

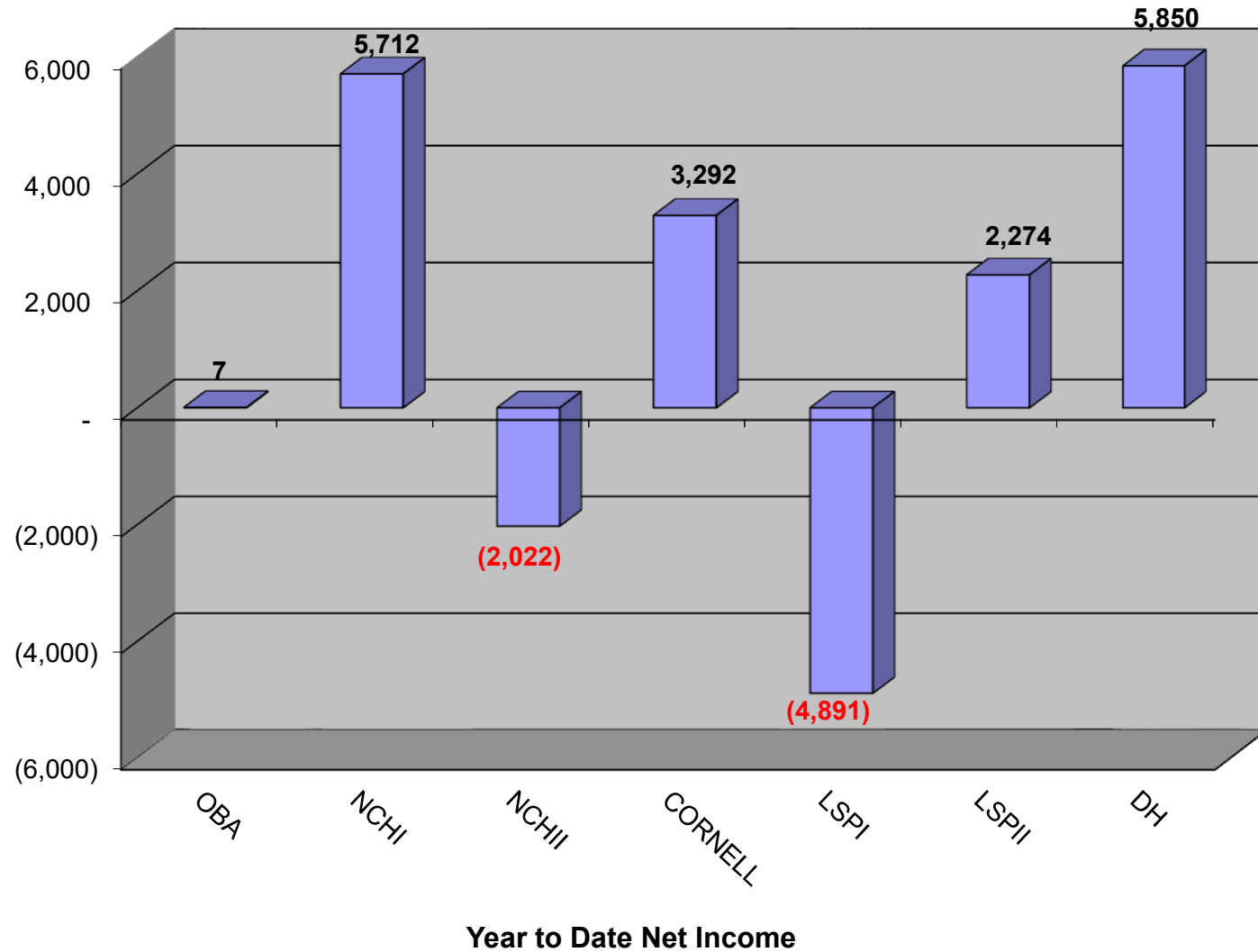
AVON PARK
HOUSING DEVELOPMENT
CORPORATION

FISCAL YEAR ENDING DECEMBER 31, 2023

Financial Statements

January 31, 2023

Avon Park Housing Development Corporation



AVON PARK HOUSING DEVELOPMENT CORPORATION
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES
As of January 31, 2023

OTHER BUSINESS ACTIVITY

1111.00 APHDC--OBA	105,995
TOTAL	105,995

CORNELL COLONY

1111.00 GENERAL FUND-CORNELL COLONY	270,370
1114.01 CORNELL COLONY - SECURITY DEPOSIT	12,727
1162.10 ESCROW INSURANCE & TAXES	35,469
1162.12 ESCROW REPLACE RESERVE	81,470
1162.14 HEARTLAND NATIONAL BANK	84,000
1171.00 FH OPERATING DEFICIT RESERVE	117,647
TOTAL	601,684

LAKESIDE PARK I

1111.00 GENERAL FUND-LAKESIDE PARK I	5,056
1114.00 SECURITY DEPOSIT	3,581
1162.01 ESCROW	16,078
1162.02 RESERVES	41,619
1162.10 ESCROW-AMERICAN INS AND TAX	-
TOTAL	66,335

DELANEY HEIGHTS LLC

1111.00 GENERAL FUND-DELANEY HEIGHTS LLC	37,700
1114.00 SECURITY DEPOSIT	9,222
1117.00 DELANEY HEIGHTS RESERVES	79,287
TOTAL	126,209

LONG TERM RECOVERY

1111.00 GENERAL FUND-LONG TERM RECOVERY	-
TOTAL	-

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	43,543
1114.00 SECURITY DEPOSITS	10,553
1162.10 ESCROW -BONNEVILLE-TAXES	-
1162.11 ESCROW-BONNEVILLE-INSURANCE	22,452
1162.12 ESCROW-BONNEVILLE-REPL RS	131,398
TOTAL	207,946

NORTH CENTRAL HEIGHT II

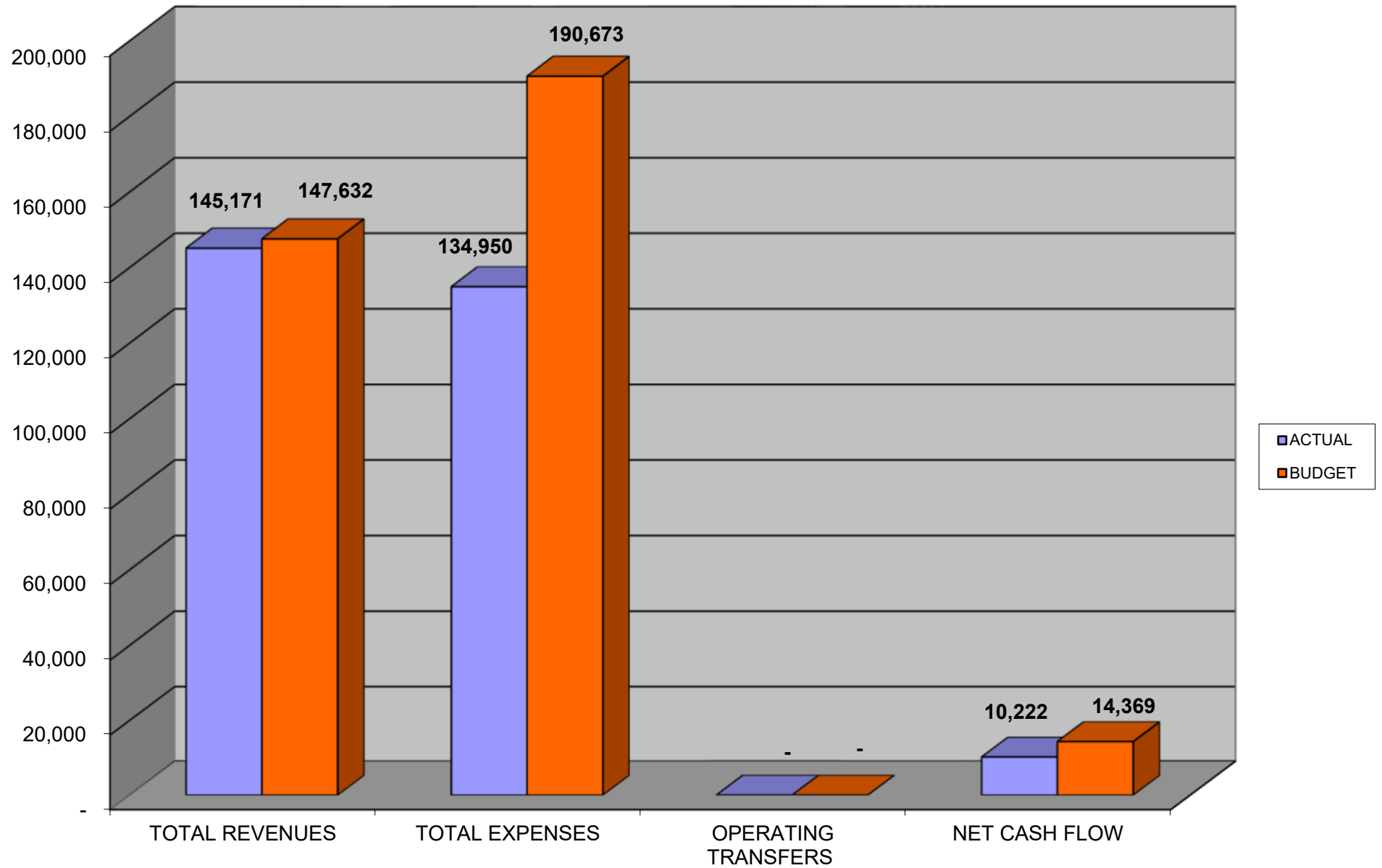
1111.01 GENERAL FUND CHECKING	63,337
1114.00 SECURITY DEPOSITS	9,044
1162.10 ESCROW-BONNEVILLE-TAXES	-
1162.11 ESCROW-BONNEVILLE - INSURANCE	18,984
1162.12 ESCROW-BONNEVILLE-REPL RES	105,080
TOTAL	196,445

LAKESIDE PARK II

1111.00 GENERAL FUND-LAKESIDE PARK II	139,173
1114.00 SECURITY DEPOSIT	14,537
1162.00 ESCROW - CHURCHILL	14,823
1162.01 ESCROW - INSURANCE - CHURCHILL	31,372
1162.02 RESERVES - CHURCHILL	179,540
1162.03 GNMA O&M RESERVE/CHURCHILL	25,600
1162.04 GNMA OPERATING DEFICIT CHURCHILL	58,000
TOTAL	463,045

GRAND TOTAL CASH ACCOUNTS **1,767,658**

APHDC CONSOLIDATED



APHDC CONSOLIDATED- STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	665,174
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	888,970
114	Cash - Tenant Security Deposits	59,664
100	Total Cash	1,613,808
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	-
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	34,281
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(22,629)
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
128.1	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful acct's	11,652
Investments		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	153,850
142	Prepaid Expenses and Other Assets	42,608
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	196,458
150	Total Current Assets	1,821,918
Non-current Assets:		
Fixed Assets		
161	Land	860,402
168	Infrastructure	-
162	Buildings	27,383,667
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	72,917
165	Leasehold Improvements	-
166	Accumulated Depreciation	(5,161,089)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	23,155,897
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
	Total Non-Current Assets	-
	Total Assets	24,977,815
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	24,977,815

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	2,005
322	Accrued Compensated Absences - Current Portion	10,087
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	7,638
341	Tenant Security Deposits	59,664
342	Unearned Revenue	13,015
343	Current Portion of Long-term Debt - Capital Projects	78,338
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	-
310	Total Current Liabilities	170,749
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	21,353,453
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	21,353,453
300	Total Liabilities	21,524,202
DEFERRED INFLOWS OF RESOURCES		
400	Deferred Inflows of Resources - Pension Related Items	-
EQUITY:		
501	Investment in General Fixed Assets	-
Contributed Capital		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	Total Contributed Capital	-
508.1	Net Investment in Capital Assets	1,724,106
Reserved Fund Balance:		
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	Total Reserved Fund Balance	-
511.1	Restricted Net Position	1,042,820
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	686,687
513	Total Equity	3,453,614
600	Total Liabilities and Equity	24,977,815

APHDC CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	88,871	91,431	(2,560)	97%	88,871	91,431	(2,560)	97%	1,097,167	1,008,296
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	88,871	91,431	(2,560)	97%	88,871	91,431	(2,560)	97%	1,097,167	1,008,296
	3401	TENANT REVENUE - OTHER	6,489	2,290	4,198	283%	6,489	2,290	4,198	283%	27,481	20,992
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	95,359	93,721	1,639	102%	95,359	93,721	1,639	102%	1,124,648	1,029,289
706		HUD PHA OPERATING GRANT CFP	41,339	52,708	(11,369)	78%	41,339	52,708	(11,369)	78%	632,490	591,151
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	54	12	42	452%	54	12	42	452%	144	90
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	8,419	1,148	7,271	733%	8,419	1,148	7,271	733%	13,776	5,357
720		INVESTMENT INCOME - RESTRICTED	-	43	(43)	0%	-	43	(43)	0%	520	520
700		TOTAL REVENUES	145,171	147,632	(2,460)	98%	145,171	147,632	(2,460)	98%	1,771,578	1,626,407
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	9,480	8,701	780	109%	9,480	8,701	780	109%	104,409	94,929
912	4182	EBC - ADMIN	3,828	3,880	(53)	99%	3,828	3,880	(53)	99%	46,563	42,735
	4171	AUDITING FEES	-	2,063	(2,063)	0%	-	2,063	(2,063)	0%	24,750	24,750
		MANAGEMENT FEES	7,638	9,606	(1,967)	80%	7,638	9,606	(1,967)	80%	115,269	107,631
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	3,335	4,198	(862)	79%	3,335	4,198	(862)	79%	50,370	47,035
		TOTAL ADMINISTRATIVE	24,282	28,447	(4,165)	85%	24,282	28,447	(4,165)	85%	341,361	317,079
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	858	(858)	0%	-	858	(858)	0%	10,300	10,300
		TOTAL TENANT SERVICES	-	858	(858)	0%	-	858	(858)	0%	10,300	10,300
UTILITIES												
931	4310	WATER	38	193	(155)	20%	38	193	(155)	20%	2,320	2,282
932	4320	ELECTRICITY	15	1,432	(1,417)	1%	15	1,432	(1,417)	1%	17,178	17,163
933	4330	NATURAL GAS	13	36	(23)	36%	13	36	(23)	36%	432	419
938	4390	SEWER AND OTHER	47	167	(120)	28%	47	167	(120)	28%	2,003	1,956
		TOTAL UTILITIES	113	1,828	(1,715)	6%	113	1,828	(1,715)	6%	21,933	21,820

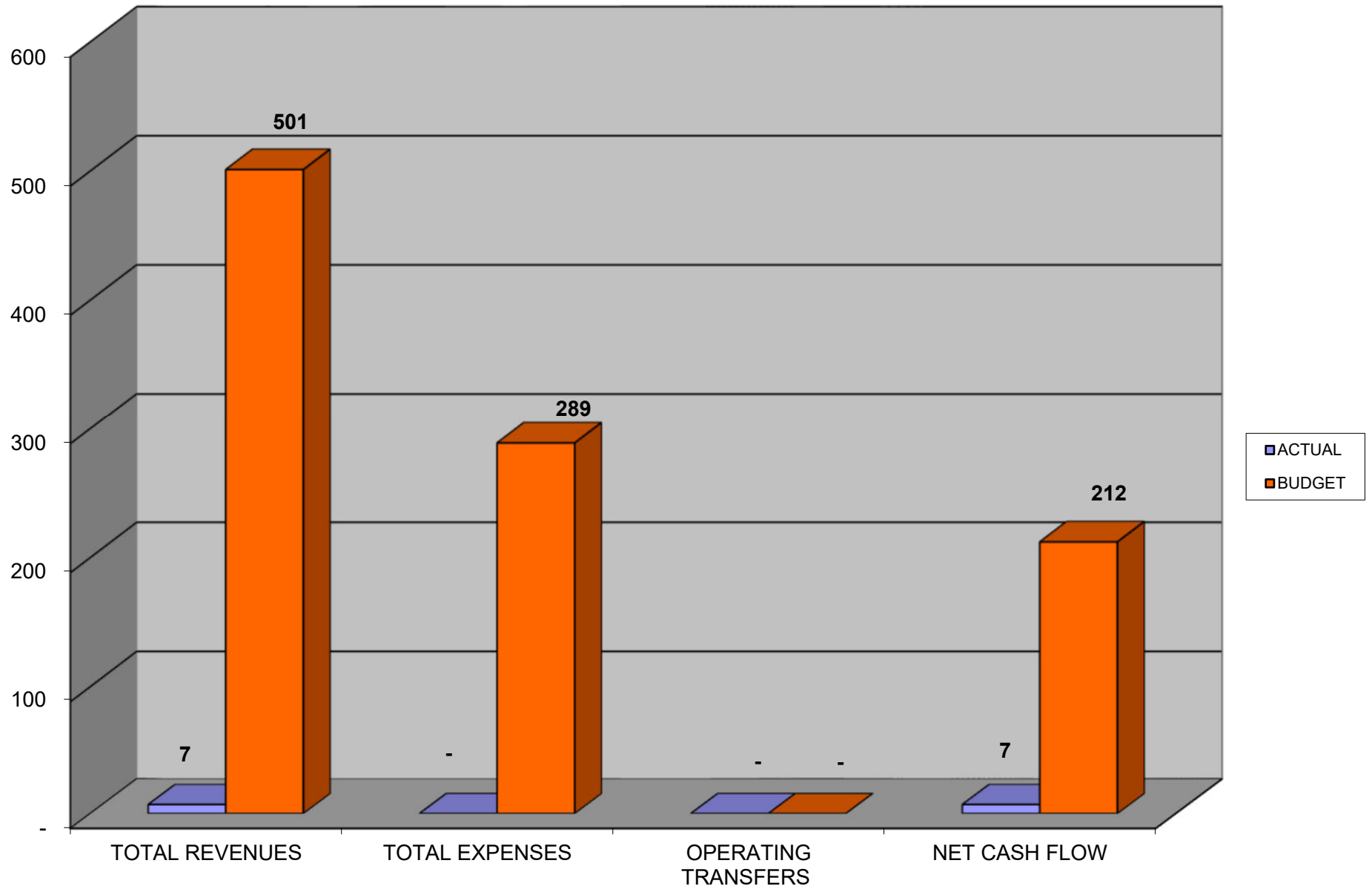
APHDC CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	11,856	9,714	2,143	122%	11,856	9,714	2,143	122%	116,564	104,708
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	3,860	4,447	(587)	87%	3,860	4,447	(587)	87%	53,363	49,503
943	4420	MATERIALS	2,349	4,264	(1,915)	55%	2,349	6,031	(3,682)	39%	72,369	70,020
CONTRACT COSTS												
943		GARBAGE & TRASH	44	404	(359)	11%	44	404	(359)	11%	4,844	4,800
		COOLING / AIR CONDITIONING	5,870	3,131	2,739	188%	5,870	3,131	2,739	188%	37,568	31,698
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	7,570	9,986	(2,416)	76%	7,570	9,986	(2,416)	76%	119,831	112,261
		UNIT TURNAROUNDS	7,100	77	7,023	9241%	7,100	77	7,023	9241%	922	(6,178)
		ELECTRICAL	-	42	(42)	0%	-	42	(42)	0%	500	500
		PLUMBING	-	159	(159)	0%	-	159	(159)	0%	1,908	1,908
		EXTERMINATION	4,585	4,632	(47)	99%	4,585	4,632	(47)	99%	55,578	50,993
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	4,778	11,847	(7,069)	40%	4,778	11,847	(7,069)	40%	142,164	137,386
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			48,012	48,701	(689)	99%	48,012	50,468	(2,456)	95%	605,611	557,599
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	12,899	13,298	(399)	97%	12,899	13,298	(399)	97%	159,576	146,677
969		TOTAL INSURANCE EXPENSES	12,899	13,298	(399)	97%	12,899	13,298	(399)	97%	159,576	146,677
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	6,556	2,603	3,954	252%	6,556	2,603	3,954	252%	31,230	24,674
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	16,429	2,315	14,114	710%	16,429	2,315	14,114	710%	27,784	11,355
		INTEREST EXPENSE	15,534	15,491	42	100%	15,534	15,491	42	100%	185,897	170,363
TOTAL GENERAL EXPENSES			38,519	20,409	18,110	189%	38,519	20,409	18,110	189%	244,911	206,392
969		TOTAL OPERATING EXPENDITURES	123,825	113,541	10,284	109%	123,825	115,308	8,517	107%	1,383,692	1,259,867
970		CASH FLOW FROM OPERATIONS	21,347	34,091	(12,744)	63%	21,347	32,324	(10,977)	66%	387,886	366,539
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	11,125	11,125	-	100%	11,125	11,125	-	100%	133,500	122,375
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	57,411	(57,411)	0%	-	57,411	(57,411)	0%	688,930	688,930
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	6,830	(6,830)	0%	-	6,830	(6,830)	0%	81,959	81,959
TOTAL OTHER EXPENSES			11,125	75,366	(64,241)	15%	11,125	75,366	(64,241)	15%	904,389	893,264
900		TOTAL EXPENDITURES	134,950	188,907	(53,957)	71%	134,950	190,673	(55,724)	71%	2,288,081	2,153,131
		DEPRECIATION ADD BACK	-	57,411	(57,411)	0%	-	57,411	(57,411)	0%	688,930	688,930
		NET CASH FLOW	10,222	16,136	(5,914)	63%	10,222	14,369	(4,147)	71%	172,427	162,205

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
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BALANCE
											REMAINING
INCOME											
HUD PHA GRANTS											
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	41,339	52,708	(11,369)	78%	41,339	52,708	(11,369)	78%	632,490
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			41,339	52,708	(11,369)	78%	41,339	52,708	(11,369)	78%	632,490
TOTAL HUD PHA GRANTS			41,339	52,708	(11,369)	78%	41,339	52,708	(11,369)	78%	632,490
EXPENSES											
ADMINISTRATIVE OFFICE EXPENSES											
4130		LEGAL	-	333	(333)	0%	-	333	(333)	0%	4,000
4140		STAFF TRAINING	2,000	327	1,673	612%	2,000	327	1,673	612%	3,920
4150		TRAVEL	-	175	(175)	0%	-	175	(175)	0%	2,100
4170		ACCOUNTING	-	1,971	(1,971)	0%	-	1,971	(1,971)	0%	23,650
4190		SUNDRY	95	554	(459)	17%	95	554	(459)	17%	6,650
4190.2		TELEPHONE/COMMUNICATIONS	440	333	107	132%	440	333	107	132%	4,000
4190.3		POSTAGE	-	4	(4)	0%	-	4	(4)	0%	50
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	83	(83)	0%	-	83	(83)	0%	1,000
4190		EVICITION COST	800	258	542	310%	800	258	542	310%	3,100
4190.9		CONTRACT COST - ADMIN	-	158	(158)	0%	-	158	(158)	0%	1,900
TOTAL ADMINISTRATIVE			3,335	4,198	(862)	79%	3,335	4,198	(862)	79%	50,370
TOTAL GENERAL EXPENSES											
4590		OTHER GENERAL EXPENSE	6,556	2,104	4,452	312%	6,556	2,104	4,452	312%	25,250
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	498	(498)	0%	-	498	(498)	0%	5,980
TOTAL OTHER GENERAL EXPENSES			6,556	2,603	3,954	252%	6,556	2,603	3,954	252%	31,230
TOTAL OTHER GENERAL EXPENSES			6,556	2,603	3,954	252%	6,556	2,603	3,954	252%	31,230

APHDC OTHER BUSINESS ACTIVITIES



APHDC OBA - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	105,995
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	-
100	Total Cash	105,995
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	-
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	-
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
128.1	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful accts	-
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	-
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	-
150	Total Current Assets	105,995
Non-current Assets:		
Fixed Assets		
161	Land	-
168	Infrastructure	-
162	Buildings	-
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	-
165	Leasehold Improvements	-
166	Accumulated Depreciation	-
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	-
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
	Total Non-Current Assets	-
	Total Assets	105,995
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	105,995

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	-
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	-
341	Tenant Security Deposits	-
342	Unearned Revenue	-
343	Current Portion of Long-term Debt - Capital Projects	-
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	-
310	Total Current Liabilities	-
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	-
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	-
300	Total Liabilities	-
DEFERRED INFLOWS OF RESOURCES		
400	Deferred Inflows of Resources - Pension Related Items	-
EQUITY:		
501	Investment in General Fixed Assets	-
Contributed Capital		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	Total Contributed Capital	-
508.1	Net Investment in Capital Assets	-
Reserved Fund Balance:		
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	Total Reserved Fund Balance	-
511.1	Restricted Net Position	-
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	105,995
513	Total Equity	105,995
600	Total Liabilities and Equity	105,995

APHDC OTHER BUSINESS ACTIVITIES

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	-	-	-	-	-	-	-	-	-	-
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	<u>-</u>	<u>-</u>	<u>-</u>	0%	<u>-</u>	<u>-</u>	<u>-</u>	0%	<u>-</u>	<u>-</u>
	3401	TENANT REVENUE - OTHER	-	-	-	-	-	-	-	-	-	-
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
706		NET OPERATING SUBSIDY	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	7	1	6	608%	7	1	6	608%	14	7
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	500	(500)	0%	-	500	(500)	0%	6,000	6,000
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	<u>7</u>	<u>501</u>	<u>(494)</u>	1%	<u>7</u>	<u>501</u>	<u>-</u>	1%	<u>6,014</u>	<u>6,007</u>
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	-	-	-	-	-	-	-	-	-	-
912	4182	EBC - ADMIN	-	-	-	-	-	-	-	-	-	-
	4171	AUDITING FEES	-	-	-	-	-	-	-	-	-	-
		MANAGEMENT FEES	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	-	242	(242)	0%	-	242	(242)	0%	2,900	2,900
		TOTAL ADMINISTRATIVE	<u>-</u>	<u>242</u>	<u>(242)</u>	0%	<u>-</u>	<u>242</u>	<u>(242)</u>	0%	<u>2,900</u>	<u>2,900</u>
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
UTILITIES												
931	4310	WATER	-	-	-	-	-	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL UTILITIES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

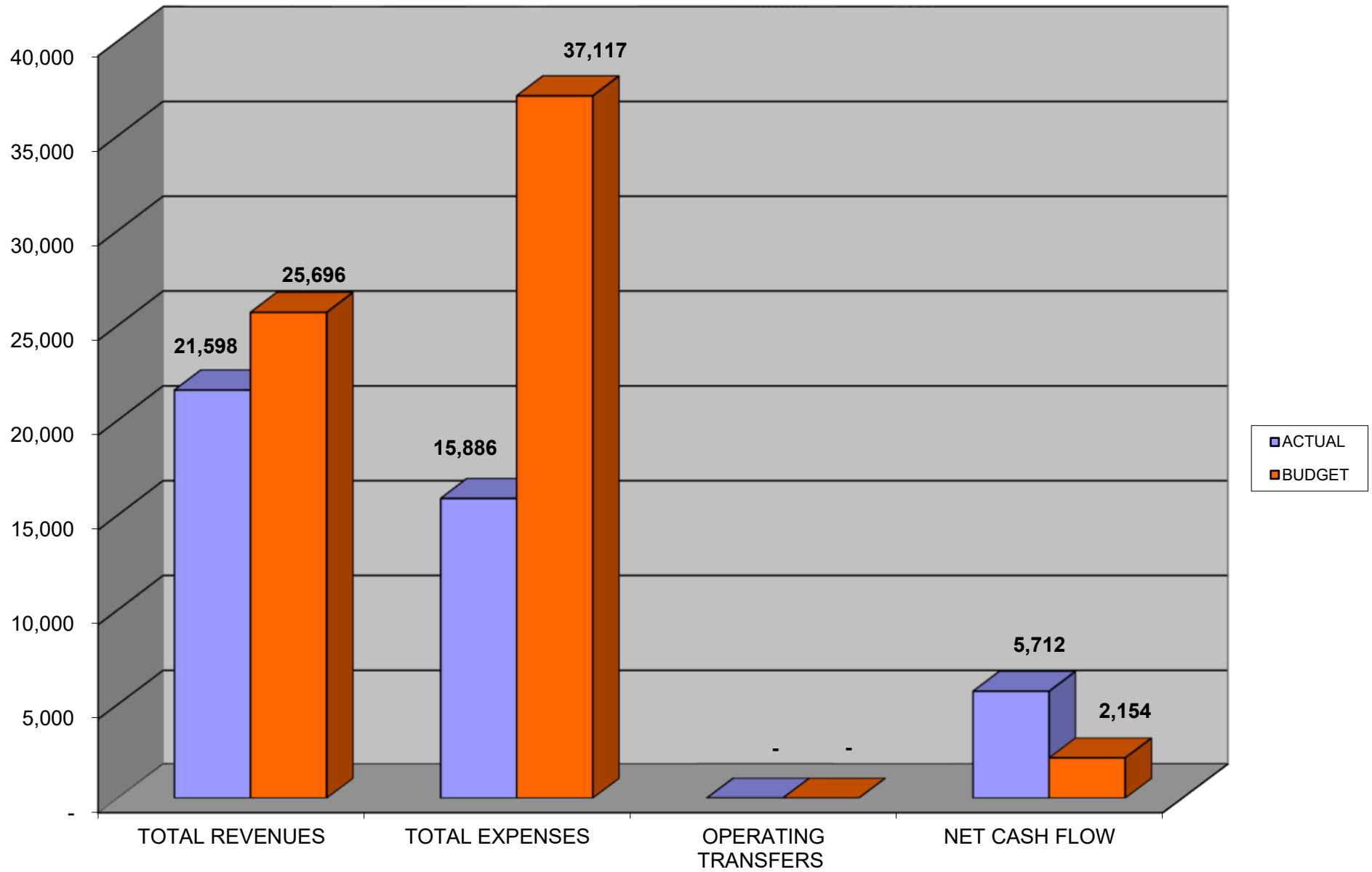
APHDC OTHER BUSINESS ACTIVITIES

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
		ORDINARY MAINT & OPERATIONS										
941	4410	LABOR	-	-	-	-	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4420	MATERIALS	-	-	-	-	-	-	-	-	-	-
		CONTRACT COSTS										
943		GARBAGE & TRASH	-	-	-	-	-	-	-	-	-	-
		COOLING / AIR CONDITIONING	-	-	-	-	-	-	-	-	-	-
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	-	-	-	-	-	-	-	-	-	-
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	-	-	-	-	-	-	-	-	-
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	-	-	-	-	-	-	-	-	-
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		TOTAL ORDINARY MAINT & OPER	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES										
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-	-	-	-	-
		INSURANCE										
961	4510	INSURANCE	-	47	(47)	0%	-	47	(47)	0%	567	567
969		TOTAL INSURANCE EXPENSES	-	47	(47)	0%	-	47	(47)	0%	567	567
		GENERAL EXPENSES										
962	4590	OTHER GENERAL EXPENSES	-	-	-	-	-	-	-	-	-	-
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	-	-	-	-	-	-	-	-	-
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	-	-	-	-	-	-	-	-	-	-
969		TOTAL OPERATING EXPENDITURES	-	289	(289)	0%	-	289	(289)	0%	3,467	3,467
970		CASH FLOW FROM OPERATIONS	7	212	(205)	3%	7	212	(205)	3%	2,547	2,540
		OTHER FINANCIAL ITEMS-SOURCES & (USES)										
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
		TOTAL OTHER EXPENSES	-	-	-	-	-	-	-	-	-	-
900		TOTAL EXPENDITURES	-	289	(289)	0%	-	289	(289)	0%	3,467	3,467
		DEPRECIATION ADD BACK	-	-	-	-	-	-	-	-	-	-
		NET CASH FLOW	7	212	(205)	3%	7	212	(205)	3%	2,547	2,540

APHDC OTHER BUSINESS ACTIVITIES

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	42	42	0%	500	500
4140		STAFF TRAINING	-	-	-	-	-	-	-	-	-	-
4150		TRAVEL	-	-	-	-	-	-	-	-	-	-
4170		ACCOUNTING	-	158	158	0%	-	158	158	0%	1,900	1,900
4190		SUNDRY	-	42	42	0%	-	42	42	0%	500	500
4190.2		TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-	-	-	-	-
4190.3		POSTAGE	-	-	-	-	-	-	-	-	-	-
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	-	-	-	-	-	-	-	-	-	-
TOTAL ADMINISTRATIVE			<u>-</u>	<u>242</u>	<u>242</u>	<u>0%</u>	<u>-</u>	<u>242</u>	<u>242</u>	<u>0%</u>	<u>2,900</u>	<u>2,900</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	-	-	-	-	-	-	-	-	-
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

NORTH CENTRAL HEIGHTS I



NORTH CENTRAL HEIGHTS I - STATEMENT OF NET POSITION

ASSETS

Current Assets:	
Cash	
111	Unrestricted 43,543
115	Cash - Restricted for Payment of Current Liabilities -
112	Cash - Restricted Mod and Development -
113	Cash - Other restricted -
114	Cash - Tenant Security Deposits 10,553
100	Total Cash <u>54,096</u>
Receivables	
121	Accounts Receivable - PHA Projects -
122	Accounts Receivable - HUD Other Projects -
124	Accounts Receivable - Other Government -
125	Accounts Receivable - Miscellaneous -
126	Accounts Receivable - Tenants Dwelling Rents 3,626
126.1	Allowance for Doubtful Accounts - Dwelling Rents (2,625)
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	Total Receivables - Net of Allowances for doubtful accts <u>1,001</u>
131	Investments - Unrestricted -
135	Investments - Restricted for Payments of Current Liabilities -
132	Investments - Restricted 153,850
142	Prepaid Expenses and Other Assets 6,688
143	Inventories -
143.1	Allowance for Obsolete Inventory -
144	Interprogram Due From -
145	Assets Held for Sale -
146	Amounts To Be Provided -
	Total Other Current Assets <u>160,538</u>
150	Total Current Assets <u>215,635</u>
Non-current Assets:	
Fixed Assets	
161	Land 496,902
168	Infrastructure -
162	Buildings 6,475,869
163	Furniture, Equipment & Machinery- Dwellings -
164	Furniture, Equipment & Machinery - Administration 33,288
165	Leasehold Improvements -
166	Accumulated Depreciation (1,808,197)
167	Construction in Progress -
160	Total Fixed Assets - Net of Accumulated Depreciation <u>5,197,862</u>
171	Notes, Loans, Mortgages Receivable - Non Current -
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due -
173	Grants Receivable - Non Current -
174	Other Assets -
176	Investments in Joint Ventures -
	Total Non-Current Assets <u>-</u>
	Total Assets <u>5,413,497</u>
200	Deferred Outflows of Resources - Pension Plan -
	Total Assets & Deferred Outflows of Resources <u>5,413,497</u>

LIABILITIES

Current Liabilities:	
311	Bank Overdraft -
312	Accounts Payable <= 90 Days -
313	Accounts payable >90 Days Past Due -
321	Accrued Wage/Payroll Taxes Payable 306
322	Accrued Compensated Absences - Current Portion 2,075
324	Accrued Contingency Liability -
325	Accrued Interest Payable -
331	Accounts Payable - HUD PHA Programs -
332	Accounts Payable - PHA Projects -
333	Accounts Payable - Other Government 1,138
341	Tenant Security Deposits 10,553
342	Unearned Revenue 6,339
343	Current Portion of Long-term Debt - Capital Projects 5,590
344	Current Portion of Long-term Debt - Operating Borrowings -
348	Loan Liability - Current -
345	Other Current Liabilities -
346	Accrued Liabilities - Other -
347	Interprogram Due To -
310	Total Current Liabilities <u>26,002</u>
Non-current Liabilities:	
351	Long-term Debt, Net of Current - Capital Projects 6,941,574
352	Net Pension Liability & OPEB -
354	Accrued Compensated Absences - Non Current -
355	Loan Liability - Non Current -
353	Noncurrent Liabilities - Other -
350	Total Noncurrent Liabilities <u>6,941,574</u>
300	Total Liabilities <u>6,967,576</u>
DEFERRED INFLOWS OF RESOURCES	
400	Deferred Inflows of Resources - Pension Related Items -
EQUITY:	
501	Investment in General Fixed Assets -
Contributed Capital	
502	Project Notes (HUD) -
503	Long-term Debt - HUD Guaranteed -
504	Net HUD PHA Contributions -
505	Other HUD Contributions -
507	Other Contributions -
508	Total Contributed Capital <u>-</u>
508.1	Net Investment in Capital Assets (1,749,302)
Reserved Fund Balance:	
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance -
510	Fund Balance Reserved for Capital Activities -
511	Total Reserved Fund Balance <u>-</u>
511.1	Restricted Net Position 153,850
512	Undesignated Fund Balance/Retained Earnings -
512.1	Unrestricted Net Position 41,373
513	Total Equity <u>(1,554,078)</u>
600	Total Liabilities and Equity <u>5,413,497</u>

NORTH CENTRAL HEIGHTS I

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	21,241	24,933	(3,692)	85%	21,241	24,933	(3,692)	85%	299,191	277,951
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	21,241	24,933	(3,692)	85%	21,241	24,933	(3,692)	85%	299,191	277,951
	3401	TENANT REVENUE - OTHER	358	763	(406)	47%	358	763	(406)	47%	9,161	8,803
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING SUBSIDY	21,598	25,696	(4,098)	84%	21,598	25,696	(4,098)	84%	308,352	286,754
706		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-	-	-	-	-
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	-	-	-	-	-	-	-	-	-
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	21,598	25,696	(4,098)	84%	21,598	25,696	(8,196)	84%	308,352	286,754
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	2,115	1,685	430	126%	2,115	1,685	430	126%	20,217	18,102
912	4182	EBC - ADMIN	795	777	18	102%	795	777	18	102%	9,329	8,534
	4171	AUDITING FEES	-	371	(371)	0%	-	371	(371)	0%	4,450	4,450
		MANAGEMENT FEES	1,138	1,995	(857)	57%	1,138	1,995	(857)	57%	23,935	22,797
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	784	779	5	101%	784	779	5	101%	9,350	8,566
		TOTAL ADMINISTRATIVE	4,832	5,607	(775)	86%	4,832	5,607	(775)	86%	67,281	62,449
TENANT SERVICES												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES AFTER SCHOOL PROGRA	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	125	(125)	0%	-	125	(125)	0%	1,500	1,500
		TOTAL TENANT SERVICES	-	125	(125)	0%	-	125	(125)	0%	1,500	1,500
UTILITIES												
931	4310	WATER	-	56	(56)	0%	-	56	(56)	0%	666	666
932	4320	ELECTRICITY	-	505	(505)	0%	-	505	(505)	0%	6,056	6,056
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	50	(50)	0%	-	50	(50)	0%	595	595
		TOTAL UTILITIES	-	610	(610)	0%	-	610	(610)	0%	7,317	7,317

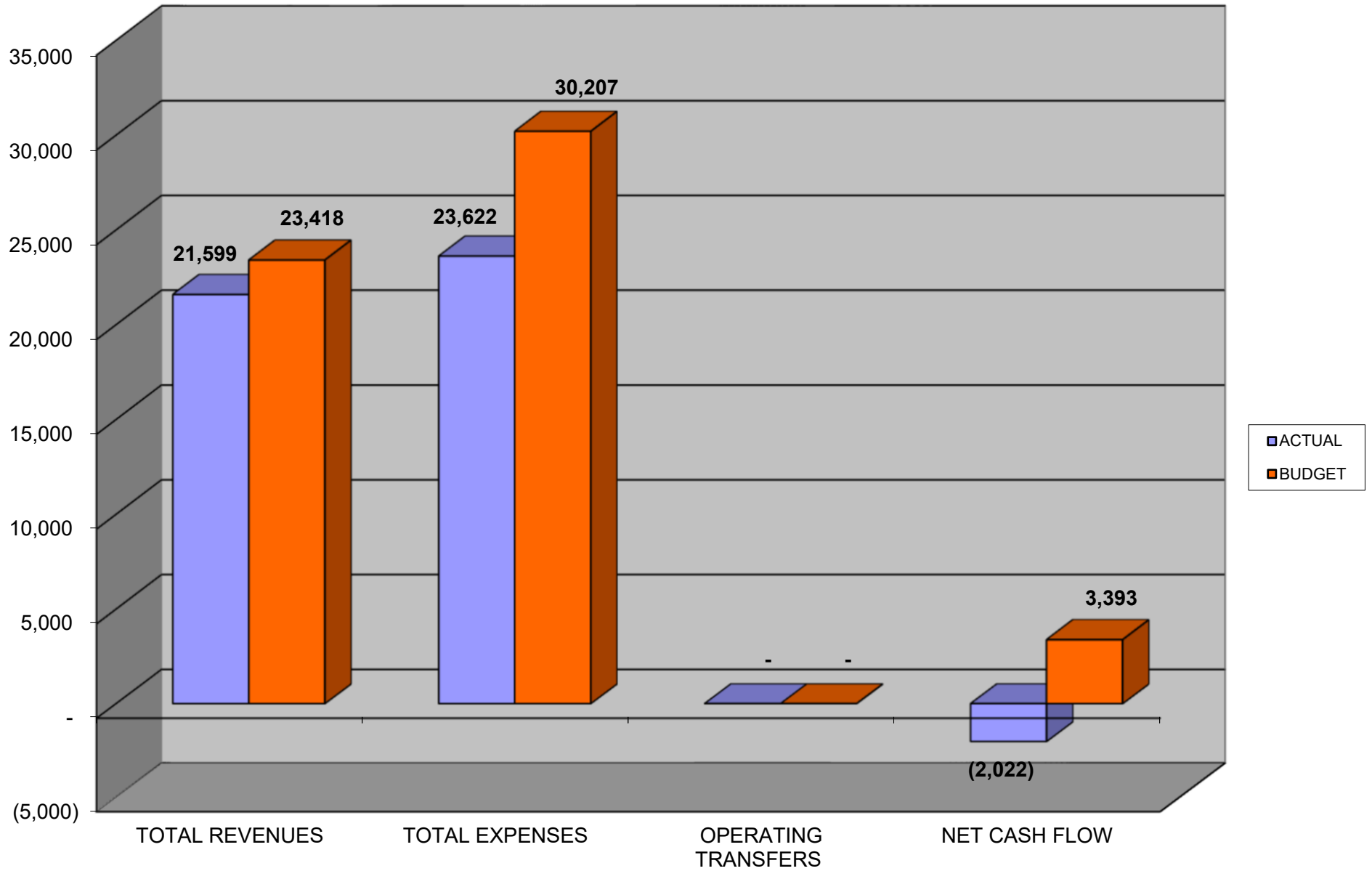
NORTH CENTRAL HEIGHTS I

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	2,135	1,680	455	127%	2,135	1,680	455	127%	20,160	18,025
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	648	798	(150)	81%	648	798	(150)	81%	9,575	8,927
943	4420	MATERIALS	378	1,043	(665)	36%	378	1,043	(665)	36%	12,512	12,134
CONTRACT COSTS												
943		GARBAGE & TRASH	-	109	(109)	0%	-	109	(109)	0%	1,312	1,312
		COOLING / AIR CONDITIONING	150	917	(767)	16%	150	917	(767)	16%	11,006	10,856
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	1,932	2,343	(411)	82%	1,932	2,343	(411)	82%	28,113	26,181
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	-	215	(215)	0%	-	215	(215)	0%	2,584	2,584
		CAMERA SECURITY	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	3,269	(3,269)	0%	-	3,269	(3,269)	0%	39,229	39,229
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			5,243	10,374	(5,131)	51%	5,243	10,374	(5,131)	51%	124,491	119,248
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	2,143	2,127	16	101%	2,143	2,127	16	101%	25,521	23,378
969	TOTAL INSURANCE EXPENSES		2,143	2,127	16	101%	2,143	2,127	16	101%	25,521	23,378
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	125	(125)	0%	-	125	(125)	0%	1,500	1,500
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	-	417	(417)	0%	-	417	(417)	0%	5,000	5,000
		INTEREST EXPENSE	3,668	3,651	17	100%	3,668	3,651	17	100%	43,815	40,147
TOTAL GENERAL EXPENSES			3,668	4,193	(525)	87%	3,668	4,193	(525)	87%	50,315	46,647
969	TOTAL OPERATING EXPENDITURES		15,886	23,035	(7,149)	69%	15,886	23,035	(7,149)	69%	276,425	260,539
970	CASH FLOW FROM OPERATIONS		5,712	2,661	3,051	215%	5,712	2,661	3,051	215%	31,927	26,215
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	13,575	(13,575)	0%	-	13,575	(13,575)	0%	162,900	162,900
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	507	(507)	0%	-	507	(507)	0%	6,080	6,080
TOTAL OTHER EXPENSES			-	14,082	(14,082)	0%	-	14,082	(14,082)	0%	168,980	168,980
900	TOTAL EXPENDITURES		15,886	37,117	(21,231)	43%	15,886	37,117	(21,231)	43%	445,405	429,519
	DEPRECIATION ADD BACK		-	13,575	(13,575)	0%	-	13,575	(13,575)	0%	162,900	162,900
	NET CASH FLOW		5,712	2,154	3,558	265%	5,712	2,154	3,558	265%	25,847	20,135

NORTH CENTRAL HEIGHTS I

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-	-	-	-	-	-
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	42	42	0%	500	500
4140		STAFF TRAINING	600	83	(517)	720%	600	83	(517)	720%	1,000	400
4150		TRAVEL	-	42	42	0%	-	42	42	0%	500	500
4170		ACCOUNTING	-	333	333	0%	-	333	333	0%	4,000	4,000
4190		SUNDRY	(3)	92	95	-3%	(3)	92	95	-3%	1,100	1,103
4190.2		TELEPHONE/COMMUNICATIONS	187	100	(87)	187%	187	100	(87)	187%	1,200	1,013
4190.3		POSTAGE	-	4	4	0%	-	4	4	0%	50	50
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTION COST	-	42	42	0%	-	42	42	0%	500	500
4190.9		CONTRACT COST - ADMIN	-	42	42	0%	-	42	42	0%	500	500
TOTAL ADMINISTRATIVE			784	779	(5)	101%	784	779	(5)	101%	9,350	8,566
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	125	125	0%	-	125	125	0%	1,500	1,500
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	125	125	0%	-	125	125	0%	1,500	1,500

NORTH CENTRAL HEIGHTS II



NORTH CENTRAL HEIGHTS II - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	63,337
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	124,064
114	Cash - Tenant Security Deposits	9,044
100	Total Cash	196,445
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	-
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	7,168
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(3,649)
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
128.1	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful accts	3,518
Investments		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	5,221
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	5,221
150	Total Current Assets	205,184
Non-current Assets:		
Fixed Assets		
161	Land	363,500
168	Infrastructure	-
162	Buildings	4,856,342
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	6,239
165	Leasehold Improvements	-
166	Accumulated Depreciation	(1,337,310)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	3,888,772
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
	Total Non-Current Assets	-
	Total Assets	4,093,955
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	4,093,955

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	255
322	Accrued Compensated Absences - Current Portion	1,680
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	1,412
341	Tenant Security Deposits	9,044
342	Unearned Revenue	1,475
343	Current Portion of Long-term Debt - Capital Projects	5,057
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	-
310	Total Current Liabilities	18,923
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	5,302,359
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	5,302,359
300	Total Liabilities	5,321,282
DEFERRED INFLOWS OF RESOURCES		
400	Deferred Inflows of Resources - Pension Related Items	-
EQUITY:		
501	Investment in General Fixed Assets	-
Contributed Capital		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	Total Contributed Capital	-
508.1	Net Investment in Capital Assets	(1,418,644)
Reserved Fund Balance:		
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	Total Reserved Fund Balance	-
511.1	Restricted Net Position	124,064
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	67,254
	Total Equity	(1,227,326)
600	Total Liabilities and Equity	4,093,955

NORTH CENTRAL HEIGHTS II

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	19,776	22,940	(3,163)	86%	19,776	22,940	(3,163)	86%	275,275	255,499
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	19,776	22,940	(3,163)	86%	19,776	22,940	(3,163)	86%	275,275	255,499
	3401	TENANT REVENUE - OTHER	1,823	478	1,345	381%	1,823	478	1,345	381%	5,735	3,912
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE					21,599	23,418	(1,818)	92%	281,010	259,411
706		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-	-	-	-	-
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	-	-	-	-	-	-	-	-	-
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	21,599	23,418	(1,818)	92%	21,599	23,418	(1,818)	92%	281,010	259,411
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	1,708	1,356	352	126%	1,708	1,356	352	126%	16,270	14,562
912	4182	EBC - ADMIN	641	626	15	102%	641	626	15	102%	7,509	6,868
	4171	AUDITING FEES	-	292	(292)	0%	-	292	(292)	0%	3,500	3,500
		MANAGEMENT FEES	1,412	1,835	(423)	77%	1,412	1,835	(423)	77%	22,022	20,610
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	708	596	112	119%	708	596	112	119%	7,150	6,442
		TOTAL ADMINISTRATIVE	4,469	4,704	(235)	95%	4,469	4,704	(235)	95%	56,451	51,982
TENANT SERVICES												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	42	(42)	0%	-	42	(42)	0%	500	500
		TOTAL TENANT SERVICES	-	42	(42)	0%	-	42	(42)	0%	500	500
UTILITIES												
931	4310	WATER	-	12	(12)	0%	-	12	(12)	0%	142	142
932	4320	ELECTRICITY	-	214	(214)	0%	-	214	(214)	0%	2,573	2,573
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	3	(3)	0%	-	3	(3)	0%	31	31
		TOTAL UTILITIES	-	229	(229)	0%	-	229	(229)	0%	2,746	2,746

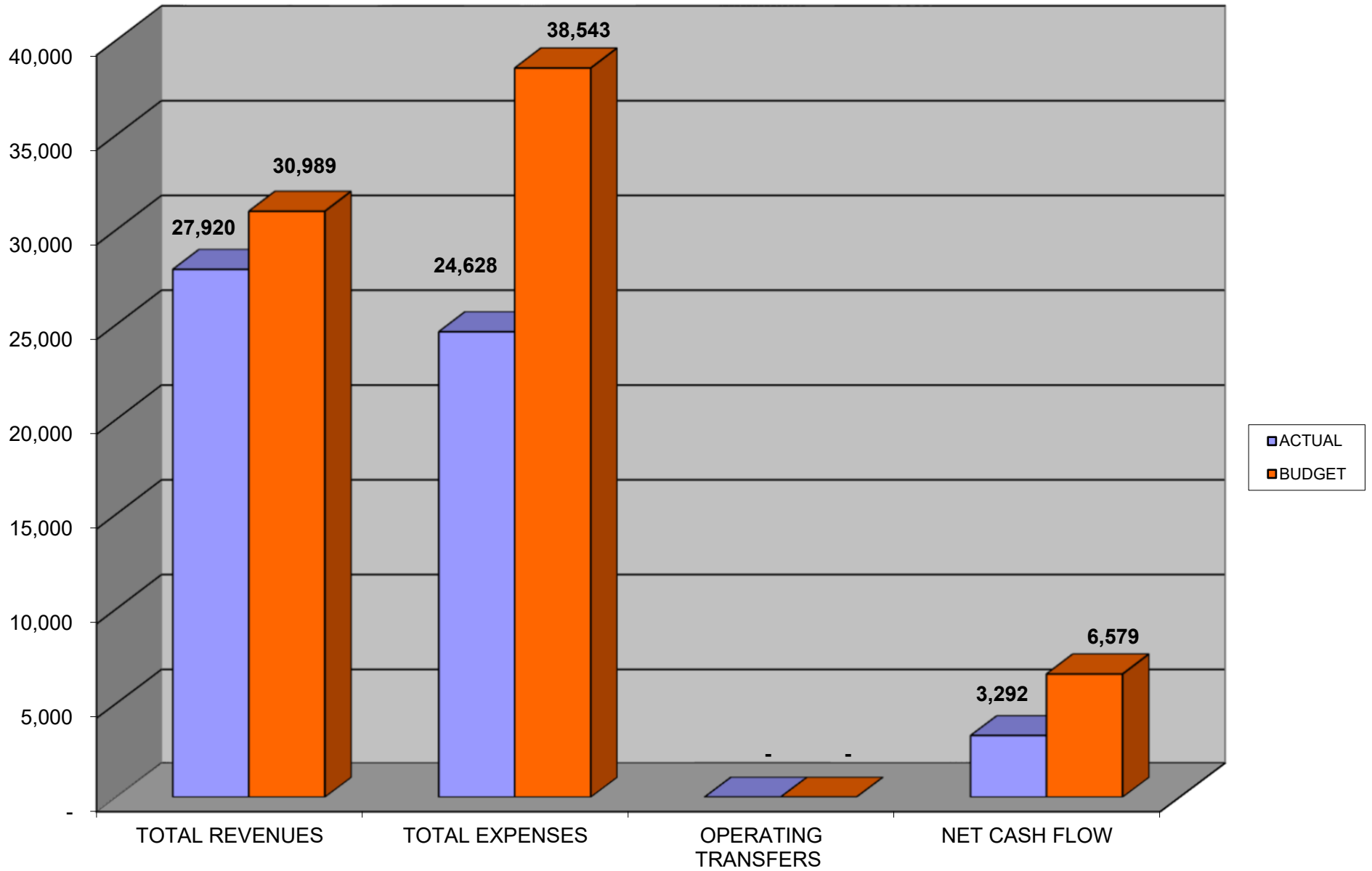
NORTH CENTRAL HEIGHTS II

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	1,830	1,396	434	131%	1,830	1,396	434	131%	16,750	14,920
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	521	672	(152)	77%	521	672	(152)	77%	8,066	7,545
943	4420	MATERIALS	297	952	(655)	31%	297	952	(655)	31%	11,426	11,129
CONTRACT COSTS												
943		GARBAGE & TRASH	-	26	(26)	0%	-	26	(26)	0%	306	306
		COOLING / AIR CONDITIONING	120	745	(625)	16%	120	745	(625)	16%	8,935	8,815
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	1,518	1,841	(323)	82%	1,518	1,841	(323)	82%	22,089	20,571
		UNIT TURNAROUNDS	4,600	-	4,600	-	4,600	-	4,600	-	-	(4,600)
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	2,435	172	2,263	1416%	2,435	172	2,263	1416%	2,064	(371)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	3,271	(3,271)	0%	-	3,271	(3,271)	0%	39,251	39,251
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			11,321	9,074	2,247	125%	11,321	9,074	2,247	125%	108,887	97,566
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,671	1,673	(2)	100%	1,671	1,673	(2)	100%	20,080	18,409
969	TOTAL INSURANCE EXPENSES		1,671	1,673	(2)	100%	1,671	1,673	(2)	100%	20,080	18,409
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	125	(125)	0%	-	125	(125)	0%	1,500	1,500
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	2,843	417	2,426	682%	2,843	417	2,426	682%	5,000	2,157
		INTEREST EXPENSE	3,318	3,303	15	100%	3,318	3,303	15	100%	39,636	36,318
TOTAL GENERAL EXPENSES			6,161	3,845	2,316	160%	6,161	3,845	2,316	160%	46,136	39,975
969	TOTAL OPERATING EXPENDITURES		23,622	19,567	4,055	121%	23,622	19,567	4,055	121%	234,800	211,178
970	CASH FLOW FROM OPERATIONS		(2,022)	3,851	(5,873)	-53%	(2,022)	3,851	(5,873)	-53%	46,210	48,232
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	10,182	(10,182)	0%	-	10,182	(10,182)	0%	122,180	122,180
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS - transfer to reserves	-	458	(458)	0%	-	458	(458)	0%	5,500	5,500
TOTAL OTHER EXPENSES			-	10,640	(10,640)	0%	-	10,640	(10,640)	0%	127,680	127,680
900	TOTAL EXPENDITURES		23,622	30,207	(6,585)	78%	23,622	30,207	(6,585)	78%	362,480	338,858
		DEPRECIATION ADD BACK	-	10,182	(10,182)	0%	-	10,182	(10,182)	0%	122,180	122,180
NET CASH FLOW			(2,022)	3,393	(5,415)	-60%	(2,022)	3,393	(5,415)	-60%	40,710	42,732

NORTH CENTRAL HEIGHTS II

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-	-	-	-	-	-
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	42	42	0%	500	500
4140		STAFF TRAINING	480	50	(430)	960%	480	50	(430)	960%	600	120
4150		TRAVEL	-	21	21	0%	-	21	21	0%	250	250
4170		ACCOUNTING	-	313	313	0%	-	313	313	0%	3,750	3,750
4190		SUNDRY	(7)	63	69	-11%	(7)	63	69	-11%	750	757
4190.2		TELEPHONE/COMMUNICATIONS	-	25	25	0%	-	25	25	0%	300	300
4190.3		POSTAGE	-	-	-	-	-	-	-	-	-	-
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	235	42	(193)	564%	235	42	(193)	564%	500	265
4190.9		CONTRACT COST - ADMIN	-	42	42	0%	-	42	42	0%	500	500
TOTAL ADMINISTRATIVE			708	596	(112)	119%	708	596	(112)	119%	7,150	6,442
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	125	125	0%	-	125	125	0%	1,500	1,500
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	125	125	0%	-	125	125	0%	1,500	1,500

CORNELL COLONY



CORNELL COLONY - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	270,370
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	318,587
114	Cash - Tenant Security Deposits	12,727
100	Total Cash	601,684
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	-
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	9,675
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(6,507)
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
128.1	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful accts	3,168
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	12,267
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	12,267
150	Total Current Assets	617,119
Non-current Assets:		
Fixed Assets		
161	Land	-
168	Infrastructure	-
162	Buildings	6,785,292
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	4,795
165	Leasehold Improvements	-
166	Accumulated Depreciation	(848,161)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	5,941,925
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
	Total Non-Current Assets	-
	Total Assets	6,559,044
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	6,559,044

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	362
322	Accrued Compensated Absences - Current Portion	3,247
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	1,565
341	Tenant Security Deposits	12,727
342	Unearned Revenue	438
343	Current Portion of Long-term Debt - Capital Projects	17,697
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	-
310	Total Current Liabilities	36,036
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	7,010,337
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	7,010,337
300	Total Liabilities	7,046,373
DEFERRED INFLOWS OF RESOURCES		
400	Deferred Inflows of Resources - Pension Related Items	-
EQUITY:		
501	Investment in General Fixed Assets	-
Contributed Capital		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	Total Contributed Capital	-
508.1	Net Investment in Capital Assets	(1,086,108)
Reserved Fund Balance:		
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	Total Reserved Fund Balance	-
511.1	Restricted Net Position	318,587
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	280,193
513	Total Equity	(487,329)
600	Total Liabilities and Equity	6,559,044

CORNELL COLONY

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	27,254	30,539	(3,284)	89%	27,254	30,539	(3,284)	89%	366,463	339,209
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	27,254	30,539	(3,284)	89%	27,254	30,539	(3,284)	89%	366,463	339,209
	3401	TENANT REVENUE - OTHER	-	-	-	-	-	-	-	-	-	-
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
703	3431	NET OPERATING REVENUE	-	-	-	-	-	-	-	-	-	-
706		HUD PHA OPERATING GRANT CFP	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	47	11	36	435%	47	11	36	435%	130	83
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	619	440	179	141%	619	440	179	141%	5,277	4,658
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	27,920	30,989	(3,069)	90%	27,920	30,989	(3,069)	90%	371,870	343,950
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	2,386	1,904	482	125%	2,386	1,904	482	125%	22,848	20,462
912	4182	EBC - ADMIN	898	879	19	102%	898	879	19	102%	10,543	9,645
	4171	AUDITING FEES	-	425	(425)	0%	-	425	(425)	0%	5,100	5,100
		MANAGEMENT FEES	1,565	1,832	(267)	85%	1,565	1,832	(267)	85%	21,988	20,423
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	1,169	758	410	154%	1,169	758	410	154%	9,100	7,931
		TOTAL ADMINISTRATIVE	6,019	5,798	220	104%	6,019	5,798	220	104%	69,579	63,560
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
UTILITIES												
931	4310	WATER	-	43	(43)	0%	-	43	(43)	0%	510	510
932	4320	ELECTRICITY	-	287	(287)	0%	-	287	(287)	0%	3,448	3,448
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	41	(41)	0%	-	41	(41)	0%	491	491
		TOTAL UTILITIES	-	371	(371)	0%	-	371	(371)	0%	4,449	4,449

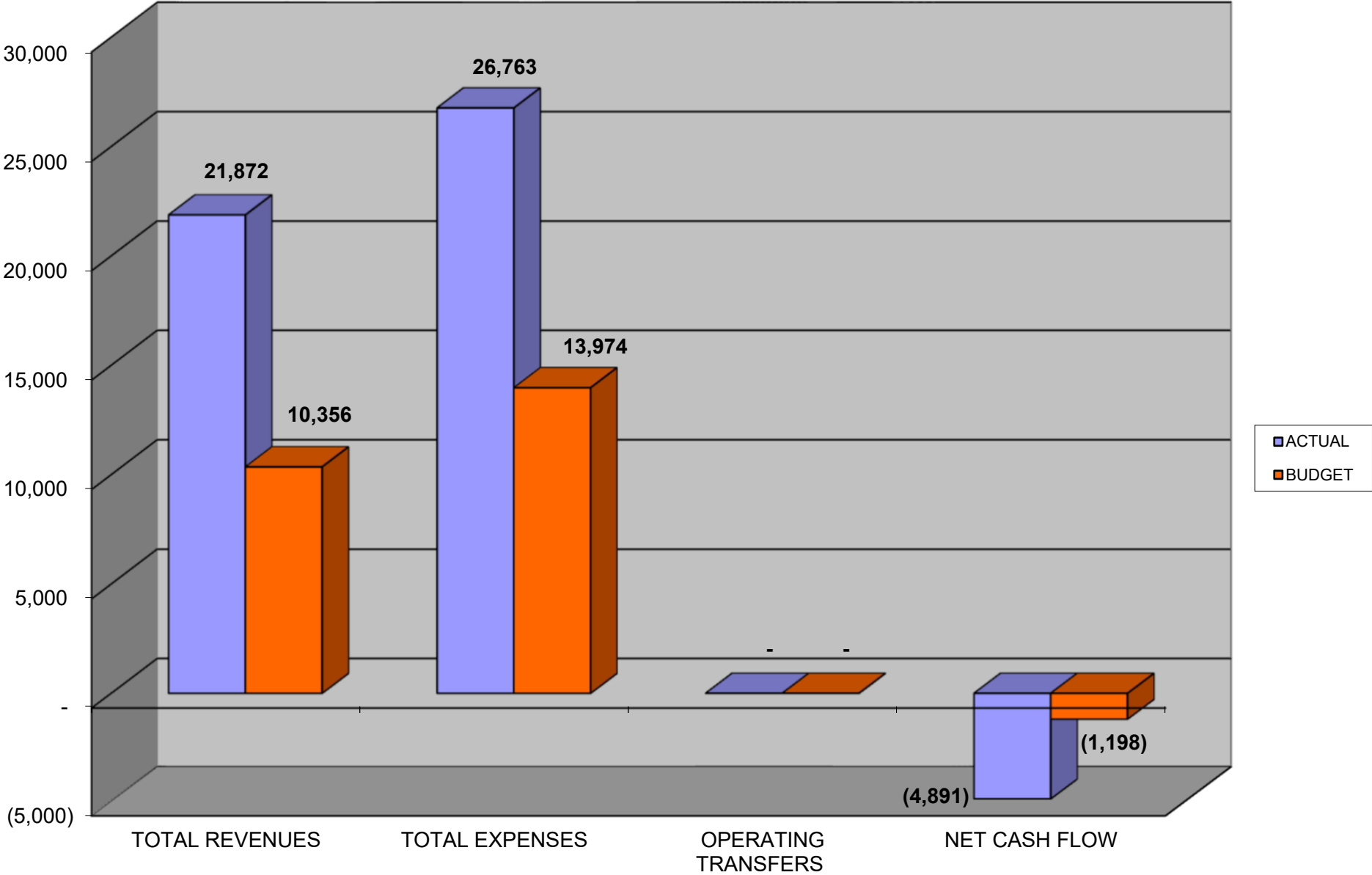
CORNELL COLONY

LINE	ACCT	DESCRIPTION	CURRENT	CURRENT	% OF		YEAR	YEAR	% OF		BUDGET	
			MONTH	MONTH	MTD	TO DATE	TO DATE	YTD	ANNUAL	BALANCE		
ITEM	#		Jan-23	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	2,704	2,425	279	111%	2,704	2,425	279	111%	29,105	26,401
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	1,014	1,004	11	101%	1,014	1,004	11	101%	12,046	11,032
943	4420	MATERIALS	432	-	432	-	432	825	(393)	52%	9,898	9,466
CONTRACT COSTS												
943		GARBAGE & TRASH	-	92	(92)	0%	-	92	(92)	0%	1,108	1,108
		COOLING / AIR CONDITIONING	-	475	(475)	0%	-	475	(475)	0%	5,701	5,701
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,200	2,420	(220)	91%	2,200	2,420	(220)	91%	29,040	26,840
		UNIT TURNAROUNDS	-	13	(13)	0%	-	13	(13)	0%	158	158
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	-	-	-	-	-	-	-	-	-
		EXTERMINATION	2,150	84	2,066	2572%	2,150	84	2,066	2572%	1,003	(1,147)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	1,600	(1,600)	0%	-	1,600	(1,600)	0%	19,198	19,198
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			8,501	8,113	387	105%	8,501	8,938	(438)	95%	107,257	98,756
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	3,199	2,381	817	134%	3,199	2,381	817	134%	28,574	25,375
969		TOTAL INSURANCE EXPENSES	3,199	2,381	817	134%	3,199	2,381	817	134%	28,574	25,375
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	-	-	-	-	958	(958)	0%	11,500	11,500
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	3,386	815	2,571	415%	3,386	815	2,571	415%	9,784	6,398
		INTEREST EXPENSE	3,524	3,538	(14)	100%	3,524	3,538	(14)	100%	42,455	38,931
TOTAL GENERAL EXPENSES			6,910	4,353	2,557	159%	6,910	5,312	1,599	130%	63,739	56,829
969		TOTAL OPERATING EXPENDITURES	24,628	21,017	3,612	117%	24,628	22,800	1,828	108%	273,598	248,970
970		CASH FLOW FROM OPERATIONS	3,292	9,973	(6,680)	33%	3,292	8,189	(4,897)	40%	98,272	94,980
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	14,133	(14,133)	0%	-	14,133	(14,133)	0%	169,600	169,600
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS - Section 8 Loan Repayment	-	1,610	(1,610)	0%	-	1,610	(1,610)	0%	19,320	19,320
TOTAL OTHER EXPENSES			-	15,743	(15,743)	0%	-	15,743	(15,743)	0%	188,920	188,920
900		TOTAL EXPENDITURES	24,628	36,760	(12,132)	67%	24,628	38,543	(13,915)	64%	462,518	437,890
		DEPRECIATION ADD BACK	-	14,133	(14,133)	0%	-	14,133	(14,133)	0%	169,600	169,600
NET CASH FLOW			3,292	8,363	(5,070)	39%	3,292	6,579	(3,287)	50%	78,952	75,660

CORNELL COLONY DETAIL

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-	-	-	-	-	-
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	42	42	0%	500	500
4140		STAFF TRAINING	680	42	(638)	1632%	680	42	(638)	1632%	500	(180)
4150		TRAVEL	-	42	42	0%	-	42	42	0%	500	500
4170		ACCOUNTING	-	267	267	0%	-	267	267	0%	3,200	3,200
4190		SUNDRY	-	125	125	0%	-	125	125	0%	1,500	1,500
4190.2		TELEPHONE/COMMUNICATIONS	254	167	(87)	152%	254	167	(87)	152%	2,000	1,746
4190.3		POSTAGE	-	-	-	-	-	-	-	-	-	-
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	33	33	0%	-	33	33	0%	400	400
4190		EVICTON COST	235	42	(193)	564%	235	42	(193)	564%	500	265
4190.9		CONTRACT COST - ADMIN	-	-	-	-	-	-	-	-	-	-
TOTAL ADMINISTRATIVE			1,169	758	(410)	154%	1,169	758	(410)	154%	9,100	7,931
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	958	958	0%	-	958	958	0%	11,500	11,500
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	958	958	0%	-	958	958	0%	11,500	11,500

LAKESIDE PARK I



LAKESIDE PARK I - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	5,056
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	57,698
114	Cash - Tenant Security Deposits	3,581
100	Total Cash	66,335
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	-
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	9,581
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(7,789)
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
128.1	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful accts	1,793
Investments		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	3,369
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	3,369
150	Total Current Assets	71,496
Non-current Assets:		
Fixed Assets		
161	Land	-
168	Infrastructure	-
162	Buildings	1,149,292
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	9,226
165	Leasehold Improvements	-
166	Accumulated Depreciation	(146,479)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	1,012,038
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
	Total Non-Current Assets	-
	Total Assets	1,083,534
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,083,534

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	274
322	Accrued Compensated Absences - Current Portion	823
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	479
341	Tenant Security Deposits	3,581
342	Unearned Revenue	825
343	Current Portion of Long-term Debt - Capital Projects	38,000
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	-
310	Total Current Liabilities	43,982
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	882,000
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	882,000
300	Total Liabilities	925,982
DEFERRED INFLOWS OF RESOURCES		
400	Deferred Inflows of Resources - Pension Related Items	-
EQUITY:		
501	Investment in General Fixed Assets	-
Contributed Capital		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	Total Contributed Capital	-
508.1	Net Investment in Capital Assets	92,038
Reserved Fund Balance:		
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	Total Reserved Fund Balance	-
511.1	Restricted Net Position	57,698
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	7,817
	Total Equity	157,553
600	Total Liabilities and Equity	1,083,534

LAKESIDE PARK I

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR	% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	YTD	ANNUAL	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING
REVENUE											
OPERATING INCOME											
703	3110	GROSS POTENTIAL RENT	7,670	1,407	6,263	545%	7,670	1,407	6,263	545%	9,217
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	7,670	1,407	6,263	545%	7,670	1,407	6,263	545%	9,217
	3401	TENANT REVENUE - OTHER	1,684	176	1,509	959%	1,684	176	1,509	959%	423
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-
70	3480	GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-	-	-	-
	3480	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-
	3480	LESS: PRORATION	-	-	-	-	-	-	-	-	-
706	3431	NET OPERATING SUBSIDY	-	-	-	-	-	-	-	-	-
		HUD PHA OPERATING GRANT CFP / S8	4,718	8,680	(3,962)	54%	4,718	8,680	(3,962)	54%	99,436
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-	-	-	-
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	7,800	83	7,717	9360%	7,800	83	7,717	9360%	(6,800)
720		INVESTMENT INCOME - RESTRICTED	-	10	(10)	0%	-	10	(10)	0%	120
700	TOTAL REVENUES		21,872	10,356	11,517	211%	21,872	10,356	11,517	211%	102,396
OPERATING EXPENDITURES											
ADMINISTRATIVE											
911	4110	ADMINISTRATIVE SALARIES	858	971	(113)	88%	858	971	(113)	88%	10,797
912	4182	EBC - ADMIN	376	416	(40)	90%	376	416	(40)	90%	4,610
	4171	AUDITING FEES	-	125	(125)	0%	-	125	(125)	0%	1,500
		MANAGEMENT FEES	479	605	(126)	79%	479	605	(126)	79%	6,783
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-
916	4190	OTHER	600	527	73	114%	600	527	73	114%	5,720
		TOTAL ADMINISTRATIVE	2,312	2,644	(331)	87%	2,312	2,644	(331)	87%	29,411
TENANT SERVICES											
921	4210	SALARIES	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	125	(125)	0%	-	125	(125)	0%	1,500
		TOTAL TENANT SERVICES	-	125	(125)	0%	-	125	(125)	0%	1,500
UTILITIES											
931	4310	WATER	4	-	4	-	4	-	4	-	(4)
932	4320	ELECTRICITY	-	-	-	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	5	8	(3)	61%	5	8	(3)	61%	95
		TOTAL UTILITIES	9	8	0	103%	9	8	0	103%	91

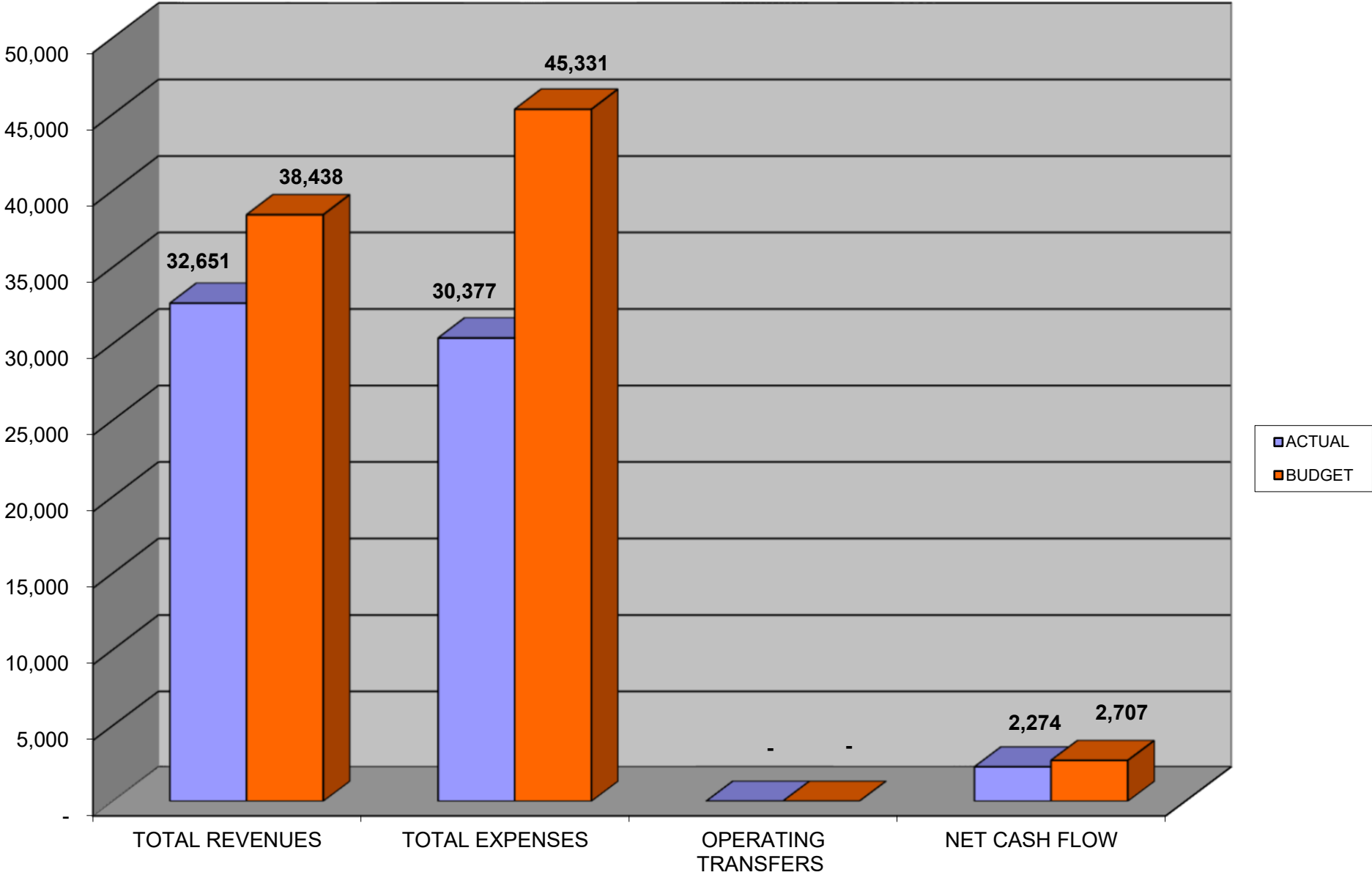
LAKESIDE PARK I

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	1,302	1,089	213	120%	1,302	1,089	213	120%	13,065	11,763
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	426	504	(78)	85%	426	504	(78)	85%	6,043	5,617
943	4420	MATERIALS	162	561	(399)	29%	162	417	(255)	39%	5,000	4,838
CONTRACT COSTS												
943		GARBAGE & TRASH	13	42	(29)	30%	13	42	(29)	30%	500	487
		COOLING / AIR CONDITIONING	5,300	250	5,050	2120%	5,300	250	5,050	2120%	3,000	(2,300)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	255	250	5	102%	255	250	5	102%	3,000	2,745
		UNIT TURNAROUNDS	2,500	17	2,483	15000%	2,500	17	2,483	15000%	200	(2,300)
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	17	(17)	0%	-	17	(17)	0%	200	200
		EXTERMINATION	-	833	(833)	0%	-	833	(833)	0%	10,000	10,000
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	144	(144)	0%	-	144	(144)	0%	1,725	1,725
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			9,957	3,705	6,252	269%	9,957	3,561	6,396	280%	42,733	32,776
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,094	1,071	22	102%	1,094	1,071	22	102%	12,856	11,763
969	TOTAL INSURANCE EXPENSES		1,094	1,071	22	102%	1,094	1,071	22	102%	12,856	11,763
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	6,556	561	5,995	1169%	6,556	561	5,995	1169%	6,730	174
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	6,627	208	6,419	3181%	6,627	208	6,419	3181%	2,500	(4,127)
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			13,183	769	12,414	1714%	13,183	769	12,414	1714%	9,230	(3,953)
969	TOTAL OPERATING EXPENDITURES		26,555	8,323	18,232	319%	26,555	8,179	18,377	325%	98,142	71,587
970	CASH FLOW FROM OPERATIONS		(4,683)	2,033	(6,716)	-230%	(4,683)	2,177	(6,860)	-215%	26,126	30,809
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	208	208	(0)	100%	208	208	(0)	100%	2,500	2,292
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	2,421	(2,421)	0%	-	2,421	(2,421)	0%	29,050	29,050
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	3,167	(3,167)	0%	-	3,167	(3,167)	0%	38,000	38,000
TOTAL OTHER EXPENSES			208	5,796	(5,588)	4%	208	5,796	(5,588)	4%	69,550	69,342
900	TOTAL EXPENDITURES		26,763	14,119	12,645	190%	26,763	13,974	12,789	192%	167,692	140,929
	DEPRECIATION ADD BACK		-	2,421	(2,421)	0%	-	2,421	(2,421)	0%	29,050	29,050
	NET CASH FLOW		(4,891)	(1,342)	(3,549)	364%	(4,891)	(1,198)	(3,693)	408%	(14,374)	(9,483)

LAKESIDE PARK I 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
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	4,718	8,680	(3,962)	54%	4,718	8,680	(3,962)	54%	104,154	99,436
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			4,718	8,680	(3,962)	54%	4,718	8,680	(3,962)	54%	104,154	99,436
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	42	42	0%	500	500
4140		STAFF TRAINING	240	27	(213)	900%	240	27	(213)	900%	320	80
4150		TRAVEL	-	-	-	-	-	-	-	-	-	-
4170		ACCOUNTING	-	275	275	0%	-	275	275	0%	3,300	3,300
4190		SUNDRY	30	108	78	28%	30	108	78	28%	1,300	1,270
4190.2		TELEPHONE/COMMUNICATIONS	-	42	42	0%	-	42	42	0%	500	500
4190.3		POSTAGE	-	-	-	-	-	-	-	-	-	-
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	8	8	0%	-	8	8	0%	100	100
4190		EVICTON COST	330	25	(305)	1320%	330	25	(305)	1320%	300	(30)
4190.9		CONTRACT COST - ADMIN	-	-	-	-	-	-	-	-	-	-
TOTAL ADMINISTRATIVE			600	527	(73)	114%	600	527	(73)	114%	6,320	5,720
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	6,556	63	(6,494)	10490%	6,556	63	(6,494)	10490%	750	(5,806)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	498	498	0%	-	498	498	0%	5,980	5,980
TOTAL OTHER GENERAL EXPENSES			6,556	561	(5,995)	1169%	6,556	561	(5,995)	1169%	6,730	174

LAKESIDE PARK II



LAKESIDE PARK II - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	139,173
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	309,335
114	Cash - Tenant Security Deposits	14,537
100	Total Cash	463,045
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	-
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	3,887
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(1,977)
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
128.1	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful accts	1,910
Non-current Assets:		
Fixed Assets		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	10,195
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	10,195
150	Total Current Assets	475,151
Non-current Assets:		
Fixed Assets		
161	Land	-
168	Infrastructure	-
162	Buildings	4,525,336
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	17,625
165	Leasehold Improvements	-
166	Accumulated Depreciation	(571,400)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	3,971,561
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
	Total Non-Current Assets	-
	Total Assets	4,446,711
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	4,446,711

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	453
322	Accrued Compensated Absences - Current Portion	1,215
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	2,049
341	Tenant Security Deposits	14,537
342	Unearned Revenue	2,753
343	Current Portion of Long-term Debt - Capital Projects	11,995
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	-
310	Total Current Liabilities	33,001
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	1,217,183
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	1,217,183
300	Total Liabilities	1,250,184
DEFERRED INFLOWS OF RESOURCES		
400	Deferred Inflows of Resources - Pension Related Items	-
EQUITY:		
501	Investment in General Fixed Assets	-
Contributed Capital		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	Total Contributed Capital	-
508.1	Net Investment in Capital Assets	2,742,383
Reserved Fund Balance:		
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	Total Reserved Fund Balance	-
511.1	Restricted Net Position	309,335
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	144,809
	Total Equity	3,196,527
600	Total Liabilities and Equity	4,446,711

LAKESIDE PARK II

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
REVENUE			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	7,370	7,711	(340)	96%	7,370	7,711	(340)	96%	92,527	85,157
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	7,370	7,711	(340)	96%	7,370	7,711	(340)	96%	92,527	85,157
	3401	TENANT REVENUE - OTHER	971	623	348	156%	971	623	348	156%	7,478	6,507
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
70	3480	GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-	-	-	-	-
	3480	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
	3480	LESS: PRORATION	-	-	-	-	-	-	-	-	-	-
706	3431	NET OPERATING SUBSIDY	-	-	-	-	-	-	-	-	-	-
		HUD PHA OPERATING GRANT CFP / S8	24,310	30,000	(5,690)	81%	24,310	30,000	(5,690)	81%	360,000	335,690
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-	-	-	-	-
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	83	(83)	0%	-	83	(83)	0%	1,000	1,000
720		INVESTMENT INCOME - RESTRICTED	-	21	(21)	0%	-	21	(21)	0%	250	250
700		TOTAL REVENUES	32,651	38,438	(5,787)	85%	32,651	38,438	(5,787)	85%	461,255	428,604
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	1,368	1,594	(226)	86%	1,368	1,594	(226)	86%	19,133	17,765
912	4182	EBC - ADMIN	622	675	(53)	92%	622	675	(53)	92%	8,100	7,478
	4171	AUDITING FEES	-	375	(375)	0%	-	375	(375)	0%	4,500	4,500
		MANAGEMENT FEES	2,049	2,263	(214)	91%	2,049	2,263	(214)	91%	27,152	25,103
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	-	729	(729)	0%	-	729	(729)	0%	8,750	8,750
		TOTAL ADMINISTRATIVE	4,039	5,636	(1,597)	72%	4,039	5,636	(1,597)	72%	67,635	63,596
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	150	(150)	0%	-	150	(150)	0%	1,800	1,800
		TOTAL TENANT SERVICES	-	150	(150)	0%	-	150	(150)	0%	1,800	1,800
UTILITIES												
931	4310	WATER	10	50	(40)	19%	10	50	(40)	19%	595	586
932	4320	ELECTRICITY	15	154	(139)	10%	15	154	(139)	10%	1,847	1,832
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	8	14	(7)	53%	8	14	(7)	53%	172	164
		TOTAL UTILITIES	32	218	(186)	15%	32	218	(186)	15%	2,614	2,582

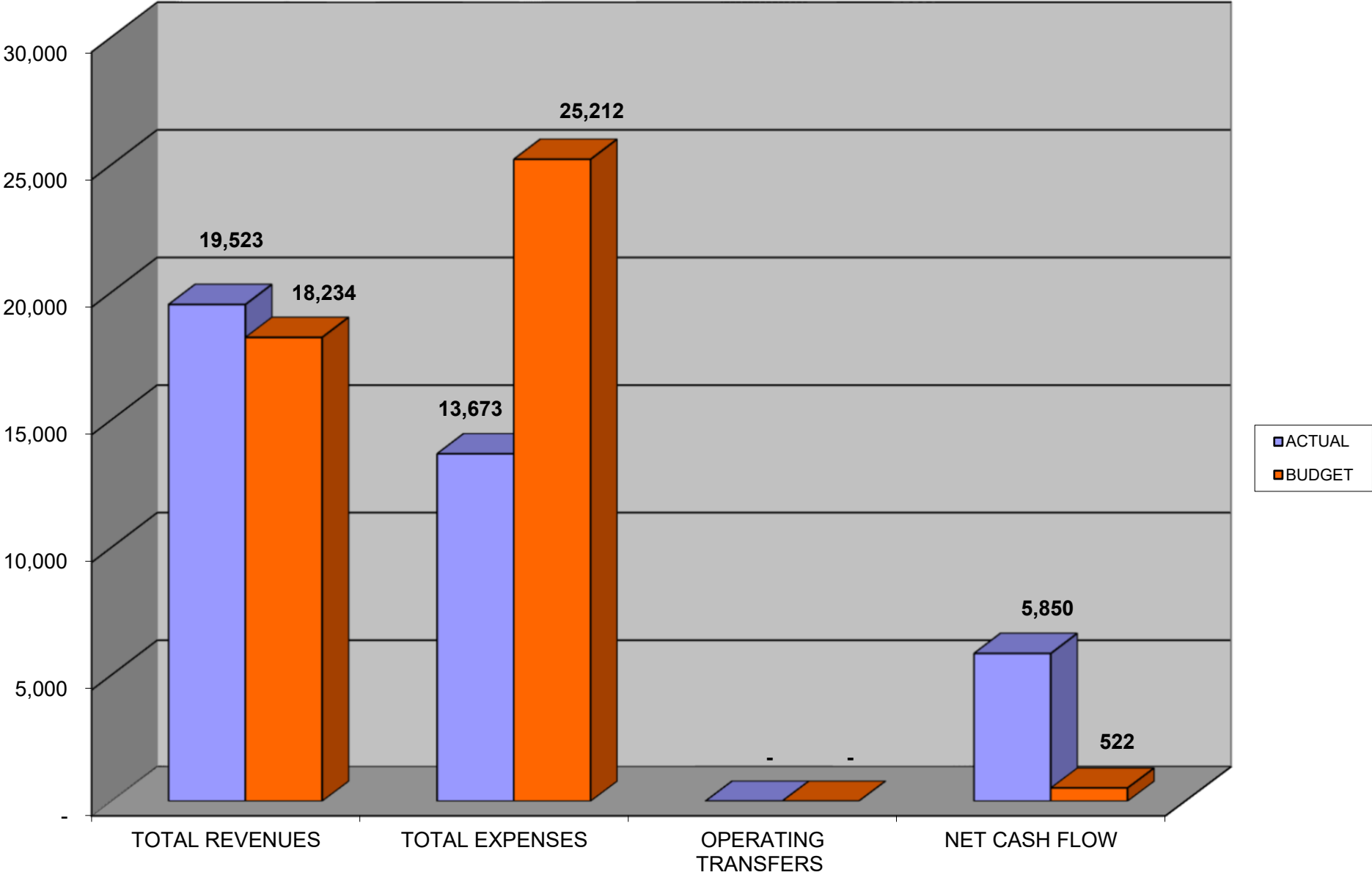
LAKESIDE PARK II

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	2,095	1,704	391	123%	2,095	1,704	391	123%	20,447	18,352
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	669	798	(128)	84%	669	798	(128)	84%	9,571	8,902
943	4420	MATERIALS	594	750	(156)	79%	594	1,836	(1,242)	32%	22,033	21,439
CONTRACT COSTS												
943		GARBAGE & TRASH	13	74	(62)	17%	13	74	(62)	17%	893	880
		COOLING / AIR CONDITIONING	-	394	(394)	0%	-	394	(394)	0%	4,727	4,727
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	1,020	1,466	(446)	70%	1,020	1,466	(446)	70%	17,589	16,569
		UNIT TURNAROUNDS	-	47	(47)	0%	-	47	(47)	0%	564	564
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	94	(94)	0%	-	94	(94)	0%	1,130	1,130
		EXTERMINATION	-	1,746	(1,746)	0%	-	1,746	(1,746)	0%	20,947	20,947
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	4,778	3,056	1,721	156%	4,778	3,056	1,721	156%	36,676	31,898
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			9,169	10,129	(960)	91%	9,169	11,215	(2,046)	82%	134,577	125,408
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	3,264	3,300	(36)	99%	3,264	3,300	(36)	99%	39,600	36,336
969	TOTAL INSURANCE EXPENSES		3,264	3,300	(36)	99%	3,264	3,300	(36)	99%	39,600	36,336
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	750	(750)	0%	-	750	(750)	0%	9,000	9,000
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	850	375	475	227%	850	375	475	227%	4,500	3,650
		INTEREST EXPENSE	5,023	4,999	24	100%	5,023	4,999	24	100%	59,991	54,968
TOTAL GENERAL EXPENSES			5,873	6,124	(251)	96%	5,873	6,124	(251)	96%	73,491	67,618
969	TOTAL OPERATING EXPENDITURES		22,377	25,557	(3,180)	88%	22,377	26,643	(4,266)	84%	319,717	297,340
970	CASH FLOW FROM OPERATIONS		10,274	12,881	(2,607)	80%	10,274	11,795	(1,521)	87%	141,538	131,264
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	8,000	8,000	-	100%	8,000	8,000	-	100%	96,000	88,000
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	9,600	(9,600)	0%	-	9,600	(9,600)	0%	115,200	115,200
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	1,088	(1,088)	0%	-	1,088	(1,088)	0%	13,059	13,059
TOTAL OTHER EXPENSES			8,000	18,688	(10,688)	43%	8,000	18,688	(10,688)	43%	224,259	216,259
900	TOTAL EXPENDITURES		30,377	44,245	(13,868)	69%	30,377	45,331	(14,954)	67%	543,976	513,599
		DEPRECIATION ADD BACK	-	9,600	(9,600)	0%	-	9,600	(9,600)	0%	115,200	115,200
		NET CASH FLOW	2,274	3,793	(1,519)	60%	2,274	2,707	(433)	84%	32,479	30,205

LAKESIDE PARK II 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
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	24,310	30,000	(5,690)	81%	24,310	30,000	(5,690)	81%	360,000	335,690
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			24,310	30,000	(5,690)	81%	24,310	30,000	(5,690)	81%	360,000	335,690
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	83	83	0%	-	83	83	0%	1,000	1,000
4140		STAFF TRAINING	-	83	83	0%	-	83	83	0%	1,000	1,000
4150		TRAVEL	-	21	21	0%	-	21	21	0%	250	250
4170		ACCOUNTING	-	292	292	0%	-	292	292	0%	3,500	3,500
4190		SUNDRY	-	83	83	0%	-	83	83	0%	1,000	1,000
4190.2		TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-	-	-	-	-
4190.3		POSTAGE	-	-	-	-	-	-	-	-	-	-
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	42	42	0%	-	42	42	0%	500	500
4190		EVICION COST	-	83	83	0%	-	83	83	0%	1,000	1,000
4190.9		CONTRACT COST - ADMIN	-	42	42	0%	-	42	42	0%	500	500
TOTAL ADMINISTRATIVE			-	729	729	0%	-	729	729	0%	8,750	8,750
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	750	750	0%	-	750	750	0%	9,000	9,000
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	750	750	0%	-	750	750	0%	9,000	9,000

DELANEY HEIGHTS LLC



DELANEY HEIGHTS LLC - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	37,700
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	79,287
114	Cash - Tenant Security Deposits	9,222
100	Total Cash	126,209
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	-
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	344
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(83)
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
128.1	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful accts	261
Investments		
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	4,868
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	-
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	4,868
150	Total Current Assets	131,338
Non-current Assets:		
Fixed Assets		
161	Land	-
168	Infrastructure	-
162	Buildings	3,591,537
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	1,744
165	Leasehold Improvements	-
166	Accumulated Depreciation	(449,541)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	3,143,740
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
	Total Non-Current Assets	-
	Total Assets	3,275,078
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	3,275,078

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	-
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	356
322	Accrued Compensated Absences - Current Portion	1,046
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	996
341	Tenant Security Deposits	9,222
342	Unearned Revenue	1,185
343	Current Portion of Long-term Debt - Capital Projects	-
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	-
310	Total Current Liabilities	12,805
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	-
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	-
300	Total Liabilities	12,805
DEFERRED INFLOWS OF RESOURCES		
400	Deferred Inflows of Resources - Pension Related Items	-
EQUITY:		
501	Investment in General Fixed Assets	-
Contributed Capital		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	Total Contributed Capital	-
508.1	Net Investment in Capital Assets	3,143,740
Reserved Fund Balance:		
509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	Total Reserved Fund Balance	-
511.1	Restricted Net Position	79,287
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	39,246
	Total Equity	3,262,273
600	Total Liabilities and Equity	3,275,078

DELANEY HEIGHTS LLC

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
REVENUE			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	5,559	3,902	1,657	142%	5,559	3,902	1,657	142%	46,824	41,265
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	5,559	3,902	1,657	142%	5,559	3,902	1,657	142%	46,824	41,265
	3401	TENANT REVENUE - OTHER	1,653	250	1,403	661%	1,653	250	1,403	661%	3,000	1,347
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
70	3480	GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-	-	-	-	-
	3480	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
	3480	LESS: PRORATION	-	-	-	-	-	-	-	-	-	-
706	3431	NET OPERATING SUBSIDY	-	-	-	-	-	-	-	-	-	-
		HUD PHA OPERATING GRANT CFP / S8	12,311	14,028	(1,717)	88%	12,311	14,028	(1,717)	88%	168,336	156,025
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-	-	-	-	-
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	42	(42)	0%	-	42	(42)	0%	499	499
720		INVESTMENT INCOME - RESTRICTED	-	13	(13)	0%	-	13	(13)	0%	150	150
700		TOTAL REVENUES	19,523	18,234	1,289	107%	19,523	18,234	1,289	107%	218,809	199,286
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	1,044	1,191	(146)	88%	1,044	1,191	(146)	88%	14,286	13,242
912	4182	EBC - ADMIN	496	508	(12)	98%	496	508	(12)	98%	6,096	5,600
	4171	AUDITING FEES	-	475	(475)	0%	-	475	(475)	0%	5,700	5,700
		MANAGEMENT FEES	996	1,076	(80)	93%	996	1,076	(80)	93%	12,910	11,914
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	75	567	(492)	13%	75	567	(492)	13%	6,800	6,726
		TOTAL ADMINISTRATIVE	2,611	3,816	(1,205)	68%	2,611	3,816	(1,205)	68%	45,792	43,181
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	417	(417)	0%	-	417	(417)	0%	5,000	5,000
		TOTAL TENANT SERVICES	-	417	(417)	0%	-	417	(417)	0%	5,000	5,000
UTILITIES												
931	4310	WATER	25	34	(9)	74%	25	34	(9)	74%	407	382
932	4320	ELECTRICITY	-	271	(271)	0%	-	271	(271)	0%	3,254	3,254
933	4330	NATURAL GAS	13	36	(23)	36%	13	36	(23)	36%	432	419
938	4390	SEWER AND OTHER	35	51	(17)	68%	35	51	(17)	68%	614	579
		TOTAL UTILITIES	73	392	(320)	19%	73	392	(320)	19%	4,707	4,634

DELANEY HEIGHTS LLC

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
		ORDINARY MAINT & OPERATIONS										
941	4410	LABOR	1,790	1,420	370	126%	1,790	1,420	370	126%	17,037	15,247
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	582	672	(90)	87%	582	672	(90)	87%	8,062	7,480
943	4420	MATERIALS	486	958	(472)	51%	486	958	(472)	51%	11,500	11,014
		CONTRACT COSTS										
943		GARBAGE & TRASH	19	60	(41)	32%	19	60	(41)	32%	725	706
		COOLING / AIR CONDITIONING	300	350	(50)	86%	300	350	(50)	86%	4,199	3,899
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	645	1,667	(1,022)	39%	645	1,667	(1,022)	39%	20,000	19,355
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	42	(42)	0%	-	42	(42)	0%	500	500
		PLUMBING	-	48	(48)	0%	-	48	(48)	0%	578	578
		EXTERMINATION	-	1,582	(1,582)	0%	-	1,582	(1,582)	0%	18,980	18,980
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	507	(507)	0%	-	507	(507)	0%	6,085	6,085
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		TOTAL ORDINARY MAINT & OPER	3,822	7,306	(3,484)	52%	3,822	7,306	(3,484)	52%	87,666	83,844
		PROTECTIVE SERVICES										
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-	-	-	-	-
		INSURANCE										
961	4510	INSURANCE	1,528	2,698	(1,170)	57%	1,528	2,698	(1,170)	57%	32,378	30,850
969		TOTAL INSURANCE EXPENSES	1,528	2,698	(1,170)	57%	1,528	2,698	(1,170)	57%	32,378	30,850
		GENERAL EXPENSES										
962	4590	OTHER GENERAL EXPENSES	-	83	(83)	0%	-	83	(83)	0%	1,000	1,000
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	2,723	83	2,640	3268%	2,723	83	2,640	3268%	1,000	(1,723)
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	2,723	167	2,556	1634%	2,723	167	2,556	1634%	2,000	(723)
969		TOTAL OPERATING EXPENDITURES	10,756	14,795	(4,039)	73%	10,756	14,795	(4,039)	73%	177,543	166,787
970		CASH FLOW FROM OPERATIONS	8,766	3,439	5,327	255%	8,766	3,439	5,327	255%	41,266	32,500
		OTHER FINANCIAL ITEMS-SOURCES & (USES)										
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		INTER-AMP EXCESS TRANSFER IN	-	-	-	-	-	-	-	-	-	-
		INTER AMP EXCESS TRANSFER OUT	-	-	-	-	-	-	-	-	-	-
		TRANSFERS FROM PROGRAM TO AMP	-	-	-	-	-	-	-	-	-	-
		GROUND LEASE	2,917	2,917	0	100%	2,917	2,917	0	100%	35,000	32,083
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	7,500	(7,500)	0%	-	7,500	(7,500)	0%	90,000	90,000
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
		TOTAL OTHER EXPENSES	2,917	10,417	(7,500)	28%	2,917	10,417	(7,500)	28%	125,000	122,083
900		TOTAL EXPENDITURES	13,673	25,212	(11,539)	54%	13,673	25,212	(11,539)	54%	302,543	288,870
		DEPRECIATION ADD BACK	-	7,500	(7,500)	0%	-	7,500	(7,500)	0%	90,000	90,000
		NET CASH FLOW	5,850	522	5,327	1120%	5,850	522	5,327	1120%	6,266	416

DELANEY HEIGHTS 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
			Jan-23	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	-
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	12,311	14,028	(1,717)	88%	12,311	14,028	(1,717)	88%	168,336	156,025
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>12,311</u>	<u>14,028</u>	<u>(1,717)</u>	<u>88%</u>	<u>12,311</u>	<u>14,028</u>	<u>(1,717)</u>	<u>88%</u>	<u>168,336</u>	<u>156,025</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	42	42	0%	-	42	42	0%	500	500
4140		STAFF TRAINING	-	42	42	0%	-	42	42	0%	500	500
4150		TRAVEL	-	50	50	0%	-	50	50	0%	600	600
4170		ACCOUNTING	-	333	333	0%	-	333	333	0%	4,000	4,000
4190		SUNDRY	75	42	(33)	179%	75	42	(33)	179%	500	426
4190.2		TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-	-	-	-	-
4190.3		POSTAGE	-	-	-	-	-	-	-	-	-	-
4190		OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	-	25	25	0%	-	25	25	0%	300	300
4190.9		CONTRACT COST - ADMIN	-	33	33	0%	-	33	33	0%	400	400
TOTAL ADMINISTRATIVE			<u>75</u>	<u>567</u>	<u>492</u>	<u>13%</u>	<u>75</u>	<u>567</u>	<u>492</u>	<u>13%</u>	<u>6,800</u>	<u>6,726</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	83	83	0%	-	83	83	0%	1,000	1,000
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			<u>-</u>	<u>83</u>	<u>83</u>	<u>0%</u>	<u>-</u>	<u>83</u>	<u>83</u>	<u>0%</u>	<u>1,000</u>	<u>1,000</u>