

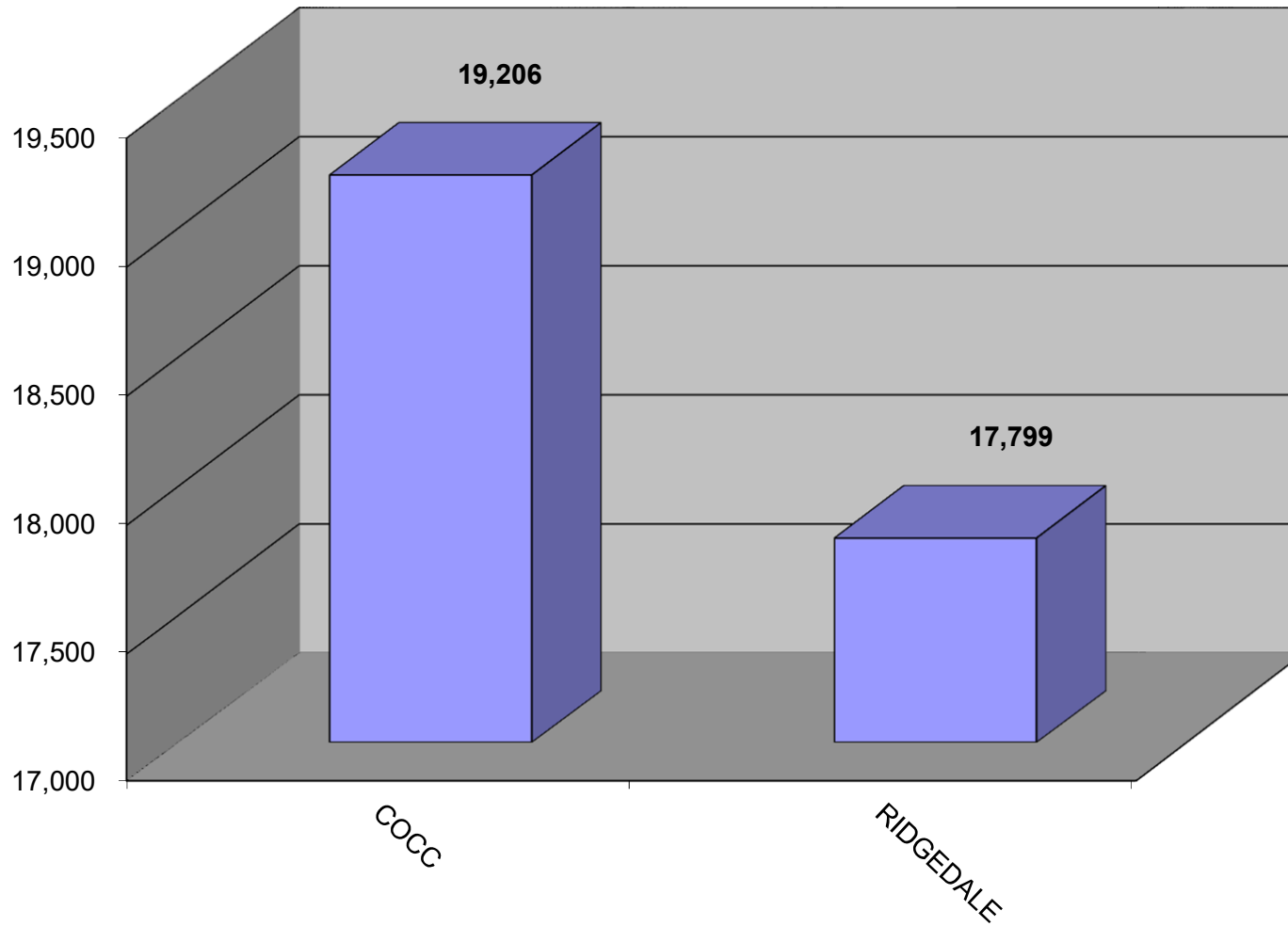
**AVON PARK**  
**HOUSING AUTHORITY**

**FISCAL YEAR ENDING DECEMBER 31, 2020**

**Financial Statements**

**February 28, 2020**

# Avon Park Housing Authority



Year to Date Net Income

**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES**  
**As of February 28, 2020**

**COCC**

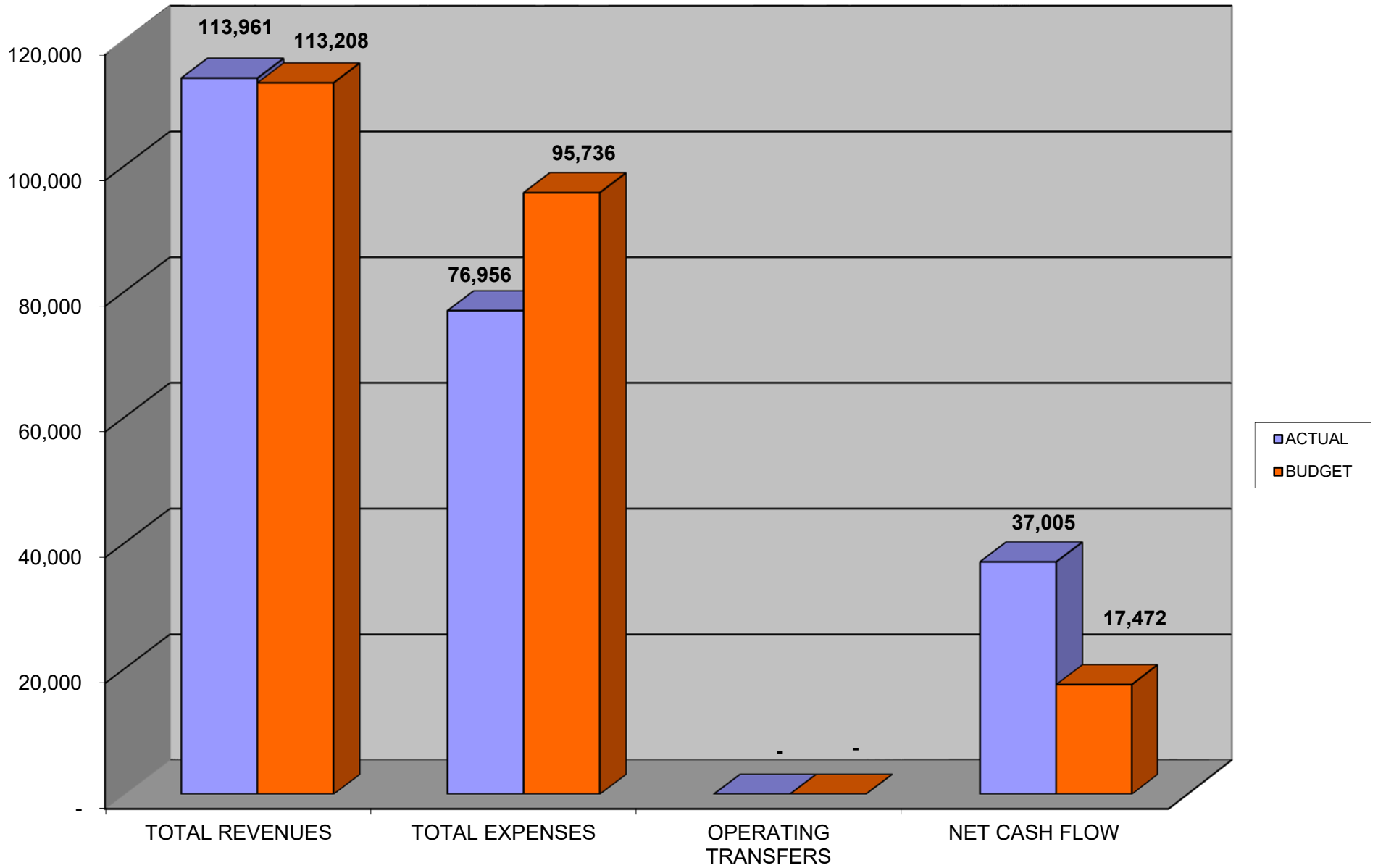
|                           |                       |
|---------------------------|-----------------------|
| 1111.00 GENERAL FUND-COCC | 175,050               |
| 1111.40 FSS ESCROW        | -                     |
| <b>TOTAL</b>              | <b><u>175,050</u></b> |

**RIDGEDALE**

|                                    |                       |
|------------------------------------|-----------------------|
| 1111.01 GENERAL FUND CHECKING      | 19,665                |
| 1114.00 SECURITY DEPOSITS          | 6,591                 |
| 1162.05 ESCROW MIP                 | 1,748                 |
| 1162.06 ESCROW RESERVE REPLACEMENT | 49,393                |
| 1162.07 ESCROW INSURANCE           | 9,858                 |
| 1162.08 RESIDUAL RECEIPTS RESERVES | 47,549                |
| <b>TOTAL</b>                       | <b><u>134,802</u></b> |

GRAND TOTAL CASH ACCOUNTS **309,852**

# APHA CONSOLIDATED



# APHA CONSOLIDATED- STATEMENT OF NET POSITION

## ASSETS

|                            |   |                  |
|----------------------------|---|------------------|
| <b>Current Assets:</b>     |   |                  |
| <b>Cash</b>                |   |                  |
| 111                        | Unrestricted  | 194,715          |
| 115                        | Cash - Restricted for Payment of Current Liabilities            | -                |
| 112                        | Cash - Restricted Mod and Development                           | -                |
| 113                        | Cash - Other restricted   | 108,547          |
| 114                        | Cash - Tenant Security Deposits                                 | 6,591            |
| 100                        | <b>Total Cash</b>   | <b>309,852</b>   |
| <b>Receivables</b>         |   |                  |
| 121                        | Accounts Receivable - PHA Projects                              | -                |
| 122                        | Accounts Receivable - HUD Other Projects                        | -                |
| 124                        | Accounts Receivable - Other Government                          | 8,200            |
| 125                        | Accounts Receivable - Miscellaneous                             | -                |
| 126                        | Accounts Receivable - Tenants Dwelling Rents                    | 6,222            |
| 126.1                      | Allowance for Doubtful Accounts - Dwelling Rents                | (625)            |
| 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>13,796</b>    |
| 131                        | Investments - Unrestricted                                      | -                |
| 135                        | Investments - Restricted for Payments of Current Liabilities    | -                |
| 132                        | Investments - Restricted  | -                |
| 142                        | Prepaid Expenses and Other Assets                               | 4,742            |
| 143                        | Inventories   | -                |
| 143.1                      | Allowance for Obsolete Inventory                                | -                |
| 144                        | Interprogram Due From   | 2,599            |
| 145                        | Assets Held for Sale  | -                |
| 146                        | Amounts To Be Provided  | -                |
|                            | <b>Total Other Current Assets</b>                               | <b>7,341</b>     |
| 150                        | <b>Total Current Assets</b>                                     | <b>330,990</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>1,892,022</b> |
| 200                        | Deferred Outflows of Resources - Pension Plan                   | -                |
|                            | <b>Total Assets &amp; Deferred Outflows of Resources</b>        | <b>1,892,022</b> |

## LIABILITIES

|                                      |  |                  |
|--------------------------------------|--|------------------|
| <b>Current Liabilities:</b>          |  |                  |
| 311                                  | Bank Overdraft   | -                |
| 312                                  | Accounts Payable <= 90 Days  | 2,756            |
| 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   | 6,591            |
| 342                                  | Unearned Revenue   | 448              |
| 343                                  | Current Portion of Long-term Debt - Capital Projects               | 27,426           |
| 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  | 2,599            |
| 310                                  | <b>Total Current Liabilities</b>                                   | <b>66,176</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>1,400,063</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                                   | 201,464          |
| <b>Reserved Fund Balance:</b>        |  |                  |
| 509                                  | Fund Balance Reserved for Encumbrances/<br>Designated Fund Balance | -                |
| 510                                  | Fund Balance Reserved for Capital Activities                       | -                |
| 511                                  | <b>Total Reserved Fund Balance</b>                                 | <b>-</b>         |
| 511.1                                | Restricted Net Position  | 108,547          |
| 512                                  | Undesignated Fund Balance/Retained Earnings                        | -                |
| 512.1                                | Unrestricted Net Position  | 181,948          |
| 513                                  | <b>Total Equity</b>  | <b>491,959</b>   |
| 600                                  | <b>Total Liabilities and Equity</b>                                | <b>1,892,022</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        |
|                               |      |                                  | Feb-20        | BUDGET        |                | BUDGET      | ACTUAL         | BUDGET         |                 | BUDGET      | BUDGET         | REMAINING      |
| <b>REVENUE</b>                |      |                                  |               |               |                |             |                |                |                 |             |                |                |
| <b>OPERATING INCOME</b>       |      |                                  |               |               |                |             |                |                |                 |             |                |                |
| 703                           | 3110 | GROSS POTENTIAL RENT             | 4,125         | 497           | 3,628          | 830%        | 9,336          | 994            | 8,342           | 939%        | 5,964          | (3,372)        |
| 704                           | 3422 | LESS: VACANCY LOSS               | -             | -             | -              | -           | -              | -              | -               | -           | -              | -              |
|                               |      | <b>NET TENANT REVENUE</b>        | <b>4,125</b>  | <b>497</b>    | <b>3,628</b>   | <b>830%</b> | <b>9,336</b>   | <b>994</b>     | <b>8,342</b>    | <b>939%</b> | <b>5,964</b>   | <b>(3,372)</b> |
|                               | 3401 | TENANT REVENUE - OTHER           | 1,071         | 574           | 497            | 187%        | 3,296          | 1,148          | 2,147           | 287%        | 6,890          | 3,594          |
|                               | 3404 | TENANT REVENUE - EXCESS UTILITY  | -             | -             | -              | -           | -              | -              | -               | -           | -              | -              |
|                               | 3430 | TENANT REVENUE - MAINTENANCE     | -             | -             | -              | -           | -              | -              | -               | -           | -              | -              |
|                               | 3450 | TENANT REVENUE - LATE CHARGES    | -             | -             | -              | -           | -              | -              | -               | -           | -              | -              |
|                               | 3431 | <b>NET OPERATING REVENUE</b>     | <b>5,196</b>  | <b>1,071</b>  | <b>4,125</b>   | <b>485%</b> | <b>12,631</b>  | <b>2,142</b>   | <b>10,489</b>   | <b>590%</b> | <b>12,854</b>  | <b>223</b>     |
| 706                           |      | HUD PHA OPERATING GRANT CFP      | 25,552        | 31,932        | (6,380)        | 80%         | 55,536         | 63,864         | (8,328)         | 87%         | 383,184        | 327,648        |
| 708                           |      | OTHER GOVERNMENT GRANTS          | -             | -             | -              | -           | -              | -              | -               | -           | -              | -              |
| 711                           |      | INVESTMENT INCOME - UNRESTRICTED | -             | 4             | (4)            | 0%          | 1              | 8              | (7)             | 13%         | 50             | 49             |
|                               |      | MANAGEMENT FEE INCOME            | 10,584        | 10,022        | 562            | 106%        | 21,454         | 20,044         | 1,410           | 107%        | 120,261        | 98,807         |
|                               |      | BOOKKEEPING FEE INCOME           | -             | -             | -              | -           | -              | -              | -               | -           | -              | -              |
|                               |      | ASSET MANAGEMENT FEE INCOME      | -             | -             | -              | -           | -              | -              | -               | -           | -              | -              |
| 714                           |      | FRAUD RECOVERY                   | -             | -             | -              | -           | -              | -              | -               | -           | -              | -              |
| 715                           |      | OTHER REVENUE                    | 12,432        | 13,567        | (1,135)        | 92%         | 24,307         | 27,133         | (2,827)         | 90%         | 162,800        | 138,493        |
| 720                           |      | INVESTMENT INCOME - RESTRICTED   | 16            | 8             | 8              | 194%        | 32             | 17             | 15              | 192%        | 100            | 68             |
| 700                           |      | <b>TOTAL REVENUES</b>            | <b>53,780</b> | <b>56,604</b> | <b>(2,824)</b> | <b>95%</b>  | <b>113,961</b> | <b>113,208</b> | <b>752</b>      | <b>101%</b> | <b>679,249</b> | <b>565,288</b> |
| <b>OPERATING EXPENDITURES</b> |      |                                  |               |               |                |             |                |                |                 |             |                |                |
| <b>ADMINISTRATIVE</b>         |      |                                  |               |               |                |             |                |                |                 |             |                |                |
| 911                           | 4110 | ADMINISTRATIVE SALARIES          | 8,527         | 11,629        | (3,102)        | 73%         | 18,406         | 23,258         | (4,852)         | 79%         | 139,547        | 121,141        |
| 912                           | 4182 | EBC - ADMIN                      | 3,179         | 3,706         | (527)          | 86%         | 6,301          | 7,412          | (1,111)         | 85%         | 44,470         | 38,169         |
|                               | 4171 | AUDITING FEES                    | -             | 292           | (292)          | 0%          | -              | 583            | (583)           | 0%          | 3,500          | 3,500          |
|                               |      | MANAGEMENT FEES                  | 2,599         | 2,594         | 4              | 100%        | 5,637          | 5,189          | 448             | 109%        | 31,132         | 25,495         |
|                               |      | BOOKKEEPING FEES                 | -             | -             | -              | -           | -              | -              | -               | -           | -              | -              |
|                               |      | ADVERTISING & MARKETING          | -             | -             | -              | -           | -              | -              | -               | -           | -              | -              |
|                               |      | OFFICE EXPENSE                   | -             | -             | -              | -           | -              | -              | -               | -           | -              | -              |
|                               |      | LEGAL EXPENSE                    | -             | -             | -              | -           | -              | -              | -               | -           | -              | -              |
|                               |      | TRAVEL                           | -             | -             | -              | -           | -              | -              | -               | -           | -              | -              |
| 916                           | 4190 | OTHER                            | 3,166         | 6,796         | (3,630)        | 47%         | 4,620          | 13,592         | (8,971)         | 34%         | 81,550         | 76,930         |
|                               |      | <b>TOTAL ADMINISTRATIVE</b>      | <b>17,470</b> | <b>25,017</b> | <b>(7,546)</b> | <b>70%</b>  | <b>34,964</b>  | <b>50,033</b>  | <b>(15,069)</b> | <b>70%</b>  | <b>300,199</b> | <b>265,235</b> |
| <b>TENANT SERVICES</b>        |      |                                  |               |               |                |             |                |                |                 |             |                |                |
| 921                           | 4210 | SALARIES                         | -             | -             | -              | -           | -              | -              | -               | -           | -              | -              |
| 923                           | 4222 | EBC - TNT SVCS                   | -             | -             | -              | -           | -              | -              | -               | -           | -              | -              |
| 924                           | 4230 | OTHER                            | -             | 500           | (500)          | 0%          | -              | 1,000          | (1,000)         | 0%          | 6,000          | 6,000          |
|                               |      | <b>TOTAL TENANT SERVICES</b>     | <b>-</b>      | <b>500</b>    | <b>(500)</b>   | <b>0%</b>   | <b>-</b>       | <b>1,000</b>   | <b>(1,000)</b>  | <b>0%</b>   | <b>6,000</b>   | <b>6,000</b>   |
| <b>UTILITIES</b>              |      |                                  |               |               |                |             |                |                |                 |             |                |                |
| 931                           | 4310 | WATER                            | 645           | 681           | (36)           | 95%         | 703            | 1,362          | (659)           | 52%         | 8,172          | 7,469          |
| 932                           | 4320 | ELECTRICITY                      | 607           | 637           | (30)           | 95%         | 791            | 1,274          | (483)           | 62%         | 7,646          | 6,855          |
| 933                           | 4330 | NATURAL GAS                      | -             | 14            | (14)           | 0%          | -              | 28             | (28)            | 0%          | 168            | 168            |
| 938                           | 4390 | SEWER AND OTHER                  | 1,089         | 971           | 118            | 112%        | 1,194          | 1,941          | (747)           | 62%         | 11,648         | 10,454         |
|                               |      | <b>TOTAL UTILITIES</b>           | <b>2,340</b>  | <b>2,303</b>  | <b>38</b>      | <b>102%</b> | <b>2,688</b>   | <b>4,606</b>   | <b>(1,917)</b>  | <b>58%</b>  | <b>27,634</b>  | <b>24,946</b>  |

# APHA CONSOLIDATED

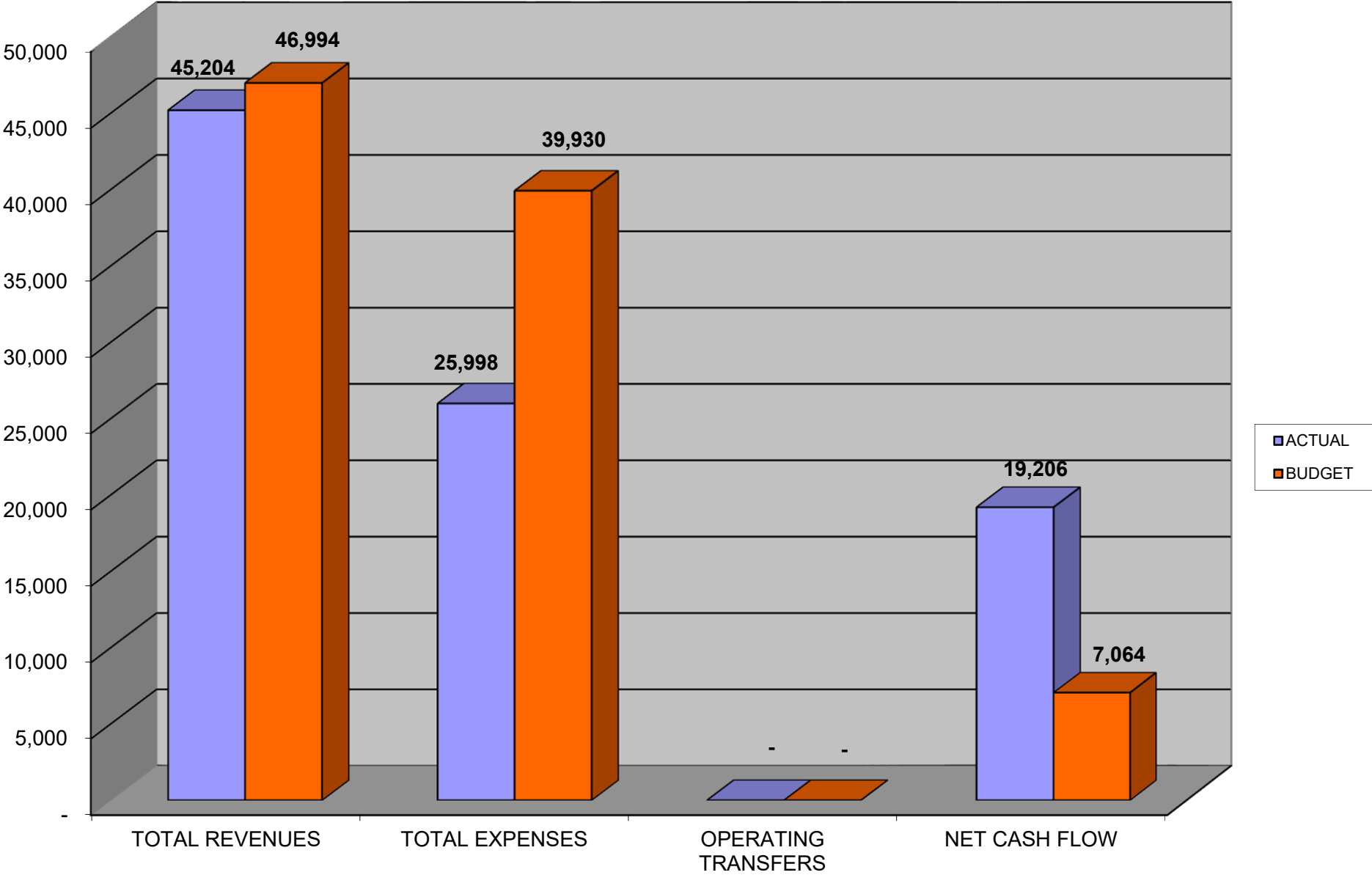
| LINE  | ACCT                                |                                    | CURRENT       | CURRENT       |                 | % OF        | YEAR          | YEAR          |                 | % OF        | BUDGET         |                |
|---|-------------------------------------|------------------------------------|---------------|---------------|-----------------|-------------|---------------|---------------|-----------------|-------------|----------------|----------------|
| ITEM  | #                                   | DESCRIPTION                        | MONTH         | MONTH         | DIFF            | MTD         | TO DATE       | TO DATE       | DIFF            | YTD         | ANNUAL         | BALANCE        |
|   |                                     |                                    | Feb-20        | BUDGET        |                 | BUDGET      | ACTUAL        | BUDGET        |                 | BUDGET      | BUDGET         | REMAINING      |
| <b>ORDINARY MAINT &amp; OPERATIONS</b>            |                                     |                                    |               |               |                 |             |               |               |                 |             |                |                |
| 941   | 4410                                | LABOR                              | 6,692         | 6,185         | 507             | 108%        | 14,643        | 12,370        | 2,273           | 118%        | 74,219         | 59,576         |
| 945   | 4433                                | EMPLOYEE BENEFITS - MAINTENANCE    | 2,183         | 2,295         | (113)           | 95%         | 4,420         | 4,591         | (171)           | 96%         | 27,545         | 23,125         |
| 943   | 4420                                | MATERIALS                          | 1,573         | 1,597         | (24)            | 99%         | 2,745         | 3,193         | (448)           | 86%         | 19,158         | 16,413         |
| <b>CONTRACT COSTS</b>                             |                                     |                                    |               |               |                 |             |               |               |                 |             |                |                |
| 943   |                                     | GARBAGE & TRASH                    | 692           | 607           | 85              | 114%        | 782           | 1,215         | (432)           | 64%         | 7,287          | 6,505          |
|   |                                     | COOLING / AIR CONDITIONING         | -             | 200           | (200)           | 0%          | -             | 400           | (400)           | 0%          | 2,400          | 2,400          |
|   |                                     | ELEVATOR MAINTENANCE               | -             | -             | -               | -           | -             | -             | -               | -           | -              | -              |
|   |                                     | LANDSCAPE & GROUNDS                | 495           | 458           | 37              | 108%        | 990           | 917           | 73              | 108%        | 5,500          | 4,510          |
|   |                                     | UNIT TURNAROUNDS                   | -             | -             | -               | -           | -             | -             | -               | -           | -              | -              |
|   |                                     | ELECTRICAL                         | -             | -             | -               | -           | -             | -             | -               | -           | -              | -              |
|   |                                     | PLUMBING                           | -             | 83            | (83)            | 0%          | 525           | 167           | 358             | 315%        | 1,000          | 475            |
|   |                                     | EXTERMINATION                      | -             | 125           | (125)           | 0%          | -             | 250           | (250)           | 0%          | 1,500          | 1,500          |
|   |                                     | JANITORIAL                         | -             | -             | -               | -           | -             | -             | -               | -           | -              | -              |
|   |                                     | ROUTINE MAINTENANCE                | -             | 1,675         | (1,675)         | 0%          | -             | 3,350         | (3,350)         | 0%          | 20,100         | 20,100         |
| 943   | 4430                                | OTHER MISCELLANEOUS CONTRACT COSTS | -             | -             | -               | -           | 2,885         | -             | 2,885           | -           | -              | (2,885)        |
| <b>TOTAL ORDINARY MAINT &amp; OPER</b>            |                                     |                                    | <b>11,635</b> | <b>13,226</b> | <b>(1,591)</b>  | <b>88%</b>  | <b>26,990</b> | <b>26,452</b> | <b>539</b>      | <b>102%</b> | <b>158,709</b> | <b>131,719</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%         | 4,270         | 4,674         | (404)           | 91%         | 28,046         | 23,776         |
| 969   | <b>TOTAL INSURANCE EXPENSES</b>     |                                    | <b>2,135</b>  | <b>2,337</b>  | <b>(202)</b>    | <b>91%</b>  | <b>4,270</b>  | <b>4,674</b>  | <b>(404)</b>    | <b>91%</b>  | <b>28,046</b>  | <b>23,776</b>  |
| <b>GENERAL EXPENSES</b>                           |                                     |                                    |               |               |                 |             |               |               |                 |             |                |                |
| 962   | 4590                                | OTHER GENERAL EXPENSES             | -             | 1,292         | (1,292)         | 0%          | 645           | 2,583         | (1,938)         | 25%         | 15,500         | 14,855         |
|   |                                     | COMPENSATED ABSENCES               | -             | -             | -               | -           | -             | -             | -               | -           | -              | -              |
|   |                                     | PAYMENTS IN LIEU OF TAXES          | -             | -             | -               | -           | -             | -             | -               | -           | -              | -              |
|   |                                     | BAD DEBTS                          | 431           | 290           | 141             | 148%        | 1,713         | 581           | 1,132           | 295%        | 3,483          | 1,770          |
|   |                                     | INTEREST EXPENSE                   | 2,838         | 2,904         | (65)            | 98%         | 5,685         | 5,807         | (122)           | 98%         | 34,844         | 29,159         |
| <b>TOTAL GENERAL EXPENSES</b>                     |                                     |                                    | <b>3,269</b>  | <b>4,486</b>  | <b>(1,216)</b>  | <b>73%</b>  | <b>8,043</b>  | <b>8,971</b>  | <b>(928)</b>    | <b>90%</b>  | <b>53,827</b>  | <b>45,784</b>  |
| 969   | <b>TOTAL OPERATING EXPENDITURES</b> |                                    | <b>36,850</b> | <b>47,868</b> | <b>(11,018)</b> | <b>77%</b>  | <b>76,956</b> | <b>95,736</b> | <b>(18,780)</b> | <b>80%</b>  | <b>574,415</b> | <b>497,459</b> |
| 970   | <b>CASH FLOW FROM OPERATIONS</b>    |                                    | <b>16,930</b> | <b>8,736</b>  | <b>8,194</b>    | <b>194%</b> | <b>37,005</b> | <b>17,472</b> | <b>19,532</b>   | <b>212%</b> | <b>104,834</b> | <b>67,829</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>36,850</b> | <b>47,868</b> | <b>(11,018)</b> | <b>77%</b>  | <b>76,956</b> | <b>95,736</b> | <b>(18,780)</b> | <b>80%</b>  | <b>574,415</b> | <b>497,459</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>16,930</b> | <b>8,736</b>  | <b>8,194</b>    | <b>194%</b> | <b>37,005</b> | <b>17,472</b> | <b>19,532</b>   | <b>212%</b> | <b>104,834</b> | <b>67,829</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               |
|                                       |      |                                    | Feb-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               | 25,552               | 31,932               | (6,380)               | 80%               | 55,536               | 63,864               | (8,328)               | 87%               | 383,184               | 327,648               |
| 3410.1                                |      | ADMINISTRATIVE FEES EARNED         | -                    | -                    | -                     | -                 | -                    | -                    | -                     | -                 | -                     | -                     |
| 3410.2                                |      | PORT IN ADMINISTRATIVE FEES EARNED | -                    | -                    | -                     | -                 | -                    | -                    | -                     | -                 | -                     | -                     |
| <b>TOTAL HUD PHA GRANTS</b>           |      |                                    | <b><u>25,552</u></b> | <b><u>31,932</u></b> | <b><u>(6,380)</u></b> | <b><u>80%</u></b> | <b><u>55,536</u></b> | <b><u>63,864</u></b> | <b><u>(8,328)</u></b> | <b><u>87%</u></b> | <b><u>383,184</u></b> | <b><u>327,648</u></b> |
| <b>EXPENSES</b>                       |      |                                    |                      |                      |                       |                   |                      |                      |                       |                   |                       |                       |
| <b>ADMINISTRATIVE OFFICE EXPENSES</b> |      |                                    |                      |                      |                       |                   |                      |                      |                       |                   |                       |                       |
| 4130                                  |      | LEGAL                              | 81                   | 458                  | (378)                 | 18%               | 411                  | 917                  | (506)                 | 45%               | 5,500                 | 5,089                 |
| 4140                                  |      | STAFF TRAINING                     | 117                  | 250                  | (133)                 | 47%               | 117                  | 500                  | (383)                 | 23%               | 3,000                 | 2,883                 |
| 4150                                  |      | TRAVEL                             | -                    | 417                  | (417)                 | 0%                | -                    | 833                  | (833)                 | 0%                | 5,000                 | 5,000                 |
| 4170                                  |      | ACCOUNTING                         | -                    | 558                  | (558)                 | 0%                | -                    | 1,117                | (1,117)               | 0%                | 6,700                 | 6,700                 |
| 4190                                  |      | SUNDRY                             | 1,718                | 2,125                | (407)                 | 81%               | 1,920                | 4,250                | (2,330)               | 45%               | 25,500                | 23,580                |
| 4190.2                                |      | TELEPHONE/COMMUNICATIONS           | 1,017                | 1,250                | (233)                 | 81%               | 1,789                | 2,500                | (711)                 | 72%               | 15,000                | 13,211                |
| 4190.3                                |      | POSTAGE                            | 15                   | 333                  | (318)                 | 5%                | 15                   | 667                  | (652)                 | 2%                | 4,000                 | 3,985                 |
| 4190                                  |      | OFFICE SUPPLIES                    | -                    | 521                  | (521)                 | 0%                | -                    | 1,042                | (1,042)               | 0%                | 6,250                 | 6,250                 |
| 4190                                  |      | CONTRACT COST-COPIER/SECURITY      | 98                   | 133                  | (35)                  | 74%               | 98                   | 267                  | (168)                 | 37%               | 1,600                 | 1,502                 |
| 4190                                  |      | EVICITION COST                     | -                    | 83                   | (83)                  | 0%                | 90                   | 167                  | (77)                  | 54%               | 1,000                 | 910                   |
| 4190.9                                |      | CONTRACT COST - ADMIN              | 120                  | 667                  | (547)                 | 18%               | 180                  | 1,333                | (1,153)               | 14%               | 8,000                 | 7,820                 |
| <b>TOTAL ADMINISTRATIVE</b>           |      |                                    | <b><u>3,166</u></b>  | <b><u>6,796</u></b>  | <b><u>(3,630)</u></b> | <b><u>47%</u></b> | <b><u>4,620</u></b>  | <b><u>13,592</u></b> | <b><u>(8,971)</u></b> | <b><u>34%</u></b> | <b><u>81,550</u></b>  | <b><u>76,930</u></b>  |
| <b>TOTAL GENERAL EXPENSES</b>         |      |                                    |                      |                      |                       |                   |                      |                      |                       |                   |                       |                       |
| 4590                                  |      | OTHER GENERAL EXPENSE              | -                    | 1,292                | (1,292)               | 0%                | 645                  | 2,583                | (1,938)               | 25%               | 15,500                | 14,855                |
| 4590                                  |      | FSS CONTRIBUTIONS                  | -                    | -                    | -                     | -                 | -                    | -                    | -                     | -                 | -                     | -                     |
| 4590.5                                |      | ASSET MANAGEMENT FEE               | -                    | -                    | -                     | -                 | -                    | -                    | -                     | -                 | -                     | -                     |
| 4590.6                                |      | OTHER FEES                         | -                    | -                    | -                     | -                 | -                    | -                    | -                     | -                 | -                     | -                     |
| <b>TOTAL OTHER GENERAL EXPENSES</b>   |      |                                    | <b><u>-</u></b>      | <b><u>1,292</u></b>  | <b><u>(1,292)</u></b> | <b><u>0%</u></b>  | <b><u>645</u></b>    | <b><u>2,583</u></b>  | <b><u>(1,938)</u></b> | <b><u>25%</u></b> | <b><u>15,500</u></b>  | <b><u>14,855</u></b>  |



# CENTRAL OFFICE COST CENTER



# COCC - STATEMENT OF NET POSITION

## ASSETS

|                            |   |                |
|----------------------------|---|----------------|
| <b>Current Assets:</b>     |   |                |
| <b>Cash</b>                |   |                |
| 111                        | Unrestricted  | 175,050        |
| 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>175,050</b> |
| <b>Receivables</b>         |   |                |
| 121                        | Accounts Receivable - PHA Projects                              | -              |
| 122                        | Accounts Receivable - HUD Other Projects                        | -              |
| 124                        | Accounts Receivable - Other Government                          | 8,200          |
| 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 accts</b> | <b>8,200</b>   |
| 131                        | Investments - Unrestricted                                      | -              |
| 135                        | Investments - Restricted for Payments of Current Liabilities    | -              |
| 132                        | Investments - Restricted  | -              |
| 142                        | Prepaid Expenses and Other Assets                               | 1,815          |
| 143                        | Inventories   | -              |
| 143.1                      | Allowance for Obsolete Inventory                                | -              |
| 144                        | Interprogram Due From   | 2,599          |
| 145                        | Assets Held for Sale  | -              |
| 146                        | Amounts To Be Provided  | -              |
|                            | <b>Total Other Current Assets</b>                               | <b>4,414</b>   |
| 150                        | <b>Total Current Assets</b>                                     | <b>187,665</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>754,051</b> |
| 200                        | Deferred Outflows of Resources - Pension Plan                   | -              |
|                            | <b>Total Assets &amp; Deferred Outflows of Resources</b>        | <b>754,051</b> |

## LIABILITIES

|                                      |  |                |
|--------------------------------------|--|----------------|
| <b>Current Liabilities:</b>          |  |                |
| 311                                  | Bank Overdraft   | -              |
| 312                                  | Accounts Payable <= 90 Days  | 2,756          |
| 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>12,864</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>12,864</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/<br>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  | 174,801        |
| 513                                  | <b>Total Equity</b>  | <b>741,187</b> |
| 600                                  | <b>Total Liabilities and Equity</b>                                | <b>754,051</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                       |      |                                  | Feb-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            | 10,584        | 10,022        | 562            | 106%        | 21,454        | 20,044        | 1,410           | 107%       | 120,261        | 98,807         |
|                               |      | BOOKKEEPING FEE INCOME           | -             | -             | -              | -           | -             | -             | -               | -          | -              | -              |
|                               |      | ASSET MANAGEMENT FEE INCOME      | -             | -             | -              | -           | -             | -             | -               | -          | -              | -              |
| 714                           |      | FRAUD RECOVERY                   | -             | -             | -              | -           | -             | -             | -               | -          | -              | -              |
| 715                           |      | OTHER REVENUE                    | 11,875        | 13,475        | (1,600)        | 88%         | 23,750        | 26,950        | (3,200)         | 88%        | 161,700        | 137,950        |
| 720                           |      | INVESTMENT INCOME - RESTRICTED   | -             | -             | -              | -           | -             | -             | -               | -          | -              | -              |
| 700                           |      | <b>TOTAL REVENUES</b>            | <b>22,459</b> | <b>23,497</b> | <b>(1,038)</b> | <b>96%</b>  | <b>45,204</b> | <b>46,994</b> | <b>(1,790)</b>  | <b>96%</b> | <b>281,961</b> | <b>236,757</b> |
| <b>OPERATING EXPENDITURES</b> |      |                                  |               |               |                |             |               |               |                 |            |                |                |
| <b>ADMINISTRATIVE</b>         |      |                                  |               |               |                |             |               |               |                 |            |                |                |
| 911                           | 4110 | ADMINISTRATIVE SALARIES          | 6,339         | 9,237         | (2,898)        | 69%         | 13,629        | 18,475        | (4,845)         | 74%        | 110,848        | 97,219         |
| 912                           | 4182 | EBC - ADMIN                      | 2,096         | 2,442         | (346)          | 86%         | 4,121         | 4,884         | (763)           | 84%        | 29,303         | 25,182         |
|                               | 4171 | AUDITING FEES                    | -             | 167           | (167)          | 0%          | -             | 333           | (333)           | 0%         | 2,000          | 2,000          |
|                               |      | MANAGEMENT FEES                  | -             | -             | -              | -           | -             | -             | -               | -          | -              | -              |
|                               |      | BOOKKEEPING FEES                 | -             | -             | -              | -           | -             | -             | -               | -          | -              | -              |
|                               |      | ADVERTISING & MARKETING          | -             | -             | -              | -           | -             | -             | -               | -          | -              | -              |
|                               |      | OFFICE EXPENSE                   | -             | -             | -              | -           | -             | -             | -               | -          | -              | -              |
|                               |      | LEGAL EXPENSE                    | -             | -             | -              | -           | -             | -             | -               | -          | -              | -              |
|                               |      | TRAVEL                           | -             | -             | -              | -           | -             | -             | -               | -          | -              | -              |
| 916                           | 4190 | OTHER                            | 2,854         | 5,967         | (3,112)        | 48%         | 3,730         | 11,933        | (8,204)         | 31%        | 71,600         | 67,870         |
|                               |      | <b>TOTAL ADMINISTRATIVE</b>      | <b>11,290</b> | <b>17,813</b> | <b>(6,523)</b> | <b>63%</b>  | <b>21,480</b> | <b>35,625</b> | <b>(14,145)</b> | <b>60%</b> | <b>213,751</b> | <b>192,271</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                            | 28            | 8             | 20             | 366%        | 46            | 15            | 31              | 305%       | 91             | 45             |
| 932                           | 4320 | ELECTRICITY                      | 338           | 343           | (4)            | 99%         | 504           | 685           | (181)           | 74%        | 4,110          | 3,606          |
| 933                           | 4330 | NATURAL GAS                      | -             | 14            | (14)           | 0%          | -             | 28            | (28)            | 0%         | 168            | 168            |
| 938                           | 4390 | SEWER AND OTHER                  | 40            | 14            | 26             | 286%        | 81            | 28            | 52              | 286%       | 169            | 88             |
|                               |      | <b>TOTAL UTILITIES</b>           | <b>406</b>    | <b>378</b>    | <b>28</b>      | <b>107%</b> | <b>631</b>    | <b>756</b>    | <b>(126)</b>    | <b>83%</b> | <b>4,538</b>   | <b>3,907</b>   |

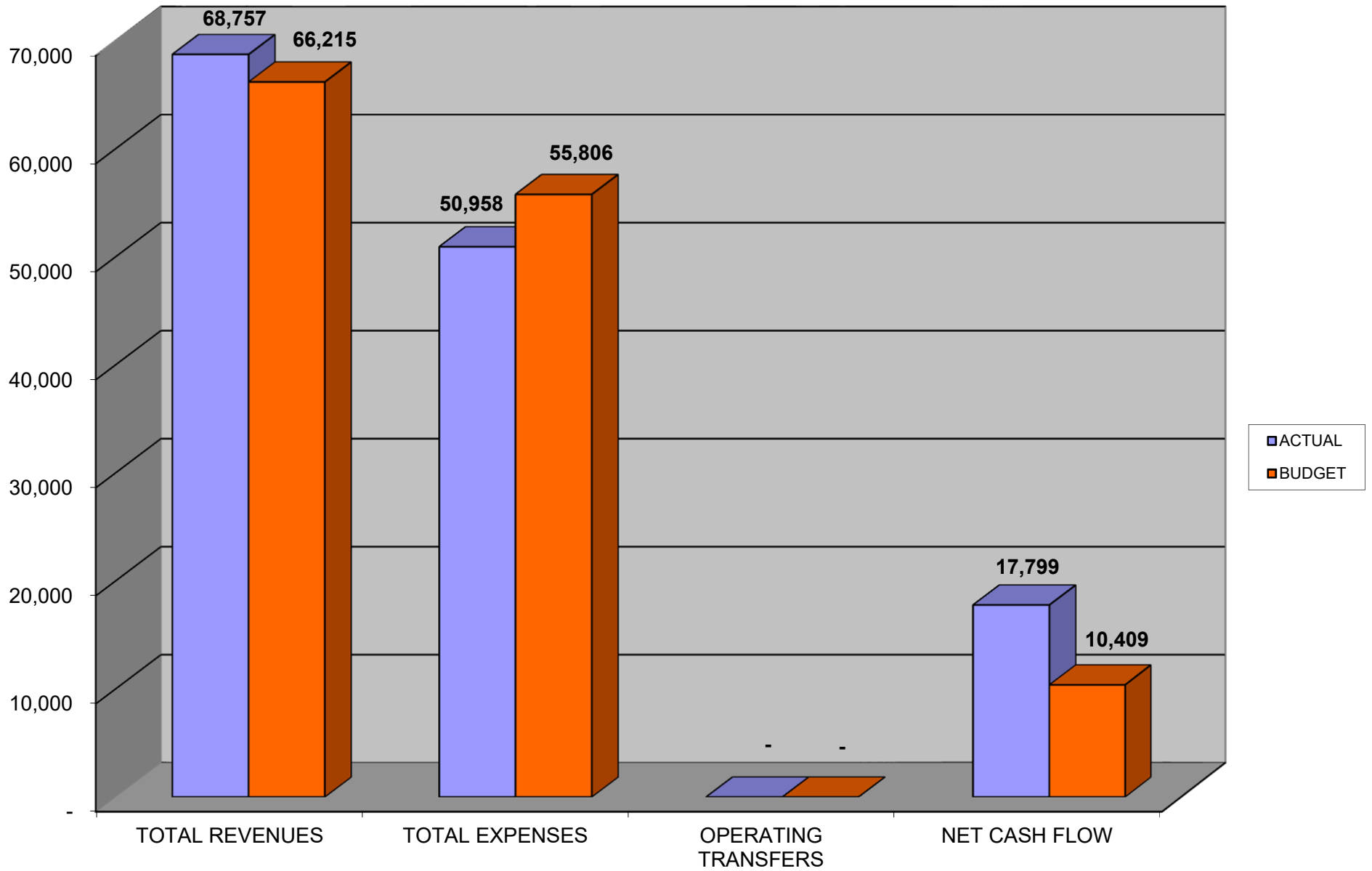
# CENTRAL OFFICE COST CENTER

| LINE<br>ITEM                                      | ACCT<br>#                           | DESCRIPTION                        | CURRENT       | CURRENT       |                | % OF        | YEAR          | YEAR          |                 | % OF        | ANNUAL         | BUDGET         |
|---|-------------------------------------|------------------------------------|---------------|---------------|----------------|-------------|---------------|---------------|-----------------|-------------|----------------|----------------|
|   |                                     |                                    | MONTH         | MONTH         | DIFF           | MTD         | TO DATE       | TO DATE       | DIFF            | YTD         | BUDGET         | BALANCE        |
|   |                                     |                                    | Feb-20        | BUDGET        |                | BUDGET      | ACTUAL        | BUDGET        |                 | BUDGET      | BUDGET         | REMAINING      |
| <b>ORDINARY MAINT &amp; OPERATIONS</b>            |                                     |                                    |               |               |                |             |               |               |                 |             |                |                |
| 941   | 4410                                | LABOR                              | -             | -             | -              | -           | -             | -             | -               | -           | -              | -              |
| 945   | 4433                                | EMPLOYEE BENEFITS - MAINTENANCE    | -             | -             | -              | -           | -             | -             | -               | -           | -              | -              |
| 943   | 4420                                | MATERIALS                          | 500           | -             | 500            | -           | 1,327         | -             | 1,327           | -           | -              | (1,327)        |
| <b>CONTRACT COSTS</b>                             |                                     |                                    |               |               |                |             |               |               |                 |             |                |                |
| 943   |                                     | GARBAGE & TRASH                    | 50            | -             | 50             | -           | 100           | -             | 100             | -           | -              | (100)          |
|   |                                     | 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>550</b>    | <b>-</b>      | <b>550</b>     | <b>-</b>    | <b>1,427</b>  | <b>-</b>      | <b>1,427</b>    | <b>-</b>    | <b>-</b>       | <b>(1,427)</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%        | 1,815         | 1,048         | 767             | 173%        | 6,289          | 4,474          |
| 969   | <b>TOTAL INSURANCE EXPENSES</b>     |                                    | <b>908</b>    | <b>524</b>    | <b>384</b>     | <b>173%</b> | <b>1,815</b>  | <b>1,048</b>  | <b>767</b>      | <b>173%</b> | <b>6,289</b>   | <b>4,474</b>   |
| <b>GENERAL EXPENSES</b>                           |                                     |                                    |               |               |                |             |               |               |                 |             |                |                |
| 962   | 4590                                | OTHER GENERAL EXPENSES             | -             | 1,250         | (1,250)        | 0%          | 645           | 2,500         | (1,855)         | 26%         | 15,000         | 14,355         |
|   |                                     | COMPENSATED ABSENCES               | -             | -             | -              | -           | -             | -             | -               | -           | -              | -              |
|   |                                     | PAYMENTS IN LIEU OF TAXES          | -             | -             | -              | -           | -             | -             | -               | -           | -              | -              |
|   |                                     | BAD DEBTS                          | -             | -             | -              | -           | -             | -             | -               | -           | -              | -              |
|   |                                     | INTEREST EXPENSE                   | -             | -             | -              | -           | -             | -             | -               | -           | -              | -              |
| <b>TOTAL GENERAL EXPENSES</b>                     |                                     |                                    | <b>-</b>      | <b>1,250</b>  | <b>(1,250)</b> | <b>0%</b>   | <b>645</b>    | <b>2,500</b>  | <b>(1,855)</b>  | <b>26%</b>  | <b>15,000</b>  | <b>14,355</b>  |
| 969   | <b>TOTAL OPERATING EXPENDITURES</b> |                                    | <b>13,154</b> | <b>19,965</b> | <b>(6,811)</b> | <b>66%</b>  | <b>25,998</b> | <b>39,930</b> | <b>(13,932)</b> | <b>65%</b>  | <b>239,578</b> | <b>213,580</b> |
| 970   | <b>CASH FLOW FROM OPERATIONS</b>    |                                    | <b>9,305</b>  | <b>3,532</b>  | <b>5,773</b>   | <b>263%</b> | <b>19,206</b> | <b>7,064</b>  | <b>12,142</b>   | <b>272%</b> | <b>42,383</b>  | <b>23,177</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>13,154</b> | <b>19,965</b> | <b>(6,811)</b> | <b>66%</b>  | <b>25,998</b> | <b>39,930</b> | <b>(13,932)</b> | <b>65%</b>  | <b>239,578</b> | <b>213,580</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>9,305</b>  | <b>3,532</b>  | <b>5,773</b>   | <b>263%</b> | <b>19,206</b> | <b>7,064</b>  | <b>12,142</b>   | <b>272%</b> | <b>42,383</b>  | <b>23,177</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        | BUDGET        |
|                                       |      |                                    | Feb-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%         | -            | 833           | 833          | 0%         | 5,000         | 5,000         |
| 4140                                  |      | STAFF TRAINING                     | -            | 208          | 208          | 0%         | -            | 417           | 417          | 0%         | 2,500         | 2,500         |
| 4150                                  |      | TRAVEL                             | -            | 375          | 375          | 0%         | -            | 750           | 750          | 0%         | 4,500         | 4,500         |
| 4170                                  |      | ACCOUNTING                         | -            | 292          | 292          | 0%         | -            | 583           | 583          | 0%         | 3,500         | 3,500         |
| 4190                                  |      | SUNDRY                             | 1,714        | 2,083        | 370          | 82%        | 1,912        | 4,167         | 2,255        | 46%        | 25,000        | 23,088        |
| 4190.2                                |      | TELEPHONE/COMMUNICATIONS           | 907          | 1,125        | 218          | 81%        | 1,525        | 2,250         | 725          | 68%        | 13,500        | 11,975        |
| 4190.3                                |      | POSTAGE                            | 15           | 208          | 193          | 7%         | 15           | 417           | 402          | 4%         | 2,500         | 2,485         |
| 4190                                  |      | OFFICE SUPPLIES                    | -            | 500          | 500          | 0%         | -            | 1,000         | 1,000        | 0%         | 6,000         | 6,000         |
| 4190                                  |      | CONTRACT COST-COPIER/SECURITY      | 98           | 133          | 35           | 74%        | 98           | 267           | 168          | 37%        | 1,600         | 1,502         |
| 4190                                  |      | EVICION COST                       | -            | -            | -            | -          | -            | -             | -            | -          | -             | -             |
| 4190.9                                |      | CONTRACT COST - ADMIN              | 120          | 625          | 505          | 19%        | 180          | 1,250         | 1,070        | 14%        | 7,500         | 7,320         |
| <b>TOTAL ADMINISTRATIVE</b>           |      |                                    | <b>2,854</b> | <b>5,967</b> | <b>3,112</b> | <b>48%</b> | <b>3,730</b> | <b>11,933</b> | <b>8,204</b> | <b>31%</b> | <b>71,600</b> | <b>67,870</b> |
| <b>TOTAL GENERAL EXPENSES</b>         |      |                                    |              |              |              |            |              |               |              |            |               |               |
| 4590                                  |      | OTHER GENERAL EXPENSE              | -            | 1,250        | 1,250        | 0%         | 645          | 2,500         | 1,855        | 26%        | 15,000        | 14,355        |
| 4590                                  |      | FSS CONTRIBUTIONS                  | -            | -            | -            | -          | -            | -             | -            | -          | -             | -             |
| 4590.5                                |      | ASSET MANAGEMENT FEE               | -            | -            | -            | -          | -            | -             | -            | -          | -             | -             |
| 4590.6                                |      | OTHER FEES                         | -            | -            | -            | -          | -            | -             | -            | -          | -             | -             |
| <b>TOTAL OTHER GENERAL EXPENSES</b>   |      |                                    | <b>-</b>     | <b>1,250</b> | <b>1,250</b> | <b>0%</b>  | <b>645</b>   | <b>2,500</b>  | <b>1,855</b> | <b>26%</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   | 19,665           |
| 115                        | Cash - Restricted for Payment of Current Liabilities           | -                |
| 112                        | Cash - Restricted Mod and Development                          | -                |
| 113                        | Cash - Other restricted  | 108,547          |
| 114                        | Cash - Tenant Security Deposits                                | 6,591            |
| 100                        | <b>Total Cash</b>  | <b>134,802</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                   | 6,222            |
| 126.1                      | Allowance for Doubtful Accounts - Dwelling Rents               | (625)            |
| 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>5,596</b>     |
| 131                        | Investments - Unrestricted                                     | -                |
| 135                        | Investments - Restricted for Payments of Current Liabilities   | -                |
| 132                        | Investments - Restricted                                       | -                |
| 142                        | Prepaid Expenses and Other Assets                              | 2,927            |
| 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>2,927</b>     |
|                            | <b>Total Current Assets</b>                                    | <b>143,325</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>1,137,971</b> |
| 200                        | Deferred Outflows of Resources - Pension Plan                  | -                |
|                            | <b>Total Assets &amp; Deferred Outflows of Resources</b>       | <b>1,137,971</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                                 | 6,591            |
| 342                                  | Unearned Revenue   | 448              |
| 343                                  | Current Portion of Long-term Debt - Capital Projects     | 27,426           |
| 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                                      | 2,599            |
| 310                                  | <b>Total Current Liabilities</b>                         | <b>53,312</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>1,387,199</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                         | (364,922)        |
| <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                                  | 108,547          |
| 512                                  | Undesignated Fund Balance/Retained Earnings              | -                |
| 512.1                                | Unrestricted Net Position                                | 7,147            |
| 513                                  | <b>Total Equity</b>                                      | <b>(249,228)</b> |
| 600                                  | <b>Total Liabilities and Equity</b>                      | <b>1,137,971</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                       |        |                                      | Feb-20        | BUDGET        |                | BUDGET      | ACTUAL        | BUDGET        |                | BUDGET      | BALANCE        |                |
|                               |        |                                      |               |               |                |             |               |               |                |             | REMAINING      |                |
| <b>OPERATING INCOME</b>       |        |                                      |               |               |                |             |               |               |                |             |                |                |
| 703                           | 3110   | GROSS POTENTIAL RENT                 | 4,125         | 497           | 3,628          | 830%        | 9,336         | 994           | 8,342          | 939%        | 5,964          | (3,372)        |
| 704                           | 3422   | LESS: VACANCY LOSS                   | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|                               |        | <b>NET TENANT REVENUE</b>            | <b>4,125</b>  | <b>497</b>    | <b>3,628</b>   | <b>830%</b> | <b>9,336</b>  | <b>994</b>    | <b>8,342</b>   | <b>939%</b> | <b>5,964</b>   | <b>(3,372)</b> |
|                               | 3401   | TENANT REVENUE - OTHER               | 1,071         | 574           | 497            | 187%        | 3,296         | 1,148         | 2,147          | 287%        | 6,890          | 3,594          |
|                               | 3404   | TENANT REVENUE - EXCESS UTILITY      | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|                               | 3430   | TENANT REVENUE - MAINTENANCE         | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|                               | 3450   | TENANT REVENUE - LATE CHARGES        | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|                               | 3431   | <b>NET OPERATING REVENUE</b>         | <b>5,196</b>  | <b>1,071</b>  | <b>4,125</b>   | <b>485%</b> | <b>12,631</b> | <b>2,142</b>  | <b>10,489</b>  | <b>590%</b> | <b>12,854</b>  | <b>223</b>     |
| 706                           |        | HAP SUBSIDY                          | 25,552        | 31,932        | (6,380)        | 80%         | 55,536        | 63,864        | (8,328)        | 87%         | 383,184        | 327,648        |
| 708                           |        | OTHER GOVERNMENT GRANTS              | -             | -             | -              | -           | -             | -             | -              | -           | -              | 327,648        |
| 711                           |        | INVESTMENT INCOME - UNRESTRICTED     | -             | 4             | (4)            | 0%          | 1             | 8             | (7)            | 13%         | 50             | 49             |
|                               |        | MANAGEMENT FEE INCOME                | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|                               |        | BOOKKEEPING FEE INCOME               | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|                               |        | ASSET MANAGEMENT FEE INCOME          | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
| 714                           |        | FRAUD RECOVERY                       | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
| 715                           |        | OTHER REVENUE                        | 557           | 92            | 465            | 607%        | 557           | 183           | 373            | 304%        | 1,100          | 543            |
| 720                           |        | INVESTMENT INCOME - RESTRICTED       | 16            | 8             | 8              | 194%        | 32            | 17            | 15             | 192%        | 100            | 68             |
| 700                           |        | <b>TOTAL REVENUES</b>                | <b>31,321</b> | <b>33,107</b> | <b>(1,786)</b> | <b>95%</b>  | <b>68,757</b> | <b>66,215</b> | <b>2,542</b>   | <b>104%</b> | <b>397,288</b> | <b>656,179</b> |
| <b>OPERATING EXPENDITURES</b> |        |                                      |               |               |                |             |               |               |                |             |                |                |
| <b>ADMINISTRATIVE</b>         |        |                                      |               |               |                |             |               |               |                |             |                |                |
| 911                           | 4110   | ADMINISTRATIVE SALARIES              | 2,188         | 2,392         | (204)          | 91%         | 4,777         | 4,783         | (7)            | 100%        | 28,699         | 23,922         |
| 912                           | 4182   | EBC - ADMIN                          | 1,083         | 1,264         | (181)          | 86%         | 2,180         | 2,528         | (348)          | 86%         | 15,167         | 12,987         |
|                               | 4171   | AUDITING FEES                        | -             | 125           | (125)          | 0%          | -             | 250           | (250)          | 0%          | 1,500          | 1,500          |
|                               |        | MANAGEMENT FEES                      | 2,599         | 2,594         | 4              | 100%        | 5,637         | 5,189         | 448            | 109%        | 31,132         | 25,495         |
|                               |        | BOOKKEEPING FEES                     | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|                               |        | ADVERTISING & MARKETING              | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|                               |        | OFFICE EXPENSE                       | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|                               |        | LEGAL EXPENSE                        | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|                               |        | TRAVEL                               | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
| 916                           | 4190   | OTHER                                | 311           | 829           | (518)          | 38%         | 891           | 1,658         | (768)          | 54%         | 9,950          | 9,059          |
|                               |        | <b>TOTAL ADMINISTRATIVE</b>          | <b>6,181</b>  | <b>7,204</b>  | <b>(1,023)</b> | <b>86%</b>  | <b>13,484</b> | <b>14,408</b> | <b>(924)</b>   | <b>94%</b>  | <b>86,448</b>  | <b>72,964</b>  |
| <b>TENANT SERVICES</b>        |        |                                      |               |               |                |             |               |               |                |             |                |                |
| 921                           | 4220   | TENANT SERVICES                      | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
| 923                           | 4220.2 | TENANT SERVICES AFTER SCHOOL PROGRAM | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
| 924                           | 4230   | OTHER                                | -             | 500           | (500)          | 0%          | -             | 1,000         | (1,000)        | 0%          | 6,000          | 6,000          |
|                               |        | <b>TOTAL TENANT SERVICES</b>         | <b>-</b>      | <b>500</b>    | <b>(500)</b>   | <b>0%</b>   | <b>-</b>      | <b>1,000</b>  | <b>(1,000)</b> | <b>0%</b>   | <b>6,000</b>   | <b>6,000</b>   |
| <b>UTILITIES</b>              |        |                                      |               |               |                |             |               |               |                |             |                |                |
| 931                           | 4310   | WATER                                | 617           | 673           | (56)           | 92%         | 657           | 1,347         | (690)          | 49%         | 8,081          | 7,424          |
| 932                           | 4320   | ELECTRICITY                          | 269           | 295           | (26)           | 91%         | 287           | 589           | (302)          | 49%         | 3,536          | 3,249          |
| 933                           | 4330   | NATURAL GAS                          | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
| 938                           | 4390   | SEWER AND OTHER                      | 1,048         | 957           | 92             | 110%        | 1,114         | 1,913         | (799)          | 58%         | 11,479         | 10,365         |
|                               |        | <b>TOTAL UTILITIES</b>               | <b>1,934</b>  | <b>1,925</b>  | <b>10</b>      | <b>100%</b> | <b>2,058</b>  | <b>3,849</b>  | <b>(1,791)</b> | <b>53%</b>  | <b>23,096</b>  | <b>21,038</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        |
|   |                                     |                                    | Feb-20        | BUDGET        |                | BUDGET      | ACTUAL        | BUDGET        |                | BUDGET      | BUDGET         | REMAINING      |
| <b>ORDINARY MAINT &amp; OPERATIONS</b>            |                                     |                                    |               |               |                |             |               |               |                |             |                |                |
| 941   | 4410                                | LABOR                              | 6,692         | 6,185         | 507            | 108%        | 14,643        | 12,370        | 2,273          | 118%        | 74,219         | 59,576         |
| 945   | 4433                                | EMPLOYEE BENEFITS - MAINTENANCE    | 2,183         | 2,295         | (113)          | 95%         | 4,420         | 4,591         | (171)          | 96%         | 27,545         | 23,125         |
| 943   | 4420                                | MATERIALS                          | 1,073         | 1,597         | (524)          | 67%         | 1,418         | 3,193         | (1,775)        | 44%         | 19,158         | 17,740         |
| <b>CONTRACT COSTS</b>                             |                                     |                                    |               |               |                |             |               |               |                |             |                |                |
| 943   |                                     | GARBAGE & TRASH                    | 642           | 607           | 35             | 106%        | 682           | 1,215         | (532)          | 56%         | 7,287          | 6,605          |
|   |                                     | COOLING / AIR CONDITIONING         | -             | 200           | (200)          | 0%          | -             | 400           | (400)          | 0%          | 2,400          | 2,400          |
|   |                                     | CABINETS                           | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|   |                                     | LANDSCAPE & GROUNDS                | 495           | 458           | 37             | 108%        | 990           | 917           | 73             | 108%        | 5,500          | 4,510          |
|   |                                     | UNIT TURNAROUNDS                   | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|   |                                     | ELECTRICAL                         | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|   |                                     | PLUMBING                           | -             | 83            | (83)           | 0%          | 525           | 167           | 358            | 315%        | 1,000          | 475            |
|   |                                     | EXTERMINATION                      | -             | 125           | (125)          | 0%          | -             | 250           | (250)          | 0%          | 1,500          | 1,500          |
|   |                                     | CAMERA SECURITY                    | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|   |                                     | ROUTINE MAINTENANCE                | -             | 1,675         | (1,675)        | 0%          | -             | 3,350         | (3,350)        | 0%          | 20,100         | 20,100         |
| 943   | 4430                                | OTHER MISCELLANEOUS CONTRACT COSTS | -             | -             | -              | -           | 2,885         | -             | 2,885          | -           | -              | (2,885)        |
| <b>TOTAL ORDINARY MAINT &amp; OPER</b>            |                                     |                                    | <b>11,085</b> | <b>13,226</b> | <b>(2,141)</b> | <b>84%</b>  | <b>25,563</b> | <b>26,452</b> | <b>(888)</b>   | <b>97%</b>  | <b>158,709</b> | <b>133,146</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%         | 2,455         | 3,626         | (1,172)        | 68%         | 21,757         | 19,302         |
| 969   | <b>TOTAL INSURANCE EXPENSES</b>     |                                    | <b>1,227</b>  | <b>1,813</b>  | <b>(586)</b>   | <b>68%</b>  | <b>2,455</b>  | <b>3,626</b>  | <b>(1,172)</b> | <b>68%</b>  | <b>21,757</b>  | <b>19,302</b>  |
| <b>GENERAL EXPENSES</b>                           |                                     |                                    |               |               |                |             |               |               |                |             |                |                |
| 962   | 4590                                | OTHER GENERAL EXPENSES             | -             | 42            | (42)           | 0%          | -             | 83            | (83)           | 0%          | 500            | 500            |
|   |                                     | COMPENSATED ABSENCES               | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|   |                                     | PAYMENTS IN LIEU OF TAXES          | -             | -             | -              | -           | -             | -             | -              | -           | -              | -              |
|   |                                     | BAD DEBTS                          | 431           | 290           | 141            | 148%        | 1,713         | 581           | 1,132          | 295%        | 3,483          | 1,770          |
|   |                                     | INTEREST EXPENSE                   | 2,838         | 2,904         | (66)           | 98%         | 5,685         | 5,807         | (122)          | 98%         | 34,844         | 29,159         |
| <b>TOTAL GENERAL EXPENSES</b>                     |                                     |                                    | <b>3,269</b>  | <b>3,236</b>  | <b>34</b>      | <b>101%</b> | <b>7,398</b>  | <b>6,471</b>  | <b>927</b>     | <b>114%</b> | <b>38,827</b>  | <b>31,429</b>  |
| 969   | <b>TOTAL OPERATING EXPENDITURES</b> |                                    | <b>23,696</b> | <b>27,903</b> | <b>(4,207)</b> | <b>85%</b>  | <b>50,958</b> | <b>55,806</b> | <b>(4,848)</b> | <b>91%</b>  | <b>334,837</b> | <b>283,879</b> |
| 970   | <b>CASH FLOW FROM OPERATIONS</b>    |                                    | <b>7,625</b>  | <b>5,204</b>  | <b>2,421</b>   | <b>147%</b> | <b>17,799</b> | <b>10,409</b> | <b>7,391</b>   | <b>171%</b> | <b>62,451</b>  | <b>372,300</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>23,696</b> | <b>27,903</b> | <b>(4,207)</b> | <b>85%</b>  | <b>50,958</b> | <b>55,806</b> | <b>(4,848)</b> | <b>91%</b>  | <b>334,837</b> | <b>283,879</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>7,625</b>  | <b>5,204</b>  | <b>2,421</b>   | <b>147%</b> | <b>17,799</b> | <b>10,409</b> | <b>7,391</b>   | <b>171%</b> | <b>62,451</b>  | <b>372,300</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         |                |
|                                       |      |                                    | Feb-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               | 25,552        | 31,932        | (6,380)        | 80%        | 55,536        | 63,864        | (8,328)        | 87%        | 383,184        |                |
| 3410.1                                |      | ADMINISTRATIVE FEES EARNED         | -             | -             | -              | -          | -             | -             | -              | -          | -              |                |
| 3410.2                                |      | PORT IN ADMINISTRATIVE FEES EARNED | -             | -             | -              | -          | -             | -             | -              | -          | -              |                |
| <b>TOTAL HUD PHA GRANTS</b>           |      |                                    | <b>25,552</b> | <b>31,932</b> | <b>(6,380)</b> | <b>80%</b> | <b>55,536</b> | <b>63,864</b> | <b>(8,328)</b> | <b>87%</b> | <b>383,184</b> | <b>327,648</b> |
| <b>EXPENSES</b>                       |      |                                    |               |               |                |            |               |               |                |            |                |                |
| <b>ADMINISTRATIVE OFFICE EXPENSES</b> |      |                                    |               |               |                |            |               |               |                |            |                |                |
| 4130                                  |      | LEGAL                              | 81            | 42            | (39)           | 194%       | 411           | 83            | (327)          | 493%       | 500            | 89             |
| 4140                                  |      | STAFF TRAINING                     | 117           | 42            | (75)           | 281%       | 117           | 83            | (34)           | 140%       | 500            | 383            |
| 4150                                  |      | TRAVEL                             | -             | 42            | 42             | 0%         | -             | 83            | 83             | 0%         | 500            | 500            |
| 4170                                  |      | ACCOUNTING                         | -             | 267           | 267            | 0%         | -             | 533           | 533            | 0%         | 3,200          | 3,200          |
| 4190                                  |      | SUNDRY                             | 4             | 42            | 38             | 10%        | 8             | 83            | 75             | 10%        | 500            | 492            |
| 4190.2                                |      | TELEPHONE/COMMUNICATIONS           | 110           | 125           | 15             | 88%        | 265           | 250           | (15)           | 106%       | 1,500          | 1,235          |
| 4190.3                                |      | POSTAGE                            | -             | 125           | 125            | 0%         | -             | 250           | 250            | 0%         | 1,500          | 1,500          |
| 4190                                  |      | OFFICE SUPPLIES                    | -             | 21            | 21             | 0%         | -             | 42            | 42             | 0%         | 250            | 250            |
| 4190                                  |      | CONTRACT COST-COPIER/SECURITY      | -             | -             | -              | -          | -             | -             | -              | -          | -              | -              |
| 4190                                  |      | EVICTON COST                       | -             | 83            | 83             | 0%         | 90            | 167           | 77             | 54%        | 1,000          | 910            |
| 4190.9                                |      | CONTRACT COST - ADMIN              | -             | 42            | 42             | 0%         | -             | 83            | 83             | 0%         | 500            | 500            |
| <b>TOTAL ADMINISTRATIVE</b>           |      |                                    | <b>311</b>    | <b>829</b>    | <b>518</b>     | <b>38%</b> | <b>891</b>    | <b>1,658</b>  | <b>768</b>     | <b>54%</b> | <b>9,950</b>   | <b>9,059</b>   |
| <b>TOTAL GENERAL EXPENSES</b>         |      |                                    |               |               |                |            |               |               |                |            |                |                |
| 4590                                  |      | OTHER GENERAL EXPENSE              | -             | 42            | 42             | 0%         | -             | 83            | 83             | 0%         | 500            | 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>83</b>     | <b>83</b>      | <b>0%</b>  | <b>500</b>     | <b>500</b>     |