

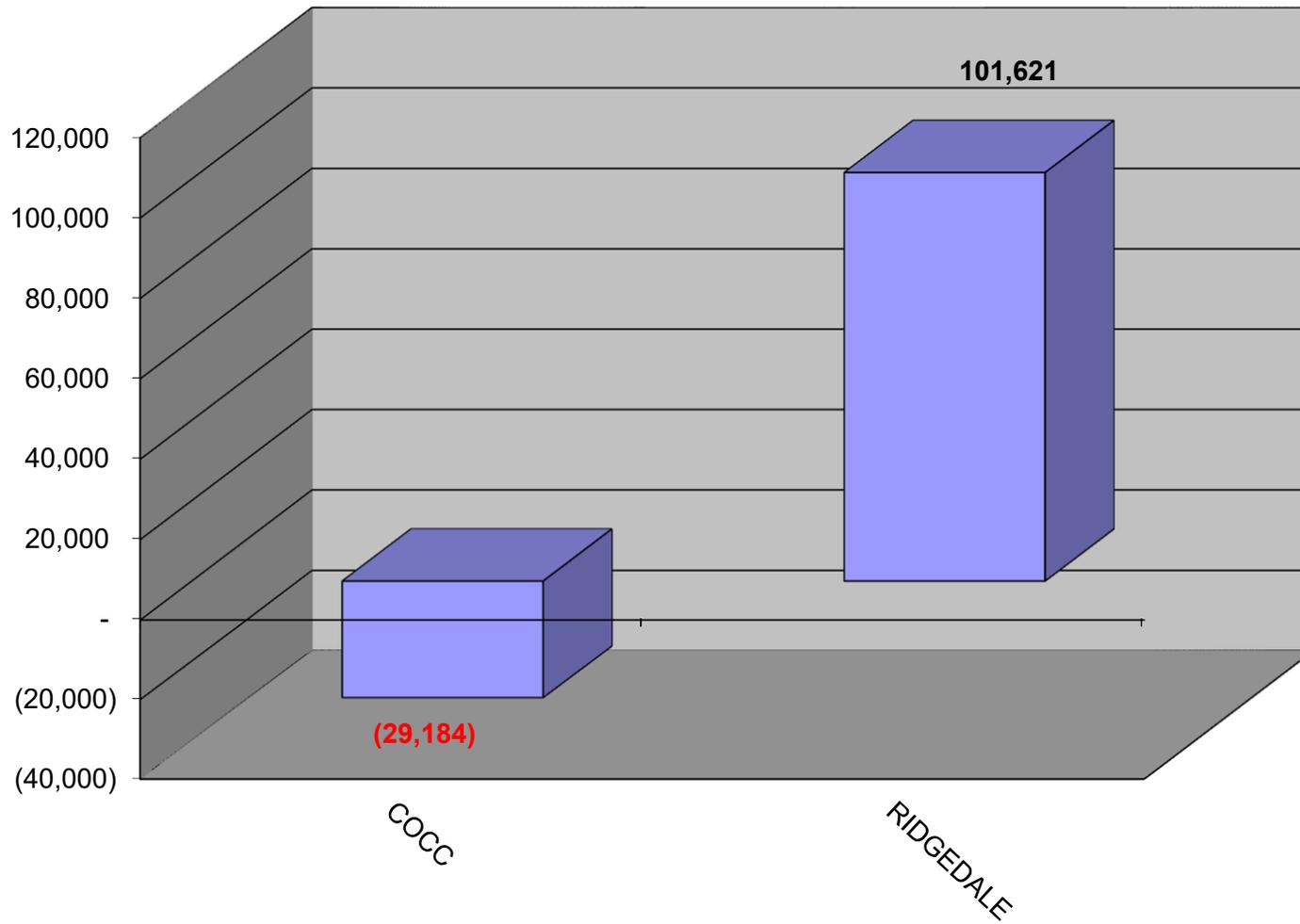
AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2018

Financial Statements

August 31, 2018

Avon Park Housing Authority



Year to Date Net Income

AVON PARK HOUSING AUTHORITY
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES
As of August 31, 2018

COCC

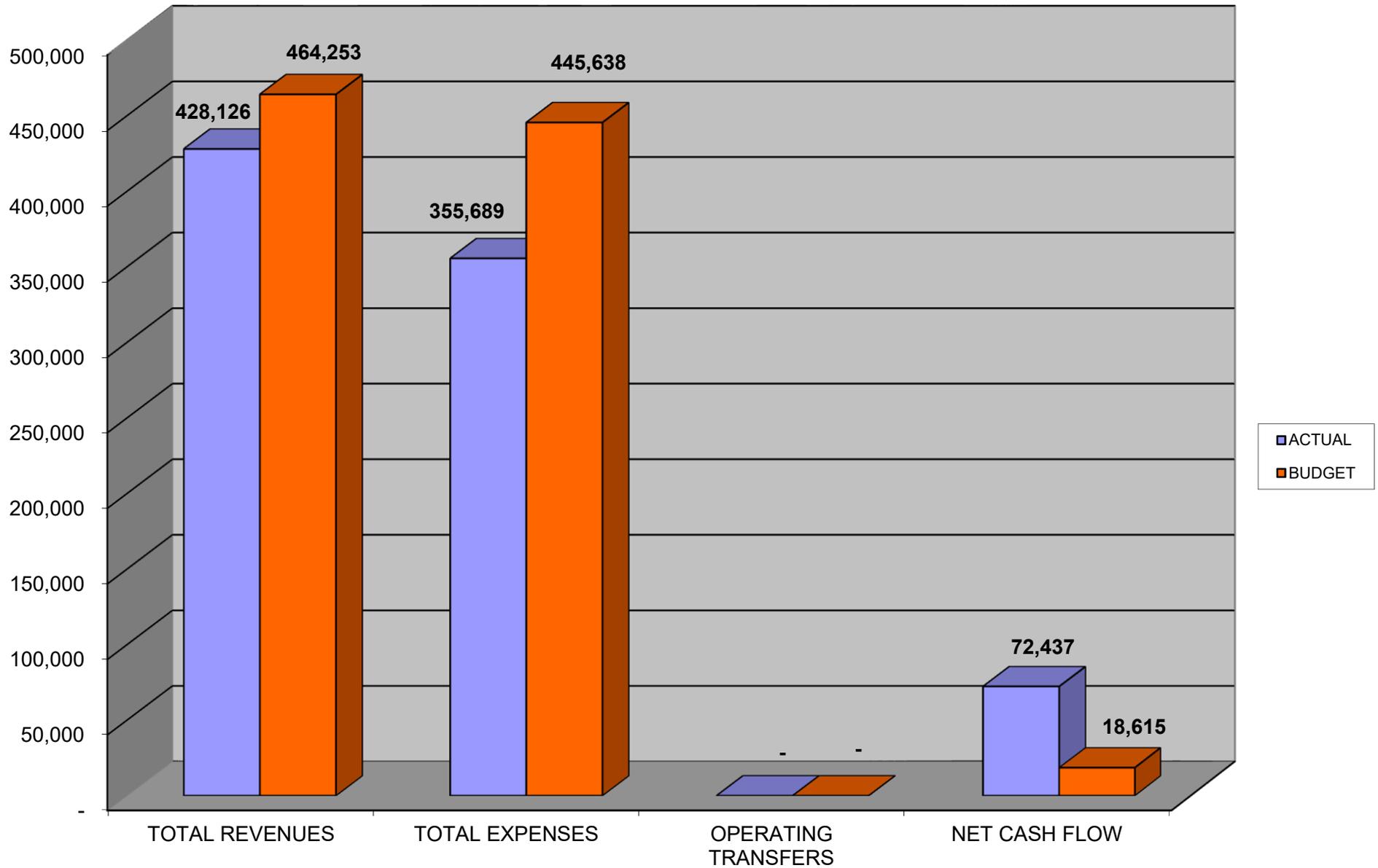
1111.00 GENERAL FUND-COCC	96,998
1111.40 FSS ESCROW	2,497
TOTAL	<u>99,496</u>

RIDGEDALE

1111.01 GENERAL FUND CHECKING	97,407
1114.00 SECURITY DEPOSITS	6,309
1162.05 ESCROW MIP	4,080
1162.06 ESCROW RESERVE REPLACEMENT	24,082
1162.07 ESCROW INSURANCE	5,200
1162.08 RESIDUAL RECEIPTS RESERVES	47,464
TOTAL	<u>184,543</u>

GRAND TOTAL CASH ACCOUNTS **284,039**

APHA CONSOLIDATED



APHA CONSOLIDATED- STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	194,405
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	2,497
114	Cash - Tenant Security Deposits	6,309
100	Total Cash	203,212
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	22,696
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	2,715
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(1,455)
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	23,956
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	80,827
142	Prepaid Expenses and Other Assets	9,128
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	2,434
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	92,389
150	Total Current Assets	319,556
Non-current Assets:		
Fixed Assets		
161	Land	600,000
168	Infrastructure	2,758
162	Buildings	1,224,173
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	224,450
165	Leasehold Improvements	-
166	Accumulated Depreciation	(350,792)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	1,700,589
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	2,020,145
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	2,020,145

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,834
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	2,585
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	451
341	Tenant Security Deposits	6,309
342	Unearned Revenue	327
343	Current Portion of Long-term Debt - Capital Projects	10,238
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	2,434
310	Total Current Liabilities	25,178
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	1,396,482
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	14,343
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	2,497
350	Total Noncurrent Liabilities	1,413,322
300	Total Liabilities	1,438,501
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	293,868
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	80,827
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	206,949
513	Total Equity	581,644
600	Total Liabilities and Equity	2,020,145

APHA CONSOLIDATED

LINE	ACCT		CURRENT MONTH	CURRENT MONTH		% OF MTD	YEAR TO DATE	YEAR TO DATE		% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM	#	DESCRIPTION	Aug-18	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	1,897	1,470	427	129%	12,364	11,760	604	105%	17,640	5,276
			-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	1,897	1,470	427	129%	12,364	11,760	604	105%	17,640	5,276
3401		TENANT REVENUE - OTHER	181	574	(394)	31%	4,129	4,593	(464)	90%	6,890	2,761
3404		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431		NET OPERATING REVENUE	2,077	2,044	33	102%	16,493	16,353	140	101%	24,530	8,037
706		HUD PHA OPERATING GRANT CFP	29,902	32,598	(2,696)	92%	233,234	260,784	(27,550)	89%	391,176	157,942
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	4	14	(10)	31%	24	113	(89)	21%	170	146
		MANAGEMENT FEE INCOME	6,233	11,291	(5,058)	55%	81,165	90,331	(9,167)	90%	135,497	54,332
		BOOKKEEPING FEE INCOME	-	830	(830)	0%	-	6,636	(6,636)	0%	9,954	9,954
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	11,924	11,217	707	106%	97,164	89,735	7,429	108%	134,603	37,439
720		INVESTMENT INCOME - RESTRICTED	6	38	(32)	16%	46	300	(254)	15%	450	404
700		TOTAL REVENUES	50,147	58,032	(7,885)	86%	428,126	464,253	(36,127)	92%	696,380	268,254
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	16,440	15,443	997	106%	119,111	123,543	(4,432)	96%	185,315	66,204
912	4182	EBC - ADMIN	1,398	5,175	(3,777)	27%	30,683	41,403	(10,720)	74%	62,104	31,421
	4171	AUDITING FEES	-	542	(542)	0%	884	4,333	(3,449)	20%	6,500	5,616
		MANAGEMENT FEES	2,988	2,725	262	110%	23,168	21,803	1,364	106%	32,705	9,537
		BOOKKEEPING FEES	-	126	(126)	0%	-	1,008	(1,008)	0%	1,512	1,512
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	5,774	3,375	2,399	171%	40,877	27,000	13,877	151%	40,500	(377)
		TOTAL ADMINISTRATIVE	26,599	27,386	(787)	97%	214,723	219,091	(4,368)	98%	328,636	113,913
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	8	(8)	0%	3,991	67	3,924	5987%	100	(3,891)
		TOTAL TENANT SERVICES	-	8	(8)	0%	3,991	67	3,924	5987%	100	(3,891)
UTILITIES												
931	4310	WATER	690	698	(8)	99%	5,144	5,581	(438)	92%	8,372	3,228
932	4320	ELECTRICITY	768	339	429	226%	4,708	2,713	1,995	174%	4,070	(638)
933	4330	NATURAL GAS	17	-	17	-	120	-	120	-	-	(120)
938	4390	SEWER AND OTHER	1,020	1,006	14	101%	7,337	8,047	(710)	91%	12,071	4,734
		TOTAL UTILITIES	2,495	2,043	452	122%	17,310	16,342	968	106%	24,513	7,203

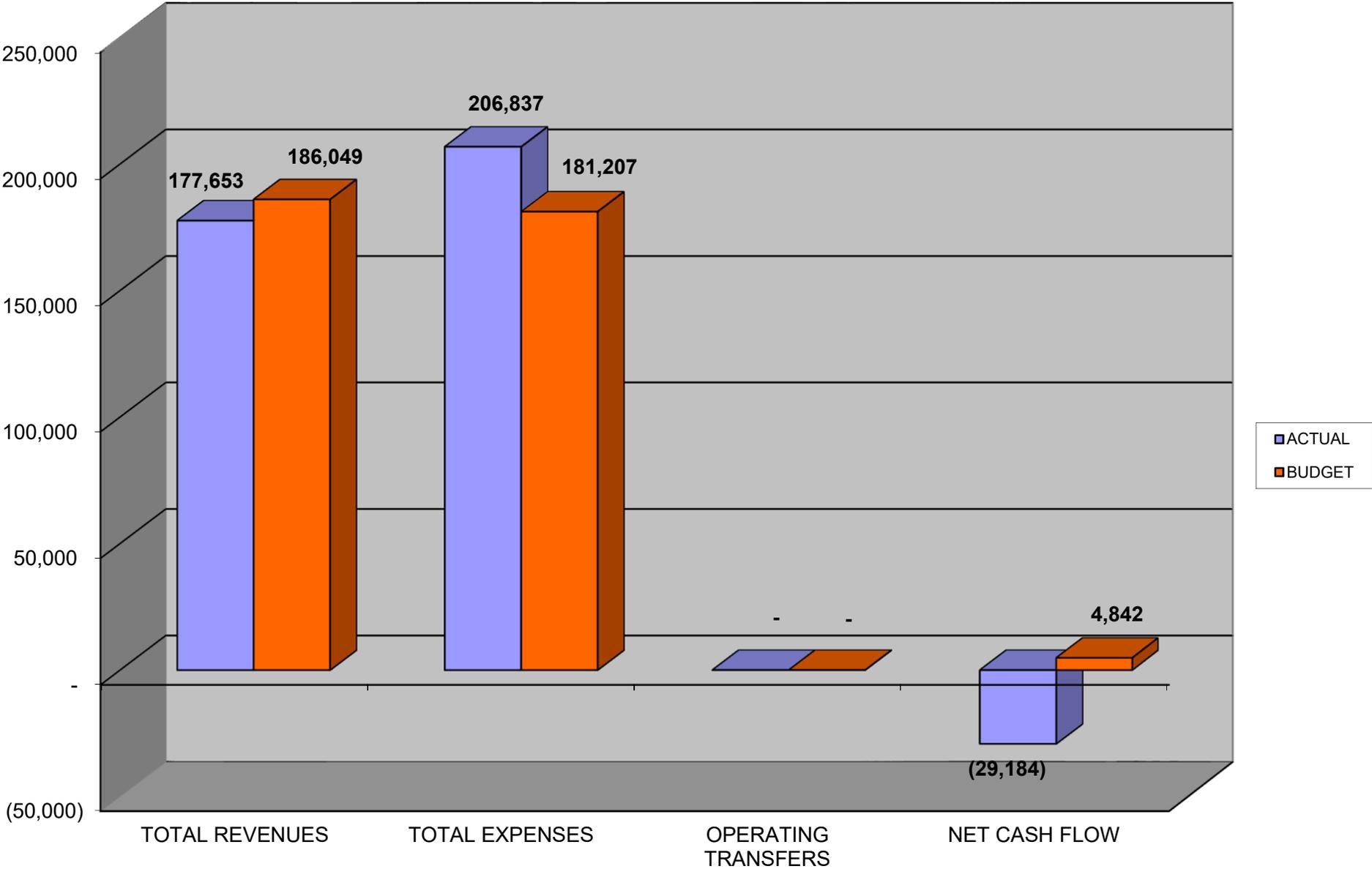
APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	1,210	6,186	(4,976)	20%	19,692	49,489	(29,798)	40%	74,234	54,542
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	112	2,551	(2,440)	4%	5,532	20,410	(14,878)	27%	30,615	25,083
943	4420	MATERIALS	2,772	625	2,147	443%	13,871	5,000	8,871	277%	7,500	(6,371)
CONTRACT COSTS												
943		GARBAGE & TRASH	642	625	17	103%	4,758	5,000	(242)	95%	7,500	2,742
		COOLING / AIR CONDITIONING	445	200	245	223%	1,505	1,600	(95)	94%	2,400	895
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	3,960	3,667	293	108%	5,500	1,540
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	-	667	(667)	0%	1,000	1,000
		EXTERMINATION	-	125	(125)	0%	2,272	1,000	1,272	227%	1,500	(772)
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	23	2,875	(2,852)	1%	10,323	23,000	(12,677)	45%	34,500	24,177
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	188	-	188	-	9,880	-	9,880	-	-	(9,880)
TOTAL ORDINARY MAINT & OPER			5,887	13,729	(7,842)	43%	71,792	109,833	(38,041)	65%	164,749	92,957
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,198	1,882	(684)	64%	9,060	15,053	(5,992)	60%	22,579	13,519
969		TOTAL INSURANCE EXPENSES	1,198	1,882	(684)	64%	9,060	15,053	(5,992)	60%	22,579	13,519
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	875	(875)	0%	12,114	7,000	5,114	173%	10,500	(1,614)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	555	83	472	666%	2,524	667	1,857	379%	1,000	(1,524)
		INTEREST EXPENSE	-	3,005	(3,005)	0%	24,176	24,043	133	101%	36,064	11,888
TOTAL GENERAL EXPENSES			555	3,964	(3,409)	14%	38,814	31,709	7,104	122%	47,564	8,750
969		TOTAL OPERATING EXPENDITURES	36,734	49,012	(12,278)	75%	355,689	392,094	(36,405)	91%	588,141	232,452
970		CASH FLOW FROM OPERATIONS	13,413	9,020	4,393	149%	72,437	72,159	278	100%	108,239	35,802
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	-	4,167	(4,167)	0%	-	33,333	(33,333)	0%	50,000	50,000
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	2,526	(2,526)	0%	-	20,211	(20,211)	0%	30,316	30,316
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	6,693	(6,693)	0%	-	53,544	(53,544)	0%	80,316	80,316
900		TOTAL EXPENDITURES	36,734	55,705	(18,971)	66%	355,689	445,638	(89,949)	80%	668,457	312,768
DEPRECIATION ADD BACK			-	-	-	-	-	-	-	-	-	-
NET CASH FLOW			13,413	2,327	11,086	576%	72,437	18,615	53,822	389%	27,923	(44,514)

APHA CONSOLIDATED ACCOUNT DETAIL

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Aug-18	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	29,902	32,598	(2,696)	92%	233,234	260,784	(27,550)	89%	391,176	157,942
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>29,902</u>	<u>32,598</u>	<u>(2,696)</u>	<u>92%</u>	<u>233,234</u>	<u>260,784</u>	<u>(27,550)</u>	<u>89%</u>	<u>391,176</u>	<u>157,942</u>
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	93	417	(324)	22%	332	3,333	(3,002)	10%	5,000	4,668
4140		STAFF TRAINING	369	500	(131)	74%	1,503	4,000	(2,497)	38%	6,000	4,497
4150		TRAVEL	142	208	(66)	68%	2,570	1,667	903	154%	2,500	(70)
4170		ACCOUNTING	3,076	400	2,676	769%	4,909	3,200	1,709	153%	4,800	(109)
4190		SUNDRY	727	600	127	121%	15,526	4,800	10,726	323%	7,200	(8,326)
4190.2		TELEPHONE/COMMUNICATIONS	1,103	375	728	294%	7,481	3,000	4,481	249%	4,500	(2,981)
4190.3		POSTAGE	-	179	(179)	0%	2,705	1,433	1,271	189%	2,150	(555)
4190		OFFICE SUPPLIES	-	542	(542)	0%	-	4,333	(4,333)	0%	6,500	6,500
4190		CONTRACT COST-COPIER/SECURITY	164	-	164	-	1,009	-	1,009	-	-	(1,009)
4190		EVICION COST	-	17	(17)	0%	-	133	(133)	0%	200	200
4190.9		CONTRACT COST - ADMIN	100	138	(38)	73%	4,842	1,100	3,742	440%	1,650	(3,192)
TOTAL ADMINISTRATIVE			<u>5,774</u>	<u>3,375</u>	<u>2,399</u>	<u>171%</u>	<u>40,877</u>	<u>27,000</u>	<u>13,877</u>	<u>151%</u>	<u>40,500</u>	<u>(377)</u>
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	875	(875)	0%	12,114	7,000	5,114	173%	10,500	(1,614)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			<u>-</u>	<u>875</u>	<u>(875)</u>	<u>0%</u>	<u>12,114</u>	<u>7,000</u>	<u>5,114</u>	<u>173%</u>	<u>10,500</u>	<u>(1,614)</u>

CENTRAL OFFICE COST CENTER



COCC - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	96,998
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	2,497
114	Cash - Tenant Security Deposits	-
100	Total Cash	99,496
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	22,696
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 acct	22,696
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	-
142	Prepaid Expenses and Other Assets	1,418
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	2,434
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	3,851
150	Total Current Assets	126,043
Non-current Assets:		
Fixed Assets		
161	Land	500,000
168	Infrastructure	2,758
162	Buildings	43,659
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	176,236
165	Leasehold Improvements	-
166	Accumulated Depreciation	(34,134)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	688,519
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	814,562
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	814,562

LIABILITIES

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	2,834
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	2,834
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	-
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	14,343
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	2,497
350	Total Noncurrent Liabilities	16,840
300	Total Liabilities	19,674
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	688,519
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	106,369
513	Total Equity	794,888
600	Total Liabilities and Equity	814,562

CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
REVENUE			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	-	-	-	-	-	-	-	-	-	-
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	-	-	-	0%	-	-	-	0%	-	-
	3110	TENANT REVENUE - OTHER	-	-	-	-	-	-	-	-	-	-
	3120	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3690	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
703	3431	NET OPERATING REVENUE	-	-	-	-	-	-	-	-	-	-
706		HUD PHA OPERATING GRANT CFP / S8	-	-	-	-	-	-	-	-	-	-
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	-
711		INVESTMENT INCOME - UNRESTRICTED	-	10	(10)	0%	-	80	(80)	0%	120	120
		MANAGEMENT FEE INCOME	6,233	11,291	(5,058)	55%	81,165	90,331	(9,167)	90%	135,497	54,332
		BOOKKEEPING FEE INCOME	-	830	(830)	0%	-	6,636	(6,636)	0%	9,954	9,954
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	11,924	11,125	799	107%	96,488	89,002	7,486	108%	133,503	37,015
720		INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-
700		TOTAL REVENUES	18,157	23,256	(5,099)	78%	177,653	186,049	(8,397)	95%	279,074	101,421
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	15,842	14,314	1,528	111%	113,454	114,510	(1,056)	99%	171,765	58,311
912	4182	EBC - ADMIN	1,354	4,623	(3,269)	29%	29,044	36,985	(7,941)	79%	55,478	26,434
	4171	AUDITING FEES	-	167	(167)	0%	-	1,333	(1,333)	0%	2,000	2,000
		MANAGEMENT FEES	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	4,667	2,067	2,600	226%	35,550	16,533	19,016	215%	24,800	(10,750)
		TOTAL ADMINISTRATIVE	21,863	21,170	693	103%	178,048	169,362	8,686	105%	254,043	75,995
TENANT SERVICES												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
UTILITIES												
931	4310	WATER	-	21	(21)	0%	65	167	(102)	39%	250	185
932	4320	ELECTRICITY	475	42	433	1140%	2,513	333	2,179	754%	500	(2,013)
933	4330	NATURAL GAS	17	-	17	-	120	-	120	-	-	(120)
938	4390	SEWER AND OTHER	-	42	(42)	0%	121	333	(212)	36%	500	379
		TOTAL UTILITIES	492	104	388	472%	2,819	833	1,985	338%	1,250	(1,569)

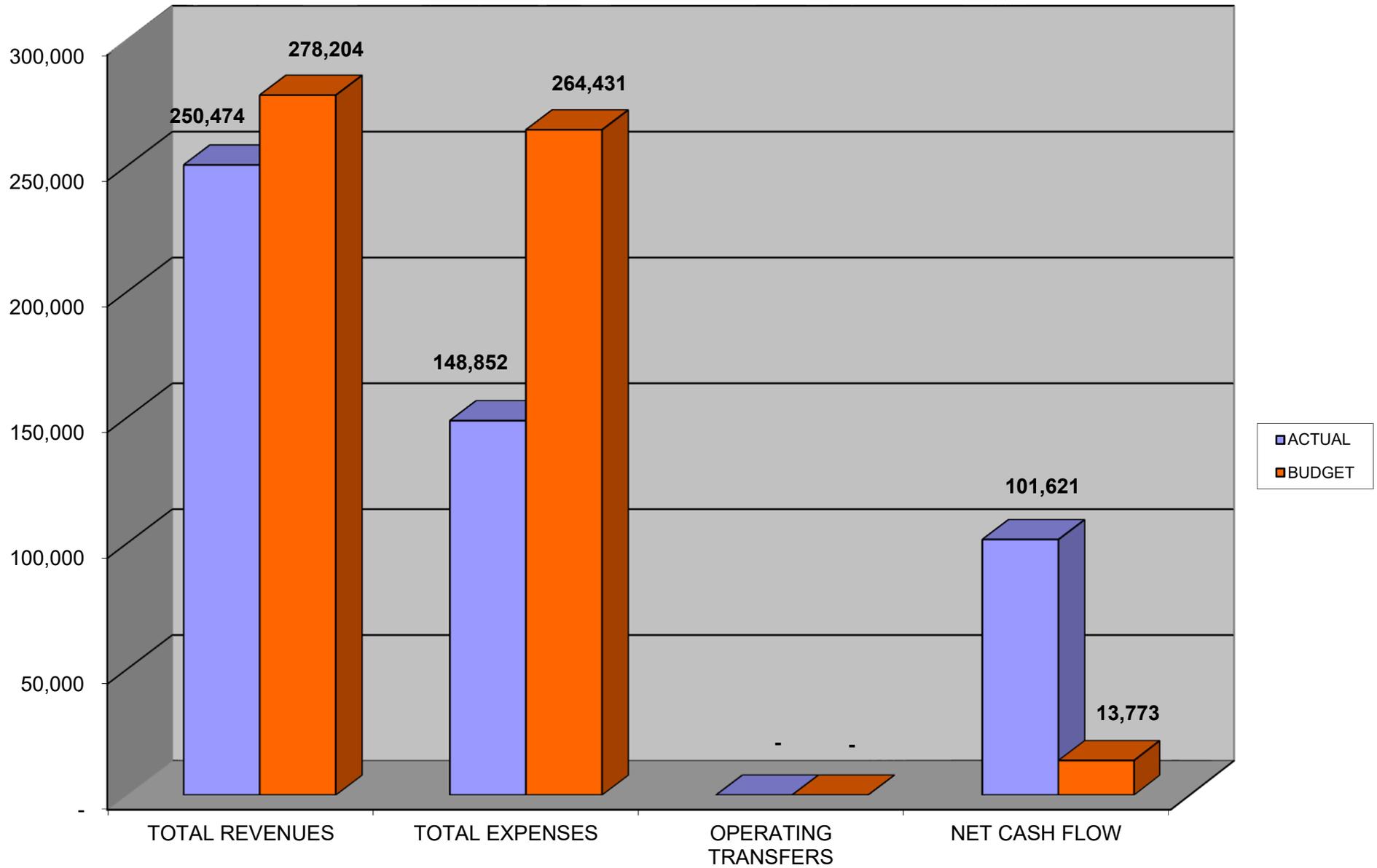
CENTRAL OFFICE COST CENTER

LINE	ACCT	CURRENT MONTH	CURRENT MONTH	% OF MTD	YEAR TO DATE	YEAR TO DATE	% OF YTD	ANNUAL BUDGET	BUDGET BALANCE			
ITEM	# DESCRIPTION	Aug-18	BUDGET	DIFF	BUDGET	ACTUAL	DIFF	BUDGET	REMAINING			
	ORDINARY MAINT & OPERATIONS											
941	4410	LABOR	-	-	-	-	-	-	-			
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-	-			
943	4420	MATERIALS	1,101	-	1,101	-	2,922	-	(2,922)			
	CONTRACT COSTS											
943		GARBAGE & TRASH	-	-	-	150	-	150	(150)			
		COOLING / AIR CONDITIONING	-	-	-	-	-	-	-			
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-			
		LANDSCAPE & GROUNDS	-	-	-	-	-	-	-			
		UNIT TURNAROUNDS	-	-	-	-	-	-	-			
		ELECTRICAL	-	-	-	-	-	-	-			
		PLUMBING	-	-	-	-	-	-	-			
		EXTERMINATION	-	-	-	-	-	-	-			
		JANITORIAL	-	-	-	-	-	-	-			
		ROUTINE MAINTENANCE	23	-	23	-	10,323	-	(10,323)			
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	-	-	-	-	-	-			
	TOTAL ORDINARY MAINT & OPER											
			<u>1,124</u>	<u>-</u>	<u>1,124</u>	<u>-</u>	<u>13,395</u>	<u>-</u>	<u>(13,395)</u>			
	PROTECTIVE SERVICES											
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-			
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-			
	TOTAL PROTECTIVE SERVICES											
			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>			
	INSURANCE											
961	4510	INSURANCE	129	543	(414)	24%	517	4,345	(3,828)	12%	6,518	6,001
969	TOTAL INSURANCE EXPENSES		<u>129</u>	<u>543</u>	<u>(414)</u>	<u>24%</u>	<u>517</u>	<u>4,345</u>	<u>(3,828)</u>	<u>12%</u>	<u>6,518</u>	<u>6,001</u>
	GENERAL EXPENSES											
962	4590	OTHER GENERAL EXPENSES	-	833	(833)	0%	12,059	6,667	5,392	181%	10,000	(2,059)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	
		BAD DEBTS	-	-	-	-	-	-	-	-	-	
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	
	TOTAL GENERAL EXPENSES											
			<u>-</u>	<u>833</u>	<u>(833)</u>	<u>0%</u>	<u>12,059</u>	<u>6,667</u>	<u>5,392</u>	<u>181%</u>	<u>10,000</u>	<u>(2,059)</u>
969	TOTAL OPERATING EXPENDITURES		<u>23,608</u>	<u>22,651</u>	<u>957</u>	<u>104%</u>	<u>206,837</u>	<u>181,207</u>	<u>25,629</u>	<u>114%</u>	<u>271,811</u>	<u>64,974</u>
970	CASH FLOW FROM OPERATIONS		<u>(5,451)</u>	<u>605</u>	<u>(6,056)</u>	<u>-901%</u>	<u>(29,184)</u>	<u>4,842</u>	<u>(34,026)</u>	<u>-603%</u>	<u>7,263</u>	<u>36,447</u>
	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	-	-	-	-	-	-	-	-	-	
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	
		DEPRECIATION	-	-	-	-	-	-	-	-	-	
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	
		OTHER ITEMS - TRANS TO RESERVES	-	-	-	-	-	-	-	-	-	
	TOTAL OTHER EXPENSES											
			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
900	TOTAL EXPENDITURES		<u>23,608</u>	<u>22,651</u>	<u>957</u>	<u>104%</u>	<u>206,837</u>	<u>181,207</u>	<u>25,629</u>	<u>114%</u>	<u>271,811</u>	<u>64,974</u>
	DEPRECIATION ADD BACK											
			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
	NET CASH FLOW											
			<u>(5,451)</u>	<u>605</u>	<u>(6,056)</u>	<u>-901%</u>	<u>(29,184)</u>	<u>4,842</u>	<u>(34,026)</u>	<u>-603%</u>	<u>7,263</u>	<u>36,447</u>

CENTRAL OFFICE COST CENTER

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Aug-18	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	93	417	324	22%	205	3,333	3,128	6%	5,000	4,795
4140		STAFF TRAINING	369	83	(286)	443%	1,327	667	(660)	199%	1,000	(327)
4150		TRAVEL	142	83	(59)	171%	2,465	667	(1,798)	370%	1,000	(1,465)
4170		ACCOUNTING	2,076	150	(1,926)	1384%	2,529	1,200	(1,329)	211%	1,800	(729)
4190		SUNDRY	726	500	(226)	145%	15,255	4,000	(11,255)	381%	6,000	(9,255)
4190.2		TELEPHONE/COMMUNICATIONS	997	250	(747)	399%	6,586	2,000	(4,586)	329%	3,000	(3,586)
4190.3		POSTAGE	-	83	83	0%	1,618	667	(951)	243%	1,000	(618)
4190		OFFICE SUPPLIES	-	500	500	0%	-	4,000	4,000	0%	6,000	6,000
4190		CONTRACT COST-COPIER/SECURITY	164	-	(164)	-	1,009	-	(1,009)	-	-	(1,009)
4190		EVICION COST	-	-	-	-	-	-	-	-	-	-
4190.9		CONTRACT COST - ADMIN	100	-	(100)	-	4,556	-	(4,556)	-	-	(4,556)
TOTAL ADMINISTRATIVE			4,667	2,067	(2,600)	226%	35,550	16,533	(19,016)	215%	24,800	(10,750)
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	833	833	0%	12,059	6,667	(5,392)	181%	10,000	(2,059)
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	833	833	0%	12,059	6,667	(5,392)	181%	10,000	(2,059)

RIDGEDALE



RIDGEDALE - STATEMENT OF NET POSITION

ASSETS

Current Assets:		
Cash		
111	Unrestricted	97,407
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	-
114	Cash - Tenant Security Deposits	6,309
100	Total Cash	103,716
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	2,715
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(1,455)
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful accts	1,260
131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	80,827
142	Prepaid Expenses and Other Assets	7,710
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	88,537
	Total Current Assets	193,513
Non-current Assets:		
Fixed Assets		
161	Land	100,000
168	Infrastructure	-
162	Buildings	1,180,514
163	Furniture, Equipment & Machinery- Dwellings	-
164	Furniture, Equipment & Machinery - Administration	48,213
165	Leasehold Improvements	-
166	Accumulated Depreciation	(316,658)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	1,012,070
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	1,205,583
200	Deferred Outflows of Resources - Pension Plan	-
	Total Assets & Deferred Outflows of Resources	1,205,583

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	2,585
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	451
341	Tenant Security Deposits	6,309
342	Unearned Revenue	327
343	Current Portion of Long-term Debt - Capital Projects	10,238
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	-
347	Interprogram Due To	2,434
310	Total Current Liabilities	22,345
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	1,396,482
352	Net Pension Liability & OPEB	-
354	Accrued Compensated Absences - Non Current	-
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	1,396,482
300	Total Liabilities	1,418,827
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	(394,651)
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	80,827
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Position	100,580
513	Total Equity	(213,244)
600	Total Liabilities and Equity	1,205,583

RIDGEDALE

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	1,897	1,470	427	129%	12,364	11,760	604	105%	17,640	5,276
704	3422	LESS: VACANCY LOSS	-	-	-	-	-	-	-	-	-	-
		NET TENANT REVENUE	1,897	1,470	427	129%	12,364	11,760	604	105%	17,640	5,276
	3401	TENANT REVENUE - OTHER	181	574	(394)	31%	4,129	4,593	(464)	90%	6,890	2,761
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	2,077	2,044	33	102%	16,493	16,353	140	101%	24,530	8,037
706		HAP SUBSIDY	29,902	32,598	(2,696)	92%	233,234	260,784	(27,550)	89%	391,176	157,942
708		OTHER GOVERNMENT GRANTS	-	-	-	-	-	-	-	-	-	157,942
711		INVESTMENT INCOME - UNRESTRICTED	4	4	0	104%	24	33	(9)	72%	50	26
		MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	-	92	(92)	0%	676	733	(57)	92%	1,100	424
720		INVESTMENT INCOME - RESTRICTED	6	38	(32)	16%	46	300	(254)	15%	450	404
700		TOTAL REVENUES	31,989	34,776	(2,786)	92%	250,474	278,204	(27,730)	90%	417,306	324,774
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	598	1,129	(531)	53%	5,658	9,033	(3,376)	63%	13,550	7,892
912	4182	EBC - ADMIN	44	552	(508)	8%	1,638	4,417	(2,779)	37%	6,626	4,988
	4171	AUDITING FEES	-	375	(375)	0%	884	3,000	(2,116)	29%	4,500	3,616
		MANAGEMENT FEES	2,988	2,725	262	110%	23,168	21,803	1,364	106%	32,705	9,537
		BOOKKEEPING FEES	-	126	(126)	0%	-	1,008	(1,008)	0%	1,512	1,512
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	1,107	1,308	(201)	85%	5,327	10,467	(5,139)	51%	15,700	10,373
		TOTAL ADMINISTRATIVE	4,736	6,216	(1,480)	76%	36,675	49,729	(13,054)	74%	74,593	37,918
TENANT SERVICES												
921	4220	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-
923	4220.2	TENANT SERVICES AFTER SCHOOL PROGRAM	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	8	(8)	0%	3,991	67	3,924	5987%	100	(3,891)
		TOTAL TENANT SERVICES	-	8	(8)	0%	3,991	67	3,924	5987%	100	(3,891)
UTILITIES												
931	4310	WATER	690	677	13	102%	5,079	5,415	(336)	94%	8,122	3,043
932	4320	ELECTRICITY	293	298	(4)	99%	2,196	2,380	(184)	92%	3,570	1,374
933	4330	NATURAL GAS	-	-	-	-	-	-	-	-	-	-
938	4390	SEWER AND OTHER	1,020	964	56	106%	7,217	7,714	(497)	94%	11,571	4,354
		TOTAL UTILITIES	2,003	1,939	64	103%	14,491	15,509	(1,018)	93%	23,263	8,772

RIDGEDALE

LINE	ACCT		CURRENT	CURRENT	% OF	YEAR	YEAR	% OF	BUDGET			
ITEM	#	DESCRIPTION	MONTH	MONTH	MTD	TO DATE	TO DATE	YTD	ANNUAL	BALANCE		
			Aug-18	BUDGET	DIFF	BUDGET	ACTUAL	DIFF	BUDGET	REMAINING		
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	1,210	6,186	(4,976)	20%	19,692	49,489	(29,798)	40%	74,234	54,542
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	112	2,551	(2,440)	4%	5,532	20,410	(14,878)	27%	30,615	25,083
943	4420	MATERIALS	1,671	625	1,046	267%	10,949	5,000	5,949	219%	7,500	(3,449)
CONTRACT COSTS												
943		GARBAGE & TRASH	642	625	17	103%	4,608	5,000	(392)	92%	7,500	2,892
		COOLING / AIR CONDITIONING	445	200	245	223%	1,505	1,600	(95)	94%	2,400	895
		CABINETS	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	495	458	37	108%	3,960	3,667	293	108%	5,500	1,540
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	83	(83)	0%	-	667	(667)	0%	1,000	1,000
		EXTERMINATION	-	125	(125)	0%	2,272	1,000	1,272	227%	1,500	(772)
		CAMERA SECURITY	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	2,875	(2,875)	0%	-	23,000	(23,000)	0%	34,500	34,500
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	188	-	188	-	9,880	-	9,880	-	-	(9,880)
TOTAL ORDINARY MAINT & OPER			4,763	13,729	(8,966)	35%	58,397	109,833	(51,436)	53%	164,749	106,352
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	INSURANCE	1,069	1,338	(270)	80%	8,544	10,707	(2,164)	80%	16,061	7,517
969	TOTAL INSURANCE EXPENSES		1,069	1,338	(270)	80%	8,544	10,707	(2,164)	80%	16,061	7,517
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	-	42	(42)	0%	55	333	(278)	17%	500	445
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-	-
		BAD DEBTS	555	83	472	666%	2,524	667	1,857	379%	1,000	(1,524)
		INTEREST EXPENSE	-	3,005	(3,005)	0%	24,176	24,043	133	101%	36,064	11,888
TOTAL GENERAL EXPENSES			555	3,130	(2,575)	18%	26,755	25,043	1,712	107%	37,564	10,809
969	TOTAL OPERATING EXPENDITURES		13,126	26,361	(13,235)	50%	148,852	210,887	(62,034)	71%	316,330	167,478
970	CASH FLOW FROM OPERATIONS		18,864	8,415	10,449	224%	101,621	67,317	34,304	151%	100,976	157,297
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	-	4,167	(4,167)	0%	-	33,333	(33,333)	0%	50,000	50,000
		INTEREST NOTES AND BONDS	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	2,526	(2,526)	0%	-	20,211	(20,211)	0%	30,316	30,316
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		DEPRECIATION	-	-	-	-	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS-TRANS FROM RESERVES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	6,693	(6,693)	0%	-	53,544	(53,544)	0%	80,316	80,316
900	TOTAL EXPENDITURES		13,126	33,054	(19,928)	40%	148,852	264,431	(115,578)	56%	396,646	247,794
	DEPRECIATION ADD BACK		-	-	-	-	-	-	-	-	-	-
NET CASH FLOW			18,864	1,722	17,142	1096%	101,621	13,773	87,848	738%	20,660	76,981

RIDEGEDALE ACCOUNT DETAIL

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	
			Aug-18	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	
											BALANCE	
											REMAINING	
INCOME												
HUD PHA GRANTS												
3401		CAPITAL FUND REVENUE - SOFT COSTS	-	-	-	-	-	-	-	-	-	
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	
3410		SECTION 8 HAP INCOME	29,902	32,598	(2,696)	92%	233,234	260,784	(27,550)	89%	391,176	
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	
TOTAL HUD PHA GRANTS			29,902	32,598	(2,696)	92%	233,234	260,784	(27,550)	89%	391,176	157,942
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
4130		LEGAL	-	-	-	-	127	-	(127)	-	-	(127)
4140		STAFF TRAINING	-	417	417	0%	176	3,333	3,157	5%	5,000	4,824
4150		TRAVEL	-	125	125	0%	105	1,000	895	10%	1,500	1,395
4170		ACCOUNTING	1,000	250	(750)	400%	2,380	2,000	(380)	119%	3,000	620
4190		SUNDRY	1	100	99	1%	271	800	529	34%	1,200	929
4190.2		TELEPHONE/COMMUNICATIONS	106	125	19	85%	896	1,000	104	90%	1,500	604
4190.3		POSTAGE	-	96	96	0%	1,087	767	(320)	142%	1,150	63
4190		OFFICE SUPPLIES	-	42	42	0%	-	333	333	0%	500	500
4190		CONTRACT COST-COPIER/SECURITY	-	-	-	-	-	-	-	-	-	-
4190		EVICTON COST	-	17	17	0%	-	133	133	0%	200	200
4190.9		CONTRACT COST - ADMIN	-	138	138	0%	286	1,100	814	26%	1,650	1,364
TOTAL ADMINISTRATIVE			1,107	1,308	201	85%	5,327	10,467	5,139	51%	15,700	10,373
TOTAL GENERAL EXPENSES												
4590		OTHER GENERAL EXPENSE	-	42	42	0%	55	333	278	17%	500	445
4590		FSS CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
4590.5		ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			-	42	42	0%	55	333	278	17%	500	445