

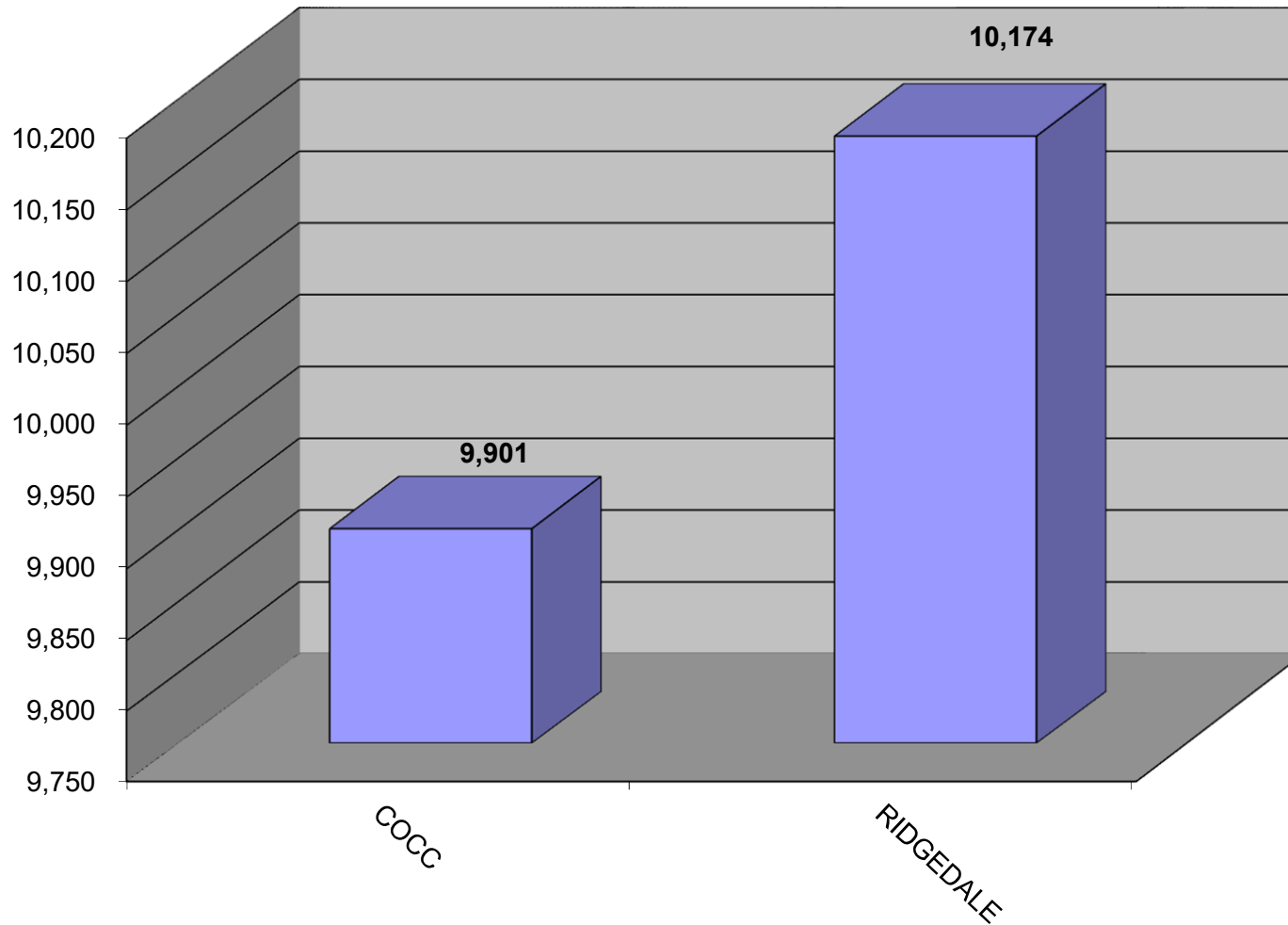
**AVON PARK**  
**HOUSING AUTHORITY**

**FISCAL YEAR ENDING DECEMBER 31, 2020**

**Financial Statements**

**January 31, 2020**

# Avon Park Housing Authority



Year to Date Net Income

**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES**  
**As of January 31, 2020**

**COCC**

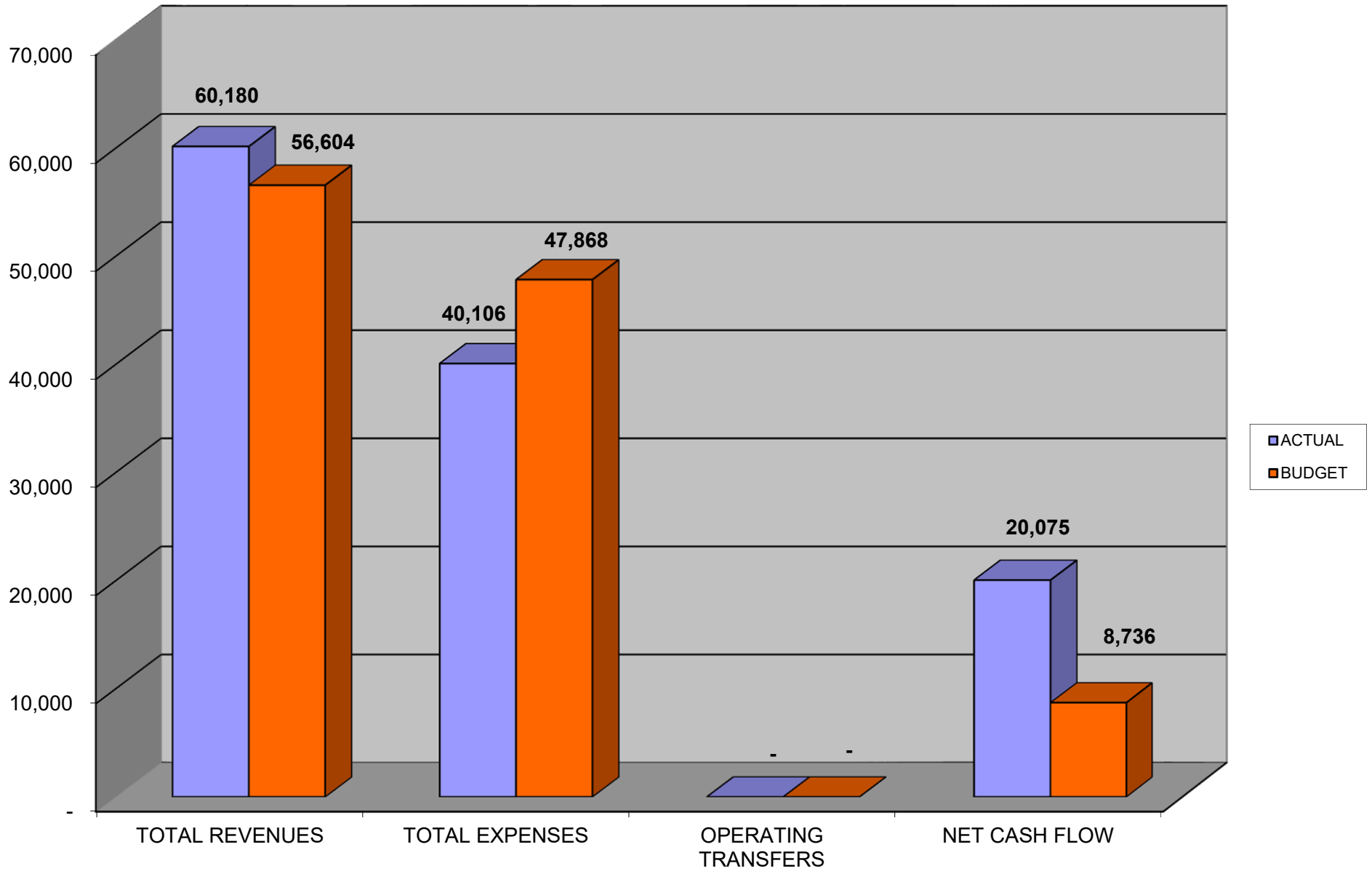
1111.00 GENERAL FUND-COCC	164,452
1111.40 FSS ESCROW	-
<b>TOTAL</b>	<b><u>164,452</u></b>

**RIDGEDALE**

1111.01 GENERAL FUND CHECKING	19,253
1114.00 SECURITY DEPOSITS	6,950
1162.05 ESCROW MIP	1,409
1162.06 ESCROW RESERVE REPLACEMENT	47,921
1162.07 ESCROW INSURANCE	8,393
1162.08 RESIDUAL RECEIPTS RESERVES	47,543
<b>TOTAL</b>	<b><u>131,468</u></b>

GRAND TOTAL CASH ACCOUNTS **295,920**

# APHA CONSOLIDATED



# APHA CONSOLIDATED- STATEMENT OF NET POSITION

## ASSETS

<b>Current Assets:</b>		
<b>Cash</b>		
111	Unrestricted	183,705
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	105,265
114	Cash - Tenant Security Deposits	6,950
100	<b>Total Cash</b>	<b>295,920</b>
<b>Receivables</b>		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	8,046
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	4,494
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(760)
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>11,780</b>
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	6,877
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	3,038
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	<b>Total Other Current Assets</b>	<b>9,915</b>
150	<b>Total Current Assets</b>	<b>317,616</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>1,878,649</b>
200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>1,878,649</b>

## LIABILITIES

<b>Current Liabilities:</b>		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,656
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	8,038
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	6,950
342	Unearned Revenue	613
343	Current Portion of Long-term Debt - Capital Projects	30,119
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	3,038
310	<b>Total Current Liabilities</b>	<b>69,732</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>1,403,620</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	198,771
<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	105,265
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	170,993
513	<b>Total Equity</b>	<b>475,029</b>
600	<b>Total Liabilities and Equity</b>	<b>1,878,649</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	BUDGET	BALANCE
			Jan-20	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET		REMAINING
<b>REVENUE</b>													
<b>OPERATING INCOME</b>													
703	3110	GROSS POTENTIAL RENT	5,211	497	4,714	1048%	5,211	497	4,714	1048%	5,964	753	
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-	
		<b>NET TENANT REVENUE</b>	<b>5,211</b>	<b>497</b>	<b>4,714</b>	<b>1048%</b>	<b>5,211</b>	<b>497</b>	<b>4,714</b>	<b>1048%</b>	<b>5,964</b>	<b>753</b>	
	3401	TENANT REVENUE - OTHER	2,224	574	1,650	387%	2,224	574	1,650	387%	6,890	4,666	
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-	
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-	
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-	
	3431	<b>NET OPERATING REVENUE</b>	<b>7,435</b>	<b>1,071</b>	<b>6,364</b>	<b>694%</b>	<b>7,435</b>	<b>1,071</b>	<b>6,364</b>	<b>694%</b>	<b>12,854</b>	<b>5,419</b>	
706		HUD PHA OPERATING GRANT CFP	29,984	31,932	(1,948)	94%	29,984	31,932	(1,948)	94%	383,184	353,200	
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-	
711		INVESTMENT INCOME - UNRESTRICTED	1	4	(3)	26%	1	4	(3)	26%	50	49	
		MANAGEMENT FEE INCOME	10,870	10,022	848	108%	10,870	10,022	848	108%	120,261	109,391	
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-	
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-	
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-	
715		OTHER REVENUE	11,875	13,567	(1,692)	88%	11,875	13,567	(1,692)	88%	162,800	150,925	
720		INVESTMENT INCOME - RESTRICTED	16	8	8	191%	16	8	8	191%	100	84	
700		<b>TOTAL REVENUES</b>	<b>60,180</b>	<b>56,604</b>	<b>3,576</b>	<b>106%</b>	<b>60,180</b>	<b>56,604</b>	<b>3,576</b>	<b>106%</b>	<b>679,249</b>	<b>619,069</b>	
<b>OPERATING EXPENDITURES</b>													
<b>ADMINISTRATIVE</b>													
911	4110	ADMINISTRATIVE SALARIES	9,879	11,629	(1,750)	85%	9,879	11,629	(1,750)	85%	139,547	129,668	
912	4182	EBC - ADMIN	3,122	3,706	(584)	84%	3,122	3,706	(584)	84%	44,470	41,348	
	4171	AUDITING FEES	-	292	(292)	0%	-	292	(292)	0%	3,500	3,500	
		MANAGEMENT FEES	3,038	2,594	444	117%	3,038	2,594	444	117%	31,132	28,094	
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-	
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-	
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-	
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-	
		TRAVEL	-	-	-	-	-	-	-	-	-	-	
916	4190	OTHER	1,454	6,796	(5,342)	21%	1,454	6,796	(5,342)	21%	81,550	80,096	
		<b>TOTAL ADMINISTRATIVE</b>	<b>17,493</b>	<b>25,017</b>	<b>(7,523)</b>	<b>70%</b>	<b>17,493</b>	<b>25,017</b>	<b>(7,523)</b>	<b>70%</b>	<b>300,199</b>	<b>282,706</b>	
<b>TENANT SERVICES</b>													
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-	
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-	
924	4230	OTHER	-	500	(500)	0%	-	500	(500)	0%	6,000	6,000	
		<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>500</b>	<b>(500)</b>	<b>0%</b>	<b>-</b>	<b>500</b>	<b>(500)</b>	<b>0%</b>	<b>6,000</b>	<b>6,000</b>	
<b>UTILITIES</b>													
931	4310	WATER	58	681	(623)	9%	58	681	(623)	9%	8,172	8,114	
932	4320	ELECTRICITY	184	637	(453)	29%	184	637	(453)	29%	7,646	7,462	
933	4330	NATURAL GAS	-	14	(14)	0%	-	14	(14)	0%	168	168	
938	4390	SEWER AND OTHER	106	971	(865)	11%	106	971	(865)	11%	11,648	11,542	
		<b>TOTAL UTILITIES</b>	<b>348</b>	<b>2,303</b>	<b>(1,955)</b>	<b>15%</b>	<b>348</b>	<b>2,303</b>	<b>(1,955)</b>	<b>15%</b>	<b>27,634</b>	<b>27,286</b>	

# APHA CONSOLIDATED

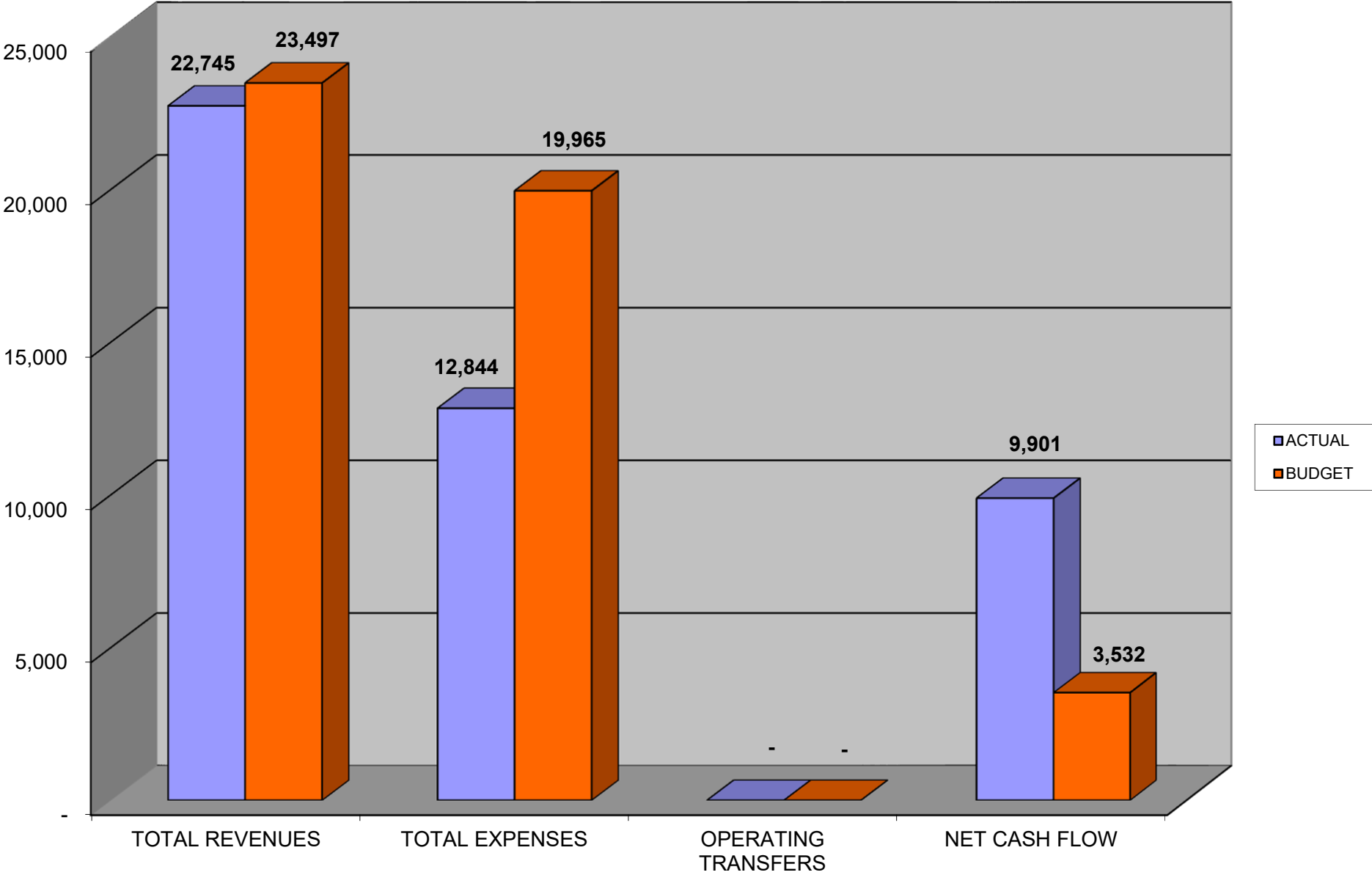
LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jan-20	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	7,950	6,185	1,765	129%	7,950	6,185	1,765	129%	74,219	66,269
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,237	2,295	(58)	97%	2,237	2,295	(58)	97%	27,545	25,308
943	4420	MATERIALS	1,173	1,597	(424)	73%	1,173	1,597	(424)	73%	19,158	17,985
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	90	607	(517)	15%	90	607	(517)	15%	7,287	7,197
		COOLING / AIR CONDITIONING	-	200	(200)	0%	-	200	(200)	0%	2,400	2,400
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	495	458	37	108%	5,500	5,005
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	525	83	442	630%	525	83	442	630%	1,000	475
		EXTERMINATION	-	125	(125)	0%	-	125	(125)	0%	1,500	1,500
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	1,675	(1,675)	0%	-	1,675	(1,675)	0%	20,100	20,100
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	2,885	-	2,885	-	2,885	-	2,885	-	-	(2,885)
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>15,355</b>	<b>13,226</b>	<b>2,130</b>	<b>116%</b>	<b>15,355</b>	<b>13,226</b>	<b>2,130</b>	<b>116%</b>	<b>158,709</b>	<b>143,354</b>
<b>PROTECTIVE SERVICES</b>												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
<b>INSURANCE</b>												
961	4510	INSURANCE	2,135	2,337	(202)	91%	2,135	2,337	(202)	91%	28,046	25,911
969	<b>TOTAL INSURANCE EXPENSES</b>		<b>2,135</b>	<b>2,337</b>	<b>(202)</b>	<b>91%</b>	<b>2,135</b>	<b>2,337</b>	<b>(202)</b>	<b>91%</b>	<b>28,046</b>	<b>25,911</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	645	1,292	(647)	50%	645	1,292	(647)	50%	15,500	14,855
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	1,282	290	991	442%	1,282	290	991	442%	3,483	2,201
		INTEREST EXPENSE	2,847	2,904	(57)	98%	2,847	2,904	(57)	98%	34,844	31,997
<b>TOTAL GENERAL EXPENSES</b>			<b>4,774</b>	<b>4,486</b>	<b>288</b>	<b>106%</b>	<b>4,774</b>	<b>4,486</b>	<b>288</b>	<b>106%</b>	<b>53,827</b>	<b>49,053</b>
969	<b>TOTAL OPERATING EXPENDITURES</b>		<b>40,106</b>	<b>47,868</b>	<b>(7,762)</b>	<b>84%</b>	<b>40,106</b>	<b>47,868</b>	<b>(7,762)</b>	<b>84%</b>	<b>574,415</b>	<b>534,309</b>
970	<b>CASH FLOW FROM OPERATIONS</b>		<b>20,075</b>	<b>8,736</b>	<b>11,339</b>	<b>230%</b>	<b>20,075</b>	<b>8,736</b>	<b>11,339</b>	<b>230%</b>	<b>104,834</b>	<b>84,759</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	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
900	<b>TOTAL EXPENDITURES</b>		<b>40,106</b>	<b>47,868</b>	<b>(7,762)</b>	<b>84%</b>	<b>40,106</b>	<b>47,868</b>	<b>(7,762)</b>	<b>84%</b>	<b>574,415</b>	<b>534,309</b>
	<b>DEPRECIATION ADD BACK</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>NET CASH FLOW</b>		<b>20,075</b>	<b>8,736</b>	<b>11,339</b>	<b>230%</b>	<b>20,075</b>	<b>8,736</b>	<b>11,339</b>	<b>230%</b>	<b>104,834</b>	<b>84,759</b>

# APHA CONSOLIDATED ACCOUNT DETAIL

LINE	ACCT	CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET
ITEM	#	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL
	<u>DESCRIPTION</u>	<u>Jan-20</u>	<u>BUDGET</u>		<u>BUDGET</u>	<u>ACTUAL</u>	<u>BUDGET</u>		<u>BUDGET</u>	<u>BUDGET</u>
										<u>REMAINING</u>
<b>INCOME</b>										
<b>HUD PHA GRANTS</b>										
3401	CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-
3401.1	CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-
3410	SECTION 8 HAP INCOME	29,984	31,932	(1,948)	94%	29,984	31,932	(1,948)	94%	383,184
3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-
3410.2	PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>		<b><u>29,984</u></b>	<b><u>31,932</u></b>	<b><u>(1,948)</u></b>	<b><u>94%</u></b>	<b><u>29,984</u></b>	<b><u>31,932</u></b>	<b><u>(1,948)</u></b>	<b><u>94%</u></b>	<b><u>383,184</u></b>
<b>EXPENSES</b>										
<b>ADMINISTRATIVE OFFICE EXPENSES</b>										
4130	LEGAL	330	458	(128)	72%	330	458	(128)	72%	5,500
4140	STAFF TRAINING	-	250	(250)	0%	-	250	(250)	0%	3,000
4150	TRAVEL	-	417	(417)	0%	-	417	(417)	0%	5,000
4170	ACCOUNTING	-	558	(558)	0%	-	558	(558)	0%	6,700
4190	SUNDRY	202	2,125	(1,923)	10%	202	2,125	(1,923)	10%	25,500
4190.2	TELEPHONE/COMMUNICATIONS	772	1,250	(478)	62%	772	1,250	(478)	62%	15,000
4190.3	POSTAGE	-	333	(333)	0%	-	333	(333)	0%	4,000
4190	OFFICE SUPPLIES	-	521	(521)	0%	-	521	(521)	0%	6,250
4190	CONTRACT COST-COPIER/SECURITY	-	133	(133)	0%	-	133	(133)	0%	1,600
4190	EVICION COST	90	83	7	108%	90	83	7	108%	1,000
4190.9	CONTRACT COST - ADMIN	60	667	(607)	9%	60	667	(607)	9%	8,000
<b>TOTAL ADMINISTRATIVE</b>		<b><u>1,454</u></b>	<b><u>6,796</u></b>	<b><u>(5,342)</u></b>	<b><u>21%</u></b>	<b><u>1,454</u></b>	<b><u>6,796</u></b>	<b><u>(5,342)</u></b>	<b><u>21%</u></b>	<b><u>81,550</u></b>
<b>TOTAL GENERAL EXPENSES</b>										
4590	OTHER GENERAL EXPENSE	645	1,292	(647)	50%	645	1,292	(647)	50%	15,500
4590	FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-
4590.5	ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-
4590.6	OTHER FEES	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>		<b><u>645</u></b>	<b><u>1,292</u></b>	<b><u>(647)</u></b>	<b><u>50%</u></b>	<b><u>645</u></b>	<b><u>1,292</u></b>	<b><u>(647)</u></b>	<b><u>50%</u></b>	<b><u>15,500</u></b>



# CENTRAL OFFICE COST CENTER



# COCC - STATEMENT OF NET POSITION

## ASSETS

<b>Current Assets:</b>		
<b>Cash</b>		
111	Unrestricted	164,452
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>164,452</b>
<b>Receivables</b>		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	8,046
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>8,046</b>
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	2,723
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	3,038
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	<b>Total Other Current Assets</b>	<b>5,761</b>
150	<b>Total Current Assets</b>	<b>178,260</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>744,646</b>
200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>744,646</b>

## LIABILITIES

<b>Current Liabilities:</b>		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,656
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	3,412
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>12,764</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>12,764</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	165,496
513	<b>Total Equity</b>	<b>731,882</b>
600	<b>Total Liabilities and Equity</b>	<b>744,646</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			Jan-20	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	10,870	10,022	848	108%	10,870	10,022	848	108%	120,261	109,391
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	11,875	13,475	(1,600)	88%	11,875	13,475	(1,600)	88%	161,700	149,825
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		<b>TOTAL REVENUES</b>	<b>22,745</b>	<b>23,497</b>	<b>(752)</b>	<b>97%</b>	<b>22,745</b>	<b>23,497</b>	<b>(752)</b>	<b>97%</b>	<b>281,961</b>	<b>259,216</b>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	7,290	9,237	(1,947)	79%	7,290	9,237	(1,947)	79%	110,848	103,558
912	4182	EBC - ADMIN	2,025	2,442	(417)	83%	2,025	2,442	(417)	83%	29,303	27,278
	4171	AUDITING FEES	-	167	(167)	0%	-	167	(167)	0%	2,000	2,000
		MANAGEMENT FEES	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	875	5,967	(5,091)	15%	875	5,967	(5,091)	15%	71,600	70,725
		<b>TOTAL ADMINISTRATIVE</b>	<b>10,190</b>	<b>17,813</b>	<b>(7,623)</b>	<b>57%</b>	<b>10,190</b>	<b>17,813</b>	<b>(7,623)</b>	<b>57%</b>	<b>213,751</b>	<b>203,561</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	18	8	11	244%	18	8	11	244%	91	73
932	4320	ELECTRICITY	166	343	(177)	48%	166	343	(177)	48%	4,110	3,944
933	4330	NATURAL GAS	-	14	(14)	0%	-	14	(14)	0%	168	168
938	4390	SEWER AND OTHER	40	14	26	286%	40	14	26	286%	169	129
		<b>TOTAL UTILITIES</b>	<b>224</b>	<b>378</b>	<b>(154)</b>	<b>59%</b>	<b>224</b>	<b>378</b>	<b>(154)</b>	<b>59%</b>	<b>4,538</b>	<b>4,314</b>

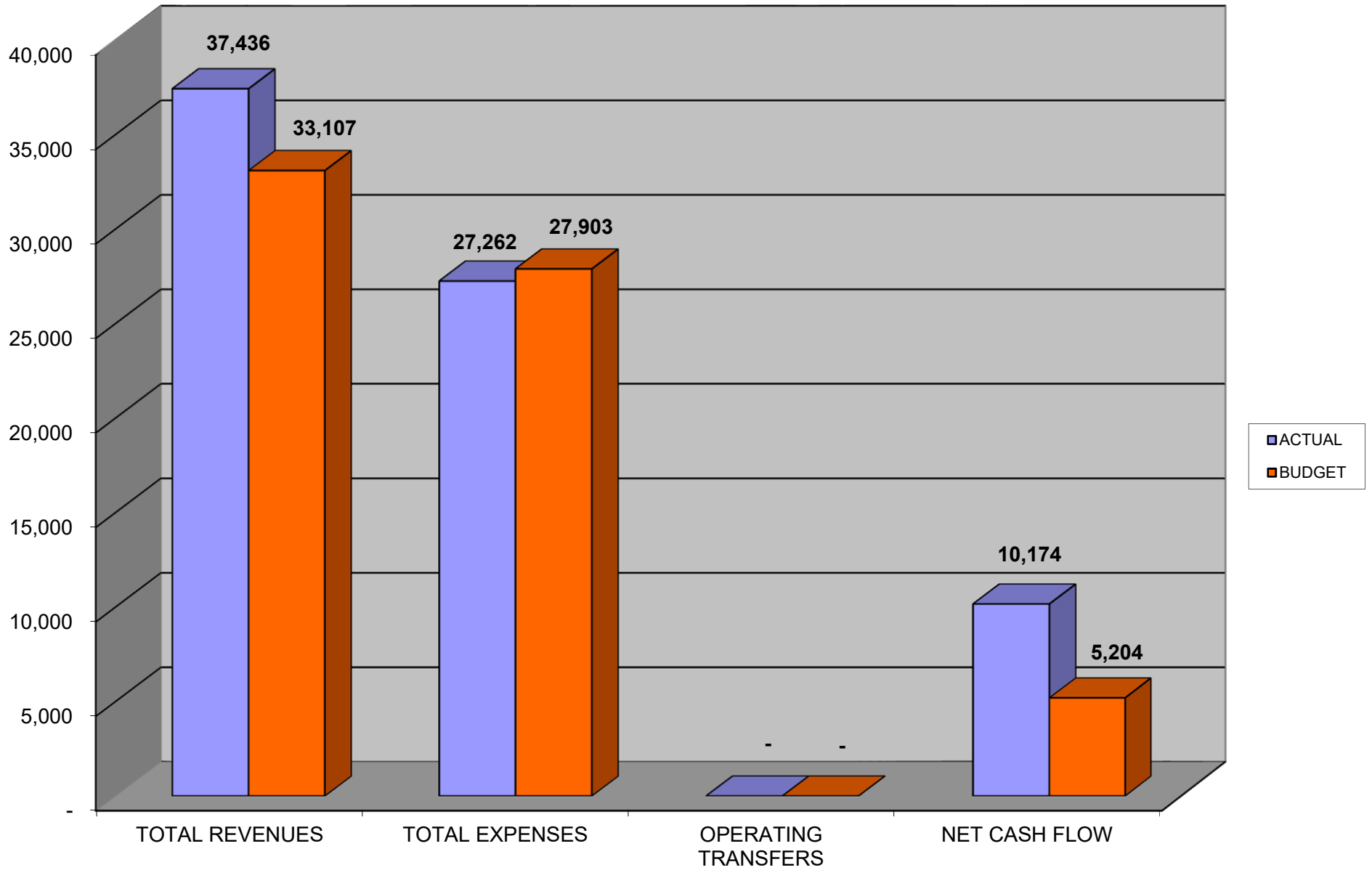
# CENTRAL OFFICE COST CENTER

LINE ITEM	ACCT #	DESCRIPTION	CURRENT	CURRENT	% OF		YEAR		% OF		BUDGET	
			MONTH	MONTH	MTD	YEAR	YEAR	YTD	ANNUAL	BALANCE		
			Jan-20	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	BUDGET	REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	-	-	-	-	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4420	MATERIALS	827	-	827	-	827	-	827	-	-	(827)
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	50	-	50	-	50	-	50	-	-	(50)
		COOLING / AIR CONDITIONING	-	-	-	-	-	-	-	-	-	-
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	-	-	-	-	-	-	-	-	-	-
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	-	-	-	-	-	-	-	-	-
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>877</b>	<b>-</b>	<b>877</b>	<b>-</b>	<b>877</b>	<b>-</b>	<b>877</b>	<b>-</b>	<b>-</b>	<b>(877)</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	908	524	384	173%	908	524	384	173%	6,289	5,381
969	<b>TOTAL INSURANCE EXPENSES</b>		<b>908</b>	<b>524</b>	<b>384</b>	<b>173%</b>	<b>908</b>	<b>524</b>	<b>384</b>	<b>173%</b>	<b>6,289</b>	<b>5,381</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	645	1,250	(605)	52%	645	1,250	(605)	52%	15,000	14,355
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
<b>TOTAL GENERAL EXPENSES</b>			<b>645</b>	<b>1,250</b>	<b>(605)</b>	<b>52%</b>	<b>645</b>	<b>1,250</b>	<b>(605)</b>	<b>52%</b>	<b>15,000</b>	<b>14,355</b>
969	<b>TOTAL OPERATING EXPENDITURES</b>		<b>12,844</b>	<b>19,965</b>	<b>(7,121)</b>	<b>64%</b>	<b>12,844</b>	<b>19,965</b>	<b>(7,121)</b>	<b>64%</b>	<b>239,578</b>	<b>226,734</b>
970	<b>CASH FLOW FROM OPERATIONS</b>		<b>9,901</b>	<b>3,532</b>	<b>6,369</b>	<b>280%</b>	<b>9,901</b>	<b>3,532</b>	<b>6,369</b>	<b>280%</b>	<b>42,383</b>	<b>32,482</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	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS - TRANS TO RESERVES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
900	<b>TOTAL EXPENDITURES</b>		<b>12,844</b>	<b>19,965</b>	<b>(7,121)</b>	<b>64%</b>	<b>12,844</b>	<b>19,965</b>	<b>(7,121)</b>	<b>64%</b>	<b>239,578</b>	<b>226,734</b>
	<b>DEPRECIATION ADD BACK</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>NET CASH FLOW</b>		<b>9,901</b>	<b>3,532</b>	<b>6,369</b>	<b>280%</b>	<b>9,901</b>	<b>3,532</b>	<b>6,369</b>	<b>280%</b>	<b>42,383</b>	<b>32,482</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	BALANCE
			Jan-20	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	-	-	-	-	-	-	-	-	-	-
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>-</b>
<b>EXPENSES</b>												
<b>ADMINISTRATIVE OFFICE EXPENSES</b>												
4130		LEGAL	-	417	417	0%	-	417	417	0%	5,000	5,000
4140		STAFF TRAINING	-	208	208	0%	-	208	208	0%	2,500	2,500
4150		TRAVEL	-	375	375	0%	-	375	375	0%	4,500	4,500
4170		ACCOUNTING	-	292	292	0%	-	292	292	0%	3,500	3,500
4190		SUNDRY	198	2,083	1,885	10%	198	2,083	1,885	10%	25,000	24,802
4190.2		TELEPHONE/COMMUNICATIONS	617	1,125	508	55%	617	1,125	508	55%	13,500	12,883
4190.3		POSTAGE	-	208	208	0%	-	208	208	0%	2,500	2,500
4190		OFFICE SUPPLIES	-	500	500	0%	-	500	500	0%	6,000	6,000
4190		CONTRACT COST-COPIER/SECURITY	-	133	133	0%	-	133	133	0%	1,600	1,600
4190		EVICION COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	60	625	565	10%	60	625	565	10%	7,500	7,440
<b>TOTAL ADMINISTRATIVE</b>			<b>875</b>	<b>5,967</b>	<b>5,091</b>	<b>15%</b>	<b>875</b>	<b>5,967</b>	<b>5,091</b>	<b>15%</b>	<b>71,600</b>	<b>70,725</b>
<b>TOTAL GENERAL EXPENSES</b>												
4590		OTHER GENERAL EXPENSE	645	1,250	605	52%	645	1,250	605	52%	15,000	14,355
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>			<b>645</b>	<b>1,250</b>	<b>605</b>	<b>52%</b>	<b>645</b>	<b>1,250</b>	<b>605</b>	<b>52%</b>	<b>15,000</b>	<b>14,355</b>

# RIDGEDALE



# RIDGEDALE - STATEMENT OF NET POSITION

## ASSETS

<b>Current Assets:</b>		
<b>Cash</b>		
111	Unrestricted	19,253
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	105,265
114	Cash - Tenant Security Deposits	6,950
100	<b>Total Cash</b>	<b>131,468</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	4,494
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(760)
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 accts</b>	<b>3,734</b>
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	4,154
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>4,154</b>
	<b>Total Current Assets</b>	<b>139,357</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>1,134,003</b>
200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>1,134,003</b>

## LIABILITIES

<b>Current Liabilities:</b>		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	4,626
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	6,950
342	Unearned Revenue	613
343	Current Portion of Long-term Debt - Capital Projects	30,119
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	3,038
310	<b>Total Current Liabilities</b>	<b>56,969</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>1,390,856</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	(367,615)
<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	105,265
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	5,497
513	<b>Total Equity</b>	<b>(256,853)</b>
600	<b>Total Liabilities and Equity</b>	<b>1,134,003</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			Jan-20	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BALANCE	
											REMAINING	
<b>OPERATING INCOME</b>												
703	3110	GROSS POTENTIAL RENT	5,211	497	4,714	1048%	5,211	497	4,714	1048%	5,964	753
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		<b>NET TENANT REVENUE</b>	<b>5,211</b>	<b>497</b>	<b>4,714</b>	<b>1048%</b>	<b>5,211</b>	<b>497</b>	<b>4,714</b>	<b>1048%</b>	<b>5,964</b>	<b>753</b>
	3401	TENANT REVENUE - OTHER	2,224	574	1,650	387%	2,224	574	1,650	387%	6,890	4,666
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	<b>NET OPERATING REVENUE</b>	<b>7,435</b>	<b>1,071</b>	<b>6,364</b>	<b>694%</b>	<b>7,435</b>	<b>1,071</b>	<b>6,364</b>	<b>694%</b>	<b>12,854</b>	<b>5,419</b>
706		HAP SUBSIDY	29,984	31,932	(1,948)	94%	29,984	31,932	(1,948)	94%	383,184	353,200
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	353,200
711		INVESTMENT INCOME - UNRESTRICTED	1	4	(3)	26%	1	4	(3)	26%	50	49
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	92	(92)	0%	-	92	(92)	0%	1,100	1,100
720		INVESTMENT INCOME - RESTRICTED	16	8	8	191%	16	8	8	191%	100	84
700		<b>TOTAL REVENUES</b>	<b>37,436</b>	<b>33,107</b>	<b>4,328</b>	<b>113%</b>	<b>37,436</b>	<b>33,107</b>	<b>4,328</b>	<b>113%</b>	<b>397,288</b>	<b>713,052</b>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	2,589	2,392	197	108%	2,589	2,392	197	108%	28,699	26,110
912	4182	EBC - ADMIN	1,097	1,264	(167)	87%	1,097	1,264	(167)	87%	15,167	14,070
	4171	AUDITING FEES	-	125	(125)	0%	-	125	(125)	0%	1,500	1,500
		MANAGEMENT FEES	3,038	2,594	444	117%	3,038	2,594	444	117%	31,132	28,094
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	579	829	(250)	70%	579	829	(250)	70%	9,950	9,371
		<b>TOTAL ADMINISTRATIVE</b>	<b>7,303</b>	<b>7,204</b>	<b>99</b>	<b>101%</b>	<b>7,303</b>	<b>7,204</b>	<b>99</b>	<b>101%</b>	<b>86,448</b>	<b>79,145</b>
<b>TENANT SERVICES</b>												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES AFTER SCHOOL PROGRAM	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	500	(500)	0%	-	500	(500)	0%	6,000	6,000
		<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>500</b>	<b>(500)</b>	<b>0%</b>	<b>-</b>	<b>500</b>	<b>(500)</b>	<b>0%</b>	<b>6,000</b>	<b>6,000</b>
<b>UTILITIES</b>												
931	4310	WATER	40	673	(634)	6%	40	673	(634)	6%	8,081	8,041
932	4320	ELECTRICITY	18	295	(276)	6%	18	295	(276)	6%	3,536	3,518
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	66	957	(891)	7%	66	957	(891)	7%	11,479	11,413
		<b>TOTAL UTILITIES</b>	<b>124</b>	<b>1,925</b>	<b>(1,801)</b>	<b>6%</b>	<b>124</b>	<b>1,925</b>	<b>(1,801)</b>	<b>6%</b>	<b>23,096</b>	<b>22,972</b>



# RIDGEDALE

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jan-20	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	7,950	6,185	1,765	129%	7,950	6,185	1,765	129%	74,219	66,269
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,237	2,295	(58)	97%	2,237	2,295	(58)	97%	27,545	25,308
943	4420	MATERIALS	346	1,597	(1,251)	22%	346	1,597	(1,251)	22%	19,158	18,812
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	40	607	(567)	7%	40	607	(567)	7%	7,287	7,247
		COOLING / AIR CONDITIONING	-	200	(200)	0%	-	200	(200)	0%	2,400	2,400
		CABINETS	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	495	458	37	108%	5,500	5,005
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	525	83	442	630%	525	83	442	630%	1,000	475
		EXTERMINATION	-	125	(125)	0%	-	125	(125)	0%	1,500	1,500
		CAMERA SECURITY	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	1,675	(1,675)	0%	-	1,675	(1,675)	0%	20,100	20,100
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	2,885	-	2,885	-	2,885	-	2,885	-	-	(2,885)
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>14,478</b>	<b>13,226</b>	<b>1,253</b>	<b>109%</b>	<b>14,478</b>	<b>13,226</b>	<b>1,253</b>	<b>109%</b>	<b>158,709</b>	<b>144,231</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%	1,227	1,813	(586)	68%	21,757	20,530
969	<b>TOTAL INSURANCE EXPENSES</b>		<b>1,227</b>	<b>1,813</b>	<b>(586)</b>	<b>68%</b>	<b>1,227</b>	<b>1,813</b>	<b>(586)</b>	<b>68%</b>	<b>21,757</b>	<b>20,530</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	-	42	(42)	0%	-	42	(42)	0%	500	500
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	1,282	290	991	442%	1,282	290	991	442%	3,483	2,201
		INTEREST EXPENSE	2,847	2,904	(57)	98%	2,847	2,904	(57)	98%	34,844	31,997
<b>TOTAL GENERAL EXPENSES</b>			<b>4,129</b>	<b>3,236</b>	<b>893</b>	<b>128%</b>	<b>4,129</b>	<b>3,236</b>	<b>893</b>	<b>128%</b>	<b>38,827</b>	<b>34,698</b>
969	<b>TOTAL OPERATING EXPENDITURES</b>		<b>27,262</b>	<b>27,903</b>	<b>(642)</b>	<b>98%</b>	<b>27,262</b>	<b>27,903</b>	<b>(642)</b>	<b>98%</b>	<b>334,837</b>	<b>307,575</b>
970	<b>CASH FLOW FROM OPERATIONS</b>		<b>10,174</b>	<b>5,204</b>	<b>4,970</b>	<b>195%</b>	<b>10,174</b>	<b>5,204</b>	<b>4,970</b>	<b>195%</b>	<b>62,451</b>	<b>405,477</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	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS-TRANS FROM RESERVES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
900	<b>TOTAL EXPENDITURES</b>		<b>27,262</b>	<b>27,903</b>	<b>(642)</b>	<b>98%</b>	<b>27,262</b>	<b>27,903</b>	<b>(642)</b>	<b>98%</b>	<b>334,837</b>	<b>307,575</b>
	<b>DEPRECIATION ADD BACK</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>NET CASH FLOW</b>		<b>10,174</b>	<b>5,204</b>	<b>4,970</b>	<b>195%</b>	<b>10,174</b>	<b>5,204</b>	<b>4,970</b>	<b>195%</b>	<b>62,451</b>	<b>405,477</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
			Jan-20	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	29,984	31,932	(1,948)	94%	29,984	31,932	(1,948)	94%	383,184
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b>29,984</b>	<b>31,932</b>	<b>(1,948)</b>	<b>94%</b>	<b>29,984</b>	<b>31,932</b>	<b>(1,948)</b>	<b>94%</b>	<b>383,184</b>
<b>EXPENSES</b>											
<b>ADMINISTRATIVE OFFICE EXPENSES</b>											
4130		LEGAL	330	42	(288)	792%	330	42	(288)	792%	500
4140		STAFF TRAINING	-	42	42	0%	-	42	42	0%	500
4150		TRAVEL	-	42	42	0%	-	42	42	0%	500
4170		ACCOUNTING	-	267	267	0%	-	267	267	0%	3,200
4190		SUNDRY	4	42	38	10%	4	42	38	10%	500
4190.2		TELEPHONE/COMMUNICATIONS	155	125	(30)	124%	155	125	(30)	124%	1,500
4190.3		POSTAGE	-	125	125	0%	-	125	125	0%	1,500
4190		OFFICE SUPPLIES	-	21	21	0%	-	21	21	0%	250
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	90	83	(7)	108%	90	83	(7)	108%	1,000
4190.9		CONTRACT COST - ADMIN	-	42	42	0%	-	42	42	0%	500
<b>TOTAL ADMINISTRATIVE</b>			<b>579</b>	<b>829</b>	<b>250</b>	<b>70%</b>	<b>579</b>	<b>829</b>	<b>250</b>	<b>70%</b>	<b>9,950</b>
<b>TOTAL GENERAL EXPENSES</b>											
4590		OTHER GENERAL EXPENSE	-	42	42	0%	-	42	42	0%	500
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>			<b>-</b>	<b>42</b>	<b>42</b>	<b>0%</b>	<b>-</b>	<b>42</b>	<b>42</b>	<b>0%</b>	<b>500</b>