

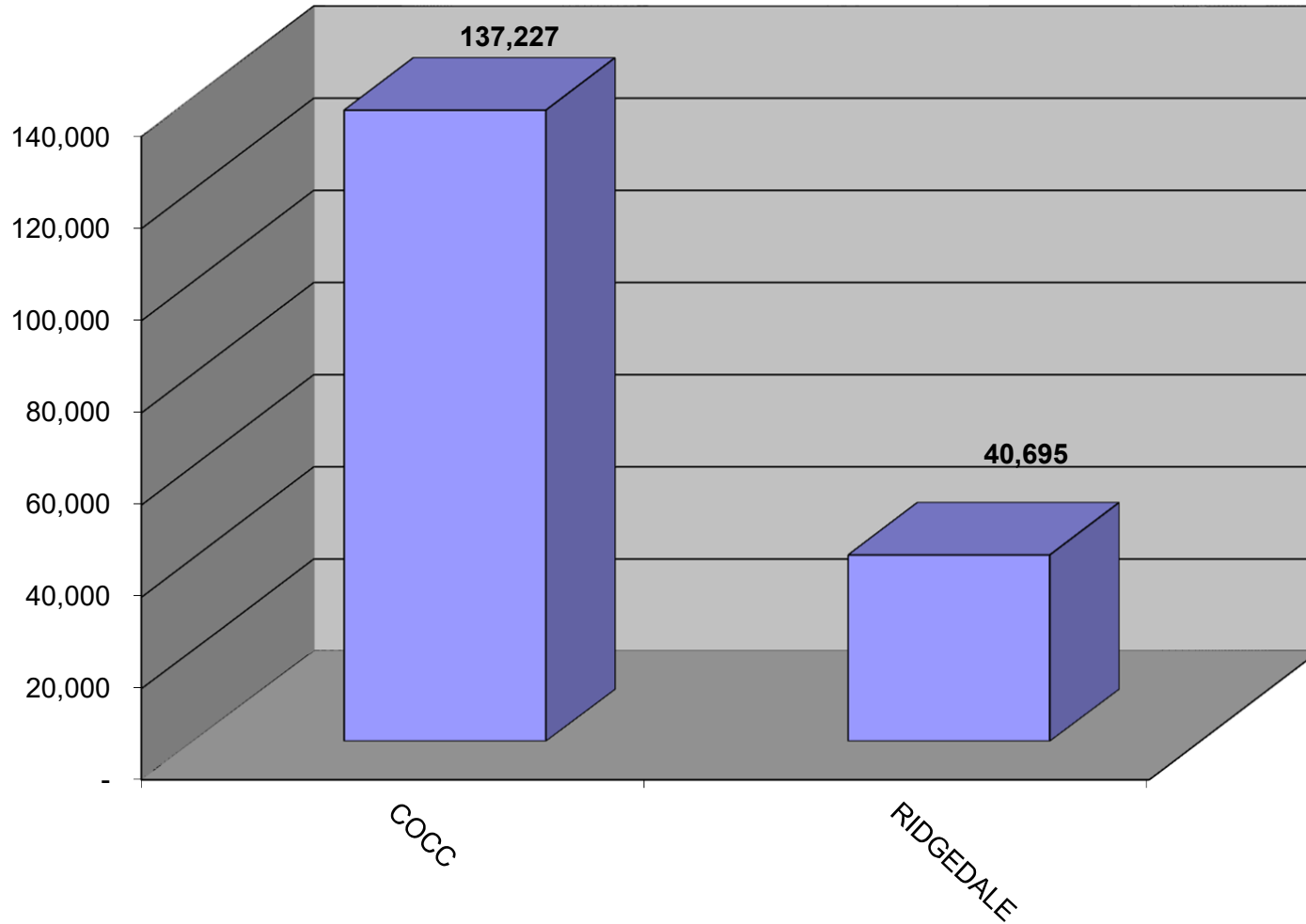
**AVON PARK**  
**HOUSING AUTHORITY**

**FISCAL YEAR ENDING DECEMBER 31, 2019**

**Financial Statements**

**December 31, 2019**

# Avon Park Housing Authority



Year to Date Net Income

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

**COCC**

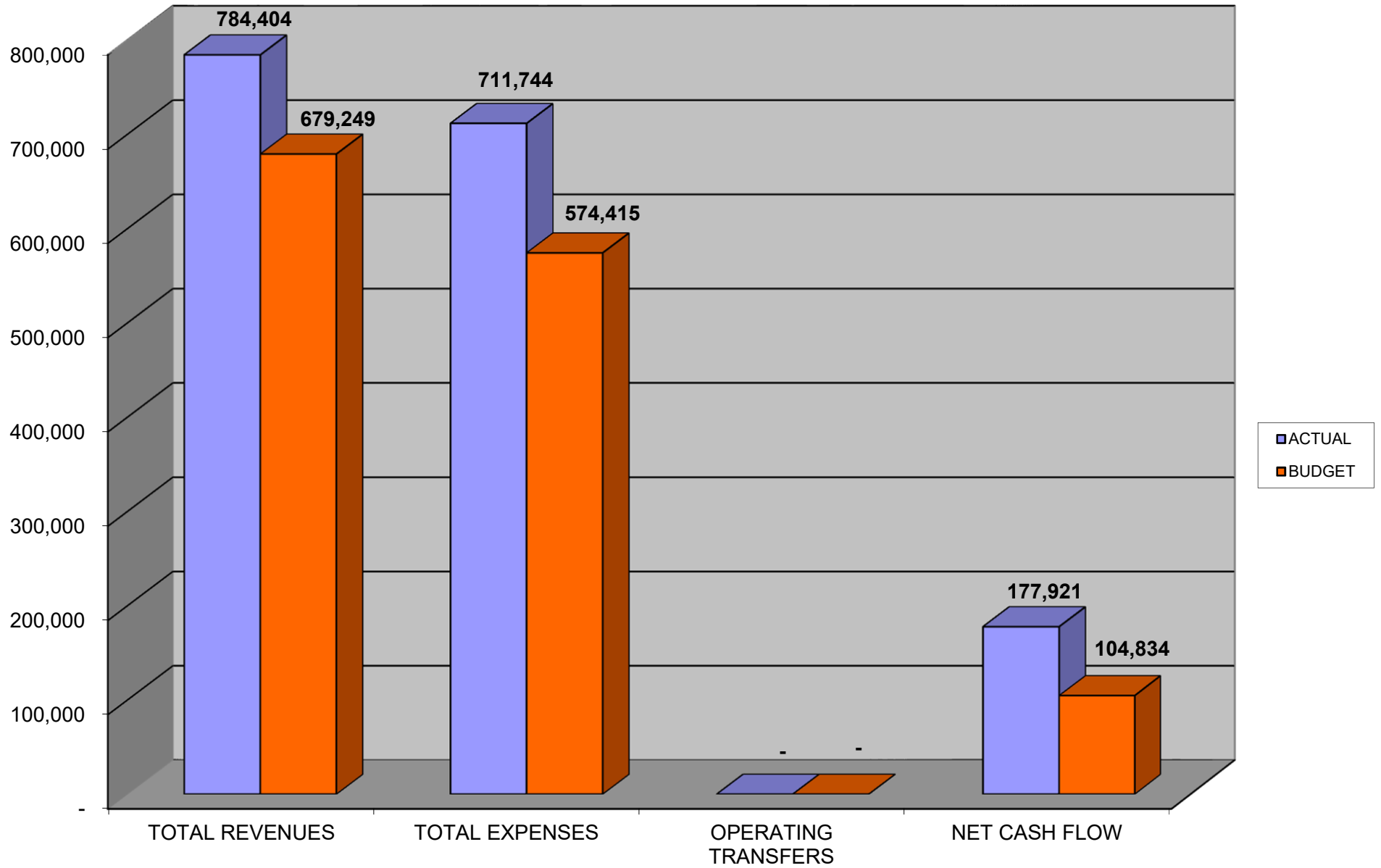
1111.00 GENERAL FUND-COCC	152,244
1111.40 FSS ESCROW	-
<b>TOTAL</b>	<b><u>152,244</u></b>

**RIDGEDALE**

1111.01 GENERAL FUND CHECKING	18,515
1114.00 SECURITY DEPOSITS	6,525
1162.05 ESCROW MIP	1,069
1162.06 ESCROW RESERVE REPLACEMENT	46,449
1162.07 ESCROW INSURANCE	6,929
1162.08 RESIDUAL RECEIPTS RESERVES	47,537
<b>TOTAL</b>	<b><u>127,024</u></b>

GRAND TOTAL CASH ACCOUNTS **279,268**

# APHA CONSOLIDATED



# APHA CONSOLIDATED- STATEMENT OF NET POSITION

## ASSETS

<b>Current Assets:</b>		
<b>Cash</b>		
111	Unrestricted	170,759
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	101,984
114	Cash - Tenant Security Deposits	6,525
100	<b>Total Cash</b>	<b>279,268</b>
<b>Receivables</b>		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	10,695
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	1,512
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(1,049)
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	<b>Total Receivables - Net of Allowances for doubtful accts</b>	<b>11,159</b>
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	8,932
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	3,158
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	<b>Total Other Current Assets</b>	<b>12,090</b>
150	<b>Total Current Assets</b>	<b>302,517</b>
<b>Non-current Assets:</b>		
<b>Fixed Assets</b>		
161	Land	600,000
168	Infrastructure	2,758
162	Buildings	1,288,837
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	219,359
165	Leasehold Improvements	-
166	Accumulated Depreciation	(549,921)
167	Construction in Progress	-
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>1,561,032</b>
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	-
	<b>Total Non-Current Assets</b>	<b>-</b>
	<b>Total Assets</b>	<b>1,863,549</b>
200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>1,863,549</b>

## LIABILITIES

<b>Current Liabilities:</b>		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	8,136
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	5,552
322	Accrued Compensated Absences - Current Portion	18,318
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	6,525
342	Unearned Revenue	215
343	Current Portion of Long-term Debt - Capital Projects	32,804
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	3,158
310	<b>Total Current Liabilities</b>	<b>74,708</b>
<b>Non-current Liabilities:</b>		
351	Long-term Debt, Net of Current - Capital Projects	1,332,142
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	1,745
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	<b>Total Noncurrent Liabilities</b>	<b>1,333,887</b>
300	<b>Total Liabilities</b>	<b>1,408,595</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
400	Deferred Inflows of Resources - Pension Related Items	-
<b>EQUITY:</b>		
501	Investment in General Fixed Assets	-
<b>Contributed Capital</b>		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	<b>Total Contributed Capital</b>	<b>-</b>
508.1	Net Investment in Capital Assets	196,086
<b>Reserved Fund Balance:</b>		
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	<b>Total Reserved Fund Balance</b>	<b>-</b>
511.1	Restricted Net Position	101,984
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	156,884
513	<b>Total Equity</b>	<b>454,954</b>
600	<b>Total Liabilities and Equity</b>	<b>1,863,549</b>

# APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			Dec-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>REVENUE</b>												
<b>OPERATING INCOME</b>												
703	3110	GROSS POTENTIAL RENT	2,472	497	1,975	497%	33,411	5,964	27,447	560%	5,964	(27,447)
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		<b>NET TENANT REVENUE</b>	<b>2,472</b>	<b>497</b>	<b>1,975</b>	<b>497%</b>	<b>33,411</b>	<b>5,964</b>	<b>27,447</b>	<b>560%</b>	<b>5,964</b>	<b>(27,447)</b>
	3401	TENANT REVENUE - OTHER	1,684	574	1,110	293%	10,450	6,890	3,560	152%	6,890	(3,560)
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	<b>NET OPERATING REVENUE</b>	<b>4,156</b>	<b>1,071</b>	<b>3,085</b>	<b>388%</b>	<b>43,862</b>	<b>12,854</b>	<b>31,008</b>	<b>341%</b>	<b>12,854</b>	<b>(31,008)</b>
706		HUD PHA OPERATING GRANT CFP	31,893	31,932	(39)	100%	363,830	383,184	(19,354)	95%	383,184	19,354
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	2	4	(2)	52%	11	50	(39)	22%	50	39
		MANAGEMENT FEE INCOME	11,080	10,022	1,058	111%	128,813	120,261	8,552	107%	120,261	(8,552)
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	11,135	13,567	(2,432)	82%	247,758	162,800	84,958	152%	162,800	(84,958)
720		INVESTMENT INCOME - RESTRICTED	31	8	22	367%	131	100	31	131%	100	(31)
700		<b>TOTAL REVENUES</b>	<b>58,296</b>	<b>56,604</b>	<b>1,692</b>	<b>103%</b>	<b>784,404</b>	<b>679,249</b>	<b>105,155</b>	<b>115%</b>	<b>679,249</b>	<b>(105,155)</b>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	12,586	11,629	957	108%	115,343	139,547	(24,204)	83%	139,547	24,204
912	4182	EBC - ADMIN	4,278	3,706	573	115%	35,714	44,470	(8,756)	80%	44,470	8,756
	4171	AUDITING FEES	-	292	(292)	0%	2,665	3,500	(835)	76%	3,500	835
		MANAGEMENT FEES	3,158	2,594	563	122%	36,434	31,132	5,302	117%	31,132	(5,302)
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	5,371	6,796	(1,425)	79%	64,478	81,550	(17,072)	79%	81,550	17,072
		<b>TOTAL ADMINISTRATIVE</b>	<b>25,393</b>	<b>25,017</b>	<b>376</b>	<b>102%</b>	<b>254,634</b>	<b>300,199</b>	<b>(45,565)</b>	<b>85%</b>	<b>300,199</b>	<b>45,565</b>
<b>TENANT SERVICES</b>												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	500	(500)	0%	-	6,000	(6,000)	0%	6,000	6,000
		<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>500</b>	<b>(500)</b>	<b>0%</b>	<b>-</b>	<b>6,000</b>	<b>(6,000)</b>	<b>0%</b>	<b>6,000</b>	<b>6,000</b>
<b>UTILITIES</b>												
931	4310	WATER	1,276	681	595	187%	7,794	8,172	(378)	95%	8,172	378
932	4320	ELECTRICITY	1,294	637	657	203%	10,142	7,646	2,496	133%	7,646	(2,496)
933	4330	NATURAL GAS	-	14	(14)	0%	55	168	(113)	33%	168	113
938	4390	SEWER AND OTHER	2,112	971	1,141	218%	13,092	11,648	1,444	112%	11,648	(1,444)
		<b>TOTAL UTILITIES</b>	<b>4,682</b>	<b>2,303</b>	<b>2,379</b>	<b>203%</b>	<b>31,084</b>	<b>27,634</b>	<b>3,450</b>	<b>112%</b>	<b>27,634</b>	<b>(3,450)</b>

# APHA CONSOLIDATED

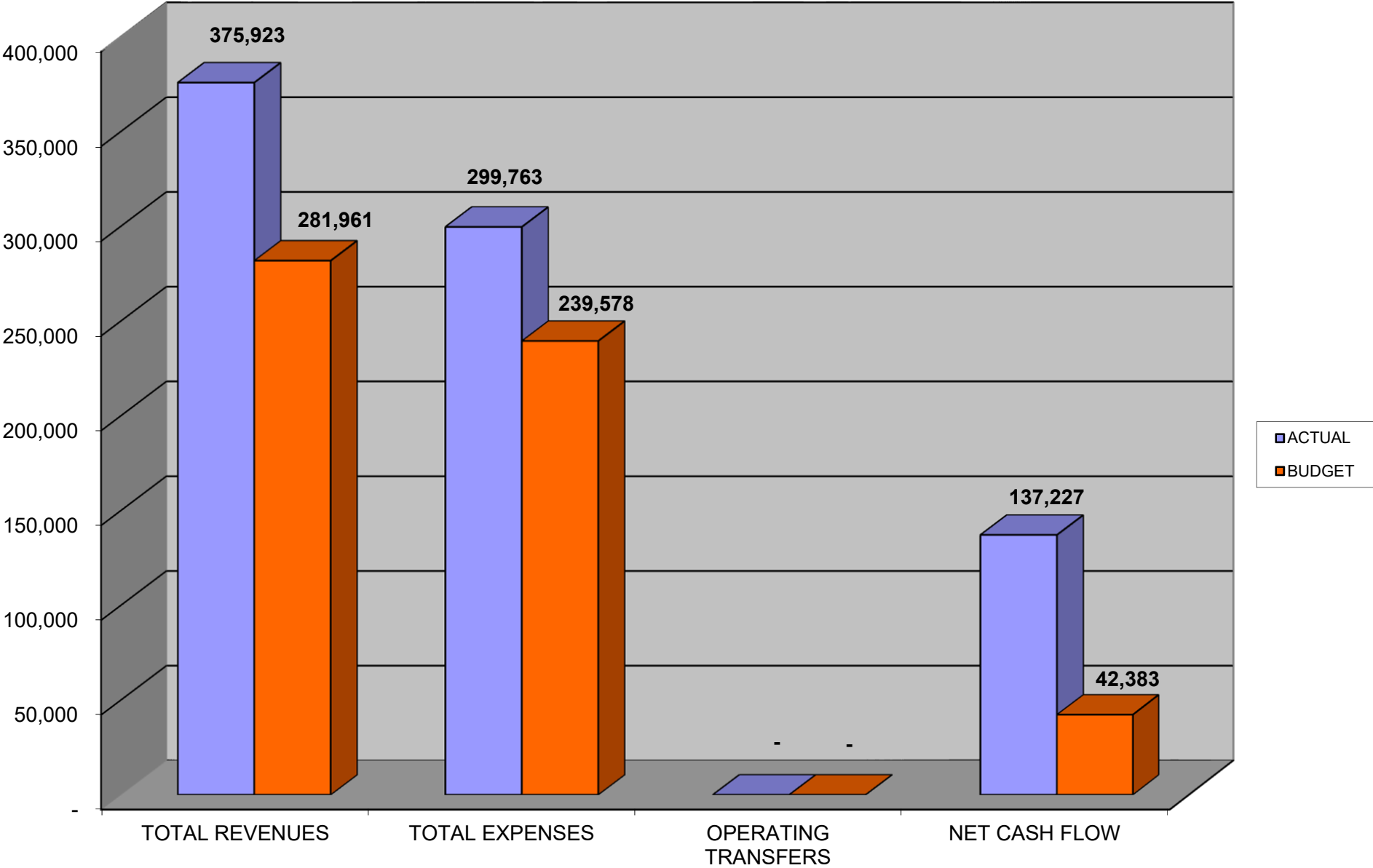
LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Dec-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	15,639	6,185	9,454	253%	91,709	74,219	17,490	124%	74,219	(17,490)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	3,424	2,295	1,128	149%	28,347	27,545	802	103%	27,545	(802)
943	4420	MATERIALS	5,385	1,597	3,788	337%	33,057	19,158	13,899	173%	19,158	(13,899)
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	1,344	607	737	221%	8,299	7,287	1,012	114%	7,287	(1,012)
		COOLING / AIR CONDITIONING	-	200	(200)	0%	2,710	2,400	310	113%	2,400	(310)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	5,940	5,500	440	108%	5,500	(440)
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	300	83	217	360%	1,000	1,000	-	100%	1,000	-
		EXTERMINATION	672	125	547	538%	4,988	1,500	3,488	333%	1,500	(3,488)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	1,675	(1,675)	0%	1,700	20,100	(18,400)	8%	20,100	18,400
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	135	-	135	-	32,060	-	32,060	-	-	(32,060)
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>27,394</b>	<b>13,226</b>	<b>14,168</b>	<b>207%</b>	<b>209,809</b>	<b>158,709</b>	<b>51,100</b>	<b>132%</b>	<b>158,709</b>	<b>(51,100)</b>
<b>PROTECTIVE SERVICES</b>												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
<b>INSURANCE</b>												
961	4510	INSURANCE	1,737	2,337	(600)	74%	20,031	28,046	(8,015)	71%	28,046	8,015
969	<b>TOTAL INSURANCE EXPENSES</b>		<b>1,737</b>	<b>2,337</b>	<b>(600)</b>	<b>74%</b>	<b>20,031</b>	<b>28,046</b>	<b>(8,015)</b>	<b>71%</b>	<b>28,046</b>	<b>8,015</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	1,597	1,292	306	124%	20,571	15,500	5,071	133%	15,500	(5,071)
		COMPENSATED ABSENCES	21,131	-	21,131	-	21,131	-	21,131	-	-	(21,131)
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	4,463	290	4,173	1538%	14,379	3,483	10,896	413%	3,483	(10,896)
		INTEREST EXPENSE	2,856	2,904	(48)	98%	34,844	34,844	(0)	100%	34,844	0
<b>TOTAL GENERAL EXPENSES</b>			<b>30,048</b>	<b>4,486</b>	<b>25,562</b>	<b>670%</b>	<b>90,925</b>	<b>53,827</b>	<b>37,098</b>	<b>169%</b>	<b>53,827</b>	<b>(37,098)</b>
969	<b>TOTAL OPERATING EXPENDITURES</b>		<b>89,253</b>	<b>47,868</b>	<b>41,385</b>	<b>186%</b>	<b>606,483</b>	<b>574,415</b>	<b>32,068</b>	<b>106%</b>	<b>574,415</b>	<b>(32,068)</b>
970	<b>CASH FLOW FROM OPERATIONS</b>		<b>(30,957)</b>	<b>8,736</b>	<b>(39,693)</b>	<b>-354%</b>	<b>177,921</b>	<b>104,834</b>	<b>73,087</b>	<b>170%</b>	<b>104,834</b>	<b>(73,087)</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>												
		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	105,262	-	105,262	-	105,262	-	105,262	-	-	(105,262)
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>			<b>105,262</b>	<b>-</b>	<b>105,262</b>	<b>-</b>	<b>105,262</b>	<b>-</b>	<b>105,262</b>	<b>-</b>	<b>-</b>	<b>(105,262)</b>
900	<b>TOTAL EXPENDITURES</b>		<b>194,515</b>	<b>47,868</b>	<b>146,647</b>	<b>406%</b>	<b>711,744</b>	<b>574,415</b>	<b>137,329</b>	<b>124%</b>	<b>574,415</b>	<b>(137,329)</b>
	<b>DEPRECIATION ADD BACK</b>		<b>105,262</b>	<b>-</b>	<b>105,262</b>	<b>-</b>	<b>105,262</b>	<b>-</b>	<b>105,262</b>	<b>-</b>	<b>-</b>	<b>(105,262)</b>
	<b>NET CASH FLOW</b>		<b>(30,957)</b>	<b>8,736</b>	<b>(39,693)</b>	<b>-354%</b>	<b>177,921</b>	<b>104,834</b>	<b>73,087</b>	<b>170%</b>	<b>104,834</b>	<b>(73,087)</b>

# 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
			Dec-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>INCOME</b>												
<b>HUD PHA GRANTS</b>												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	31,893	31,932	(39)	100%	363,830	383,184	(19,354)	95%	383,184	19,354
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b><u>31,893</u></b>	<b><u>31,932</u></b>	<b><u>(39)</u></b>	<b><u>100%</u></b>	<b><u>363,830</u></b>	<b><u>383,184</u></b>	<b><u>(19,354)</u></b>	<b><u>95%</u></b>	<b><u>383,184</u></b>	<b><u>19,354</u></b>
<b>EXPENSES</b>												
<b>ADMINISTRATIVE OFFICE EXPENSES</b>												
4130		LEGAL	237	458	(221)	52%	2,573	5,500	(2,927)	47%	5,500	2,927
4140		STAFF TRAINING	-	250	(250)	0%	1,840	3,000	(1,160)	61%	3,000	1,160
4150		TRAVEL	35	417	(382)	8%	1,956	5,000	(3,044)	39%	5,000	3,044
4170		ACCOUNTING	800	558	242	143%	6,973	6,700	273	104%	6,700	(273)
4190		SUNDRY	2,007	2,125	(118)	94%	31,055	25,500	5,555	122%	25,500	(5,555)
4190.2		TELEPHONE/COMMUNICATIONS	1,213	1,250	(37)	97%	11,684	15,000	(3,316)	78%	15,000	3,316
4190.3		POSTAGE	566	333	233	170%	2,664	4,000	(1,336)	67%	4,000	1,336
4190		OFFICE SUPPLIES	-	521	(521)	0%	-	6,250	(6,250)	0%	6,250	6,250
4190		CONTRACT COST-COPIER/SECURITY	157	133	24	118%	1,480	1,600	(120)	93%	1,600	120
4190		EVICITION COST	235	83	152	282%	1,225	1,000	225	123%	1,000	(225)
4190.9		CONTRACT COST - ADMIN	120	667	(547)	18%	3,028	8,000	(4,972)	38%	8,000	4,972
<b>TOTAL ADMINISTRATIVE</b>			<b><u>5,371</u></b>	<b><u>6,796</u></b>	<b><u>(1,425)</u></b>	<b><u>79%</u></b>	<b><u>64,478</u></b>	<b><u>81,550</u></b>	<b><u>(17,072)</u></b>	<b><u>79%</u></b>	<b><u>81,550</u></b>	<b><u>17,072</u></b>
<b>TOTAL GENERAL EXPENSES</b>												
4590		OTHER GENERAL EXPENSE	1,597	1,292	306	124%	20,571	15,500	5,071	133%	15,500	(5,071)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>			<b><u>1,597</u></b>	<b><u>1,292</u></b>	<b><u>306</u></b>	<b><u>124%</u></b>	<b><u>20,571</u></b>	<b><u>15,500</u></b>	<b><u>5,071</u></b>	<b><u>133%</u></b>	<b><u>15,500</u></b>	<b><u>(5,071)</u></b>



# CENTRAL OFFICE COST CENTER



# COCC - STATEMENT OF NET POSITION

## ASSETS

<b>Current Assets:</b>		
<b>Cash</b>		
111	Unrestricted	152,244
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	-
100	<b>Total Cash</b>	<b>152,244</b>
<b>Receivables</b>		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	10,695
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	<b>Total Receivables - Net of Allowances for doubtful acct</b>	<b>10,695</b>
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	3,506
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	3,158
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	<b>Total Other Current Assets</b>	<b>6,663</b>
150	<b>Total Current Assets</b>	<b>169,603</b>
<b>Non-current Assets:</b>		
<b>Fixed Assets</b>		
161	Land	500,000
168	Infrastructure	2,758
162	Buildings	43,659
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	171,145
165	Leasehold Improvements	-
166	Accumulated Depreciation	(151,176)
167	Construction in Progress	-
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>566,386</b>
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	-
	<b>Total Non-Current Assets</b>	<b>-</b>
	<b>Total Assets</b>	<b>735,989</b>
200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>735,989</b>

## LIABILITIES

<b>Current Liabilities:</b>		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	4,923
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	2,388
322	Accrued Compensated Absences - Current Portion	6,696
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	<b>Total Current Liabilities</b>	<b>14,007</b>
<b>Non-current Liabilities:</b>		
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	<b>Total Noncurrent Liabilities</b>	<b>-</b>
300	<b>Total Liabilities</b>	<b>14,007</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
400	Deferred Inflows of Resources - Pension Related Items	-
<b>EQUITY:</b>		
501	Investment in General Fixed Assets	-
<b>Contributed Capital</b>		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	<b>Total Contributed Capital</b>	<b>-</b>
508.1	Net Investment in Capital Assets	566,386
<b>Reserved Fund Balance:</b>		
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	<b>Total Reserved Fund Balance</b>	<b>-</b>
511.1	Restricted Net Position	-
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	155,595
513	<b>Total Equity</b>	<b>721,982</b>
600	<b>Total Liabilities and Equity</b>	<b>735,989</b>

# CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
REVENUE			Dec-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>OPERATING INCOME</b>												
703	3110	GROSS POTENTIAL RENT	-	-	-	-	-	-	-	-	-	-
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		<b>NET TENANT REVENUE</b>	-	-	-	<b>0%</b>	-	-	-	<b>0%</b>	-	-
	3110	TENANT REVENUE - OTHER	-	-	-	-	-	-	-	-	-	-
	3120	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3690	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
703	3431	<b>NET OPERATING REVENUE</b>	-	-	-	-	-	-	-	-	-	-
706		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-	-	-	-	-
		MANAGEMENT FEE INCOME	11,080	10,022	1,058	111%	128,813	120,261	8,552	107%	120,261	(8,552)
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	11,135	13,475	(2,340)	83%	247,110	161,700	85,410	153%	161,700	(85,410)
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		<b>TOTAL REVENUES</b>	<b>22,215</b>	<b>23,497</b>	<b>(1,282)</b>	<b>95%</b>	<b>375,923</b>	<b>281,961</b>	<b>93,962</b>	<b>133%</b>	<b>281,961</b>	<b>(93,962)</b>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	11,566	9,237	2,328	125%	90,984	110,848	(19,864)	82%	110,848	19,864
912	4182	EBC - ADMIN	3,244	2,442	802	133%	24,523	29,303	(4,780)	84%	29,303	4,780
	4171	AUDITING FEES	-	167	(167)	0%	-	2,000	(2,000)	0%	2,000	2,000
		MANAGEMENT FEES	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	4,468	5,967	(1,499)	75%	56,048	71,600	(15,552)	78%	71,600	15,552
		<b>TOTAL ADMINISTRATIVE</b>	<b>19,277</b>	<b>17,813</b>	<b>1,465</b>	<b>108%</b>	<b>171,555</b>	<b>213,751</b>	<b>(42,196)</b>	<b>80%</b>	<b>213,751</b>	<b>42,196</b>
<b>TENANT SERVICES</b>												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>UTILITIES</b>												
931	4310	WATER	49	8	42	651%	258	91	167	284%	91	(167)
932	4320	ELECTRICITY	598	343	255	174%	5,798	4,110	1,688	141%	4,110	(1,688)
933	4330	NATURAL GAS	-	14	(14)	0%	55	168	(113)	33%	168	113
938	4390	SEWER AND OTHER	81	14	67	572%	452	169	283	268%	169	(283)
		<b>TOTAL UTILITIES</b>	<b>728</b>	<b>378</b>	<b>349</b>	<b>192%</b>	<b>6,564</b>	<b>4,538</b>	<b>2,026</b>	<b>145%</b>	<b>4,538</b>	<b>(2,026)</b>

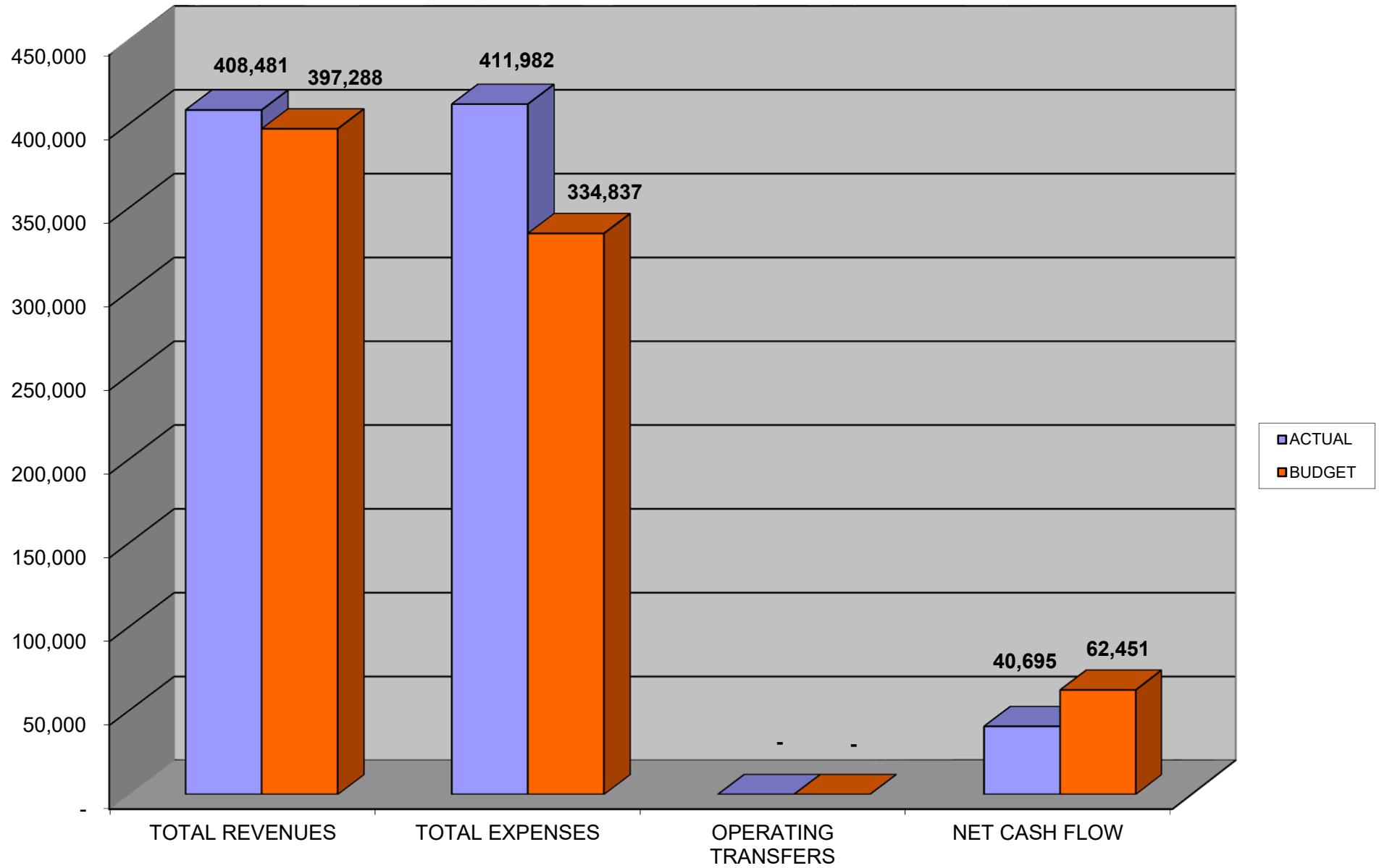
# CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			Dec-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET		REMAINING
		<b>ORDINARY MAINT &amp; OPERATIONS</b>										
941	4410	LABOR	14,500	-	14,500	-	14,500	-	14,500	-	-	(14,500)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	1,109	-	1,109	-	1,109	-	1,109	-	-	(1,109)
943	4420	MATERIALS	1,857	-	1,857	-	12,237	-	12,237	-	-	(12,237)
		<b>CONTRACT COSTS</b>										
943		GARBAGE & TRASH	100	-	100	-	561	-	561	-	-	(561)
		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	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL ORDINARY MAINT &amp; OPER</b>	<b>17,566</b>	<b>-</b>	<b>17,566</b>	<b>-</b>	<b>30,107</b>	<b>-</b>	<b>30,107</b>	<b>-</b>	<b>-</b>	<b>(30,107)</b>
		<b>PROTECTIVE SERVICES</b>										
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL PROTECTIVE SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
		<b>INSURANCE</b>										
961	4510	INSURANCE	510	524	(14)	97%	6,060	6,289	(229)	96%	6,289	229
969		<b>TOTAL INSURANCE EXPENSES</b>	<b>510</b>	<b>524</b>	<b>(14)</b>	<b>97%</b>	<b>6,060</b>	<b>6,289</b>	<b>(229)</b>	<b>96%</b>	<b>6,289</b>	<b>229</b>
		<b>GENERAL EXPENSES</b>										
962	4590	OTHER GENERAL EXPENSES	1,531	1,250	281	122%	14,902	15,000	(98)	99%	15,000	98
		COMPENSATED ABSENCES	9,509	-	9,509	-	9,509	-	9,509	-	-	(9,509)
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL GENERAL EXPENSES</b>	<b>11,039</b>	<b>1,250</b>	<b>9,789</b>	<b>883%</b>	<b>24,411</b>	<b>15,000</b>	<b>9,411</b>	<b>163%</b>	<b>15,000</b>	<b>(9,411)</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>49,121</b>	<b>19,965</b>	<b>29,156</b>	<b>246%</b>	<b>238,697</b>	<b>239,578</b>	<b>(881)</b>	<b>100%</b>	<b>239,578</b>	<b>881</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>(26,906)</b>	<b>3,532</b>	<b>(30,438)</b>	<b>-762%</b>	<b>137,227</b>	<b>42,383</b>	<b>94,844</b>	<b>324%</b>	<b>42,383</b>	<b>(94,844)</b>
		<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>										
		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	61,066	-	61,066	-	61,066	-	61,066	-	-	(61,066)
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS - TRANS TO RESERVES	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL OTHER EXPENSES</b>	<b>61,066</b>	<b>-</b>	<b>61,066</b>	<b>-</b>	<b>61,066</b>	<b>-</b>	<b>61,066</b>	<b>-</b>	<b>-</b>	<b>(61,066)</b>
900		<b>TOTAL EXPENDITURES</b>	<b>110,187</b>	<b>19,965</b>	<b>90,222</b>	<b>552%</b>	<b>299,763</b>	<b>239,578</b>	<b>60,185</b>	<b>125%</b>	<b>239,578</b>	<b>(60,185)</b>
		<b>DEPRECIATION ADD BACK</b>	<b>61,066</b>	<b>-</b>	<b>61,066</b>	<b>-</b>	<b>61,066</b>	<b>-</b>	<b>61,066</b>	<b>-</b>	<b>-</b>	<b>(61,066)</b>
		<b>NET CASH FLOW</b>	<b>(26,906)</b>	<b>3,532</b>	<b>(30,438)</b>	<b>-762%</b>	<b>137,227</b>	<b>42,383</b>	<b>94,844</b>	<b>324%</b>	<b>42,383</b>	<b>(94,844)</b>

# 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	
			Dec-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	
											BALANCE	
											REMAINING	
<b>INCOME</b>												
<b>HUD PHA GRANTS</b>												
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	-	-	-	-	-	-	-	-	-	
<b>TOTAL HUD PHA GRANTS</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>EXPENSES</b>												
<b>ADMINISTRATIVE OFFICE EXPENSES</b>												
4130		LEGAL	140	417	277	33%	2,476	5,000	2,525	50%	5,000	2,525
4140		STAFF TRAINING	-	208	208	0%	1,840	2,500	660	74%	2,500	660
4150		TRAVEL	35	375	340	9%	1,956	4,500	2,544	43%	4,500	2,544
4170		ACCOUNTING	300	292	(8)	103%	2,524	3,500	976	72%	3,500	976
4190		SUNDRY	2,000	2,083	84	96%	30,786	25,000	(5,786)	123%	25,000	(5,786)
4190.2		TELEPHONE/COMMUNICATIONS	1,150	1,125	(25)	102%	10,421	13,500	3,079	77%	13,500	3,079
4190.3		POSTAGE	566	208	(358)	272%	2,664	2,500	(164)	107%	2,500	(164)
4190		OFFICE SUPPLIES	-	500	500	0%	-	6,000	6,000	0%	6,000	6,000
4190		CONTRACT COST-COPIER/SECURITY	157	133	(24)	118%	1,480	1,600	120	93%	1,600	120
4190		EVICION COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	120	625	505	19%	1,900	7,500	5,600	25%	7,500	5,600
<b>TOTAL ADMINISTRATIVE</b>			<b>4,468</b>	<b>5,967</b>	<b>1,499</b>	<b>75%</b>	<b>56,048</b>	<b>71,600</b>	<b>15,552</b>	<b>78%</b>	<b>71,600</b>	<b>15,552</b>
<b>TOTAL GENERAL EXPENSES</b>												
4590		OTHER GENERAL EXPENSE	1,531	1,250	(281)	122%	14,902	15,000	98	99%	15,000	98
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>			<b>1,531</b>	<b>1,250</b>	<b>(281)</b>	<b>122%</b>	<b>14,902</b>	<b>15,000</b>	<b>98</b>	<b>99%</b>	<b>15,000</b>	<b>98</b>

# RIDGEDALE



# RIDGEDALE - STATEMENT OF NET POSITION

## ASSETS

<b>Current Assets:</b>		
<b>Cash</b>		
111	Unrestricted	18,515
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	101,984
114	Cash - Tenant Security Deposits	6,525
100	<b>Total Cash</b>	<b>127,024</b>
<b>Receivables</b>		
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	1,512
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(1,049)
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	<b>Total Receivables - Net of Allowances for doubtful acct</b>	<b>463</b>
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	5,427
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	<b>Total Other Current Assets</b>	<b>5,427</b>
	<b>Total Current Assets</b>	<b>132,914</b>
<b>Non-current Assets:</b>		
<b>Fixed Assets</b>		
161	Land	100,000
168	Infrastructure	-
162	Buildings	1,245,178
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	48,213
165	Leasehold Improvements	-
166	Accumulated Depreciation	(398,745)
167	Construction in Progress	-
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>994,646</b>
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	-
	<b>Total Non-Current Assets</b>	<b>-</b>
	<b>Total Assets</b>	<b>1,127,561</b>
200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>1,127,561</b>

## LIABILITIES

<b>Current Liabilities:</b>		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	3,213
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	3,163
322	Accrued Compensated Absences - Current Portion	11,623
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	6,525
342	Unearned Revenue	215
343	Current Portion of Long-term Debt - Capital Projects	32,804
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	3,158
310	<b>Total Current Liabilities</b>	<b>60,701</b>
<b>Non-current Liabilities:</b>		
351	Long-term Debt, Net of Current - Capital Projects	1,332,142
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	1,745
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	<b>Total Noncurrent Liabilities</b>	<b>1,333,887</b>
300	<b>Total Liabilities</b>	<b>1,394,588</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
400	Deferred Inflows of Resources - Pension Related Items	-
<b>EQUITY:</b>		
501	Investment in General Fixed Assets	-
<b>Contributed Capital</b>		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	<b>Total Contributed Capital</b>	<b>-</b>
508.1	Net Investment in Capital Assets	(370,300)
<b>Reserved Fund Balance:</b>		
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	<b>Total Reserved Fund Balance</b>	<b>-</b>
511.1	Restricted Net Position	101,984
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	1,288
513	<b>Total Equity</b>	<b>(267,027)</b>
600	<b>Total Liabilities and Equity</b>	<b>1,127,561</b>

# RIDGEDALE

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	
REVENUE			Dec-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	REMAINING	
<b>OPERATING INCOME</b>												
703	3110	GROSS POTENTIAL RENT	2,472	497	1,975	497%	33,411	5,964	27,447	560%	5,964	(27,447)
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		<b>NET TENANT REVENUE</b>	<b>2,472</b>	<b>497</b>	<b>1,975</b>	<b>497%</b>	<b>33,411</b>	<b>5,964</b>	<b>27,447</b>	<b>560%</b>	<b>5,964</b>	<b>(27,447)</b>
	3401	TENANT REVENUE - OTHER	1,684	574	1,110	293%	10,450	6,890	3,560	152%	6,890	(3,560)
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	<b>NET OPERATING REVENUE</b>	<b>4,156</b>	<b>1,071</b>	<b>3,085</b>	<b>388%</b>	<b>43,862</b>	<b>12,854</b>	<b>31,008</b>	<b>341%</b>	<b>12,854</b>	<b>(31,008)</b>
706		HAP SUBSIDY	31,893	31,932	(39)	100%	363,830	383,184	(19,354)	95%	383,184	19,354
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	19,354
711		INVESTMENT INCOME - UNRESTRICTED	2	4	(2)	52%	11	50	(39)	22%	50	39
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	92	(92)	0%	647	1,100	(453)	59%	1,100	453
720		INVESTMENT INCOME - RESTRICTED	31	8	22	367%	131	100	31	131%	100	(31)
700		<b>TOTAL REVENUES</b>	<b>36,082</b>	<b>33,107</b>	<b>2,975</b>	<b>109%</b>	<b>408,481</b>	<b>397,288</b>	<b>11,193</b>	<b>103%</b>	<b>397,288</b>	<b>8,161</b>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	1,021	2,392	(1,371)	43%	24,358	28,699	(4,341)	85%	28,699	4,341
912	4182	EBC - ADMIN	1,034	1,264	(230)	82%	11,191	15,167	(3,976)	74%	15,167	3,976
	4171	AUDITING FEES	-	125	(125)	0%	2,665	1,500	1,165	178%	1,500	(1,165)
		MANAGEMENT FEES	3,158	2,594	563	122%	36,434	31,132	5,302	117%	31,132	(5,302)
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	903	829	74	109%	8,430	9,950	(1,520)	85%	9,950	1,520
		<b>TOTAL ADMINISTRATIVE</b>	<b>6,115</b>	<b>7,204</b>	<b>(1,089)</b>	<b>85%</b>	<b>83,079</b>	<b>86,448</b>	<b>(3,369)</b>	<b>96%</b>	<b>86,448</b>	<b>3,369</b>
<b>TENANT SERVICES</b>												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES AFTER SCHOOL PROGRAM	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	500	(500)	0%	-	6,000	(6,000)	0%	6,000	6,000
		<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>500</b>	<b>(500)</b>	<b>0%</b>	<b>-</b>	<b>6,000</b>	<b>(6,000)</b>	<b>0%</b>	<b>6,000</b>	<b>6,000</b>
<b>UTILITIES</b>												
931	4310	WATER	1,227	673	553	182%	7,536	8,081	(545)	93%	8,081	545
932	4320	ELECTRICITY	696	295	402	236%	4,344	3,536	808	123%	3,536	(808)
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	2,031	957	1,074	212%	12,640	11,479	1,161	110%	11,479	(1,161)
		<b>TOTAL UTILITIES</b>	<b>3,954</b>	<b>1,925</b>	<b>2,029</b>	<b>205%</b>	<b>24,520</b>	<b>23,096</b>	<b>1,424</b>	<b>106%</b>	<b>23,096</b>	<b>(1,424)</b>



# RIDGEDALE

LINE	ACCT		CURRENT	CURRENT	% OF	YEAR	YEAR		% OF		BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE	
			Dec-19	BUDGET	DIFF	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING	
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	1,139	6,185	(5,046)	18%	77,209	74,219	2,990	104%	74,219	(2,990)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,315	2,295	19	101%	27,238	27,545	(307)	99%	27,545	307
943	4420	MATERIALS	3,528	1,597	1,931	221%	20,820	19,158	1,662	109%	19,158	(1,662)
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	1,244	607	637	205%	7,738	7,287	451	106%	7,287	(451)
		COOLING / AIR CONDITIONING	-	200	(200)	0%	2,710	2,400	310	113%	2,400	(310)
		CABINETS	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	5,940	5,500	440	108%	5,500	(440)
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	300	83	217	360%	1,000	1,000	-	100%	1,000	-
		EXTERMINATION	672	125	547	538%	4,988	1,500	3,488	333%	1,500	(3,488)
		CAMERA SECURITY	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	1,675	(1,675)	0%	-	20,100	(20,100)	0%	20,100	20,100
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	135	-	135	-	32,060	-	32,060	-	-	(32,060)
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>9,827</b>	<b>13,226</b>	<b>(3,398)</b>	<b>74%</b>	<b>179,702</b>	<b>158,709</b>	<b>20,993</b>	<b>113%</b>	<b>158,709</b>	<b>(20,993)</b>
<b>PROTECTIVE SERVICES</b>												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
<b>TOTAL PROTECTIVE SERVICES</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>INSURANCE</b>												
961	4510	INSURANCE	1,227	1,813	(586)	68%	13,971	21,757	(7,786)	64%	21,757	7,786
969		<b>TOTAL INSURANCE EXPENSES</b>	<b>1,227</b>	<b>1,813</b>	<b>(586)</b>	<b>68%</b>	<b>13,971</b>	<b>21,757</b>	<b>(7,786)</b>	<b>64%</b>	<b>21,757</b>	<b>7,786</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	67	42	25	160%	5,669	500	5,169	1134%	500	(5,169)
		COMPENSATED ABSENCES	11,623	-	11,623	-	11,623	-	11,623	-	-	(11,623)
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	4,463	290	4,173	1538%	14,379	3,483	10,896	413%	3,483	(10,896)
		INTEREST EXPENSE	2,856	2,904	(48)	98%	34,844	34,844	(0)	100%	34,844	0
<b>TOTAL GENERAL EXPENSES</b>			<b>19,008</b>	<b>3,236</b>	<b>15,773</b>	<b>587%</b>	<b>66,514</b>	<b>38,827</b>	<b>27,687</b>	<b>171%</b>	<b>38,827</b>	<b>(27,687)</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>40,132</b>	<b>27,903</b>	<b>12,229</b>	<b>144%</b>	<b>367,786</b>	<b>334,837</b>	<b>32,949</b>	<b>110%</b>	<b>334,837</b>	<b>(32,949)</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>(4,051)</b>	<b>5,204</b>	<b>(9,255)</b>	<b>-78%</b>	<b>40,695</b>	<b>62,451</b>	<b>(21,756)</b>	<b>65%</b>	<b>62,451</b>	<b>41,110</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>												
		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	44,195	-	44,195	-	44,195	-	44,195	-	-	(44,195)
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS-TRANS FROM RESERVES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>			<b>44,195</b>	<b>-</b>	<b>44,195</b>	<b>-</b>	<b>44,195</b>	<b>-</b>	<b>44,195</b>	<b>-</b>	<b>-</b>	<b>(44,195)</b>
900		<b>TOTAL EXPENDITURES</b>	<b>84,328</b>	<b>27,903</b>	<b>56,425</b>	<b>302%</b>	<b>411,982</b>	<b>334,837</b>	<b>77,145</b>	<b>123%</b>	<b>334,837</b>	<b>(77,145)</b>
		<b>DEPRECIATION ADD BACK</b>	<b>44,195</b>	<b>-</b>	<b>44,195</b>	<b>-</b>	<b>44,195</b>	<b>-</b>	<b>44,195</b>	<b>-</b>	<b>-</b>	<b>(44,195)</b>
		<b>NET CASH FLOW</b>	<b>(4,051)</b>	<b>5,204</b>	<b>(9,255)</b>	<b>-78%</b>	<b>40,695</b>	<b>62,451</b>	<b>(21,756)</b>	<b>65%</b>	<b>62,451</b>	<b>41,110</b>

# RIDEGEDALE ACCOUNT DETAIL

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	
			Dec-19	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	
											BALANCE	
											REMAINING	
<b>INCOME</b>												
<b>HUD PHA GRANTS</b>												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	
3410		SECTION 8 HAP INCOME	31,893	31,932	(39)	100%	363,830	383,184	(19,354)	95%	383,184	
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
<b>TOTAL HUD PHA GRANTS</b>			<b>31,893</b>	<b>31,932</b>	<b>(39)</b>	<b>100%</b>	<b>363,830</b>	<b>383,184</b>	<b>(19,354)</b>	<b>95%</b>	<b>383,184</b>	<b>19,354</b>
<b>EXPENSES</b>												
<b>ADMINISTRATIVE OFFICE EXPENSES</b>												
4130		LEGAL	97	42	(56)	234%	97	500	403	19%	500	403
4140		STAFF TRAINING	-	42	42	0%	-	500	500	0%	500	500
4150		TRAVEL	-	42	42	0%	-	500	500	0%	500	500
4170		ACCOUNTING	500	267	(233)	188%	4,448	3,200	(1,248)	139%	3,200	(1,248)
4190		SUNDRY	8	42	34	18%	269	500	231	54%	500	231
4190.2		TELEPHONE/COMMUNICATIONS	63	125	62	50%	1,262	1,500	238	84%	1,500	238
4190.3		POSTAGE	-	125	125	0%	-	1,500	1,500	0%	1,500	1,500
4190		OFFICE SUPPLIES	-	21	21	0%	-	250	250	0%	250	250
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	235	83	(152)	282%	1,225	1,000	(225)	123%	1,000	(225)
4190.9		CONTRACT COST - ADMIN	-	42	42	0%	1,128	500	(628)	226%	500	(628)
<b>TOTAL ADMINISTRATIVE</b>			<b>903</b>	<b>829</b>	<b>(74)</b>	<b>109%</b>	<b>8,430</b>	<b>9,950</b>	<b>1,520</b>	<b>85%</b>	<b>9,950</b>	<b>1,520</b>
<b>TOTAL GENERAL EXPENSES</b>												
4590		OTHER GENERAL EXPENSE	67	42	(25)	160%	5,669	500	(5,169)	1134%	500	(5,169)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>			<b>67</b>	<b>42</b>	<b>(25)</b>	<b>160%</b>	<b>5,669</b>	<b>500</b>	<b>(5,169)</b>	<b>1134%</b>	<b>500</b>	<b>(5,169)</b>