

Housing Authority of Avon Park
Board of Commissioners Regular Meeting
North Central Heights Community Building
709 Juneberry Street, Avon Park, Fl.
Tuesday, July 21, 2015, 7:00 PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations: None
- C. Consent Agenda
 - 1. Regular Meeting Minutes, June 16, 2015
 - 2. Occupancy Report; June 2015
 - 3. Lakeside Park I Transitional Housing FSS Program Report; June 2015
 - 4. TAR & Maintenance Reports; June 2015
 - 5. Fee Accounting Report; June 2015 Account Cash
Analysis Schedules APHA & Project Budgeted Income Statement Reports
 - 6. Communications- None.
- D. Secretary Reports & Old Business
 - 7. Project Status Reports;
 - a. 2014 Audit Report Briefing; Malcolm Johnson, CPA
 - b. APHA Rental Assistance Demonstration (RAD) Application status report
 - c. Cornell Colony; project development status report
 - d. APHA 50th Year Celebration Event Planning Committee report
- E. New Business;
 - 8. Resolution No. 15-02; Preliminary approval of publication & circulation of Significant Amendment to APHA 2015 Annual/5 Year Plan Update; RAD Conversion.
 - 9. UK Housing Mgt. Degree Student Internship; Tayna Graham & Ashleigh Mulgrave.
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: Sept. 15, 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.

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

June 16, 2015, 7:00 P.M.

A. Opening/Roll Call: Vice Chair Wade called the Board Meeting to order and Chair Wades offered asked for a moment of silent prayer. Following the Prayer, the Secretary called the member attendance roll: Commissioners Present: Commissioners Lester Roberts, Greg Wade, Dora Smith, Theresa Whiteside and Michael Eldred. Commissioner Absent; Cameron Barnard. Also attending; APHA staff Executive Director (ED) Larry Shoeman, Director of Housing Bea Gillians. Also attending was Garrett Anderson, City Council Liaison. Quorum was declared by the Secretary and Chairperson Wade called the meeting to Order at 7:00 pm.

B. Public Comments/Presentations: None

C. Consent Agenda: Next Commissioner Roberts made a motion to approve the Consent Agenda as circulated, seconded by Commissioner Smith; motion carried unanimously.

D. Secretary Report & Old Business:

Projects Report; The ED provided the Board with a summary narrative & general performance status of each of the respective projects.

Rental Assistance Demonstration Application: The ED informed the Board that the applications for both Delaney Heights & Lakeside Park has now received its invitation to participate (CHAP) and that the APHA will be moving forward with required planning documents to meet certain Program milestones. The ED advised the Board that it will continue to utilize the services of engage the current Technical Services Housing consultant (Boulevard Group) through the use of a RAD Task Order to perform assist the APHA in transitioning to RAD.

Cornell Colony; project development status report; The ED advised the Board that APHDC-Cornell Colony LLC had now received a Final Commitment from FHFC and will now move forward towards performing all the due diligence required to close the transaction, including execution of the outstanding Operating Agreements and Development Agreements that will be brought to the Board at the next Regular Meeting for approval/authorization.

APHA Fifty Year Anniversary Celebration- The ED briefed the Board on the recently held Celebration Committee held and planning activities undertaken to conduct the Celebration scheduled for Saturday evening, October 11, 2015 to be held at the NCH Community Center.

E. New Business:

Better Business Challenge: The ED informed the Board that the Authority has been approved to participate in the BBC Program that will allow for certain energy savings improvements to be installed in the Ridgedale Apartment complex. The ED stated that it should take approximately 12 months to put the Program into effect before the improvements will be installed.

FAHRO Annual Conference: The ED requested interest in Board Members to attend this year's FAHRO Annual Conference in Orlando, August 12-14, 2015. Board Members Cameron Barnard and Dora Smith agreed to attend on behalf of the APHA, along with the ED.

F. Unfinished Business, Concerns of Commissioners- None

H. Next Regular meeting date; Next Regular Board Meeting to take place July 21, 2015.

Being no further business to come before the Board, Vice Chair Wade adjourned the meeting at 7:35 pm.

Accepted _____

Attest _____
SEAL

**Avon Park Housing Authority Board of Commissioners Meeting
Summary of Agenda Items
July 21, 2015**

Public Comments/Presentations: None

Consent Agenda:

Minutes: Regular Meeting Minutes of June 16, 2015 will be considered for acceptance.

Occupancy Report/Vacancy Reports; June 2015: Lakeside Park Transitional Housing/Homeless P.H. Units; 0 move-ins, 1 move-out & 3 vacancies during the reporting period. Lakeside Park II; 1 move-in, 2 move-outs, 3 Vacancy during the period; Ridgedale; 0 move-ins, 2 move-outs, 2 vacancies during the period; Delaney Heights 1 move-outs, 0 move-in, 1 vacancy. NCH I had 3 move-out and 2 move-ins and 2 vacancies; NCH II had 2 move-outs and 3 Move-ins and 2 vacancies. Vacant unit turnaround days in Management on units appear somewhat average this month. Vacates up due to school being out & typical summer moves for families. Current Wait list summary; D.H. 58; Lakeside Park II 405; Lakeside Park I (E & T Housing Program) 133; Ridgedale 293, NCH; 376 Combined Wait List Totals; 1,265, increase of 584 from last report; Change is due primarily the increased on-line applications for Public Housing & Ridgedale. Wait List for Public Housing to be closed due to total combined application volume (596) and RAD conversion.

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

TAR Report, June 2015: Tenants Accounts Receivable totals for PH in were \$2,038.46, with the majority amounts of TARs related to Security and Utility Loan Deposits and two unreported income. Ridgedale total for receivables were \$2,513.99 primarily for 4 unreported incomes 2 water bills and 2 delinquent rents. North Central Heights I TAR was \$35 NSF fee & North Central Heights II TAR; \$7 for garbage fee.

Maintenance Report, June 2015- Over the reporting periods; Maintenance performed 10 PH Annual and Preventive Maint. Inspections. Ridgedale 6 Preventative & Annual Inspections. NCH I & II had 11 Preventative & Annual Insp., Lakeside Park I had 3 Preventative/Annual Inspections. Preventative maintenance continues to be performed through spring months concentrating on major cutback of trees from building rooflines, playground and Community Building improvements, 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 for June 2015: Report on the Budgeted Income Statement and Agency's May Bank Account Cash Analysis circulated in Board Packet. Fee Accountant Consolidated Financial Statement on operations for June 2015 provided by Fee Accountant.

Communications; None

Old Business Secretary/Executive Directors Report:

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 particulars regarding the projects progress in completing project finance closing.

1965-2015 APHA 50th Year Golden Anniversary Celebration; Celebration Planning Committee Chair Barnard will provide a briefing of their Committee's planning status.

New Business:

Resolution No. 15-02; The Board will consider approving preliminary adoption of a Significant Amendment to the APHA's 2015 Annual & 5 Year Plan to implement changes required to facilitate converting its Public Housing stock to Project Based Rental Assistance through participation in the U. S. Department of Housing & Urban Development's Rental Assistance Demonstration (RAD) Program.

United Kingdom Housing Management Degree Internship; The ED will provide a briefing on the opportunity of the APHA hosting two international students interning from the UK this winter/spring for a 6 month period to learn about housing management in the U.S.

OCCUPANCY/VACANCY REPORT

June 2015

Public Housing

<u>Delaney Heights</u>							
<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>
45(534)	1	6/2					Moved to Michigan

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>
331(309)	3	5/11/15	6/2	5	18	23	Utilities disch/housekeeping
207(232)	1	6/1					Tax fraud
222(213)	3	6/4					Tax fraud

TOTAL PUBLIC HOUSING VACANT - 3

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>
416(1312)	3	5/28					Unreported Income
415(1314)	5	5/31					Moved to NCH
413(31)	5	6/2					Abandoned unit

TOTAL TRANSITIONAL/HOMELESS VACANT - 3

OCCUPANCY/VACANCY REPORT
June 2015

<u>Ridgedale</u>			<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>			
04(738)	2	6/2				Abandoned unit
31(713)	2	6/30				Abandoned unit

TOTAL RIDGEDALE VACANT—2

<u>North Central Heights I - (40 units total)</u>			<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
<u>Unit#</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>			
620	2	5/29	6/12	5	15	Purchased home
645	3	6/17	6/22	1	6	Non pmt rent
617	2	6/22				Transferred to 645
636	2	6/29				Maintenance issues

TOTAL NCH I VACANT—2

<u>North Central Heights II - (32 units total)</u>			<u># days in Mgmt</u>	<u>#days in Maint</u>	<u>#vacancy days</u>	<u>Reason for Vacancy</u>
<u>Unit #</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>			
660	4	5/1				Health issues
662	4	5/11	6/1	5	22	Non renewal/non pmt rent
404	3	5/26	6/15	6	21	Abandoned
718	3	6/15				Less income
740	4	6/11	6/26	13	16	Transferred to 620

TOTAL NCH II VACANT—2

OCCUPANCY/VACANCY REPORT
June 2015

Intent to Vacate

303 Raisin Ct, NCH II, 3 bdrm, moving 6/30

Evictions-

Abandoned Units

WAITING LIST FOR LAKESIDE PARK

1-BRM	117
2-BRM	155
3-BRM	98
4-BRM	25
5-BRM	10
TOTAL	<u>405</u>

WAITING LIST FOR RIDGEDALE

1-BRM	73
2-BRM	108
3-BRM	80
4-BRM	32
TOTAL	<u>293</u>

HOMELESS

1-BRM	7
2-BRM	71
3-BRM	37
4-BRM	13
5-BRM	5
TOTAL	<u>133</u>

WAITING LIST FOR DELANEY HEIGHTS

1-BRM	58
TOTAL	<u>58</u>

WAITING LIST FOR NORTH CENTRAL HEIGHTS

2-BRM	206
3-BRM	118
4-BRM	52
TOTAL	<u>376</u>



AVON PARK TRANSITIONAL HOUSING

June/July 2015

Monthly Board Report

Case Management Updates

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

FSS Enrollment- 20 Participating Households

- Lakeside Park – 7 Clients
- Emergency Transitional Housing- 13 Clients – Enrolled in FSS

Property Updates:

LPI – 3 Vacant unit's

Training Sessions for June/July 2015

- June 8th 2015: Hardee Interagency meeting, Presentation overview on Avon Park Housing Authority's Public Housing programs.
- June 12th 2015: Understanding Poverty training seminar, given by Michele Katz at SFSC.
- June 12th & June 23th 2015: "Your Money Your Goals" Financial Empowerment training to ETH/FSS residents.
- July 9th 2015: Highlands Prosperity Partnership Strategy Meeting, at SFSC.
- July 10th 2015: Presentation given by Greg Wade, with New Beginnings.
- July 13th 2015: Hardee Interagency meeting, Presentation by John Meyer with Central Florida Health Care.
- July 15th 2015: Training Presentation given by Tina Harmon, Coordinator for Center for Autism & Related Disabilities.
- July 15th 2015: Toni Salvaggio will be attending First-Aid/CPR/AED Certification training class.

Resident Activities

- Shaddai Ministry – Feeding the Homeless: Every 2nd Saturday of the month: June 13th & July 11th 2015.
- Community Garden Spring Initiative: June 3rd, June 17th /July 1st & July 15th 2015.
- Every Friday of each month: Crossroads Community Church drops off Bread, Rolls, Pastries, to the ETH office for our residents. These are donated to the Church from Publix.
- On July 29th 2015, Resident's are being offer, SafeStaff Foodhandler Certification Class; Fee is \$15.00. This is a three year certification.

Employment Update:

- 11 of our 13 HOUSEHOLDS currently employed.
- 5-Enrolled in School = GED, Secondary Education, CNA classes.
- 1 Residents enrolled in the WIA Internship Program
- Lakeside Park- 6 out of 7 HOUSEHOLDS currently employed – 2 enrolled in GED, Secondary Education, CNA classes.

Education Update:

4 FSS Residents enrolled in SFSC – Continuing Education
(Medical/Office Management/Elementary Education) & (Business Management)
2 Resident’s enrolled in CNA Classes have graduated June 22nd 2015.
2 Resident’s have successfully passed the CNA class exam. Pending Florida State Exam application date.
1 Resident has obtained their Florida State CNA Certification.

Community Partners:

Hardee County Inter-Agency - Resource interagency informational exchange. Continued monthly participation.
Royal Care, Nursing, CNA, & HHA, educational training programs. On-going
Highlands Prosperity Partnership/Poverty Simulation/Understanding Poverty workshops. On-going
USF, Center for Autism & Related disabilities. On-going
Choices Pregnancy Care Center Services. On-going
Royal Care/ Employment/CNA Classes. On-going
ALPI/GED/Secondary Funding Services. On-going
Veolia/Transportation Services. On-going
New Beginnings/Case Management Services On-going
Early Learning Coalition Child Care Services. On-going
Highlands County Coalition for the Homeless Services. On-going
RCMA; Enrollment announcements. On-going
AARP, Grant funded Clerical/Office assistance. On-going
All Learning Center, new provider in Avon Park
Ridge Area Arc/Resale Store, plant donations
Habitat for Humanity

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
June 30, 2015

Lakeside Park

Jeanette Cedenro Cruz	\$78.00	Utility loan agreement (pmts)
Xylina Gauss	360.00	Unreported income
Lakeia Jones	424.00	Unreported income
LP Total	\$862.00	

Delaney Heights

Tilmand Edwards	\$50.00	Security Deposit (pmts)
DH Total	\$50.00	

Transitional

Tikia English	\$39.26	Electric
Tameka Jones	28.90	Electric
Nyland Quinones	825.30	Rent, late fee
Dontavia Strange	233.00	Rent, late fee
Homeless Total	\$1,126.46	

NCH I

Jennifer Morrison	\$35.00	NSF fee
NCH I Total	\$35.00	

NCH II

Ivillesse Dick	\$7.00	Garbage
NCH II Total	\$7.00	

Ridgedale

Resheema Brinson	\$707.84	Unreported income, rent
Brittany Carden	299.49	Water (pmts)
Sophia Coleman	11.49	Water
Jean McCall	371.00	Rent
Yahaira Ortiz	245.49	Unreported income (pmts)
Kimberly Thomas	269.48	Rent (pmts)
Lakeshia Walker	542.20	Unreported income
Yakisha Wright	67.00	Unreported income (pmts)
RD Total	\$2,513.99	

GRAND TOTAL \$4,594.45

***WRITE OFFS for APHA**

Aminte Remer \$3,333.42
Judy Ward \$239.10
Total APHA \$3,572.52

***WRITE OFFS for NCH**

Willie Lowe \$752.02
Total NCH \$752.02

***WRITE OFFS for Ridgedale**

Lawanda Cunningham \$1,467.28
Total RD \$1,467.28

***WRITE OFFS for Homeless**

Iris Delgado \$1,330.78
Shameka Giles \$586.08
Total HM \$1,916.86

Approved—Larry Shoeman, Executive Director

June 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. 68 hours were taken during the month of June for sick, annual and holiday leave.

Public Hsg Preventive Maintenance Inspections:	10
Ridgedale Preventive/Annual Inspections	6
North Central Heights I Preventive/AI	4
North Central Heights II Preventive/AI	7
Lakeside Park I Preventive/Annual Inspections	3
Public Hsg Vacancies completed:	3
Ridgedale Vacancies	0
North Central Heights I Vacancies	1
North Central Heights II Vacancies	2
Lakeside Park I Vacancies	3
Public Hsg Move-In's:	1
Ridgedale Move Ins	0
North Central Heights I Move Ins	2
North Central Heights II Move Ins	3
Lakeside Park I Move Ins	0
Public Hsg Move-Out's:	3
Ridgedale Move Outs	2
North Central Heights I Move Outs	3
North Central Heights II Move Outs	2
Lakeside Park I Move Outs	1

AVON PARK HOUSING AUTHORITY

CASH Analysis

AVON PARK PUBLIC HOUSING

As Of Date: 6/30/2015

Balance

General Fund	270,228.22
Section 8 PH Funds	0.00
Security Deposits	28,395.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	42,982.72
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,094,157.13
Utility Deposit Escrow Fund	2,922.00
FSS Escrow	8,191.54
Development Corporation	23,176.95

AVON PARK HOUSING AUTHORITY

CASH Analysis

RIDGEDALE

As Of Date: 6/30/2015

Balance

General Fund	75,252.39
Section 8 PH Funds	0.00
Security Deposits	7,047.00
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

CASH AnalysisNORTH CENTRAL HEIGHTS **I**

As Of Date: 6/30/2015

Balance

General Fund	38,225.66
Section 8 PH Funds	0.00
Security Deposits	13,500.00
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

CASH AnalysisNORTH CENTRAL HEIGHTS **II**

As Of Date: 6/30/2015

Balance

General Fund	78,707.75
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 June 30, 2015	6 Month(s) Ended June 30, 2015	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Administrative Salaries	01 001 4110	5	15,639.24	66,741.03	70,351.50	3,610.47
Legal Expense	01 001 4130	5	0.00	1,217.50	4,999.98	3,782.48
Training	01 001 4140	5	0.00	1,283.00	3,499.98	2,216.98
Travel	01 001 4150	5	425.74	1,735.52	3,499.98	1,764.46
Accounting Fees	01 001 4170	5	0.00	3,169.20	8,625.00	5,455.80
Computer Support/Licensing Fees	01 001 4170.2	5	1,547.50	6,977.01	8,625.00	1,647.99
Audit Fees	01 001 417100	5	0.00	9,450.00	8,436.48	(1,013.52)
Employee Benefits Cont - Admin	01 001 4182	5	5,013.06	29,862.52	31,873.98	2,011.46
Sundry	01 001 4190	5	1,174.28	4,102.44	3,000.00	(1,102.44)
Advertising	01 001 4190.18	5	328.20	1,704.24	2,499.96	795.72
Bank Fees	01 001 4190.19	5	0.00	387.49	0.00	(387.49)
Telephone/Communications	01 001 4190.2	5	908.37	4,584.71	3,699.96	(884.75)
Postage	01 001 4190.3	5	0.00	874.71	1,539.96	665.25
Eviction Costs	01 001 4190.4	5	0.00	0.00	300.00	300.00
Contract Costs- Copier	01 001 4190.6	5	51.58	146.80	769.98	623.18
Contract Costs-Admin Security	01 001 4190.7	5	0.00	240.00	769.98	529.98
Pre-employment testing	01 001 4190.8	5	0.00	147.94	0.00	(147.94)
Contract Costs-Admin	01 001 4190.9	5	325.00	2,885.00	4,500.00	1,615.00
Ten Services - RAB	01 001 4220	5	126.14	295.14	264.96	(30.18)
Water	01 001 4310	5	313.85	1,623.86	2,250.00	626.14
Electricity	01 001 4320	5	3,451.67	16,004.82	16,999.98	995.16
Natural Gas	01 001 4330	5	107.98	569.33	699.96	130.63
Sewer & Other	01 001 4390	5	568.20	3,058.20	3,150.00	91.80
Maintenance Salaries	01 001 4410	5	11,289.36	51,003.29	48,588.96	(2,414.33)
Maintenance Materials	01 001 4420	5	6,670.21	23,840.33	22,500.00	(1,340.33)
Contract Costs	01 001 4430	5	0.00	36,245.93	1,200.00	(35,045.93)
Pest Control	01 001 4430.1	5	940.00	3,640.00	3,000.00	(640.00)
Contract Costs-Lawn	01 001 4430.3	5	2,600.00	7,800.00	6,900.00	(900.00)
Contract Costs-Air Conditioning	01 001 4430.4	5	225.00	420.00	750.00	330.00
Contract Costs-Plumbing	01 001 4430.5	5	746.25	746.25	1,500.00	753.75
Contract Costs - Vacancy Turnaround	01 001 4430.6	5	2,785.00	4,872.50	6,249.96	1,377.46
Contract Costs-On Call Maint.Service	01 001 4430.80	5	141.75	141.75	0.00	(141.75)
Garbage/Trash Removal	01 001 4431	5	369.00	2,129.86	3,000.00	870.14
Emp Benefit Cont - Maintenance	01 001 4433	5	3,730.32	24,083.25	29,533.50	5,450.25
General Insurance--Property, Contents	01 001 4510	5	2,672.05	15,444.02	15,999.96	555.94
Worker's Comp Insurance	01 001 4510.1	5	800.17	4,801.02	3,499.98	(1,301.04)
Other Insurance-Crime, Auto, Direc&Offit	01 001 4510.2	5	419.70	2,609.88	2,550.00	(59.88)
Liability Insurance	01 001 4510.3	5	473.68	2,983.29	2,755.50	(227.79)
Payment in Lieu of Taxes	01 001 4520	5	0.00	8,446.46	4,327.50	(4,118.96)
Collection Losses	01 001 4570	5	5,516.23	8,175.50	4,999.98	(3,175.52)
Other General Expense	01 001 459000	5	0.00	955.00	999.96	44.96
Extraordinary Maintenance	01 001 4610	5	0.00	2,415.32	24,499.98	22,084.66
Total Operating Expenses			69,359.53	357,814.11	363,211.92	5,397.81
Operating Revenues						
Dwelling Rental	01 001 3110	5	11,038.00	70,082.46	60,000.00	10,082.46
Operating Subsidy	01 001 3401.00	5	36,367.00	216,084.00	222,007.98	(5,923.98)
Total Operating Revenues			47,405.00	286,166.46	282,007.98	4,158.48
Total Operating Revenues and Expenses			(21,954.53)	(71,647.65)	(81,203.94)	9,556.29

Other Revenues and Expenses

Report Criteria PHA: 01 Project: '001','002','003'

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

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2015	ACCOUNT		1 Month(s) Ended June 30, 2015	6 Month(s) Ended June 30, 2015	Budget	Variance
Other Revenues and Expenses							
RESTRICTED INTEREST	01 001 3431.00	5		0.00	3.53	4.98	(1.45)
Investment Income - Unrestricted	01 001 3610	5		204.59	1,159.52	1,149.96	9.56
Other Income - Tenant	01 001 3690	5		2,139.74	7,106.76	6,375.00	731.76
Collection Loss Recovery Prior Year	01 001 3690.01	5		0.00	1,000.50	0.00	1,000.50
Other Income - Transitional Tenants	01 001 3690.09	5		0.00	50.00	0.00	50.00
Other Income-Leave with no Notice	01 001 3690.1	5		99.50	441.50	0.00	441.50
Other Income - Rent for Tulane Ave Bldg	01 001 3690.13	5		0.00	4,500.00	4,024.98	475.02
Other Income - Insurance	01 001 3690.14	5		0.00	31,486.93	0.00	31,486.93
Other Income - Retirement Forfeiture	01 001 3690.15	5		3,100.00	3,100.00	0.00	3,100.00
Other Income - Copies & Fax	01 001 3690.2	5		6.00	25.10	0.00	25.10
Other Income - Scrap Metal Salvage	01 001 3690.4	5		34.00	110.00	0.00	110.00
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
Other Income-Laundry	01 001 3690.7	5		0.00	373.16	0.00	373.16
Other Income - Community Rm Rent	01 001 3690.8	5		200.00	550.00	0.00	550.00
Other General Expense-Unemployment	01 001 4590.01	5		(3,366.88)	(3,366.88)	0.00	(3,366.88)
FSS Monthly Contributions	01 001 4590.02	5		(949.90)	(6,943.90)	0.00	(6,943.90)
Operating Transfer In	01 001 9110	5		0.00	0.00	75,546.96	(75,546.96)
Total Other Revenues and Expenses				1,467.05	39,738.22	87,101.88	(47,363.66)
Total Other Revenues and Expenses				1,467.05	39,738.22	87,101.88	(47,363.66)
Total Net Income (Loss)				(20,487.48)	(31,909.43)	5,897.94	(37,807.37)

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 June 30, 2015	6 Month(s) Ended June 30, 2015	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Admin Salaries - NCH I	01 100 4110.01	5	1,003.26	4,420.74	4,749.96	329.22
Admin Salaries - NCH II	01 100 4110.02	5	826.74	3,642.87	3,900.00	257.13
Admin Salaries - Ridgedale	01 100 4110.03	5	1,151.88	5,075.49	4,271.46	(804.03)
Legal Expense	01 100 4130	5	0.00	0.00	6,034.98	6,034.98
Travel	01 100 4150.00	5	0.00	0.00	34.98	34.98
Accounting Fees	01 100 4170.00	5	0.00	300.00	0.00	(300.00)
Accounting Fees - NCH I	01 100 4170.01	5	0.00	0.00	2,376.48	2,376.48
Accounting Fees - NCH II	01 100 4170.02	5	0.00	0.00	2,376.48	2,376.48
Accounting Fees - Ridgedale	01 100 4170.03	5	0.00	0.00	2,376.48	2,376.48
Audit Fees	01 100 4171.00	5	0.00	0.00	249.96	249.96
Employee Benefits Cont - Admin/Ridgedale	01 100 4182	5	250.07	2,411.35	2,601.00	189.65
Employee Benefits Cont - Admin - NCH I	01 100 4182.1	5	214.19	1,519.66	1,350.00	(169.66)
Employee Benefits Cont - Admin - NCH II	01 100 4182.2	5	178.57	1,265.81	1,249.98	(15.83)
SUNDRY	01 100 4190	5	0.00	70.00	274.98	204.98
Insurance - Workers Comp	01 100 4510.40	5	220.34	1,322.04	996.96	(325.08)
Other General Expense	01 100 4590	5	0.00	0.00	249.96	249.96
Other General Expense Brickell Building	01 100 4590.02	5	0.00	3,143.75	0.00	(3,143.75)
Total Operating Expenses			3,845.05	23,171.71	33,093.66	9,921.95
Total Operating Revenues and Expenses			(3,845.05)	(23,171.71)	(33,093.66)	9,921.95
Other Revenues and Expenses						
Other Revenues and Expenses						
Revenue - Management Fees--Ridgedale	01 100 3690	5	2,830.92	17,307.81	13,684.98	3,622.83
Revenue - Management Fees - NCH I	01 100 3690.1	5	963.91	5,569.62	5,499.96	69.66
Revenue - Management Fees - NCH II	01 100 3690.2	5	1,309.88	7,446.41	6,499.98	946.43
Other Income - Misc.Non Tenant	01 100 3690.3	5	3,000.00	3,000.00	0.00	3,000.00
Other Income - Contribution-NCH	01 100 3690.50	5	0.00	33,075.00	0.00	33,075.00
Total Other Revenues and Expenses			8,104.71	66,398.84	25,684.92	40,713.92
Total Other Revenues and Expenses			8,104.71	66,398.84	25,684.92	40,713.92
Total Net Income (Loss)			4,259.66	43,227.13	(7,408.74)	50,635.87

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2015	ACCOUNT	1 Month(s) Ended June 30, 2015	6 Month(s) Ended June 30, 2015	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Non-Technical Salaries		07 002 4110	5	1,045.80	4,207.67	3,998.46 (209.21)
Legal Expense		07 002 4130	5	0.00	0.00	289.98 289.98
Staff Training		07 002 4140	5	0.00	0.00	249.96 249.96
Travel		07 002 4150	5	0.00	25.61	99.96 74.35
Accounting Fees		07 002 4170	5	0.00	1,980.00	2,374.98 394.98
COMPUTER SUPPORT/LICENSING FEE		07 002 4170.2	5	257.50	2,073.35	2,374.98 301.63
Audit Fees		07 002 4171	5	0.00	2,625.00	2,349.96 (275.04)
Employee Benefit Contributions-Admin		07 002 4182	5	377.94	2,114.29	2,289.96 175.67
Sundry		07 002 4190	5	0.00	238.75	549.96 311.21
Postage		07 002 4190.03	5	0.00	15.00	0.00 (15.00)
Advertising		07 002 4190.08	5	91.16	451.17	750.00 298.83
Bank Fees		07 002 4190.18	5	7.95	40.74	60.00 19.26
Administrative Contracts		07 002 4190.19	5	0.00	50.00	0.00 (50.00)
Telephone		07 002 4190.2	5	103.77	622.62	525.00 (97.62)
Postage		07 002 4190.3	5	0.00	15.00	349.98 334.98
Eviction Costs		07 002 4190.4	5	0.00	125.00	300.00 175.00
Contract Costs - Admin		07 002 4190.9	5	0.00	150.00	999.96 849.96
Ten Services - RAB		07 002 4220	5	0.00	0.00	30.00 30.00
Water		07 002 4310	5	767.09	4,913.16	5,124.96 211.80
Electricity		07 002 4320	5	554.01	2,081.51	2,550.00 468.49
Sewer		07 002 4390	5	1,048.30	5,241.50	6,300.00 1,058.50
Labor		07 002 4410	5	5,654.18	26,604.64	22,739.46 (3,865.18)
Materials and Other		07 002 4420	5	622.39	3,086.04	4,999.98 1,913.94
Contract Costs		07 002 4430	5	0.00	0.00	999.96 999.96
Pest Control		07 002 4430.1	5	244.00	1,204.00	729.96 (474.04)
Contract Costs-Lawn		07 002 4430.3	5	850.00	2,550.00	2,250.00 (300.00)
Contract Costs-Air Conditioning		07 002 4430.4	5	0.00	320.00	750.00 430.00
Contract Costs-Plumbing		07 002 4430.5	5	0.00	0.00	249.96 249.96
Contract Costs - Vacancy Turnaround		07 002 4430.6	5	600.00	1,300.00	3,754.98 2,454.98
Contract Costs-Camera Security		07 002 4430.7	5	0.00	0.00	3,399.96 3,399.96
Contract Costs-On Call Maint. Service		07 002 4430.80	5	39.38	39.38	0.00 (39.38)
Garbage and Trash Collection		07 002 4431	5	642.10	3,354.50	4,050.00 695.50
Employee Benefit Cont.-Ordinary Maintenance		07 002 4433	5	664.17	3,596.54	20,397.48 16,800.94
Insurance-Property, Contents		07 002 4510	5	800.08	4,624.32	4,231.98 (392.34)
Insurance - Workers Comp		07 002 4510.1	5	81.18	487.08	399.96 (87.12)
Insurance - Liability		07 002 4510.3	5	74.56	469.05	450.00 (19.05)
Payment in Lieu of Taxes		07 002 4520.00	5	0.00	303.94	0.00 (303.94)
Collection Losses		07 002 4570	5	1,467.28	2,523.96	4,999.98 2,476.02
Interest on Notes Payable-Centennial		07 002 4580.03	5	3,283.63	23,139.46	28,890.00 5,750.54
Management Fee		07 002 4590	5	2,830.92	17,307.81	14,580.00 (2,727.81)
Other General Expense		07 002 4590.01	5	24.90	30.07	3,499.98 3,469.91
Total Operating Expenses				22,132.29	117,911.16	152,941.74 35,030.58
Operating Revenues						
DWELLING RENTAL		07 002 3110	5	3,641.00	27,550.42	17,499.96 10,050.46
HAP Subsidy		07 002 3110.01	5	28,112.00	159,389.00	164,499.96 (5,110.96)
Total Operating Revenues				31,753.00	186,939.42	181,999.92 4,939.50
Total Operating Revenues and Expenses				9,620.71	69,028.26	29,058.18 39,970.08

Other Revenues and Expenses

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 June 30, 2015	6 Month(s) Ended June 30, 2015	Budget	Variance
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	49.98	(49.98)
Interest - Restricted	07 002 3431.00	5	31.81	162.90	24.96	137.94
Interest Earned on Gen Fund Investments	07 002 3610	5	3.79	25.03	0.00	25.03
Other Income - Tenant	07 002 3690	5	602.54	2,662.27	3,999.96	(1,337.69)
Collection Loss Recovery Prior Year	07 002 3690.01	5	0.00	383.00	0.00	383.00
Other Income - Scrap Metal Salvage	07 002 3690.4	5	0.00	12.00	0.00	12.00
Other Income/Laundry	07 002 3690.7	5	0.00	222.53	0.00	222.53
Total Other Revenues and Expenses			638.14	3,467.73	4,074.90	(607.17)
Total Other Revenues and Expenses			638.14	3,467.73	4,074.90	(607.17)
Total Net Income (Loss)			10,258.85	72,495.99	33,133.08	39,362.91

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 June 30, 2015	6 Month(s) Ended June 30, 2015	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110	5	1,185.24	4,768.60	4,531.50	(237.10)
Legal Expense	02 001 4130	5	0.00	0.00	1,500.00	1,500.00
Staff Training	02 001 4140	5	0.00	0.00	75.00	75.00
Travel	02 001 4150	5	0.00	5.75	75.00	69.25
Accounting Fees	02 001 4170	5	0.00	1,160.10	1,749.96	589.86
COMPUTER SUPPORT/LICENSING FEE	02 001 4170.2	5	127.50	1,014.73	0.00	(1,014.73)
Audit Fees	02 001 4171	5	0.00	2,975.00	2,850.00	(125.00)
Employee Benefits Cont - Admin	02 001 4182	5	428.36	2,396.37	2,595.48	199.11
Sundry	02 001 4190	5	0.00	212.75	1,200.00	987.25
Advertising and Marketing	02 001 4190.08	5	103.31	761.33	1,299.96	538.63
Bank Fees	02 001 4190.18	5	5.00	12.00	0.00	(12.00)
Telephone	02 001 4190.2	5	83.82	482.92	499.98	17.06
Postage	02 001 4190.3	5	0.00	34.00	22.50	(11.50)
Contract Costs - Admin	02 001 4190.9	5	0.00	0.00	1,425.00	1,425.00
Ten Services - After School Program	02 001 4220.2	5	130.00	486.49	600.00	113.51
Water	02 001 4310	5	48.47	554.89	705.00	150.11
Electricity	02 001 4320	5	722.44	3,407.54	2,850.00	(557.54)
Sewer	02 001 4390	5	40.30	317.40	514.98	197.58
MAINTENANCE MATERIALS	02 001 4420	5	743.02	5,401.43	3,874.98	(1,526.45)
Contract Costs	02 001 4430	5	0.00	908.35	1,249.98	341.63
Contract Costs-Pest Control	02 001 4430.1	5	201.60	705.60	600.00	(105.60)
Contact Costs-Plumbing	02 001 4430.2	5	211.88	211.88	0.00	(211.88)
Contract Costs - AC	02 001 4430.4	5	270.00	945.00	1,410.00	465.00
Contract Costs - Lawn	02 001 4430.5	5	570.00	1,660.00	1,999.98	339.98
Contract Costs - Vacancy Turnaround	02 001 4430.6	5	690.00	2,377.50	2,250.00	(127.50)
Contract Costs - Camera	02 001 4430.7	5	0.00	0.00	354.96	354.96
Contract Costs-On Call Maint. Service	02 001 4430.80	5	44.62	44.62	0.00	(44.62)
Garbage and Trash Collection	02 001 4431	5	60.00	334.60	750.00	415.40
Insurance-Property, Contents	02 001 4510	5	997.40	5,764.80	6,000.00	235.20
Insurance - Workers Comp	02 001 4510.1	5	11.60	69.60	349.98	280.38
Insurance - Liability	02 001 4510.3	5	84.50	524.43	295.50	(228.93)
Payment in Lieu of Taxes	02 001 4520	5	0.00	3,479.14	9,412.98	5,933.84
Collection Loss	02 001 4570	5	0.00	3,079.04	2,049.96	(1,029.08)
Bonneville Interest	02 001 4580.01	5	3,872.92	23,262.97	25,824.96	2,561.99
Management Fees	02 001 4590	5	963.91	5,569.62	5,997.00	427.38
Other General Expense	02 001 4590.00	5	(37.50)	0.00	3,499.98	3,499.98
Total Operating Expenses			11,558.39	72,928.45	88,414.62	15,486.17
Operating Revenues						
Dwelling Rent	02 001 3110	5	19,538.45	113,015.59	96,795.00	16,220.59
Total Operating Revenues			19,538.45	113,015.59	96,795.00	16,220.59
Total Operating Revenues and Expenses			7,980.06	40,087.14	8,380.38	31,706.76
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	02 001 3431.00	5	0.00	11.01	0.00	11.01
Investment Income - Unrestricted	02 001 3610	5	0.00	0.00	12.48	(12.48)
Other Income - Tenant	02 001 3690	5	154.25	3,259.41	1,404.96	1,854.45
Other Income - Non Tenant	02 001 3690.3	5	0.00	2,008.34	0.00	2,008.34
Other Income - Community Rental	02 001 3690.5	5	150.00	450.00	0.00	450.00

Report Criteria PHA: 02 Project: '001'

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

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 June 30, 2015	6 Month(s) Ended June 30, 2015	Budget	Variance
Total Other Revenues and Expenses			<u>304.25</u>	<u>5,728.76</u>	<u>1,417.44</u>	<u>4,311.32</u>
Total Other Revenues and Expenses			304.25	5,728.76	1,417.44	4,311.32
Total Net Income (Loss)			<u>8,284.31</u>	<u>45,815.90</u>	<u>9,797.82</u>	<u>36,018.08</u>

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 June 30, 2015	6 Month(s) Ended June 30, 2015	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries		02 002 4110	5	976.08	3,927.07	3,731.46 (195.61)
Legal Expense		02 002 4130	5	0.00	0.00	1,999.98 1,999.98
Staff Training		02 002 4140	5	0.00	0.00	249.96 249.96
Travel		02 002 4150	5	0.00	12.65	249.96 237.31
Accounting Fees		02 002 4170	5	1,450.00	2,564.20	2,499.96 (64.24)
COMPUTER SUPPORT/LICENSING FEE		02 002 4170.2	5	0.00	730.66	2,349.96 1,619.30
Audit Fees		02 002 4171	5	0.00	2,450.00	2,349.96 (100.04)
Employee Benefits Cont - Admin		02 002 4182	5	352.78	1,973.55	2,137.50 163.95
Sundry		02 002 4190	5	0.00	274.00	300.00 26.00
Advertising and Marketing		02 002 4190.08	5	85.08	671.10	2,049.96 1,378.86
Bank Service Fee		02 002 4190.18	5	0.00	0.00	249.96 249.96
Postage		02 002 4190.3	5	0.00	28.00	19.98 (8.02)
Contract Costs - Admin		02 002 4190.9	5	0.00	0.00	1,500.00 1,500.00
Ten Services - After School Program		02 002 4220.20	5	130.00	486.48	600.00 113.52
Water		02 002 4310	5	122.02	358.86	244.98 (113.88)
Electricity		02 002 4320	5	333.90	881.88	1,050.00 168.12
Sewer		02 002 4390	5	10.27	37.34	114.96 77.62
MAINTENANCE MATERIALS		02 002 4420	5	500.99	3,470.08	2,880.00 (590.08)
Contract Costs		02 002 4430	5	0.00	0.00	900.00 900.00
Contract Costs-Pest Control		02 002 4430.1	5	158.40	554.40	489.96 (64.44)
Contract Costs - Lawn		02 002 4430.3	5	410.00	1,250.00	1,264.98 14.98
Contract Costs - AC		02 002 4430.4	5	300.00	1,291.00	324.96 (966.04)
Contract Costs - Plumbing		02 002 4430.5	5	211.88	211.88	124.98 (86.90)
Contract Costs - Vacancy Turnaround		02 002 4430.6	5	2,470.00	4,870.00	3,339.96 (1,530.04)
Contract Costs-On Call Maint. Service		02 002 4430.80	5	36.75	36.75	0.00 (36.75)
Garbage and Trash Collection		02 002 4431	5	97.37	178.42	285.00 106.58
Insurance-Property, Contents		02 002 4510	5	781.33	4,515.86	4,500.00 (15.86)
Insurance - Workers Comp		02 002 4510.1	5	46.39	278.34	199.98 (78.36)
Insurance - Liability		02 002 4510.3	5	69.59	423.57	322.50 (101.07)
Payment in Lieu of Taxes		02 002 4520	5	0.00	2,834.70	8,208.96 5,374.26
Bad Debts - Tenant Rents		02 002 4570	5	752.02	2,363.62	1,674.96 (688.66)
Bonneville Interest		02 002 4580.01	5	3,503.50	21,044.05	23,359.98 2,315.93
Management Fees		02 002 4590	5	1,309.88	7,446.41	6,259.98 (1,186.43)
Other General Expense		02 002 4590.00	5	(37.50)	0.00	4,999.98 4,999.98
Total Operating Expenses				14,070.73	65,164.87	80,834.76 15,669.89
Operating Revenues						
Dwelling Rent		02 002 3110	5	15,080.46	93,154.21	79,999.98 13,154.23
Total Operating Revenues				15,080.46	93,154.21	79,999.98 13,154.23
Total Operating Revenues and Expenses				1,009.73	27,989.34	(834.78) 28,824.12
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED		02 002 3431.00	5	0.00	8.81	9.96 (1.15)
Investment Income - Unrestricted		02 002 3610	5	3.79	23.44	19.98 3.46
Other Income - Tenant		02 002 3690	5	534.34	3,407.89	3,499.98 (92.09)
Other Income - Non Tenant		02 002 3690.3	5	0.00	1,343.91	249.96 1,093.95
Total Other Revenues and Expenses				538.13	4,784.05	3,779.88 1,004.17

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 June 30, 2015	6 Month(s) Ended June 30, 2015	Budget	Variance
Total Other Revenues and Expenses			<u>538.13</u>	<u>4,784.05</u>	<u>3,779.88</u>	<u>1,004.17</u>
Total Net Income (Loss)			<u>1,547.86</u>	<u>32,773.39</u>	<u>2,945.10</u>	<u>29,828.29</u>

AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING December 31, 2015

CONSOLIDATED

Financial Statements

MAY 31, 2015

AVON PARK HOUSING AUTHORITY

PUBLIC HOUSING

INCOME

1. Total income is up by \$38,391. Total tenant rental revenue is up by \$9,044. Other tenant revenue is down by \$345.

EXPENSES

2. Total operating expense is down by \$701 compared to the budgeted amount.
3. Administrative expenses are down by \$30,272.
4. Maintenance expenses are up by \$21,809.
5. Utility expenses are down by \$2,435.
6. Total insurance expense is up by \$801.
7. Total General expense is up by \$9,448.

Public Housing's projected net income is scheduled YTD to be (\$84,368). Current net income is (\$11,422).

OTHER BUSINESS ACTIVITIES

NORTH CENTRAL HEIGHTS I

INCOME

1. Total income is up by \$29,498 compared to budgeted amounts. Total tenant revenue is up by \$12,815.

EXPENSES

2. Total operating expense is down by \$11,421 compared to the budgeted amount.
3. Administrative expenses are down by \$3,442.
4. Maintenance expenses are up by \$365.
5. Utility expense is up \$77.
6. Total insurance expense is down by \$273.
7. Total General expense is down by \$8,004.

North Central Heights I projected net income is scheduled YTD to be \$9,053. Current net income is \$37,532.

AVON PARK HOUSING AUTHORITY

NORTH CENTRAL Height II

INCOME

1. Total income is up by \$12,503 compared to budgeted amounts. Total tenant revenue is up by \$11,407.

EXPENSES

2. Total operating expense is down by \$16,340, compared to the budgeted amount.
3. Administrative expenses are down by \$5,792.
4. Maintenance expenses are down by \$331.
5. Utility expense is down by \$363.
6. Total insurance expense is up by \$135.
7. Total General expense is down by \$9,846.

North Central Heights II projected net income is scheduled YTD to be \$2,382. Current net income is \$31,226.

RIDGEDALE

INCOME

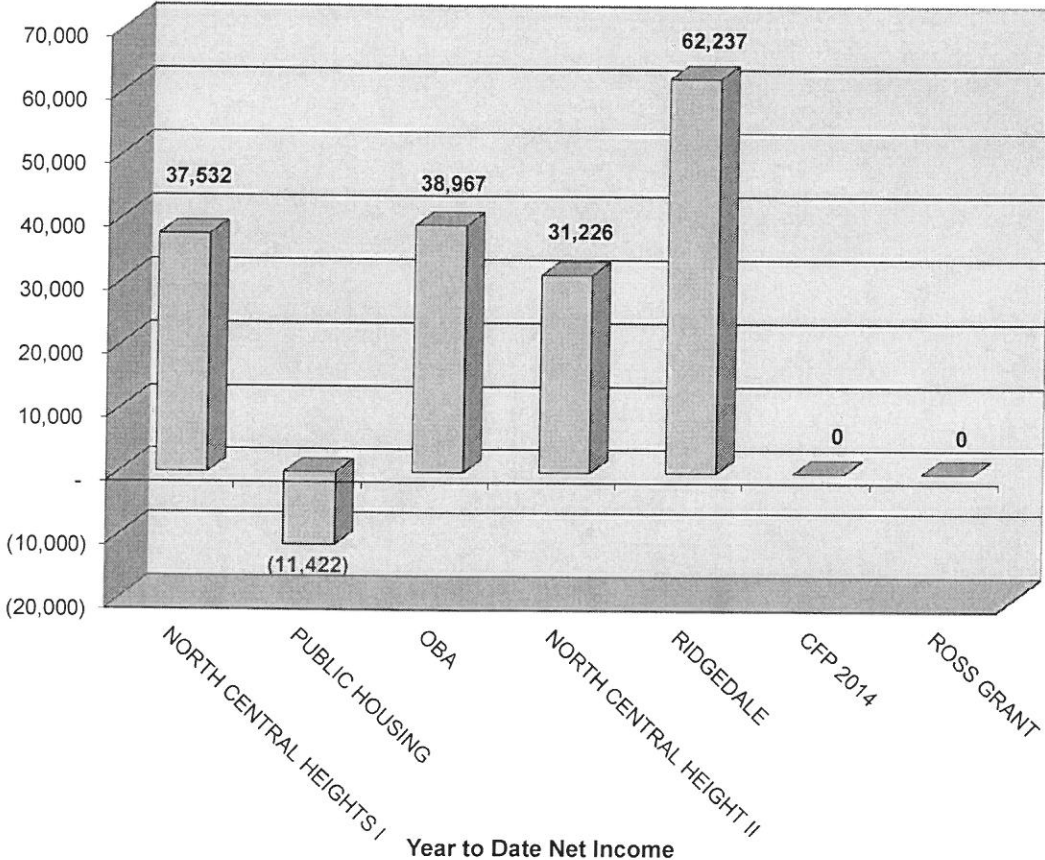
1. Total income is up by \$412 compared to budgeted amounts. Total tenant revenue is up by \$9,326.
Grant subsidy is Down compared to budgeted amounts by (\$5,806). Other revenue is down by (\$1,924).

EXPENSES

2. Total operating expense is down by (\$52,042) compared to the budgeted amount.
3. Administrative expense is up by \$464.
4. Maintenance expenses are down by \$21,299.
5. Utility expense is down \$1,779.
6. Total insurance expense is up by \$390.
7. Total General expense is down by \$29,793.

Ridgedale's projected net income is scheduled YTD to be \$14,098. Current net income is \$62,237.

Avon Park Housing Authority



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

PUBLIC HOUSING

1111.01 GENERAL FUND CHECKING	285,472
1111.40 FSS ESCROW	7,476
1111.06 UTILITY DEPOSIT ESCROW FUND	2,858
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	29,794
1117.00 PETTY CASH	100
1162.10 INVESTMENTS - CD HIGHLANDS BNK	42,970
1162.01 LAKESIDE PARK 1 ESCROW	6,659
1162.02 LAKESIDE PARK I RESERVES	11,562
1162.60 NEW INVESTMENT ACCOUNT	1,093,965

TOTAL 1,480,857

OTHER BUSINESS ACTIVITY

1111.3 APHDC--OBA	19,978
	<u>19,978</u>

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	33,874.02
1114.00 SECURITY DEPOSITS	13,800.00
1162.1 ESCROW-BONNEVILLE-TAXES	10,663.16
1162.11 ESCROW-BONNEVILLE-INSURANCE	73,807.71
1162.12 ESCROW-BONNEVILLE-REPL RS	38,960.46

TOTAL 171,105.35

NORTH CENTRAL HEIGHT II

1111.01 GENERAL FUND CHECKING	77,608.51
1114.00 SECURITY DEPOSITS	10,875.00
1162.1 ESCROW-BONNEVILLE-TAXES	8,327.25
1162.11 ESCROW-BONNEVILLE - INSURANCE	57,098.03
1162.12 ESCROW-BONNEVILLE-REPL RES	31,175.40

TOTAL 185,084.19

RIDGEDALE

1111.01 GENERAL FUND CHECKING	67,351.18
1114.00 SECURITY DEPOSITS	7,097.00
1162.05 ESCROW MIP	3,244
1162.06 ESCROW RESERVE REPLACEMENT	76,685
1162.07 ESCROW INSURANCE	1,967
1162.08 RESIDUAL RECEIPTS RESERVERS	299,099

TOTAL 455,442.40

GRAND TOTAL CASH ACCOUNTS 2,312,467

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

NORTH CENTRAL HEIGHTS I

UNRESTRICTED NET ASSETS	50,932
YEAR TO DATE EARNINGS	<u>37,532</u>
TOTAL	<u>88,464</u>

NORTH CENTRAL HEIGHTS II

UNRESTRICTED NET ASSETS	78,647
YEAR TO DATE EARNINGS	<u>31,226</u>
TOTAL	<u>109,873</u>

PUBLIC HOUSING

UNRESTRICTED NET ASSETS	1,487,036
YEAR TO DATE EARNINGS	<u>(11,422)</u>
TOTAL	<u>1,475,614</u>

RIDGEDALE

UNRESTRICTED NET ASSETS	94,637
YEAR TO DATE EARNINGS	<u>62,237</u>
TOTAL	<u>156,874</u>

OTHER BUSINESS

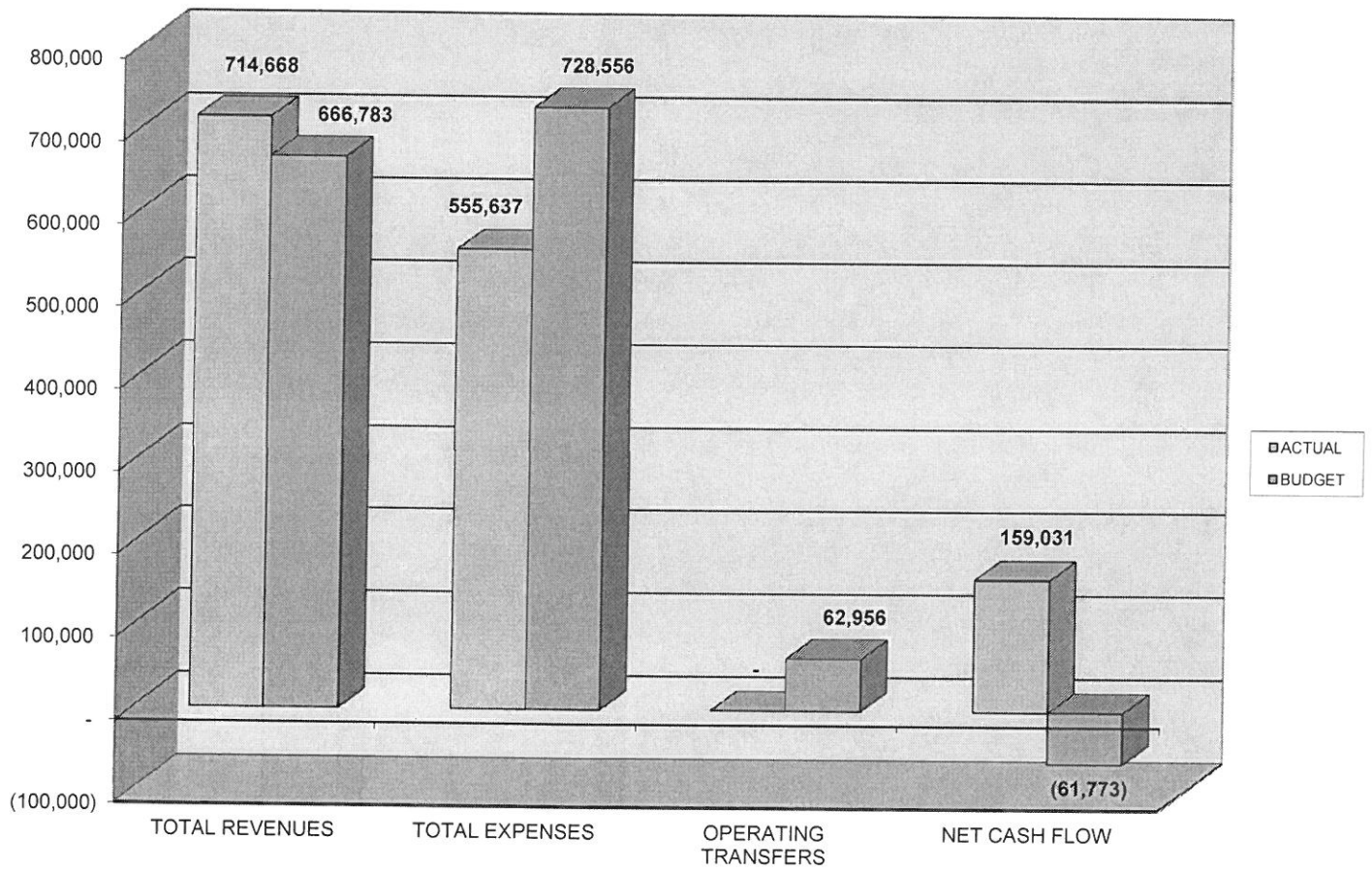
UNRESTRICTED NET ASSETS	23,191
YEAR TO DATE EARNINGS	<u>38,967</u>
TOTAL	<u>62,158</u>

CAPITAL FUND 2014

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

TOTAL RESERVE BALANCES **1,892,983**

APHA CONSOLIDATED



APHA CONSOLIDATED- BALANCE SHEET

ASSETS

Current Assets:

Cash

111	Unrestricted	484,384
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	178,496
113	Cash - Other restricted	7,476
114	Cash - Tenant Security Deposits	64,424
100	Total Cash	734,779

Receivables

121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	9,833
125	Accounts Receivable - Miscellaneous	24,410
126	Accounts Receivable - Tenants Dwelling Rents	8,802
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
128.1	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful accts	43,045

131	Investments - Unrestricted	1,136,935
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	440,752
142	Prepaid Expenses and Other Assets	74,453
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	23,236
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	1,675,377
150	Total Current Assets	2,453,201

Non-current Assets:

Fixed Assets

161	Land	1,492,993
168	Infrastructure	358,482
162	Buildings	18,043,934
163	Furniture, Equipment & Machinery- Dwellings	50,916
164	Furniture, Equipment & Machinery - Administration	165,951
165	Leasehold Improvements	-
166	Accumulated Depreciation	(5,096,054)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	15,016,223
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	-
190	Total Assets	17,469,424

LIABILITIES AND EQUITY

Current Liabilities:

311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	6,001
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	61,566
342	Deferred Revenue	-
343	Current Portion of Long-term Debt - Capital Projects	54,906
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	7,476
347	Interprogram Due To	23,236
310	Total Current Liabilities	166,572

Non-current Liabilities:

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	Total Noncurrent Liabilities	15,038,993
	Total Liabilities	15,205,565

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	-
	Total Contributed Capital	-
508.1	Invested in Capital Assets, Net of Related Debt	(66,015)

Reserved Fund Balance:

509	Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
	Total Reserved Fund Balance	-
511.1	Restricted Net Assets	619,248
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Assets	1,710,627
513	Total Equity	2,283,859
600	Total Liabilities and Equity	17,469,424

APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	BUDGET	
ITEM #	DESCRIPTION		MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	
			ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BALANCE	
											REMAINING	
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	51,641	42,383	9,259	122%	254,505	211,913	42,592	120%	508,590	254,085
		NET TENANT REVENUE	<u>51,641</u>	<u>42,383</u>	<u>9,259</u>	<u>122%</u>	<u>254,505</u>	<u>211,913</u>	<u>42,592</u>	<u>120%</u>	<u>508,590</u>	<u>254,085</u>
	3401	TENANT REVENUE - OTHER	1,267	2,547	(1,280)	50%	46,080	12,733	33,347	362%	30,560	(15,520)
	3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431	NET OPERATING REVENUE	<u>52,908</u>	<u>44,929</u>	<u>7,979</u>	<u>118%</u>	<u>300,585</u>	<u>224,646</u>	<u>75,939</u>	<u>134%</u>	<u>539,150</u>	<u>238,565</u>
706		HUD PHA OPERATING GRANT CFP	76,845	49,593	27,253	155%	179,717	247,963	(68,246)	72%	595,110	415,393
708		OTHER GOVERNMENT GRANTS	35,601	33,119	2,483	107%	165,387	165,593	(207)	100%	397,424	232,037
711		INVESTMENT INCOME - UNRESTRICTED	204	205	(2)	99%	1,007	1,027	(20)	98%	2,465	1,458
		MANAGEMENT FEE INCOME	4,909	4,281	628	115%	25,219	21,404	3,815	118%	51,370	26,151
		BOOKKEEPING FEE INCOME	-	-	-	-	4	-	4	-	-	(4)
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	4,191	1,223	2,968	343%	42,609	6,117	36,493	697%	14,680	(27,929)
720		INVESTMENT INCOME - RESTRICTED	40	7	33	594%	140	33	107	420%	80	(60)
700		TOTAL REVENUES	<u>174,698</u>	<u>133,357</u>	<u>41,341</u>	<u>131%</u>	<u>714,668</u>	<u>666,783</u>	<u>47,885</u>	<u>107%</u>	<u>1,600,279</u>	<u>885,611</u>
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	14,315	16,241	(1,926)	88%	70,955	81,204	(10,249)	87%	194,890	123,935
912	4182	EBC - ADMIN	7,204	7,398	(194)	97%	34,729	36,989	(2,260)	94%	88,773	54,044
	4171	AUDITING FEES	-	2,706	(2,706)	0%	17,500	13,530	3,970	129%	32,473	14,973
		MANAGEMENT FEES	4,909	4,473	436	110%	25,219	22,364	2,855	113%	53,674	28,455
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	895	-	895	-	2,980	-	2,980	-	-	(2,980)
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	13	-	13	-	13	-	13	-	-	(13)
916	4190	OTHER	5,167	16,343	(11,176)	32%	33,569	81,715	(48,145)	41%	196,115	162,546
		TOTAL ADMINISTRATIVE	<u>32,502</u>	<u>47,160</u>	<u>(14,659)</u>	<u>69%</u>	<u>184,965</u>	<u>235,802</u>	<u>(50,837)</u>	<u>78%</u>	<u>565,925</u>	<u>380,960</u>
TENANT SERVICES												
921	4210	SALARIES	4,230	3,403	827	124%	20,485	17,017	3,469	120%	40,840	20,355
923	4222	EBC - TNT SVCS	648	1,619	(971)	40%	10,588	8,093	2,495	131%	19,422	8,834
924	4230	OTHER	-	205	(205)	0%	-	1,025	(1,025)	0%	2,460	2,460
		TOTAL TENANT SERVICES	<u>4,878</u>	<u>5,227</u>	<u>(349)</u>	<u>93%</u>	<u>31,073</u>	<u>26,134</u>	<u>4,939</u>	<u>119%</u>	<u>62,722</u>	<u>31,649</u>
UTILITIES												
931	4310	WATER	1,814	1,388	426	131%	6,199	6,938	(738)	89%	16,650	10,451
932	4320	ELECTRICITY	6,459	3,908	2,550	165%	17,314	19,542	(2,228)	89%	46,900	29,586
933	4330	NATURAL GAS	199	117	82	171%	461	583	(122)	79%	1,400	939
938	4390	SEWER AND OTHER	2,356	1,680	676	140%	6,987	8,400	(1,413)	83%	20,160	13,173
		TOTAL UTILITIES	<u>10,828</u>	<u>7,093</u>	<u>3,735</u>	<u>153%</u>	<u>30,962</u>	<u>35,463</u>	<u>(4,501)</u>	<u>87%</u>	<u>85,110</u>	<u>54,148</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	BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING		
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	11,849	12,126	(277)	98%	60,664	60,629	35	100%	145,510	84,846
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	4,751	8,358	(3,606)	57%	23,285	41,789	(18,503)	56%	100,293	77,008
943	4420	MATERIALS	6,126	5,709	416	107%	27,261	28,546	(1,285)	95%	68,510	41,249
CONTRACT COSTS												
943		GARBAGE & TRASH	1,527	1,348	179	113%	4,829	6,738	(1,909)	72%	16,170	11,341
		COOLING / AIR CONDITIONING	895	388	508	231%	2,181	1,938	244	113%	4,650	2,469
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,215	2,028	188	109%	8,830	10,138	(1,308)	87%	24,330	15,500
		UNIT TURNAROUNDS	775	2,599	(1,824)	30%	2,788	12,996	(10,208)	21%	31,190	28,403
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	313	(313)	0%	-	1,563	(1,563)	0%	3,750	3,750
		EXTERMINATION	1,122	802	320	140%	4,560	4,008	552	114%	9,620	5,060
		JANITORIAL	-	626	(626)	0%	-	3,129	(3,129)	0%	7,510	7,510
		ROUTINE MAINTENANCE	500	358	142	140%	41,242	1,792	39,450	2302%	4,300	(36,942)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	367	(367)	0%	-	1,833	(1,833)	0%	4,400	4,400
TOTAL ORDINARY MAINT & OPER			29,760	35,019	(5,260)	85%	175,640	175,097	543	100%	420,233	244,593
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	PROPERTY	5,251	4,962	289	106%	25,098	24,810	289	101%	59,543	34,445
		GENERAL LIABILITY	702	497	205	141%	3,698	2,485	1,213	149%	5,965	2,267
		WORKER'S COMPENSATION	1,160	1,037	123	112%	5,798	5,185	614	112%	12,443	6,645
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	420	596	(176)	70%	2,190	2,981	(791)	73%	7,154	4,964
969		TOTAL INSURANCE EXPENSES	7,533	7,092	440	106%	36,785	35,460	1,324	104%	85,105	48,320
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	3,447	2,208	1,239	156%	13,540	11,042	2,498	123%	26,500	12,960
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	3,658	(3,658)	0%	15,064	18,291	(3,227)	82%	43,899	28,835
		BAD DEBTS	412	2,288	(1,876)	18%	8,407	11,438	(3,031)	74%	27,450	19,043
		INTEREST EXPENSE	7,380	13,013	(5,633)	57%	36,931	65,063	(28,132)	57%	156,150	119,219
TOTAL GENERAL EXPENSES			11,238	21,167	(9,928)	53%	73,941	105,833	(31,892)	70%	253,999	180,058
969		TOTAL OPERATING EXPENDITURES	96,738	122,758	(26,020)	79%	533,366	613,789	(80,423)	87%	1,473,094	939,728
970		CASH FLOW FROM OPERATIONS	77,960	10,599	67,361	736%	181,302	52,994	128,308	342%	127,185	(54,117)
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	(12,591)	12,591	0%	-	(62,956)	62,956	0%	(151,094)	(151,094)
		OPERATING TRANSFERS OUT	-	12,591	(12,591)	0%	-	62,956	(62,956)	0%	151,094	151,094
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	3,291	-	3,291	-	19,856	-	19,856	-	-	(19,856)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	4,083	(4,083)	0%	2,415	20,417	(18,001)	12%	49,000	46,585
		CAPITAL EXPENDITURES	-	18,870	(18,870)	0%	-	94,350	(94,350)	0%	226,440	226,440
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			3,291	22,953	(19,662)	14%	22,271	114,767	(92,496)	19%	275,440	253,169
900		TOTAL EXPENDITURES	100,029	145,711	(45,682)	69%	555,637	728,556	(172,919)	76%	1,748,534	1,192,897
		NET CASH FLOW	74,670	(12,355)	87,025	-604%	159,031	(61,773)	220,804	-257%	(148,255)	(307,286)

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
INCOME												
HUD PHA GRANTS												
	3401	CAPITAL FUND REVENUE - SOFT COSTS	76,845	49,593	27,253	155%	179,717	247,963	(68,246)	72%	595,110	415,393
	3401.1	CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
	3410	SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-	-
	3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
	3410.2	PORT IN ADMINISTRATIVE FEES EARNE	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			76,845	49,593	27,253	155%	179,717	247,963	(68,246)	72%	595,110	415,393
EXPENSES												
ADMINISTRATIVE OFFICE EXPENSES												
	4130	LEGAL	-	2,471	(2,471)	0%	1,218	12,354	(11,137)	10%	29,650	28,433
	4140	STAFF TRAINING	-	679	(679)	0%	1,283	3,396	(2,113)	38%	8,150	6,867
	4150	TRAVEL	358	660	(302)	54%	1,402	3,300	(1,898)	42%	7,920	6,518
	4170	ACCOUNTING	2,972	5,955	(2,983)	50%	7,724	29,775	(22,052)	26%	71,460	63,737
	4190	SUNDRY	476	2,779	(2,303)	17%	13,225	13,896	(671)	95%	33,350	20,125
	4190.2	TELEPHONE/COMMUNICATIONS	1,005	788	217	128%	4,594	3,938	657	117%	9,450	4,856
	4190.3	POSTAGE	231	322	(91)	72%	967	1,610	(644)	60%	3,865	2,898
	4190	OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
	4190	CONTRACT COST-COPIER/SECURITY	-	238	(238)	0%	385	1,192	(806)	32%	2,860	2,475
	4190	EVICION COST	-	100	(100)	0%	125	500	(375)	25%	1,200	1,075
	4190.9	CONTRACT COST - ADMIN	125	2,351	(2,226)	5%	2,710	11,754	(9,044)	23%	28,210	25,500
TOTAL ADMINISTRATIVE			5,167	13,872	(8,705)	37%	32,415	69,360	(36,946)	47%	166,465	134,050
TOTAL GENERAL EXPENSES												
	4590	OTHER GENENERAL EXPENSE	3,447	2,208	1,239	156%	7,546	11,042	(3,496)	68%	26,501	18,955
	4590	FSS CONTRIBUTIONS	-	-	-	-	5,994	-	5,994	-	-	(5,994)
	4590.5	ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
	4590.6	OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			3,447	2,208	1,239	156%	13,540	11,042	2,498	123%	26,501	12,961

COMMISSIONER	TERMS OF SERVICE
James Turnbull	1965-1970
Robert E. Lee	1965-1974
Leamon A. Kelly	1965-1975
James J. Landress	1965-1977
Harold "Bud" Worden	1965-1985
George Border	1970-1974
Raymond Cook	1970-1977
Ernest E. Sims	1974-1984
David Barefield	1974-1984
Robert Crowe	1975-1985
J. C. Murphy	1977-1987
Raymond Hall	1977-1985
Solomon Whidden	1978-1980
Gordon Smith	1984-1986
Louis Nance	1984-1988
R.J. Langford	1984-1986
Maroille Post	1984-1989
Wally White	1985-1986
Dr. Madison Mosley	1985-1986
Scott Penfield	1986-1988
Arletha E. Sims	1986-1995
Theora Foster	1986-1977
Chuck Watson	1987
Robert Knapp	1989-1991
Dewey Jew	1990-1992/1996-1999

COMMISSIONER	TERMS OF SERVICE
Lloyd Lee	1990-1994
Lester Roberts	1990-1994/2006-present
Lucile Derkman	1990-1996
Jack Macklin	1991-1994
C.B. Shirey	1992-1994
Frank Gramstorff	1993-2002
David Greenslade	1994-1998
Diana Stansell	1994-1998
Pat Graf	1995-1997
Mary Quinn	1995-1999
Eugene Taylor	1996-2000
Sharon Gunthrop	1996-1998
Marian Perrin	1997-2009
David Heacock	1997-2000
Jay Ortiz	1997-1999
Nate Williams	1999-2002
Eduardo Maldonado	1999-2002
Raymond White	2000-2007
Earline Sarver	2001-2005
Christina Blanco	2001-2002
Paul Devlin	2001-2009
Minnette Williams	2001-2014
Maureen Pryce	2003-2005
Norberta Tijerina	2004-2006

COMMISSIONER	TERMS OF SERVICE
Donna Vinson	2005-2009
Deborah Yeggy	2006-2010
Beatrice Peterson	2008
Tom Macklin	2008-2009
Cameron Barnard	2008-2012/2014-present
Greg Wade	2009-present
Tonya Marshall	2010-2014
Gerilynne Lampkin	2010-2014
Kari McGrath	2010-2014
Eric Longshore	2011-2014
Dora Smith	2011-present
Michael Eldred	2013-present
Theresa Whiteside	2013-present
Garrett Anderson	present

2 UK Students Looking For Internships With Florida PHAs

FAHRO was recently contacted by two students from the UK that are looking to do an internship in a Florida Housing Authority. Let's see if we can help make this a reality for these two enthusiastic and highly committed students! Below is a copy of their email and links to their CVs are at the bottom.

"My name is Tanya Graham and I am writing this email with my fellow class mate Ashleigh Mulgrave. We are currently in our second year of a Housing Management Degree at the University of Ulster. As part of our course it is required that we take a paid internship that will have a minimum duration of six months internship. This will be in a Housing Authority of our choice. We would therefore like to take this opportunity to express our interest in The Florida Association of Housing and Redevelopment Officials and whether or not you could accommodate us within your organisation.

We both currently volunteer for Smartmove Housing which is based in Belfast, Northern Ireland and we had previously completed a one week placement within a Housing Association. This has given us a valuable insight into the housing sector in the UK.

We believe this is a once in a lifetime opportunity to be able to broaden our horizons and to experience how another country manages it's housing. We are particularly interested in comparing housing policy between the UK and the USA."

Tanya Graham

Address: 60 Derryveagh Drive, BT11 9PT

Email: Graham-T5@email.ulster.ac.uk

Contact Number: 07522714288

Career Objectives

I am an enthusiastic student that is motivated to succeed. My short term career objective would be to join an association such as Florida Association of Housing and Redevelopment Officials. My long term career objective after graduating would be to return to Florida Association of Housing and Redevelopment Officials and use the training that you provided me with to help not only the patch in which I am assigned to but to also ensure that I am working over and beyond for the organisation and hopefully one day become senior housing officer.

Education

2013- Present:

Degree in BSc Hons Housing Management

Year One Modules		
	Building your skills	89
	Politics and Governance of Welfare	51
	Introduction into Housing Studies	64
	Transition and Study skills	93
	Introduction into Social Policy	61
	Law	63
	Development Process	42
	Communicating Sustainability	60

2009-2011

A-Level- Technology and Design- B Business Studies- B

2006-2008

GCSES- 8 GCSES from A-C including English and Maths

Work Experience
Apex Housing Association (2014), the experience I received was invaluable. I was fortunate enough to see a new development at the final stage of completion from there I attended with the new tenants the viewing of their new properties and I was also given the reasonability of the site map and to tell the new tenant which house was there's. After this, I then sat in on the pre-tendency meeting which explained to the tenants all the information they needed to know before entering the new house. I also, helped throughout the week fill up the tendency packs which included several leaflets and information if something were to go wrong in the new house they knew who to contact. Towards the end of the week I was out with one of the housing officers and we were dealing with several issues door to door such as rent arrears, anti-social behaviour complaints, tendency fraud and even the process behind changing a single tendency agreement to a multi tendency agreement. I was fortune to receive this much experience in my week placement and I will carry this knowledge when I enter into my years placement.

Employment

Merchant Hotel (2007- Present) For the past 6 years I have worked at the Merchant Hotel as a Waitress, from my time working there I have developed interpersonal skills, time management and also can work productively within a team to achieve an overall goal and in this case would be to ensure that the

Year Two Modules	House Construction	57
	Work Experience Skills Builder	Pending
	Housing Markets and Finance	61
	Housing Management and Policy	59
	Planning and Regeneration	Pending
	Professional Practice within Apex	Pending
	Introduction to Sustainable Communities	Pending
	Property Asset Management	Pending

customers are happy. As I have proved that I am a loyal and committed employee I have also been given the reasonability to start the early shift which is at 6am in the morning, I am therefore left unsupervised and entrusted to set up the restaurant and to ensure it is ready on time. I have also been trained within the Merchant as a host. My responsibilities would be taking reservations, answering the telephone and greeting and seating customers.

Apple Apartments Belfast (2014- Present) For the past 6 months I have also took on a second job which is a Reservations Agent within Apple Apartments. Once a week I complete a 12 hour shift alone in the office. I am responsible for checking in customers, dealing with complaints, taking payments, checking customers out, arranging viewings etc.

Voluntary work

I recently started volunteering for Smart move Housing twice a week. Once a week I am in the office on the Antrim Road and the other day of the week I am attending appointments in the Housing Executive and registering them onto the Smart move scheme.

Skills profile

- **Good time management and organisation** – Combining 2 jobs with University
- **Excellent communication skills**- Completed several presentations within my degree
- **A customer first approach**- Willing to go over and beyond what is required of me
- **Self-motivated/Ability to use initiative** -Able to work independently without being supervised

- **Team worker-** I am required to work within a team in the Merchant to ensure all guests are satisfied.
- **IT skills-** I can use databases such as Guest Centric, Hotec
- **Trustworthy-** I am entrusted with my own key for the office of Apple Apartments

Interests-

- Ballet dancing
- Gaelic
- Running- My next achievement will be taking part in the Belfast Marathon on the 1st of May 2015.

Achievements –

- I have done Ballet Dancing for 13 years and throughout these years I have completed several exams and shows. I currently am in advanced foundation within ballet. In every exam I have got a merit or a distinction. Also, at the end of every show I have been presented with a medal/ trophy for my hard work.
- I was selected by my manager within the Merchant Hotel and asked would I represent the company and volunteer to bring and provide afternoon tea in a Hospice for a patient's last wish.
- Within school, I was awarded with a trophy for the highest Technology and Design A-level grade in my year.
- Within school, I have certificates for my 100% attendance
- Passed my driving test

Ashleigh Mulgrave

15 Fairhill Drive
Newtownabbey
BT366LU

Telephone: 02895142684
Mobile: 07521103730
Email: ashleighmulgrave@hotmail.co.uk

Personal Details

I am currently in the second year of a BSc Housing Management degree with Ulster University, Jordanstown. I am seeking a work placement lasting a minimum of six months to a year, to prove myself as being hard working and capable of doing well in the Housing Profession. I have already completed my weeks experience with the Shankill Housing Executive, as well as being in permanent part time employment where I have been able to gain numerous skills in working with people that could be brought to your profession.

Academic Qualifications

2013 – Present

Ulster University, Jordanstown
BSc Housing Management Degree

Year One: Modules

Communicating Sustainability
Development Process – 48

Transition and Study Skills – 77
Intro to Housing Studies – 63
Policy and Governance of Welfare – 63
Intro to Social Policy – 61
Law – 55

Year Two: Modules

Housing Markets and Finance – 59
Housing Management and Policy – 59
House Construction – 69
Planning and Regeneration – Pending
Professional Practice with APEX – Pending
Intro to Sustainable Communities – Pending

2008 – 2010

Ballyclare Secondary School, Country Antrim, BT39 9BG

Alevels – History (C), English Literature (C), French (D)
10 GCSEs – Including Maths and English (A - C)

Work Experience

November 2014 - NIHE Shankill Office

- Community Visits
- Sitting in on the application and interview process
- Accompanying a maintenance officer
- Property viewings with applicants
- Office calls out to the community
- Sitting in on new Scheme meetings

Employment

Tesco, Northcott
Customer Assistant

- Working within a busy retail environment
- Helping customers with queries or complaints
- Serving them through a checkout quickly and efficiently
- Helping other departments during quiet periods, such as stock control.

Voluntary Work

I currently undertake a voluntary role within Smartmove housing once a week to improve my skills and experience in a live housing environment. It has grown my confidence in dealing with tenants in a face to face setting and has taught me to, not only work as part of a housing team, but to use my own initiative in order to help someone for the better.

Skills Profile

Good communication

- Gained and improved through three years as a customer assistant, dealing with people of all aspects and backgrounds.

Team Work

- Good at working both alone and as part of a team – Can use my own initiative to problem solve and work with others towards the same goal.

Organisational skills

- Can balance a part time job and a full time course at Ulster University with careful planning and organisation.

IT Skills

- Competent in use of Microsoft Word, Excel, Internet Explorer and PowerPoint.
- Full clean driving licence

Interests and Achievements

- 2005 - 2009 Numerous rosettes and medals won in horse riding competitions.
- Ulster Edge Award

Referees

Academic: Dr Michaela Keenan, Ulster University, Shore Road, Newtownabbey, BT37 0QB,
Email: mp.keenan@ulster.ac.uk

Work: Paul Fingleton, 225 Antrim Road, Belfast, BT15 2GY, phone: 07711368513, email:
northbelfast1@smartmove-housing.com

Larry Shoeman

From: Corey Mathews [Corey@helpmembers.org]
Sent: Thursday, July 02, 2015 10:41 AM
To: Tanya Graham
Cc: Larry Shoeman
Subject: RE: Internship with Avon Park Housing Authority

Sounds great. Thanks.

Corey G. Mathews, CAE
Executive Director
1390 Timberlane Road
Tallahassee, FL 32312
850/222-6000
850/222-6002 FAX

From: Tanya Graham [mailto:Graham-T5@email.ulster.ac.uk]
Sent: Thursday, July 02, 2015 8:56 AM
To: Corey Mathews
Cc: Larry Shoeman
Subject: Re: Internship with Avon Park Housing Authority

Dear Corey and Larry,

Sorry for the late reply Ashleigh and I have been trying to do some research regarding visas so we have set a meeting with our Professor Paddy on Monday to clarify the situation. Therefore, hopefully we can update you with more information then regarding visas and then we can tell you an exact date at the end of December when we are flying out.

Thank you for everything.

Regards,

Tanya Graham

From: Corey Mathews <Corey@helpmembers.org>
Sent: 29 June 2015 17:57:52
To: Larry Shoeman; Tanya Graham
Subject: RE: Internship with Avon Park Housing Authority

Tanya,

Please provide me with all of the available information on the visas and their costs and I will explore the possibility of getting them underwritten.

Best,

Corey G. Mathews, CAE
Executive Director
1390 Timberlane Road

Tallahassee, FL 32312
850/222-6000
850/222-6002 FAX

From: Larry Shoeman [<mailto:Director@avonparkha.org>]
Sent: Monday, June 29, 2015 1:28 PM
To: 'Tanya Graham'
Cc: Corey Mathews
Subject: Internship with Avon Park Housing Authority
Importance: High

Tanya- In response to the questions you have raised in your email below, we would have no problem accommodating your arrival after you have completed your Smartmove Housing training at the end of December. We would be more than happy to have you arrive sometime in early January and have you finish your internship with us sometime in late June. Once you have confirmed your related travel dates, please let us know so that we can reserve your accommodations here accordingly.

Not sure what is entailed in sponsorship of visas. If it is simply validating with the requisite authorities that you will be performing a paid 6 month internship here with our agency, we can certainly accommodate that verification by acting as your sponsor for that purpose. However, if there are supplemental fees/costs associated with actually underwriting costs associated with obtaining your visas, then no, we are limited financially to what we have pledged to support your internship as stated previously.

I will copy the State Association on this reply in hopes that they might entertain finding a Associate Member within FAHRO that may possibly consider underwriting any visa fees related.

Best Wishes,
Larry Shoeman
Executive Director
Avon Park Housing Authority

From: Tanya Graham [<mailto:Graham-T5@email.ulster.ac.uk>]
Sent: Friday, June 26, 2015 12:24 PM
To: Larry Shoeman
Subject: Re: Possible Internship with Avon Park Housing Authority

Dear Larry,

I hope all is keeping well I would like to thank you for the opportunity that you have provided us with. As you are aware we have recently started in Smartmove Housing which is the private sector. My manager is putting us through several training courses throughout this year. I was wondering would this be beneficial for your authority to have more experience before we came over ? The training ends in December 2015. Would it be possible to come out in the end of December 2015. However, we are still agreeable to come over in October if that suits you better?

In regards to our visas it is required that we obtain a sponsor, is your company funded to provide us with this or could you recommend someone that is able to?

Many Thanks,

Tanya Graham

From: Larry Shoeman <Director@avonparkha.org>
Sent: 11 June 2015 19:41:31
To: 'ashleigh mulgrave'; Tanya Graham
Subject: RE: Possible Internship with Avon Park Housing Authority

Ashleigh & Tanya- The Internship would begin October 1, 2015 and conclude March 30, 2016. We have a couple of ways we may be able to contribute towards your internship. Here are some accommodating options we would be willing to consider;

Housing;

1). We operate a single family affordable housing complex called North Central Heights which is located in fairly close proximity to the proposed new development. You may have seen that development on our website video "Tour of our Communities". The rent for a 2 Br. home in that community is \$337/month U.S. dollars. We would waive the rent for the six month Internship period, as well as assist the two of you in moderately furnishing the home during your Internship.

Payment Stipends;

2). We could pay each of you a limited stipend of up to \$200/wk for the 27 week Internship which should significantly assist in helping pay for your costs of housing utilities & food costs.

Transportation;

3). Lastly, given the fact that we do not have any local form of mass transit &, if you are mobility inclined, we can provide you both each with a commercial grade bicycle to accommodate your local transportation needs.

Please understand that we are a small non-metro Housing Authority with limited funding resources. I thank you in advance for your consideration to possibly intern with our agency and look forward to your reply. Sincerely,

Larry Shoeman,
Executive Director

p.s.- Suggest you web search "Avon Park, Florida" to get an idea of our demographics and location.

From: ashleigh mulgrave [<mailto:ashleighmulgrave@hotmail.co.uk>]
Sent: Thursday, June 11, 2015 2:35 PM
To: Larry Shoeman
Subject: Re: Possible Internship with Avon Park Housing Authority

Dear Larry,

Tanya and I would love to discuss the opportunity of an internship offered within your housing authority. We researched the organisation and are very happy as it will provide us with the experience needed for our degree/ research. In fact, your procedures line up very well with the system we have here in Northern Ireland.

We would just like to confirm all the details such as the exact months/ duration of the internship and whether it is paid or not so we can make the provisions we need if the possibility becomes real.

We would like to thank you for this opportunity. Hope to hear from you soon.

Regards,

Ashleigh Mulgrave

Sent from my iPhone

On 11 Jun 2015, at 15:24, Larry Shoeman <Director@avonparkha.org> wrote:

Good Morning Ladies; On behalf of the Avon Park Housing Authority, I extend to you an invitation to discuss the possibility of internship engagement @ our agency for the Winter/Spring of 2016. For your information, our agency is in the process of closing on underwriting a new 44 single family affordable rental development here in Avon Park, Florida 33825. The new project will entail both initial marketing & lease up initiatives that would most certainly benefit your internship.

If you are interested in responding to this consideration, I invite you to visit our Authority website; www.avonparkha.org to obtain additional background information regarding our Authority & its operations.

Best wishes on your Internship pursuits,
Larry Shoeman,
Executive Director
Avon Park Housing Authority

The Housing Authority of Avon Park
RESOLUTION NO. 15-02

**RESOLUTION AUTHORIZING PRELIMINARY APPROVAL AND
PUBLICATION/CIRCULATION OF SIGNIFICANT AMENDMENT TO THE
AVON PARK HOUSING AUTHORITY ANNUAL PLAN FOR FISCAL YEAR
2015 AND 5 YEAR PLAN REVISION/UPDATE**

Whereas, The Avon Park Housing Authority (APHA) has prepared updates to the Annual and 5 Year Plan Revision-Update for federal fiscal year 2015 that details HUD approved conversion of the APHA's Public Housing inventory through the U. S. Department of Housing and Urban Development's Rental Demonstration (RAD) Program to Project Based Rental Assistance (PBRA); and

Whereas, An updated Capital Fund Program Budget Revision (#1) has been prepared for fiscal Year 2015 for the purpose of supporting the requisite expenses required to accommodate conversion cost associated with APHA's participation in the RAD Program for the APHA Public Housing portfolio; and

Whereas, The extent of changes required by RAD Program participation qualifies as a Significant Amendment to the APHA's 2015 Annual & 5-Year Plan and requires the APHA to conduct Public Hearing/Resident meetings for the purpose of informing the public of the various changes such conversion will generate as a result of RAD Program implementation.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners
Accept and authorize preliminary approval of the proposed Significant Amendment to the APHA 2015 Plan & 5 Year Update, Attached hereto and incorporated herein, for publication and circulation, in conformity with Program regulations; and

BE IT FURTHER RESOLVED that the Board of Commissioners authorize the Executive Director to conduct the requisite public hearings to obtain and record public comments and subsequently submit such comments received at the next Regular Meeting of the Board of Commissioner for consideration of Final Amended Plan adoption.

ADOPTED THIS 21st DAY OF July, 2015.

Accepted _____

Attest _____

SEAL

Avon Park Housing Authority

NOTICE OF SIGNIFICANT AMENDMENT TO 2015 ANNUAL PLAN & 5 YEAR PLAN PUBLIC HEARING- PLAN AMENDMENT REVIEW

The Avon Park Housing Authority hereby announces the scheduling of a Public Hearing concerning the proposed Significant Amendment to the APHA's 2015 Annual Plan and 5 Year Plan Update for the following dates, time and location;

For Lakeside Park Residents & General Public

July 27, 2015, 6pm; Lakeside Park residential unit; 213 W. Shoreline Dr., Avon Park,

For Delaney Heights Residents & General Public

July 28, 2015; 3pm, Delaney Heights Community Center, 504 Alton St., Avon Park

Documents are available for review in advance of the scheduled meetings and comments received beginning July 13, 2015. The 2015 APHA Annual Plan Significant Amendments & 5 Year Plan Update includes the following operational changes that associated with HUD approved participation in the Rental Assistance Demonstration Program;

- Public Housing development designated for moderate rehabilitation- Lakeside Park II;
- Project Based Rental Assistance Resident Rights & Participation;
- Public Housing Family Self-Sufficiency & Resident Opportunities;
- Resident Participation & Funding;
- Resident Procedural Rights;
- Other Miscellaneous Provisions;
- Resident Accessibility & Relocation Plans.

The public is invited to review and comment on these published Plans. Comments will be received until August 10th 2015, for the APHA Board of Commissioners to consider public comments for Plan Significant Amendment adoption at their next Regular Board public meeting.

The Public is advised that the Significant Amendment to their 2015 Annual Plan and related documents will be available for inspection at the principle office of the Authority located at 21 Tulane Drive, Avon Park, Florida between the hours of 8:30 am and 4:30pm, closed Wednesdays and between 12 noon and 1:00pm for lunch Monday, Tuesday, Thursday and Friday.

Larry Shoeman
Executive Director
Published/Posted this 13th day, July, 2015
APHA Main Administrative Office- Public Notice Board

Avon Park Housing Authority

AVISO DE ENMIENDA SIGNIFICATIVA A EL PLAN ANUAL DEL 2015 & Y EL PLAN DE 5 AÑO - AUDIENCIA PUBLICA PARA REVISIÓN DEL PLAN

La Autoridad de Vivienda Pública de Avon Park anuncia por este medio la agenda de una audiencia pública sobre la propuesta enmienda significativa del APHA 2015 Plan anual y 5 años Plan de actualización para las siguientes fechas, tiempo y lugar;

Para los residentes de Avon Park Lakeside y Publico General

27 de Julio de 2015, 6:00 pm; Unidad residencial en Lakeside; 213 W. Shoreline Dr.,
Avon Park, Florida

Para los residentes de Delaney Heights y Público General

28 de Julio de 2015; 3:00 pm, Unidad residencial en el Centro del Delaney Heights, 504
Alton St., Avon Park, Florida

Documentos están disponibles para revisar antes de las reuniones programadas y comentarios serán recibidos empezando el 13 de Julio de 2015. El Plan anual del APHA del 2015 y el Plan de 5 años Plan actualización y el Plan incluye los siguientes cambios de operacionales asociados con la participación de HUD aprobado en el programa de Demostración de Asistencia;

- El desarrollo de Vivienda Pública designada para rehabilitación moderada - Lakeside Park II;
- Proyecto basado en Asistencia de Rentas por proyecto y los derechos y participación de residentes;
- Autosuficiencia Familiar de Vivienda Pública y oportunidades residenciales
- Participación de residentes y la financiación;
- Derechos al proceso de residentes;
- Otras provisiones misceláneas;
- Planes de accesibilidad y reubicaciones (si es requerida)

El público es invitado a revisar y comentar sobre estos planes publicados. Se recibirán comentarios hasta el 10 de Agosto de 2015, para la Junta de Comisionados de APHA considerar comentarios públicos para la adopción de la modificación significativa al Plan en su próxima reunión pública Junta Regular.

El público se aconseja de la modificación significativa a su Plan anual de 2015 y los documentos relacionados estarán disponible para inspección en la oficina de principal de Las Autoridades de Vivienda Pública de Avon Park, localizado en el 21 Tulane Drive, Avon Park, Florida durante el horario de 8:30 am - 4:30 pm, cerrado los miércoles y entre las horas de 12:00 - 1:00 pm del almuerzo el lunes, martes, jueves y viernes.

Larry Shoeman
Director Ejecutivo

Publicado/Dispuesto al publico este 13, de Julio, 2015 APHA Oficina Principia
Aviso de Notificó Pública

AVON PARK HOUSING AUTHORITY

2015 RENTAL ASSISTANCE DEMONSTRATION PROGRAM

PROJECT SUMMARY

The Avon Park Housing Authority (APHA) received notice from the U. S. Department of Housing & Urban Development (HUD) on April 1, 2015 that its application to participate in the Department's Rental Assistance Demonstration (RAD) Program approved. In summary, the RAD Program will allow the APHA to convert the Authority's public housing stock from conventional Public Housing Program designation to Multi-family Project Based Rental Assistance (PBRA) Program. Such conversion will facilitate the removal of the HUD Declaration of Trust from the APHA's property and enable the Authority to borrow against its properties to obtain the necessary funds for rehabilitation of those properties. The level of federal subsidy and continued support of rental assistance will not change for residents of those communities. The Authority will have 180 days from the date of initial approval (April 1, 2015) to submit and receive approval from HUD before further advancement through the RAD Program conversion process will be granted.

PROPERTIES DESIGNATED: The two public housing communities owned by the APHA are Delaney Heights and Lakeside Park. Both properties were constructed in 1968, block construction and on two centrally located sites in the City of Avon Park, Florida.

Delaney Heights is a 50 unit site, designated for very low income Elderly/Disabled households. This complex was substantially rehabilitated in 2008 and is not targeted for rehabilitation under this program.

Lakeside Park is an 89 unit complex designated for very low income Family households. The project is located on two sites;

1. Lakeside Park I, located at 1306 Tulane Avenue that contains 16 dwelling units contained in 11 Dwelling buildings. This complex has received substantial rehabilitation in 2013 and is not targeted for rehabilitation under this program.
2. Lakeside Park II, located adjacent to Tulane Drive and bordering Lake Tulane contains 63 dwelling units, of which 62 require moderate rehabilitation.

Funding Sources: The APHA estimates that the average amount of rehabilitation required for the remaining 62 dwelling units in Lakeside Park II will be approximately \$50k/unit. Together with other underwriting soft costs, the projected funding required to complete RAD Conversion will cost between \$3.5 to \$4 million dollars. Sources for funding may include, but not limited to APHA Operating & Capital Fund Reserves, Federal Home Loan Bank AHP, State of Florida HOME funds and Conventional financing.

AVON PARK HOUSING AUTHORITY

2015 ANNUAL & FIVE YEAR PLAN

Significant PHA Plan Amendments

Rental Assistance Demonstration (RAD) --

The Avon Park Housing Authority (APHA) is amending its Annual and 5-year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the APHA will be converting all of its Public Housing inventory (Lakeside Park & Delaney Heights) to Project Based Rental Assistance (PBRA) under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to PBRA, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7.B & 1.7.C of PIH Notice 2012-32, REV-1). These resident rights, participation, waiting list and grievance procedures are appended to this Attachment.

Additionally, the APHA is currently compliant with all fair housing and civil rights requirements and is not under a Voluntary Compliance Agreement.

The RAD Program was designed by HUD to assist in addressing the capital needs of public housing by providing APHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that APHA may also borrow funds to address their capital needs. APHA will also be contributing Operating Reserves in the amount of approximately \$1.2 Million dollars and Capital Funds in the amount of \$167,114 towards the conversion.

The Avon Park Housing Authority currently has debt under the Capital Fund Financing Program and will be working with Florida Housing Finance Corporation to address outstanding SAIL Loan debt issues, which may result in additional reductions of capital funds.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Development #1

<u>Name of Public Housing Development:</u> Delaney Heights	<u>PIC Development ID:</u> FL012000001	<u>Conversion type (i.e., PBV or PBRA):</u> PBRA	<u>Transfer of Assistance:</u> NO (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> Delaney Heights—50 units	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> Family	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	10	10	0
One Bedroom	40	40	0
Two Bedroom			
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain how transferring waiting list)</u> N/A		

Development #2

<u>Name of Public Housing Development:</u> Lakeside Park	<u>PIC Development ID:</u> FL012000001	<u>Conversion type (i.e., PBV or PBRA):</u> PBRA	<u>Transfer of Assistance:</u> NO (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> Lakeside Park – 79 units	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> Family	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency			
One Bedroom	14	14	0
Two Bedroom	15	15	0
Three Bedroom	23	23	0
Four Bedroom	8	7	0
Five Bedroom	3	3	0
Six Bedroom			
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain how transferring waiting list)</u> N/A		

A. PBRA Resident Rights and Participation

- 1. No Rescreening of Tenants upon Conversion.** Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, the first clause of section 8(c)(4) of the Act and 24 CFR § 880.603(b), concerning determination of eligibility and selection of tenants, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family
- 2. Right to Return.** Any resident that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved (see Section 1.6.B.7 and Section 1.7.A.8 on conditions warranting a transfer of assistance), residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a PHA or Owner's offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed.
- 3. Phase-in of Tenant Rent Increases.** If a resident's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 years, which a PHA may extend to 5 years. To implement this provision, HUD is waiving section 3(a)(1) of the Act, as well as 24 CFR § 880.201 (definition of "total tenant payment"), to the limited extent necessary to allow for the phase-in of tenant rent increases. A PHA must set the length of the phase-in period to be three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section "Calculated Multifamily TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on the family's most recent HUD Form 50059.

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid Total Tenant Payments (TTP) and the calculated Multifamily housing TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) in prior to Year 3 AR – 66% of difference between most recently paid TTP and calculated Multifamily housing TTP
- Year 3: Year 3 AR and all subsequent recertifications – Year 3 AR and any IR in Year 3: Full Multifamily housing TTP

Five Year Phase-in

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP and the calculated Multifamily housing TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 40% of difference between most recently paid TTP and calculated Multifamily housing TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR – 60% of difference between most recently paid TTP and calculated Multifamily housing TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 80% of difference between most recently paid TTP and calculated Multifamily housing TTP
- Year 5 AR and all subsequent recertifications – Full Multifamily housing TTP

Please Note: In either the three year phase-in or the five-year phase-in, once Multifamily housing TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full multifamily housing TTP from that point forward.

- 4. Public Housing Family Self-Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency (ROSS-SC).** Current PH FSS participants will continue to be eligible

for FSS once their housing is converted under RAD. All owners will be required to administer the FSS program in accordance with the participants' contracts of participation and future guidance published by HUD. Owners may not offer enrollment in FSS to residents in projects converted to PBRA that were not enrolled in the PH FSS program prior to RAD conversion, nor may owners offer FSS enrollment to any new residents at the project. Owners will be allowed to use any funds already granted for PH FSS coordinator salaries until such funds are expended. All owners will be required to provide both service coordinators and payments to escrow until the end of the Contract of Participation. Please see future FSS Notices of Funding Availability and other guidance for additional details, including FSS coordinator funding eligibility under a RAD conversion. As the PH FSS grant is the source of funding for PH FSS, program compliance will continue to be monitored by the Office of Public and Indian Housing.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future public housing ROSS-SC grants nor will its residents be eligible to be served by future public housing ROSS-SC grants.

- 5. Resident Participation and Funding.** Residents of covered projects converting assistance to PBRA will have the right to establish and operate a resident organization in accordance with 24 CFR Part 245 (Tenant Participation in Multifamily Housing Projects). In addition, in accordance with Attachment 1B, residents will be eligible for resident participation funding.
- 6. Resident Procedural Rights.** The information provided below must be included as part of the House Rules for the associated project and the House Rules must be furnished to HUD as part of the Financing Plan submission. See Attachment 1E for a sample Addendum to the House Rules.

 - a. Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects converting assistance under RAD, that supplement notification requirements in regulations at 24 CFR § 880.607 and the Multifamily HUD Model Lease.

 - i. Termination of Tenancy and Assistance.** The termination procedure for RAD conversions to PBRA will additionally require that PHAs (as owners) provide adequate written notice of termination of the lease which shall not be less than:

 - A reasonable period of time, but not to exceed 30 days:
 - If the health or safety of other tenants, owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - In the event of any drug-related or violent criminal activity or

any felony conviction; or

- 14 days in the case of nonpayment of rent.
 - ii. *Termination of Assistance.* In all other cases, the requirements at 24 CFR § 880.603, the Multifamily HUD Model Lease, and any other HUD multifamily administrative guidance shall apply.
- b. Grievance Process.** In addition to program rules that require that tenants are given notice of covered actions under 24 CFR Part 245 (including increases in rent, conversions of a project from project-paid utilities to tenant-paid utilities, or a reduction in tenant paid utility allowances), HUD is incorporating resident procedural rights to comply with the requirements of section 6 of the Act. RAD will require that:
- i. Residents be provided with notice of the specific grounds of the proposed owner adverse action, as well as their right to an informal hearing with the PHA (as owner);
 - ii. Residents will have an opportunity for an informal hearing with an impartial member of PHA's staff (as owner) within a reasonable period of time;
 - iii. Residents will have the opportunity to be represented by another person of their choice, to ask questions of witnesses, have others make statements at the hearing, and to examine any regulations and any evidence relied upon by the owner as the basis for the adverse action. With reasonable notice to the PHA (as owner), prior to hearing and at the residents' own cost, resident may copy any documents or records related to the proposed adverse action; and
 - iv. PHAs (as owners) provide the resident with a written decision within a reasonable period of time stating the grounds for the adverse action, and the evidence the PHA (as owner) relied on as the basis for the adverse action.

The PHA (as owner) will be bound by decisions from these hearings, except if the:

- i. Hearing concerns a matter that exceeds the authority of the impartial party conducting the hearing.

- ii. Decision is contrary to HUD regulations or requirements, or otherwise contrary to federal, State, or local law.

If the PHA (as owner) determines that it is not bound by a hearing decision, the PHA must promptly notify the resident of this determination, and of the reasons for the determination.

7. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID exclusion after conversion, in accordance with regulations at 24 CFR § 960.255. After conversion, no other tenants will be eligible to receive the EID. If a tenant receiving the EID exclusion undergoes a break in employment, ceases to use the EID exclusion, or the EID exclusion expires in accordance with 24 CFR §960.255, the tenant will no longer receive the EID exclusion and the Owner will no longer be subject to the provisions of 24 CFR §960.255. Furthermore, tenants whose EID ceases or expires after conversion shall not be subject to the rent phase-in provision, as described in Section 1.7.B.3; instead, the rent will automatically be adjusted to the appropriate rent level based upon tenant income at that time.

8. **Capital Fund Education and Training Community Facilities (CFCF) Program.** CFCF provides capital funding to PHAs for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and job training programs for public housing residents based on an identified need. Where a community facility has been developed under CFCF in connection to or serving the residents of an existing public housing project converting its assistance under RAD, residents will continue to qualify as “PHA residents” for the purposes of CFCF program compliance. To the greatest extent possible the community facility should continue to be available to public housing residents.

B. PBRA: Other Miscellaneous Provisions

1. **Access to Records, including Requests for Information Related to Evaluation of Demonstration.** PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work.

2. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** The Davis-Bacon Act (prevailing wages, the Contract Work Hours and Safety Standards Act, and other related regulations, rules, and requirements) and Section

3 (24 CFR Part 135) apply to all initial repairs that are identified in the Financing Plan to the extent that such repairs qualify as construction or rehabilitation. (The Davis-Bacon Act only applies for projects with nine or more units.)

- 3. Establishment of Waiting List.** In establishing the waiting list for the converted project, the PHA shall utilize the project-specific waiting list that existed at the time of conversion. If a project-specific waiting list does exist, but the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.

If a project-specific waiting list for the project does not exist, the PHA shall establish a waiting list in accordance 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the converted project's initial waiting list. For the purpose of establishing the initial waiting list, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing waiting list given the number of applicants, PHA resources, and community characteristics of the proposed conversion under RAD. Such activities should be pursuant to the PHA's policies for waiting list management, including the obligation to affirmatively further fair housing.

A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (i.e., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (i.e., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency's centralized public housing waiting list who wish to be placed onto the newly-established waiting list are done so in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP).⁴³

⁴³ For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

To implement this provision, HUD will not apply 24 CFR § 880.603, regarding selection and admission of assisted tenants. However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR § 880.603.

4. **Mandatory Insurance Coverage.** The project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed property of a project, except with the written approval of HUD to the contrary.
5. **Choice-Mobility.** HUD seeks to provide all residents of covered projects with viable Choice-Mobility options. PHAs that are applying to convert the assistance of a project to PBRA are required to provide a Choice-Mobility option to residents of covered projects. However, as HUD recognizes that not all PHAs will have vouchers sufficient to support this effort, HUD will:
 - Grant a good-cause exemption from the Choice-Mobility requirement for Public housing–only agencies, defined as agencies that own units under a public housing ACC, but do not administer, directly or through an affiliate, a Housing Choice Voucher program.

HUD will issue these exemptions in the following order of priority: 1) small public housing-only PHAs; 2) all other public housing-only PHAs; and 3) combined agencies that currently have more than one-third of their vouchers set aside for veterans and/or homeless.

It is the intention of the Avon Park Housing Authority to apply to HUD for small public housing-only PHA good-cause exemption from the Choice-Mobility requirement for their PBRA RAD conversion.

6. **Future Refinancing.** Owners must receive HUD approval for any refinancing or restructuring of permanent debt within the HAP contract term to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)
7. **Submission of Year-End Financial Statements.** Covered projects converting assistance to PBRA must comply with 24 CFR Part 5 Subpart H, as amended, revised, or modified by HUD from time to time regarding submission of financial statements.⁴⁸

- 8. Classification of Converting Projects as Pre-1981 Act Projects under Section 16(c) of the United States Housing Act of 1937.** For purposes of ensuring maximum flexibility in converting to PBRA, all such projects converting to PBRA shall be treated as Pre-1981 Act Projects under Section 16(c) of the US Housing Act of 1937. Section 16(c)(1) of the US Housing Act of 1937, which applies to pre-1981 Act projects, restricts occupancy by families that are other than very low-income to 25% of overall occupancy. Thus, owners of projects converting to PBRA may admit applicants with incomes up to the low-income limit. HUD Headquarters tracks the 25% restriction on a nationwide basis. Owners of projects converting to PBRA do not need to request an exception to admit low-income families. In order to implement this provision, HUD is waiving section 16(c)(2) of the US Housing Act of 1937 and 24 CFR §5.653(d)(2) and is instituting an alternative requirement that owners of projects converting to PBRA adhere to the requirements of section 16(c)(1) of the US Housing Act of 1937 and 24 CFR §5.653(d)(1).

Site Selection and Neighborhood Standards Review

N/A

Relocation Plans

See Attached *Accessibility and Relocation Checklist*

Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), APHA is redefining the definition of a substantial deviation from the PHA Plan to *exclude the following RAD-specific items:*

- a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- c. Changes to the financing structure for each approved RAD conversion.

LAKESIDE PARK RESIDENT RELOCATION PLAN

BASES FOR PLAN: The Avon Park Housing Authority has initiated a strategy containing multiple elements associated with efforts to preserve, improve and expand the public housing facilities comprised of the Lakeside Park community. The community is comprised of two designated parcels;

Parcel A - comprised of 18 building containing 34 total dwelling units.

Parcel B- comprised of 19 buildings containing 29 total dwelling units.

REHABILITATION STRATEGY: The Avon Park Housing Authority's strategy to provide substantial rehabilitation for Lakeside Park include the following elements;

Parcel A- Utilize multiple possible funding sources to underwrite the approximate \$4M rehab budget; Capital Fund Program, Florida Housing Finance Corporation SAIL Loan and LIHTC funds, Federal Home Loan Bank funds.

Parcel B- Utilize multiple funding sources to underwrite the approximate \$1M rehab budget; Capital Fund Program, Florida Housing Finance Corporation Special Purpose funds, Federal Home Loan Bank funds.

RELOCATION STRATEGY: The Avon Park Housing Authority strategy to relocate existing residents to accommodate the Lakeside Park rehabilitation includes the following elements;

Parcel A- (Sequence & Components) During the final stages of completing the assembly of rehab underwriting/financing funding (estimated; 2010), the APHA will proceed with formal notification to residents on pending short term ***temporary relocation***. The temporary relocation strategy will involve performing the project rehab in a specific sequence; group of buildings at a time. Residents occupying the scheduled buildings will be given proper notice and moving options, as prescribed by HUD regulations. The estimated time that relocated families will be temporarily relocated is not expected to exceed 90 days.

Parcel B- (Sequence & Components) The APHA has obtained the funding to effect the rehabilitation of this site and will offer the following relocation options;

OPTION #1, LAKESIDE PARK I; The APHA Lakeside Park I have undergoing substantial rehabilitation. 16 rehabilitated units of various size and capacity will become available to accommodate qualified replacement housing for residents presently occupying this site that choose to relocate permanently to this property. The residents that elect to choose this relocation option will receive notice as Displaced Families and participate in the URA relocation Initiation of Negotiations (ION) process.

OPTION #2, RIDGEDALE APARTMENTS; The APHA has a Section 8 Project Based complex called Ridgedale Apartments that has received substantial rehabilitation. 19 rehabilitated units of various size and capacity will become available to accommodate qualified replacement housing for residents presently occupying this site that choose to relocate permanently to the property. The residents that elect to choose this relocation option will receive notice as Displaced Families and participate in the URA relocation initiation of Negotiations (ION) process.

OPTION #3, NORTH CENTRAL HEIGHTS I&II; The APHA has a Affordable Homes Community called North Central Heights that is a newly developed community with units of various size and capacity and will become available to accommodate income eligible residents presently occupying this site that choose to relocate permanently to the property. The residents that elect to choose this relocation option will receive notice as Displaced Families and participate in the URA relocation initiation of Negotiations (ION) process.

OPTION #4, LAKESIDE PARK PARCEL A; The APHA will notify residents presently occupying Parcel B units (that do not elect Option 1) when a unit of same size becomes vacant within the Parcel A development is available for transfer. The residents will then be provided the required relocation assistance associated with the transfer to those vacated public housing units within that development.

RELOCATION FUNDING SOURCES; The APHA will utilize a variety of funding sources to underwrite the costs associated with both temporary and permanent relocation. Those sources include the following; Capital Fund Program, Federal Home Loan Bank funds, Florida Housing Finance Corporation Special Purpose funds, Section 8 Project Based subsidy rental assistance (Ridgedale Apartments).

RELOCATION PLAN CONTACT INFORMATION;

Larry P. Shoeman, Executive Director

Avon Park Housing Authority

P. O. Box 1327, Avon Park, Florida 33826

(863) 452-4432

director@avonparkha.org

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		PHA Name: Avon Park Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL1401250115 Replacement Housing Factor Grant No: Date of CFFP: April 12, 2015		FFY of Grant: 2015 FFY of Grant Approval:	
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:#1) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Obligated	Total Actual Cost ¹	
				Original	Revised ²		Expended	
1	Total non-CFP Funds							
2	1406 Operations (may not exceed 20% of line 21) ³			20,705				
3	1408 Management Improvements			2,000	-0-			
4	1410 Administration (may not exceed 10% of line 21)							
5	1411 Audit							
6	1415 Liquidated Damages							
7	1430 Fees and Costs			2,000	102,429			
8	1440 Site Acquisition							
9	1450 Site Improvement			1,500	-0-			
10	1460 Dwelling Structures			80,000	-0-			
11	1465.1 Dwelling Equipment—Nonependable							
12	1470 Non-dwelling Structures							
13	1475 Non-dwelling Equipment							
14	1485 Demolition			16,929	-0-			
15	1492 Moving to Work Demonstration							
16	1495.1 Relocation Costs							
17	1499 Development Activities ⁴							

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2015	
PHA Name: Avon Park Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL1401250115 Replacement Housing Factor Grant No: Date of CFFP: April 12, 2015	FFY of Grant Approval:	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	43,980			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	167,114			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	15,429			
25	Amount of line 20 Related to Energy Conservation Measures				

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: _____
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Signature of Executive Director _____ Date _____
 Signature of Public Housing Director _____ Date _____

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Avon Park Housing Authority

Federal FFY of Grant: 2015

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2001

Part I: Summary

PHA Name/Number; Avon Park Housing Authority; FL-012		Locality; Avon Park/Highlands County, Florida			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name FL-012; Lakeside Park & Delaney Heights	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019
B.	Physical Improvements Subtotal	\$000000	CONVERTED TO MULTI-FAMILY PBRA	CONVERTED TO MULTI-FAMILY PBRA	CONVERTED TO MULTI-FAMILY PBRA	CONVERTED TO MULTI-FAMILY PBRA
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary (Continuation)

PHA Name/Number		Locality (City/county & State)				
A.	Development Number and Name FL-012; Lakeside Park and Delaney Heights	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
		FFY _____ 2015	FFY _____ 2016	FFY _____ 2017	FFY _____ 2018	FFY _____ 2019
		Annual Statement	CONVERTED TO MULTI-FAMILY PBRA	CONVERTED TO MULTI-FAMILY PBRA	CONVERTED TO MULTI-FAMILY PBRA	CONVERTED TO MULTI-FAMILY PBRA

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2015	Work Statement for Year 2015		Work Statement for Year: 2017			
	Development Number/Name General Description of Major Work Categories	Quantity CONVERTED TO MULTI-FAMILY PBRA	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity CONVERTED TO MULTI-FAMILY PBRA	Estimated Cost
See Annual Statement						

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2015	Work Statement for Year 2018			Work Statement for Year: 2019		
	Development Number/Name General Description of Major Work Categories	Quantity CONVERTED TO MULTI-FAMILY PBRA	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity CONVERTED TO MULTI-FAMILY PBRA	Estimated Cost
See Annual Statement						

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY _____ 2015 _____	Work Statement for Year _____ 2016 _____		Work Statement for Year: _____ 2017 _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	CONVERTED TO MULTI-FAMILY PBRA		CONVERTED TO MULTI-FAMILY PBRA	
See				
Approved				
Statement				

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2015	Work Statement for Year 2018	Work Statement for Year: 2019	Estimated Cost
	Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories	
	CONVERTED TO MULTI-FAMILY PBRA	CONVERTED TO MULTI-FAMILY PBRA	
See			
Amended			
Statement			