23%</u></b>	<b><u>4,274</u></b>	<b><u>389</u></b>
<b>ORDINARY MAINT &amp; OPERATIONS</b>								
941	4410	LABOR	26,411	21,760	4,651	121%	18,985	(7,426)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	7,573	6,476	1,097	117%	5,735	(1,838)
942	4420	MATERIALS	7,577	5,000	2,577	152%	8,335	758
943	4430	CONTRACT COSTS	41,899	17,200	24,699	244%	47,279	5,381
		<b>TOTAL ORDINARY MAINT &amp; OPERATIONS</b>	<b><u>83,460</u></b>	<b><u>50,436</u></b>	<b><u>33,024</u></b>	<b><u>165%</u></b>	<b><u>80,335</u></b>	<b><u>(3,125)</u></b>
<b>PROTECTIVE SERVICES</b>								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		<b>TOTAL PROTECTIVE SERVICES</b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>
<b>INSURANCE</b>								
961	4510	INSURANCE PREMIUMS	31,597	15,102	16,495	209%	19,305	(12,292)
		<b>TOTAL INSURANCE EXPENSES</b>	<b><u>31,597</u></b>	<b><u>15,102</u></b>	<b><u>16,495</u></b>	<b><u>209%</u></b>	<b><u>19,305</u></b>	<b><u>(12,292)</u></b>
<b>GENERAL EXPENSES</b>								
962	4590	OTHER GENERAL EXPENSES	184	8,000	(7,816)	2%	1,000	816
962	4590.1	MANAGEMENT FEES	13,740	17,900	(4,160)	152%	12,522	(1,218)
962	4590.2	BOOKKEEPING FEES	-	2,100	(2,100)	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	651	500	151	130%	750	99
		SEVERANCE EXPENSE	-	-	-	-	-	-
		<b>TOTAL GENERAL EXPENSES</b>	<b><u>14,575</u></b>	<b><u>28,500</u></b>	<b><u>(13,925)</u></b>	<b><u>51%</u></b>	<b><u>14,272</u></b>	<b><u>(302)</u></b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b><u>155,748</u></b>	<b><u>158,781</u></b>	<b><u>(3,033)</u></b>	<b><u>98%</u></b>	<b><u>163,062</u></b>	<b><u>7,314</u></b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b><u>50,053</u></b>	<b><u>152,653</u></b>	<b><u>(102,600)</u></b>	<b><u>33%</u></b>	<b><u>49,816</u></b>	<b><u>(237)</u></b>
<b>OTHER FINANCIAL ITEMS-(SOURCES) &amp; USES</b>								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	35,000	35,001	(1)	100%	35,000	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	75,000	(75,000)	0%	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	-	-
		<b>TOTAL OTHER (INCOME)/EXPENSES</b>	<b><u>35,000</u></b>	<b><u>110,001</u></b>	<b><u>(75,001)</u></b>	<b><u>32%</u></b>	<b><u>35,000</u></b>	<b><u>-</u></b>
900		<b>TOTAL EXPENDITURES</b>	<b><u>190,748</u></b>	<b><u>268,782</u></b>	<b><u>(78,034)</u></b>	<b><u>71%</u></b>	<b><u>198,062</u></b>	<b><u>7,314</u></b>
		<b>NET CASH FLOW</b>	<b><u>15,053</u></b>	<b><u>42,652</u></b>	<b><u>(27,599)</u></b>	<b><u>35%</u></b>	<b><u>14,816</u></b>	<b><u>(237)</u></b>

# DELANEY ACCOUNT DETAIL

LINE	ACCT		2018	2018		2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	VS 2019 ORIG
						BUDGET	
<b>INCOME</b>							
<b>HUD PHA GRANTS</b>							
	3401	HUD HAP SUBSIDY SOFT COSTS	162,972	264,936	(101,964)	62%	12,584
	3401	HUD HAP 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	-	-	-	-	-
		<b>TOTAL HUD PHA GRANTS</b>	<b>162,972</b>	<b>264,936</b>	<b>(101,964)</b>	<b>62%</b>	<b>12,584</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSES - OTHER</b>							
	4130	LEGAL	-	500	500	0%	1,000
	4140	STAFF TRAINING	321	500	179	64%	179
	4150	TRAVEL	191	1,200	1,009	16%	409
	4170	ACCOUNTING	4,433	2,500	(1,933)	177%	67
	4180	TELEPHONE/COMMUNICATIONS	-	4,300	4,300	0%	-
	4190	SUNDRY	407	2,700	2,293	15%	93
	4190.1	OFFICE SUPPLIES	-	500	500	0%	-
	4190.2	POSTAGE	-	850	850	0%	-
	4190.3	CONTRACT COSTS-COPIER/SECURITY	-	550	550	0%	-
	4190.4	EVICTON COSTS	-	500	500	0%	-
	4190.5	CONTRACT COSTS ADMIN	356	2,700	2,344	13%	44
		<b>TOTAL ADMINISTRATIVE</b>	<b>5,708</b>	<b>16,800</b>	<b>11,092</b>	<b>34%</b>	<b>1,792</b>
<b>CONTRACT COSTS</b>							
	443000	CONTRACT COSTS	5,871	500	(5,371)	1174%	587
	443001	HEATING AND COOLING	22,033	500	(21,533)	4407%	2,967
	443002	ELEVATOR MAINTENANCE	-	-	-	-	-
	443003	LANDSCAPE & GROUNDS	8,004	9,400	1,396	85%	496
	443004	UNIT TURNAROUND	-	-	-	-	-
	443005	ELECTRICAL	-	500	500	0%	500
	443006	PLUMBING	600	500	(100)	120%	150
	443007	PEST CONTROL	4,611	2,600	(2,011)	177%	461
	443100	REFUSE COLLECTION	780	3,200	2,420	24%	220
		<b>TOTAL CONTRACT COSTS</b>	<b>41,899</b>	<b>17,200</b>	<b>(24,699)</b>	<b>244%</b>	<b>5,381</b>
<b>OTHER GENERAL EXPENSES</b>							
	4590	OTHER GENERAL EXPENSES	184	8,000	7,816	2%	816
	4590.1	DEBT SERVICE COSTS	-	-	-	-	-
	4590.2	FLORIDA HOUSING FEE	-	-	-	-	-
		<b>TOTAL GENERAL EXPENSES</b>	<b>184</b>	<b>8,000</b>	<b>7,816</b>	<b>2%</b>	<b>816</b>

# DELANEY CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL BUDGET				
<b>TOTAL</b>			<b>0.00</b>	<b>0.00</b>

# CORNELL COLONY

LINE	ACCT		2018	2018		2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	VS 2019 ORIG
<b>OPERATING INCOME</b>							
<b>TENANT REVENUE</b>							
		GROSS POTENTIAL RENT	258,180	312,732	(54,552)	83%	23,279
		LESS: VACANCY LOSS	-	(31,273)	31,273	0%	(28,146)
703	3110	NET TENANT RENTAL REVENUE	258,180	281,459	(23,279)	92%	(4,867)
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	50	(50)	0%	-
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	19,505	1,000	18,505	1951%	(2,005)
720	3431	INVESTMENT INCOME - RESTRICTED	57	-	57	-	(57)
700		<b>TOTAL REVENUES</b>	<b>277,743</b>	<b>282,509</b>	<b>(4,766)</b>	<b>98%</b>	<b>(6,930)</b>
<b>OPERATING EXPENDITURES</b>							
<b>ADMINISTRATIVE</b>							
911	4110	ADMINISTRATIVE SALARIES	13,017	23,220	(10,203)	56%	14,414
912	4171	AUDITING FEES	1,451	3,500	(2,049)	41%	149
914	4181	COMPENSATED ABSENCES	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	5,513	9,874	(4,361)	56%	6,701
916	4190	OTHER	7,773	11,950	(4,177)	65%	2,727
		<b>TOTAL ADMINISTRATIVE</b>	<b>27,755</b>	<b>48,544</b>	<b>(20,789)</b>	<b>57%</b>	<b>23,991</b>
<b>TENANT SERVICES</b>							
921	4210	SALARIES	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-
		<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>UTILITIES</b>							
931	4310	WATER	383	225	158	170%	38
932	4320	ELECTRICITY	2,148	2,551	(403)	84%	215
933	4330	NATURAL GAS	-	-	-	-	-
938	4390	SEWER AND OTHER	373	351	22	106%	37
		<b>TOTAL UTILITIES</b>	<b>2,904</b>	<b>3,127</b>	<b>(223)</b>	<b>93%</b>	<b>290</b>
<b>ORDINARY MAINT &amp; OPERATIONS</b>							
941	4410	LABOR	19,216	31,924	(12,708)	60%	426
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	7,864	13,451	(5,587)	58%	602
942	4420	MATERIALS	4,256	2,700	1,556	158%	1,244
943	4430	CONTRACT COSTS	35,080	21,550	13,530	163%	3,783
		<b>TOTAL ORDINARY MAINT &amp; OPERATIONS</b>	<b>66,416</b>	<b>69,625</b>	<b>(3,209)</b>	<b>95%</b>	<b>6,055</b>
<b>PROTECTIVE SERVICES</b>							
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-
		<b>TOTAL PROTECTIVE SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>INSURANCE</b>							
961	4510	INSURANCE PREMIUMS	30,111	17,196	12,915	175%	(8,435)
		<b>TOTAL INSURANCE EXPENSES</b>	<b>30,111</b>	<b>17,196</b>	<b>12,915</b>	<b>175%</b>	<b>(8,435)</b>
<b>GENERAL EXPENSES</b>							
962	4590	OTHER GENERAL EXPENSES	10,033	10,000	33	100%	1,467
962	4590.1	MANAGEMENT FEES	16,196	16,888	(692)	96%	(997)
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	6,559	2,815	3,744	233%	984
		SEVERANCE EXPENSE	-	-	-	-	-
		<b>TOTAL GENERAL EXPENSES</b>	<b>32,788</b>	<b>29,703</b>	<b>3,085</b>	<b>110%</b>	<b>1,453</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>159,973</b>	<b>168,195</b>	<b>(8,222)</b>	<b>95%</b>	<b>23,354</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>117,769</b>	<b>114,314</b>	<b>3,455</b>	<b>103%</b>	<b>(30,284)</b>
<b>OTHER FINANCIAL ITEMS-(SOURCES) &amp; USES</b>							
		OPERATING TRANSFERS IN	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	45,913	46,576	(663)	99%	(770)
		DEBT SERVICE PAYMENT - PRINCIPAL	15,861	15,198	663	104%	770
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	-
		<b>TOTAL OTHER (INCOME)/EXPENSES</b>	<b>61,774</b>	<b>61,774</b>	<b>-</b>	<b>100%</b>	<b>-</b>
900		<b>TOTAL EXPENDITURES</b>	<b>221,747</b>	<b>229,969</b>	<b>(8,222)</b>	<b>96%</b>	<b>23,354</b>
		<b>NET CASH FLOW</b>	<b>55,995</b>	<b>52,540</b>	<b>3,455</b>	<b>107%</b>	<b>(30,284)</b>

# CORNELL COLONY ACCOUNT DETAIL

LINE	ACCT		2018	2018		OVER	2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2019 ORIG
<b>INCOME</b>								
<b>HUD PHA GRANTS</b>								
3401		HUD HAP SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401		HUD HAP 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	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>=</b>	<b>-</b>	<b>-</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSES - OTHER</b>								
4130		LEGAL	-	1,500	1,500	0%	1,500	1,500
4140		STAFF TRAINING	407	-	(407)	-	500	93
4150		TRAVEL	241	-	(241)	-	500	259
4170		ACCOUNTING	2,333	3,500	1,167	67%	2,500	167
4180		TELEPHONE/COMMUNICATIONS	2,224	1,800	(424)	124%	2,500	276
4190		SUNDRY	1,801	1,500	(301)	120%	2,000	199
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	-	100	100	0%	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICTON COSTS	767	550	(217)	139%	1,000	233
4190.5		CONTRACT COSTS ADMIN	-	3,000	3,000	0%	-	-
<b>TOTAL ADMINISTRATIVE</b>			<b>7,773</b>	<b>11,950</b>	<b>4,177</b>	<b>65%</b>	<b>10,500</b>	<b>2,727</b>
<b>CONTRACT COSTS</b>								
443000		CONTRACT COSTS	2,327	450	(1,877)	517%	2,500	173
443001		HEATING AND COOLING	1,220	-	(1,220)	-	1,500	280
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	27,600	19,000	(8,600)	145%	30,360	2,760
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	-	-	-	-	-
443007		PEST CONTROL	3,021	1,900	(1,121)	159%	3,500	479
443100		REFUSE COLLECTION	912	200	(712)	456%	1,003	91
<b>TOTAL CONTRACT COSTS</b>			<b>35,080</b>	<b>21,550</b>	<b>(13,530)</b>	<b>163%</b>	<b>38,863</b>	<b>3,783</b>
<b>OTHER GENERAL EXPENSES</b>								
4590		OTHER GENERAL EXPENSES	10,033	10,000	(33)	100%	11,500	1,467
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
<b>TOTAL CONTRACT COSTS</b>			<b>10,033</b>	<b>10,000</b>	<b>(33)</b>	<b>100%</b>	<b>11,500</b>	<b>1,467</b>



# CORNELL CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL BUDGET				
<b>TOTAL</b>			<b>0.00</b>	<b>0.00</b>

# NORTH CENTRAL HEIGHTS I

LINE	ACCT		2018	2018		OVER	2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2019 ORIG
<b>OPERATING INCOME</b>								
<b>TENANT REVENUE</b>								
		GROSS POTENTIAL RENT	200,675	218,976	(18,301)	92%	218,976	18,301
		LESS: VACANCY LOSS	-	(6,569)	6,569	0%	(6,569)	(6,569)
703	3110	NET TENANT RENTAL REVENUE	200,675	212,407	(11,732)	94%	212,407	11,732
704	3422	TENANT REVENUE - OTHER	3,408	7,900	(4,492)	43%	3,425	17
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	65	100	(35)	65%	66	0
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	967	750	217	129%	972	5
720	3431	INVESTMENT INCOME - RESTRICTED	-	30	(30)	0%	-	-
700		<b>TOTAL REVENUES</b>	<b>205,115</b>	<b>221,187</b>	<b>(16,072)</b>	<b>93%</b>	<b>216,869</b>	<b>11,754</b>
<b>OPERATING EXPENDITURES</b>								
<b>ADMINISTRATIVE</b>								
911	4110	ADMINISTRATIVE SALARIES	11,587	20,518	(8,931)	56%	24,206	12,619
912	4171	AUDITING FEES	1,269	5,000	(3,731)	25%	1,350	81
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	4,900	8,719	(3,819)	56%	10,769	5,869
916	4190	OTHER	5,423	12,650	(7,227)	43%	8,000	2,577
		<b>TOTAL ADMINISTRATIVE</b>	<b>23,179</b>	<b>46,887</b>	<b>(23,708)</b>	<b>49%</b>	<b>44,325</b>	<b>21,146</b>
<b>TENANT SERVICES</b>								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	-	1,500	(1,500)	0%	1,500	1,500
		<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>1,500</b>	<b>(1,500)</b>	<b>-</b>	<b>1,500</b>	<b>1,500</b>
<b>UTILITIES</b>								
931	4310	WATER	716	597	119	120%	788	72
932	4320	ELECTRICITY	3,939	4,447	(508)	89%	4,333	394
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	531	504	27	105%	584	53
		<b>TOTAL UTILITIES</b>	<b>5,185</b>	<b>5,548</b>	<b>(363)</b>	<b>93%</b>	<b>5,704</b>	<b>519</b>
<b>ORDINARY MAINT &amp; OPERATIONS</b>								
941	4410	LABOR	25,521	6,123	19,398	417%	6,608	(18,913)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	6,991	2,645	4,346	264%	2,705	(4,286)
942	4420	MATERIALS	8,796	10,000	(1,204)	88%	10,000	1,204
943	4430	CONTRACT COSTS	37,284	31,765	5,519	117%	41,105	3,821
		<b>TOTAL ORDINARY MAINT &amp; OPERATIONS</b>	<b>78,592</b>	<b>50,533</b>	<b>28,059</b>	<b>156%</b>	<b>60,419</b>	<b>(18,173)</b>
<b>PROTECTIVE SERVICES</b>								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		<b>TOTAL PROTECTIVE SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>INSURANCE</b>								
961	4510	INSURANCE PREMIUMS	14,243	18,152	(3,909)	78%	23,301	9,058
		<b>TOTAL INSURANCE EXPENSES</b>	<b>14,243</b>	<b>18,152</b>	<b>(3,909)</b>	<b>78%</b>	<b>23,301</b>	<b>9,058</b>
<b>GENERAL EXPENSES</b>								
962	4590	OTHER GENERAL EXPENSES	-	250	(250)	0%	500	500
962	4590.1	MANAGEMENT FEES	10,043	16,993	(6,950)	59%	16,993	6,950
962	4590.2	BOOKKEEPING FEES	-	1,680	(1,680)	0%	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	965	3,200	(2,235)	30%	1,500	535
		SEVERANCE EXPENSE	-	-	-	-	-	-
		<b>TOTAL GENERAL EXPENSES</b>	<b>11,008</b>	<b>22,123</b>	<b>(11,115)</b>	<b>50%</b>	<b>18,993</b>	<b>7,985</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>132,207</b>	<b>144,743</b>	<b>(12,536)</b>	<b>91%</b>	<b>154,241</b>	<b>22,034</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>72,908</b>	<b>76,444</b>	<b>(3,536)</b>	<b>95%</b>	<b>62,628</b>	<b>(10,280)</b>
<b>OTHER FINANCIAL ITEMS-(SOURCES) &amp; USES</b>								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	45,659	45,659	-	100%	45,341	(318)
		DEBT SERVICE PAYMENT - PRINCIPAL	4,236	4,235	1	100%	4,553	317
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - OWNER DISTRIBUTION	-	-	-	-	6,000	6,000
		<b>TOTAL OTHER (INCOME)/EXPENSES</b>	<b>49,895</b>	<b>49,894</b>	<b>1</b>	<b>100%</b>	<b>55,894</b>	<b>5,999</b>
900		<b>TOTAL EXPENDITURES</b>	<b>182,102</b>	<b>194,637</b>	<b>(12,535)</b>	<b>94%</b>	<b>210,135</b>	<b>28,033</b>
		<b>NET CASH FLOW</b>	<b>23,013</b>	<b>26,550</b>	<b>(3,537)</b>	<b>87%</b>	<b>6,734</b>	<b>(16,279)</b>

# NORTH CENTRAL HEIGHTS I ACCOUNT DETAIL

LINE	ACCT		2018	2018		OVER	2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2019 ORIG
<b>INCOME</b>								
<b>HUD PHA GRANTS</b>								
3401		HUD HAP SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401		HUD HAP 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	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSES - OTHER</b>								
4130		LEGAL	-	1,400	1,400	0%	1,500	1,500
4140		STAFF TRAINING	364	-	(364)	-	500	136
4150		TRAVEL	216	-	(216)	-	500	284
4170		ACCOUNTING	2,848	4,100	1,252	69%	3,000	152
4180		TELEPHONE/COMMUNICATIONS	803	1,500	697	54%	1,000	197
4190		SUNDRY	1,099	3,000	1,901	37%	1,250	151
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	-	100	100	0%	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICTON COSTS	-	550	550	0%	-	-
4190.5		CONTRACT COSTS ADMIN	93	2,000	1,907	5%	250	157
<b>TOTAL ADMINISTRATIVE</b>			<b>5,423</b>	<b>12,650</b>	<b>7,227</b>	<b>43%</b>	<b>8,000</b>	<b>2,577</b>
<b>CONTRACT COSTS</b>								
443000		CONTRACT COSTS	1,200	3,600	2,400	33%	1,320	120
443001		HEATING AND COOLING	4,987	5,000	13	100%	5,000	13
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	26,499	21,000	(5,499)	126%	29,149	2,650
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	225	225	0%	500	500
443007		PEST CONTROL	3,988	1,390	(2,598)	287%	4,387	399
443100		REFUSE COLLECTION	611	550	(61)	111%	750	139
<b>TOTAL CONTRACT COSTS</b>			<b>37,284</b>	<b>31,765</b>	<b>(5,519)</b>	<b>117%</b>	<b>41,105</b>	<b>3,821</b>
<b>OTHER GENERAL EXPENSES</b>								
4590		OTHER GENERAL EXPENSES	-	250	250	0%	500	500
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
<b>TOTAL CONTRACT COSTS</b>			<b>-</b>	<b>250</b>	<b>250</b>	<b>0%</b>	<b>500</b>	<b>500</b>

# NCH 1 CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL BUDGET				
<b>TOTAL</b>			<b>0.00</b>	<b>0.00</b>

# NORTH CENTRAL HEIGHTS II

LINE	ACCT		2018	2018			2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2019 ORIG
<b>OPERATING INCOME</b>								
<b>TENANT REVENUE</b>								
		GROSS POTENTIAL RENT	171,163	171,252	(89)	100%	171,252	89
		LESS: VACANCY LOSS	-	(3,425)	3,425	0%	(1,713)	(1,713)
703	3110	NET TENANT RENTAL REVENUE	171,163	167,827	3,336	102%	169,539	(1,623)
704	3422	TENANT REVENUE - OTHER	8,105	6,500	1,605	125%	8,146	41
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	60	300	(240)	20%	60	0
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	100	(100)	0%	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	65	(65)	0%	-	-
700		<b>TOTAL REVENUES</b>	<b>179,328</b>	<b>174,792</b>	<b>4,536</b>	<b>103%</b>	<b>177,746</b>	<b>(1,582)</b>
<b>OPERATING EXPENDITURES</b>								
<b>ADMINISTRATIVE</b>								
911	4110	ADMINISTRATIVE SALARIES	9,441	16,465	(7,024)	57%	19,368	9,926
912	4171	AUDITING FEES	997	4,000	(3,003)	25%	1,500	503
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	3,980	6,986	(3,006)	57%	8,601	4,621
916	4190	OTHER	5,377	12,575	(7,198)	43%	7,200	1,823
		<b>TOTAL ADMINISTRATIVE</b>	<b>19,796</b>	<b>40,026</b>	<b>(20,230)</b>	<b>49%</b>	<b>36,669</b>	<b>16,873</b>
<b>TENANT SERVICES</b>								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	849	1,000	(151)	85%	1,000	151
		<b>TOTAL TENANT SERVICES</b>	<b>849</b>	<b>1,000</b>	<b>(151)</b>	<b>85%</b>	<b>1,000</b>	<b>151</b>
<b>UTILITIES</b>								
931	4310	WATER	97	414	(317)	24%	107	10
932	4320	ELECTRICITY	740	1,212	(472)	61%	814	74
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	11	111	(100)	10%	12	1
		<b>TOTAL UTILITIES</b>	<b>848</b>	<b>1,737</b>	<b>(889)</b>	<b>49%</b>	<b>933</b>	<b>85</b>
<b>ORDINARY MAINT &amp; OPERATIONS</b>								
941	4410	LABOR	23,524	4,811	18,713	489%	5,192	(18,332)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	6,103	2,079	4,024	294%	2,125	(3,977)
942	4420	MATERIALS	7,125	7,500	(375)	95%	7,500	375
943	4430	CONTRACT COSTS	25,384	25,100	284	101%	28,349	2,965
		<b>TOTAL ORDINARY MAINT &amp; OPERATIONS</b>	<b>62,136</b>	<b>39,490</b>	<b>22,646</b>	<b>157%</b>	<b>43,167</b>	<b>(18,969)</b>
<b>PROTECTIVE SERVICES</b>								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		<b>TOTAL PROTECTIVE SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>INSURANCE</b>								
961	4510	INSURANCE PREMIUMS	12,884	14,244	(1,360)	90%	18,284	5,400
		<b>TOTAL INSURANCE EXPENSES</b>	<b>12,884</b>	<b>14,244</b>	<b>(1,360)</b>	<b>90%</b>	<b>18,284</b>	<b>5,400</b>
<b>GENERAL EXPENSES</b>								
962	4590	OTHER GENERAL EXPENSES	-	500	(500)	0%	500	500
962	4590.1	MANAGEMENT FEES	13,400	13,426	(26)	100%	13,563	163
962	4590.2	BOOKKEEPING FEES	-	1,344	(1,344)	0%	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	8,776	3,500	5,276	251%	9,654	878
		SEVERANCE EXPENSE	-	-	-	-	-	-
		<b>TOTAL GENERAL EXPENSES</b>	<b>22,176</b>	<b>18,770</b>	<b>3,406</b>	<b>118%</b>	<b>23,717</b>	<b>1,541</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>118,689</b>	<b>115,267</b>	<b>3,422</b>	<b>103%</b>	<b>123,769</b>	<b>5,080</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>60,639</b>	<b>59,525</b>	<b>1,114</b>	<b>102%</b>	<b>53,976</b>	<b>(6,662)</b>
<b>OTHER FINANCIAL ITEMS-(SOURCES) &amp; USES</b>								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	41,304	3,832	37,472	1078%	41,017	(287)
		DEBT SERVICE PAYMENT - PRINCIPAL	3,832	41,304	(37,472)	9%	4,119	287
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - FEMA/WILMA	-	-	-	-	-	-
		<b>TOTAL OTHER (INCOME)/EXPENSES</b>	<b>45,136</b>	<b>45,136</b>	<b>-</b>	<b>100%</b>	<b>45,136</b>	<b>-</b>
900		<b>TOTAL EXPENDITURES</b>	<b>163,825</b>	<b>160,403</b>	<b>3,422</b>	<b>102%</b>	<b>168,905</b>	<b>5,080</b>
		<b>NET CASH FLOW</b>	<b>15,503</b>	<b>14,389</b>	<b>1,114</b>	<b>108%</b>	<b>8,840</b>	<b>(6,662)</b>

# NORTH CENTRAL HEIGHTS II ACCOUNT DETAIL

LINE	ACCT		2018	2018		OVER	2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2019 ORIG
<b>INCOME</b>								
<b>HUD PHA GRANTS</b>								
3401		HUD HAP SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401		HUD HAP 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	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSES - OTHER</b>								
4130		LEGAL	-	3,500	3,500	0%	-	-
4140		STAFF TRAINING	300	-	(300)	-	500	200
4150		TRAVEL	179	-	(179)	-	250	71
4170		ACCOUNTING	2,848	4,100	1,252	69%	3,000	152
4180		TELEPHONE/COMMUNICATIONS	243	450	207	54%	450	207
4190		SUNDRY	383	1,000	617	38%	750	367
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	-	25	25	0%	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICTON COSTS	1,080	-	(1,080)	-	1,500	420
4190.5		CONTRACT COSTS ADMIN	345	3,500	3,155	10%	750	405
<b>TOTAL ADMINISTRATIVE</b>			<b>5,377</b>	<b>12,575</b>	<b>7,198</b>	<b>43%</b>	<b>7,200</b>	<b>1,823</b>
<b>CONTRACT COSTS</b>								
443000		CONTRACT COSTS	667	1,900	1,233	35%	733	67
443001		HEATING AND COOLING	2,560	1,700	(860)	151%	2,816	256
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	17,301	16,500	(801)	105%	19,031	1,730
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	3,500	3,500	0%	-	-
443007		PEST CONTROL	4,789	1,000	(3,789)	479%	5,268	479
443100		REFUSE COLLECTION	67	500	433	13%	500	433
<b>TOTAL CONTRACT COSTS</b>			<b>25,384</b>	<b>25,100</b>	<b>(284)</b>	<b>101%</b>	<b>28,349</b>	<b>2,965</b>
<b>OTHER GENERAL EXPENSES</b>								
4590		OTHER GENERAL EXPENSES	-	500	500	0%	500	500
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
<b>TOTAL CONTRACT COSTS</b>			<b>-</b>	<b>500</b>	<b>500</b>	<b>0%</b>	<b>500</b>	<b>500</b>

# NCH 2 CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL BUDGET				
<b>TOTAL</b>			<b>0.00</b>	<b>0.00</b>