

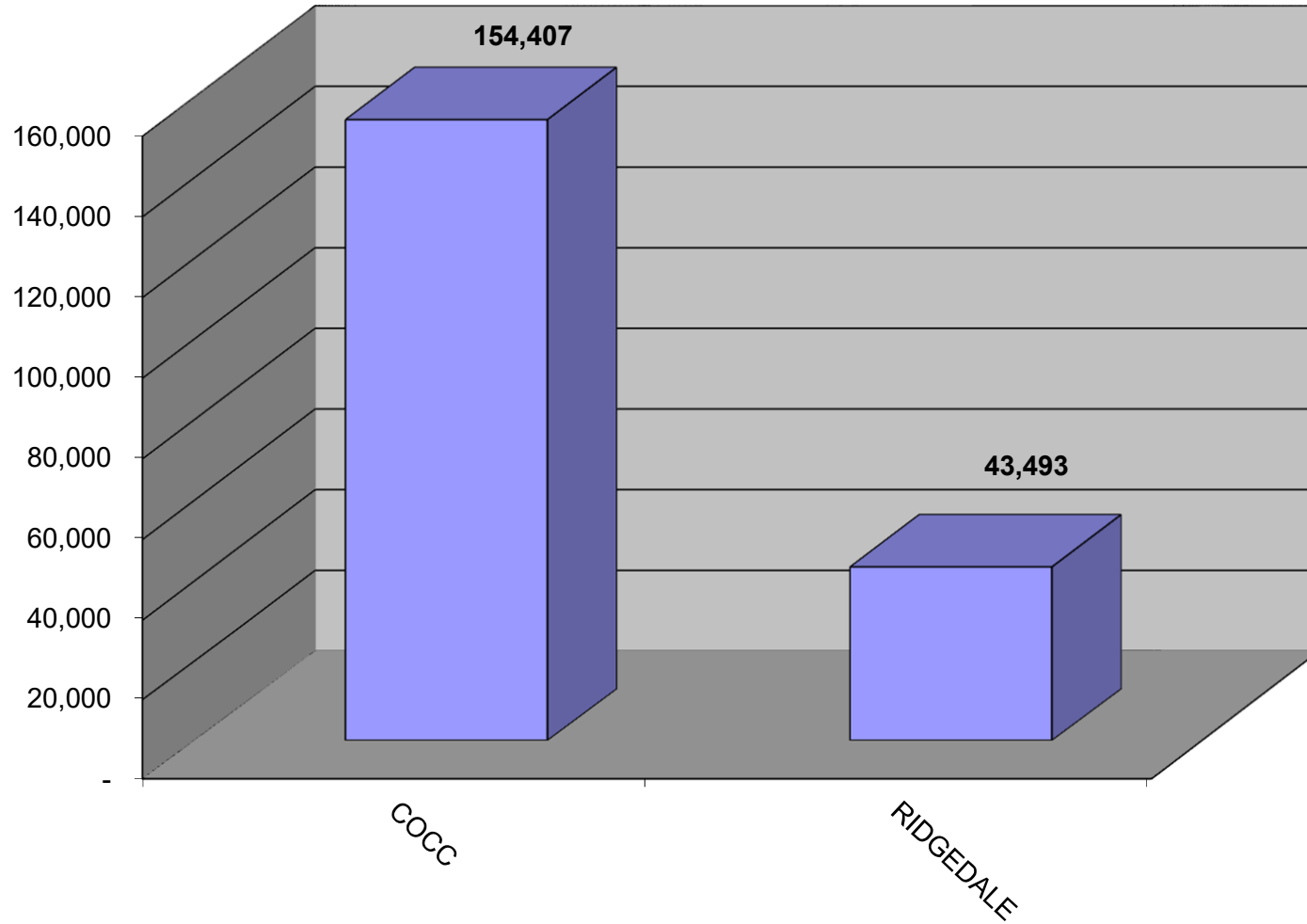
AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2019

Financial Statements

October 31, 2019

Avon Park Housing Authority



Year to Date Net Income

AVON PARK HOUSING AUTHORITY
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES
As of October 31, 2019

COCC

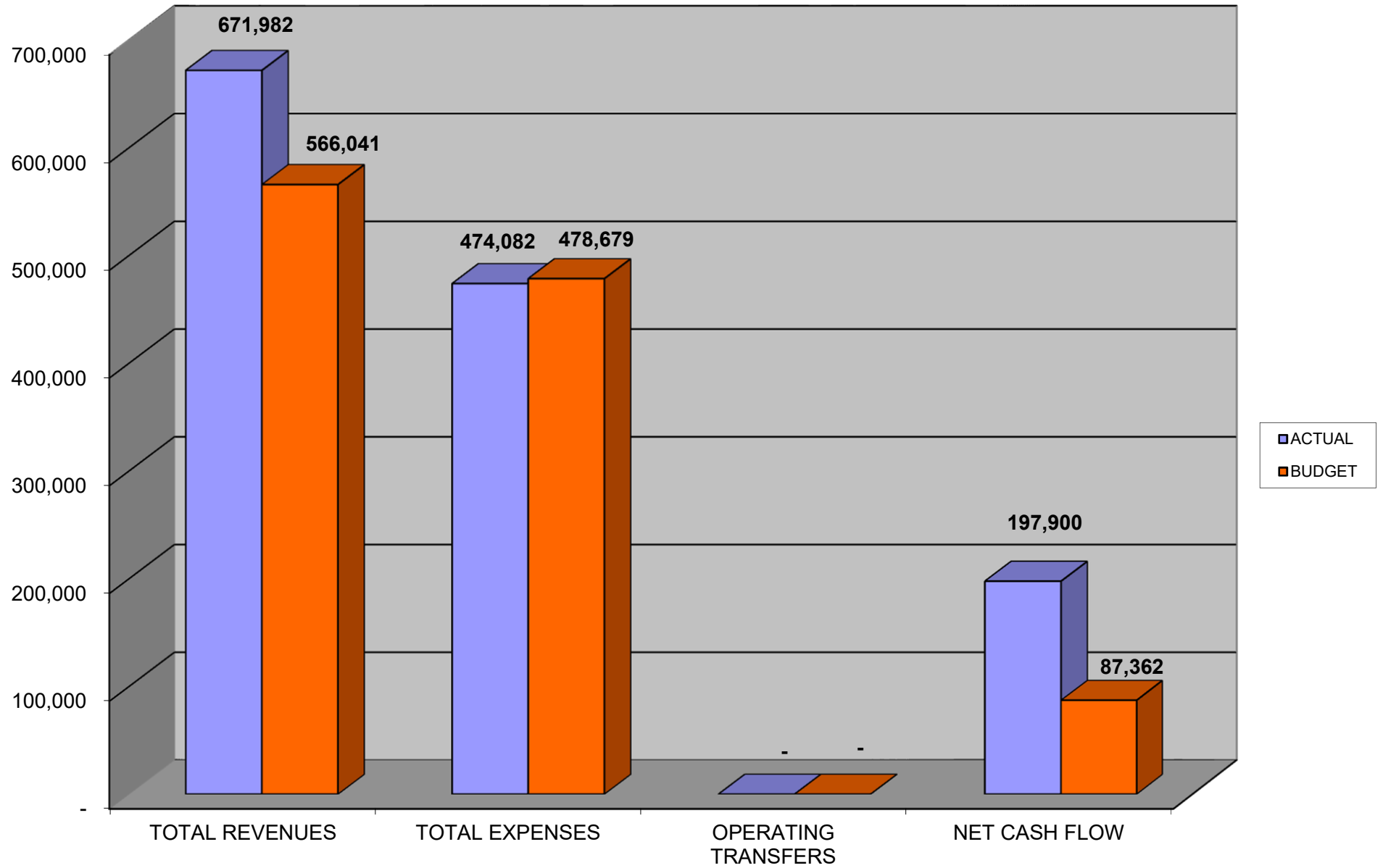
1111.00 GENERAL FUND-COCC	164,659
1111.40 FSS ESCROW	-
TOTAL	<u>164,659</u>

RIDGEDALE

1111.01 GENERAL FUND CHECKING	15,362
1114.00 SECURITY DEPOSITS	6,391
1162.05 ESCROW MIP	363
1162.06 ESCROW RESERVE REPLACEMENT	43,507
1162.07 ESCROW INSURANCE	5,026
1162.08 RESIDUAL RECEIPTS RESERVES	47,525
TOTAL	<u>118,174</u>

GRAND TOTAL CASH ACCOUNTS **282,834**

APHA CONSOLIDATED



APHA CONSOLIDATED- STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	180,022
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	96,421
114	Cash - Tenant Security Deposits	6,391
100	Total Cash	282,834
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	13,813
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	7,644
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(1,483)
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	19,974
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	12,313
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	3,189
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	15,501
150	Total Current Assets	318,309
Non-current Assets:		
Fixed Assets		
161	Land	600,000
168	Infrastructure	2,758
162	Buildings	1,290,523
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	224,450
165	Leasehold Improvements	-
166	Accumulated Depreciation	(451,436)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	1,666,294
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
	Total Non-Current Assets	-
	Total Assets	1,984,603
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,984,603

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,398
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	2,853
322	Accrued Compensated Absences - Current Portion	17,224
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	-
341	Tenant Security Deposits	6,391
342	Unearned Revenue	447
343	Current Portion of Long-term Debt - Capital Projects	5,343
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	3,189
310	Total Current Liabilities	37,844
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	1,364,946
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	1,618
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	1,366,564
300	Total Liabilities	1,404,408
DEFERRED INFLOWS OF RESOURCES		
400	Deferred Inflows of Resources - Pension Related Items	-
EQUITY:		
501	Investment in General Fixed Assets	-
Contributed Capital		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	Total Contributed Capital	-
508.1	Net Investment in Capital Assets	296,005
Reserved Fund Balance:		
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	Total Reserved Fund Balance	-
511.1	Restricted Net Position	96,421
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	187,769
513	Total Equity	580,195
600	Total Liabilities and Equity	1,984,603

APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BUDGET
			Oct-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	2,311	497	1,814	465%	28,259	4,970	23,289	569%	5,964	(22,295)
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	2,311	497	1,814	465%	28,259	4,970	23,289	569%	5,964	(22,295)
	3401	TENANT REVENUE - OTHER	98	574	(476)	17%	7,762	5,742	2,021	135%	6,890	(872)
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	2,409	1,071	1,338	225%	36,022	10,712	25,310	336%	12,854	(23,168)
706		HUD PHA OPERATING GRANT CFP	31,622	31,932	(310)	99%	304,317	319,320	(15,003)	95%	383,184	78,867
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	4	(4)	0%	8	42	(34)	18%	50	42
		MANAGEMENT FEE INCOME	10,815	10,022	793	108%	107,188	100,218	6,970	107%	120,261	13,073
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	12,275	13,567	(1,292)	90%	224,348	135,667	88,681	165%	162,800	(61,548)
720		INVESTMENT INCOME - RESTRICTED	15	8	6	176%	101	83	17	121%	100	(1)
700		TOTAL REVENUES	57,135	56,604	531	101%	671,982	566,041	105,941	119%	679,249	7,267
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	9,337	11,629	(2,292)	80%	94,123	116,289	(22,166)	81%	139,547	45,424
912	4182	EBC - ADMIN	2,783	3,706	(922)	75%	28,541	37,058	(8,517)	77%	44,470	15,929
	4171	AUDITING FEES	-	292	(292)	0%	2,665	2,917	(252)	91%	3,500	835
		MANAGEMENT FEES	3,189	2,594	594	123%	30,554	25,943	4,611	118%	31,132	578
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	8,142	6,796	1,347	120%	54,307	67,958	(13,652)	80%	81,550	27,243
		TOTAL ADMINISTRATIVE	23,451	25,017	(1,565)	94%	210,190	250,166	(39,975)	84%	300,199	90,009
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	500	(500)	0%	-	5,000	(5,000)	0%	6,000	6,000
		TOTAL TENANT SERVICES	-	500	(500)	0%	-	5,000	(5,000)	0%	6,000	6,000
UTILITIES												
931	4310	WATER	1,253	681	572	184%	5,885	6,810	(925)	86%	8,172	2,287
932	4320	ELECTRICITY	1,484	637	847	233%	8,243	6,372	1,872	129%	7,646	(597)
933	4330	NATURAL GAS	-	14	(14)	0%	55	140	(85)	39%	168	113
938	4390	SEWER AND OTHER	2,097	971	1,126	216%	9,892	9,707	186	102%	11,648	1,756
		TOTAL UTILITIES	4,834	2,303	2,531	210%	24,076	23,028	1,047	105%	27,634	3,558

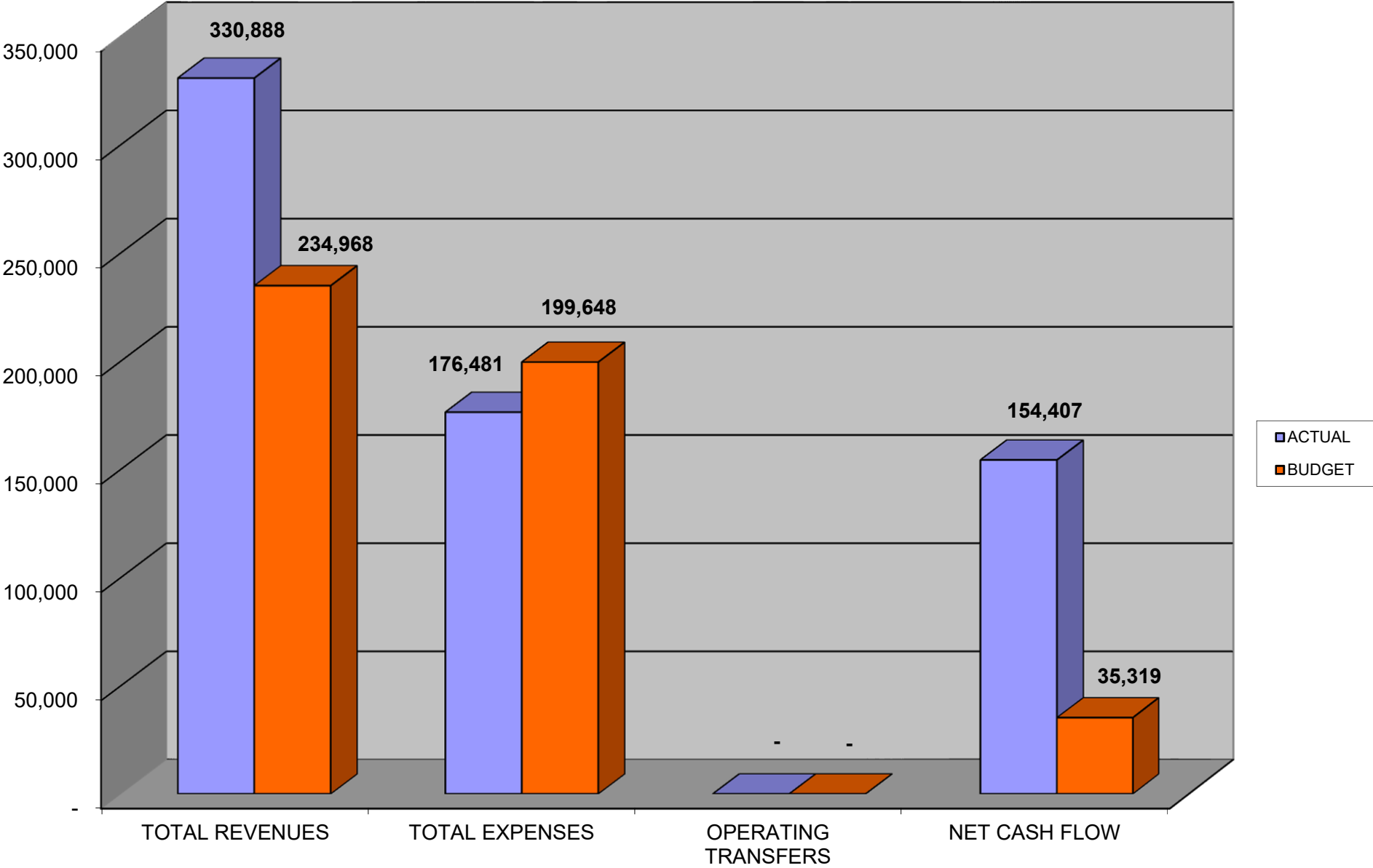
APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Oct-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	7,223	6,185	1,038	117%	69,471	61,849	7,622	112%	74,219	4,748
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,328	2,295	33	101%	22,643	22,954	(312)	99%	27,545	4,902
943	4420	MATERIALS	2,611	1,597	1,014	164%	26,735	15,965	10,770	167%	19,158	(7,577)
CONTRACT COSTS												
943		GARBAGE & TRASH	1,284	607	677	211%	6,263	6,073	191	103%	7,287	1,024
		COOLING / AIR CONDITIONING	950	200	750	475%	2,710	2,000	710	136%	2,400	(310)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	4,950	4,583	367	108%	5,500	550
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	700	833	(133)	84%	1,000	300
		EXTERMINATION	-	125	(125)	0%	2,941	1,250	1,691	235%	1,500	(1,441)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	1,675	(1,675)	0%	1,700	16,750	(15,050)	10%	20,100	18,400
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	321	-	321	-	31,925	-	31,925	-	-	(31,925)
TOTAL ORDINARY MAINT & OPER			15,213	13,226	1,987	115%	170,038	132,258	37,780	129%	158,709	(11,329)
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	2,125	2,337	(212)	91%	16,557	23,372	(6,815)	71%	28,046	11,489
969	TOTAL INSURANCE EXPENSES		2,125	2,337	(212)	91%	16,557	23,372	(6,815)	71%	28,046	11,489
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	4,946	1,292	3,654	383%	18,857	12,917	5,941	146%	15,500	(3,357)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	(167)	290	(457)	-57%	5,240	2,903	2,338	181%	3,483	(1,757)
		INTEREST EXPENSE	2,873	2,904	(30)	99%	29,124	29,037	87	100%	34,844	5,720
TOTAL GENERAL EXPENSES			7,653	4,486	3,167	171%	53,221	44,856	8,365	119%	53,827	606
969	TOTAL OPERATING EXPENDITURES		53,276	47,868	5,408	111%	474,082	478,679	(4,597)	99%	574,415	100,333
970	CASH FLOW FROM OPERATIONS		3,860	8,736	(4,877)	44%	197,900	87,362	110,539	227%	104,834	(93,066)
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	-	-	-	-	-	-	-	-	-
900	TOTAL EXPENDITURES		53,276	47,868	5,408	111%	474,082	478,679	(4,597)	99%	574,415	100,333
DEPRECIATION ADD BACK			-	-	-	-	-	-	-	-	-	-
NET CASH FLOW			3,860	8,736	(4,877)	44%	197,900	87,362	110,539	227%	104,834	(93,066)

APHA CONSOLIDATED ACCOUNT DETAIL

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Oct-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	31,622	31,932	(310)	99%	304,317	319,320	(15,003)	95%	383,184	78,867
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>31,622</u>	<u>31,932</u>	<u>(310)</u>	<u>99%</u>	<u>304,317</u>	<u>319,320</u>	<u>(15,003)</u>	<u>95%</u>	<u>383,184</u>	<u>78,867</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	458	(458)	0%	2,336	4,583	(2,247)	51%	5,500	3,164
4140		STAFF TRAINING	-	250	(250)	0%	1,840	2,500	(660)	74%	3,000	1,160
4150		TRAVEL	-	417	(417)	0%	1,922	4,167	(2,245)	46%	5,000	3,078
4170		ACCOUNTING	779	558	221	140%	5,665	5,583	81	101%	6,700	1,035
4190		SUNDRY	5,589	2,125	3,464	263%	27,022	21,250	5,772	127%	25,500	(1,522)
4190.2		TELEPHONE/COMMUNICATIONS	968	1,250	(282)	77%	9,503	12,500	(2,997)	76%	15,000	5,497
4190.3		POSTAGE	-	333	(333)	0%	2,067	3,333	(1,266)	62%	4,000	1,933
4190		OFFICE SUPPLIES	-	521	(521)	0%	-	5,208	(5,208)	0%	6,250	6,250
4190		CONTRACT COST-COPIER/SECURITY	71	133	(62)	53%	1,074	1,333	(259)	81%	1,600	526
4190		EVICITION COST	-	83	(83)	0%	90	833	(743)	11%	1,000	910
4190.9		CONTRACT COST - ADMIN	736	667	69	110%	2,788	6,667	(3,879)	42%	8,000	5,212
TOTAL ADMINISTRATIVE			<u>8,142</u>	<u>6,796</u>	<u>1,347</u>	<u>120%</u>	<u>54,307</u>	<u>67,958</u>	<u>(13,652)</u>	<u>80%</u>	<u>81,550</u>	<u>27,243</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	4,946	1,292	3,654	383%	18,857	12,917	5,941	146%	15,500	(3,357)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			<u>4,946</u>	<u>1,292</u>	<u>3,654</u>	<u>383%</u>	<u>18,857</u>	<u>12,917</u>	<u>5,941</u>	<u>146%</u>	<u>15,500</u>	<u>(3,357)</u>

CENTRAL OFFICE COST CENTER



COCC - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	164,659
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	164,659
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	13,813
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	13,813
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	4,477
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	3,189
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	7,665
150	Total Current Assets	186,138
Non-current Assets:		
Fixed Assets		
161	Land	500,000
168	Infrastructure	2,758
162	Buildings	43,659
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	176,236
165	Leasehold Improvements	-
166	Accumulated Depreciation	(95,200)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	627,453
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
	Total Non-Current Assets	-
	Total Assets	813,591
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	813,591

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,398
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	1,155
322	Accrued Compensated Absences - Current Portion	9,809
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	-
341	Tenant Security Deposits	-
342	Unearned Revenue	-
343	Current Portion of Long-term Debt - Capital Projects	-
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	-
310	Total Current Liabilities	13,362
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	-
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	-
300	Total Liabilities	13,362
DEFERRED INFLOWS OF RESOURCES		
400	Deferred Inflows of Resources - Pension Related Items	-
EQUITY:		
501	Investment in General Fixed Assets	-
Contributed Capital		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	Total Contributed Capital	-
508.1	Net Investment in Capital Assets	627,453
Reserved Fund Balance:		
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	Total Reserved Fund Balance	-
511.1	Restricted Net Position	-
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	172,776
513	Total Equity	800,229
600	Total Liabilities and Equity	813,591

CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
REVENUE			Oct-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	-	-	-	-	-	-	-	-	-	-
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	-	-	-	0%	-	-	-	0%	-	-
	3110	TENANT REVENUE - OTHER	-	-	-	-	-	-	-	-	-	-
	3120	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3690	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
703	3431	NET OPERATING REVENUE	-	-	-	-	-	-	-	-	-	-
706		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-	-	-	-	-
		MANAGEMENT FEE INCOME	10,815	10,022	793	108%	107,188	100,218	6,970	107%	120,261	13,073
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	12,275	13,475	(1,200)	91%	223,700	134,750	88,950	166%	161,700	(62,000)
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	23,090	23,497	(407)	98%	330,888	234,968	95,921	141%	281,961	(48,927)
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	6,960	9,237	(2,277)	75%	72,995	92,373	(19,378)	79%	110,848	37,853
912	4182	EBC - ADMIN	1,926	2,442	(516)	79%	19,393	24,419	(5,026)	79%	29,303	9,910
	4171	AUDITING FEES	-	167	(167)	0%	-	1,667	(1,667)	0%	2,000	2,000
		MANAGEMENT FEES	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	6,816	5,967	849	114%	48,206	59,667	(11,461)	81%	71,600	23,394
		TOTAL ADMINISTRATIVE	15,702	17,813	(2,111)	88%	140,594	178,126	(37,532)	79%	213,751	73,157
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
UTILITIES												
931	4310	WATER	-	8	(8)	0%	184	76	108	243%	91	(93)
932	4320	ELECTRICITY	1,008	343	665	294%	4,833	3,425	1,408	141%	4,110	(723)
933	4330	NATURAL GAS	-	14	(14)	0%	55	140	(85)	39%	168	113
938	4390	SEWER AND OTHER	-	14	(14)	0%	332	141	191	235%	169	(163)
		TOTAL UTILITIES	1,008	378	630	267%	5,404	3,782	1,622	143%	4,538	(866)

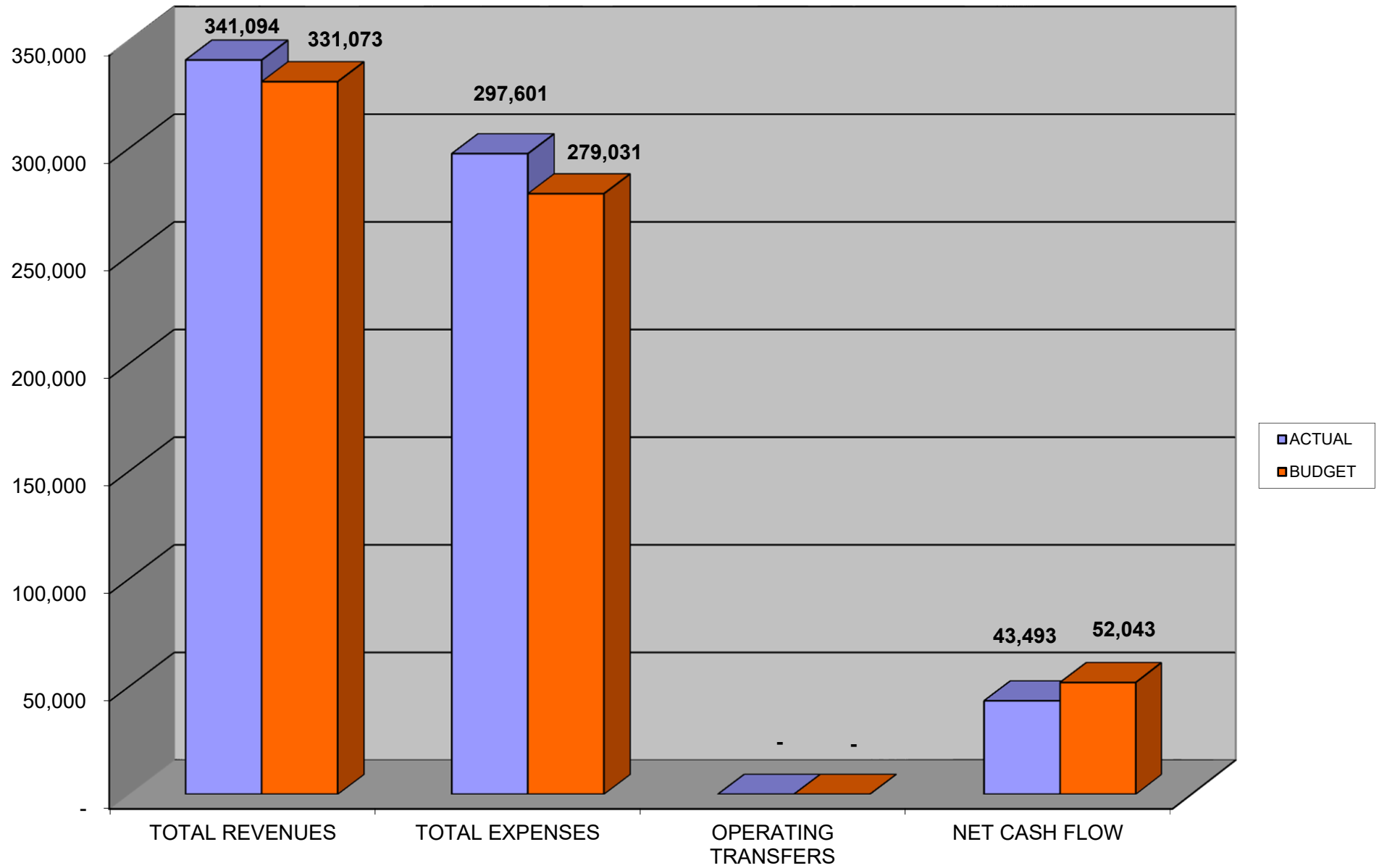
CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Oct-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	-	-	-	-	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4420	MATERIALS	1,237	-	1,237	-	9,960	-	9,960	-	-	(9,960)
CONTRACT COSTS												
943		GARBAGE & TRASH	-	-	-	-	411	-	411	-	-	(411)
		COOLING / AIR CONDITIONING	-	-	-	-	-	-	-	-	-	-
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	-	-	-	-	-	-	-	-	-	-
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	-	-	-	-	-	-	-	-	-
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	-	-	-	1,700	-	1,700	-	-	(1,700)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			1,237	-	1,237	-	12,071	-	12,071	-	-	(12,071)
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	898	524	374	171%	5,040	5,241	(201)	96%	6,289	1,249
969	TOTAL INSURANCE EXPENSES		898	524	374	171%	5,040	5,241	(201)	96%	6,289	1,249
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	419	1,250	(831)	33%	13,372	12,500	872	107%	15,000	1,628
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			419	1,250	(831)	33%	13,372	12,500	872	107%	15,000	1,628
969	TOTAL OPERATING EXPENDITURES		19,263	19,965	(702)	96%	176,481	199,648	(23,168)	88%	239,578	63,097
970	CASH FLOW FROM OPERATIONS		3,826	3,532	294	108%	154,407	35,319	119,088	437%	42,383	(112,024)
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS - TRANS TO RESERVES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	-	-	-	-	-	-	-	-	-
900	TOTAL EXPENDITURES		19,263	19,965	(702)	96%	176,481	199,648	(23,168)	88%	239,578	63,097
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		3,826	3,532	294	108%	154,407	35,319	119,088	437%	42,383	(112,024)

CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	
			Oct-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	
											BALANCE	
											REMAINING	
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-	
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
TOTAL HUD PHA GRANTS			-	-	-	-	-	-	-	-	-	
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	417	417	0%	2,336	4,167	1,831	56%	5,000	2,664
4140		STAFF TRAINING	-	208	208	0%	1,840	2,083	243	88%	2,500	660
4150		TRAVEL	-	375	375	0%	1,922	3,750	1,828	51%	4,500	2,578
4170		ACCOUNTING	200	292	92	69%	2,074	2,917	843	71%	3,500	1,426
4190		SUNDRY	5,585	2,083	(3,502)	268%	26,821	20,833	(5,988)	129%	25,000	(1,821)
4190.2		TELEPHONE/COMMUNICATIONS	859	1,125	266	76%	8,412	11,250	2,838	75%	13,500	5,088
4190.3		POSTAGE	-	208	208	0%	2,067	2,083	16	99%	2,500	433
4190		OFFICE SUPPLIES	-	500	500	0%	-	5,000	5,000	0%	6,000	6,000
4190		CONTRACT COST-COPIER/SECURITY	71	133	62	53%	1,074	1,333	259	81%	1,600	526
4190		EVICION COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	100	625	525	16%	1,660	6,250	4,590	27%	7,500	5,840
TOTAL ADMINISTRATIVE			6,816	5,967	(849)	114%	48,206	59,667	11,461	81%	71,600	23,394
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	419	1,250	831	33%	13,372	12,500	(872)	107%	15,000	1,628
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			419	1,250	831	33%	13,372	12,500	(872)	107%	15,000	1,628

RIDGEDALE



RIDGEDALE - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	15,362
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	96,421
114	Cash - Tenant Security Deposits	6,391
100	Total Cash	118,174
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	7,644
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(1,483)
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful accts	6,161
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	7,836
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	7,836
	Total Current Assets	132,171
Non-current Assets:		
Fixed Assets		
161	Land	100,000
168	Infrastructure	-
162	Buildings	1,246,864
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	48,213
165	Leasehold Improvements	-
166	Accumulated Depreciation	(356,236)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	1,038,841
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
	Total Non-Current Assets	-
	Total Assets	1,171,012
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,171,012

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	1,698
322	Accrued Compensated Absences - Current Portion	7,415
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	-
341	Tenant Security Deposits	6,391
342	Unearned Revenue	447
343	Current Portion of Long-term Debt - Capital Projects	5,343
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	3,189
310	Total Current Liabilities	24,482
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	1,364,946
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	1,618
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	1,366,564
300	Total Liabilities	1,391,046
DEFERRED INFLOWS OF RESOURCES		
400	Deferred Inflows of Resources - Pension Related Items	-
EQUITY:		
501	Investment in General Fixed Assets	-
Contributed Capital		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	Total Contributed Capital	-
508.1	Net Investment in Capital Assets	(331,448)
Reserved Fund Balance:		
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	Total Reserved Fund Balance	-
511.1	Restricted Net Position	96,421
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	14,992
513	Total Equity	(220,034)
600	Total Liabilities and Equity	1,171,012

RIDGEDALE

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	
REVENUE			Oct-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BALANCE	
											REMAINING	
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	2,311	497	1,814	465%	28,259	4,970	23,289	569%	5,964	(22,295)
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	2,311	497	1,814	465%	28,259	4,970	23,289	569%	5,964	(22,295)
	3401	TENANT REVENUE - OTHER	98	574	(476)	17%	7,762	5,742	2,021	135%	6,890	(872)
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	2,409	1,071	1,338	225%	36,022	10,712	25,310	336%	12,854	(23,168)
706		HAP SUBSIDY	31,622	31,932	(310)	99%	304,317	319,320	(15,003)	95%	383,184	78,867
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	78,867
711		INVESTMENT INCOME - UNRESTRICTED	-	4	(4)	0%	8	42	(34)	18%	50	42
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	92	(92)	0%	647	917	(269)	71%	1,100	453
720		INVESTMENT INCOME - RESTRICTED	15	8	6	176%	101	83	17	121%	100	(1)
700		TOTAL REVENUES	34,046	33,107	938	103%	341,094	331,073	10,021	103%	397,288	135,061
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	2,377	2,392	(15)	99%	21,128	23,916	(2,788)	88%	28,699	7,571
912	4182	EBC - ADMIN	857	1,264	(407)	68%	9,149	12,639	(3,491)	72%	15,167	6,018
	4171	AUDITING FEES	-	125	(125)	0%	2,665	1,250	1,415	213%	1,500	(1,165)
		MANAGEMENT FEES	3,189	2,594	594	123%	30,554	25,943	4,611	118%	31,132	578
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	1,327	829	498	160%	6,101	8,292	(2,191)	74%	9,950	3,849
		TOTAL ADMINISTRATIVE	7,750	7,204	546	108%	69,596	72,040	(2,444)	97%	86,448	16,852
TENANT SERVICES												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES AFTER SCHOOL PROGRAM	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	500	(500)	0%	-	5,000	(5,000)	0%	6,000	6,000
		TOTAL TENANT SERVICES	-	500	(500)	0%	-	5,000	(5,000)	0%	6,000	6,000
UTILITIES												
931	4310	WATER	1,253	673	580	186%	5,701	6,734	(1,033)	85%	8,081	2,380
932	4320	ELECTRICITY	477	295	182	162%	3,410	2,947	463	116%	3,536	126
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	2,097	957	1,140	219%	9,561	9,566	(5)	100%	11,479	1,918
		TOTAL UTILITIES	3,826	1,925	1,902	199%	18,672	19,247	(575)	97%	23,096	4,424

RIDGEDALE

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Oct-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	7,223	6,185	1,038	117%	69,471	61,849	7,622	112%	74,219	4,748
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,328	2,295	33	101%	22,643	22,954	(312)	99%	27,545	4,902
943	4420	MATERIALS	1,373	1,597	(223)	86%	16,776	15,965	811	105%	19,158	2,382
CONTRACT COSTS												
943		GARBAGE & TRASH	1,284	607	677	211%	5,852	6,073	(221)	96%	7,287	1,435
		COOLING / AIR CONDITIONING	950	200	750	475%	2,710	2,000	710	136%	2,400	(310)
		CABINETS	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	4,950	4,583	367	108%	5,500	550
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	700	833	(133)	84%	1,000	300
		EXTERMINATION	-	125	(125)	0%	2,941	1,250	1,691	235%	1,500	(1,441)
		CAMERA SECURITY	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	1,675	(1,675)	0%	-	16,750	(16,750)	0%	20,100	20,100
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	321	-	321	-	31,925	-	31,925	-	-	(31,925)
TOTAL ORDINARY MAINT & OPER			13,975	13,226	750	106%	157,967	132,258	25,709	119%	158,709	742
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,227	1,813	(586)	68%	11,517	18,131	(6,614)	64%	21,757	10,240
969		TOTAL INSURANCE EXPENSES	1,227	1,813	(586)	68%	11,517	18,131	(6,614)	64%	21,757	10,240
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	4,527	42	4,486	10865%	5,486	417	5,069	1317%	500	(4,986)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	(167)	290	(457)	-57%	5,240	2,903	2,338	181%	3,483	(1,757)
		INTEREST EXPENSE	2,873	2,904	(30)	99%	29,124	29,037	87	100%	34,844	5,720
TOTAL GENERAL EXPENSES			7,234	3,236	3,998	224%	39,849	32,356	7,493	123%	38,827	(1,022)
969		TOTAL OPERATING EXPENDITURES	34,013	27,903	6,110	122%	297,601	279,031	18,570	107%	334,837	37,236
970		CASH FLOW FROM OPERATIONS	33	5,204	(5,171)	1%	43,493	52,043	(8,549)	84%	62,451	97,825
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
		INTEREST NOTES AND BONDS	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS-TRANS FROM RESERVES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	-	-	-	-	-	-	-	-	-
900		TOTAL EXPENDITURES	34,013	27,903	6,110	122%	297,601	279,031	18,570	107%	334,837	37,236
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		NET CASH FLOW	33	5,204	(5,171)	1%	43,493	52,043	(8,549)	84%	62,451	97,825

RIDEGEDALE ACCOUNT DETAIL

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	
			Oct-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	
											BALANCE	
											REMAINING	
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	
3410		SECTION 8 HAP INCOME	31,622	31,932	(310)	99%	304,317	319,320	(15,003)	95%	383,184	
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
TOTAL HUD PHA GRANTS			31,622	31,932	(310)	99%	304,317	319,320	(15,003)	95%	383,184	78,867
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	417	417	0%	500	500
4140		STAFF TRAINING	-	42	42	0%	-	417	417	0%	500	500
4150		TRAVEL	-	42	42	0%	-	417	417	0%	500	500
4170		ACCOUNTING	579	267	(312)	217%	3,590	2,667	(924)	135%	3,200	(390)
4190		SUNDRY	4	42	38	9%	201	417	216	48%	500	299
4190.2		TELEPHONE/COMMUNICATIONS	108	125	17	86%	1,091	1,250	159	87%	1,500	409
4190.3		POSTAGE	-	125	125	0%	-	1,250	1,250	0%	1,500	1,500
4190		OFFICE SUPPLIES	-	21	21	0%	-	208	208	0%	250	250
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	-	83	83	0%	90	833	743	11%	1,000	910
4190.9		CONTRACT COST - ADMIN	636	42	(594)	1526%	1,128	417	(711)	271%	500	(628)
TOTAL ADMINISTRATIVE			1,327	829	(498)	160%	6,101	8,292	2,191	74%	9,950	3,849
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	4,527	42	(4,486)	10865%	5,486	417	(5,069)	1317%	500	(4,986)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			4,527	42	(4,486)	10865%	5,486	417	(5,069)	1317%	500	(4,986)