

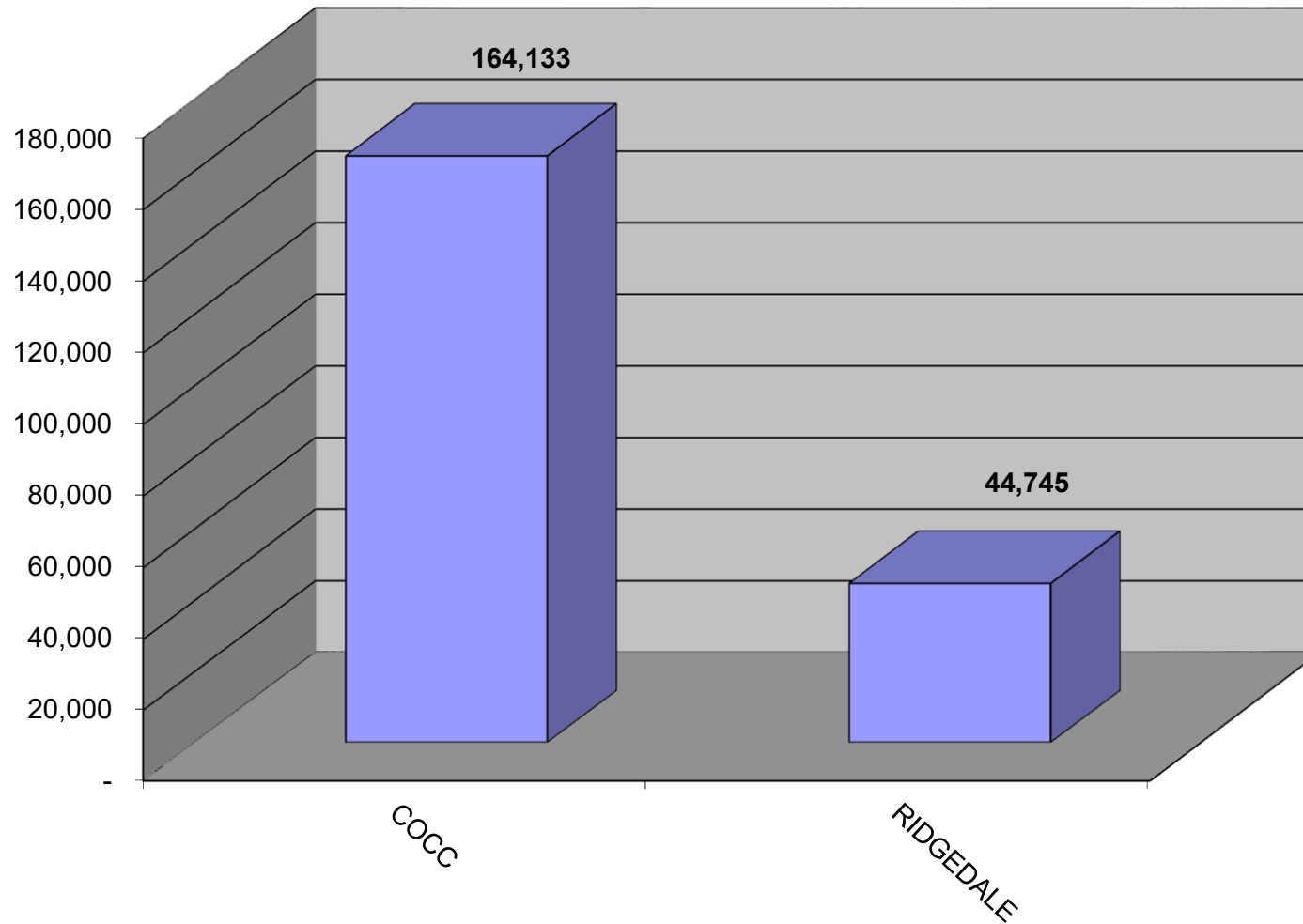
AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2019

Financial Statements

November 30, 2019

Avon Park Housing Authority



Year to Date Net Income

AVON PARK HOUSING AUTHORITY
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES
As of November 30, 2019

COCC

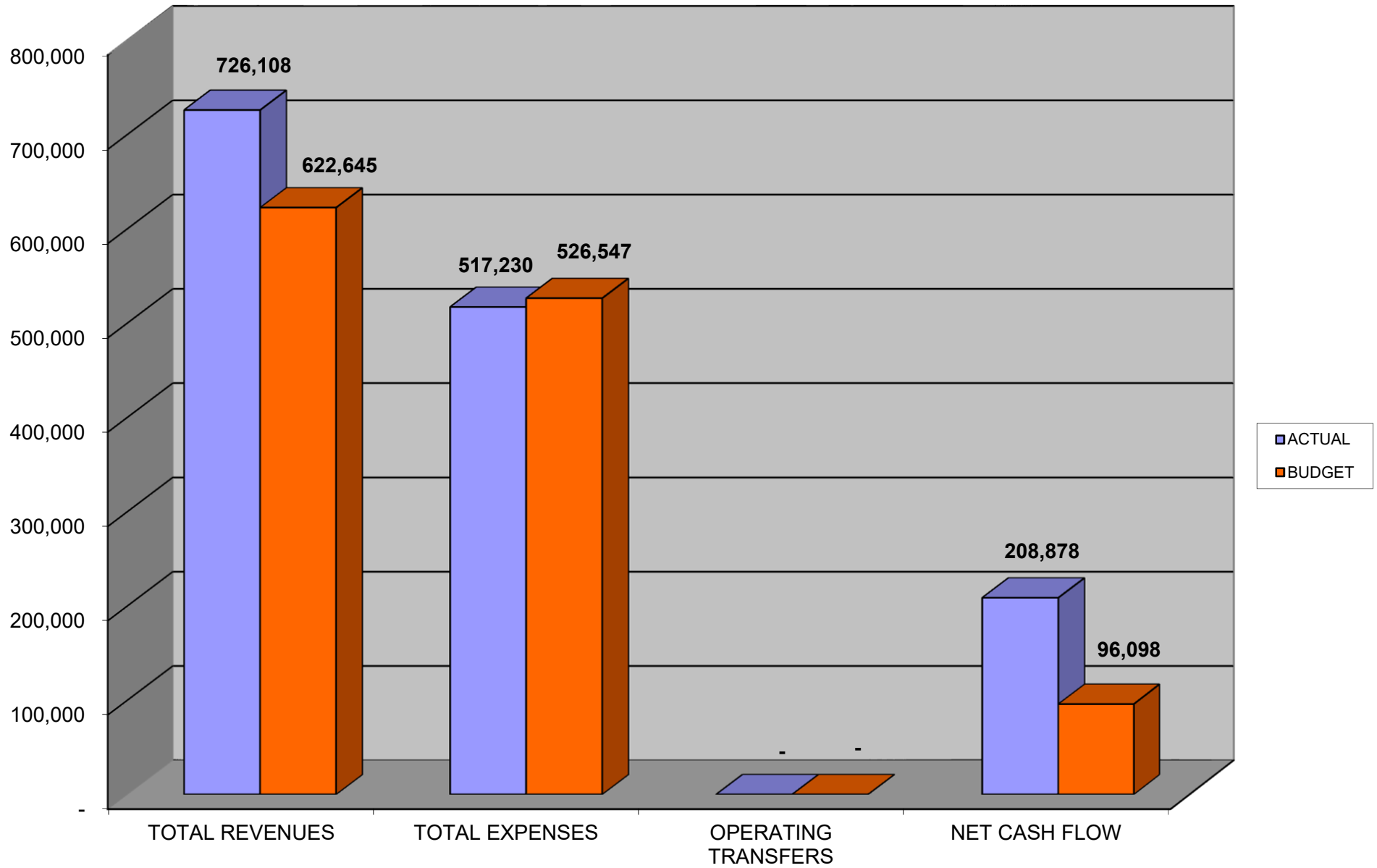
1111.00 GENERAL FUND-COCC	176,442
1111.40 FSS ESCROW	-
TOTAL	<u>176,442</u>

RIDGEDALE

1111.01 GENERAL FUND CHECKING	14,955
1114.00 SECURITY DEPOSITS	6,748
1162.05 ESCROW MIP	716
1162.06 ESCROW RESERVE REPLACEMENT	44,973
1162.07 ESCROW INSURANCE	5,977
1162.08 RESIDUAL RECEIPTS RESERVES	47,525
TOTAL	<u>120,894</u>

GRAND TOTAL CASH ACCOUNTS **297,336**

APHA CONSOLIDATED



APHA CONSOLIDATED- STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	191,397
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	99,191
114	Cash - Tenant Security Deposits	6,748
100	Total Cash	297,336
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	13,061
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	9,539
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(6,154)
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	16,446
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	10,575
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	2,723
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	13,298
150	Total Current Assets	327,080
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	1,993,374
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,993,374

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,438
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	3,567
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	6,748
342	Unearned Revenue	263
343	Current Portion of Long-term Debt - Capital Projects	2,676
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	2,723
310	Total Current Liabilities	35,638
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	1,402,202
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	298,672
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	99,191
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	193,309
513	Total Equity	591,172
600	Total Liabilities and Equity	1,993,374

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	BALANCE
			Nov-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET		REMAINING
REVENUE													
OPERATING INCOME													
703	3110	GROSS POTENTIAL RENT	2,680	497	2,183	539%	30,939	5,467	25,472	566%	5,964	(24,975)	
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-	
		NET TENANT REVENUE	2,680	497	2,183	539%	30,939	5,467	25,472	566%	5,964	(24,975)	
	3401	TENANT REVENUE - OTHER	1,004	574	430	175%	8,766	6,316	2,450	139%	6,890	(1,876)	
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-	
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-	
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-	
	3431	NET OPERATING REVENUE	3,684	1,071	2,613	344%	39,705	11,783	27,923	337%	12,854	(26,851)	
706		HUD PHA OPERATING GRANT CFP	27,620	31,932	(4,312)	86%	331,937	351,252	(19,315)	95%	383,184	51,247	
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-	
711		INVESTMENT INCOME - UNRESTRICTED	1	4	(3)	26%	9	46	(37)	19%	50	41	
		MANAGEMENT FEE INCOME	10,546	10,022	524	105%	117,733	110,239	7,494	107%	120,261	2,528	
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-	
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-	
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-	
715		OTHER REVENUE	12,275	13,567	(1,292)	90%	236,623	149,233	87,389	159%	162,800	(73,823)	
720		INVESTMENT INCOME - RESTRICTED	-	8	(8)	0%	101	92	9	110%	100	(1)	
700		TOTAL REVENUES	54,125	56,604	(2,479)	96%	726,108	622,645	103,463	117%	679,249	(46,859)	
OPERATING EXPENDITURES													
ADMINISTRATIVE													
911	4110	ADMINISTRATIVE SALARIES	8,633	11,629	(2,995)	74%	102,757	127,918	(25,161)	80%	139,547	36,790	
912	4182	EBC - ADMIN	2,894	3,706	(812)	78%	31,435	40,764	(9,329)	77%	44,470	13,035	
	4171	AUDITING FEES	-	292	(292)	0%	2,665	3,208	(543)	83%	3,500	835	
		MANAGEMENT FEES	2,723	2,594	128	105%	33,277	28,538	4,739	117%	31,132	(2,145)	
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-	
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-	
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-	
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-	
		TRAVEL	-	-	-	-	-	-	-	-	-	-	
916	4190	OTHER	4,800	6,796	(1,995)	71%	59,107	74,754	(15,647)	79%	81,550	22,443	
		TOTAL ADMINISTRATIVE	19,050	25,017	(5,966)	76%	229,241	275,182	(45,942)	83%	300,199	70,958	
TENANT SERVICES													
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-	
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-	
924	4230	OTHER	-	500	(500)	0%	-	5,500	(5,500)	0%	6,000	6,000	
		TOTAL TENANT SERVICES	-	500	(500)	0%	-	5,500	(5,500)	0%	6,000	6,000	
UTILITIES													
931	4310	WATER	633	681	(48)	93%	6,518	7,491	(973)	87%	8,172	1,654	
932	4320	ELECTRICITY	605	637	(32)	95%	8,848	7,009	1,839	126%	7,646	(1,202)	
933	4330	NATURAL GAS	-	14	(14)	0%	55	154	(99)	36%	168	113	
938	4390	SEWER AND OTHER	1,089	971	118	112%	10,981	10,677	303	103%	11,648	667	
		TOTAL UTILITIES	2,326	2,303	23	101%	26,402	25,331	1,071	104%	27,634	1,232	

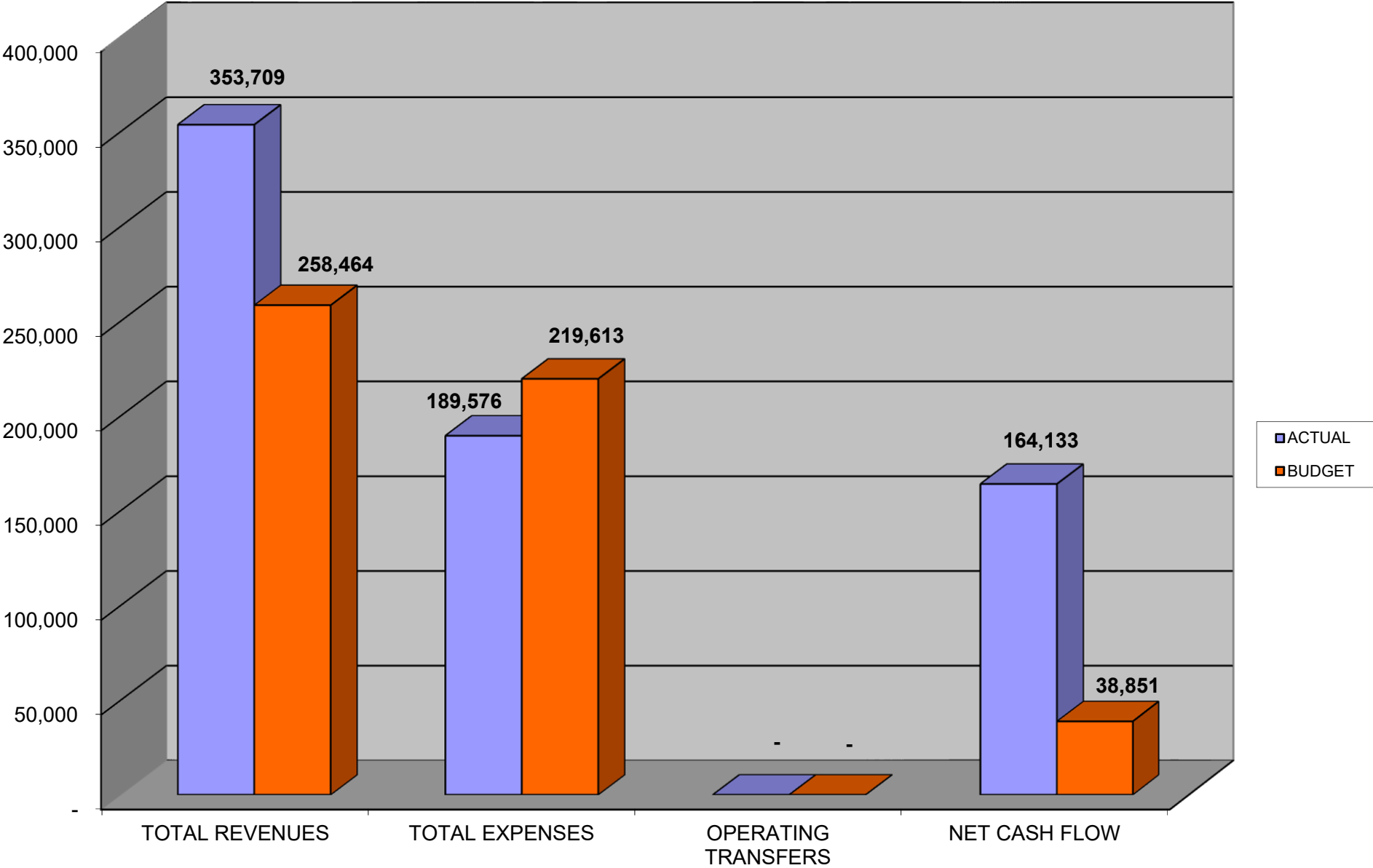
APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Nov-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	6,599	6,185	414	107%	76,070	68,034	8,036	112%	74,219	(1,851)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,281	2,295	(15)	99%	24,923	25,250	(326)	99%	27,545	2,622
943	4420	MATERIALS	936	1,597	(660)	59%	27,672	17,562	10,110	158%	19,158	(8,514)
CONTRACT COSTS												
943		GARBAGE & TRASH	692	607	85	114%	6,955	6,680	275	104%	7,287	332
		COOLING / AIR CONDITIONING	-	200	(200)	0%	2,710	2,200	510	123%	2,400	(310)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	5,445	5,042	403	108%	5,500	55
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	700	917	(217)	76%	1,000	300
		EXTERMINATION	1,375	125	1,250	1100%	4,316	1,375	2,941	314%	1,500	(2,816)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	1,675	(1,675)	0%	1,700	18,425	(16,725)	9%	20,100	18,400
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	31,925	-	-	-	-	(31,925)
TOTAL ORDINARY MAINT & OPER			12,378	13,226	(848)	94%	182,415	145,483	36,932	125%	158,709	(23,706)
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,737	2,337	(600)	74%	18,294	25,709	(7,415)	71%	28,046	9,752
969	TOTAL INSURANCE EXPENSES		1,737	2,337	(600)	74%	18,294	25,709	(7,415)	71%	28,046	9,752
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	116	1,292	(1,175)	9%	18,974	14,208	4,765	134%	15,500	(3,474)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	4,675	290	4,385	1611%	9,916	3,193	6,723	311%	3,483	(6,433)
		INTEREST EXPENSE	2,865	2,904	(39)	99%	31,988	31,940	48	100%	34,844	2,856
TOTAL GENERAL EXPENSES			7,657	4,486	3,171	171%	60,877	49,341	11,536	123%	53,827	(7,050)
969	TOTAL OPERATING EXPENDITURES		43,148	47,868	(4,720)	90%	517,230	526,547	(9,317)	98%	574,415	57,185
970	CASH FLOW FROM OPERATIONS		10,978	8,736	2,241	126%	208,878	96,098	112,780	217%	104,834	(104,044)
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		43,148	47,868	(4,720)	90%	517,230	526,547	(9,317)	98%	574,415	57,185
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		10,978	8,736	2,241	126%	208,878	96,098	112,780	217%	104,834	(104,044)

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
			Nov-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	27,620	31,932	(4,312)	86%	331,937	351,252	(19,315)	95%	383,184	51,247
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>27,620</u>	<u>31,932</u>	<u>(4,312)</u>	<u>86%</u>	<u>331,937</u>	<u>351,252</u>	<u>(19,315)</u>	<u>95%</u>	<u>383,184</u>	<u>51,247</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	458	(458)	0%	2,336	5,042	(2,706)	46%	5,500	3,164
4140		STAFF TRAINING	-	250	(250)	0%	1,840	2,750	(910)	67%	3,000	1,160
4150		TRAVEL	-	417	(417)	0%	1,922	4,583	(2,662)	42%	5,000	3,078
4170		ACCOUNTING	508	558	(50)	91%	6,173	6,142	31	101%	6,700	527
4190		SUNDRY	2,026	2,125	(99)	95%	29,047	23,375	5,672	124%	25,500	(3,547)
4190.2		TELEPHONE/COMMUNICATIONS	968	1,250	(282)	77%	10,471	13,750	(3,279)	76%	15,000	4,529
4190.3		POSTAGE	30	333	(303)	9%	2,097	3,667	(1,569)	57%	4,000	1,903
4190		OFFICE SUPPLIES	-	521	(521)	0%	-	5,729	(5,729)	0%	6,250	6,250
4190		CONTRACT COST-COPIER/SECURITY	249	133	116	187%	1,323	1,467	(143)	90%	1,600	277
4190		EVICION COST	900	83	817	1080%	990	917	73	108%	1,000	10
4190.9		CONTRACT COST - ADMIN	120	667	(547)	18%	2,908	7,333	(4,425)	40%	8,000	5,092
TOTAL ADMINISTRATIVE			<u>4,800</u>	<u>6,796</u>	<u>(1,995)</u>	<u>71%</u>	<u>59,107</u>	<u>74,754</u>	<u>(15,647)</u>	<u>79%</u>	<u>81,550</u>	<u>22,443</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	116	1,292	(1,175)	9%	18,974	14,208	4,765	134%	15,500	(3,474)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			<u>116</u>	<u>1,292</u>	<u>(1,175)</u>	<u>9%</u>	<u>18,974</u>	<u>14,208</u>	<u>4,765</u>	<u>134%</u>	<u>15,500</u>	<u>(3,474)</u>

CENTRAL OFFICE COST CENTER



COCC - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	176,442
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	176,442
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	13,061
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	13,061
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	3,967
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	2,723
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	6,689
150	Total Current Assets	196,192
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	823,645
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	823,645

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,438
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	1,444
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	13,691
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	13,691
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	182,502
513	Total Equity	809,954
600	Total Liabilities and Equity	823,645

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
REVENUE			Nov-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	10,546	10,022	524	105%	117,733	110,239	7,494	107%	120,261	2,528
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	12,275	13,475	(1,200)	91%	235,975	148,225	87,750	159%	161,700	(74,275)
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	22,821	23,497	(676)	97%	353,709	258,464	95,244	137%	281,961	(71,748)
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	6,423	9,237	(2,814)	70%	79,419	101,611	(22,192)	78%	110,848	31,429
912	4182	EBC - ADMIN	1,886	2,442	(556)	77%	21,279	26,861	(5,582)	79%	29,303	8,024
	4171	AUDITING FEES	-	167	(167)	0%	-	1,833	(1,833)	0%	2,000	2,000
		MANAGEMENT FEES	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	3,374	5,967	(2,593)	57%	51,580	65,633	(14,054)	79%	71,600	20,020
		TOTAL ADMINISTRATIVE	11,683	17,813	(6,130)	66%	152,277	195,938	(43,661)	78%	213,751	61,474
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
UTILITIES												
931	4310	WATER	25	8	17	325%	209	83	125	250%	91	(118)
932	4320	ELECTRICITY	367	343	25	107%	5,200	3,768	1,433	138%	4,110	(1,090)
933	4330	NATURAL GAS	-	14	(14)	0%	55	154	(99)	36%	168	113
938	4390	SEWER AND OTHER	40	14	26	286%	372	155	217	240%	169	(203)
		TOTAL UTILITIES	432	378	54	114%	5,836	4,160	1,676	140%	4,538	(1,298)

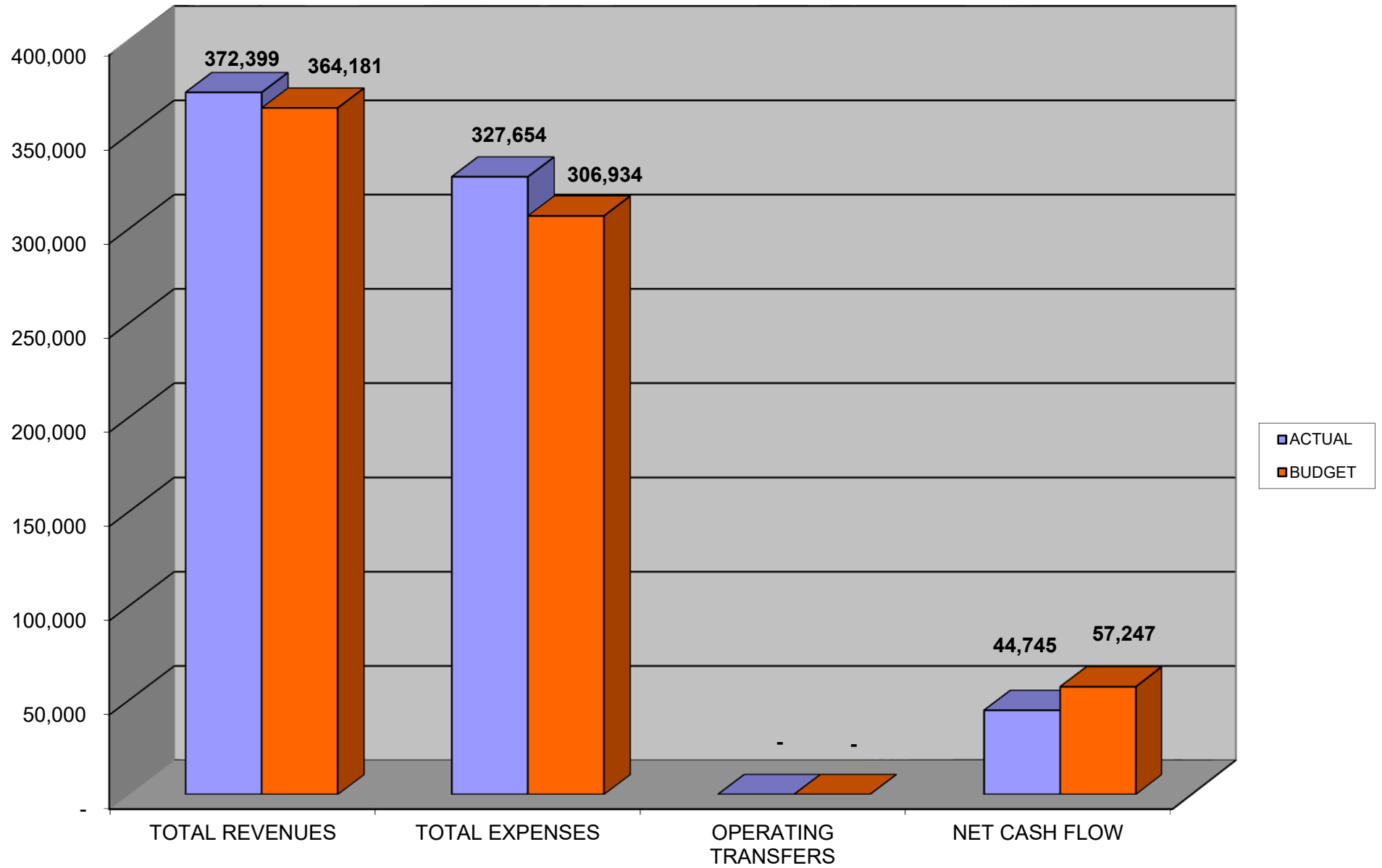
CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			Nov-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET		REMAINING
		ORDINARY MAINT & OPERATIONS										
941	4410	LABOR	-	-	-	-	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4420	MATERIALS	420	-	420	-	10,380	-	10,380	-	-	(10,380)
		CONTRACT COSTS										
943		GARBAGE & TRASH	50	-	50	-	461	-	461	-	-	(461)
		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	470	-	470	-	12,541	-	12,541	-	-	(12,541)
		PROTECTIVE SERVICES										
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-	-	-	-	-
		INSURANCE										
961	4510	INSURANCE	510	524	(14)	97%	5,550	5,765	(215)	96%	6,289	739
969		TOTAL INSURANCE EXPENSES	510	524	(14)	97%	5,550	5,765	(215)	96%	6,289	739
		GENERAL EXPENSES										
962	4590	OTHER GENERAL EXPENSES	-	1,250	(1,250)	0%	13,372	13,750	(378)	97%	15,000	1,628
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	-	1,250	(1,250)	0%	13,372	13,750	(378)	97%	15,000	1,628
969		TOTAL OPERATING EXPENDITURES	13,095	19,965	(6,870)	66%	189,576	219,613	(30,037)	86%	239,578	50,002
970		CASH FLOW FROM OPERATIONS	9,725	3,532	6,194	275%	164,133	38,851	125,282	422%	42,383	(121,750)
		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	13,095	19,965	(6,870)	66%	189,576	219,613	(30,037)	86%	239,578	50,002
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		NET CASH FLOW	9,725	3,532	6,194	275%	164,133	38,851	125,282	422%	42,383	(121,750)

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	
			Nov-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	4,583	2,247	51%	5,000	2,664
4140		STAFF TRAINING	-	208	208	0%	1,840	2,292	452	80%	2,500	660
4150		TRAVEL	-	375	375	0%	1,922	4,125	2,203	47%	4,500	2,578
4170		ACCOUNTING	150	292	142	51%	2,224	3,208	984	69%	3,500	1,276
4190		SUNDRY	1,965	2,083	118	94%	28,786	22,917	(5,869)	126%	25,000	(3,786)
4190.2		TELEPHONE/COMMUNICATIONS	859	1,125	266	76%	9,271	12,375	3,104	75%	13,500	4,229
4190.3		POSTAGE	30	208	178	14%	2,097	2,292	194	92%	2,500	403
4190		OFFICE SUPPLIES	-	500	500	0%	-	5,500	5,500	0%	6,000	6,000
4190		CONTRACT COST-COPIER/SECURITY	249	133	(116)	187%	1,323	1,467	143	90%	1,600	277
4190		EVICION COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	120	625	505	19%	1,780	6,875	5,095	26%	7,500	5,720
TOTAL ADMINISTRATIVE			3,374	5,967	2,593	57%	51,580	65,633	14,054	79%	71,600	20,020
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	1,250	1,250	0%	13,372	13,750	378	97%	15,000	1,628
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	1,250	1,250	0%	13,372	13,750	378	97%	15,000	1,628

RIDGEDALE



RIDGEDALE - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	14,955
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	99,191
114	Cash - Tenant Security Deposits	6,748
100	Total Cash	120,894
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	9,539
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(6,154)
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	3,385
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	6,609
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	6,609
	Total Current Assets	130,888
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	1,169,729
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,169,729

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	2,123
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	6,748
342	Unearned Revenue	263
343	Current Portion of Long-term Debt - Capital Projects	2,676
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	2,723
310	Total Current Liabilities	21,947
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	1,388,511
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	(328,781)
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	99,191
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	10,808
513	Total Equity	(218,782)
600	Total Liabilities and Equity	1,169,729

RIDGEDALE

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	
REVENUE			Nov-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BALANCE	
											REMAINING	
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	2,680	497	2,183	539%	30,939	5,467	25,472	566%	5,964	(24,975)
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	2,680	497	2,183	539%	30,939	5,467	25,472	566%	5,964	(24,975)
	3401	TENANT REVENUE - OTHER	1,004	574	430	175%	8,766	6,316	2,450	139%	6,890	(1,876)
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	3,684	1,071	2,613	344%	39,705	11,783	27,923	337%	12,854	(26,851)
706		HAP SUBSIDY	27,620	31,932	(4,312)	86%	331,937	351,252	(19,315)	95%	383,184	51,247
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	51,247
711		INVESTMENT INCOME - UNRESTRICTED	1	4	(3)	26%	9	46	(37)	19%	50	41
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	92	(92)	0%	647	1,008	(361)	64%	1,100	453
720		INVESTMENT INCOME - RESTRICTED	-	8	(8)	0%	101	92	9	110%	100	(1)
700		TOTAL REVENUES	31,305	33,107	(1,802)	95%	372,399	364,181	8,218	102%	397,288	76,136
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	2,210	2,392	(182)	92%	23,338	26,307	(2,970)	89%	28,699	5,361
912	4182	EBC - ADMIN	1,008	1,264	(256)	80%	10,157	13,903	(3,746)	73%	15,167	5,010
	4171	AUDITING FEES	-	125	(125)	0%	2,665	1,375	1,290	194%	1,500	(1,165)
		MANAGEMENT FEES	2,723	2,594	128	105%	33,277	28,538	4,739	117%	31,132	(2,145)
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	1,427	829	598	172%	7,527	9,121	(1,594)	83%	9,950	2,423
		TOTAL ADMINISTRATIVE	7,367	7,204	163	102%	76,964	79,244	(2,280)	97%	86,448	9,484
TENANT SERVICES												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES AFTER SCHOOL PROGRAM	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	500	(500)	0%	-	5,500	(5,500)	0%	6,000	6,000
		TOTAL TENANT SERVICES	-	500	(500)	0%	-	5,500	(5,500)	0%	6,000	6,000
UTILITIES												
931	4310	WATER	608	673	(65)	90%	6,309	7,408	(1,098)	85%	8,081	1,772
932	4320	ELECTRICITY	238	295	(57)	81%	3,648	3,241	406	113%	3,536	(112)
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	1,048	957	92	110%	10,609	10,522	87	101%	11,479	870
		TOTAL UTILITIES	1,894	1,925	(31)	98%	20,566	21,171	(605)	97%	23,096	2,530

RIDGEDALE

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Nov-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	6,599	6,185	414	107%	76,070	68,034	8,036	112%	74,219	(1,851)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,281	2,295	(15)	99%	24,923	25,250	(326)	99%	27,545	2,622
943	4420	MATERIALS	516	1,597	(1,080)	32%	17,292	17,562	(269)	98%	19,158	1,866
CONTRACT COSTS												
943		GARBAGE & TRASH	642	607	35	106%	6,494	6,680	(186)	97%	7,287	793
		COOLING / AIR CONDITIONING	-	200	(200)	0%	2,710	2,200	510	123%	2,400	(310)
		CABINETS	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	5,445	5,042	403	108%	5,500	55
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	700	917	(217)	76%	1,000	300
		EXTERMINATION	1,375	125	1,250	1100%	4,316	1,375	2,941	314%	1,500	(2,816)
		CAMERA SECURITY	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	1,675	(1,675)	0%	-	18,425	(18,425)	0%	20,100	20,100
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	31,925	-	31,925	-	-	(31,925)
TOTAL ORDINARY MAINT & OPER			11,908	13,226	(1,318)	90%	169,875	145,483	24,391	117%	158,709	(11,166)
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,227	1,813	(586)	68%	12,744	19,944	(7,200)	64%	21,757	9,013
969	TOTAL INSURANCE EXPENSES		1,227	1,813	(586)	68%	12,744	19,944	(7,200)	64%	21,757	9,013
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	116	42	75	279%	5,602	458	5,144	1222%	500	(5,102)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	4,675	290	4,385	1611%	9,916	3,193	6,723	311%	3,483	(6,433)
		INTEREST EXPENSE	2,865	2,904	(39)	99%	31,988	31,940	48	100%	34,844	2,856
TOTAL GENERAL EXPENSES			7,657	3,236	4,421	237%	47,506	35,591	11,914	133%	38,827	(8,679)
969	TOTAL OPERATING EXPENDITURES		30,053	27,903	2,150	108%	327,654	306,934	20,720	107%	334,837	7,183
970	CASH FLOW FROM OPERATIONS		1,252	5,204	(3,952)	24%	44,745	57,247	(12,502)	78%	62,451	68,953
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		30,053	27,903	2,150	108%	327,654	306,934	20,720	107%	334,837	7,183
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
	NET CASH FLOW		1,252	5,204	(3,952)	24%	44,745	57,247	(12,502)	78%	62,451	68,953

RIDEGEDALE ACCOUNT DETAIL

LINE	ACCT	DESCRIPTION	CURRENT MONTH Nov-19	CURRENT MONTH BUDGET	DIFF	% OF MTD BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	DIFF	% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE REMAINING
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	27,620	31,932	(4,312)	86%	331,937	351,252	(19,315)	95%	383,184	51,247
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>27,620</u>	<u>31,932</u>	<u>(4,312)</u>	<u>86%</u>	<u>331,937</u>	<u>351,252</u>	<u>(19,315)</u>	<u>95%</u>	<u>383,184</u>	<u>51,247</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	458	458	0%	500	500
4140		STAFF TRAINING	-	42	42	0%	-	458	458	0%	500	500
4150		TRAVEL	-	42	42	0%	-	458	458	0%	500	500
4170		ACCOUNTING	358	267	(91)	134%	3,948	2,933	(1,015)	135%	3,200	(748)
4190		SUNDRY	61	42	(19)	145%	261	458	197	57%	500	239
4190.2		TELEPHONE/COMMUNICATIONS	108	125	17	86%	1,199	1,375	176	87%	1,500	301
4190.3		POSTAGE	-	125	125	0%	-	1,375	1,375	0%	1,500	1,500
4190		OFFICE SUPPLIES	-	21	21	0%	-	229	229	0%	250	250
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	900	83	(817)	1080%	990	917	(73)	108%	1,000	10
4190.9		CONTRACT COST - ADMIN	-	42	42	0%	1,128	458	(670)	246%	500	(628)
TOTAL ADMINISTRATIVE			<u>1,427</u>	<u>829</u>	<u>(598)</u>	<u>172%</u>	<u>7,527</u>	<u>9,121</u>	<u>1,594</u>	<u>83%</u>	<u>9,950</u>	<u>2,423</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	116	42	(75)	279%	5,602	458	(5,144)	1222%	500	(5,102)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			<u>116</u>	<u>42</u>	<u>(75)</u>	<u>279%</u>	<u>5,602</u>	<u>458</u>	<u>(5,144)</u>	<u>1222%</u>	<u>500</u>	<u>(5,102)</u>