

**Housing Authority of Avon Park**  
**Board of Commissioners Regular Meeting**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, FL.  
Tuesday, March 17, 2015, 7:00 PM

**AGENDA**

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations: Certificate of Appreciation Presentation; Tisa Cuthbertson-Volunteer Donations for Transitional Housing Resident Services.
- C. Consent Agenda
  - 1. Regular Meeting Minutes, February 17, 2015
  - 2. Occupancy Report; February 2015
  - 3. Lakeside Park I Transitional Housing FSS Program Report; February/March
  - 4. TAR & Maintenance Reports; February 2015
  - 5. Fee Accounting Report; December 2014 & January 2015; February 2015 Account Cash Analysis Schedules
  - 6. Communications- None
- D. Secretary Reports & Old Business
  - 7. Project Status Reports;
    - a. North Central Heights; project operational status report.
    - b. Lakeside Park I; project operational status report.
    - c. APHA Rental Assistance Demonstration (RAD) Application status report.
    - e. Cornell Colony; project development status report.
    - f. Main Street Brickell Building Acquisition status report.
    - g. APHA 50<sup>th</sup> Year Golden Anniversary Celebration.
- E. New Business;
  - 8. Ridgedale Apartments; Waiting List Opening
  - 9. 2015-2016 APHA-APHDC Strategic Plan
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: April 21, 2015; Regular Board Meeting
- H. Adjournment

Any person who might wish to appeal any decision made by the Avon Park Housing Authority, in public hearing or meeting, is hereby advised that he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such an appeal is to be based. In accordance with the American Disabilities Act and Section 286.26 Florida Statutes, any person with disabilities requiring reasonable accommodations to participate in this meeting should call the Housing Authority offices five days prior to the meeting.

**Avon Park Housing Authority Board of Commissioners Meeting**  
**Summary of Agenda Items**  
**March 17, 2015**

**Public Comments/Presentations:** Certificate of Appreciation will be presented to Tisa Cuthbertson for her volunteer work to raise funds for Transitional Housing Residents incidental needs.

**Consent Agenda:**

Minutes: Regular Meeting Minutes of February 17, 2015 will be considered for acceptance.

Occupancy Report/Vacancy Reports; February 2015: Lakeside Park Transitional Housing/Homeless P.H. Units; 1 move-in, 1 move-out & 1 vacancy during the reporting period. Lakeside Park II; 3 move-ins, 2 move-outs, 2 Vacancies during the period; Ridgedale; 2 move-ins, 0 move-outs, 0 vacancies during the period; Delaney Heights 2 move-outs, 1 move-in, 2 vacancy. NCH I had 4 move-outs and 1 move-in and 4 vacancies; NCH II had 1 move-out and 1 Move-in and 1 vacancy. Vacant unit turnaround days in Management on units appear somewhat higher this month due to 2 units abandoned & 1 transfer and one fire unit in Transitional Housing that is now back on-line. Current Wait list summary; D.H. 46; Lakeside Park II 171; Lakeside Park I (E & T Housing Program) 139; Ridgedale 52, NCH; 200 Combined Wait List Totals; 608, decrease of 138 from last report; decrease primarily due to purge of Wait List applicants during vacancy lease up. Largest W.L. decrease was in Ridgedale; Recommend opening W.L. applications for this project starting 04/01/15.

Lakeside Park Transitional Housing FSS Program Report; Case Management activity report for February/March 2015 Transitional Housing & Family Self Sufficiency (FSS) Program activities included in Board packet.

TAR Report, February 2015: Tenants Accounts Receivable totals for PH in were \$1,948.17, with the majority amounts of TARs related to Security and Utility Loan Deposits and 1 delinquent rent. Ridgedale total for receivables were \$2,149 primarily for 4 unreported incomes, 1 delinquent rent and 1 move out charge. North Central Heights I TAR was \$0, North Central Heights II TAR; \$626.93 for 2 move out charges and 1 work order & late fee.

Maintenance Report, February 2015- Over the reporting periods; Maintenance performed 9 PH Annual and Preventive Maint. Inspections. Ridgedale 3 Preventative & Annual Inspections. NCH I & II had 5 Preventative & Annual Insp., Lakeside Park I had 2 Preventative/Annual Inspections. Preventative maintenance continues to be performed through spring months including continued cutback of trees from building rooflines, playground and Community Building HVAC servicing & common area repair/replacement & pest control. General servicing to security camera system @ both Main Office and Ridgedale Apartments ongoing process.

Executive Summary-Financial Statement/Report February 2015: Comprehensive report on the Budgeted Income Statement and Agency's January Bank Account Cash Analysis circulated in Board Packet. Fee Accountant Consolidated Financial Statement on

operations for December 2014 and January 2015 provided by Fee Accountant. APHA entertained Audit Firm first week of March for Audit performance by Malcolm Johnson CPA. Report expected to be presented to the Board at the April Regular Meeting.

Communications: None

**Old Business Secretary/Executive Directors Report:**

North Central Heights: The ED will provide an oral report on status of project's operations.

Lakeside Park I: The ED will provide an oral report on the operational status of the project.

Rental Assistance Demonstration (RAD) Program Application: The ED will brief the Board on any status change of its application to participate in the HUD RAD Program.

Cornell Colony Underwriting- Qualifying: The Board will be provided an update by ED regarding the APHDC's underwriting status for the Cornell Colony project, including recent results of project's land appraisal. Status of Operating Agreement and Development Agreement with Co-Developers HTG Cornell Developer and Heartland Development Group as an element of the current joint credit underwriting process for the Cornell Colony project remains outstanding.

Main Street Brickell Building Acquisition Committee Report: The ED will provide an update to the Board regarding the APHDC's submission of a Purchase and Sale Agreement to the City of Avon Park for Brickell Building acquisition.

1965-2015 APHA 50<sup>th</sup> Year Golden Anniversary Celebration: Board to discuss possible celebration event acknowledging APHA fifty years of service to AP Community.

**New Business:**

Ridgedale Wait List: The ED will recommend to the Board that the Wait List for Ridgedale Apartments be re-opened for applications, effective April 1, 2015.

2015-2016 APHA-APHDC Strategic Plan: The Board will discuss participation in a joint Strategic Planning exercise with APHDC for both the current & upcoming year regarding the various projects and initiatives presently in motion that will affect both entity's operations and portfolios.

THE HOUSING AUTHORITY OF AVON PARK  
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES  
North Central Heights Community Center  
709 Juneberry Street  
Avon Park, FL 33825

**February 17, 2015, 7:00 P.M.**

**A. Opening/Roll Call:** Vice Chair Wade called the Board Meeting to order and offered a moment of silent prayer. Following the Prayer, the Secretary called the member attendance roll: Commissioners Present: Commissioners Lester Roberts, Greg Wade, Dora Smith and Michael Eldred. Commissioners Absent; Theresa Whiteside and Cameron Barnard. Also attending; APHA staff Executive Director (ED) Larry Shoeman, Housing Specialist Bea Gillians, Facilities Manager David Herbert and Comptroller Penny Pieratt. Quorum was declared by the Secretary and Chairperson Barnard called the meeting to Order at 7:00 pm.

**B. Public Comments/Presentations:** None

**C. Consent Agenda:** Next Vice Chair Wade requested a motion to approve the Consent Agenda as circulated, Moved by Commissioner Roberts to accept the Consent Agenda as circulated, seconded by Commissioner Smith; motion carried unanimously.

**D. Secretary Report & Old Business:**

North Central Heights I & II- The ED provided an oral update report to the Board regarding project's operational status.

Lakeside Park I- The ED provided the Board with an oral status report regarding the project.

Rental Assistance Demonstration Application: The ED informed the Board that the applications for both Delaney Heights & Lakeside Park still remains outstanding at this time however noted that Congress did include additional funding in the recently adopted Federal Appropriations Budget for authorizing 85,000 additional RAD units for the coming year for program expansion.

Cornell Colony; project development status report; The ED advised the Board that APHDC-Cornell Colony LLC remains in the process of qualifying for project underwriting qualifying with FHFC for project funding for the 44 single family unit development. The APHDC will continue working with Marty Wohl of Marmer Construction and Chris Shear of Housing Trust Group as Co-Developers on progression through the project underwriting process, with both Operating Agreement and Development Agreements forthcoming.

Main street Brickell Building Acquisition Committee Report- The ED informed the Board that the APHDC has submitted its response to the City for Brickel Building purchase and that the deadline to respond was this past Monday. The ED will advise the Board when that item will come before the City Council for proposal consideration.

APHA Fifty Year Anniversary Celebration- The ED informed the Board that this year will mark the 50<sup>th</sup> year that the APHA has been in existence and asked if the Board desired to do something in the form of celebrating that benchmark. The Board requested that the ED bring some suggestions back to the Board for consideration at their next meeting.

**E. New Business:**

Resolution No.15-02- Resolution adopting 2015 Utility Allowance Schedule with effective date March 1 2015. The ED informed the Board that the authority had engaged Boulevard Group to perform the required Utility Allowance study and develop an updated U.A. Schedule in accordance with HUD guidelines. The draft schedule has been posted for comment and now before the board for formal



adoption. Moved by Commissioner Roberts, seconded by Commissioner Eldred to adopt Resolution No. 15-02 as published & circulated; Motion carried unanimously.

**F. Unfinished Business, Concerns of Commissioners-** None

**H. Next Regular meeting date;** Next Regular Board Meeting to take place March 17, 2015.

Being no further business to come before the Board, Vice Chair Wade adjourned the meeting at 7:22 pm.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_  
SEAL

# **OCCUPANCY/VACANCY REPORT**

February 2015

## **Public Housing**

### **Delaney Heights**

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
27(305)	1	1/8	2/3	1	26	27	Disturbing peace
9 (525)	1	2/9					Moved to Orlando
15(513)	1	2/17					Abandoned unit

### **Lakeside Park**

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
221(221)	3	1/6	2/2	18	10	28	Transferred to unit 306
321(349)	2	1/12	2/13	23	10	33	No notice
318(359)	2	1/14	2/13	28	3	31	Transferred to unit 319
203(216)	3	2/13					Transferred to Ridgedale
312(346)	1	2/13					Transferred to unit 318

**TOTAL PUBLIC HOUSING VACANT - 4**

### **Transitional/Homeless**

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
412(27)	4	1/126(fire)	2/24	1	90	91	Transferred to 411 (fire unit)
407(1317)	3	2/1					Non pmt rent

**TOTAL TRANSITIONAL/ HOMELESS VACANT - 1**

**OCCUPANCY/VACANCY REPORT**  
February 2015

**Ridgedale**

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
09(728)	3	12/19	2/6	26	24	50	Transferred to #15
06(734)	2	1/27	2/3	2	6	8	Eviction/non pmt rent

**TOTAL RIDGEDALE VACANT—0**

**North Central Heights I - (40 units total)**

<u>Unit#</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
642	2	1/30	2/16	6	12	18	Income increase
607	2	2/16					Non renewal/too many pets
625	2	2/16					Over income with boyfriend
645	3	2/24					Abandoned unit
703	2	2/26					Abandoned unit

**TOTAL NCH I VACANT—4**

**North Central Heights II – (32 units total)**

<u>Unit #</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u>#vacancy days</u>	<u>Reason for Vacancy</u>
742	4	1/1	2/1	6	25	31	Housekeeping/property damage
739	3	2/1					Transferred to 742

**TOTAL NCH II VACANT—1**

**OCCUPANCY/VACANCY REPORT**

February 2015

**Intent to Vacate**

720, NCH, 3 bdrm, moving with son, as of March 9  
320(351), LP, 5 bdrm, found house with central a/c, as of March 18  
611, NCH, 2 bdrm, did not give reason, moving as of April 1

**Evictions-**

**Abandoned Units**

**WAITING LIST FOR LAKESIDE PARK**

1-BRM	46
2-BRM	71
3-BRM	34
4-BRM	12
5-BRM	8
TOTAL	<u>171</u>

**WAITING LIST FOR RIDGEDALE**

1-BRM	18
2-BRM	21
3-BRM	8
4-BRM	5
TOTAL	<u>52</u>

**HOMELESS**

1-BRM	0
2-BRM	72
3-BRM	42
4-BRM	18
5-BRM	7
TOTAL	<u>139</u>

**WAITING LIST FOR DELANEY HEIGHTS**

1-BRM	46
TOTAL	<u>46</u>

**WAITING LIST FOR NORTH CENTRAL HEIGHTS**

2-BRM	109
3-BRM	54
4-BRM	37
	<u>200</u>



## AVON PARK TRANSITIONAL HOUSING

February/March 2015

Monthly Board Report

### Case Management Updates

FSS Clients meetings and assessments with new FSS Case Manager; Monthly

### FSS Enrollment- 23 Participating Households

- Lakeside Park – 5 Clients
- Emergency Transitional Housing- 18 Clients – Enrolled in FSS

### Property Updates:

LPI – 0 Vacant units

### Training Sessions for February/March 2015

- February 7<sup>th</sup> 2015, Veteran's Benefit Expo – Informational display of APHA Services.
- February 11<sup>th</sup> 2015, Training - "12 Steps to a Healthy Relationship" & Parenting presentation given by Dorinda Hendry, Director of Choices Pregnancy Care Center.
- March 13<sup>th</sup> 2015, RMCA Community Fair Expo – Informational display of APHA Services.
- March 16<sup>th</sup> 2015, Training – Habitat for Humanity, presenter is Nancy Ginorio, Family Services Manager.
- March 27<sup>th</sup> 2015, Symposium on Poverty Simulation Event - Sebring Agricultural Center.

### Resident Activities

- Crossroads Community Church – Will host a free "Block Party" on February 7<sup>th</sup> 2015. Face painting, kids show, bounce houses, games & food.
- Shaddai Ministry – Feeding the Homeless: Every 2<sup>nd</sup> Saturday of the month; February 14<sup>th</sup> 2015 & March 14<sup>th</sup> 2015.
- Community Garden Spring Initiative – February 28<sup>th</sup> 2015 & March 7<sup>th</sup> 2015.

### Employment Update:

- 11 of our 15 HOUSEHOLDS currently employed –
- 5-Enrolled in School – GED & Secondary Education
- Lakeside Park- 5 out of 6 HOUSEHOLDS currently employed – 3 enrolled in Secondary Education

### Education Update:

3 FSS Residents enrolled in SFSC – Continuing Education  
(Medical/Office Management/Elementary Education)

1 FSS Resident enrolled in US Careers – Online courses in Medical Office Management

1 FSS Resident enrolled in Ashworth College – Online courses in Medical Office Management

**Community Partners:**

Hardee County Inter-Agency Meeting on February 9<sup>th</sup> 2015, & March 9<sup>th</sup> 2015 - Resource interagency informational exchange. Continued monthly participation.

Choices Pregnancy Care Center Services – February 11<sup>th</sup> training presentation.

Drug Free Highlands, attended their Retreat, February 13<sup>th</sup> 2015.

Peace River Center Victims Services, attended their S.A.R.T. discussion, February 23<sup>th</sup> 2015.

SFSC, Programs & Educational resources meeting, March 4<sup>th</sup> 2015.

Royal Care, Nursing, CNA, & HHA, educational training programs, March 5<sup>th</sup> 2015.

Children Advocacy Center, Community Simulation event, March 27<sup>th</sup> 2015

**APHA MISSION**-The Mission of the Avon Park Housing Authority is to assist low-income families with safe, decent and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission



**Tenants Accounts Receivable****February 28, 2015****Lakeside Park**

Lakeia Jones	\$ 50.00	Security Deposit (pmts)
Carmen Kuiper	100.00	Security Deposit (pmts)
Omar Mercado	185.58	Utility loan agreement (pmts)
Brandi Robinson	125.00	Unreported income (pmts)
LP Total	\$460.58	

**Delaney Heights**

Sylvester Evans	\$158.00	Utility loan agreement (pmts)
Leah Jackson	200.00	Pet deposit
Tania Marrow	100.00	Utility loan agreement (pmts)
Tania Marrow	150.00	Pet deposit
Carla Greene	4.89	Electric
DH Total	\$612.89	

**Transitional**

Iris Delgado	\$ 16.86	Electric
Tikia English	86.50	Electric
Shameka Giles	70.72	Electric
Naketa McQueen	175.22	Electric
Tocarra Morris	4.43	Electric
Christine Packer	54.97	Electric
Nyland Quinones	466.00	Rent, late fee
Homeless Total	\$874.70	

**NCH I**

NCH I Total	\$0
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**NCH II**

Sandra Cole	\$234.60	Move out charges/transferred (pmts)
Lashonda Evans	274.42	Move out charges/transferred (pmts)
Willie Lowe	89.91	Work order
Michael Miranda	28.00	Late fee
NCH II Total	\$626.93	

**Ridgedale**

Sophia Coleman	\$ 35.59	Work order
Jean McCall	136.32	Move out charges (pmts)
Yahaira Ortiz	936.00	Unreported income
Alba Pineiro	13.44	Work order (pmts)
Kimberly Thomas	456.00	Rent
Lateshia Walker	213.00	Unreported income (pmts)
Chiquita Wooden	91.00	Unreported income (pmts)
Yakisha Wright	268.00	Unreported income (pmts)
RD Total	\$2,149.35	

**GRAND TOTAL \$4,724.45****\*WRITE OFFS for APHA**

Ruben Ortiz \$422.34

**Total APHA \$422.34****\*WRITE OFFS for Homeless**

Lakeisha Stansberry \$403.00

**Total HM \$403.00****\*WRITE OFFS for NCH**

Shanon Hanse \$976.00

**Total NCH \$976.00****\*WRITE OFFS for Ridgedale**

Wilneisha Gamage \$1,013.50

**Total RD \$1,013.50****Approved—Larry Shoeman, Executive Director**

Submitted by: Penny Pieratt, Comptroller

**February 2015****MAINTENANCE MONTHLY REPORT****Daily tasks:**

General cleaning of Admin./Maintenance Bld. & grounds, work orders.

**Special Work:****Preventive Maintenance:**

Work from preventive maintenance inspections are on-going. 14 hours were taken during the month of February for sick, annual and holiday leave.

Public Hsg Preventive Maintenance Inspections:	9
Ridgedale Preventive/Annual Inspections	3
North Central Heights I Preventive/AI	3
North Central Heights II Preventive/AI	2
Lakeside Park I Preventive/Annual Inspections	2
Public Hsg Vacancies completed:	2
Ridgedale Vacancies	1
North Central Heights I Vacancies	1
North Central Heights II Vacancies	0
Lakeside Park I Vacancies	1
Public Hsg Move-In's:	4
Ridgedale Move Ins	2
North Central Heights I Move Ins	1
North Central Heights II Move Ins	1
Lakeside Park I Move Ins	1
Public Hsg Move-Out's:	4
Ridgedale Move Outs	0
North Central Heights I Move Outs	4
North Central Heights II Move Outs	1
Lakeside Park I Move Outs	1

3/9/2015 4:30:30 PM COH  
PHA: 01  
Project: '001','002','003','100'

AVON PARK PUBLIC HOUSING

CASH Analysis  
As Of Date: 2/28/2015

Balance

General Fund	
Section 8 PH Funds	350,487.60
Security Deposits	0.00
PNC Account	28,645.00
Petty Cash	0.00
Investment CD at Highlands Bank	100.00
Investment CD at PNC	42,933.29
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	1,093,420.00
FSS Escrow	2,556.42
Development Corporation	4,168.31
	16,489.23

3/9/2015 4:31:06 PM COH  
PHA: 07  
Project: '002'

RIDGEDALE

CASH Analysis  
As Of Date: 2/28/2015

Balance

General Fund	117,873.39
Section 8 PH Funds	0.00
Security Deposits	7,343.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00

3/9/2015 4:32:20 PM COH  
PHA: 02  
Project: '001'

NORTH CENTRAL HEIGHTS **I**

CASH Analysis  
As Of Date: 2/28/2015

Balance

General Fund	63,804.98
Section 8 PH Funds	0.00
Security Deposits	14,200.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00

3/9/2015 4:32:54 PM COH  
PHA: 02  
Project: '002'

NORTH CENTRAL HEIGHTS

CASH Analysis  
As Of Date: 2/28/2015

Balance

General Fund	91,840.73
Section 8 PH Funds	0.00
Security Deposits	11,175.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**AVON PARK PUBLIC HOUSING**

Fiscal Year End Date:	12/31/2015	ACCOUNT		1 Month(s) Ended February 28, 2015	2 Month(s) Ended February 28, 2015	Budget	Variance
<b>Operating Expenses</b>							
Administrative Salaries	01 001 4110	5		10,312.22	21,488.77	23,450.50	1,961.73
Legal Expense	01 001 4130	5		1,000.00	1,000.00	1,666.66	666.66
Training	01 001 4140	5		599.00	599.00	1,166.66	567.66
Travel	01 001 4150	5		339.64	609.37	1,166.66	557.29
Accounting Fees	01 001 4170	5		0.00	0.00	2,875.00	2,875.00
Computer Support/Licensing Fees	01 001 4170.2	5		2,286.25	2,286.25	2,875.00	588.75
Audit Fees	01 001 417100	5		0.00	0.00	2,812.16	2,812.16
Employee Benefits Cont - Admin	01 001 4182	5		4,165.12	12,013.62	10,624.66	(1,388.96)
Sundry	01 001 4190	5		605.66	881.83	1,000.00	118.17
Advertising	01 001 4190.18	5		218.92	218.92	833.32	614.40
Bank Fees	01 001 4190.19	5		0.00	53.69	0.00	(53.69)
Telephone/Communications	01 001 4190.2	5		814.65	1,228.99	1,233.32	4.33
Postage	01 001 4190.3	5		69.28	90.28	513.32	423.04
Eviction Costs	01 001 4190.4	5		0.00	0.00	100.00	100.00
Contract Costs- Copier	01 001 4190.6	5		59.25	59.25	256.66	197.41
Contract Costs-Admin Security	01 001 4190.7	5		0.00	120.00	256.66	136.66
Pre-employment testing	01 001 4190.8	5		88.09	88.09	0.00	(88.09)
Contract Costs-Admin	01 001 4190.9	5		1,865.00	2,285.00	1,500.00	(785.00)
Ten Services - RAB	01 001 4220	5		59.78	59.78	88.32	28.54
Water	01 001 4310	5		267.84	352.95	750.00	397.05
Electricity	01 001 4320	5		3,283.32	4,642.97	5,666.66	1,023.69
Natural Gas	01 001 4330	5		93.96	142.65	233.32	90.67
Sewer & Other	01 001 4390	5		559.80	729.00	1,050.00	321.00
Maintenance Salaries	01 001 4410	5		7,475.20	17,272.67	16,196.32	(1,076.35)
Maintenance Materials	01 001 4420	5		2,694.10	2,976.80	7,500.00	4,523.20
Contract Costs	01 001 4430	5		36,245.93	36,245.93	400.00	(35,845.93)
Pest Control	01 001 4430.1	5		470.00	940.00	1,000.00	60.00
Contract Costs-Lawn	01 001 4430.3	5		0.00	1,300.00	2,300.00	1,000.00
Contract Costs-Air Conditioning	01 001 4430.4	5		0.00	0.00	250.00	250.00
Contract Costs-Plumbing	01 001 4430.5	5		0.00	0.00	500.00	500.00
Contract Costs - Vacancy Turnaround	01 001 4430.6	5		912.50	912.50	2,083.32	1,170.82
Garbage/Trash Removal	01 001 4431	5		437.89	538.52	1,000.00	461.48
Emp Benefit Cont - Maintenance	01 001 4433	5		3,266.70	9,531.84	9,844.50	312.66
General Insurance--Property, Contents	01 001 4510	5		2,524.98	5,049.96	5,333.32	283.36
Worker's Comp Insurance	01 001 4510.1	5		800.17	1,600.34	1,166.66	(433.68)
Other Insurance-Crime, Auto, Direc&Offic	01 001 4510.2	5		450.27	900.54	850.00	(50.54)
Liability Insurance	01 001 4510.3	5		520.06	1,040.12	918.50	(121.62)
Payment in Lieu of Taxes	01 001 4520	5		0.00	0.00	1,442.50	1,442.50
Collection Losses	01 001 4570	5		825.34	1,577.34	1,666.66	89.32
Other General Expense	01 001 459000	5		0.00	0.00	333.32	333.32
Extraordinary Maintenance	01 001 4610	5		2,415.32	2,415.32	8,166.66	5,751.34
<b>Total Operating Expenses</b>				<b>85,726.24</b>	<b>131,252.29</b>	<b>121,070.64</b>	<b>(10,181.65)</b>
<b>Operating Revenues</b>							
Dwelling Rental	01 001 3110	5		8,300.25	18,281.26	20,000.00	(1,718.74)
Operating Subsidy	01 001 3401.00	5		34,100.00	68,769.00	74,002.66	(5,233.66)
<b>Total Operating Revenues</b>				<b>42,400.25</b>	<b>87,050.26</b>	<b>94,002.66</b>	<b>(6,952.40)</b>
<b>Income from Operations</b>				<b>(43,325.99)</b>	<b>(44,202.03)</b>	<b>(27,067.98)</b>	<b>(17,134.05)</b>
<b>Other Revenues and Expenses</b>							
RESTRICTED INTEREST	01 001 3431.00	5		0.00	0.00	1.66	(1.66)
Investment Income - Unrestricted	01 001 3610	5		180.51	372.96	383.32	(10.36)
Other Income - Tenant	01 001 3690	5		1,322.26	2,577.79	2,125.00	452.79

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**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**AVON PARK PUBLIC HOUSING**

Fiscal Year End Date:	12/31/2015	ACCOUNT		1 Month(s) Ended February 28, 2015	2 Month(s) Ended February 28, 2015	Budget	Variance
Collection Loss Recovery Prior Year	01 001 3690.01	5		1,000.50	1,000.50	0.00	1,000.50
Other Income - Rent for Tulane Ave Bldg	01 001 3690.13	5		750.00	1,500.00	1,341.66	158.34
Other Income - Insurance	01 001 3690.14	5		15,098.46	31,486.93	0.00	31,486.93
Other Income - Copies & Fax	01 001 3690.2	5		0.00	7.00	0.00	7.00
Other Income - Scrap Metal Salvage	01 001 3690.4	5		0.00	12.00	0.00	12.00
Other Income - Lakeside Park I	01 001 3690.5	5		0.00	50.00	0.00	50.00
Other Income - Misc - Non Tenant	01 001 3690.6	5		0.00	92.00	0.00	92.00
Operating Transfer In	01 001 9110	5		0.00	0.00	25,182.32	(25,182.32)
<b>Total Other Revenues and Expenses</b>				<b>18,351.73</b>	<b>37,099.18</b>	<b>29,033.96</b>	<b>8,065.22</b>
<b>Net Income (Loss)</b>				<b>(24,974.26)</b>	<b>(7,102.85)</b>	<b>1,965.98</b>	<b>(9,068.83)</b>

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**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**RIDGEDALE**  
**RIDGEDALE APARTMENTS LLC**

Fiscal Year End Date:	12/31/2015	ACCOUNT		1 Month(s) Ended February 28, 2015	2 Month(s) Ended February 28, 2015	Budget	Variance
<b>Operating Expenses</b>							
Non-Technical Salaries		07 002 4110	5	439.70	1,125.75	1,332.82	207.07
Legal Expense		07 002 4130	5	0.00	0.00	96.66	96.66
Staff Training		07 002 4140	5	0.00	0.00	83.32	83.32
Travel		07 002 4150	5	0.00	0.00	33.32	33.32
Accounting Fees		07 002 4170	5	0.00	0.00	791.66	791.66
COMPUTER SUPPORT/LICENSING FEE		07 002 4170.2	5	1,033.00	1,033.00	791.66	(241.34)
Audit Fees		07 002 4171	5	0.00	0.00	783.32	783.32
Employee Benefit Contributions-Admin.		07 002 4182	5	247.65	739.71	763.32	23.61
Sundry		07 002 4190	5	238.75	238.75	183.32	(55.43)
Advertising		07 002 4190.08	5	52.48	52.48	250.00	197.52
Bank Fees		07 002 4190.18	5	6.38	12.75	20.00	7.25
Telephone		07 002 4190.2	5	103.77	207.54	175.00	(32.54)
Postage		07 002 4190.3	5	0.00	0.00	116.66	116.66
Eviction Costs		07 002 4190.4	5	0.00	125.00	100.00	(25.00)
Contract Costs - Admin		07 002 4190.9	5	50.00	50.00	333.32	283.32
Ten Services - RAB		07 002 4220	5	0.00	0.00	10.00	10.00
Water		07 002 4310	5	835.86	835.86	1,708.32	872.46
Electricity		07 002 4320	5	423.56	465.06	850.00	384.94
Sewer		07 002 4390	5	1,048.30	1,048.30	2,100.00	1,051.70
Labor		07 002 4410	5	3,498.40	8,752.04	7,579.82	(1,172.22)
Materials and Other		07 002 4420	5	561.85	561.85	1,666.66	1,104.81
Contract Costs		07 002 4430	5	0.00	0.00	333.32	333.32
Pest Control		07 002 4430.1	5	122.00	244.00	243.32	(0.68)
Contract Costs-Lawn		07 002 4430.3	5	0.00	425.00	750.00	325.00
Contract Costs-Air Conditioning		07 002 4430.4	5	0.00	0.00	250.00	250.00
Contract Costs-Plumbing		07 002 4430.5	5	0.00	0.00	83.32	83.32
Contract Costs - Vacancy Turnaround		07 002 4430.6	5	0.00	700.00	1,251.66	551.66
Contract Costs-Camera Security		07 002 4430.7	5	0.00	0.00	1,133.32	1,133.32
Garbage and Trash Collection		07 002 4431	5	678.10	678.10	1,350.00	671.90
Employee Benefit Cont.-Ordinary Mainten.		07 002 4433	5	282.66	1,130.64	6,799.16	5,668.52
Insurance-Property, Contents		07 002 4510	5	756.04	1,512.08	1,410.66	(101.42)
Insurance - Workers Comp		07 002 4510.1	5	81.18	162.36	133.32	(29.04)
Insurance - Liability		07 002 4510.3	5	81.46	162.92	150.00	(12.92)
Collection Losses		07 002 4570	5	1,013.50	1,013.50	1,666.66	653.16
Interest on Notes Payable-Centennial		07 002 4580.03	5	0.00	6,647.79	9,630.00	2,982.21
Management Fee		07 002 4590	5	3,053.37	5,676.63	4,860.00	(816.63)
Other General Expense		07 002 4590.01	5	0.00	0.00	1,166.66	1,166.66
<b>Total Operating Expenses</b>				<b>14,608.01</b>	<b>33,601.11</b>	<b>50,980.58</b>	<b>17,379.47</b>
<b>Operating Revenues</b>							
DWELLING RENTAL		07 002 3110	5	6,846.00	10,695.00	5,833.32	4,861.68
HAP Subsidy		07 002 3110.01	5	25,898.00	50,440.00	54,833.32	(4,393.32)
<b>Total Operating Revenues</b>				<b>32,744.00</b>	<b>61,135.00</b>	<b>60,666.64</b>	<b>468.36</b>
<b>Income from Operations</b>				<b>18,135.99</b>	<b>27,533.89</b>	<b>9,686.06</b>	<b>17,847.83</b>
<b>Other Revenues and Expenses</b>							
Investment Income-Unrestricted		07 002 3430	5	0.00	0.00	16.66	(16.66)
Interest - Restricted		07 002 3431.00	5	25.53	51.00	8.32	42.68
Interest Earned on Gen Fund Investments		07 002 3610	5	4.67	9.46	0.00	9.46
Other Income - Tenant		07 002 3690	5	(122.50)	895.14	1,333.32	(438.18)
Other Income - Scrap Metal Salvage		07 002 3690.4	5	0.00	12.00	0.00	12.00
<b>Total Other Revenues and Expenses</b>				<b>(92.30)</b>	<b>967.60</b>	<b>1,358.30</b>	<b>(390.70)</b>

Report Criteria PHA: 07 Project: '002'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
RIDGEDALE  
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2015	ACCOUNT	1 Month(s) Ended February 28, 2015	2 Month(s) Ended February 28, 2015	Budget	Variance
Net Income (Loss)			18,043.69	28,501.49	11,044.36	17,457.13

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**NORTH CENTRAL HEIGHTS**  
**N CENTRAL HEIGHTS MGMT**

Fiscal Year End Date:	12/31/2015	ACCOUNT		1 Month(s) Ended February 28, 2015	2 Month(s) Ended February 28, 2015	Budget	Variance
<b>Operating Expenses</b>							
Nontechnical Salaries		02 001 4110	5	498.30	1,275.81	1,510.50	234.69
Legal Expense		02 001 4130	5	0.00	0.00	500.00	500.00
Staff Training		02 001 4140	5	0.00	0.00	25.00	25.00
Travel		02 001 4150	5	5.75	5.75	25.00	19.25
Accounting Fees		02 001 4170	5	0.00	0.00	583.32	583.32
Audit Fees		02 001 4171	5	0.00	0.00	950.00	950.00
Employee Benefits Cont - Admin		02 001 4182	5	280.70	838.40	865.16	26.76
Sundry		02 001 4190	5	212.75	212.75	400.00	187.25
Advertising and Marketing		02 001 4190.08	5	184.48	184.48	433.32	248.84
Bank Fees		02 001 4190.18	5	0.00	7.00	0.00	(7.00)
Telephone		02 001 4190.2	5	73.82	147.64	166.66	19.02
Postage		02 001 4190.3	5	0.00	0.00	7.50	7.50
Contract Costs - Admin		02 001 4190.9	5	0.00	0.00	475.00	475.00
Ten Services - After School Program		02 001 4220.2	5	43.52	43.52	200.00	156.48
Water		02 001 4310	5	20.32	20.32	235.00	214.68
Electricity		02 001 4320	5	365.71	425.79	950.00	524.21
Sewer		02 001 4390	5	40.30	40.30	171.66	131.36
MAINTENANCE MATERIALS		02 001 4420	5	1,447.60	1,590.66	1,291.66	(299.00)
Contract Costs		02 001 4430	5	456.09	908.35	416.66	(491.69)
Contract Costs-Pest Control		02 001 4430.1	5	100.80	201.60	200.00	(1.60)
Contract Costs - AC		02 001 4430.4	5	105.00	105.00	470.00	365.00
Contract Costs - Lawn		02 001 4430.5	5	0.00	250.00	666.66	416.66
Contract Costs - Vacancy Turnaround		02 001 4430.6	5	300.00	300.00	750.00	450.00
Contract Costs - Camera		02 001 4430.7	5	0.00	0.00	118.32	118.32
Garbage and Trash Collection		02 001 4431	5	25.00	25.00	250.00	225.00
Insurance-Property, Contents		02 001 4510	5	942.50	1,885.00	2,000.00	115.00
Insurance - Workers Comp		02 001 4510.1	5	11.60	23.20	116.66	93.46
Insurance - Liability		02 001 4510.3	5	90.50	181.00	98.50	(82.50)
Payment in Lieu of Taxes		02 001 4520	5	0.00	0.00	3,137.66	3,137.66
Collection Loss		02 001 4570	5	976.00	976.00	683.32	(292.68)
Bonneville Interest		02 001 4580.01	5	3,879.70	7,761.07	8,608.32	847.25
Management Fees		02 001 4590	5	888.34	1,862.80	1,999.00	136.20
Other General Expense		02 001 4590.00	5	0.00	0.00	1,166.66	1,166.66
<b>Total Operating Expenses</b>				<b>10,948.78</b>	<b>19,271.44</b>	<b>29,471.54</b>	<b>10,200.10</b>
<b>Operating Revenues</b>							
Dwelling Rent		02 001 3110	5	18,903.94	37,585.94	32,265.00	5,320.94
<b>Total Operating Revenues</b>				<b>18,903.94</b>	<b>37,585.94</b>	<b>32,265.00</b>	<b>5,320.94</b>
<b>Income from Operations</b>				<b>7,955.16</b>	<b>18,314.50</b>	<b>2,793.46</b>	<b>15,521.04</b>
<b>Other Revenues and Expenses</b>							
Investment Income - Unrestricted		02 001 3610	5	0.00	0.00	4.16	(4.16)
Other Income - Tenant		02 001 3690	5	1,046.00	1,207.57	468.32	739.25
Other Income - Community Rental		02 001 3690.5	5	300.00	300.00	0.00	300.00
<b>Total Other Revenues and Expenses</b>				<b>1,346.00</b>	<b>1,507.57</b>	<b>472.48</b>	<b>1,035.09</b>
<b>Net Income (Loss)</b>				<b>9,301.16</b>	<b>19,822.07</b>	<b>3,265.94</b>	<b>16,556.13</b>

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**NORTH CENTRAL HEIGHTS**  
**NORTH CENTRAL HEIGHTS II**

Fiscal Year End Date:	12/31/2015	ACCOUNT	1 Month(s) Ended February 28, 2015	2 Month(s) Ended February 28, 2015	Budget	Variance
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110	5	410.36	1,050.66	1,243.82	193.16
Legal Expense	02 002 4130	5	0.00	0.00	666.66	666.66
Staff Training	02 002 4140	5	0.00	0.00	83.32	83.32
Travel	02 002 4150	5	0.00	0.00	83.32	83.32
Accounting Fees	02 002 4170	5	0.00	0.00	833.32	833.32
COMPUTER SUPPORT/LICENSING FEE	02 002 4170.2	5	0.00	0.00	783.32	783.32
Audit Fees	02 002 4171	5	0.00	0.00	783.32	783.32
Employee Benefits Cont - Admin	02 002 4182	5	231.18	690.47	712.50	22.03
Sundry	02 002 4190	5	274.00	274.00	100.00	(174.00)
Advertising and Marketing	02 002 4190.08	5	173.98	173.98	683.32	509.34
Bank Service Fee	02 002 4190.18	5	0.00	0.00	83.32	83.32
Postage	02 002 4190.3	5	0.00	0.00	6.66	6.66
Contract Costs - Admin	02 002 4190.9	5	0.00	0.00	500.00	500.00
Ten Services - After School Program	02 002 4220.20	5	43.51	43.51	200.00	156.49
Water	02 002 4310	5	118.42	118.42	81.66	(36.76)
Electricity	02 002 4320	5	89.29	121.59	350.00	228.41
Sewer	02 002 4390	5	9.34	9.34	38.32	28.98
MAINTENANCE MATERIALS	02 002 4420	5	447.78	447.78	960.00	512.22
Contract Costs	02 002 4430	5	0.00	0.00	300.00	300.00
Contract Costs-Pest Control	02 002 4430.1	5	79.20	158.40	163.32	4.92
Contract Costs - Lawn	02 002 4430.3	5	0.00	200.00	421.66	221.66
Contract Costs - AC	02 002 4430.4	5	395.00	395.00	108.32	(286.68)
Contract Costs - Plumbing	02 002 4430.5	5	0.00	0.00	41.66	41.66
Contract Costs - Vacancy Turnaround	02 002 4430.6	5	1,575.00	1,575.00	1,113.32	(461.68)
Garbage and Trash Collection	02 002 4431	5	57.05	57.05	95.00	37.95
Insurance-Property, Contents	02 002 4510	5	738.30	1,476.60	1,500.00	23.40
Insurance - Workers Comp	02 002 4510.1	5	46.39	92.78	66.66	(26.12)
Insurance - Liability	02 002 4510.3	5	72.41	144.82	107.50	(37.32)
Payment in Lieu of Taxes	02 002 4520	5	0.00	0.00	2,736.32	2,736.32
Bad Debts - Tenant Rents	02 002 4570	5	0.00	307.00	558.32	251.32
Bonneville Interest	02 002 4580.01	5	3,509.64	7,020.79	7,786.66	765.87
Management Fees	02 002 4590	5	1,427.13	2,687.71	2,086.66	(601.05)
Other General Expense	02 002 4590.00	5	0.00	0.00	1,666.66	1,666.66
<b>Total Operating Expenses</b>			<b>9,697.98</b>	<b>17,044.90</b>	<b>26,944.92</b>	<b>9,900.02</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110	5	15,509.00	30,628.16	26,666.66	3,961.50
<b>Total Operating Revenues</b>			<b>15,509.00</b>	<b>30,628.16</b>	<b>26,666.66</b>	<b>3,961.50</b>
<b>Income from Operations</b>			<b>5,811.02</b>	<b>13,583.26</b>	<b>(278.26)</b>	<b>13,861.52</b>
<b>Other Revenues and Expenses</b>						
INTEREST - RESTRICTED	02 002 3431.00	5	0.00	0.00	3.32	(3.32)
Investment Income - Unrestricted	02 002 3610	5	3.70	7.49	6.66	0.83
Other Income - Tenant	02 002 3690	5	588.68	2,159.86	1,166.66	993.20
Other Income - Non Tenant	02 002 3690.3	5	0.00	0.00	83.32	(83.32)
<b>Total Other Revenues and Expenses</b>			<b>592.38</b>	<b>2,167.35</b>	<b>1,259.96</b>	<b>907.39</b>
<b>Net Income (Loss)</b>			<b>6,403.40</b>	<b>15,750.61</b>	<b>981.70</b>	<b>14,768.91</b>

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**AVON PARK PUBLIC HOUSING**  
**OTHER BUSINESS ACTIVITIES**

Fiscal Year End Date:	12/31/2015	ACCOUNT		1 Month(s) Ended February 28, 2015	2 Month(s) Ended February 28, 2015	Budget	Variance
<b>Operating Expenses</b>							
Admin Salaries - NCH I	01	100 4110.01	5	668.84	1,410.96	1,583.32	172.36
Admin Salaries - NCH II	01	100 4110.02	5	551.16	1,162.65	1,300.00	137.35
Admin Salaries - Ridgedale	01	100 4110.03	5	767.92	1,619.85	1,423.82	(196.03)
Legal Expense	01	100 4130	5	0.00	0.00	2,011.66	2,011.66
Travel	01	100 4150.00	5	0.00	0.00	11.66	11.66
Accounting Fees - NCH I	01	100 4170.01	5	0.00	0.00	792.16	792.16
Accounting Fees - NCH II	01	100 4170.02	5	0.00	0.00	792.16	792.16
Accounting Fees - Ridgedale	01	100 4170.03	5	0.00	0.00	792.16	792.16
Audit Fees	01	100 4171.00	5	0.00	0.00	83.32	83.32
Employee Benefits Cont - Admin/Ridgedale	01	100 4182	5	378.21	980.60	867.00	(113.60)
Employee Benefits Cont - Admin - NCH I	01	100 4182.1	5	196.17	614.08	450.00	(164.08)
Employee Benefits Cont - Admin - NCH II	01	100 4182.2	5	163.15	511.55	416.66	(94.89)
SUNDRY	01	100 4190	5	70.00	70.00	91.66	21.66
Insurance - Workers Comp	01	100 4510.40	5	220.34	440.68	332.32	(108.36)
Other General Expense	01	100 4590	5	0.00	0.00	83.32	83.32
<b>Total Operating Expenses</b>				<b>3,015.79</b>	<b>6,810.37</b>	<b>11,031.22</b>	<b>4,220.85</b>
<b>Income from Operations</b>				<b>(3,015.79)</b>	<b>(6,810.37)</b>	<b>(11,031.22)</b>	<b>4,220.85</b>
<b>Other Revenues and Expenses</b>							
Revenue - Management fees - Ridgedale	01	100 3690	5	3,053.37	5,676.63	4,561.66	1,114.97
Revenue - Management Fees - NCH I	01	100 3690.1	5	888.34	1,862.80	1,833.32	29.48
Revenue - Management Fees - NCH II	01	100 3690.2	5	1,427.13	2,687.71	2,166.66	521.05
<b>Total Other Revenues and Expenses</b>				<b>5,368.84</b>	<b>10,227.14</b>	<b>8,561.64</b>	<b>1,665.50</b>
<b>Net Income (Loss)</b>				<b>2,353.05</b>	<b>3,416.77</b>	<b>(2,469.58)</b>	<b>5,886.35</b>

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

**FISCAL YEAR ENDING December 31, 2014**

**CONSOLIDATED**  
**Financial Statements**

**DECEMBER 31, 2014**



## AVON PARK HOUSING AUTHORITY

### **PUBLIC HOUSING**

#### **INCOME**

#### **CONSOLIDATED**

#### **EXPENSES**

2. Total operating expense is up by \$37,773 compared to the budgeted amount.
3. Administrative expenses are down by \$11,236.
4. Maintenance expenses are up by \$36,935.
5. Utility expenses are up by \$10,859.
6. Total insurance expense is down by \$2,363.
7. Total General expense were up by \$3,837.

Public Housing's projected net income is scheduled YTD to be (\$100,872). Current net income is (\$100,693).

### **OTHER BUSINESS ACTIVITIES**

### **NORTH CENTRAL HEIGHTS I**

#### **INCOME**

1. Total income is up by \$59,517 compared to budgeted amounts. Total tenant revenue is up by \$24,602.

#### **EXPENSES**

2. Total operating expense is down by \$40,827 compared to the budgeted amount.
3. Administrative expenses are up by \$7,294.
4. Maintenance expenses are down by \$20,364.
5. Utility expense is up \$841.
6. Total insurance expense is down by \$2,514.
7. Total General expense is down by \$26,473.

North Central Heights I projected net income is scheduled YTD to be (\$16,319). Current net income is (\$101,992).

## **AVON PARK HOUSING AUTHORITY**

### **NORTH CENTRAL Height II**

#### **INCOME**

1. Total income is up by \$11,125 compared to budgeted amounts. Total tenant revenue is up by \$7,385.

#### **EXPENSES**

2. Total operating expense is down by \$54,310, compared to the budgeted amount.
3. Administrative expenses are down by \$18,846.
4. Maintenance expenses are down by \$23,817.
5. Utility expense is down by \$507.
6. Total insurance expense is down by \$622.
7. Total General expense is down by \$10,768.

**North Central Heights II projected net income is scheduled YTD to be (\$33,427). Current net income is (\$89,401).**

### **RIDGEDALE**

#### **INCOME**

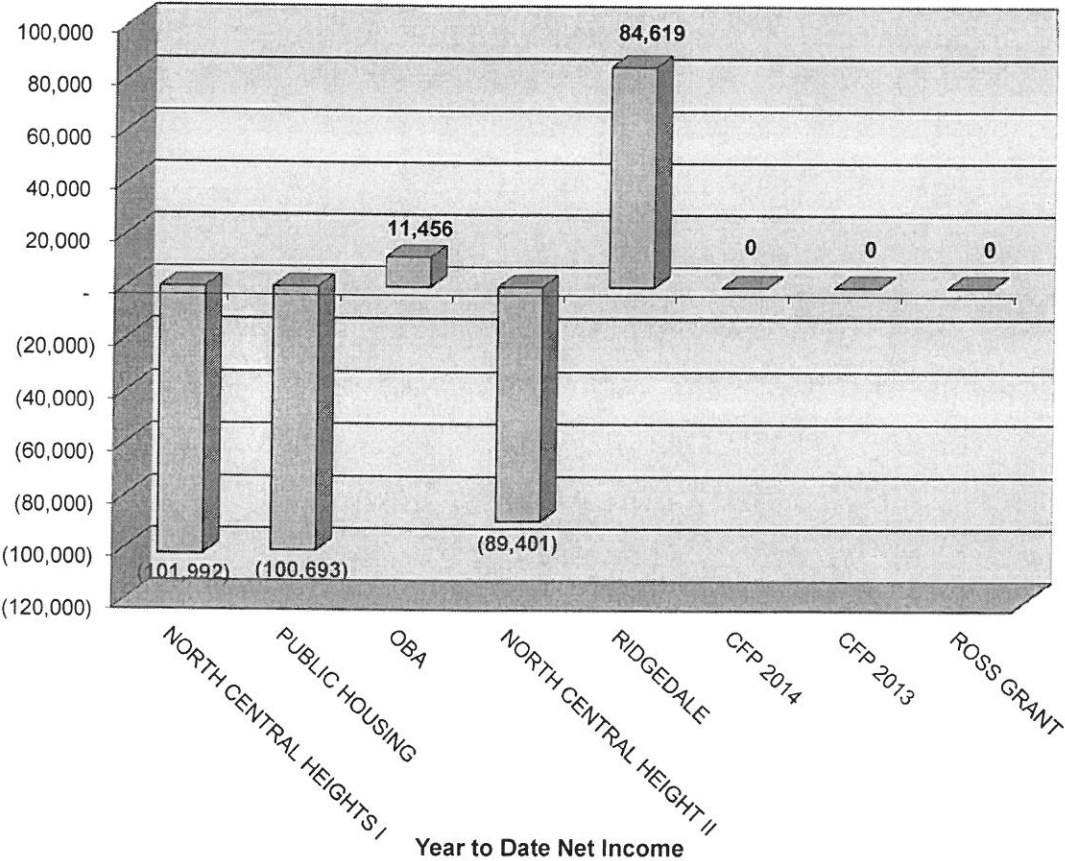
1. Total income is up by \$15,611 compared to budgeted amounts. Total tenant revenue is up by \$12,854.  
Grant subsidy is up compared to budgeted amounts by \$2,543. Other revenue is down by (\$2,926).

#### **EXPENSES**

2. Total operating expense is down by (\$59,712) compared to the budgeted amount.
3. Administrative expense is down by \$20,284.
4. Maintenance expenses are down by \$4,662.
5. Utility expense is up \$6,424.
6. Total insurance expense is down by \$4,706.
7. Total General expense is down by \$40,088.

**Ridgedale's projected net income is scheduled YTD to be \$47,725. Current net income is \$84,619.**

Avon Park Housing Authority



**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES**  
**AS OF DECEMBER 31, 2014**

NSOLIDATED

**PUBLIC HOUSING**

1111.01 GENERAL FUND CHECKING	336,785
1111.02 PNC ACCOUNT	3,882
1111.06 UTILITY DEPOSIT ESCROW FUND	1,825
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	28,345
1162.10 INVESTMENTS - CD HIGHLANDS BNK	42,908
1162.01 LAKESIDE PARK 1 ESCROW	5,629
1162.02 LAKESIDE PARK I RESERVES	9,737
1162.60 NEW INVESTMENT ACCOUNT	1,093,073

TOTAL 1,522,184

**OTHER BUSINESS ACTIVITY**

1111.3 APHDC--OBA	20,520
	<u>20,520</u>

**NORTH CENTRAL HEIGHTS I**

1111.01 GENERAL FUND CHECKING	53,374.66
1114.00 SECURITY DEPOSITS	14,200.00
1162.1 ESCROW-BONNEVILLE-TAXES	7,089.81
1162.11 ESCROW-BONNEVILLE-INSURANCE	75,297.44
1162.12 ESCROW-BONNEVILLE-REPL RS	33,394.45
TOTAL	<u>183,356.36</u>

**NORTH CENTRAL HEIGHT II**

1111.01 GENERAL FUND CHECKING	80,663.17
1114.00 SECURITY DEPOSITS	11,350.00
1162.1 ESCROW-BONNEVILLE-TAXES	5,727.19
1162.11 ESCROW-BONNEVILLE - INSURANCE	58,382.42
1162.12 ESCROW-BONNEVILLE-REPL RES	26,721.59
TOTAL	<u>182,844.37</u>

**RIDGEDALE**

1111.01 GENERAL FUND CHECKING	98,028.64
1114.00 SECURITY DEPOSITS	6,112.00
1162.05 ESCROW MIP	218
1162.06 ESCROW RESERVE REPLACEMENT	69,875
1162.07 ESCROW INSURANCE	7,337
TOTAL	<u>181,570.67</u>

**GRAND TOTAL CASH ACCOUNTS 2,090,475**

**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF UNRESTRICTED NET ASSETS**  
**AS OF DECEMBER 31, 2014**

**NORTH CENTRAL HEIGHTS I**

UNRESTRICTED NET ASSETS	7,080
YEAR TO DATE EARNINGS	(101,992)
TOTAL	<u>(94,912)</u>

**NORTH CENTRAL HEIGHTS II**

UNRESTRICTED NET ASSETS	64,446
YEAR TO DATE EARNINGS	(89,401)
TOTAL	<u>(24,955)</u>

**PUBLIC HOUSING**

UNRESTRICTED NET ASSETS	1,420,193
YEAR TO DATE EARNINGS	(100,693)
TOTAL	<u>1,319,500</u>

**RIDGEDALE**

UNRESTRICTED NET ASSETS	243,176
YEAR TO DATE EARNINGS	84,619
TOTAL	<u>327,795</u>

**OTHER BUSINESS**

UNRESTRICTED NET ASSETS	11,735
YEAR TO DATE EARNINGS	11,456
TOTAL	<u>23,191</u>

**CAPITAL FUND 2013**

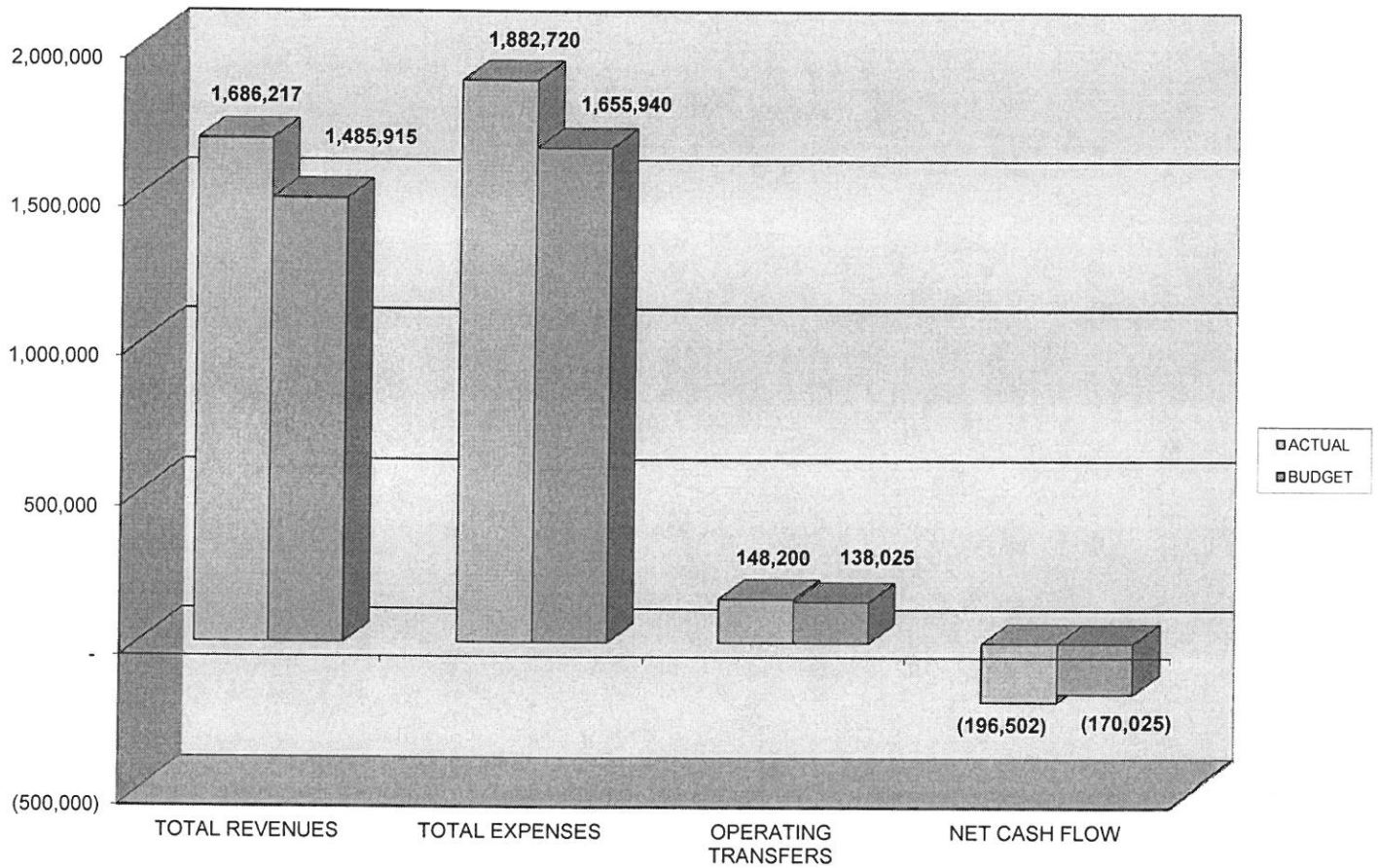
UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	-
TOTAL	<u>-</u>

**CAPITAL FUND 2014**

UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	-
TOTAL	<u>-</u>

TOTAL RESERVE BALANCES	<u><b>1,550,619</b></u>
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## APHA CONSOLIDATED





## ***APHA CONSOLIDATED- BALANCE SHEET***

### **ASSETS**

<b>Current Assets:</b>	
<b>Cash</b>	
111 Unrestricted	589,471
115 Cash - Restricted for Payment of Current Liabilities	-
CONSOL Cash - Restricted Mod and Development	-
113 Cash - Other restricted	3,882
114 Cash - Tenant Security Deposits	61,832
100 <b>Total Cash</b>	<b>655,186</b>
<b>Receivables</b>	
121 Accounts Receivable - PHA Projects	-
122 Accounts Receivable - HUD Other Projects	-
124 Accounts Receivable - Other Government	8,636
125 Accounts Receivable - Miscellaneous	7,149
126 Accounts Receivable - Tenants Dwelling Rents	3,909
126.1 Allowance for Doubtful Accounts - Dwelling Rents	-
126.2 Allowance for Doubtful Accounts - Other	-
127 Notes and Mortgages Receivable - Current	-
128 Fraud Recovery	-
128.1 Allowance for Doubtful Accounts - Fraud	-
129 Accrued Interest Receivable	-
120 <b>Total Receivables - Net of Allowances for doubtful accts</b>	<b>19,693</b>
131 Investments - Unrestricted	1,135,980
135 Investments - Restricted for Payments of Current Liabilities	-
132 Investments - Restricted	528,817
142 Prepaid Expenses and Other Assets	53,407
143 Inventories	-
143.1 Allowance for Obsolete Inventory	-
144 Interprogram Due From	-
145 Assets Held for Sale	-
146 Amounts To Be Provided	-
<b>Total Other Current Assets</b>	<b>1,718,204</b>
<b>Total Current Assets</b>	<b>2,393,083</b>
<b>Non-current Assets:</b>	
<b>Fixed Assets</b>	
161 Land	1,460,402
168 Infrastructure	358,482
162 Buildings	18,043,934
163 Furniture, Equipment & Machinery- Dwellings	48,516
164 Furniture, Equipment & Machinery - Administration	165,509
165 Leasehold Improvements	-
166 Accumulated Depreciation	(5,099,214)
167 Construction in Progress	-
160 <b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>14,977,630</b>
171 Notes, Loans, Mortgages Receivable - Non Current	-
172 Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173 Grants Receivable - Non Current	-
174 Other Assets	-
176 Investments in Joint Ventures	-
180 <b>Total Non-Current Assets</b>	<b>-</b>
190 <b>Total Assets</b>	<b>17,370,713</b>

### **LIABILITIES AND EQUITY**

<b>Current Liabilities:</b>	
311 Bank Overdraft	-
312 Accounts Payable <= 90 Days	20,827
313 Accounts payable >90 Days Past Due	-
321 Accrued Wage/Payroll Taxes Payable	4,254
322 Accrued Compensated Absences - Current Portion	13,677
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	60,007
342 Deferred Revenue	1,117
343 Current Portion of Long-term Debt - Capital Projects	43,972
344 Current Portion of Long-term Debt - Operating Borrowings	-
348 Loan Liability - Current	-
345 Other Current Liabilities	-
346 Accrued Liabilities - Other	5,018
347 Interprogram Due To	9,390
<b>Total Current Liabilities</b>	<b>158,261</b>
<b>Non-current Liabilities:</b>	
351 Long-term Debt, Net of Current - Capital Projects	14,975,744
352 Long-term Debt, Net of Current - Operating Borrowings	-
354 Accrued Compensated Absences - Non Current	11,912
355 Loan Liability - Non Current	78,471
353 Noncurrent Liabilities - Other	-
<b>Total Noncurrent Liabilities</b>	<b>15,066,127</b>
<b>Total Liabilities</b>	<b>15,224,388</b>
<b>Equity:</b>	
501 Investment in General Fixed Assets	-
<b>Contributed Capital</b>	
502 Project Notes (HUD)	-
503 Long-term Debt - HUD Guaranteed	-
504 Net HUD PHA Contributions	-
505 Other HUD Contributions	-
507 Other Contributions	-
<b>Total Contributed Capital</b>	<b>-</b>
508.1 Invested in Capital Assets, Net of Related Debt	(43,671)
<b>Reserved Fund Balance:</b>	
509 Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510 Fund Balance Reserved for Capital Activities	-
<b>Total Reserved Fund Balance</b>	<b>-</b>
511.1 Restricted Net Assets	528,817
512 Undesignated Fund Balance/Retained Earnings	-
512.1 Unrestricted Net Assets	1,661,179
513 <b>Total Equity</b>	<b>2,146,325</b>
600 <b>Total Liabilities and Equity</b>	<b>17,370,713</b>

# **APHA CONSOLIDATED**

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
REVENUE			ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>OPERATING INCOME</b>												
CONS	3110	GROSS POTENTIAL RENT	44,200	38,295	5,905	115%	538,062	459,540	78,522	117%	459,540	(78,522)
		NET TENANT REVENUE	<u>44,200</u>	<u>38,295</u>	<u>5,905</u>	<u>115%</u>	<u>538,062</u>	<u>459,540</u>	<u>78,522</u>	<u>117%</u>	<u>459,540</u>	<u>(78,522)</u>
3401		TENANT REVENUE - OTHER	3,540	2,143	1,397	165%	34,431	25,710	8,721	134%	25,710	(8,721)
3404		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	9	-	9	-	-	(9)
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431		NET OPERATING REVENUE	<u>47,740</u>	<u>40,438</u>	<u>7,303</u>	<u>118%</u>	<u>572,502</u>	<u>485,250</u>	<u>87,252</u>	<u>118%</u>	<u>485,250</u>	<u>(87,252)</u>
706		HUD PHA OPERATING GRANT CFP	87,023	50,469	36,554	172%	690,618	605,629	84,989	114%	605,629	(84,989)
708		OTHER GOVERNMENT GRANTS	31,696	27,245	4,451	116%	329,483	326,940	2,543	101%	326,940	(2,543)
711		INVESTMENT INCOME - UNRESTRICTED	229	203	26	113%	2,519	2,440	79	103%	2,440	(79)
		MANAGEMENT FEE INCOME	5,298	4,281	1,017	124%	54,292	51,370	2,922	106%	51,370	(2,922)
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	5,349	1,182	4,168	453%	36,610	14,180	22,430	258%	14,180	(22,430)
720		INVESTMENT INCOME - RESTRICTED	33	9	24	371%	193	106	87	182%	106	(87)
700		<b>TOTAL REVENUES</b>	<u>177,368</u>	<u>123,826</u>	<u>53,542</u>	<u>143%</u>	<u>1,686,217</u>	<u>1,485,915</u>	<u>200,302</u>	<u>113%</u>	<u>1,485,915</u>	<u>(200,302)</u>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	15,391	16,314	(924)	94%	223,920	195,772	28,148	114%	195,772	(28,148)
912	4182	EBC - ADMIN	3,226	7,202	(3,976)	45%	91,603	86,423	5,180	106%	86,423	(5,180)
4171		AUDITING FEES	-	2,625	(2,625)	0%	25,460	31,500	(6,040)	81%	31,500	6,040
		MANAGEMENT FEES	5,298	4,473	825	118%	54,292	53,674	618	101%	53,674	(618)
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	1,173	-	1,173	-	11,192	-	11,192	-	-	(11,192)
		OFFICE EXPENSE	10,012	11,017	(1,004)	91%	96,415	132,200	(35,785)	73%	132,200	35,785
		LEGAL EXPENSE	(2,053)	2,727	(4,780)	-75%	7,009	32,720	(25,711)	21%	32,720	25,711
		TRAVEL	269	715	(446)	38%	4,858	8,580	(3,722)	57%	8,580	3,722
916	4190	OTHER	235	12,281	(12,046)	2%	6,393	46,990	(40,597)	14%	46,990	40,597
		<b>TOTAL ADMINISTRATIVE</b>	<u>33,551</u>	<u>57,353</u>	<u>(23,802)</u>	<u>58%</u>	<u>521,142</u>	<u>587,859</u>	<u>(66,717)</u>	<u>89%</u>	<u>587,859</u>	<u>66,717</u>
<b>TENANT SERVICES</b>												
921	4210	SALARIES	(271)	44	(315)	-613%	150	530	(380)	28%	530	380
923	4222	EBC - TNT SVCS	271	-	271	-	1,861	-	1,861	-	-	(1,861)
924	4230	OTHER	-	109	(109)	0%	-	1,310	(1,310)	0%	1,310	1,310
		<b>TOTAL TENANT SERVICES</b>	<u>-</u>	<u>153</u>	<u>(153)</u>	<u>0%</u>	<u>2,011</u>	<u>1,840</u>	<u>171</u>	<u>109%</u>	<u>1,840</u>	<u>(171)</u>
<b>UTILITIES</b>												
931	4310	WATER	2,703	1,194	1,508	226%	16,844	14,330	2,514	118%	14,330	(2,514)
932	4320	ELECTRICITY	9,130	3,058	6,073	299%	48,952	36,690	12,262	133%	36,690	(12,262)
933	4330	NATURAL GAS	154	98	56	157%	1,340	1,180	160	114%	1,180	(160)
938	4390	SEWER AND OTHER	3,638	1,549	2,089	235%	21,271	18,590	2,681	114%	18,590	(2,681)
		<b>TOTAL UTILITIES</b>	<u>15,625</u>	<u>5,899</u>	<u>9,726</u>	<u>265%</u>	<u>88,407</u>	<u>70,790</u>	<u>17,617</u>	<u>125%</u>	<u>70,790</u>	<u>(17,617)</u>

## 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
			ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	16,342	14,184	2,158	115%	147,432	170,203	(22,771)	87%	170,203	22,771
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,130	6,022	(3,893)	35%	69,644	72,268	(2,625)	96%	72,268	2,625
943	4420	MATERIALS	6,625	5,320	1,305	125%	67,443	63,840	3,603	106%	63,840	(3,603)
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	2,479	1,425	1,054	174%	19,536	17,100	2,436	114%	17,100	(2,436)
		COOLING / AIR CONDITIONING	465	458	7	101%	6,189	5,500	689	113%	5,500	(689)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	4,390	2,638	1,753	166%	27,175	31,650	(4,475)	86%	31,650	4,475
		UNIT TURNAROUNDS	3,031	2,418	613	125%	21,531	29,010	(7,479)	74%	29,010	7,479
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	165	458	(293)	36%	2,581	5,500	(2,919)	47%	5,500	2,919
		EXTERMINATION	772	813	(41)	95%	9,689	9,760	(71)	99%	9,760	71
		JANITORIAL	-	350	(350)	0%	-	4,200	(4,200)	0%	4,200	4,200
		ROUTINE MAINTENANCE	1,570	292	1,278	538%	61,781	3,500	58,281	1765%	3,500	(58,281)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	1,083	(1,083)	0%	-	13,000	(13,000)	0%	13,000	13,000
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>37,967</b>	<b>35,461</b>	<b>2,506</b>	<b>107%</b>	<b>433,000</b>	<b>425,531</b>	<b>7,469</b>	<b>102%</b>	<b>425,531</b>	<b>(7,469)</b>
<b>PROTECTIVE SERVICES</b>												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	3,815	-	3,815	-	-	(3,815)
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
<b>TOTAL PROTECTIVE SERVICES</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,815</b>	<b>-</b>	<b>3,815</b>	<b>-</b>	<b>-</b>	<b>(3,815)</b>
<b>INSURANCE</b>												
961	4510	PROPERTY	4,962	6,372	(1,410)	78%	60,056	76,462	(16,406)	79%	76,462	16,406
		GENERAL LIABILITY	2,173	375	1,798	579%	8,100	4,500	3,600	180%	4,500	(3,600)
		WORKER'S COMPENSATION	1,160	890	270	130%	10,589	10,682	(93)	99%	10,682	93
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	450	167	284	270%	5,035	2,000	3,035	252%	2,000	(3,035)
969		<b>TOTAL INSURANCE EXPENSES</b>	<b>8,745</b>	<b>7,804</b>	<b>941</b>	<b>112%</b>	<b>83,780</b>	<b>93,644</b>	<b>(9,864)</b>	<b>89%</b>	<b>93,644</b>	<b>9,864</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	6,400	2,996	3,404	214%	33,168	35,954	(2,786)	92%	35,954	2,786
		COMPENSATED ABSENCES	14,965	-	14,965	-	14,965	-	14,965	-	-	(14,965)
		PAYMENTS IN LIEU OF TAXES	-	3,399	(3,399)	0%	-	40,782	(40,782)	0%	40,782	40,782
		BAD DEBTS	2,025	1,227	798	165%	27,747	14,730	13,017	188%	14,730	(13,017)
		INTEREST EXPENSE	7,396	12,781	(5,385)	58%	96,801	153,370	(56,569)	63%	153,370	56,569
<b>TOTAL GENERAL EXPENSES</b>			<b>30,787</b>	<b>20,403</b>	<b>10,384</b>	<b>151%</b>	<b>172,682</b>	<b>244,836</b>	<b>(72,154)</b>	<b>71%</b>	<b>244,836</b>	<b>72,154</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>126,675</b>	<b>127,073</b>	<b>(398)</b>	<b>100%</b>	<b>1,304,836</b>	<b>1,424,500</b>	<b>(119,664)</b>	<b>92%</b>	<b>1,424,500</b>	<b>119,664</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>50,693</b>	<b>(3,247)</b>	<b>53,940</b>	<b>-1561%</b>	<b>381,381</b>	<b>61,415</b>	<b>319,966</b>	<b>621%</b>	<b>61,415</b>	<b>(319,966)</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>												
		OPERATING TRANSFERS IN	(43,980)	(18,972)	(25,009)	232%	(148,200)	(227,658)	79,458	65%	(227,658)	(79,458)
		OPERATING TRANSFERS OUT	43,980	11,502	32,478	382%	148,200	138,025	10,175	107%	138,025	(10,175)
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	3,665	(3,665)	0%	-	43,980	(43,980)	0%	43,980	43,980
		DEBT SERVICE PAYMENT - INTEREST	3,335	-	3,335	-	40,488	-	40,488	-	-	(40,488)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	3,804	(3,804)	0%	-	45,653	(45,653)	0%	45,653	45,653
971	4610	EXTRAORDINARY MAINTENANCE	-	417	(417)	0%	-	5,000	(5,000)	0%	5,000	5,000
		CAPITAL EXPENDITURES	537,396	18,870	518,526	2848%	537,396	226,440	310,956	237%	226,440	(310,956)
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>			<b>540,731</b>	<b>19,287</b>	<b>521,444</b>	<b>2804%</b>	<b>577,884</b>	<b>231,440</b>	<b>346,444</b>	<b>250%</b>	<b>231,440</b>	<b>(346,444)</b>
900		<b>TOTAL EXPENDITURES</b>	<b>667,406</b>	<b>146,360</b>	<b>521,046</b>	<b>456%</b>	<b>1,882,720</b>	<b>1,655,940</b>	<b>226,780</b>	<b>114%</b>	<b>1,655,940</b>	<b>(226,780)</b>
<b>NET CASH FLOW</b>			<b>(490,037)</b>	<b>(22,534)</b>	<b>(467,503)</b>	<b>2175%</b>	<b>(196,502)</b>	<b>(170,025)</b>	<b>(26,477)</b>	<b>116%</b>	<b>(170,025)</b>	<b>26,477</b>

## ***APHA CONSOLIDATED ACCOUNT DETAIL***

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>INCOME</b>												
<b>CONSOLIDATED</b>												
3401		CAPITAL FUND REVENUE - SOFT COSTS	43,980	50,469	(6,489)	87%	195,781	605,629	(409,848)	32%	605,629	409,848
3401.1		CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2		PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b>43,980</b>	<b>50,469</b>	<b>(6,489)</b>	<b>87%</b>	<b>195,781</b>	<b>605,629</b>	<b>(409,848)</b>	<b>32%</b>	<b>605,629</b>	<b>409,848</b>
<b>EXPENSES</b>												
<b>ADMINISTRATIVE OFFICE EXPENSES</b>												
4140		STAFF TRAINING	-	763	(763)	0%	667	9,150	(8,483)	7%	9,150	8,483
4170		ACCOUNTING	5,790	5,667	123	102%	53,010	68,000	(14,990)	78%	68,000	14,990
4190		SUNDRY	1,025	3,178	(2,153)	32%	17,479	38,140	(20,661)	46%	38,140	20,661
4190.2		TELEPHONE/COMMUNICATIONS	1,459	773	686	189%	12,212	9,270	2,942	132%	9,270	(2,942)
4190.3		POSTAGE	1,076	267	809	404%	5,319	3,200	2,119	166%	3,200	(2,119)
4190.5		OFFICE EQUIPMENT	-	-	-	-	-	-	-	-	-	-
4190.4		PORT OUT ADMINISTRATIVE EXPENSES	662	1,634	(972)	41%	12,967	19,610	(6,643)	66%	19,610	6,643
<b>TOTAL ADMINISTRATIVE</b>			<b>10,012</b>	<b>12,281</b>	<b>(2,268)</b>	<b>82%</b>	<b>101,654</b>	<b>147,370</b>	<b>(45,716)</b>	<b>69%</b>	<b>147,370</b>	<b>45,716</b>
<b>TOTAL GENERAL EXPENSES</b>												
4590		OTHER GENERAL EXPENSE	6,400	1,997	4,403	321%	33,168	23,960	9,208	138%	23,961	(9,207)
4590.5		ASSET MANAGEMENT FEE	-	1,000	(1,000)	0%	-	11,994	(11,994)	0%	11,994	11,994
4590.6		OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>			<b>6,400</b>	<b>2,996</b>	<b>3,404</b>	<b>214%</b>	<b>33,168</b>	<b>35,954</b>	<b>(2,786)</b>	<b>92%</b>	<b>35,955</b>	<b>2,787</b>

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

**FISCAL YEAR ENDING December 31, 2015**

**CONSOLIDATED**  
**Financial Statements**

**JANUARY 31, 2015**

## **AVON PARK HOUSING AUTHORITY**

### **PUBLIC HOUSING**

#### **INCOME**

#### **COMPREHENSIVE**

#### **EXPENSES**

2. Total operating expense is down by \$14,521 compared to the budgeted amount.
3. Administrative expenses are down by \$7,474.
4. Maintenance expenses are down by \$2,508.
5. Utility expenses are down by \$2,187.
6. Total insurance expense is up by \$161.
7. Total General expense is down by \$11,789.

**Public Housing's projected net income is scheduled YTD to be (\$92,466). Current net income is \$87,969.**

### **OTHER BUSINESS ACTIVITIES**

### **NORTH CENTRAL HEIGHTS I**

#### **INCOME**

1. Total income is up by \$4,954 compared to budgeted amounts. Total tenant revenue is up by \$2,550.

#### **EXPENSES**

2. Total operating expense is down by \$10,616 compared to the budgeted amount.
3. Administrative expenses are down by \$1,597.
4. Maintenance expenses are down by \$941.
5. Utility expense is down \$618.
6. Total insurance expense is down by \$63.
7. Total General expense is down by \$7,298.

**North Central Heights I projected net income is scheduled YTD to be 1,311. Current net income is \$14,402.**

## AVON PARK HOUSING AUTHORITY

### NORTH CENTRAL Height II

#### INCOME

1. Total income is up by \$2,731 compared to budgeted amounts. Total tenant revenue is up by \$1,786.

#### EXPENSES

2. Total operating expense is down by \$7,677, compared to the budgeted amount.
3. Administrative expenses are down by \$3,516.
4. Maintenance expenses are down by \$1,322.
5. Utility expense is down by \$203.
6. Total insurance expense is up by \$20.
7. Total General expense is down by \$2,556.

**North Central Heights II projected net income is scheduled YTD to be (\$1,060). Current net income is \$9,347.**

### RIDGEDALE

#### INCOME

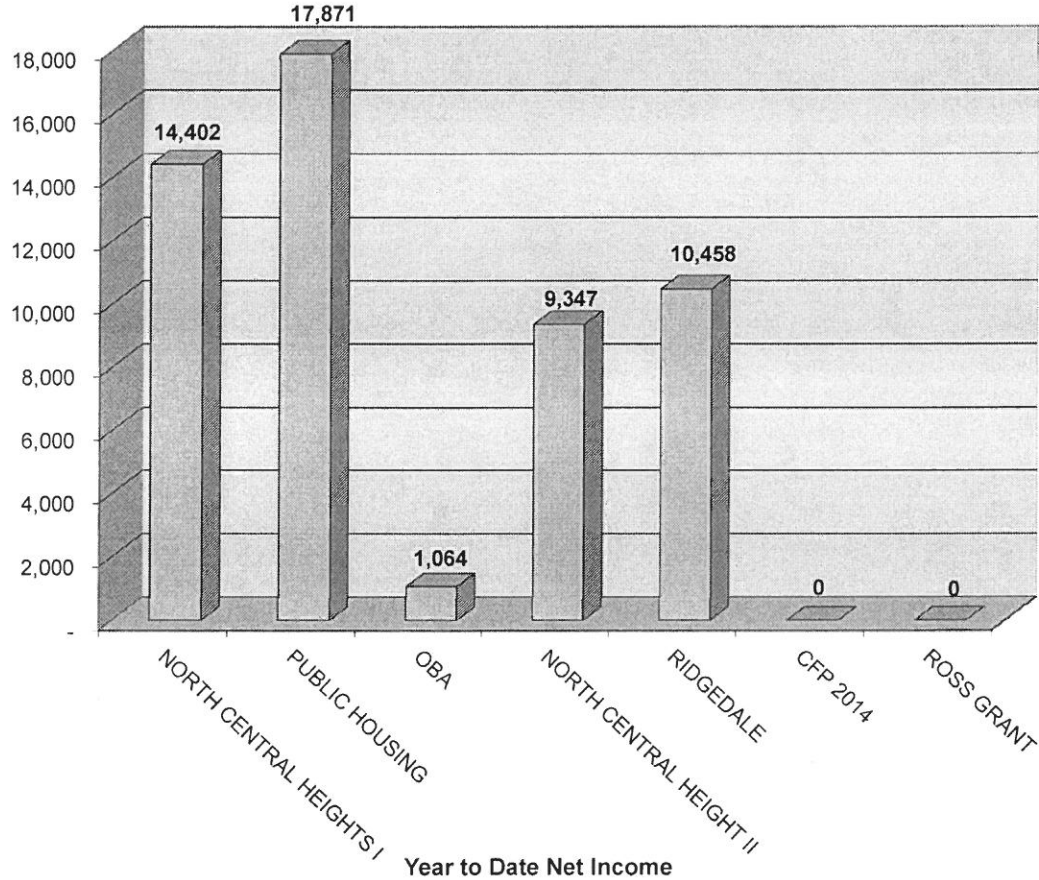
1. Total income is down by \$2,070 compared to budgeted amounts. Total tenant revenue is up by \$932. Grant subsidy is Down compared to budgeted amounts by \$2,875. Other revenue is down by (\$496).

#### EXPENSES

2. Total operating expense is down by (\$14,670) compared to the budgeted amount.
3. Administrative expense is down by \$2,758.
4. Maintenance expenses are down by \$3,459.
5. Utility expense is down \$2,288.
6. Total insurance expense is up by \$72.
7. Total General expense is down by \$6,232.

**Ridgedale's projected net income is scheduled YTD to be \$1,397. Current net income is \$10,458.**

# Avon Park Housing Authority





**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES**  
**AS OF JANUARY 31, 2015**

PREHENSIVE

**PUBLIC HOUSING**

1111.01 GENERAL FUND CHECKING	354,415
1111.02 PNC ACCOUNT	3,120
1111.06 UTILITY DEPOSIT ESCROW FUND	2,292
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	27,745
1117.00 PETTY CASH	100
1162.10 INVESTMENTS - CD HIGHLANDS BNK	42,921
1162.01 LAKESIDE PARK 1 ESCROW	5,629
1162.02 LAKESIDE PARK I RESERVES	10,137
1162.60 NEW INVESTMENT ACCOUNT	1,093,252

TOTAL 1,539,611

**OTHER BUSINESS ACTIVITY**

1111.3 APHDC--OBA	21,972
	<u>21,972</u>

**NORTH CENTRAL HEIGHTS I**

1111.01 GENERAL FUND CHECKING	59,582.31
1114.00 SECURITY DEPOSITS	14,200.00
1162.1 ESCROW-BONNEVILLE-TAXES	8,102.64
1162.11 ESCROW-BONNEVILLE-INSURANCE	77,596.06
1162.12 ESCROW-BONNEVILLE-REPL RS	34,505.45

TOTAL 193,986.46

**NORTH CENTRAL HEIGHT II**

1111.01 GENERAL FUND CHECKING	86,769.85
1114.00 SECURITY DEPOSITS	11,175.00
1162.1 ESCROW-BONNEVILLE-TAXES	6,545.36
1162.11 ESCROW-BONNEVILLE - INSURANCE	60,167.75
1162.12 ESCROW-BONNEVILLE-REPL RES	27,610.59

TOTAL 192,268.55

**RIDGEDALE**

1111.01 GENERAL FUND CHECKING	101,921.94
1114.00 SECURITY DEPOSITS	6,684.00
1162.05 ESCROW MIP	1,226
1162.06 ESCROW RESERVE REPLACEMENT	72,670
1162.07 ESCROW INSURANCE	9,045
1162.08 RESIDUAL RECEIPTS RESERVERS	229,422

TOTAL 420,969.69

**GRAND TOTAL CASH ACCOUNTS 2,368,807**

**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF UNRESTRICTED NET ASSETS**  
**AS OF JANUARY 31, 2015**

**NORTH CENTRAL HEIGHTS I**

UNRESTRICTED NET ASSETS	50,932
YEAR TO DATE EARNINGS	<u>14,402</u>
TOTAL	<u><b>65,335</b></u>

**NORTH CENTRAL HEIGHTS II**

UNRESTRICTED NET ASSETS	78,656
YEAR TO DATE EARNINGS	<u>9,347</u>
TOTAL	<u><b>88,003</b></u>

**PUBLIC HOUSING**

UNRESTRICTED NET ASSETS	1,402,247
YEAR TO DATE EARNINGS	<u>17,871</u>
TOTAL	<u><b>1,420,118</b></u>

**RIDGEDALE**

UNRESTRICTED NET ASSETS	322,841
YEAR TO DATE EARNINGS	<u>10,458</u>
TOTAL	<u><b>333,299</b></u>

**OTHER BUSINESS**

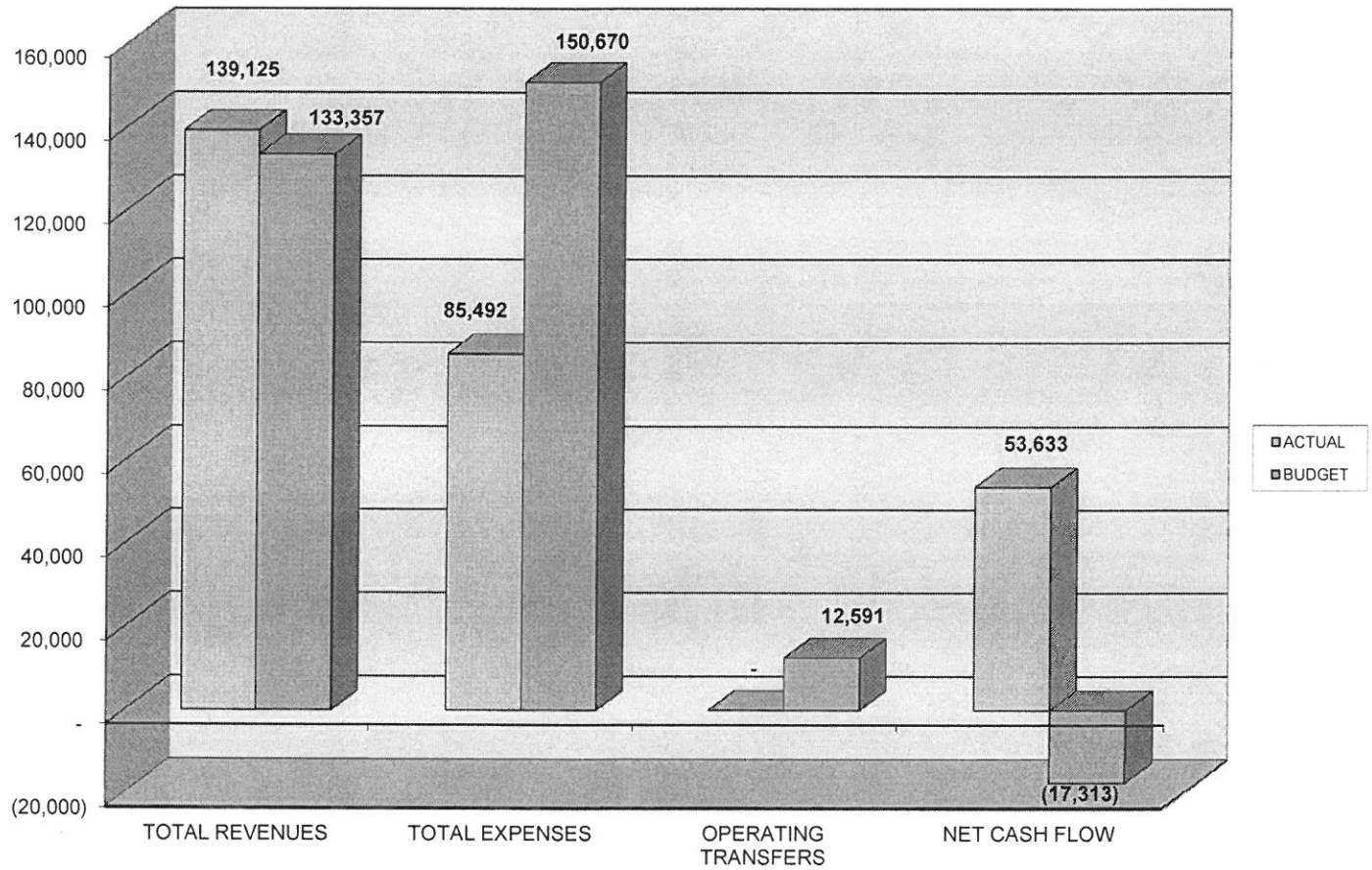
UNRESTRICTED NET ASSETS	22,361
YEAR TO DATE EARNINGS	<u>1,064</u>
TOTAL	<u><b>23,425</b></u>

**CAPITAL FUND 2014**

UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	<u>-</u>
TOTAL	<u><b>-</b></u>

TOTAL RESERVE BALANCES **1,930,179**

# APHA CONSOLIDATED



## ***APHA CONSOLIDATED- BALANCE SHEET***

### **ASSETS**

<b>Current Assets:</b>	
<b>Cash</b>	
111 Unrestricted	624,761
115 Cash - Restricted for Payment of Current Liabilities	-
COMPR Cash - Restricted Mod and Development	297,469
113 Cash - Other restricted	3,120
114 Cash - Tenant Security Deposits	62,096
100 <b>Total Cash</b>	<b>987,446</b>
<b>Receivables</b>	
121 Accounts Receivable - PHA Projects	-
122 Accounts Receivable - HUD Other Projects	-
124 Accounts Receivable - Other Government	8,831
125 Accounts Receivable - Miscellaneous	-
126 Accounts Receivable - Tenants Dwelling Rents	3,633
126.1 Allowance for Doubtful Accounts - Dwelling Rents	-
126.2 Allowance for Doubtful Accounts - Other	-
127 Notes and Mortgages Receivable - Current	-
128 Fraud Recovery	-
128.1 Allowance for Doubtful Accounts - Fraud	-
129 Accrued Interest Receivable	-
120 <b>Total Receivables - Net of Allowances for doubtful accts</b>	<b>12,464</b>
131 Investments - Unrestricted	1,136,173
135 Investments - Restricted for Payments of Current Liabilities	-
132 Investments - Restricted	245,188
142 Prepaid Expenses and Other Assets	27,772
143 Inventories	-
143.1 Allowance for Obsolete Inventory	-
144 Interprogram Due From	2,239
145 Assets Held for Sale	-
146 Amounts To Be Provided	-
<b>Total Other Current Assets</b>	<b>1,411,372</b>
150 <b>Total Current Assets</b>	<b>2,411,282</b>
<b>Non-current Assets:</b>	
<b>Fixed Assets</b>	
161 Land	1,460,402
168 Infrastructure	358,482
162 Buildings	18,043,934
163 Furniture, Equipment & Machinery- Dwellings	48,516
164 Furniture, Equipment & Machinery - Administration	165,509
165 Leasehold Improvements	-
166 Accumulated Depreciation	(5,099,214)
167 Construction in Progress	-
160 <b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<b>14,977,630</b>
171 Notes, Loans, Mortgages Receivable - Non Current	-
172 Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173 Grants Receivable - Non Current	-
174 Other Assets	-
176 Investments in Joint Ventures	-
<b>Total Non-Current Assets</b>	<b>-</b>
190 <b>Total Assets</b>	<b>17,388,911</b>

### **LIABILITIES AND EQUITY**

<b>Current Liabilities:</b>	
311 Bank Overdraft	-
312 Accounts Payable <= 90 Days	15,922
313 Accounts payable >90 Days Past Due	-
321 Accrued Wage/Payroll Taxes Payable	-
322 Accrued Compensated Absences - Current Portion	13,387
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	59,804
342 Deferred Revenue	-
343 Current Portion of Long-term Debt - Capital Projects	65,963
344 Current Portion of Long-term Debt - Operating Borrowings	-
348 Loan Liability - Current	-
345 Other Current Liabilities	-
346 Accrued Liabilities - Other	4,393
347 Interprogram Due To	3,998
310 <b>Total Current Liabilities</b>	<b>163,467</b>
<b>Non-current Liabilities:</b>	
351 Long-term Debt, Net of Current - Capital Projects	14,948,810
352 Long-term Debt, Net of Current - Operating Borrowings	-
354 Accrued Compensated Absences - Non Current	11,711
355 Loan Liability - Non Current	78,471
353 Noncurrent Liabilities - Other	-
350 <b>Total Noncurrent Liabilities</b>	<b>15,038,993</b>
<b>Total Liabilities</b>	<b>15,202,460</b>
<b>Equity:</b>	
501 Investment in General Fixed Assets	-
<b>Contributed Capital</b>	
502 Project Notes (HUD)	-
503 Long-term Debt - HUD Guaranteed	-
504 Net HUD PHA Contributions	-
505 Other HUD Contributions	-
508 Other Contributions	-
<b>Total Contributed Capital</b>	<b>-</b>
508.1 Invested in Capital Assets, Net of Related Debt	(146,539)
<b>Reserved Fund Balance:</b>	
509 Fund Balance Reserved for Encumbrances/	-
Designated Fund Balance	-
510 Fund Balance Reserved for Capital Activities	-
511 <b>Total Reserved Fund Balance</b>	<b>-</b>
511.1 Restricted Net Assets	313,235
512 Undesignated Fund Balance/Retained Earnings	-
512.1 Unrestricted Net Assets	2,019,754
513 <b>Total Equity</b>	<b>2,186,451</b>
600 <b>Total Liabilities and Equity</b>	<b>17,388,911</b>

## APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET		REMAINING
<b>REVENUE</b>												
<b>OPERATING INCOME</b>												
COMF	3110	GROSS POTENTIAL RENT	47,631	42,383	5,249	112%	47,631	42,383	5,249	112%	508,590	460,959
		NET TENANT REVENUE	<u>47,631</u>	<u>42,383</u>	<u>5,249</u>	<u>112%</u>	<u>47,631</u>	<u>42,383</u>	<u>5,249</u>	<u>112%</u>	<u>508,590</u>	<u>460,959</u>
	3401	TENANT REVENUE - OTHER	4,006	2,547	1,459	157%	4,006	2,547	1,459	157%	30,560	26,554
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	<u>51,637</u>	<u>44,929</u>	<u>6,708</u>	<u>115%</u>	<u>51,637</u>	<u>44,929</u>	<u>6,708</u>	<u>115%</u>	<u>539,150</u>	<u>487,513</u>
706		HUD PHA OPERATING GRANT CFP	40,550	49,593	(9,042)	82%	40,550	49,593	(9,042)	82%	595,110	554,560
708		OTHER GOVERNMENT GRANTS	24,542	33,119	(8,577)	74%	24,542	33,119	(8,577)	74%	397,424	372,882
711		INVESTMENT INCOME - UNRESTRICTED	9	205	(197)	4%	9	205	(197)	4%	2,465	2,456
		MANAGEMENT FEE INCOME	4,858	4,281	577	113%	4,858	4,281	577	113%	51,370	46,512
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	17,504	1,223	16,281	1431%	17,504	1,223	16,281	1431%	14,680	(2,824)
720		INVESTMENT INCOME - RESTRICTED	25	7	19	382%	25	7	19	382%	80	55
700		<b>TOTAL REVENUES</b>	<u>139,125</u>	<u>133,357</u>	<u>5,769</u>	<u>104%</u>	<u>139,125</u>	<u>133,357</u>	<u>5,769</u>	<u>104%</u>	<u>1,600,279</u>	<u>1,461,154</u>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	19,004	16,241	2,763	117%	19,004	16,241	2,763	117%	194,890	175,886
912	4182	EBC - ADMIN	12,598	7,398	5,200	170%	12,598	7,398	5,200	170%	88,773	76,175
	4171	AUDITING FEES	-	2,706	(2,706)	0%	-	2,706	(2,706)	0%	32,473	32,473
		MANAGEMENT FEES	4,858	4,473	385	109%	4,858	4,473	385	109%	53,674	48,816
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	54	-	54	-	54	-	54	-	-	(54)
		OFFICE EXPENSE	1,442	11,898	(10,455)	12%	1,442	11,898	(10,455)	12%	142,775	141,333
		LEGAL EXPENSE	-	2,471	(2,471)	0%	-	2,471	(2,471)	0%	29,650	29,650
		TRAVEL	270	660	(390)	41%	270	660	(390)	41%	7,920	7,650
916	4190	OTHER	125	13,162	(13,037)	1%	125	4,273	(4,148)	3%	15,770	15,645
		<b>TOTAL ADMINISTRATIVE</b>	<u>38,352</u>	<u>59,008</u>	<u>(20,657)</u>	<u>65%</u>	<u>38,352</u>	<u>50,120</u>	<u>(11,768)</u>	<u>77%</u>	<u>565,925</u>	<u>527,573</u>
<b>TENANT SERVICES</b>												
921	4210	SALARIES	-	3,403	(3,403)	0%	-	3,403	(3,403)	0%	40,840	40,840
923	4222	EBC - TNT SVCS	-	1,619	(1,619)	0%	-	1,619	(1,619)	0%	19,422	19,422
924	4230	OTHER	-	205	(205)	0%	-	205	(205)	0%	2,460	2,460
		<b>TOTAL TENANT SERVICES</b>	<u>-</u>	<u>5,227</u>	<u>(5,227)</u>	<u>0%</u>	<u>-</u>	<u>5,227</u>	<u>(5,227)</u>	<u>0%</u>	<u>62,722</u>	<u>62,722</u>
<b>UTILITIES</b>												
931	4310	WATER	85	1,388	(1,302)	6%	85	1,388	(1,302)	6%	16,650	16,565
932	4320	ELECTRICITY	1,494	3,908	(2,415)	38%	1,494	3,908	(2,415)	38%	46,900	45,406
933	4330	NATURAL GAS	49	117	(68)	42%	49	117	(68)	42%	1,400	1,351
938	4390	SEWER AND OTHER	169	1,680	(1,511)	10%	169	1,680	(1,511)	10%	20,160	19,991
		<b>TOTAL UTILITIES</b>	<u>1,797</u>	<u>7,093</u>	<u>(5,296)</u>	<u>25%</u>	<u>1,797</u>	<u>7,093</u>	<u>(5,296)</u>	<u>25%</u>	<u>85,110</u>	<u>83,313</u>

## APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH		MTD	TO DATE	TO DATE		YTD	ANNUAL	BALANCE
			ACTUAL	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	BUDGET	REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	15,051	12,126	2,925	124%	15,051	12,126	2,925	124%	145,510	130,459
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	7,113	8,358	(1,245)	85%	7,113	8,358	(1,245)	85%	100,293	93,180
943	4420	MATERIALS	426	5,709	(5,283)	7%	426	5,709	(5,283)	7%	68,510	68,084
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	101	1,348	(1,247)	7%	101	1,348	(1,247)	7%	16,170	16,069
		COOLING / AIR CONDITIONING	-	388	(388)	0%	-	388	(388)	0%	4,650	4,650
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,175	2,028	148	107%	2,175	2,028	148	107%	24,330	22,155
		UNIT TURNAROUNDS	700	2,599	(1,899)	27%	700	2,599	(1,899)	27%	31,190	30,490
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	313	(313)	0%	-	313	(313)	0%	3,750	3,750
		EXTERMINATION	772	802	(30)	96%	772	802	(30)	96%	9,620	8,848
		JANITORIAL	-	626	(626)	0%	-	626	(626)	0%	7,510	7,510
		ROUTINE MAINTENANCE	452	358	94	126%	452	358	94	126%	4,300	3,848
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	367	(367)	0%	-	367	(367)	0%	4,400	4,400
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>26,790</b>	<b>35,019</b>	<b>(8,230)</b>	<b>77%</b>	<b>26,790</b>	<b>35,019</b>	<b>(8,230)</b>	<b>77%</b>	<b>420,233</b>	<b>393,443</b>
<b>PROTECTIVE SERVICES</b>												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
<b>TOTAL PROTECTIVE SERVICES</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>INSURANCE</b>												
961	4510	PROPERTY	4,962	4,962	(0)	100%	4,962	4,962	(0)	100%	59,543	54,581
		GENERAL LIABILITY	764	497	267	154%	764	497	267	154%	5,965	5,201
		WORKER'S COMPENSATION	1,160	1,037	123	112%	1,160	1,037	123	112%	12,443	11,283
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	450	596	(146)	76%	450	596	(146)	76%	7,154	6,704
969		<b>TOTAL INSURANCE EXPENSES</b>	<b>7,336</b>	<b>7,092</b>	<b>244</b>	<b>103%</b>	<b>7,336</b>	<b>7,092</b>	<b>244</b>	<b>103%</b>	<b>85,105</b>	<b>77,769</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	-	4,208	(4,208)	0%	-	4,208	(4,208)	0%	26,500	26,500
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	3,658	(3,658)	0%	-	3,658	(3,658)	0%	43,899	43,899
		BAD DEBTS	1,059	2,288	(1,229)	46%	1,059	2,288	(1,229)	46%	27,450	26,391
		INTEREST EXPENSE	3,511	13,013	(9,501)	27%	3,511	13,013	(9,501)	27%	156,150	152,639
<b>TOTAL GENERAL EXPENSES</b>			<b>4,570</b>	<b>23,166</b>	<b>(18,596)</b>	<b>20%</b>	<b>4,570</b>	<b>23,166</b>	<b>(18,596)</b>	<b>20%</b>	<b>253,999</b>	<b>249,429</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>78,844</b>	<b>136,605</b>	<b>(57,761)</b>	<b>58%</b>	<b>78,844</b>	<b>127,717</b>	<b>(48,872)</b>	<b>62%</b>	<b>1,473,094</b>	<b>1,394,250</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>60,281</b>	<b>(3,249)</b>	<b>63,530</b>	<b>-1856%</b>	<b>60,281</b>	<b>5,640</b>	<b>54,641</b>	<b>1068%</b>	<b>127,185</b>	<b>66,904</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>												
		OPERATING TRANSFERS IN	-	(12,591)	12,591	0%	-	(12,591)	12,591	0%	(151,094)	(151,094)
		OPERATING TRANSFERS OUT	-	12,591	(12,591)	0%	-	12,591	(12,591)	0%	151,094	151,094
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	6,648	-	6,648	-	6,648	-	6,648	-	-	(6,648)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	4,083	(4,083)	0%	-	4,083	(4,083)	0%	49,000	49,000
		CAPITAL EXPENDITURES	-	18,870	(18,870)	0%	-	18,870	(18,870)	0%	226,440	226,440
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>			<b>6,648</b>	<b>22,953</b>	<b>(16,306)</b>	<b>29%</b>	<b>6,648</b>	<b>22,953</b>	<b>(16,306)</b>	<b>29%</b>	<b>275,440</b>	<b>268,792</b>
900		<b>TOTAL EXPENDITURES</b>	<b>85,492</b>	<b>159,559</b>	<b>(74,066)</b>	<b>54%</b>	<b>85,492</b>	<b>150,670</b>	<b>(65,178)</b>	<b>57%</b>	<b>1,748,534</b>	<b>1,663,042</b>
<b>NET CASH FLOW</b>			<b>53,634</b>	<b>(26,202)</b>	<b>79,836</b>	<b>-205%</b>	<b>53,633</b>	<b>(17,313)</b>	<b>70,947</b>	<b>-310%</b>	<b>(148,255)</b>	<b>(201,888)</b>

## ***APHA CONSOLIDATED ACCOUNT DETAIL***

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>INCOME</b>												
<b>COMPREHENSIVE</b>												
	3401	CAPITAL FUND REVENUE - SOFT COSTS	-	49,593	(49,593)	0%	-	49,593	(49,593)	0%	595,110	595,110
	3401.1	CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
	3410	SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-	-
	3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
	3410.2	PORT IN ADMINISTRATIVE FEES EARNE	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			-	<b>49,593</b>	<b>(49,593)</b>	<b>0%</b>	-	<b>49,593</b>	<b>(49,593)</b>	<b>0%</b>	<b>595,110</b>	<b>595,110</b>
<b>EXPENSES</b>												
<b>ADMINISTRATIVE OFFICE EXPENSES</b>												
	4140	STAFF TRAINING	-	679	(679)	0%	-	679	(679)	0%	8,150	8,150
	4170	ACCOUNTING	-	5,955	(5,955)	0%	-	5,955	(5,955)	0%	71,460	71,460
	4190	SUNDRY	816	2,829	(2,014)	29%	886	2,829	(1,944)	31%	33,950	33,064
	4190.2	TELEPHONE/COMMUNICATIONS	525	788	(262)	67%	599	788	(189)	76%	9,450	8,851
	4190.3	POSTAGE	21	322	(301)	7%	21	322	(301)	7%	3,865	3,844
	4190.5	OFFICE EQUIPMENT	-	238	(238)	0%	-	238	(238)	0%	2,860	2,860
	4190.4	PORT OUT ADMINISTRATIVE EXPENSES	-	2,351	(2,351)	0%	-	2,351	(2,351)	0%	28,210	28,210
<b>TOTAL ADMINISTRATIVE</b>			<b>1,362</b>	<b>13,162</b>	<b>(11,800)</b>	<b>10%</b>	<b>1,505</b>	<b>13,162</b>	<b>(11,657)</b>	<b>11%</b>	<b>157,945</b>	<b>156,440</b>
<b>TOTAL GENERAL EXPENSES</b>												
	4590	OTHER GENENERAL EXPENSE	-	3,208	(3,208)	0%	-	3,208	(3,208)	0%	38,501	38,501
	4590.5	ASSET MANAGEMENT FEE	-	1,000	(1,000)	0%	-	1,000	(1,000)	0%	11,994	11,994
	4590.6	OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>			-	<b>4,208</b>	<b>(4,208)</b>	<b>0%</b>	-	<b>4,208</b>	<b>(4,208)</b>	<b>0%</b>	<b>50,495</b>	<b>50,495</b>

## COMMITMENT FOR HOUSING ASSISTANT PAYMENT (CHAP) MILESTONES FOR RENTAL ASSISTANCE DEMONSTRATION (RAD) CONVERSION

### CHAP ISSUANCE + 30 CALENDAR DAYS

Commitment Letter from Lender

Statement of Development Team Capacity

### CHAP ISSUANCE + 60 CALENDAR DAYS

File Significant Amendments to the Annual 5-Year Plan

Select PBRA or PBV

### CHAP ISSUANCE + 90 CALENDAR DAYS

Certification due diligence has been performed for and received by all financing sources

### CHAP ISSUANCE + 150 CALENDAR DAYS

Certification applied for firm commitment for all financing (1 step or 2 steps) *-Not FHA product  
multiple w/in one building*

Applied for Firm Commitment for FHA Financing

### \* CHAP ISSUANCE + 180 CALENDAR DAYS

Submit Financing Plan to HUD (see notice for requirements)

### RECEIPT OF FINANCING PLAN + 60 CALENDAR DAYS

HUD Review of Financing Plan

Issuance of RAD Conversion Commitment (RCC)

### ISSUANCE OF RCC + 30 CALENDAR DAYS

Formal Acceptance of RCC

### CHAP ISSUANCE + 320 CALENDAR DAYS (NO LESS THAN 40 DAYS BEFORE CLOSING)

Evidence of Firm Commitment for Financing

### RCC ISSUANCE + 90 CALENDAR DAYS

MUST REACH CLOSING (section 1.13 RAD Regulations) p-80

### CHAP ISSUANCE + 360 CALENDAR DAYS

MUST REACH CLOSING (section 1.13 RAD Regulations) p-80

Begin Construction Relocation, Complete Construction and Project Lease-up (12-18 months from closing)



## Pinellas County Housing Authority

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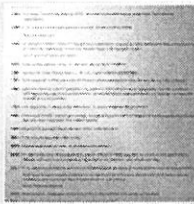
How can we help?

## PCHA 50th Anniversary

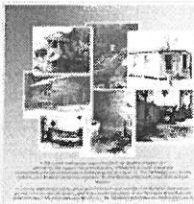
This year marks PCHA's 50th anniversary. Since 1965, PCHA has continued to be a proven leader and innovator in affordable housing. To commemorate the occasion, we present photos and articles from the PCHA archives to show the historical importance of housing in Pinellas. They can all be viewed here.



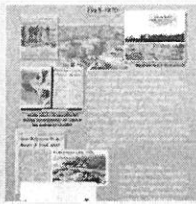
50 Years of PCAH



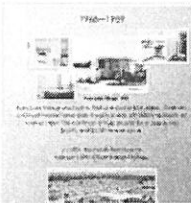
Timeline 1965-2015



Substandard Housing in Pinellas



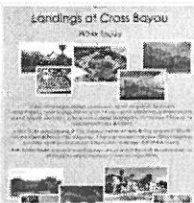
Heatherwood and Ridgeview



Palm Lake Village 1968-1989



Palm Lake Village 1989-Today



Pinellas Heights and Landings at Cross Bayou



PCHA Then and Now

### Contact PCHA

Your Name

Your E-mail Address

Subject

Select Department

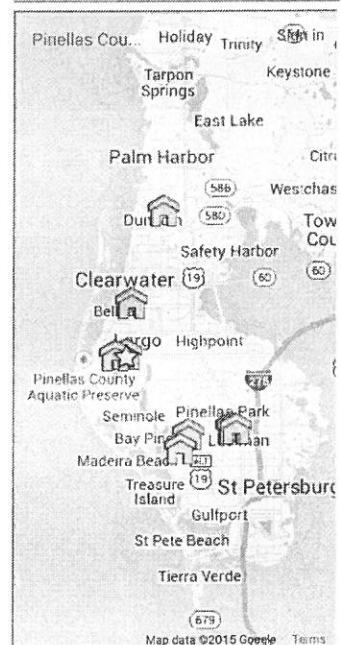
Your message:

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## Housing Authority observes 50th year

July 22, 2013  
By LEVI PASCHER, The Leader Herald

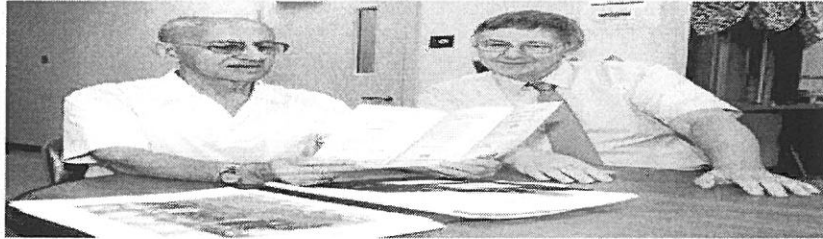
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GLOVERSVILLE - The Gloversville Housing Authority is celebrating 50 years of service to the residents of the city, and officials say the services and housing the authority provides couldn't have been accomplished without the support and dedication of present and past board members.

"We are people helping people," Housing Authority Chairman Tony Ferraro said. "That's all we care about and that's all we do: help people. I've always considered this a community within a community."

A few local citizens in the 1960s labored to create the authority, which provides affordable housing to families in need.

### Article Photos



"[The families] built this city, and to be able to provide them affordable housing is why we are here," Ferraro said. "Many of their pensions are only a few hundred dollars, so without this, where else would they be?"

The Gloversville Housing Authority today provides housing units for 293 families and nearly 500 people, officials said.

The authority's seven-member Board of Commissioners manages Forest Hill Towers, built in 1968, containing 108 living units; DuBois Apartments, erected in 1972, containing 85 units; and Kingsboro Towers, built in 1976, containing 100 units.

On March 18, 1963, the state Legislature approved a municipal housing authority that would be known as the Gloversville Housing Authority.

Ferraro, who has been a part of the GHA for 30 years, said the authority is independent of Gloversville and Fulton County governments, but is responsible to the U.S. Department of Housing and Urban Development.

HUD provides federal aid to housing agencies that manage housing for low-income residents at rents they can afford. The rents are based on the income of renters according to HUD guidelines.

Ferraro said the GHA has been successful because it is managed by people who live and work in the community.

The GHA is one of many low-income housing authorities created during the 1960s. They were linked to the effort known as "urban renewal" or "urban redevelopment" when communities engaged in large-scale demolition of older properties to revitalize downtowns, said GHA Executive Director Dan Towne.

Towne said the changes created a need for affordable housing.

He said many low-income families and senior citizens were displaced during the revitalization efforts, leading to the construction of new, safer low-income housing.

In March 1964, then-Gloversville Mayor Richard Hood appointed the first five GHA commissioners for terms ranging from two to five years.

Thomas Eastwood was appointed the first chairman. The other members were attorney DuBois Hawks, LeRoy Murphy, Robert Miller and the Rev. Joseph D'Agostino of our Lady of Mount Carmel Church.

Later, after Forest Hill Towers was built and occupied, two additional commissioners who were building residents were added to what is now a seven-member board.

Today, five members are appointed by the mayor to five-year terms. The two resident members are elected by people living in the housing units to two-year terms.

"It's important for those actually using our facilities to have a say, and that is why our resident commissioners are so important to what we do here," Towne said.

Retired attorney DuBois Hawks had both the time and legal experience to work extensively with the Gloversville Urban Renewal Agency to determine the city's housing needs. He later became the GHA chairman.

The DuBois Garden Apartments was named after Hawks for his dedication to the authority and efforts to provide affordable housing to residents of the city.

In June 1965, the Common Council approved the GHA's choice for the location of the first high-rise in the area, at Forest and Carpenter streets.

In February 1968, the GHA commissioners approved final construction plans for the project, which became known as Forest Hill Towers.

The DuBois Garden Apartments were built in 1972, and the Kingsboro Towers was built in 1976.

The federal government isn't providing as much money to the Housing Authority as it once did.

Towne said for many years, the authority would receive more than \$1 million annually for general improvements, but today, the authority usually receives about \$300,000.

He said the Housing Authority depends on the federal funding and the income from rent to make improvements such as making the buildings more energy-efficient with better windows, appliances and insulation.

Towne said he believes the housing available in any of the authority's three properties is better than some of the housing available to families living in privately owned properties in the city.

Towne said because maintenance people are on-site and available, problems are addressed quickly at the authority's buildings.

He said the DuBois facility has a self-sufficiency program where residents work to develop job skills, obtain referrals and work on budget counseling.

Housing Authority's future

Towne said in the next 50 years, he doesn't think the GHA will expand to provide more units or new structures, but the authority is always trying to find ways to expand the services it can provide its residents.

"The Housing Authority is more than bricks and mortar," Towne said. "We provide a lot of services to the residents here besides only housing."

He said the Housing Authority hosts the Boys and Girls Club, works with the Office of the Aging, provides polling stations during elections and is a Red Cross emergency shelter site.

He said in the future, the Housing Authority may look into providing more assistance for the elderly living in the Forest Hill and Kingsboro Towers who find it difficult to live on their own.

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## Housing Authority Kicks Off 75th Anniversary Celebration

--- Issued March 15, 2013

The Housing Authority of the City of Erie launched its year-long celebration of its 75 years of service to the Erie community on Wednesday, March 13, at the dedication of the Authority's new Dental Office and Resident Services Complex, 2120 East 10th Street.



Among those present for the ribbon cutting ceremony for the new dental office were, from left Daniel S. Snow, M.D., Chief Executive Officer, Community Health Net; Erie Mayor Joseph Sinnott; Erie County Executive Barry Grossman; and Housing Authority Chair Agnes Priscaro.

"We are eager to celebrate our years of service," said John E. Horan, executive director of the Authority. "Seventy-five years is a long time. It is worth celebrating!"

Erie City Council established the Housing Authority of the City of Erie on March 11, 1938. "We are one of the oldest housing authorities in Pennsylvania and in the United States," Horan said.

"Ours is a rich and interesting history of providing affordable housing for more than 75,000 citizens of Erie, from World War II into the 21st century. Many individuals who lived in public housing have gone on to make significant contributions to Erie, the Commonwealth of Pennsylvania, and to the United States of America.

"We are proud of our role in the Erie community."

The new dental office dedication was the first of several Housing Authority celebratory events and activities scheduled between now and mid-October.

The dental office is a joint venture between the Housing Authority and Community Health Net. The facility was renovated by the Housing Authority and the dental equipment and professional staffing is provided by Community Health Net, a non-profit medical services agency that provides a full range of medical services to low-income patients. The new dental office provides one full-time dentist, one full-time hygienist and two dental assistants.

The dental office is located in the Housing Authority's largest family development. There are about 1,000 residents at the John E. Horan Garden Apartments, including about 400 children under the age of seven.

"The piece of health care for low-income families that gets the least attention is dental care, and that leads to a lot of other health issues," Horan said.

Other events and activities scheduled for this 75th anniversary year include:

- May 25, 2013 - Perry 200 Grand Patriotic Parade. Young HACE residents will help build a float and participate in the parade
- June 7, 2013 - Meet Your Neighbor Day at the John E. Horan Garden Apartments
- June 14, 2013 - Senior Summer Celebration sponsored by HomePLUS
- July 12, 2013 - Public Housing Family Picnic at Waldameer Park
- August 6, 2013 - National Night Out at Harbor Homes and Erie Heights
- August 9, 2013 - Senior Picnic at Waldameer Park
- October 11, 2013 - Gala Celebration of 75th Anniversary to be held at the Bayfront convention Center
- Art and Poetry Contest open to all public housing and Section 8 residents
- Talent Expo featuring public housing residents
- Friendship Apartments 40th Anniversary Celebration
- Curry/Schell Apartments 25th Anniversary Celebration
- History of the Housing Authority 1938 - 2013

The Housing Authority will reinforce the theme "It's About People" throughout the year, starting with recognition of Erie community leaders selected to lead the Authority in 1938: Melvin A. Zurn, President of A.J. Zurn Manufacturing Company; William H. Kneib, Secretary, Marquette Building and Loan Association; H. Eugene Kelly, Secretary to the City of Erie's Director of Streets and Public Works; Michael J. Campbell, Former Superintendent South Erie Post Office; and Neil A. McLaughlin, President Erie Central Labor Union.

Joseph Anton Schmid was appointed the first Executive Director and Secretary on May 15, 1940. He served until December 1976. Attorney Thomas W. Barber was appointed legal counsel to the Housing Authority in 1940.

Other notable board members through the years, include: former mayor Clairence K. Pulling; Dr. Daniel S. Snow; the Reverend John Vedder Edwards; Attorney J. Leonard Ostrow; State Representative Italo Cappabianca; Common Pleas Court Judge John A. Bozza; and City Councilman Melvin Witherspoon.

The Housing Authority is also extremely proud of the many distinguished former residents who have gone on to make their mark in Erie, the State and the nation. These include: former Pennsylvania Governor and Homeland Security Secretary Tom Ridge; attorneys Larry Meredith and James G. Hanes; businessmen John Tullio and Tibor R. Solymosi; former School Superintendent Raymond Dombrowski; Architect Robert Crowner; former Police Chief Chuck Bowers; school administrators Fred Garnon, Jr. and Gregory Myers; County Councilwoman Carol Loll; and fitness guru Billy Blanks.

The Housing Authority provides housing assistance throughout the City of Erie to 3,045 families, senior citizens and persons with disabilities.