

Housing Authority of Avon Park
Board of Commissioners Regular Meeting
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL.
Tuesday, October 20, 2015, 7:00 PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations: None
- C. Consent Agenda
 - 1. Regular Meeting Minutes, September 15, 2015
 - 2. Occupancy Report; September 2015
 - 3. Lakeside Park I Transitional Housing FSS Program Report; September 2015
 - 4. TAR & Maintenance Reports; September 2015
 - 5. Fee Accounting Report; August 2015 and September Account Cash Analysis Schedules APHA - Project Budgeted Income Statement Reports
 - 6. Communications- None.
- D. Secretary Reports & Old Business
 - 7. Project Status Reports;
 - a. APHA Rental Assistance Demonstration (RAD) Application status report
 - b. Cornell Colony; project development status report
 - c. APHA 50th Year Celebration Event report
- E. New Business;
 - 8. None
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: Regular Board Meeting November 17, 2015
- H. Adjournment

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

**Avon Park Housing Authority Board of Commissioners Meeting
Summary of Agenda Items
October 20, 2015**

Public Comments/Presentations: None

Consent Agenda:

Minutes: Regular Meeting Minutes of September 15, 2015 will be considered for acceptance.

Occupancy Report/Vacancy Reports; September 2015: Lakeside Park Transitional Housing/Homeless P.H. Units; 0 move-ins, 0 move-outs & 6 vacancies during the reporting period. Lakeside Park II; 0 move-ins, 1 move-outs, 8 Vacancies during the period; Ridgedale; 1 move-in, 1 move-out, 1 vacancy during the period; Delaney Heights 1 move-out, 0 move-ins, 4 vacancies. NCH I had 3 move-outs and 4 move-ins and 3 vacancies; NCH II had 2 move-out and 0 Move-ins and 2 vacancies. Vacant unit turnaround days in Management on units appear higher this month due to vacant Public Housing units holding for pending RAD conversion Rehab & Relocation. Current Wait list summary; D.H. 70; Lakeside Park II 450 (Wait List Closed); Lakeside Park I (E & T Housing Program) 91; Ridgedale 472, NCH; 559 Combined Wait List Totals; 1,642, increase of 69 from last report; Change is due primarily from increase in NCH applications resulting publicity on Cornell Colony development. Wait List for Public Housing now closed due to pending RAD conversion and application volume exceeding availability over 24 month waiting period.

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

TAR Report, September 2015: Tenants Accounts Receivable totals for PH were \$3,600.32, with the majority amounts of TARs related to Security and Utility Loan Deposits and 3 large unreported incomes. Ridgedale total for receivables were \$2,881.65 primarily for 2 unreported incomes, resident account water bills, work order and delinquent rents. North Central Heights I TAR was \$173.45 for Rent late fees & Move out charge; North Central Heights II TAR; \$319.72 Work Order, Pet Deposit & Move out charges.

Maintenance Report, September 2015- Over the reporting periods; Maintenance performed 16 PH Annual and Preventive Maint. Inspections. Ridgedale 9 Preventative & Annual Inspections. NCH I & II had 4 Preventative & Annual Insp., Lakeside Park I had 2 Preventative/Annual Inspections. Preventative maintenance continues to be performed through fall period concentrating on general landscaping for building, playgrounds and Community Building maintenance, HVAC servicing & common area repair/replacement & pest control. General servicing to security camera system @ both Main Office and Ridgedale Apartments remain an ongoing process.

Executive Summary-Financial Statement/Report for August/September 2015: Report on the Budgeted Income Statement and Agency's August Bank Account Cash Analysis

circulated in Board Packet. Fee Accountant Consolidated Financial Statement on operations for August 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 Ground Breaking ceremony held Sept. 17th, 2015.

1965-2015 APHA 50th Year Golden Anniversary Celebration; The Board will be briefed on the Celebration event that took place Saturday, October 10th @ NCH Community Center.

New Business:

None.

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

September 15, 2015, 7:15 P.M.

A. Opening/Roll Call: Chairperson Barnard called the Board Meeting to order and Chair Barnard offered a moment of prayer. Following the Prayer, the Secretary called the member attendance roll: Commissioners Present: Commissioners Cameron Barnard, Lester Roberts, Greg Wade, Dora Smith, Theresa Whiteside and Michael Eldred. Commissioners Absent; None. Also attending; APHA staff Executive Director (ED) Larry Shoeman. Quorum was declared by the Secretary and Chair Barnard called the meeting to Order at 7:15 pm.

B. Public Comments/Presentations: Secretary Shoeman informed that Board Chair Cameron Barnard was awarded the FAHRO Individual of the Year at the State Conference for her voluntary work for the Authority and contributions in supporting the FAHRO Scholarship Fund through her hand made jewelry donations to FAHRO. Secretary also advised the Board of the City Managers request to consider a voluntary donation for the 2016 Fire Assessment, which the APHDC Board decided to withhold consideration until the Fire Assessment approval process was completed. It was a consensus of the Board to also withhold consideration for that same process.

C. Consent Agenda: Next Commissioner Roberts made a motion to approve the Consent Agenda as circulated, seconded by Commissioner Wade; 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 RAD conversion qualifying process for both Delaney Heights & Lakeside Park was underway and that the APHA has continued to collaborate with Boulevard Group providing Technical Services as Project Manager.

Cornell Colony; project development status report; The ED informed the Board that the project financing had successfully closed on August the 18 and reminded the Board Members of the upcoming Ground Breaking Ceremony that Thursday morning at the site at 10:00am.

APHA Fifty Year Anniversary Celebration- The ED briefed the Board on the recently held Celebration Committee Meeting held and the planning activities undertaken to conduct the Celebration scheduled for Saturday Noon, October 10, 2015 to be held at the NCH Community Center.

E. New Business:

Resolution No. 15-04; The ED informed the Board that the publication & circulation of Significant Amendment to APHA 2015 Annual/5 Year Plan Update required by RAD Conversion had completed with the required resident meeting for Lakeside Park and Delany Heights and requested the Board now consider final approval of the Amendment per Resolution No. 15-04; moved by Commissioner Eldred, seconded by Commissioner Smith to approve the Resolution as circulated; motion passed unanimously.

F. Concerns of Commissioners- Dora Smith announced that she would be coming off the Board as a result of becoming a City Commissioner in November. The Board wished her the very best in that accomplishment.

Next Regular Board Meeting was set for October 20, 2015.

Being no further business to come before the Board, Vice Chair Wade adjourned the meeting at 8:01 pm.

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

September 2015

Public Housing

<u>Delaney Heights</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>
<u>Unit #</u>	<u>Brms.</u>						
45(534)	1	6/2			20		Moved to Michigan
47(538)	1	7/24			19		Evicted
10(523)	1	7/29			1		Health issues
46(536)	1	9/10					Abandoned unit

Lakeside Park

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
207(232)	1	6/1			21		Tax fraud
222(213)	3	6/4			19		Tax fraud
102(202)	2	7/1			1		30 day notice not given
313(350)	1	7/31			7		Transferred to NCH
329(317)	1	8/18			6		Abandoned unit
309(334)	3	8/31			3		Moved out of town
214(245)	2	8/31			8		Moved in with aunt/medical
310(338)	2	9/3			5		Criminal activity

TOTAL PUBLIC HOUSING VACANT - 12

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			21		Unreported Income
415(1314)	5	5/31			13		Moved to NCH
413(31)	5	6/2			16		Abandoned unit
417(1310)	2	7/31			12		Non renewal lease
411(25)	2	8/10			21		Evicted/non pmt rent
408(1319)	2	8/21			33		Evicted/non pmt rent

TOTAL TRANSITIONAL/ HOMELESS VACANT - 6

OCCUPANCY/VACANCY REPORT
September 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>				
02(742)	3	7/23	9/1	29	12	41	Non pmt/abandoned
20(706)	4	9/1			14		Transferred to unit 02

TOTAL RIDGEDALE VACANT—1

<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>				
617	2	6/22	9/11	62	20	82	Transferred to 645
607	3	7/7	9/2	41	17	58	No notice given
701	2	8/18	9/22	28	8	36	Abandoned unit
641	3	8/31	9/24	14	11	25	Abandoned unit
605	3	9/21					Only 6 day notice
650	3	9/23					Non renewal/unauth guest
626	3	9/29					Purchased home

TOTAL NCH I VACANT—3

<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>				
742	4	9/28/15					No notice given
307	3	9/30/15					Non renewal/late rent&pet

TOTAL NCH II VACANT—2

OCCUPANCY/VACANCY REPORT
September 2015

Intent to Vacate

Ridgedale, 6 (734), 2 Bdrrm, moving to TN 9/21
Ridgedale, 18 (710), 3 Bdrrm, moving in with someone 9/30/15
NCH I, 621, 3 Bdrrm, moving to TX 10/30
NCH II, 406, 3 Bdrrm, over income, 10/31
NCH II, 304, 3 Bdrrm, moving ?? 11/30

Evictions-

Abandoned Units Delaney Heights, 22 (317), take possession 10/8/15

WAITING LIST

LAKESIDE PARK

1-BRM 141
2-BRM 166
3-BRM 110
4-BRM 24
5-BRM 9
TOTAL 450

RIDGEDALE

1-BRM 124
2-BRM 161
3-BRM 142
4-BRM 45
TOTAL 472

HOMELESS

1-BRM 0
2-BRM 54
3-BRM 29
4-BRM 6
5-BRM 2
TOTAL 91

DELANEY HEIGHTS

1-BRM 70
TOTAL 70

NORTH CENTRAL HEIGHTS

2-BRM 275
3-BRM 199
4-BRM 85
TOTAL 559

CORNELL COLONY

3-BRM 158



AVON PARK TRANSITIONAL HOUSING

September/October 2015

Monthly Board Report

Case Management Updates

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

FSS Enrollment- 17 Participating Households

- Lakeside Park – 6 Clients: We have added 2 new referrals to our FSS program and are actively recruiting additional residents.
- Emergency Transitional Housing- 11 Clients – Enrolled in FSS

Property Updates:

LPI – 7 Vacant unit's

Training Sessions for September/October 2015

- September 3rd 2015: Highlands Prosperity Partnership committee meeting at SFSC.
- September 10th 2015: Hardee Interagency meeting, Presentation by Angelina Taylor with Cornerstone Hospice.
- September 18th 2015: Training Presentation on Housekeeping-De-clutter Your Space.
- October 2th 2015: Highlands Prosperity Partnership committee meeting at SFSC.
- October 12th 2015: Training Presentation on Poison Prevention.

Resident Activities

- Shaddai Ministry – Feeding the Homeless: Every 2nd Saturday of the month: September 12^h & October 10th 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.
- September 1st 2015 ETH Resident Meeting on upcoming changes with RAD conversion.
- Job Fair on September 30th 2015 at Career Source Highlands from 10:00am to 1:00pm.

Employment Update:

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

Education Update:

4 FSS Residents enrolled in SFSC – Continuing Education
(Medical/Office Management/Elementary Education) & (Business Management)
2 Resident’s have successfully passed the CNA class exam.
1 Resident is taking the Florida State Licensing Exam Tentative October 2015.
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
Peace River Center, Helping/Healing/Offering Hope On-going
USF, Center for Autism & Related disabilities. On-going
Tri-County P.A.T.H. Program 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
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
Cornerstone Hospice
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
September 30, 2015

Lakeside Park

Omayra Cordero	\$2,149.00	Unreported income (pmts)
Claudia Daily	145.00	Rent balance
Richard Flores	100.00	Pet deposit (pmts)
Vanessa Gonzalez	12.50	Garbage
Lakeia Jones	176.00	Unreported income (pmts)
Steve Smith	12.50	Garbage
Evelyn Soler	100.00	Pet deposit (pmts)
Angela Weeks	836.00	Unreported income

LP Total \$3,531.00

Delaney Heights

Raymond Adams	\$101.00	Rent, late fee
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DH Total \$101.00

Transitional

Tikia English	\$27.58	Electric, water
Miya Jones	105.48	Rent, late fee, Electric
Temika Jones	12.81	Electric
Jessica Toney	331.51	Unreported income (pmts), electric

Homeless Total \$477.38

NCH I

Jessica Guarente	\$89.00	Late fees
Timere Jones	84.45	Move out charges (pmts)

NCH I Total \$173.45

NCH II

Shelly Arango	\$ 25.00	Work order
David Sostre	144.72	Move out charges from 724 (pmts)
David Sostre	150.00	Pet deposit (pmts)

NCH II Total \$319.72

Ridgedale

Shirley Barrett	\$671.52	Move out chgs from previous unit
Resheema Brinson	1,516.84	Unreported income, rent, eviction costs
Claray Callison	11.04	Water
Brittany Carden	71.49	Water (pmts)
Linette Figueroa	50.00	Work order
Alba Pineiro	21.02	Water
Alexis Roper	14.74	Water
Ashley Tate	337.00	Unreported income
Yakisha Wright	188.00	Rent

RD Total \$2,881.65

GRAND TOTAL \$7,484.20

***WRITE OFFS for APHA**
Harold Blye \$286.50
Total APHA \$286.50

***WRITE OFFS for NCH**
Hilda Cruz \$591.18
Yanira Cruz \$965.36
Naomi Horne \$1,019.00
Total NCH \$2,575.54

***WRITE OFFS for Ridgedale**
Jean McCall \$2,827.50
Total RD \$2,827.50

***WRITE OFFS for Homeless**
Dontavia Strange \$1,479.51
Total HM \$1,479.51

Approved—Larry Shoeman, Executive Director

Submitted by: Penny Pieratt, Comptroller

September 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. 90 hours were taken during the month of September for sick, annual and holiday leave.

Public Hsg Preventive Maintenance Inspections:	16
Ridgedale Preventive/Annual Inspections	9
North Central Heights I Preventive/AI	4
North Central Heights II Preventive/AI	0
Lakeside Park I Preventive/Annual Inspections	2
Public Hsg Vacancies completed:	4
Ridgedale Vacancies	1
North Central Heights I Vacancies	1
North Central Heights II Vacancies	0
Lakeside Park I Vacancies	1
Public Hsg Move-In's:	0
Ridgedale Move Ins	1
North Central Heights I Move Ins	4
North Central Heights II Move Ins	0
Lakeside Park I Move Ins	0
Public Hsg Move-Out's:	2
Ridgedale Move Outs	1
North Central Heights I Move Outs	3
North Central Heights II Move Outs	2
Lakeside Park I Move Outs	0

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2015	ACCOUNT		1 Month(s) Ended	9 Month(s) Ended	Budget	Variance
				September 30, 2015	September 30, 2015		
Operating Revenues and Expenses							
Operating Expenses							
Administrative Salaries		01 001 4110	5	10,883.40	98,230.29	105,527.25	7,296.96
Legal Expense		01 001 4130	5	0.00	1,217.50	7,499.97	6,282.47
Legal Expense - RAD		01 001 4130.30	5	540.00	540.00	0.00	(540.00)
Training		01 001 4140	5	0.00	1,837.00	5,249.97	3,412.97
Travel		01 001 4150	5	910.46	4,265.92	5,249.97	984.05
Accounting Fees		01 001 4170	5	0.00	5,419.20	12,937.50	7,518.30
Computer Support/Licensing Fees		01 001 4170.2	5	108.00	7,340.01	12,937.50	5,597.49
Audit Fees		01 001 417100	5	0.00	9,450.00	12,654.72	3,204.72
Employee Benefits Cont - Admin		01 001 4182	5	4,962.64	43,484.23	47,810.97	4,326.74
Sundry		01 001 4190	5	260.32	5,770.00	4,500.00	(1,270.00)
Advertising		01 001 4190.18	5	279.61	2,773.60	3,749.94	976.34
Bank Fees		01 001 4190.19	5	72.95	460.44	0.00	(460.44)
Telephone/Communications		01 001 4190.2	5	868.73	6,931.04	5,549.94	(1,381.10)
Postage		01 001 4190.3	5	0.00	1,716.67	2,309.94	593.27
Eviction Costs		01 001 4190.4	5	0.00	900.00	450.00	(450.00)
Contract Costs- Copier		01 001 4190.6	5	72.40	348.55	1,154.97	806.42
Contract Costs-Admin Security		01 001 4190.7	5	0.00	360.00	1,154.97	794.97
Pre-employment testing		01 001 4190.8	5	0.00	147.94	0.00	(147.94)
Contract Costs-Admin		01 001 4190.9	5	125.00	3,210.00	6,750.00	3,540.00
Ten Services - RAB		01 001 4220	5	0.00	396.03	397.44	1.41
Water		01 001 4310	5	244.59	2,505.15	3,375.00	869.85
Electricity		01 001 4320	5	2,176.48	23,630.23	25,499.97	1,869.74
Natural Gas		01 001 4330	5	61.81	824.99	1,049.94	224.95
Sewer & Other		01 001 4390	5	440.34	4,627.47	4,725.00	97.53
Maintenance Salaries		01 001 4410	5	7,475.20	73,512.41	72,883.44	(628.97)
Maintenance Materials		01 001 4420	5	2,823.00	32,545.80	33,750.00	1,204.20
Contract Costs		01 001 4430	5	0.00	36,245.93	1,800.00	(34,445.93)
Pest Control		01 001 4430.1	5	470.00	4,580.00	4,500.00	(80.00)
Contract Costs - Lawn		01 001 4430.3	5	1,300.00	10,400.00	10,350.00	(50.00)
Contract Costs-Air Conditioning		01 001 4430.4	5	0.00	2,530.00	1,125.00	(1,405.00)
Contract Costs-Plumbing		01 001 4430.5	5	0.00	1,557.40	2,250.00	692.60
Contract Costs - Vacancy Turnaround		01 001 4430.6	5	0.00	4,872.50	9,374.94	4,502.44
Contract Costs-On Call Maint.Service		01 001 4430.80	5	0.00	236.25	0.00	(236.25)
Garbage/Trash Removal		01 001 4431	5	469.00	3,407.86	4,500.00	1,092.14
Emp Benefit Cont - Maintenance		01 001 4433	5	3,874.06	34,643.17	44,300.25	9,657.08
General Insurance--Property, Contents		01 001 4510	5	2,672.05	23,460.17	23,999.94	539.77
Worker's Comp Insurance		01 001 4510.1	5	800.17	7,201.53	5,249.97	(1,951.56)
Other Insurance-Crime, Auto, Direc&Ofc		01 001 4510.2	5	413.86	3,851.46	3,825.00	(26.46)
Liability Insurance		01 001 4510.3	5	473.68	4,404.33	4,133.25	(271.08)
Payment in Lieu of Taxes		01 001 4520	5	0.00	8,446.46	6,491.25	(1,955.21)
Collection Losses		01 001 4570	5	1,598.64	12,524.30	7,499.97	(5,024.33)
Other General Expense		01 001 459000	5	0.00	3,090.25	1,499.94	(1,590.31)
Extraordinary Maintenance		01 001 4610	5	0.00	2,415.32	36,749.97	34,334.65
Total Operating Expenses				44,376.39	496,311.40	544,817.88	48,506.48
Operating Revenues							
Dwelling Rental		01 001 3110	5	8,820.00	100,322.66	90,000.00	10,322.66
Operating Subsidy		01 001 3401.00	5	35,828.00	323,369.00	333,011.97	(9,642.97)
Total Operating Revenues				44,648.00	423,691.66	423,011.97	679.69
Total Operating Revenues and Expenses				271.61	(72,619.74)	(121,805.91)	49,186.17

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2015	ACCOUNT		1 Month(s) Ended	9 Month(s) Ended	Budget	Variance
				September 30, 2015	September 30, 2015		
Other Revenues and Expenses							
Other Revenues and Expenses							
RESTRICTED INTEREST	01 001 3431.00	5	0.00	3.53	7.47	(3.94)	
Investment Income - Unrestricted	01 001 3610	5	192.70	1,749.11	1,724.94	24.17	
Other Income - Tenant	01 001 3690	5	1,649.40	12,272.16	9,562.50	2,709.66	
Collection Loss Recovery Prior Year	01 001 3690.01	5	119.20	1,154.70	0.00	1,154.70	
Other Income-Leave with no Notice	01 001 3690.1	5	0.00	441.50	0.00	441.50	
Other Income - Rent for Tulane Ave Bldg	01 001 3690.13	5	750.00	6,750.00	6,037.47	712.53	
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	0.00	3,100.00	0.00	3,100.00	
Other Income - Copies & Fax	01 001 3690.2	5	7.00	32.10	0.00	32.10	
Other Income - Scrap Metal Salvage	01 001 3690.4	5	0.00	206.00	0.00	206.00	
Other Income - Lakeside Park I	01 001 3690.5	5	0.00	100.00	0.00	100.00	
Other Income - Misc - Non Tenant	01 001 3690.6	5	1,095.46	1,197.46	0.00	1,197.46	
Other Income-Laundry	01 001 3690.7	5	0.00	700.86	0.00	700.86	
Other Income - Community Rm Rent	01 001 3690.8	5	0.00	550.00	0.00	550.00	
Other General Expense-Unemployment	01 001 4590.01	5	0.00	(3,366.88)	0.00	(3,366.88)	
FSS Monthly Contributions	01 001 4590.02	5	1,211.39	(5,470.02)	0.00	(5,470.02)	
Operating Transfer In	01 001 9110	5	0.00	0.00	113,320.44	(113,320.44)	
Total Other Revenues and Expenses			5,025.15	50,907.45	130,652.82	(79,745.37)	
Total Other Revenues and Expenses			5,025.15	50,907.45	130,652.82	(79,745.37)	
Total Net Income (Loss)			5,296.76	(21,712.29)	8,846.91	(30,559.20)	

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 September 30, 2015	9 Month(s) Ended September 30, 2015	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Admin Salaries - NCH I	01 100 4110.01	5	668.84	6,427.26	7,124.94	697.68
Admin Salaries - NCH II	01 100 4110.02	5	551.16	5,296.35	5,850.00	553.65
Admin Salaries - Ridgedale	01 100 4110.03	5	767.92	7,379.25	6,407.19	(972.06)
Legal Expense	01 100 4130	5	0.00	0.00	9,052.47	9,052.47
Travel	01 100 4150.00	5	0.00	0.00	52.47	52.47
Accounting Fees	01 100 4170.00	5	0.00	1,050.00	0.00	(1,050.00)
Accounting Fees - NCH I	01 100 4170.01	5	0.00	0.00	3,564.72	3,564.72
Accounting Fees - NCH II	01 100 4170.02	5	0.00	0.00	3,564.72	3,564.72
Accounting Fees - Ridgedale	01 100 4170.03	5	0.00	0.00	3,564.72	3,564.72
Audit Fees	01 100 4171.00	5	0.00	0.00	374.94	374.94
Employee Benefits Cont - Admin/Ridgedale	01 100 4182	5	290.63	3,178.56	3,901.50	722.94
Employee Benefits Cont - Admin - NCH I	01 100 4182.1	5	250.51	2,179.15	2,025.00	(154.15)
Employee Benefits Cont - Admin - NCH II	01 100 4182.2	5	207.93	1,814.26	1,874.97	60.71
SUNDRY	01 100 4190	5	0.00	70.00	412.47	342.47
Insurance - Workers Comp	01 100 4510.40	5	220.34	1,983.06	1,495.44	(487.62)
Other General Expense	01 100 4590	5	0.00	0.00	374.94	374.94
Other General Expense Brickell Building	01 100 4590.02	5	0.00	3,143.75	0.00	(3,143.75)
Total Operating Expenses			2,957.33	32,521.64	49,640.49	17,118.85
Total Operating Revenues and Expenses			(2,957.33)	(32,521.64)	(49,640.49)	17,118.85
Other Revenues and Expenses						
Other Revenues and Expenses						
Revenue - Management Fees--Ridgedale	01 100 3690	5	2,729.85	25,470.64	20,527.47	4,943.17
Revenue - Management Fees - NCH I	01 100 3690.1	5	0.00	7,356.92	8,249.94	(893.02)
Revenue - Management Fees - NCH II	01 100 3690.2	5	0.00	9,921.70	9,749.97	171.73
Other Income - Misc.Non Tenant	01 100 3690.3	5	0.00	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
Other Income - Cornell Colony	01 100 3690.60	5	10,000.00	10,000.00	0.00	10,000.00
Total Other Revenues and Expenses			12,729.85	88,824.26	38,527.38	50,296.88
Total Other Revenues and Expenses			12,729.85	88,824.26	38,527.38	50,296.88
Total Net Income (Loss)			9,772.52	56,302.62	(11,113.11)	67,415.73

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	9 Month(s) Ended	Budget	Variance
				September 30, 2015	September 30, 2015		
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	02 001 4110	5		830.29	7,179.21	6,797.25	(381.96)
Legal Expense	02 001 4130	5		0.00	0.00	2,250.00	2,250.00
Staff Training	02 001 4140	5		0.00	0.00	112.50	112.50
Travel	02 001 4150	5		0.00	5.75	112.50	106.75
Accounting Fees	02 001 4170	5		0.00	2,660.10	2,624.94	(35.16)
COMPUTER SUPPORT/LICENSING FEE	02 001 4170.2	5		34.00	1,048.73	0.00	(1,048.73)
Audit Fees	02 001 4171	5		0.00	2,975.00	4,275.00	1,300.00
Employee Benefits Cont - Admin	02 001 4182	5		346.58	3,527.43	3,893.22	365.79
Sundry	02 001 4190	5		0.00	280.78	1,800.00	1,519.22
Advertising and Marketing	02 001 4190.08	5		88.01	1,097.96	1,949.94	851.98
Bank Fees	02 001 4190.18	5		30.00	52.00	0.00	(52.00)
Telephone	02 001 4190.2	5		83.82	734.38	749.97	15.59
Postage	02 001 4190.3	5		0.00	51.00	33.75	(17.25)
Contract Costs - Admin	02 001 4190.9	5		120.00	270.00	2,137.50	1,867.50
Ten Services - After School Program	02 001 4220.2	5		220.00	706.49	900.00	193.51
Water	02 001 4310	5		61.39	793.51	1,057.50	263.99
Electricity	02 001 4320	5		674.38	4,903.02	4,275.00	(628.02)
Sewer	02 001 4390	5		49.63	422.26	772.47	350.21
MAINTENANCE MATERIALS	02 001 4420	5		911.69	7,721.21	5,812.47	(1,908.74)
Contract Costs	02 001 4430	5		1,025.00	1,933.35	1,874.97	(58.38)
Contract Costs-Pest Control	02 001 4430.1	5		100.80	907.20	900.00	(7.20)
Contact Costs-Plumbing	02 001 4430.2	5		0.00	211.88	0.00	(211.88)
Contract Costs - AC	02 001 4430.4	5		250.00	1,999.50	2,115.00	115.50
Contract Costs - Lawn	02 001 4430.5	5		580.00	2,620.00	2,999.97	379.97
Contract Costs - Vacancy Turnaround	02 001 4430.6	5		520.00	5,012.50	3,375.00	(1,637.50)
Contract Costs - Camera	02 001 4430.7	5		0.00	0.00	532.44	532.44
Contract Costs-On Call Maint. Service	02 001 4430.80	5		0.00	74.37	0.00	(74.37)
Garbage and Trash Collection	02 001 4431	5		66.50	486.60	1,125.00	638.40
Insurance-Property, Contents	02 001 4510	5		997.40	8,757.00	9,000.00	243.00
Insurance - Workers Comp	02 001 4510.1	5		11.60	104.40	524.97	420.57
Insurance - Liability	02 001 4510.3	5		84.50	777.93	443.25	(334.68)
Payment in Lieu of Taxes	02 001 4520	5		0.00	3,479.14	14,119.47	10,640.33
Collection Loss	02 001 4570	5		2,575.54	7,353.36	3,074.94	(4,278.42)
Bonneville Interest	02 001 4580.01	5		3,867.72	34,871.36	38,737.44	3,866.08
Management Fees	02 001 4590	5		0.00	7,356.92	8,995.50	1,638.58
Other General Expense	02 001 4590.00	5		0.00	56.00	5,249.97	5,193.97
Total Operating Expenses				13,528.85	110,430.34	132,621.93	22,191.59
Operating Revenues							
Dwelling Rent	02 001 3110	5		18,006.46	166,889.18	145,192.50	21,696.68
Total Operating Revenues				18,006.46	166,889.18	145,192.50	21,696.68
Total Operating Revenues and Expenses				4,477.61	56,458.84	12,570.57	43,888.27
Other Revenues and Expenses							
Other Revenues and Expenses							
Interest - Restricted	02 001 3431.00	5		0.00	23.22	0.00	23.22
Investment Income - Unrestricted	02 001 3610	5		0.00	0.00	18.72	(18.72)
Other Income - Tenant	02 001 3690	5		3,093.54	9,042.52	2,107.44	6,935.08
Other Income - Non Tenant	02 001 3690.3	5		0.00	2,008.34	0.00	2,008.34
Other Income - Refunds	02 001 3690.4	5		74.95	149.90	0.00	149.90

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	9 Month(s) Ended	Budget	Variance
			September 30, 2015	September 30, 2015		
Other Income - Community Rental	02 001 3690.5	5	0.00	600.00	0.00	600.00
Total Other Revenues and Expenses			<u>3,168.49</u>	<u>11,823.98</u>	<u>2,126.16</u>	<u>9,697.82</u>
Total Other Revenues and Expenses			3,168.49	11,823.98	2,126.16	9,697.82
Total Net Income (Loss)			<u>7,646.10</u>	<u>68,282.82</u>	<u>14,696.73</u>	<u>53,586.09</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	9 Month(s) Ended	Budget	Variance
				September 30, 2015	September 30, 2015		
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	02 002 4110	5	683.76	5,912.27	5,597.19	(315.08)	
Legal Expense	02 002 4130	5	0.00	0.00	2,999.97	2,999.97	
Staff Training	02 002 4140	5	0.00	0.00	374.94	374.94	
Travel	02 002 4150	5	0.00	12.65	374.94	362.29	
Accounting Fees	02 002 4170	5	0.00	4,064.20	3,749.94	(314.26)	
COMPUTER SUPPORT/LICENSING FEE	02 002 4170.2	5	28.00	758.66	3,524.94	2,766.28	
Audit Fees	02 002 4171	5	0.00	2,450.00	3,524.94	1,074.94	
Employee Benefits Cont - Admin	02 002 4182	5	285.43	2,905.06	3,206.25	301.19	
Sundry	02 002 4190	5	0.00	332.39	450.00	117.61	
Advertising and Marketing	02 002 4190.08	5	72.48	948.31	3,074.94	2,126.63	
Bank Service Fee	02 002 4190.18	5	30.00	30.00	374.94	344.94	
Postage	02 002 4190.3	5	0.00	42.00	29.97	(12.03)	
Contract Costs - Admin	02 002 4190.9	5	120.00	270.00	2,250.00	1,980.00	
Ten Services - After School Program	02 002 4220.20	5	220.00	706.48	900.00	193.52	
Water	02 002 4310	5	85.84	543.46	367.47	(175.99)	
Electricity	02 002 4320	5	163.02	1,579.11	1,575.00	(4.11)	
Sewer	02 002 4390	5	19.60	85.87	172.44	86.57	
MAINTENANCE MATERIALS	02 002 4420	5	402.68	7,273.00	4,320.00	(2,953.00)	
Contract Costs	02 002 4430	5	800.00	800.00	1,350.00	550.00	
Contract Costs-Pest Control	02 002 4430.1	5	79.20	712.80	734.94	22.14	
Contract Costs - Lawn	02 002 4430.3	5	470.00	1,930.00	1,897.47	(32.53)	
Contract Costs - AC	02 002 4430.4	5	225.00	1,943.50	487.44	(1,456.06)	
Contract Costs - Plumbing	02 002 4430.5	5	0.00	211.88	187.47	(24.41)	
Contract Costs - Vacancy Turnaround	02 002 4430.6	5	0.00	5,240.00	5,009.94	(230.06)	
Contract Costs-On Call Maint. Service	02 002 4430.80	5	0.00	61.25	0.00	(61.25)	
Garbage and Trash Collection	02 002 4431	5	34.50	269.42	427.50	158.08	
Insurance-Property, Contents	02 002 4510	5	781.33	6,859.85	6,750.00	(109.85)	
Insurance - Workers Comp	02 002 4510.1	5	46.39	417.51	299.97	(117.54)	
Insurance - Liability	02 002 4510.3	5	69.59	632.34	483.75	(148.59)	
Payment in Lieu of Taxes	02 002 4520	5	0.00	2,834.70	12,313.44	9,478.74	
Bad Debts - Tenant Rents	02 002 4570	5	0.00	2,821.38	2,512.44	(308.94)	
Bonneville Interest	02 002 4580.01	5	3,498.80	31,545.18	35,039.97	3,494.79	
Management Fees	02 002 4590	5	0.00	9,921.70	9,389.97	(531.73)	
Other General Expense	02 002 4590.00	5	0.00	5,034.80	7,499.97	2,465.17	
Total Operating Expenses			8,115.62	99,149.77	121,252.14	22,102.37	
Operating Revenues							
Dwelling Rent	02 002 3110	5	15,716.29	140,273.83	119,999.97	20,273.86	
Total Operating Revenues			15,716.29	140,273.83	119,999.97	20,273.86	
Total Operating Revenues and Expenses			7,600.67	41,124.06	(1,252.17)	42,376.23	
Other Revenues and Expenses							
Other Revenues and Expenses							
INTEREST - RESTRICTED	02 002 3431.00	5	0.00	18.58	14.94	3.64	
Investment Income - Unrestricted	02 002 3610	5	3.63	34.73	29.97	4.76	
Other Income - Tenant	02 002 3690	5	148.00	4,638.15	5,249.97	(611.82)	
Leave with no Notice	02 002 3690.1	5	0.00	185.00	0.00	185.00	
Other Income - Non Tenant	02 002 3690.3	5	0.00	1,343.91	374.94	968.97	
Total Other Revenues and Expenses			151.63	6,220.37	5,669.82	550.55	

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 September 30, 2015	9 Month(s) Ended September 30, 2015	Budget	Variance
Total Other Revenues and Expenses			<u>151.63</u>	<u>6,220.37</u>	<u>5,669.82</u>	<u>550.55</u>
Total Net Income (Loss)			<u><u>7,752.30</u></u>	<u><u>47,344.43</u></u>	<u><u>4,417.65</u></u>	<u><u>42,926.78</u></u>

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2015	ACCOUNT	1 Month(s) Ended September 30, 2015	9 Month(s) Ended September 30, 2015	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Non-Technical Salaries		07 002 4110	5	732.61	6,334.68	5,997.69 (336.99)
Legal Expense		07 002 4130	5	0.00	0.00	434.97 434.97
Staff Training		07 002 4140	5	0.00	0.00	374.94 374.94
Travel		07 002 4150	5	0.00	25.61	149.94 124.33
Accounting Fees		07 002 4170	5	0.00	3,230.00	3,562.47 332.47
COMPUTER SUPPORT/LICENSING FEE		07 002 4170.2	5	486.25	2,687.10	3,562.47 875.37
Audit Fees		07 002 4171	5	0.00	2,625.00	3,524.94 899.94
Employee Benefit Contributions-Admin		07 002 4182	5	305.80	3,112.24	3,434.94 322.70
Sundry		07 002 4190	5	0.00	238.75	824.94 586.19
Postage		07 002 4190.03	5	0.00	45.00	0.00 (45.00)
Advertising		07 002 4190.08	5	77.66	748.19	1,125.00 376.81
Bank Fees		07 002 4190.18	5	8.03	137.45	90.00 (47.45)
Telephone		07 002 4190.2	5	103.77	933.93	787.50 (146.43)
Postage - DO NOT USE		07 002 4190.3	5	0.00	0.00	524.97 524.97
Eviction Costs		07 002 4190.4	5	235.00	810.00	450.00 (360.00)
Contract Costs - Admin		07 002 4190.9	5	85.00	360.00	1,499.94 1,139.94
Ten Services - RAB		07 002 4220	5	0.00	0.00	45.00 45.00
Water		07 002 4310	5	712.80	6,976.36	7,687.44 711.08
Electricity		07 002 4320	5	525.04	3,307.72	3,825.00 517.28
Sewer		07 002 4390	5	1,048.30	8,386.40	9,450.00 1,063.60
Labor		07 002 4410	5	3,498.40	37,205.41	34,109.19 (3,096.22)
Materials and Other		07 002 4420	5	584.39	4,825.81	7,499.97 2,674.16
Contract Costs		07 002 4430	5	0.00	2,769.00	1,499.94 (1,269.06)
Pest Control		07 002 4430.1	5	122.00	1,448.00	1,094.94 (353.06)
Contract Costs-Lawn		07 002 4430.3	5	425.00	3,400.00	3,375.00 (25.00)
Contract Costs-Air Conditioning		07 002 4430.4	5	379.00	1,044.00	1,125.00 81.00
Contract Costs-Plumbing		07 002 4430.5	5	0.00	0.00	374.94 374.94
Contract Costs - Vacancy Turnaround		07 002 4430.6	5	870.00	2,640.00	5,632.47 2,992.47
Contract Costs-Camera Security		07 002 4430.7	5	0.00	0.00	5,099.94 5,099.94
Contract Costs-On Call Maint. Service		07 002 4430.80	5	0.00	65.63	0.00 (65.63)
Garbage and Trash Collection		07 002 4431	5	642.10	5,280.80	6,075.00 794.20
Employee Benefit Cont.-Ordinary Maintenance		07 002 4433	5	490.66	4,868.60	30,596.22 25,727.62
Insurance-Property, Contents		07 002 4510	5	800.08	7,024.56	6,347.97 (676.59)
Insurance - Workers Comp		07 002 4510.1	5	81.18	730.62	599.94 (130.68)
Insurance - Liability		07 002 4510.3	5	74.56	692.73	675.00 (17.73)
Payment in Lieu of Taxes		07 002 4520.00	5	0.00	303.94	0.00 (303.94)
Collection Losses		07 002 4570	5	2,827.50	6,881.99	7,499.97 617.98
Interest on Notes Payable-Centennial		07 002 4580.03	5	3,261.36	32,945.86	43,335.00 10,389.14
Management Fee		07 002 4590	5	2,729.85	25,470.64	21,870.00 (3,600.64)
Other General Expense		07 002 4590.01	5	0.00	80.47	5,249.97 5,169.50
Total Operating Expenses				21,106.34	177,636.49	229,412.61 51,776.12
Operating Revenues						
DWELLING RENTAL		07 002 3110	5	1,937.00	35,690.15	26,249.94 9,440.21
HAP Subsidy		07 002 3110.01	5	27,489.00	240,290.00	246,749.94 (6,459.94)
Total Operating Revenues				29,426.00	275,980.15	272,999.88 2,980.27
Total Operating Revenues and Expenses				8,319.66	98,343.66	43,587.27 54,756.39

Other Revenues and Expenses
Other Revenues and Expenses

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2015	ACCOUNT	1 Month(s) Ended	9 Month(s) Ended	Budget	Variance
			September 30, 2015	September 30, 2015		
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	74.97	(74.97)
Interest - Restricted	07 002 3431.00	5	32.13	257.92	37.44	220.48
Interest Earned on Gen Fund Investments	07 002 3610	5	4.38	37.86	0.00	37.86
Other Income - Tenant	07 002 3690	5	1,451.22	6,260.09	5,999.94	260.15
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	32.00	44.00	0.00	44.00
Other Income/Laundry	07 002 3690.7	5	0.00	335.93	0.00	335.93
Total Other Revenues and Expenses			1,519.73	7,318.80	6,112.35	1,206.45
Total Other Revenues and Expenses			1,519.73	7,318.80	6,112.35	1,206.45
Total Net Income (Loss)			9,839.39	105,662.46	49,699.62	55,962.84

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AVON PARK HOUSING AUTHORITY

CASH Analysis

AVON PARK PUBLIC HOUSING

As Of Date: 9/30/2015

Balance

General Fund	235,225.26
Section 8 PH Funds	0.00
Security Deposits	25,695.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	43,020.64
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,094,708.80
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	5,051.24
Development Corporation	48,569.30
Cornell Colony - General Fund	5,051.24
Lakeside Park 2 - RAD	100.00
Cornell Colony-Operating Deficit Reserves	0.00

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AVON PARK HOUSING AUTHORITY

CASH Analysis

RIDGEDALE

As Of Date: 9/30/2015

Balance

General Fund	93,408.14
Section 8 PH Funds	0.00
Security Deposits	7,066.00
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
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

NORTH CENTRAL HEIGHTS I

As Of Date: 9/30/2015

Balance

General Fund	48,270.49
Section 8 PH Funds	0.00
Security Deposits	12,200.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

NORTH CENTRAL HEIGHTS II

As Of Date: 9/30/2015

Balance

General Fund	82,678.78
Section 8 PH Funds	0.00
Security Deposits	11,325.00
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
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

CORNELL COLONY

As Of Date: 9/30/2015

Balance

General Fund	0.00
Section 8 PH Funds	0.00
Security Deposits	0.00
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	1,456.90
Development Corporation	0.00
Cornell Colony - General Fund	1,456.90
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	100.00

AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING December 31, 2015

CONSOLIDATED

Financial Statements

AUGUST 31, 2015

AVON PARK HOUSING AUTHORITY
FINANCIAL STATEMENT SUMMARY

PUBLIC HOUSING

INCOME

1. Total income is up by \$43,357. Total tenant rental revenue is up by \$11,503. Other tenant revenue is up by \$2,123.

EXPENSES

2. Total operating expense are down by (\$8,807) compared to the budgeted amount.

3. Administrative expenses are down by (\$49,270).

4. Maintenance expenses are up by \$22,332.

5. Utility expenses are down by (\$2,135).

6. Total insurance expense is up by \$1,484.

7. Total General expense is up by \$18,741.

Public Housing's projected net income is scheduled YTD to be (\$134,988). Current net income is (\$27,009).

NORTH CENTRAL HEIGHTS I

INCOME

1. Total income is up by \$47,797 compared to budgeted amounts. Total tenant revenue is up by \$19,823.

EXPENSES

2. Total operating expense is down by (\$19,564) compared to the budgeted amount.

3. Administrative expenses are down by (\$6,194).

4. Maintenance expenses are up by \$2,419.

5. Utility expense is down (\$93).

6. Total insurance expense is down by (\$315).

7. Total General expense is down by (\$15,067).

North Central Heights I projected net income is scheduled YTD to be \$14,485. Current net income is \$60,637.

AVON PARK HOUSING AUTHORITY

FINANCIAL STATEMENT SUMMARY

NORTH CENTRAL Height II

INCOME

1. Total income is up by \$18,920 compared to budgeted amounts. Total tenant revenue is up by \$17,891.

EXPENSES

2. Total operating expense is down by (\$16,861), compared to the budgeted amount.

3. Administrative expenses are down by (\$8,286).

4. Maintenance expenses are up by \$3,617.

5. Utility expense is up by \$60.

6. Total insurance expense is up by \$316.

7. Total General expense is down by (\$12,255).

North Central Heights II projected net income is scheduled YTD to be \$3,811. Current net income is \$39,592.

RIDGEDALE

INCOME

1. Total income is up by \$187 compared to budgeted amounts. Total tenant revenue is up by \$10,420.

Grant subsidy is Down compared to budgeted amounts by (\$6,532). Other revenue is down by (\$3,336).

EXPENSES

2. Total operating expense is down by (\$77,898) compared to the budgeted amount.

3. Administrative expense is down by (\$985).

4. Maintenance expenses are down by (\$29,925).

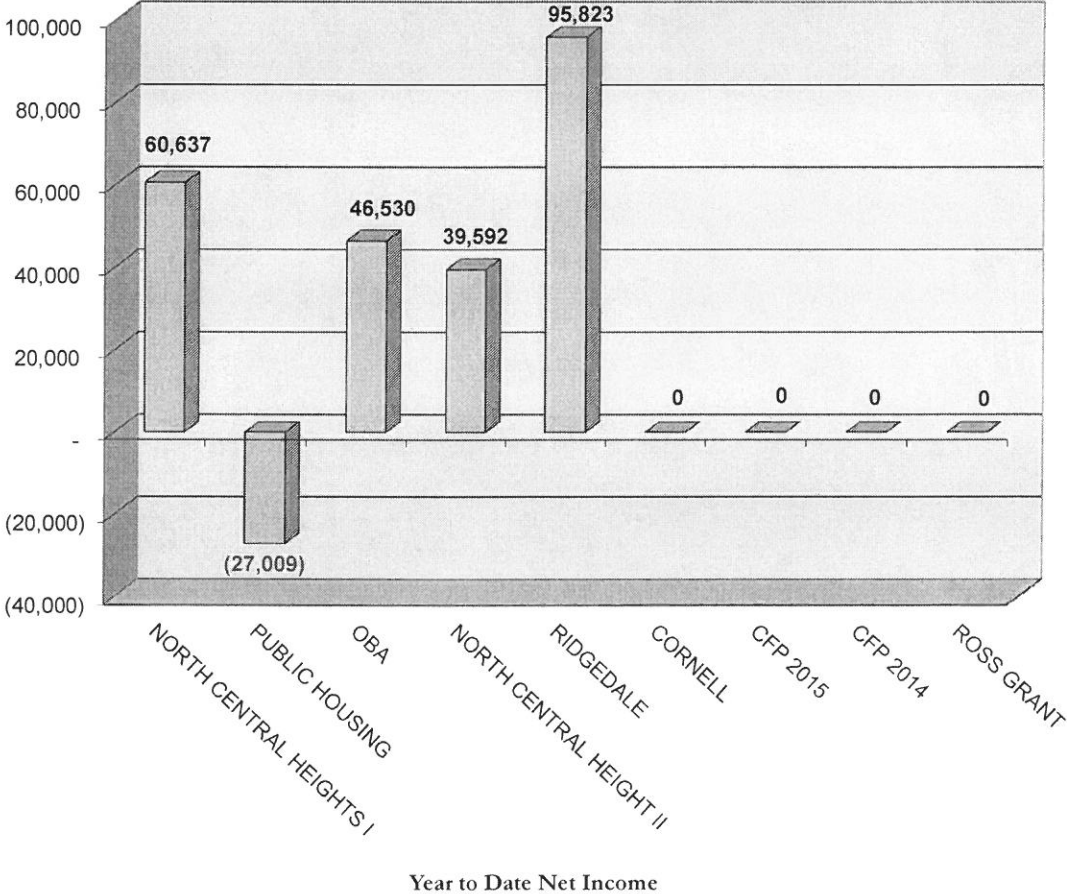
5. Utility expense is down (\$2,249).

6. Total insurance expense is up by \$716.

7. Total General expense is down by (\$45,414).

Ridgedale's projected net income is scheduled YTD to be \$22,557. Current net income is \$95,823.

Avon Park Housing Authority



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

PUBLIC HOUSING

1111.01 GENERAL FUND CHECKING	247,658
1111.40 FSS ESCROW	6,262
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	26,795
1117.00 PETTY CASH	100
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,008
1162.01 LAKESIDE PARK 1 ESCROW	7,545
1162.02 LAKESIDE PARK 1 RESERVES	12,762
1162.60 NEW INVESTMENT ACCOUNT	1,094,529
TOTAL	<u>1,441,659</u>

OTHER BUSINESS ACTIVITY

1111.3 APHDC--OBA	18,973
1111.50 LAKE SIDE PARK - RAD	100
TOTAL	<u>19,073</u>

CORNELL COLONY

1111.40 GENERAL FUND-CORNWELL COLONY	205,501
1111.60 CORNELL COLONY - OP DEF RESERVES	100
TOTAL	<u>205,601</u>

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	45,037.02
1114.00 SECURITY DEPOSITS	12,300.00
1162.1 ESCROW -BONNEVILLE-TAXES	13,701.65
1162.11 ESCROW-BONNEVILLE-INSURANCE	80,703.57
1162.12 ESCROW-BONNEVILLE-REPL RS	42,305.67
TOTAL	<u>194,047.91</u>

NORTH CENTRAL HEIGHT II

1111.01 GENERAL FUND CHECKING	79,040.38
1114.00 SECURITY DEPOSITS	10,775.00
1162.1 ESCROW-BONNEVILLE-TAXES	10,781.76
1162.11 ESCROW-BONNEVILLE-INSURANCE	62,454.02
1162.12 ESCROW-BONNEVILLE-REPL RES	33,852.17
TOTAL	<u>196,903.33</u>

RIDGEDALE

1111.01 GENERAL FUND CHECKING	86,144.98
1114.00 SECURITY DEPOSITS	7,257.00
1162.05 ESCROW MIP	4,756
1162.06 ESCROW RESERVE REPLACEMENT	80,494
1162.07 ESCROW INSURANCE	4,529
1162.08 RESIDUAL RECEIPTS RESERVES	299,156
TOTAL	<u>482,337.72</u>

GRAND TOTAL CASH ACCOUNTS 2,539,622

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

NORTH CENTRAL HEIGHTS I

UNRESTRICTED NET ASSETS	50,932
YEAR TO DATE EARNINGS	<u>60,637</u>
TOTAL	<u>111,569</u>

NORTH CENTRAL HEIGHTS II

UNRESTRICTED NET ASSETS	78,647
YEAR TO DATE EARNINGS	<u>39,592</u>
TOTAL	<u>118,239</u>

PUBLIC HOUSING

UNRESTRICTED NET ASSETS	1,487,036
YEAR TO DATE EARNINGS	<u>(27,009)</u>
TOTAL	<u>1,460,027</u>

RIDGEDALE

UNRESTRICTED NET ASSETS	94,637
YEAR TO DATE EARNINGS	<u>95,823</u>
TOTAL	<u>190,460</u>

OTHER BUSINESS

UNRESTRICTED NET ASSETS	23,191
YEAR TO DATE EARNINGS	<u>46,530</u>
TOTAL	<u>69,721</u>

CAPITAL FUND 2014

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

CORNELL COLONY

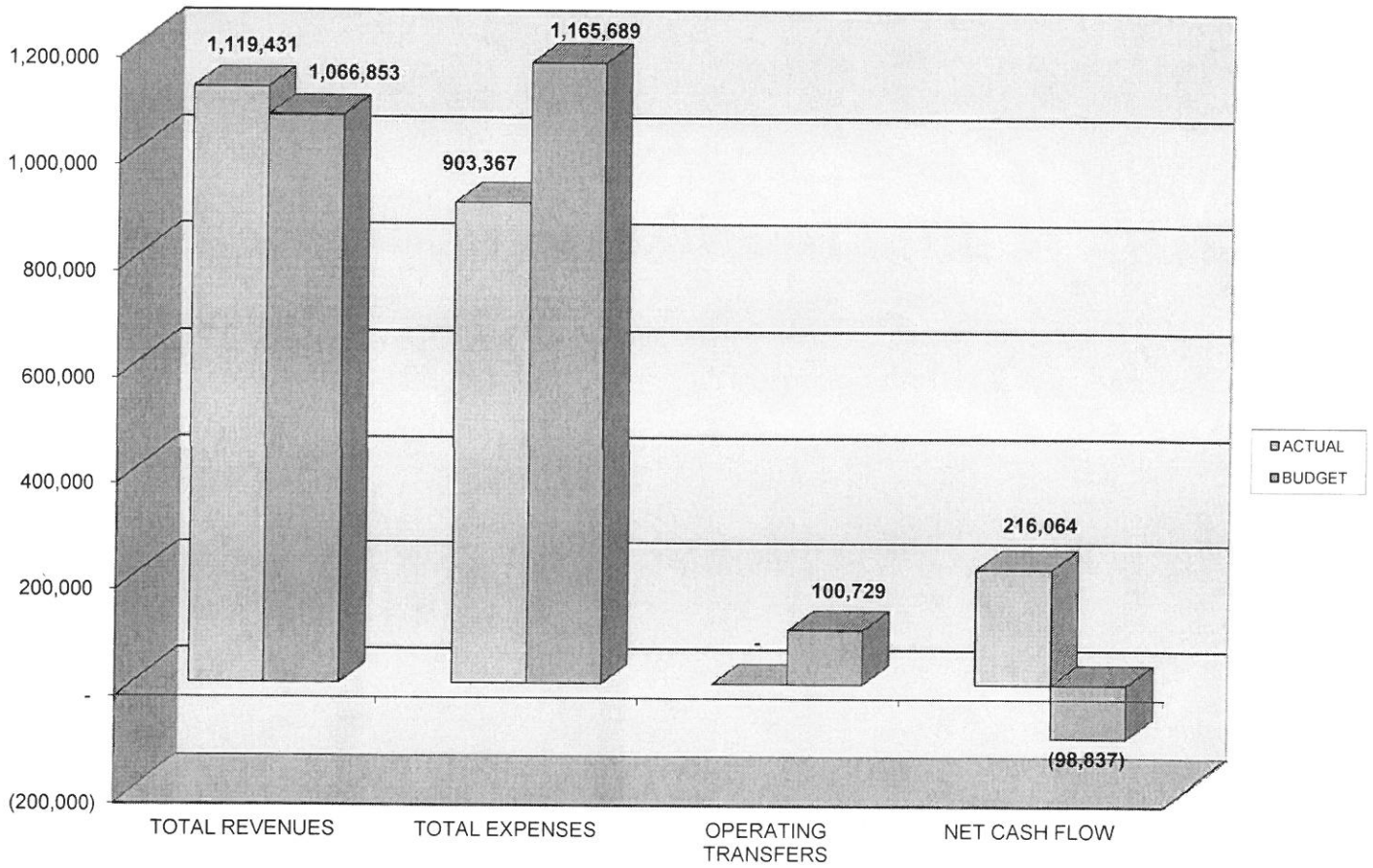
UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	<u>-</u>
TOTAL	<u>-</u>

CAPITAL FUND 2015

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

TOTAL RESERVE BALANCES **1,950,017**

APHA CONSOLIDATED



APHA CONSOLIDATED- BALANCE SHEET

ASSETS

Current Assets:		
Cash		
111	Unrestricted	682,554
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	196,868
113	Cash - Other restricted	6,362
114	Cash - Tenant Security Deposits	60,127
100	Total Cash	945,912
Receivables		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	21,918
125	Accounts Receivable - Miscellaneous	33,398
126	Accounts Receivable - Tenants Dwelling Rents	7,726
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	16,000
128	Fraud Recovery	-
128.1	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful accs	79,041
Investments - Unrestricted		
131	Investments - Unrestricted	1,137,537
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	456,174
142	Prepaid Expenses and Other Assets	52,693
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	29,969
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	1,676,372
150	Total Current Assets	2,701,324
Non-current Assets:		
Fixed Assets		
161	Land	1,492,993
168	Infrastructure	358,482
162	Buildings	18,043,934
163	Furniture, Equipment & Machinery - Dwellings	48,516
164	Furniture, Equipment & Machinery - Administration	193,740
165	Leasehold Improvements	-
166	Accumulated Depreciation	(5,096,054)
167	Construction in Progress	637,836
160	Total Fixed Assets - Net of Accumulated Depreciation	15,679,448
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
180	Total Non-Current Assets	-
190	Total Assets	18,380,772

LIABILITIES AND EQUITY

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	8,404
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	57,127
342	Deferred Revenue	-
343	Current Portion of Long-term Debt - Capital Projects	62,502
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	843,237
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	6,262
347	Interprogram Due To	29,969
310	Total Current Liabilities	1,020,887
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	16,059,879
Equity:		
501	Investment in General Fixed Assets	-
Contributed Capital		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	Total Contributed Capital	-
508.1	Invested in Capital Assets, Net of Related Debt	(99,788)
Reserved Fund Balance:		
509	Fund Balance Reserved for Encumbrances/	-
	Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	Total Reserved Fund Balance	-
511.1	Restricted Net Assets	653,042
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Assets	1,767,638
513	Total Equity	2,320,892
600	Total Liabilities and Equity	18,380,772

APHA CONSOLIDATED

LINE ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM #	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
REVENUE		ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
OPERATING INCOME											
703	3110 GROSS POTENTIAL RENT	46,170	42,383	3,788	109%	398,696	339,060	59,636	118%	508,590	109,894
	NET TENANT REVENUE	46,170	42,383	3,788	109%	398,696	339,060	59,636	118%	508,590	109,894
3401	TENANT REVENUE - OTHER	4,529	2,547	1,982	178%	59,131	20,373	38,757	290%	30,560	(28,571)
3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431	NET OPERATING REVENUE	50,699	44,929	5,770	113%	457,827	359,433	98,393	127%	539,150	81,323
706	HUD PHA OPERATING GRANT C/P	51,728	49,593	2,136	104%	303,541	396,740	(93,199)	77%	595,110	291,569
708	OTHER GOVERNMENT GRANTS	31,824	33,119	(1,295)	96%	264,646	264,949	(303)	100%	397,424	132,778
711	INVESTMENT INCOME - UNRESTRICTED	219	206	14	107%	1,644	1,643	1	100%	2,465	821
	MANAGEMENT FEE INCOME	4,775	4,281	494	112%	40,019	34,247	5,773	117%	51,370	11,351
	BOOKKEEPING FEE INCOME	-	-	-	-	4	-	4	-	-	(4)
	ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714	FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715	OTHER REVENUE	985	1,223	(238)	81%	51,506	9,787	41,719	526%	14,680	(36,826)
720	INVESTMENT INCOME - RESTRICTED	42	7	35	627%	244	53	191	458%	80	(164)
700	TOTAL REVENUES	140,271	133,357	6,915	105%	1,119,431	1,066,853	52,579	105%	1,600,279	480,848
OPERATING EXPENDITURES											
ADMINISTRATIVE											
911	4110 ADMINISTRATIVE SALARIES	14,471	16,241	(1,770)	89%	121,641	129,927	(8,285)	94%	194,890	73,249
912	4182 EBC - ADMIN	5,166	7,398	(2,231)	70%	53,551	59,182	(5,631)	90%	88,773	35,222
4171	AUDITING FEES	-	2,706	(2,706)	0%	17,500	21,649	(4,149)	81%	32,473	14,973
	MANAGEMENT FEES	4,775	4,473	302	107%	40,019	35,783	4,237	112%	53,674	13,655
	BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
	ADVERTISING & MARKETING	775	-	775	-	5,050	-	5,050	-	-	(5,050)
	OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
	LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
	TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190 OTHER	7,401	16,343	(8,942)	45%	56,343	130,743	(74,400)	43%	196,115	139,772
	TOTAL ADMINISTRATIVE	32,588	47,160	(14,573)	69%	294,105	377,283	(83,178)	78%	565,925	271,820
TENANT SERVICES											
921	4210 SALARIES	4,230	3,403	827	124%	35,330	27,227	8,104	130%	40,840	5,510
923	4222 EBC - TNT SVCS	1,788	1,619	170	110%	16,420	12,948	3,472	127%	19,422	3,002
924	4230 OTHER	487	205	282	238%	973	1,640	(667)	59%	2,460	1,487
	TOTAL TENANT SERVICES	6,505	5,227	1,279	124%	52,723	41,815	10,908	126%	62,722	9,999
UTILITIES											
931	4310 WATER	1,176	1,388	(212)	85%	9,714	11,100	(1,386)	88%	16,650	6,936
932	4320 ELECTRICITY	6,595	3,908	2,686	169%	29,881	31,267	(1,386)	96%	46,900	17,019
933	4330 NATURAL GAS	96	117	(21)	83%	763	933	(170)	82%	1,400	637
938	4390 SEWER AND OTHER	1,680	1,680	0	100%	11,964	13,440	(1,476)	89%	20,160	8,196
	TOTAL UTILITIES	9,547	7,093	2,454	135%	52,322	56,740	(4,418)	92%	85,110	32,788

APHA CONSOLIDATED

LINE ACCT	CURRENT MONTH	CURRENT MONTH		% OF MTD BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET		% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE REMAINING
ITEM # DESCRIPTION	ACTUAL	BUDGET	DIFF				DIFF			
ORDINARY MAINT & OPERATIONS										
941 4410 LABOR	11,057	12,126	(1,069)	91%	99,744	97,007	2,738	103%	145,510	45,766
945 4433 EMPLOYEE BENEFITS - MAINTENANCE	3,094	8,358	(5,263)	37%	35,147	66,862	(31,715)	53%	100,293	65,146
943 4420 MATERIALS	8,518	5,709	2,809	149%	47,644	45,673	1,971	104%	68,510	20,866
CONTRACT COSTS										
943 GARBAGE & TRASH	1,148	1,348	(200)	85%	8,444	10,780	(2,336)	78%	16,170	7,726
COOLING / AIR CONDITIONING	1,122	388	735	290%	6,663	3,100	3,563	215%	4,650	(2,013)
ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
LANDSCAPE & GROUNDS	2,315	2,028	288	114%	15,575	16,220	(645)	96%	24,330	8,755
UNIT TURNAROUNDS	470	2,599	(2,129)	18%	6,643	20,793	(14,151)	32%	31,190	24,548
ELECTRICAL	-	-	-	-	-	-	-	-	-	-
PLUMBING	-	313	(313)	0%	1,769	2,500	(731)	71%	3,750	1,981
EXTERRMINATION	772	802	(30)	96%	6,876	6,413	463	107%	9,620	2,744
JANITORIAL	-	626	(626)	0%	-	5,007	(5,007)	0%	7,510	7,510
ROUTINE MAINTENANCE	17,579	358	17,221	4906%	66,093	2,867	63,227	2306%	4,300	(61,793)
943 4430 OTHER MISCELLANEOUS CONTRACT COSTS	-	367	(367)	0%	-	2,933	(2,933)	0%	4,400	4,400
TOTAL ORDINARY MAINT & OPER	46,075	35,019	11,056	132%	294,599	280,155	14,444	105%	420,233	125,634
PROTECTIVE SERVICES										
4480 PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-	-	-	-	-
INSURANCE										
961 4510 PROPERTY	5,251	4,962	289	106%	40,851	39,695	1,155	103%	59,543	18,692
GENERAL LIABILITY	702	407	295	141%	5,805	3,977	1,828	146%	5,965	160
WORKER'S COMPENSATION	1,160	1,037	123	112%	9,277	8,295	982	112%	12,443	3,166
AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
OTHER INSURANCE	414	596	(182)	69%	3,438	4,769	(1,332)	72%	7,154	3,716
969 TOTAL INSURANCE EXPENSES	7,527	7,092	435	106%	59,371	56,737	2,634	105%	85,105	25,734
GENERAL EXPENSES										
962 4590 OTHER GENERAL EXPENSES	976	2,208	(1,232)	44%	21,454	17,667	3,787	121%	26,500	5,046
COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
PAYMENTS IN LIBU OF TAXES	-	3,658	(3,658)	0%	15,064	29,266	(14,202)	51%	43,899	28,835
BAD DEBITS	4,757	2,288	2,469	208%	22,579	18,300	4,279	123%	27,450	4,871
INTEREST EXPENSE	7,370	13,013	(5,643)	57%	59,050	104,100	(45,050)	57%	156,150	97,100
TOTAL GENERAL EXPENSES	13,103	21,167	(8,064)	62%	118,147	169,333	(51,185)	70%	253,999	135,852
969 TOTAL OPERATING EXPENDITURES	115,344	122,758	(7,413)	94%	871,268	982,063	(110,795)	89%	1,473,094	601,826
970 CASH FLOW FROM OPERATIONS	24,927	10,599	14,328	235%	248,164	84,790	163,374	293%	127,185	(120,979)
OTHER FINANCIAL ITEMS-SOURCES & (USES)										
OPERATING TRANSFERS IN	-	(12,591)	12,591	0%	-	(100,729)	100,729	0%	(151,094)	(151,094)
OPERATING TRANSFERS OUT	-	12,591	(12,591)	0%	-	100,729	(100,729)	0%	151,094	151,094
HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
DEBT SERVICE PAYMENT - INTEREST	3,269	-	3,269	-	29,685	-	29,685	-	-	(29,685)
DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971 4610 EXTRAORDINARY MAINTENANCE	-	4,083	(4,083)	0%	2,415	32,667	(30,251)	7%	49,000	46,585
CAPITAL EXPENDITURES	-	18,870	(18,870)	0%	-	150,960	(150,960)	0%	226,440	226,440
OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES	3,269	22,953	(19,685)	14%	32,100	183,627	(151,527)	17%	275,440	243,340
900 TOTAL EXPENDITURES	118,613	145,711	(27,098)	81%	903,367	1,165,689	(262,322)	77%	1,748,534	845,167
NET CASH FLOW	21,658	(12,355)	34,013	-175%	216,064	(98,837)	314,901	-219%	(148,255)	(364,319)

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
INCOME	ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
HUD PHA GRANTS										
3401.01 CAPITAL FUND REVENUE - SOFT COSTS	51,728	49,593	2,136	104%	303,541	396,740	(93,199)	77%	595,110	291,569
3401.1 CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410 SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-	-
3410.1 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2 PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS	51,728	49,593	2,136	104%	303,541	396,740	(93,199)	77%	595,110	291,569
EXPENSES										
ADMINISTRATIVE OFFICE EXPENSES										
4130 LEGAL	-	2,471	(2,471)	0%	1,218	19,767	(18,549)	6%	29,650	28,433
4140 STAFF TRAINING	-	679	(679)	0%	1,837	5,433	(3,596)	34%	8,150	6,313
4150 TRAVEL	94	660	(566)	14%	3,399	5,280	(1,881)	64%	7,920	4,521
4170 ACCOUNTING	4,350	5,955	(1,605)	73%	16,424	47,640	(31,217)	34%	71,460	55,037
4190 SUNDRY	868	2,779	(1,911)	31%	18,360	22,233	(3,874)	83%	33,350	14,990
4190.2 TELEPHONE/COMMUNICATIONS	880	788	92	112%	7,543	6,300	1,243	120%	9,450	1,907
4190.3 POSTAGE	100	322	(222)	31%	1,855	2,577	(722)	72%	3,865	2,010
4190 OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190 CONTRACT COST-COPIER/SECURITY	79	238	(159)	33%	636	1,907	(1,271)	33%	2,860	2,224
4190 EVICTION COST	630	100	530	630%	1,475	800	675	184%	1,200	(275)
4190.9 CONTRACT COST - ADMIN	400	2,351	(1,951)	17%	3,660	18,807	(15,147)	19%	28,210	24,550
TOTAL ADMINISTRATIVE	7,401	13,872	(6,471)	53%	55,189	110,977	(55,788)	50%	166,465	111,276
TOTAL GENERAL EXPENSES										
4590 OTHER GENENERAL EXPENSE	1,018	2,208	(1,190)	46%	14,772	17,667	(2,895)	84%	26,501	11,729
4590 FSS CONTRIBUTIONS	(42)	-	(42)	-	6,681	-	6,681	-	-	(6,681)
4590.5 ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6 OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES	976	2,208	(1,232)	44%	21,454	17,667	3,787	121%	26,501	5,047