

**AVON PARK
HOUSING DEVELOPMENT
CORPORATION**

2020 ORIGINAL BUDGET

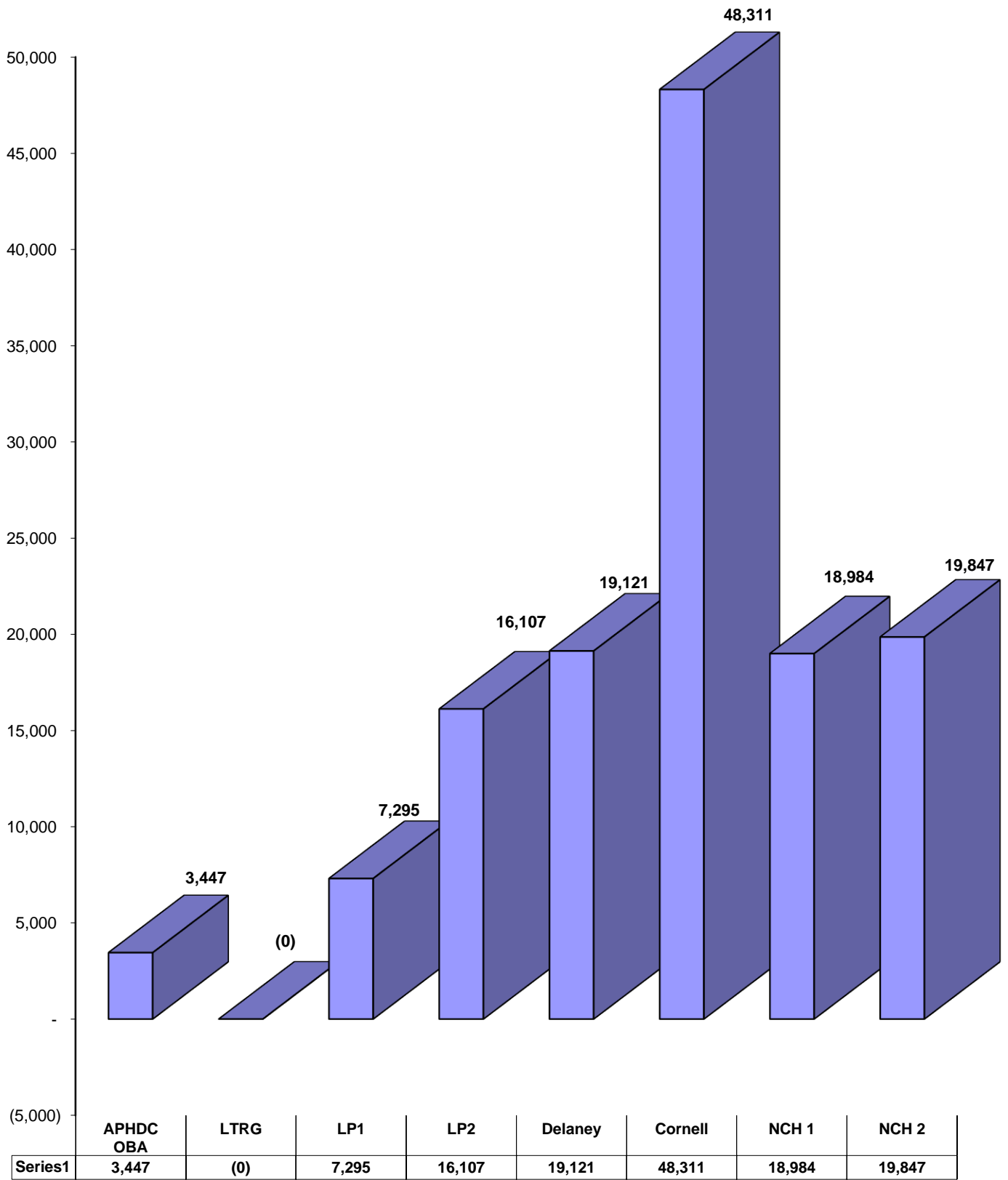
Board of Commissioners Meeting - 12-18-2019

FOR THE YEAR ENDING DECEMBER 31, 2020

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Avon Park Housing Development Corporation



CASH FLOWS

AVON PARK HOUSING DEVELOPMENT CORPORATION
CASH FLOW - 2019 PROJECTED ACTUAL vs 2020 ORIGINAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2020

<u>Line of Business</u>	<u>FYE 2019</u> <u>Projected Actual</u> <u>Cash Flow</u>	<u>FYE 2020</u> <u>Original</u> <u>Budget</u>	<u>Diff</u>
APHDC OBA	(1,803)	3,447	5,250
Long Term Recovery Group	(4,842)	(0)	4,841
Lakeside Park 1	59,084	7,295	(51,789)
Lakeside Park 2	(16,314)	16,107	32,421
Delaney	(64,848)	19,121	83,969
Cornell	20,634	48,311	27,677
North Central Heights 1	35,682	18,984	(16,699)
North Central Heights 2	<u>35,036</u>	<u>19,847</u>	<u>(15,189)</u>
Residual Receipts/(Deficit)	<u>62,630</u>	<u>133,112</u>	<u>70,482</u>

CONSOLIDATED

LINE	ACCT		2019	2019		2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	VS 2020 ORIG
OPERATING INCOME							
TENANT REVENUE							
		GROSS POTENTIAL RENT	859,256	699,952	159,304	123%	4,296
		LESS: VACANCY LOSS	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	<u>859,256</u>	<u>699,952</u>	<u>159,304</u>	<u>123%</u>	<u>4,296</u>
704	3422	TENANT REVENUE - OTHER	37,759	17,571	20,188	215%	(10,495)
		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	600,533	658,221	(57,689)	91%	21,825
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	26,736
711	3430	INVESTMENT INCOME - UNRESTRICTED	219	126	93	174%	(129)
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	21,301	27,145	(5,844)	78%	6,054
720	3431	INVESTMENT INCOME - RESTRICTED	420	250	170	168%	(50)
700		TOTAL REVENUES	<u>1,519,489</u>	<u>1,403,265</u>	<u>116,224</u>	<u>108%</u>	<u>48,238</u>
OPERATING EXPENDITURES							
ADMINISTRATIVE							
911	4110	ADMINISTRATIVE SALARIES	96,303	119,013	(22,710)	81%	36,652
912	4171	AUDITING FEES	26,753	10,200	16,553	262%	(9,403)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	35,152	56,889	(21,737)	62%	20,777
916	4190	OTHER	40,934	50,100	(9,166)	82%	8,616
		TOTAL ADMINISTRATIVE	<u>199,142</u>	<u>236,202</u>	<u>(37,060)</u>	<u>84%</u>	<u>56,643</u>
TENANT SERVICES							
921	4210	SALARIES	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-
924	4230	OTHER	1,469	5,000	(3,531)	29%	4,181
		TOTAL TENANT SERVICES	<u>1,469</u>	<u>5,000</u>	<u>(3,531)</u>	<u>29%</u>	<u>4,181</u>
UTILITIES							
931	4310	WATER	2,404	2,929	(525)	82%	212
932	4320	ELECTRICITY	13,045	14,891	(1,846)	88%	1,204
933	4330	NATURAL GAS	549	737	(188)	74%	47
938	4390	SEWER AND OTHER	1,924	2,670	(746)	72%	172
		TOTAL UTILITIES	<u>17,921</u>	<u>21,227</u>	<u>(3,306)</u>	<u>84%</u>	<u>1,635</u>
ORDINARY MAINT & OPERATIONS							
941	4410	LABOR	92,873	66,629	26,244	139%	9,684
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	42,131	24,259	17,872	174%	34,726
942	4420	MATERIALS	55,044	40,919	14,125	135%	(3,133)
943	4430	CONTRACT COSTS	305,291	205,833	99,458	148%	(180,855)
		TOTAL ORDINARY MAINT & OPERATIONS	<u>495,339</u>	<u>337,640</u>	<u>157,699</u>	<u>147%</u>	<u>(139,578)</u>
PROTECTIVE SERVICES							
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
INSURANCE							
961	4510	INSURANCE PREMIUMS	99,775	112,045	(12,270)	89%	19,447
		TOTAL INSURANCE EXPENSES	<u>99,775</u>	<u>112,045</u>	<u>(12,270)</u>	<u>89%</u>	<u>19,447</u>
GENERAL EXPENSES							
962	4590	OTHER GENERAL EXPENSES	109,179	25,230	83,949	433%	(79,399)
962	4590.1	MANAGEMENT FEES	90,898	89,130	1,768	102%	7,226
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	53,321	27,136	26,185	196%	(25,815)
		SEVERANCE EXPENSE	-	-	-	-	-
		TOTAL GENERAL EXPENSES	<u>253,398</u>	<u>141,496</u>	<u>111,902</u>	<u>179%</u>	<u>(97,988)</u>
969		TOTAL OPERATING EXPENDITURES	<u>1,067,043</u>	<u>853,610</u>	<u>213,433</u>	<u>125%</u>	<u>(155,660)</u>
970		CASH FLOW FROM OPERATIONS	<u>452,446</u>	<u>549,655</u>	<u>(97,209)</u>	<u>82%</u>	<u>203,898</u>
OTHER FINANCIAL ITEMS-(SOURCES) & USES							
		OPERATING TRANSFERS IN	(65,970)	-	(65,970)	-	65,970
		OPERATING TRANSFERS OUT	-	-	-	-	-
		REPLACEMENT RESERVES	42,782	38,028	4,754	113%	(4,754)
		GROUND LEASE	133,500	133,500	-	100%	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	7,196	6,396	800	113%	(800)
		DEBT SERVICE PAYMENT - INTEREST	196,862	193,812	3,050	102%	(1,253)
		DEBT SERVICE PAYMENT - PRINCIPAL	75,447	74,043	1,404	102%	1,251
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	55,000
		OTHER ITEMS - DEVELOPERS FEES	-	18,000	(18,000)	0%	18,000
		TOTAL OTHER (INCOME)/EXPENSES	<u>389,815</u>	<u>463,779</u>	<u>(73,964)</u>	<u>84%</u>	<u>133,416</u>
900		TOTAL EXPENDITURES	<u>1,456,858</u>	<u>1,317,389</u>	<u>139,469</u>	<u>111%</u>	<u>(22,244)</u>
		NET CASH FLOW	<u>62,630</u>	<u>85,876</u>	<u>(23,246)</u>	<u>73%</u>	<u>70,482</u>

CONSOLIDATED DETAIL

LINE	ACCT		2019	2019		2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	VS 2020 ORIG
						BUDGET	
INCOME							
HUD PHA GRANTS							
3401		HUD HAP SUBSIDY SOFT COSTS	600,533	658,221	(57,689)	91%	21,825
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	-	-	-	-	-
TOTAL HUD PHA GRANTS			600,533	658,221	(57,689)	91%	21,825
EXPENSES							
ADMINISTRATIVE EXPENSES - OTHER							
4130		LEGAL	1,267	5,700	(4,433)	22%	1,733
4140		STAFF TRAINING	233	2,700	(2,468)	9%	2,268
4150		TRAVEL	216	2,600	(2,384)	8%	1,884
4170		ACCOUNTING	21,906	19,300	2,606	114%	344
4180		TELEPHONE/COMMUNICATIONS	5,986	4,550	1,436	132%	664
4190		SUNDRY	2,065	7,500	(5,435)	28%	3,085
4190.1		OFFICE SUPPLIES	-	-	-	-	-
4190.2		POSTAGE	-	-	-	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	1,049	-	1,049	-	(149)
4190.4		EVICTON COSTS	7,238	5,600	1,638	129%	(2,138)
4190.5		CONTRACT COSTS ADMIN	977	2,150	(1,173)	45%	923
TOTAL ADMINISTRATIVE			40,934	50,100	(9,166)	82%	8,616
CONTRACT COSTS							
443000		CONTRACT COSTS	44,780	22,918	21,862	195%	1,539
443001		HEATING AND COOLING	130,143	36,816	93,327	353%	(84,456)
443002		ELEVATOR MAINTENANCE	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	99,886	105,091	(5,205)	95%	(99,886)
443004		UNIT TURNAROUND	4,022	-	4,022	-	(3,822)
443005		ELECTRICAL	-	500	(500)	0%	500
443006		PLUMBING	788	2,000	(1,213)	39%	1,213
443007		PEST CONTROL	22,884	32,255	(9,371)	71%	1,911
443100		REFUSE COLLECTION	2,788	6,253	(3,465)	45%	2,146
TOTAL CONTRACT COSTS			305,291	205,833	99,458	148%	(180,855)
OTHER GENERAL EXPENSES							
4590		OTHER GENERAL EXPENSES	100,209	19,250	80,959	521%	(76,409)
4590.1		DEBT SERVICE COSTS	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	8,970	5,980	2,990	150%	(2,990)
TOTAL CONTRACT COSTS			109,179	25,230	83,949	433%	(79,399)

APHDC OBA

LINE	ACCT	DESCRIPTION	2019 PROJECTED ACTUAL	2019 ORIGINAL BUDGET	DIFF	OVER (UNDER)	2020 ORIGINAL BUDGET	2019 PROJECTED ACTUAL COSTS VS 2020 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	-	-	-	-	-	-
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	14	-	14	-	14	0
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	6,000	(6,000)	0%	6,000	6,000
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	14	6,000	(5,986)	0%	6,014	6,000
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	-	-	-	-	-	-
912	4171	AUDITING FEES	-	-	-	-	-	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	-	-	-	-	-	-
916	4190	OTHER	1,817	1,500	317	121%	2,000	183
		TOTAL ADMINISTRATIVE	1,817	1,500	317	121%	2,000	183
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-
UTILITIES								
931	4310	WATER	-	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-	-
		TOTAL UTILITIES	-	-	-	-	-	-
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	-	-
943	4430	CONTRACT COSTS	-	-	-	-	-	-
		TOTAL ORDINARY MAINT & OPERATIONS	-	-	-	-	-	-
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	-	-	-	-	567	567
		TOTAL INSURANCE EXPENSES	-	-	-	-	567	567
GENERAL EXPENSES								
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	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	-	-	-	-	-	-
969		TOTAL OPERATING EXPENDITURES	1,817	1,500	317	121%	2,567	750
970		CASH FLOW FROM OPERATIONS	(1,803)	4,500	(6,303)	-40%	3,447	5,250
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		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	-	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	-	-	-	-	-	-
900		TOTAL EXPENDITURES	1,817	1,500	317	121%	2,567	750
		NET CASH FLOW	(1,803)	4,500	(6,303)	-40%	3,447	5,250

APHDC OBA ACCOUNT DETAIL

LINE	ACCT		2019	2019		OVER	2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2020 ORIG
INCOME								
HUD PHA GRANTS								
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	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-	-
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	-	-	-	-	-	-
4140		STAFF TRAINING	-	-	-	-	-	-
4150		TRAVEL	-	-	-	-	-	-
4170		ACCOUNTING	1,350	1,500	150	90%	1,500	150
4180		TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-
4190		SUNDRY	467	-	(467)	-	500	33
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	-	-	-	-	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICTON COSTS	-	-	-	-	-	-
4190.5		CONTRACT COSTS ADMIN	-	-	-	-	-	-
TOTAL ADMINISTRATIVE			1,817	1,500	(317)	121%	2,000	183
CONTRACT COSTS								
443000		CONTRACT COSTS	-	-	-	-	-	-
443001		HEATING AND COOLING	-	-	-	-	-	-
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	-	-	-	-	-	-
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	-	-	-	-	-
443007		PEST CONTROL	-	-	-	-	-	-
443100		REFUSE COLLECTION	-	-	-	-	-	-
TOTAL CONTRACT COSTS			-	-	-	-	-	-
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	-	-	-	-	-	-
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL CONTRACT COSTS			-	-	-	-	-	-

APHDC OBA CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

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

LONG TERM RECOVERY GROUP

LINE	ACCT		2019	2019		2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	DIFF	OVER	ACTUAL COSTS
			ACTUAL	REV# 1		(UNDER)	VS 2020 ORIG
						BUDGET	
OPERATING INCOME							
TENANT REVENUE							
		GROSS POTENTIAL RENT	-	-	-	-	-
		LESS: VACANCY LOSS	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	26,736	26,736
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-
700		TOTAL REVENUES	-	-	-	26,736	26,736
OPERATING EXPENDITURES							
ADMINISTRATIVE							
911	4110	ADMINISTRATIVE SALARIES	3,105	-	3,105	-	18,319
912	4171	AUDITING FEES	-	-	-	-	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	238	-	238	-	3,008
916	4190	OTHER	1,450	-	1,450	-	0
		TOTAL ADMINISTRATIVE	4,792	-	4,792	26,120	21,328
TENANT SERVICES							
921	4210	SALARIES	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-
UTILITIES							
931	4310	WATER	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-
		TOTAL UTILITIES	-	-	-	-	-
ORDINARY MAINT & OPERATIONS							
941	4410	LABOR	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	-
943	4430	CONTRACT COSTS	-	-	-	-	-
		TOTAL ORDINARY MAINT & OPERATIONS	-	-	-	-	-
PROTECTIVE SERVICES							
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-
INSURANCE							
961	4510	INSURANCE PREMIUMS	-	-	-	567	567
		TOTAL INSURANCE EXPENSES	-	-	-	567	567
GENERAL EXPENSES							
962	4590	OTHER GENERAL EXPENSES	50	-	50	-	1
962	4590.1	MANAGEMENT FEES	-	-	-	-	-
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-
		SEVERANCE EXPENSE	-	-	-	-	-
		TOTAL GENERAL EXPENSES	50	-	50	50	1
969		TOTAL OPERATING EXPENDITURES	4,842	-	4,842	26,736	21,895
970		CASH FLOW FROM OPERATIONS	(4,842)	-	(4,842)	(0)	4,841
OTHER FINANCIAL ITEMS-(SOURCES) & USES							
		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	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	-	-	-	-	-
900		TOTAL EXPENDITURES	4,842	-	4,842	26,736	21,895
		NET CASH FLOW	(4,842)	-	(4,842)	(0)	4,841

LTRG ACCOUNT DETAIL

LINE	ACCT		2017	2017		2018	2017 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	BUDGET	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	REV# 1	(UNDER)	BUDGET	VS 2018 ORIG
INCOME							
HUD PHA GRANTS							
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	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-
EXPENSES							
ADMINISTRATIVE EXPENSES - OTHER							
4130		LEGAL	-	-	-	-	-
4140		STAFF TRAINING	-	-	-	-	-
4150		TRAVEL	-	-	-	-	-
4170		ACCOUNTING	1,350	-	(1,350)	1,350	-
4180		TELEPHONE/COMMUNICATIONS	100	-	(100)	100	0
4190		SUNDRY	-	-	-	-	-
4190.1		OFFICE SUPPLIES	-	-	-	-	-
4190.2		POSTAGE	-	-	-	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-
4190.4		EVICTON COSTS	-	-	-	-	-
4190.5		CONTRACT COSTS ADMIN	-	-	-	-	-
TOTAL ADMINISTRATIVE			1,450	-	(1,450)	1,450	0
CONTRACT COSTS							
443000		CONTRACT COSTS	-	-	-	-	-
443001		HEATING AND COOLING	-	-	-	-	-
443002		ELEVATOR MAINTENANCE	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	-	-	-	-	-
443004		UNIT TURNAROUND	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-
443006		PLUMBING	-	-	-	-	-
443007		PEST CONTROL	-	-	-	-	-
443100		REFUSE COLLECTION	-	-	-	-	-
TOTAL CONTRACT COSTS			-	-	-	-	-
OTHER GENERAL EXPENSES							
4590		OTHER GENERAL EXPENSES	50	-	(50)	50	1
4590.1		DEBT SERVICE COSTS	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-
TOTAL CONTRACT COSTS			50	-	(50)	50	1

LTRG CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

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

CONSOLIDATED RAD PROPERTIES

LINE	ACCT		2019	2019		OVER	2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2020 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	134,511	64,693	69,818	208%	135,184	673
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	134,511	64,693	69,818	208%	135,184	673
704	3422	TENANT REVENUE - OTHER	16,601	6,000	10,601	277%	6,000	(10,601)
		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	600,533	658,221	(57,689)	91%	622,358	21,825
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	2,503	2,673	(170)	94%	3,836	1,334
720	3431	INVESTMENT INCOME - RESTRICTED	420	250	170	168%	370	(50)
700		TOTAL REVENUES	754,567	731,837	22,730	103%	767,748	13,181
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	41,208	48,008	(6,800)	86%	52,540	11,332
912	4171	AUDITING FEES	14,145	5,750	8,395	246%	9,500	(4,645)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	18,532	25,305	(6,773)	73%	26,254	7,722
916	4190	OTHER	17,195	22,900	(5,705)	75%	21,000	3,805
		TOTAL ADMINISTRATIVE	91,080	101,963	(10,883)	89%	109,294	18,214
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	182	2,500	(2,318)	7%	2,650	2,468
		TOTAL TENANT SERVICES	182	2,500	(2,318)	7%	2,650	2,468
UTILITIES								
931	4310	WATER	916	1,613	(697)	57%	980	63
932	4320	ELECTRICITY	4,417	7,381	(2,964)	60%	4,758	341
933	4330	NATURAL GAS	549	737	(188)	74%	596	47
938	4390	SEWER AND OTHER	808	1,663	(855)	49%	868	60
		TOTAL UTILITIES	6,691	11,394	(4,703)	59%	7,202	512
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	48,054	35,187	12,867	137%	52,337	4,283
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	19,090	10,963	8,127	174%	36,456	17,366
942	4420	MATERIALS	26,624	17,919	8,705	149%	28,911	2,287
943	4430	CONTRACT COSTS	164,267	97,515	66,752	168%	60,185	(104,083)
		TOTAL ORDINARY MAINT & OPERATIONS	258,036	161,584	96,452	160%	177,890	(80,146)
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	38,506	48,784	(10,278)	79%	52,835	14,328
		TOTAL INSURANCE EXPENSES	38,506	48,784	(10,278)	79%	52,835	14,328
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	91,416	12,730	78,686	718%	12,730	(78,686)
962	4590.1	MANAGEMENT FEES	45,980	43,375	2,605	106%	45,453	(528)
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	11,358	8,440	2,918	135%	11,360	2
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	148,754	64,545	84,209	230%	69,542	(79,212)
969		TOTAL OPERATING EXPENDITURES	543,250	390,770	152,480	139%	419,413	(123,837)
970		CASH FLOW FROM OPERATIONS	211,318	341,067	(129,749)	62%	348,335	137,018
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	(65,970)	-	(65,970)	-	-	65,970
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	42,782	38,028	4,754	113%	38,028	(4,754)
		GROUND LEASE	133,500	133,500	-	100%	133,500	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	7,196	6,396	800	113%	6,396	(800)
		DEBT SERVICE PAYMENT - INTEREST	67,149	62,311	4,838	108%	66,872	(277)
		DEBT SERVICE PAYMENT - PRINCIPAL	48,739	48,739	-	100%	49,016	277
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	12,000	(12,000)	0%	12,000	12,000
		TOTAL OTHER (INCOME)/EXPENSES	233,395	300,974	(67,579)	78%	305,812	72,417
900		TOTAL EXPENDITURES	776,645	691,744	84,901	112%	725,225	(51,420)
		NET CASH FLOW	(22,077)	40,093	(62,170)	-55%	42,523	64,601

CONSOLIDATED RAD PROPERTIES DETAIL

LINE	ACCT		2019	2019			2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2020 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD HAP SUBSIDY SOFT COSTS	600,533	658,221	(57,689)	91%	622,358	21,825
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	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			600,533	658,221	(57,689)	91%	622,358	21,825
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	1,267	2,700	(1,433)	47%	1,500	233
4140		STAFF TRAINING	-	1,200	(1,200)	0%	1,000	1,000
4150		TRAVEL	-	1,350	(1,350)	0%	850	850
4170		ACCOUNTING	9,439	9,300	139	101%	10,400	961
4180		TELEPHONE/COMMUNICATIONS	2,625	600	2,025	437%	2,600	(25)
4190		SUNDRY	994	3,500	(2,506)	28%	1,650	656
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	-	-	-	-	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	633	-	633	-	500	(133)
4190.4		EVICTON COSTS	1,838	3,100	(1,263)	59%	1,600	(238)
4190.5		CONTRACT COSTS ADMIN	400	1,150	(750)	35%	900	500
TOTAL ADMINISTRATIVE			17,195	22,900	(5,705)	75%	21,000	3,805
CONTRACT COSTS								
443000		CONTRACT COSTS	10,814	18,365	(7,551)	59%	11,723	909
443001		HEATING AND COOLING	117,896	27,500	90,396	429%	33,000	(84,896)
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	24,000	26,551	(2,551)	90%	-	(24,000)
443004		UNIT TURNAROUND	114	-	114	-	200	86
443005		ELECTRICAL	-	500	(500)	0%	500	500
443006		PLUMBING	563	1,500	(938)	38%	1,500	938
443007		PEST CONTROL	9,834	19,100	(9,266)	51%	10,761	927
443100		REFUSE COLLECTION	1,046	4,000	(2,954)	26%	2,500	1,454
TOTAL CONTRACT COSTS			164,267	97,516	66,751	168%	60,185	(104,083)
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	82,446	6,750	75,696	1221%	6,750	(75,696)
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	8,970	5,980	2,990	150%	5,980	(2,990)
TOTAL CONTRACT COSTS			91,416	12,730	78,686	718%	12,730	(78,686)

LAKESIDE PARK 1

LINE	ACCT		2019	2019			2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2020 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	24,438	5,656	18,782	432%	24,560	122
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	24,438	5,656	18,782	432%	24,560	122
704	3422	TENANT REVENUE - OTHER	9,273	-	9,273	-	-	(9,273)
		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	88,107	106,344	(18,237)	83%	104,154	16,047
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	1,015	300	715	338%	1,000	(15)
720	3431	INVESTMENT INCOME - RESTRICTED	126	-	126	-	120	(6)
700		TOTAL REVENUES	122,959	112,300	10,659	109%	129,834	6,875
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	6,668	7,778	(1,110)	86%	7,664	997
912	4171	AUDITING FEES	1,845	1,500	345	123%	1,500	(345)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	2,991	4,098	(1,107)	73%	3,692	701
916	4190	OTHER	6,580	5,250	1,330	125%	5,750	(830)
		TOTAL ADMINISTRATIVE	18,084	18,626	(542)	97%	18,607	523
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-
UTILITIES								
931	4310	WATER	333	311	22	107%	350	17
932	4320	ELECTRICITY	1,371	1,604	(233)	85%	1,439	69
933	4330	NATURAL GAS	148	287	(139)	52%	156	7
938	4390	SEWER AND OTHER	335	423	(88)	79%	352	17
		TOTAL UTILITIES	2,187	2,625	(438)	83%	2,297	109
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	4,725	2,832	1,893	167%	3,096	(1,629)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,806	1,159	1,647	242%	2,760	(47)
942	4420	MATERIALS	3,614	3,600	14	100%	3,600	(14)
943	4430	CONTRACT COSTS	15,225	11,450	3,775	133%	11,925	(3,300)
		TOTAL ORDINARY MAINT & OPERATIONS	26,370	19,041	7,329	138%	21,381	(4,989)
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	8,079	5,872	2,207	138%	9,352	1,273
		TOTAL INSURANCE EXPENSES	8,079	5,872	2,207	138%	9,352	1,273
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	9,600	6,730	2,870	143%	6,730	(2,870)
962	4590.1	MANAGEMENT FEES	6,943	6,720	223	103%	7,723	779
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	5,231	4,000	1,231	131%	4,000	(1,231)
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	21,775	17,450	4,325	125%	18,453	(3,322)
969		TOTAL OPERATING EXPENDITURES	76,495	63,614	12,881	120%	70,089	(6,406)
970		CASH FLOW FROM OPERATIONS	46,464	48,686	(2,222)	95%	59,745	13,281
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	(65,970)	-	(65,970)	-	-	65,970
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	8,100	7,200	900	113%	7,200	(900)
		GROUND LEASE	2,500	2,500	(0)	100%	2,500	0
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	4,750	-	4,750	-	4,750	-
		DEBT SERVICE PAYMENT - PRINCIPAL	38,000	38,000	-	100%	38,000	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	(12,620)	47,700	(60,320)	-26%	52,450	65,070
900		TOTAL EXPENDITURES	63,874	111,314	(47,440)	57%	122,539	58,664
		NET CASH FLOW	59,084	986	58,098	5992%	7,295	(51,789)

LAKESIDE PARK 1 ACCOUNT DETAIL

LINE	ACCT		2019	2019		OVER	2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2020 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD HAP SUBSIDY SOFT COSTS	88,107	106,344	(18,237)	83%	104,154	16,047
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	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			88,107	106,344	(18,237)	83%	104,154	16,047
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	30	200	170	15%	-	(30)
4140		STAFF TRAINING	-	200	200	0%	-	-
4150		TRAVEL	-	500	500	0%	-	-
4170		ACCOUNTING	2,560	2,400	(160)	107%	2,400	(160)
4180		TELEPHONE/COMMUNICATIONS	2,625	600	(2,025)	437%	2,600	(25)
4190		SUNDRY	75	500	425	15%	150	75
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	-	-	-	-	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	128	-	(128)	-	-	(128)
4190.4		EVICITION COSTS	1,163	600	(563)	194%	600	(563)
4190.5		CONTRACT COSTS ADMIN	-	250	250	0%	-	-
TOTAL ADMINISTRATIVE			6,580	5,250	(1,330)	125%	5,750	(830)
CONTRACT COSTS								
443000		CONTRACT COSTS	1,725	950	(775)	182%	1,725	(0)
443001		HEATING AND COOLING	8,768	2,500	(6,268)	351%	8,500	(268)
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	3,200	3,500	300	91%	-	(3,200)
443004		UNIT TURNAROUND	114	-	(114)	-	200	86
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	-	-	-	-	-
443007		PEST CONTROL	960	4,000	3,040	24%	1,000	40
443100		REFUSE COLLECTION	458	500	42	92%	500	42
TOTAL CONTRACT COSTS			15,225	11,450	(3,775)	133%	11,925	(3,300)
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	630	750	120	84%	750	120
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	8,970	5,980	(2,990)	150%	5,980	(2,990)
TOTAL GENERAL EXPENSES			9,600	6,730	(2,870)	143%	6,730	(2,870)

LP1 CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

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

LAKESIDE PARK 2

LINE	ACCT		2019	2019		OVER	2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2020 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	62,125	25,888	36,237	240%	62,436	311
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	62,125	25,888	36,237	240%	62,436	311
704	3422	TENANT REVENUE - OTHER	7,112	3,000	4,112	237%	3,000	(4,112)
		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	349,485	376,321	(26,836)	93%	351,232	1,747
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	1,200	(1,200)	0%	1,200	1,200
720	3431	INVESTMENT INCOME - RESTRICTED	150	250	(100)	60%	250	100
700		TOTAL REVENUES	418,872	406,659	12,213	103%	418,118	(754)
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	14,537	16,897	(2,360)	86%	21,884	7,346
912	4171	AUDITING FEES	6,765	2,500	4,265	271%	2,500	(4,265)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	6,542	8,914	(2,372)	73%	11,484	4,942
916	4190	OTHER	5,380	10,150	(4,770)	53%	7,750	2,370
		TOTAL ADMINISTRATIVE	33,224	38,461	(5,237)	86%	43,618	10,393
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	-	2,500	(2,500)	0%	2,500	2,500
		TOTAL TENANT SERVICES	-	2,500	(2,500)	0%	2,500	2,500
UTILITIES								
931	4310	WATER	232	437	(205)	53%	244	12
932	4320	ELECTRICITY	649	3,510	(2,861)	18%	681	32
933	4330	NATURAL GAS	-	48	(48)	0%	-	-
938	4390	SEWER AND OTHER	80	501	(421)	16%	84	4
		TOTAL UTILITIES	961	4,496	(3,535)	21%	1,009	48
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	17,959	13,370	4,589	134%	26,718	8,759
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	6,931	4,069	2,862	170%	19,181	12,251
942	4420	MATERIALS	8,355	5,984	2,371	140%	9,190	835
943	4430	CONTRACT COSTS	25,678	38,786	(13,108)	66%	15,197	(10,482)
		TOTAL ORDINARY MAINT & OPERATIONS	58,922	62,209	(3,287)	95%	70,286	11,364
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	18,650	23,607	(4,957)	79%	29,806	11,157
		TOTAL INSURANCE EXPENSES	18,650	23,607	(4,957)	79%	29,806	11,157
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	80,090	5,000	75,090	1602%	5,000	(75,090)
962	4590.1	MANAGEMENT FEES	26,315	24,133	2,182	109%	24,820	(1,495)
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	6,009	3,690	2,319	163%	6,610	601
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	112,413	32,823	79,590	342%	36,430	(75,984)
969		TOTAL OPERATING EXPENDITURES	224,171	164,096	60,075	137%	183,649	(40,522)
970		CASH FLOW FROM OPERATIONS	194,701	242,563	(47,862)	80%	234,469	39,768
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	34,682	30,828	3,854	113%	30,828	(3,854)
		GROUND LEASE	96,000	96,000	-	100%	96,000	-
		USDA GUARANTEE FEE	7,196	6,396	800	113%	6,396	(800)
		DEBT SERVICE PAYMENT - INTEREST	62,399	62,311	88	100%	62,122	(277)
		DEBT SERVICE PAYMENT - PRINCIPAL	10,739	10,739	-	100%	11,016	277
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	12,000	(12,000)	0%	12,000	12,000
		TOTAL OTHER (INCOME)/EXPENSES	211,015	218,274	(7,259)	97%	218,362	7,347
900		TOTAL EXPENDITURES	435,186	382,370	52,816	114%	402,011	(33,175)
		NET CASH FLOW	(16,314)	24,289	(40,603)	-67%	16,107	32,421

LAKESIDE PARK 2 ACCOUNT DETAIL

LINE	ACCT		2019	2019		2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	VS 2020 ORIG
						BUDGET	
INCOME							
HUD PHA GRANTS							
3401		HUD HAP SUBSIDY SOFT COSTS	349,485	376,321	(26,836)	93%	1,747
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	-	-	-	-	-
TOTAL HUD PHA GRANTS			349,485	376,321	(26,836)	93%	1,747
EXPENSES							
ADMINISTRATIVE EXPENSES - OTHER							
4130		LEGAL	179	1,500	1,322	12%	322
4140		STAFF TRAINING	-	500	500	0%	500
4150		TRAVEL	-	250	250	0%	250
4170		ACCOUNTING	3,701	2,400	(1,301)	154%	(201)
4180		TELEPHONE/COMMUNICATIONS	-	-	-	-	-
4190		SUNDRY	322	2,500	2,178	13%	678
4190.1		OFFICE SUPPLIES	-	-	-	-	-
4190.2		POSTAGE	-	-	-	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	504	-	(504)	-	(4)
4190.4		EVICITION COSTS	675	2,500	1,825	27%	325
4190.5		CONTRACT COSTS ADMIN	-	500	500	0%	500
TOTAL ADMINISTRATIVE			5,380	10,150	4,770	53%	2,370
CONTRACT COSTS							
443000		CONTRACT COSTS	6,566	10,957	4,391	60%	657
443001		HEATING AND COOLING	2,108	-	(2,108)	-	(108)
443002		ELEVATOR MAINTENANCE	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	12,796	14,551	1,755	88%	(12,796)
443004		UNIT TURNAROUND	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-
443006		PLUMBING	188	750	563	25%	563
443007		PEST CONTROL	3,840	10,028	6,188	38%	384
443100		REFUSE COLLECTION	181	2,500	2,319	7%	819
TOTAL CONTRACT COSTS			25,678	38,786	13,108	66%	(10,482)
OTHER GENERAL EXPENSES							
4590		OTHER GENERAL EXPENSES	80,090	5,000	(75,090)	1602%	(75,090)
4590.1		DEBT SERVICE COSTS	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-
TOTAL GENERAL EXPENSES			80,090	5,000	(75,090)	1602%	(75,090)

LP2 CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

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

DELANEY

LINE	ACCT		2019	2019		OVER	2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2020 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	47,948	33,149	14,799	145%	48,188	240
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	47,948	33,149	14,799	145%	48,188	240
704	3422	TENANT REVENUE - OTHER	215	3,000	(2,785)	7%	3,000	2,785
		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	162,941	175,556	(12,616)	93%	166,972	4,031
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	1,487	1,173	314	127%	1,636	149
720	3431	INVESTMENT INCOME - RESTRICTED	145	-	145	-	-	(145)
700		TOTAL REVENUES	212,736	212,878	(142)	100%	219,796	7,060
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	20,003	23,333	(3,330)	86%	22,993	2,990
912	4171	AUDITING FEES	5,535	1,750	3,785	316%	5,500	(35)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	8,999	12,293	(3,294)	73%	11,077	2,078
916	4190	OTHER	5,235	7,500	(2,265)	70%	7,500	2,265
		TOTAL ADMINISTRATIVE	39,772	44,876	(5,104)	89%	47,070	7,298
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	182	-	182	-	150	(32)
		TOTAL TENANT SERVICES	182	-	182	-	150	(32)
UTILITIES								
931	4310	WATER	350	865	(515)	41%	386	35
932	4320	ELECTRICITY	2,398	2,267	131	106%	2,638	240
933	4330	NATURAL GAS	400	402	(2)	100%	440	40
938	4390	SEWER AND OTHER	393	739	(346)	53%	432	39
		TOTAL UTILITIES	3,542	4,273	(731)	83%	3,896	354
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	25,370	18,985	6,385	134%	22,524	(2,847)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	9,354	5,735	3,619	163%	14,515	5,162
942	4420	MATERIALS	14,655	8,335	6,320	176%	16,121	1,466
943	4430	CONTRACT COSTS	123,364	47,279	76,085	261%	33,063	(90,301)
		TOTAL ORDINARY MAINT & OPERATIONS	172,744	80,334	92,410	215%	86,223	(86,521)
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	11,778	19,305	(7,527)	61%	13,677	1,899
		TOTAL INSURANCE EXPENSES	11,778	19,305	(7,527)	61%	13,677	1,899
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	1,726	1,000	726	173%	1,000	(726)
962	4590.1	MANAGEMENT FEES	12,722	12,522	200	-	12,910	188
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	118	750	(632)	16%	750	632
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	14,566	14,272	294	102%	14,660	94
969		TOTAL OPERATING EXPENDITURES	242,584	163,060	79,524	149%	165,675	(76,909)
970		CASH FLOW FROM OPERATIONS	(29,848)	49,818	(79,666)	-60%	54,121	83,969
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	35,000	35,000	0	100%	35,000	(0)
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	35,000	35,000	0	100%	35,000	(0)
900		TOTAL EXPENDITURES	277,584	198,060	79,524	140%	200,675	(76,909)
		NET CASH FLOW	(64,848)	14,818	(79,666)	-438%	19,121	83,969

DELANEY ACCOUNT DETAIL

LINE	ACCT		2019	2019			2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2020 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD HAP SUBSIDY SOFT COSTS	162,941	175,556	(12,616)	93%	166,972	4,031
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	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			162,941	175,556	(12,616)	93%	166,972	4,031
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	1,058	1,000	(58)	106%	1,000	(58)
4140		STAFF TRAINING	-	500	500	0%	500	500
4150		TRAVEL	-	600	600	0%	600	600
4170		ACCOUNTING	3,179	4,500	1,321	71%	4,500	1,321
4180		TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-
4190		SUNDRY	598	500	(98)	120%	500	(98)
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	-	-	-	-	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICTON COSTS	-	-	-	-	-	-
4190.5		CONTRACT COSTS ADMIN	400	400	(0)	100%	400	(0)
TOTAL ADMINISTRATIVE			5,235	7,500	2,265	70%	7,500	2,265
CONTRACT COSTS								
443000		CONTRACT COSTS	2,523	6,458	3,935	39%	2,775	252
443001		HEATING AND COOLING	107,021	25,000	(82,021)	428%	22,500	(84,521)
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	8,004	8,500	496	94%	-	(8,004)
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	500	500	0%	500	500
443006		PLUMBING	375	750	375	50%	750	375
443007		PEST CONTROL	5,034	5,072	38	99%	5,537	503
443100		REFUSE COLLECTION	407	1,000	593	41%	1,000	593
TOTAL CONTRACT COSTS			123,364	47,280	(76,084)	261%	33,063	(90,301)
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	1,726	1,000	(726)	173%	1,000	(726)
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			1,726	1,000	(726)	173%	1,000	(726)

DELANEY CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

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

CORNELL COLONY

LINE	ACCT		2019	2019			2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2020 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	278,531	253,313	25,218	110%	279,923	1,393
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	278,531	253,313	25,218	110%	279,923	1,393
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	130	-	130	-	-	(130)
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	18,780	17,500	1,280	107%	17,500	(1,280)
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	297,440	270,813	26,627	110%	297,423	(17)
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	20,032	27,431	(7,399)	73%	22,757	2,726
912	4171	AUDITING FEES	4,920	1,600	3,320	308%	5,000	80
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	6,346	12,214	(5,868)	52%	10,210	3,864
916	4190	OTHER	8,497	10,500	(2,003)	81%	9,400	903
		TOTAL ADMINISTRATIVE	39,795	51,745	(11,950)	77%	47,367	7,573
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-
UTILITIES								
931	4310	WATER	650	421	229	154%	715	65
932	4320	ELECTRICITY	3,059	2,363	696	129%	3,365	306
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	506	411	95	123%	557	51
		TOTAL UTILITIES	4,215	3,195	1,020	132%	4,636	421
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	25,131	19,642	5,489	128%	27,191	2,061
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	12,409	8,466	3,943	147%	20,618	8,209
942	4420	MATERIALS	5,559	5,500	59	101%	5,500	(59)
943	4430	CONTRACT COSTS	48,435	38,863	9,572	125%	17,684	(30,751)
		TOTAL ORDINARY MAINT & OPERATIONS	91,534	72,471	19,063	126%	70,994	(20,540)
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	31,579	21,676	9,903	146%	31,227	(352)
		TOTAL INSURANCE EXPENSES	31,579	21,676	9,903	146%	31,227	(352)
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	11,808	11,500	308	103%	11,500	(308)
962	4590.1	MANAGEMENT FEES	16,894	15,199	1,695	111%	16,795	(98)
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	19,889	7,542	12,347	264%	5,500	(14,389)
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	48,590	34,241	14,349	142%	33,795	(14,795)
969		TOTAL OPERATING EXPENDITURES	215,713	183,328	32,385	118%	188,019	(27,694)
970		CASH FLOW FROM OPERATIONS	81,727	87,485	(5,758)	93%	109,404	27,677
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	43,250	45,143	(1,893)	96%	42,871	(379)
		DEBT SERVICE PAYMENT - PRINCIPAL	17,844	16,632	1,212	107%	18,222	378
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	61,093	61,775	(682)	99%	61,093	(0)
900		TOTAL EXPENDITURES	276,807	245,103	31,704	113%	249,112	(27,694)
		NET CASH FLOW	20,634	25,710	(5,076)	80%	48,311	27,677

CORNELL COLONY ACCOUNT DETAIL

LINE	ACCT		2019	2019		2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	VS 2020 ORIG
						BUDGET	
INCOME							
HUD PHA GRANTS							
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	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-
EXPENSES							
ADMINISTRATIVE EXPENSES - OTHER							
4130		LEGAL	-	1,500	1,500	0%	500
4140		STAFF TRAINING	88	500	412	18%	412
4150		TRAVEL	82	500	418	16%	418
4170		ACCOUNTING	3,076	2,500	(576)	123%	3,000
4180		TELEPHONE/COMMUNICATIONS	2,196	2,500	304	88%	2,500
4190		SUNDRY	208	2,000	1,792	10%	1,000
4190.1		OFFICE SUPPLIES	-	-	-	-	-
4190.2		POSTAGE	-	-	-	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	416	-	(416)	-	400
4190.4		EVICTON COSTS	2,430	1,000	(1,430)	243%	1,000
4190.5		CONTRACT COSTS ADMIN	-	-	-	-	-
TOTAL ADMINISTRATIVE			8,497	10,500	2,003	81%	9,400
CONTRACT COSTS							
443000		CONTRACT COSTS	9,214	2,500	(6,714)	369%	9,000
443001		HEATING AND COOLING	4,463	1,500	(2,963)	298%	4,000
443002		ELEVATOR MAINTENANCE	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	29,825	30,360	535	98%	-
443004		UNIT TURNAROUND	158	-	(158)	-	-
443005		ELECTRICAL	-	-	-	-	-
443006		PLUMBING	225	-	(225)	-	-
443007		PEST CONTROL	3,474	3,500	26	99%	3,500
443100		REFUSE COLLECTION	1,077	1,003	(74)	107%	1,184
TOTAL CONTRACT COSTS			48,435	38,863	(9,572)	125%	17,684
OTHER GENERAL EXPENSES							
4590		OTHER GENERAL EXPENSES	11,808	11,500	(308)	103%	11,500
4590.1		DEBT SERVICE COSTS	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-
TOTAL CONTRACT COSTS			11,808	11,500	(308)	103%	11,500

CORNELL CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

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

NORTH CENTRAL HEIGHTS I

LINE	ACCT		2019	2019			2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2020 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	246,185	212,407	33,778	116%	247,416	1,231
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	246,185	212,407	33,778	116%	247,416	1,231
704	3422	TENANT REVENUE - OTHER	12,008	3,425	8,583	351%	12,068	60
		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	42	66	(24)	64%	42	0
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	19	972	(953)	2%	19	0
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	258,254	216,870	41,384	119%	259,545	1,291
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	17,716	24,206	(6,490)	73%	20,106	2,390
912	4171	AUDITING FEES	4,305	1,350	2,955	319%	1,350	(2,955)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	5,587	10,769	(5,182)	52%	9,010	3,423
916	4190	OTHER	6,942	8,000	(1,058)	87%	8,500	1,558
		TOTAL ADMINISTRATIVE	34,550	44,325	(9,775)	78%	38,966	4,415
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	1,287	1,500	(213)	86%	1,500	213
		TOTAL TENANT SERVICES	1,287	1,500	(213)	86%	1,500	213
UTILITIES								
931	4310	WATER	625	788	(163)	79%	688	63
932	4320	ELECTRICITY	3,885	4,333	(448)	90%	4,274	389
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	511	584	(73)	88%	562	51
		TOTAL UTILITIES	5,022	5,705	(683)	88%	5,524	502
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	11,025	6,608	4,417	167%	12,896	1,870
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	5,864	2,705	3,159	217%	11,078	5,214
942	4420	MATERIALS	10,978	10,000	978	110%	10,000	(978)
943	4430	CONTRACT COSTS	59,277	41,106	18,171	144%	32,305	(26,972)
		TOTAL ORDINARY MAINT & OPERATIONS	87,145	60,419	26,726	144%	66,279	(20,866)
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	16,560	23,301	(6,741)	71%	19,050	2,490
		TOTAL INSURANCE EXPENSES	16,560	23,301	(6,741)	71%	19,050	2,490
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	2,142	500	1,642	428%	2,000	(142)
962	4590.1	MANAGEMENT FEES	12,157	16,993	(4,836)	72%	19,793	7,637
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	13,759	1,500	12,259	917%	1,500	(12,259)
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	28,058	18,993	9,065	148%	23,293	(4,765)
969		TOTAL OPERATING EXPENDITURES	172,622	154,243	18,379	112%	154,612	(18,010)
970		CASH FLOW FROM OPERATIONS	85,632	62,627	23,005	137%	104,933	19,301
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	45,396	45,341	55	100%	45,175	(221)
		DEBT SERVICE PAYMENT - PRINCIPAL	4,553	4,553	-	100%	4,774	221
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	30,000	30,000
		OTHER ITEMS - OWNER DISTRIBUTION	-	6,000	(6,000)	0%	6,000	6,000
		TOTAL OTHER (INCOME)/EXPENSES	49,949	55,894	(5,945)	89%	85,949	36,000
900		TOTAL EXPENDITURES	222,572	210,137	12,435	106%	240,561	17,990
		NET CASH FLOW	35,682	6,733	28,949	530%	18,984	(16,699)

NORTH CENTRAL HEIGHTS I ACCOUNT DETAIL

LINE	ACCT		2019	2019		OVER	2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2020 ORIG
INCOME								
HUD PHA GRANTS								
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	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	=	-	-
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	-	1,500	1,500	0%	1,000	1,000
4140		STAFF TRAINING	79	500	421	16%	500	421
4150		TRAVEL	73	500	427	15%	500	427
4170		ACCOUNTING	3,423	3,000	(423)	114%	3,000	(423)
4180		TELEPHONE/COMMUNICATIONS	1,066	1,000	(66)	107%	1,000	(66)
4190		SUNDRY	226	1,250	1,024	18%	1,250	1,024
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	-	-	-	-	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICITION COSTS	1,755	-	(1,755)	-	1,000	(755)
4190.5		CONTRACT COSTS ADMIN	320	250	(70)	128%	250	(70)
TOTAL ADMINISTRATIVE			6,942	8,000	1,058	87%	8,500	1,558
CONTRACT COSTS								
443000		CONTRACT COSTS	16,938	1,320	(15,618)	1283%	17,000	62
443001		HEATING AND COOLING	4,433	5,000	568	89%	5,000	568
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	25,440	29,149	3,709	87%	-	(25,440)
443004		UNIT TURNAROUND	3,750	-	(3,750)	-	-	(3,750)
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	500	500	0%	500	500
443007		PEST CONTROL	8,232	4,387	(3,845)	188%	9,055	823
443100		REFUSE COLLECTION	485	750	265	65%	750	265
TOTAL CONTRACT COSTS			59,277	41,106	(18,171)	144%	32,305	(26,972)
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	2,142	500	(1,642)	428%	2,000	(142)
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL CONTRACT COSTS			2,142	500	(1,642)	428%	2,000	(142)

NCH 1 CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
PAINTING NCHI COMPLEX			30,000	30,000
TOTAL			30,000	30,000

NORTH CENTRAL HEIGHTS II

LINE	ACCT		2019	2019			2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2020 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	200,029	169,539	30,490	118%	201,029	1,000
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	200,029	169,539	30,490	118%	201,029	1,000
704	3422	TENANT REVENUE - OTHER	9,151	8,146	1,005	112%	9,197	46
		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	34	60	(26)	56%	34	0
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	209,213	177,745	31,468	118%	210,260	1,046
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	14,242	19,368	(5,126)	74%	16,128	1,886
912	4171	AUDITING FEES	3,383	1,500	1,883	226%	1,500	(1,883)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	4,449	8,601	(4,152)	52%	7,210	2,761
916	4190	OTHER	5,034	7,200	(2,166)	70%	7,200	2,166
		TOTAL ADMINISTRATIVE	27,108	36,669	(9,561)	74%	32,038	4,930
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	-	1,000	(1,000)	0%	1,500	1,500
		TOTAL TENANT SERVICES	-	1,000	(1,000)	-	1,500	1,500
UTILITIES								
931	4310	WATER	213	107	106	199%	234	21
932	4320	ELECTRICITY	1,683	814	869	207%	1,852	168
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	98	12	86	817%	108	10
		TOTAL UTILITIES	1,994	933	1,061	214%	2,193	199
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	8,663	5,192	3,471	167%	10,132	1,470
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	4,768	2,125	2,643	224%	8,704	3,937
942	4420	MATERIALS	11,882	7,500	4,382	158%	7,500	(4,382)
943	4430	CONTRACT COSTS	33,311	28,349	4,962	118%	14,262	(19,049)
		TOTAL ORDINARY MAINT & OPERATIONS	58,624	43,166	15,458	136%	40,599	(18,025)
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	13,129	18,284	(5,155)	72%	14,977	1,848
		TOTAL INSURANCE EXPENSES	13,129	18,284	(5,155)	72%	14,977	1,848
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	3,763	500	3,263	753%	3,500	(263)
962	4590.1	MANAGEMENT FEES	15,867	13,563	2,304	117%	16,082	215
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	8,315	9,654	(1,339)	86%	9,146	831
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	27,945	23,717	4,228	118%	28,729	784
969		TOTAL OPERATING EXPENDITURES	128,800	123,769	5,031	104%	120,036	(8,764)
970		CASH FLOW FROM OPERATIONS	80,414	53,976	26,438	149%	90,224	9,810
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	41,066	41,017	49	100%	40,691	(375)
		DEBT SERVICE PAYMENT - PRINCIPAL	4,311	4,119	192	105%	4,686	375
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	25,000	25,000
		OTHER ITEMS - FEMA/WILMA	-	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	45,377	45,136	241	101%	70,377	25,000
900		TOTAL EXPENDITURES	174,177	168,905	5,272	103%	190,413	16,235
		NET CASH FLOW	35,036	8,840	26,196	396%	19,847	(15,189)

NORTH CENTRAL HEIGHTS II ACCOUNT DETAIL

LINE	ACCT		2019	2019		OVER	2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2020 ORIG
INCOME								
HUD PHA GRANTS								
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	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-	-
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	-	-	-	-	-	-
4140		STAFF TRAINING	65	500	435	13%	500	435
4150		TRAVEL	60	250	190	24%	250	190
4170		ACCOUNTING	3,268	3,000	(268)	109%	3,000	(268)
4180		TELEPHONE/COMMUNICATIONS	-	450	450	0%	450	450
4190		SUNDRY	170	750	580	23%	750	580
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	-	-	-	-	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICTON COSTS	1,215	1,500	285	81%	1,500	285
4190.5		CONTRACT COSTS ADMIN	256	750	494	34%	750	494
TOTAL ADMINISTRATIVE			5,034	7,200	2,166	70%	7,200	2,166
CONTRACT COSTS								
443000		CONTRACT COSTS	7,814	733	(7,081)	1066%	8,596	781
443001		HEATING AND COOLING	3,353	2,816	(537)	119%	3,688	335
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	20,620	19,031	(1,589)	108%	-	(20,620)
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	-	-	-	-	-
443007		PEST CONTROL	1,344	5,268	3,924	26%	1,478	134
443100		REFUSE COLLECTION	180	500	320	36%	500	320
TOTAL CONTRACT COSTS			33,311	28,348	(4,963)	118%	14,262	(19,049)
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	3,763	500	(3,263)	753%	3,500	(263)
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL CONTRACT COSTS			3,763	500	(3,263)	753%	3,500	(263)

NCH 2 CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
PAINTING NCHI COMPLEX			25,000	25,000
TOTAL			25,000	25,000