

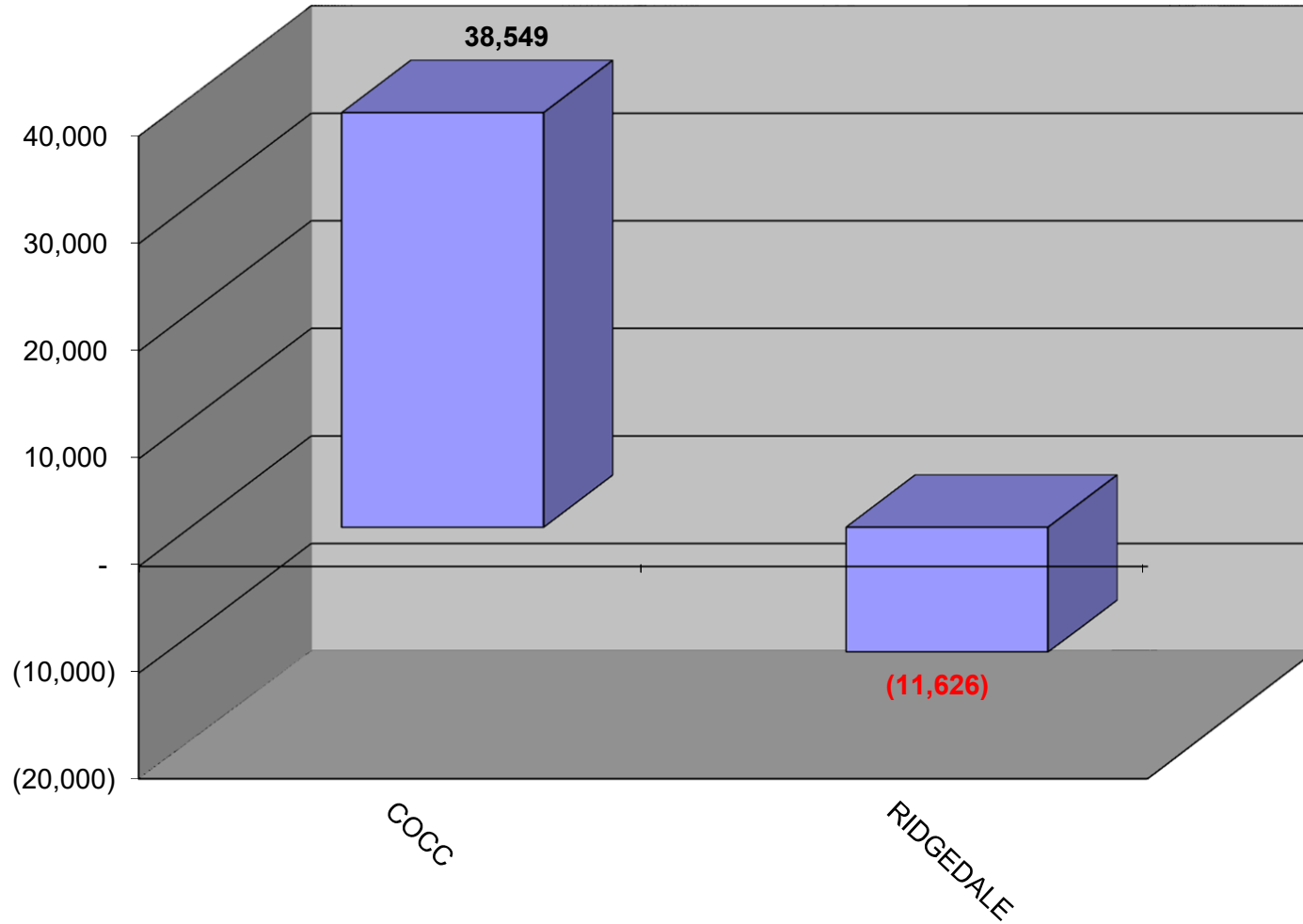
**AVON PARK**  
**HOUSING AUTHORITY**

**FISCAL YEAR ENDING DECEMBER 31, 2020**

**Financial Statements**

**November 30, 2020**

# Avon Park Housing Authority



Year to Date Net Income

**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES**  
**As of November 30, 2020**

**COCC**

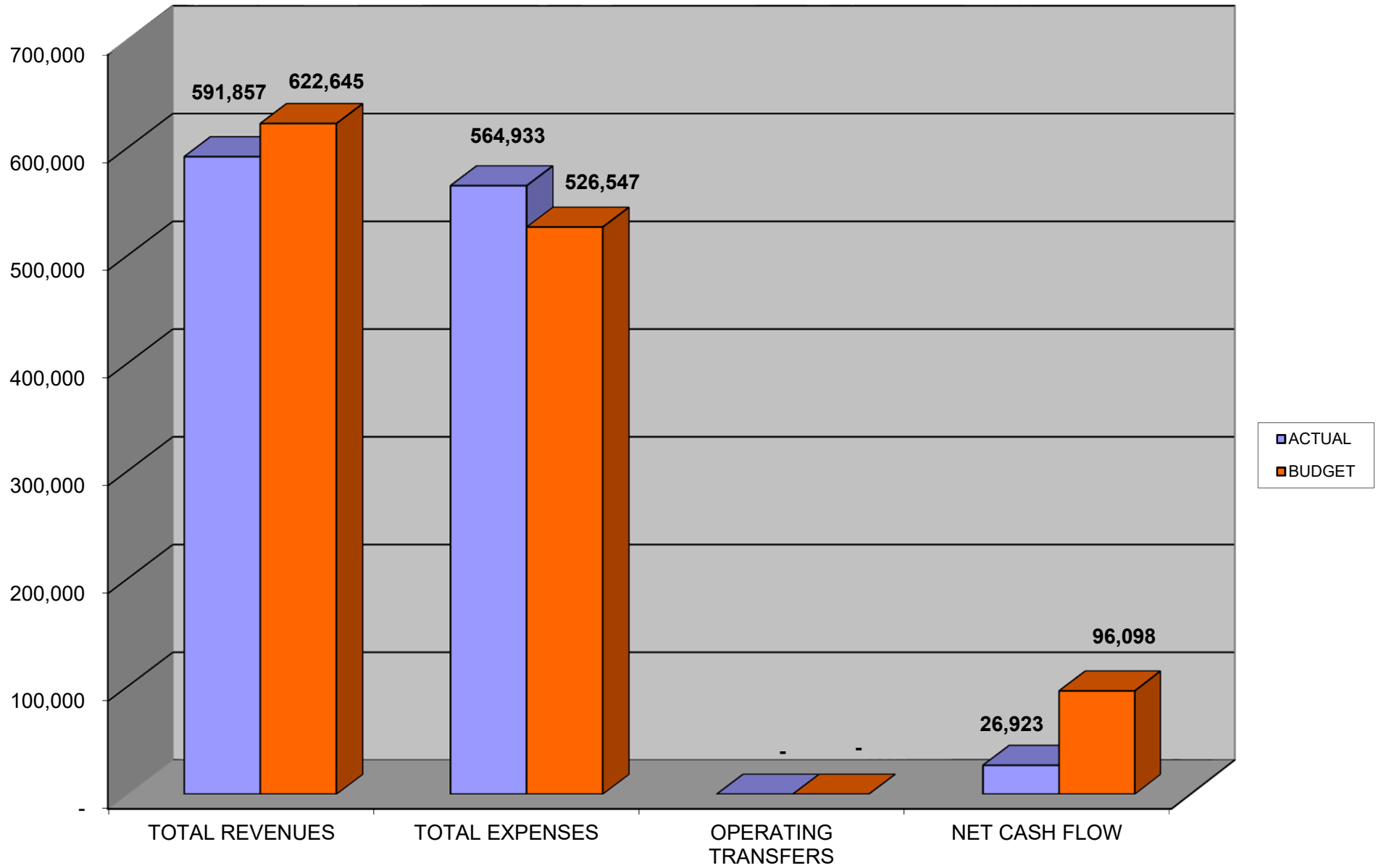
1111.00 GENERAL FUND-COCC	196,294
1111.40 FSS ESCROW	-
<b>TOTAL</b>	<b><u>196,294</u></b>

**RIDGEDALE**

1111.01 GENERAL FUND CHECKING	75
1114.00 SECURITY DEPOSITS	7,098
1162.05 ESCROW MIP	689
1162.06 ESCROW RESERVE REPLACEMENT	47,177
1162.07 ESCROW INSURANCE	8,115
1162.08 RESIDUAL RECEIPTS RESERVES	9,109
<b>TOTAL</b>	<b><u>72,262</u></b>

GRAND TOTAL CASH ACCOUNTS **268,556**

# APHA CONSOLIDATED



# APHA CONSOLIDATED- STATEMENT OF NET POSITION

## ASSETS

<b>Current Assets:</b>		
<b>Cash</b>		
111	Unrestricted	196,369
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	65,089
114	Cash - Tenant Security Deposits	7,098
100	<b>Total Cash</b>	<b>268,556</b>
<b>Receivables</b>		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	1,722
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	9,222
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(4,297)
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>6,647</b>
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	11,006
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	3,868
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	<b>Total Other Current Assets</b>	<b>14,874</b>
150	<b>Total Current Assets</b>	<b>290,077</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	225,173
165	Leasehold Improvements	-
166	Accumulated Depreciation	(549,921)
167	Construction in Progress	-
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>1,566,846</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>1,856,924</b>
200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>1,856,924</b>

## LIABILITIES

<b>Current Liabilities:</b>		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,930
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	4,884
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	7,098
342	Unearned Revenue	1,277
343	Current Portion of Long-term Debt - Capital Projects	2,783
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	3,868
310	<b>Total Current Liabilities</b>	<b>41,159</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>1,375,046</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	231,921
<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	65,089
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	184,867
513	<b>Total Equity</b>	<b>481,878</b>
600	<b>Total Liabilities and Equity</b>	<b>1,856,924</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
			Nov-20	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>REVENUE</b>												
<b>OPERATING INCOME</b>												
703	3110	GROSS POTENTIAL RENT	6,795	497	6,298	1367%	53,546	5,467	48,079	979%	5,964	(47,582)
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		<b>NET TENANT REVENUE</b>	<b>6,795</b>	<b>497</b>	<b>6,298</b>	<b>1367%</b>	<b>53,546</b>	<b>5,467</b>	<b>48,079</b>	<b>979%</b>	<b>5,964</b>	<b>(47,582)</b>
	3401	TENANT REVENUE - OTHER	89	574	(485)	16%	14,520	6,316	8,204	230%	6,890	(7,630)
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	<b>NET OPERATING REVENUE</b>	<b>6,884</b>	<b>1,071</b>	<b>5,813</b>	<b>643%</b>	<b>68,065</b>	<b>11,783</b>	<b>56,282</b>	<b>578%</b>	<b>12,854</b>	<b>(55,211)</b>
706		HUD PHA OPERATING GRANT CFP	30,375	31,932	(1,557)	95%	254,337	351,252	(96,915)	72%	383,184	128,847
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	2	4	(2)	57%	41	46	(5)	90%	50	9
		MANAGEMENT FEE INCOME	11,035	10,022	1,013	110%	115,021	110,239	4,782	104%	120,261	5,240
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	12,125	13,567	(1,442)	89%	154,306	149,233	5,072	103%	162,800	8,494
720		INVESTMENT INCOME - RESTRICTED	3	8	(5)	35%	87	92	(5)	95%	100	13
700		<b>TOTAL REVENUES</b>	<b>60,424</b>	<b>56,604</b>	<b>3,820</b>	<b>107%</b>	<b>591,857</b>	<b>622,645</b>	<b>(30,788)</b>	<b>95%</b>	<b>679,249</b>	<b>87,392</b>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	23,456	11,629	11,827	202%	116,496	127,918	(11,422)	91%	139,547	23,051
912	4182	EBC - ADMIN	3,665	3,706	(41)	99%	36,564	40,764	(4,200)	90%	44,470	7,906
	4171	AUDITING FEES	-	292	(292)	0%	2,665	3,208	(543)	83%	3,500	835
		MANAGEMENT FEES	2,797	2,594	203	108%	26,943	28,538	(1,595)	94%	31,132	4,189
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	7,043	6,796	247	104%	66,140	74,754	(8,615)	88%	81,550	15,410
		<b>TOTAL ADMINISTRATIVE</b>	<b>36,962</b>	<b>25,017</b>	<b>11,945</b>	<b>148%</b>	<b>248,808</b>	<b>275,182</b>	<b>(26,375)</b>	<b>90%</b>	<b>300,199</b>	<b>51,391</b>
<b>TENANT SERVICES</b>												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	500	(500)	0%	-	5,500	(5,500)	0%	6,000	6,000
		<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>500</b>	<b>(500)</b>	<b>0%</b>	<b>-</b>	<b>5,500</b>	<b>(5,500)</b>	<b>0%</b>	<b>6,000</b>	<b>6,000</b>
<b>UTILITIES</b>												
931	4310	WATER	718	681	37	105%	6,567	7,491	(924)	88%	8,172	1,605
932	4320	ELECTRICITY	837	637	200	131%	9,433	7,009	2,424	135%	7,646	(1,787)
933	4330	NATURAL GAS	-	14	(14)	0%	-	154	(154)	0%	168	168
938	4390	SEWER AND OTHER	1,120	971	149	115%	10,297	10,677	(380)	96%	11,648	1,351
		<b>TOTAL UTILITIES</b>	<b>2,675</b>	<b>2,303</b>	<b>372</b>	<b>116%</b>	<b>26,297</b>	<b>25,331</b>	<b>966</b>	<b>104%</b>	<b>27,634</b>	<b>1,337</b>

# APHA CONSOLIDATED

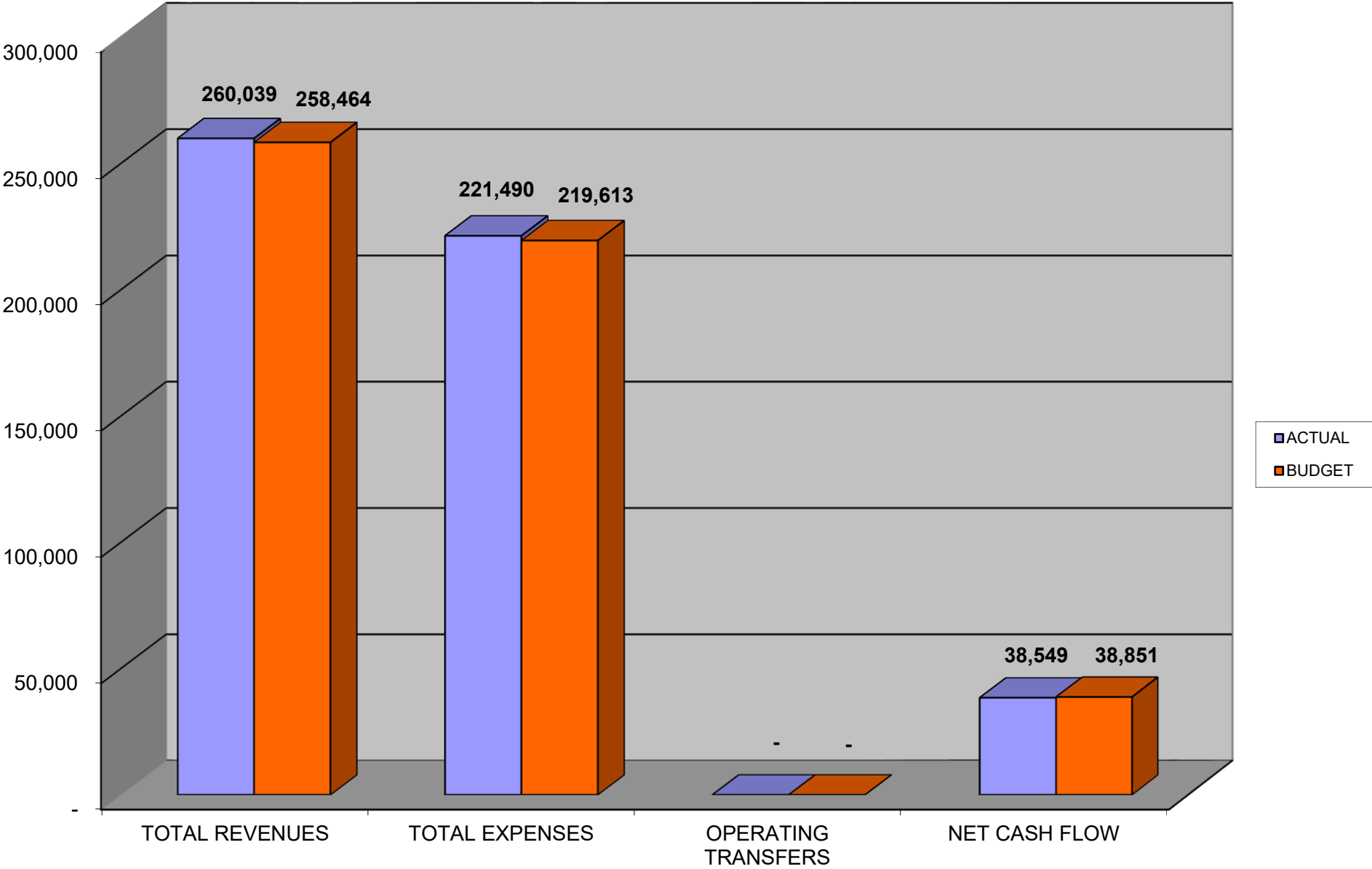
LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Nov-20	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	22,954	6,185	16,769	371%	96,435	68,034	28,401	142%	74,219	(22,216)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,894	2,295	599	126%	25,486	25,250	236	101%	27,545	2,059
943	4420	MATERIALS	8,562	1,597	6,966	536%	26,526	17,562	8,964	151%	19,158	(7,368)
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	692	607	85	114%	6,556	6,680	(124)	98%	7,287	731
		COOLING / AIR CONDITIONING	500	200	300	250%	3,290	2,200	1,090	150%	2,400	(890)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	5,445	5,042	403	108%	5,500	55
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	525	917	(392)	57%	1,000	475
		EXTERMINATION	-	125	(125)	0%	2,941	1,375	1,566	214%	1,500	(1,441)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	5,712	1,675	4,037	341%	23,242	18,425	4,817	126%	20,100	(3,142)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>41,810</b>	<b>13,226</b>	<b>28,584</b>	<b>316%</b>	<b>190,446</b>	<b>145,483</b>	<b>44,962</b>	<b>131%</b>	<b>158,709</b>	<b>(31,737)</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	2,201	2,337	(136)	94%	20,659	25,709	(5,050)	80%	28,046	7,387
969		<b>TOTAL INSURANCE EXPENSES</b>	<b>2,201</b>	<b>2,337</b>	<b>(136)</b>	<b>94%</b>	<b>20,659</b>	<b>25,709</b>	<b>(5,050)</b>	<b>80%</b>	<b>28,046</b>	<b>7,387</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	1,918	1,292	626	148%	16,009	14,208	1,801	113%	15,500	(509)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	1,535	290	1,244	529%	31,888	3,193	28,695	999%	3,483	(28,405)
		INTEREST EXPENSE	2,757	2,904	(146)	95%	30,827	31,940	(1,113)	97%	34,844	4,017
<b>TOTAL GENERAL EXPENSES</b>			<b>6,210</b>	<b>4,486</b>	<b>1,724</b>	<b>138%</b>	<b>78,725</b>	<b>49,341</b>	<b>29,383</b>	<b>160%</b>	<b>53,827</b>	<b>(24,898)</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>89,858</b>	<b>47,868</b>	<b>41,990</b>	<b>188%</b>	<b>564,933</b>	<b>526,547</b>	<b>38,386</b>	<b>107%</b>	<b>574,415</b>	<b>9,482</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>(29,433)</b>	<b>8,736</b>	<b>(38,169)</b>	<b>-337%</b>	<b>26,923</b>	<b>96,098</b>	<b>(69,175)</b>	<b>28%</b>	<b>104,834</b>	<b>77,911</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>89,858</b>	<b>47,868</b>	<b>41,990</b>	<b>188%</b>	<b>564,933</b>	<b>526,547</b>	<b>38,386</b>	<b>107%</b>	<b>574,415</b>	<b>9,482</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>(29,433)</b>	<b>8,736</b>	<b>(38,169)</b>	<b>-337%</b>	<b>26,923</b>	<b>96,098</b>	<b>(69,175)</b>	<b>28%</b>	<b>104,834</b>	<b>77,911</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
			Nov-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	30,375	31,932	(1,557)	95%	254,337	351,252	(96,915)	72%	383,184	128,847
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b><u>30,375</u></b>	<b><u>31,932</u></b>	<b><u>(1,557)</u></b>	<b><u>95%</u></b>	<b><u>254,337</u></b>	<b><u>351,252</u></b>	<b><u>(96,915)</u></b>	<b><u>72%</u></b>	<b><u>383,184</u></b>	<b><u>128,847</u></b>
<b>EXPENSES</b>												
<b>ADMINISTRATIVE OFFICE EXPENSES</b>												
4130		LEGAL	180	458	(278)	39%	6,001	5,042	959	119%	5,500	(501)
4140		STAFF TRAINING	195	250	(55)	78%	1,081	2,750	(1,669)	39%	3,000	1,919
4150		TRAVEL	-	417	(417)	0%	-	4,583	(4,583)	0%	5,000	5,000
4170		ACCOUNTING	866	558	307	155%	5,839	6,142	(303)	95%	6,700	861
4190		SUNDRY	3,437	2,125	1,312	162%	31,306	23,375	7,931	134%	25,500	(5,806)
4190.2		TELEPHONE/COMMUNICATIONS	2,160	1,250	910	173%	14,288	13,750	538	104%	15,000	712
4190.3		POSTAGE	-	333	(333)	0%	2,274	3,667	(1,393)	62%	4,000	1,726
4190		OFFICE SUPPLIES	-	521	(521)	0%	-	5,729	(5,729)	0%	6,250	6,250
4190		CONTRACT COST-COPIER/SECURITY	106	133	(28)	79%	1,106	1,467	(360)	75%	1,600	494
4190		EVICTON COST	-	83	(83)	0%	415	917	(502)	45%	1,000	585
4190.9		CONTRACT COST - ADMIN	100	667	(567)	15%	3,830	7,333	(3,504)	52%	8,000	4,170
<b>TOTAL ADMINISTRATIVE</b>			<b><u>7,043</u></b>	<b><u>6,796</u></b>	<b><u>247</u></b>	<b><u>104%</u></b>	<b><u>66,140</u></b>	<b><u>74,754</u></b>	<b><u>(8,615)</u></b>	<b><u>88%</u></b>	<b><u>81,550</u></b>	<b><u>15,410</u></b>
<b>TOTAL GENERAL EXPENSES</b>												
4590		OTHER GENERAL EXPENSE	1,918	1,292	626	148%	16,009	14,208	1,801	113%	15,500	(509)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>			<b><u>1,918</u></b>	<b><u>1,292</u></b>	<b><u>626</u></b>	<b><u>148%</u></b>	<b><u>16,009</u></b>	<b><u>14,208</u></b>	<b><u>1,801</u></b>	<b><u>113%</u></b>	<b><u>15,500</u></b>	<b><u>(509)</u></b>



# CENTRAL OFFICE COST CENTER



# COCC - STATEMENT OF NET POSITION

## ASSETS

<b>Current Assets:</b>		
<b>Cash</b>		
111	Unrestricted	196,294
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>196,294</b>
<b>Receivables</b>		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	1,722
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>1,722</b>
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	3,934
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	3,868
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	<b>Total Other Current Assets</b>	<b>7,802</b>
	<b>Total Current Assets</b>	<b>205,818</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>772,204</b>
200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>772,204</b>

## LIABILITIES

<b>Current Liabilities:</b>		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,930
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	2,047
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>11,673</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>11,673</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
400	Deferred Inflows of Resources - Pension Related Items	-
<b>EQUITY:</b>		
501	Investment in General Fixed Assets	-
<b>Contributed Capital</b>		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	<b>Total Contributed Capital</b>	<b>-</b>
508.1	Net Investment in Capital Assets	566,386
<b>Reserved Fund Balance:</b>		
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	<b>Total Reserved Fund Balance</b>	<b>-</b>
511.1	Restricted Net Position	-
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	194,145
513	<b>Total Equity</b>	<b>760,531</b>
600	<b>Total Liabilities and Equity</b>	<b>772,204</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
			Nov-20	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>REVENUE</b>												
<b>OPERATING INCOME</b>												
703	3110	GROSS POTENTIAL RENT	-	-	-	-	-	-	-	-	-	-
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		<b>NET TENANT REVENUE</b>	-	-	-	<b>0%</b>	-	-	-	<b>0%</b>	-	-
	3110	TENANT REVENUE - OTHER	-	-	-	-	-	-	-	-	-	-
	3120	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3690	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
703	3431	<b>NET OPERATING REVENUE</b>	-	-	-	-	-	-	-	-	-	-
706		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-	-	-	-	-
		MANAGEMENT FEE INCOME	11,035	10,022	1,013	110%	115,021	110,239	4,782	104%	120,261	5,240
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	12,125	13,475	(1,350)	90%	145,018	148,225	(3,207)	98%	161,700	16,682
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		<b>TOTAL REVENUES</b>	<b>23,160</b>	<b>23,497</b>	<b>(337)</b>	<b>99%</b>	<b>260,039</b>	<b>258,464</b>	<b>1,575</b>	<b>101%</b>	<b>281,961</b>	<b>21,922</b>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	21,156	9,237	11,919	229%	90,253	101,611	(11,357)	89%	110,848	20,595
912	4182	EBC - ADMIN	2,715	2,442	273	111%	24,354	26,861	(2,507)	91%	29,303	4,949
	4171	AUDITING FEES	-	167	(167)	0%	-	1,833	(1,833)	0%	2,000	2,000
		MANAGEMENT FEES	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	5,932	5,967	(35)	99%	54,896	65,633	(10,738)	84%	71,600	16,704
		<b>TOTAL ADMINISTRATIVE</b>	<b>29,803</b>	<b>17,813</b>	<b>11,990</b>	<b>167%</b>	<b>169,503</b>	<b>195,938</b>	<b>(26,435)</b>	<b>87%</b>	<b>213,751</b>	<b>44,248</b>
<b>TENANT SERVICES</b>												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL TENANT SERVICES</b>	-	-	-	-	-	-	-	-	-	-
<b>UTILITIES</b>												
931	4310	WATER	36	8	29	481%	427	83	343	512%	91	(336)
932	4320	ELECTRICITY	428	343	86	125%	6,015	3,768	2,248	160%	4,110	(1,905)
933	4330	NATURAL GAS	-	14	(14)	0%	-	154	(154)	0%	168	168
938	4390	SEWER AND OTHER	72	14	57	508%	766	155	611	495%	169	(597)
		<b>TOTAL UTILITIES</b>	<b>536</b>	<b>378</b>	<b>158</b>	<b>142%</b>	<b>7,208</b>	<b>4,160</b>	<b>3,048</b>	<b>173%</b>	<b>4,538</b>	<b>(2,670)</b>

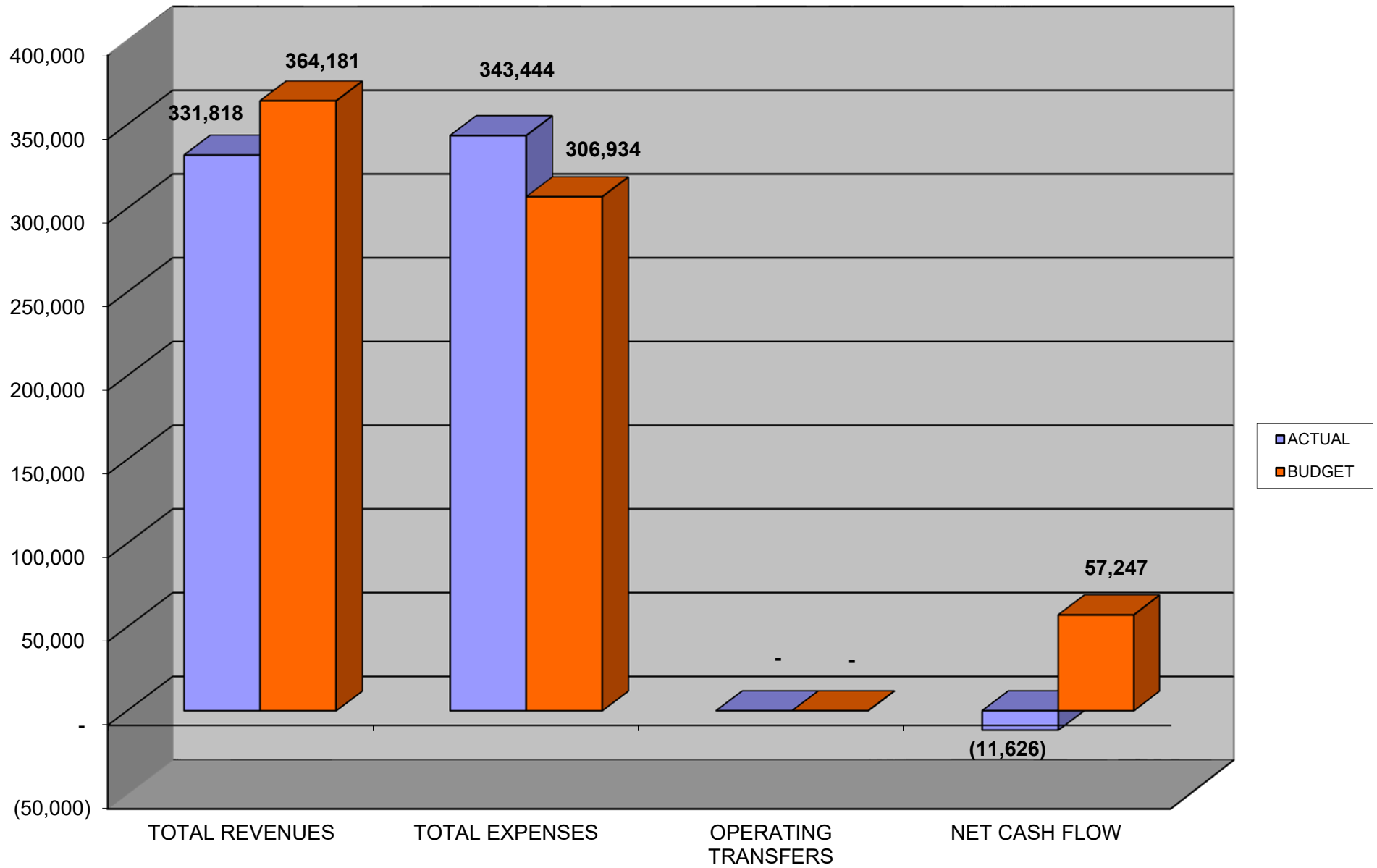
# CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Nov-20	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	16,000	-	16,000	-	16,000	-	16,000	-	-	(16,000)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	1,224	-	1,224	-	1,224	-	1,224	-	-	(1,224)
943	4420	MATERIALS	272	-	272	-	5,269	-	5,269	-	-	(5,269)
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	75	-	75	-	807	-	807	-	-	(807)
		COOLING / AIR CONDITIONING	250	-	250	-	250	-	250	-	-	(250)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	-	-	-	-	-	-	-	-	-	-
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	-	-	-	-	-	-	-	-	-
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	2,839	-	2,839	-	3,350	-	3,350	-	-	(3,350)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>20,660</b>	<b>-</b>	<b>20,660</b>	<b>-</b>	<b>26,900</b>	<b>-</b>	<b>26,900</b>	<b>-</b>	<b>-</b>	<b>(26,900)</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	787	524	263	150%	6,287	5,765	522	109%	6,289	2
969	<b>TOTAL INSURANCE EXPENSES</b>		<b>787</b>	<b>524</b>	<b>263</b>	<b>150%</b>	<b>6,287</b>	<b>5,765</b>	<b>522</b>	<b>109%</b>	<b>6,289</b>	<b>2</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	1,918	1,250	668	153%	11,591	13,750	(2,159)	84%	15,000	3,409
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
<b>TOTAL GENERAL EXPENSES</b>			<b>1,918</b>	<b>1,250</b>	<b>668</b>	<b>153%</b>	<b>11,591</b>	<b>13,750</b>	<b>(2,159)</b>	<b>84%</b>	<b>15,000</b>	<b>3,409</b>
969	<b>TOTAL OPERATING EXPENDITURES</b>		<b>53,703</b>	<b>19,965</b>	<b>33,738</b>	<b>269%</b>	<b>221,490</b>	<b>219,613</b>	<b>1,876</b>	<b>101%</b>	<b>239,578</b>	<b>18,089</b>
970	<b>CASH FLOW FROM OPERATIONS</b>		<b>(30,543)</b>	<b>3,532</b>	<b>(34,075)</b>	<b>-865%</b>	<b>38,549</b>	<b>38,851</b>	<b>(302)</b>	<b>99%</b>	<b>42,383</b>	<b>3,834</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>53,703</b>	<b>19,965</b>	<b>33,738</b>	<b>269%</b>	<b>221,490</b>	<b>219,613</b>	<b>1,876</b>	<b>101%</b>	<b>239,578</b>	<b>18,089</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>(30,543)</b>	<b>3,532</b>	<b>(34,075)</b>	<b>-865%</b>	<b>38,549</b>	<b>38,851</b>	<b>(302)</b>	<b>99%</b>	<b>42,383</b>	<b>3,834</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	
			Nov-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	-	-	-	-	-	-	-	-	-	
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
<b>TOTAL HUD PHA GRANTS</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>EXPENSES</b>												
<b>ADMINISTRATIVE OFFICE EXPENSES</b>												
4130		LEGAL	180	417	237	43%	2,845	4,583	1,738	62%	5,000	2,155
4140		STAFF TRAINING	195	208	13	94%	563	2,292	1,729	25%	2,500	1,937
4150		TRAVEL	-	375	375	0%	-	4,125	4,125	0%	4,500	4,500
4170		ACCOUNTING	300	292	(8)	103%	2,550	3,208	658	79%	3,500	950
4190		SUNDRY	3,301	2,083	(1,217)	158%	30,084	22,917	(7,167)	131%	25,000	(5,084)
4190.2		TELEPHONE/COMMUNICATIONS	1,750	1,125	(625)	156%	12,736	12,375	(361)	103%	13,500	764
4190.3		POSTAGE	-	208	208	0%	2,274	2,292	18	99%	2,500	226
4190		OFFICE SUPPLIES	-	500	500	0%	-	5,500	5,500	0%	6,000	6,000
4190		CONTRACT COST-COPIER/SECURITY	106	133	28	79%	1,106	1,467	360	75%	1,600	494
4190		EVICION COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	100	625	525	16%	2,738	6,875	4,137	40%	7,500	4,762
<b>TOTAL ADMINISTRATIVE</b>			<b>5,932</b>	<b>5,967</b>	<b>35</b>	<b>99%</b>	<b>54,896</b>	<b>65,633</b>	<b>10,738</b>	<b>84%</b>	<b>71,600</b>	<b>16,704</b>
<b>TOTAL GENERAL EXPENSES</b>												
4590		OTHER GENERAL EXPENSE	1,918	1,250	(668)	153%	11,591	13,750	2,159	84%	15,000	3,409
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>			<b>1,918</b>	<b>1,250</b>	<b>(668)</b>	<b>153%</b>	<b>11,591</b>	<b>13,750</b>	<b>2,159</b>	<b>84%</b>	<b>15,000</b>	<b>3,409</b>

# RIDGEDALE



# RIDGEDALE - STATEMENT OF NET POSITION

## ASSETS

<b>Current Assets:</b>		
<b>Cash</b>		
111	Unrestricted	75
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	65,089
114	Cash - Tenant Security Deposits	7,098
100	<b>Total Cash</b>	<b>72,262</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	9,222
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(4,297)
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	<b>Total Receivables - Net of Allowances for doubtful accts</b>	<b>4,925</b>
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	7,073
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>7,073</b>
	<b>Total Current Assets</b>	<b>84,260</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	54,027
165	Leasehold Improvements	-
166	Accumulated Depreciation	(398,745)
167	Construction in Progress	-
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>1,000,460</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>1,084,720</b>
200	Deferred Outflows of Resources - Pension Plan	-
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>1,084,720</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	2,837
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	7,098
342	Unearned Revenue	1,277
343	Current Portion of Long-term Debt - Capital Projects	2,783
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	3,868
310	<b>Total Current Liabilities</b>	<b>29,486</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>1,363,373</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	(334,465)
<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	65,089
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	(9,277)
513	<b>Total Equity</b>	<b>(278,654)</b>
600	<b>Total Liabilities and Equity</b>	<b>1,084,720</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			Nov-20	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BALANCE	
											REMAINING	
<b>OPERATING INCOME</b>												
703	3110	GROSS POTENTIAL RENT	6,795	497	6,298	1367%	53,546	5,467	48,079	979%	5,964	(47,582)
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		<b>NET TENANT REVENUE</b>	<b>6,795</b>	<b>497</b>	<b>6,298</b>	<b>1367%</b>	<b>53,546</b>	<b>5,467</b>	<b>48,079</b>	<b>979%</b>	<b>5,964</b>	<b>(47,582)</b>
	3401	TENANT REVENUE - OTHER	89	574	(485)	16%	14,520	6,316	8,204	230%	6,890	(7,630)
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	<b>NET OPERATING REVENUE</b>	<b>6,884</b>	<b>1,071</b>	<b>5,813</b>	<b>643%</b>	<b>68,065</b>	<b>11,783</b>	<b>56,282</b>	<b>578%</b>	<b>12,854</b>	<b>(55,211)</b>
706		HAP SUBSIDY	30,375	31,932	(1,557)	95%	254,337	351,252	(96,915)	72%	383,184	128,847
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	128,847
711		INVESTMENT INCOME - UNRESTRICTED	2	4	(2)	57%	41	46	(5)	90%	50	9
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	92	(92)	0%	9,288	1,008	8,279	921%	1,100	(8,188)
720		INVESTMENT INCOME - RESTRICTED	3	8	(5)	35%	87	92	(5)	95%	100	13
700		<b>TOTAL REVENUES</b>	<b>37,264</b>	<b>33,107</b>	<b>4,157</b>	<b>113%</b>	<b>331,818</b>	<b>364,181</b>	<b>(32,363)</b>	<b>91%</b>	<b>397,288</b>	<b>194,317</b>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	2,300	2,392	(92)	96%	26,243	26,307	(65)	100%	28,699	2,456
912	4182	EBC - ADMIN	951	1,264	(313)	75%	12,210	13,903	(1,693)	88%	15,167	2,957
	4171	AUDITING FEES	-	125	(125)	0%	2,665	1,375	1,290	194%	1,500	(1,165)
		MANAGEMENT FEES	2,797	2,594	203	108%	26,943	28,538	(1,595)	94%	31,132	4,189
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	1,111	829	282	134%	11,244	9,121	2,123	123%	9,950	(1,294)
		<b>TOTAL ADMINISTRATIVE</b>	<b>7,159</b>	<b>7,204</b>	<b>(45)</b>	<b>99%</b>	<b>79,304</b>	<b>79,244</b>	<b>60</b>	<b>100%</b>	<b>86,448</b>	<b>7,144</b>
<b>TENANT SERVICES</b>												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES AFTER SCHOOL PROGRAM	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	500	(500)	0%	-	5,500	(5,500)	0%	6,000	6,000
		<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>500</b>	<b>(500)</b>	<b>0%</b>	<b>-</b>	<b>5,500</b>	<b>(5,500)</b>	<b>0%</b>	<b>6,000</b>	<b>6,000</b>
<b>UTILITIES</b>												
931	4310	WATER	681	673	8	101%	6,140	7,408	(1,268)	83%	8,081	1,941
932	4320	ELECTRICITY	409	295	114	139%	3,417	3,241	176	105%	3,536	119
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	1,048	957	92	110%	9,531	10,522	(991)	91%	11,479	1,948
		<b>TOTAL UTILITIES</b>	<b>2,139</b>	<b>1,925</b>	<b>214</b>	<b>111%</b>	<b>19,088</b>	<b>21,171</b>	<b>(2,083)</b>	<b>90%</b>	<b>23,096</b>	<b>4,008</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
			Nov-20	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	6,954	6,185		769	112%	80,435	68,034	12,401	118%	(6,216)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	1,670	2,295	(625)	73%	24,262	25,250	(988)	96%	3,283	
943	4420	MATERIALS	8,290	1,597	6,694	519%	21,257	17,562	3,695	121%	(2,099)	
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	617	607	10	102%	5,749	6,680	(931)	86%	1,538	
		COOLING / AIR CONDITIONING	250	200	50	125%	3,040	2,200	840	138%	(640)	
		CABINETS	-	-	-	-	-	-	-	-	-	
		LANDSCAPE & GROUNDS	495	458	37	108%	5,445	5,042	403	108%	55	
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	
		ELECTRICAL	-	-	-	-	-	-	-	-	-	
		PLUMBING	-	83	(83)	0%	525	917	(392)	57%	475	
		EXTERMINATION	-	125	(125)	0%	2,941	1,375	1,566	214%	(1,441)	
		CAMERA SECURITY	-	-	-	-	-	-	-	-	-	
		ROUTINE MAINTENANCE	2,873	1,675	1,198	172%	19,892	18,425	1,467	108%	208	
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>21,150</b>	<b>13,226</b>	<b>7,924</b>	<b>160%</b>	<b>163,546</b>	<b>145,483</b>	<b>18,062</b>	<b>112%</b>	<b>158,709</b>	<b>(4,837)</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>INSURANCE</b>												
961	4510	INSURANCE	1,415	1,813	(399)	78%	14,372	19,944	(5,572)	72%	7,385	
969	<b>TOTAL INSURANCE EXPENSES</b>		<b>1,415</b>	<b>1,813</b>	<b>(399)</b>	<b>78%</b>	<b>14,372</b>	<b>19,944</b>	<b>(5,572)</b>	<b>72%</b>	<b>21,757</b>	<b>7,385</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	-	42	(42)	0%	4,418	458	3,960	964%	(3,918)	
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	
		BAD DEBTS	1,535	290	1,244	529%	31,888	3,193	28,695	999%	(28,405)	
		INTEREST EXPENSE	2,757	2,904	(146)	95%	30,827	31,940	(1,113)	97%	4,017	
<b>TOTAL GENERAL EXPENSES</b>			<b>4,292</b>	<b>3,236</b>	<b>1,056</b>	<b>133%</b>	<b>67,134</b>	<b>35,591</b>	<b>31,543</b>	<b>189%</b>	<b>38,827</b>	<b>(28,307)</b>
969	<b>TOTAL OPERATING EXPENDITURES</b>		<b>36,155</b>	<b>27,903</b>	<b>8,251</b>	<b>130%</b>	<b>343,444</b>	<b>306,934</b>	<b>36,510</b>	<b>112%</b>	<b>334,837</b>	<b>(8,607)</b>
970	<b>CASH FLOW FROM OPERATIONS</b>		<b>1,110</b>	<b>5,204</b>	<b>(4,094)</b>	<b>21%</b>	<b>(11,626)</b>	<b>57,247</b>	<b>(68,873)</b>	<b>-20%</b>	<b>62,451</b>	<b>202,924</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>	
900	<b>TOTAL EXPENDITURES</b>		<b>36,155</b>	<b>27,903</b>	<b>8,251</b>	<b>130%</b>	<b>343,444</b>	<b>306,934</b>	<b>36,510</b>	<b>112%</b>	<b>334,837</b>	<b>(8,607)</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>NET CASH FLOW</b>		<b>1,110</b>	<b>5,204</b>	<b>(4,094)</b>	<b>21%</b>	<b>(11,626)</b>	<b>57,247</b>	<b>(68,873)</b>	<b>-20%</b>	<b>62,451</b>	<b>202,924</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	BALANCE
			Nov-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	30,375	31,932	(1,557)	95%	254,337	351,252	(96,915)	72%	383,184	128,847
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b><u>30,375</u></b>	<b><u>31,932</u></b>	<b><u>(1,557)</u></b>	<b><u>95%</u></b>	<b><u>254,337</u></b>	<b><u>351,252</u></b>	<b><u>(96,915)</u></b>	<b><u>72%</u></b>	<b><u>383,184</u></b>	<b><u>128,847</u></b>
<b>EXPENSES</b>												
<b>ADMINISTRATIVE OFFICE EXPENSES</b>												
4130		LEGAL	-	42	42	0%	3,156	458	(2,697)	689%	500	(2,656)
4140		STAFF TRAINING	-	42	42	0%	518	458	(60)	113%	500	(18)
4150		TRAVEL	-	42	42	0%	-	458	458	0%	500	500
4170		ACCOUNTING	566	267	(299)	212%	3,289	2,933	(355)	112%	3,200	(89)
4190		SUNDRY	136	42	(95)	327%	1,222	458	(764)	267%	500	(722)
4190.2		TELEPHONE/COMMUNICATIONS	410	125	(285)	328%	1,552	1,375	(177)	113%	1,500	(52)
4190.3		POSTAGE	-	125	125	0%	-	1,375	1,375	0%	1,500	1,500
4190		OFFICE SUPPLIES	-	21	21	0%	-	229	229	0%	250	250
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	-	83	83	0%	415	917	502	45%	1,000	585
4190.9		CONTRACT COST - ADMIN	-	42	42	0%	1,092	458	(633)	238%	500	(592)
<b>TOTAL ADMINISTRATIVE</b>			<b><u>1,111</u></b>	<b><u>829</u></b>	<b><u>(282)</u></b>	<b><u>134%</u></b>	<b><u>11,244</u></b>	<b><u>9,121</u></b>	<b><u>(2,123)</u></b>	<b><u>123%</u></b>	<b><u>9,950</u></b>	<b><u>(1,294)</u></b>
<b>TOTAL GENERAL EXPENSES</b>												
4590		OTHER GENERAL EXPENSE	-	42	42	0%	4,418	458	(3,960)	964%	500	(3,918)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>			<b><u>-</u></b>	<b><u>42</u></b>	<b><u>42</u></b>	<b><u>0%</u></b>	<b><u>4,418</u></b>	<b><u>458</u></b>	<b><u>(3,960)</u></b>	<b><u>964%</u></b>	<b><u>500</u></b>	<b><u>(3,918)</u></b>