

Housing Authority of Avon Park
Board of Commissioners Regular Meeting
North Central Heights Community Building
709 Juneberry Street, Avon Park, Fl.
Tuesday, January 19, 2016, 7:00 PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations: 1). Certificates of Appreciation; 2015 Christmas Holiday Sponsorships, 2). Introduction; Tanya Graham & Ashleigh Mulgrave, Graduate Interns; Ireland Institute of Pittsburg, U.K.
- C. Consent Agenda
 - 1. Regular Meeting Minutes, November 17, 2015
 - 2. Occupancy Report; December 2015
 - 3. Lakeside Park I Transitional Housing FSS Program Report; December 2015
 - 4. TAR & Maintenance Reports; December 2015
 - 5. Fee Accounting Report; November 2015 and December 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) Conversion status report
 - b. Cornell Colony; project development status report
 - c. 695 Palmetto Ave.; project prospect development status report
- E. New Business;
 - 8. Resolution No. 16-01; Amendment to Admissions & Continued Occupancy Policy; Adding Notice by e-mail & limiting number of application per project per year
 - 9. APHA Management Office Operations; potential office locations options
 - 10. Request for staff 2015 accrued Annual leave carryover
 - 11. RFQ-16-01; Executive Search & Strategic Planning Committee appointments
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: Regular Board Meeting February 16th, 2016
- 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
January 19, 2016**

Public Comments/Presentations: 1). Certificates of Appreciation; 2015 Christmas activities and 2). Introduction of Tanya Graham & Ashleigh Mulgrave; Ireland Institute of Pittsburg Interns- Housing Management Program

Consent Agenda:

Minutes: Regular Meeting Minutes of November 17, 2015 will be considered for acceptance. No Meeting was held for December 2015.

Occupancy Report/Vacancy Reports; December 2015: Lakeside Park Transitional Housing/Homeless P.H. Units; 2 move-ins, 0 move-outs & 2 vacancies during the reporting period. Lakeside Park II; 0 move-ins, 1 move-out, 10 Vacancies during the period; Ridgedale; 4 move-ins, 1 move-out, 1 vacancy during the period; Delaney Heights 0 move-outs, 2 move-ins, 0 vacancies. NCH I had 1 move-out and 1 move-in and 4 vacancies; NCH II had 1 move-out and 3 move-ins and 1 vacancy. Vacant unit turnaround days in Management on units fall in the normal range with the exception of 1 abandoned unit in Transitional LSP I. Units are still being reoccupied in both LSP I and Delaney Heights originally frozen for RAD by HUD but subsequently released. LSP II still holding & adding vacancies for pending RAD conversion Rehab & Relocation. Current Wait list summary; D.H. 59; Lakeside Park II 318 (Wait List Closed); Lakeside Park I (E & T Housing Program) 38; Ridgedale 515, NCH; 660 Cornell Colony; 303. Combined Wait List Totals; 1,986, increase of 129 from last report; Change is due primarily from increase of adding Cornell Colony now to Wait List. Wait List for Transitional Housing was opened as a result of Annual Wait List purging of applications. Board to consider changing current application taking practices in efforts to improve efficiency and reduce related administrative costs.

Lakeside Park Transitional Housing FSS Program Report; Case Management activity report for December 2015/January 2016 Transitional Housing & Family Self Sufficiency (FSS) Program activities included in Board packet.

TAR Report, December 2016: Tenants Accounts Receivable totals for PH were \$4,047.43, with the majority amounts of TARs related to delinquent rent, utilities and 4 unreported incomes. Ridgedale total for receivables were \$8,294.52 primarily for 1 very large unreported incomes and delinquent rents & work orders. North Central Heights I TAR was \$150.00 for Pet Deposit fees; North Central Heights II TAR; \$158.02 for Work orders & Move out charges.

Maintenance Report, December 2015- Over the reporting periods; Maintenance performed 9 PH Annual and Preventive Maint. Inspections. Ridgedale 5 Preventative & Annual Inspections. NCH I & II had 10 Preventative & Annual Insp., Lakeside Park I had 3 Preventative/Annual Inspections. Preventative maintenance continues to be performed through winter period concentrating on lighting gas heating systems, 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 November/December 2015: Report on the Budgeted Income Statement and Agency's September Bank Account Cash Analysis circulated in Board Packet. Fee Accountant Consolidated Financial Statement on operations for November 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 Project Status; The Board will be provided an update by ED regarding the project's underwriting status for the Cornell Colony LLC qualifying, including recent award from the Federal Home Loan Bank of Atlanta of \$500K to support the project.

695 Palmetto Ave.; The Board will receive a presentation on a prospective project development concept; United Structural Associates; Advanced Structural Building System- Charles Russillo, President CEO; Insulfoam Expanded Polystyrene Panel System.

New Business:

Resolution No.16-01; The Board will consider adopting this Resolution amending the APHA's Admission and Continued Occupancy Policy by adding "email" notice to Wait List Purging applicant notice process and limiting the number of applicants a applicant may submit annually.

Request for 2015 accrued staff time carry-over; The Board will consider a request from the ED to permit an exception to the current Personnel Policy limiting year end carry over for senior staff due to sustained project demand.

RFQ 2016-01; The Chairman will consider appointing APHA Board Members to a 2016 Executive Search & Strategic Planning Committee in order to facilitate the requirements specified in the RFQ scope of services.

APHA Administrative Office Space Options; The ED will present three local option concepts for Authority alternative administrative office space expansion consideration.

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

November 17, 2015, 7:00 P.M.

A. Opening/Roll Call: Chairman Roberts called the Board Meeting to order and Chair Roberts offered a moment of 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. Commissioners with excused Absence; Cam Barnard. Also attending; APHA staff Executive Director (ED) Larry Shoeman, Facilities Manager David Herbert, Comptroller Penny Pieratt & Director of Housing Bea Gillians. Quorum was declared by the Secretary and Chair Barnard called the meeting to Order at 7:01 pm.

B. Public Comments/Presentations: None

C. Consent Agenda: Chairman Roberts called for a motion to approve the Consent Agenda as circulated, moved by Commissioner Wade, seconded by Commissioner Whiteside to approve the Consent Agenda; 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 was moving forward within forecasted milestones and timelines. The Board was also informed that the Federal Home Loan Bank grant was awarded and that further due diligence was necessary before signing the Commitment Letter to insure that the rent structure set aside for very low income residents adequately supported debt services. The ED would review and advise the Board pre-deadline as to determination of FHLB grant acceptance.

U.K 6 month Student Internship: The ED informed the Board that the two Graduate Students from Ireland would be arriving @ the end of December and will reside in a 2br. home in North Central Heights. They will participate in Housing Management training & be supervised by the APHA Director of Housing and be introduced to the Board at the next Regular Board Meeting.

E. New Business:

Resolution No. 15-05; The ED informed the Board that it was time to adopt the APHA Maintenance Charge List for the upcoming 2016 Year for posting and resident comment. Moved by Commissioner Wade, seconded by Commissioner Whiteside to approve Resolution No. 15-05 as circulated; motion carried unanimously.

Resolution No. 15-06; The ED informed the Board that it was appropriate at this time to adopt the Operating Budget for 2016. The Budget was posted on the APHA's website early October and available to review to both Board and public at-large for comment. Moved by Commissioner Wade, seconded by Commissioner Whiteside to approve Resolution No. 15-06 as circulated; motion carried unanimously.

APHA Staff Holiday Gift Cards; The ED requested authorization to issue \$50 gift cards to all APHA employees as a token of appreciation for their good work this past year. By consensus, the Board authorized to proceed with the gift card issuance as requested.

The Board elected not to hold a December Meeting due to the holidays and scheduled the next Regular Board Meeting for January 19, 2016.

Being no further business to come before the Board, Vice Chair Wade adjourned the meeting at 7:40 pm.
Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

December 2015

Public Housing

Delaney Heights

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
46(536)	1	9/10	11/1	33	20	53	Abandoned unit
22(317)	1	10/8	11/5	13	16	29	Abandoned unit
30(504)	1	10/30	12/29	41	20	61	Disturbing peace
26(307)	1	11/5	12/1	2	24	26	No notice given

TOTAL DELANEY HEIGHTS VACANT - 0

Lakeside Park I

<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>
413(31)	5	6/2	12/14	180	16	196	Abandoned unit
411(25)	2	8/10	11/12	74	21	95	Evicted/non pmt rent
408(1319)	2	8/21			33		Evicted/non pmt rent
402(39)	3	10/19	11/16	8	21	29	Moved to NCH
403(35)	2	10/21	11/24	28	7	35	Moved to NCH
404(29)	3	11/24					Transferred to unit 403
407(1317)	3	11/24	12/15	6	16	22	Evicted/non pmt rent

TOTAL LAKESIDE PARK I VACANT - 2

Lakeside Park II

<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
223(207)	4	10/19			7		Eviction/unauthorized guest
325(333)	1	12/10					No notice given

TOTAL LAKESIDE PARK II VACANT - 10

OCCUPANCY/VACANCY REPORT
December 2015

<u>Ridgedale</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>		
12(722)	3	10/20	12/10	28	24	52	Unreported income		
02(742)	3	10/26	12/3	27	12	39	Abandoned unit		
33(709)	3	11/2	12/22	47	4	51	Moved to NCH		
36(703)	2	11/6	12/23	27	21	48	Non pmt rent/3 mths		
07(732)	2	12/3					Found bigger home		

TOTAL RIDGEDALE VACANT—1

<u>North Central Heights I - (40 units total)</u>									
<u>Unit#</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>		
650	3	9/23	11/13	33	19	52	Non renewal/unauth guest		
621	3	10/1			11		Moved to Texas		
610	3	11/4			8		Abandoned unit		
620	2	11/9	12/9	16	15	31	No notice given		
701	2	11/13			1		Tenant passed away		
630	3	12/31							

TOTAL NCH I VACANT—4

<u>North Central Heights II – (32 units total)</u>									
<u>Unit #</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u>#vacancy days</u>	<u>Reason for Vacancy</u>		
307	3	9/30	11/1	21	12	33	Non renewal/late rent&pet		
405	3	11/2	12/17	24	22	46	Over income		
406	3	11/2	12/11	32	8	40	Over income		
304	3	11/30	12/31	29	2	31	Did not renew lease		
734	3	12/30							

TOTAL NCH II VACANT—1

OCCUPANCY/VACANCY REPORT
December 2015

Intent to Vacate

663, NCH, 3 bdrm, over income, moving 1/31/16
404, NCH, 3 bdrm. Moving 1/31/16
619, NCH, 2 bdrm, over income, moving 1/30/16

Evictions-

Abandoned Units – 34 (707) Ridgedale, 3 bdrm, take possession 1/11/16
322 (345), Lakeside Park, 3 bdrm, take possession 1/18/16

WAITING LIST

LAKESIDE PARK II

1-BRM 129
2-BRM 117
3-BRM 49
4-BRM 16
5-BRM 7
TOTAL 318

RIDGEDALE

1-BRM 187
2-BRM 197
3-BRM 145
4-BRM 65
TOTAL 594

LAKESIDE PARK I

1-BRM 0
2-BRM 22
3-BRM 8
4-BRM 2
5-BRM 0
TOTAL 32

DELANEY HEIGHTS

1-BRM 59
TOTAL 59

NORTH CENTRAL HEIGHTS

2-BRM 320
3-BRM 226
4-BRM 114
TOTAL 660

CORNELL COLONY

3-BRM 303



AVON PARK TRANSITIONAL HOUSING

December 2015/January 2016

Monthly Board Report

Case Management Updates

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

FSS Enrollment- 24 Participating Households

- Lakeside Park – 7 Clients
- Emergency Transitional Housing- 17 Clients – Enrolled in FSS

Property Updates:

LPI - 2 New Move-In's in December 2015

LPI – 4 Vacant unit's

Training Sessions for December 2015/January 2016

- December 1st 2015: IMBIZ meeting with Penny Phillippi & Deb Hearin on continued business start up.
- December 8th 2015: IMBIZ Board of Directors meeting; status report.
- December 11th 2015: Training Presentation on How to avoid a Financial Crisis.
- December 15th, 22nd, 29th 2015: IMBIZ meeting with Penny Phillippi & Deb Hearin finalize plans for IMBIZ's first 6 week training school to start on January 9th 2016.
- December 15th 2015: Training Presentation on Nutrition & Fitness.
- December 17th 2015: Training Presentation on Stress & Life Balance.
- January 6th 2016: Highlands Prosperity Partnership committee meeting at SFSC.
- January 9,16,23,30: Entrepreneur School; 9:00am -11:00am at North Central Heights Community Center.

Resident Activities

- 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.
- **December 1st through 23rd 2015:** Christmas Stocking Stuffers available to all APHA residents.
- **December 19th 2015:** Christmas Gifts & Food Baskets were delivered by the "Aktion Club" members to APHA families.
- **December 24th** – Crossroads Community Church spearheaded the distribution of meals to low income families in APHA's housing and local community. Meals were delivered to Delaney Heights, Transitional Housing and Ridgedale by Highlands County Sheriff's Deputies. The meals were prepared and donated by the Olympic Restaurant, a very successful Christmas Eve event in a 48hr. timeframe!
- **December 25th 2015:** "Team JESUS Wins" ministries provided APHA families Christmas gifts and Christmas dinners as well. **Approximately 40 families and close to 100 children** received Christmas gifts, Christmas stockings, meals, and food baskets from compassionate and kindhearted members from all over our community.

- **January 7th 2016:** Aktion Club members delivering 30 grocery bags of non-perishable food items for APHA families. Pick up at 1306 S. Tulane Ave.

Employment Update:

- 7 of our 17 HOUSEHOLDS currently employed.
- 1 Resident enrolled in the WIA Internship Program.
- Lakeside Park- 3 out of 7 HOUSEHOLDS currently employed.

Education Update:

4 ETH Residents enrolled in Secondary Education @ SFSC.
 1 FSS Resident enrolled in Secondary Education @ SFSC.
 2 ETH Residents enrolled in GED program @ SFSC.
 (Medical/Office Management/Elementary Education/Business Management)
 2 Resident's have obtained their Florida State CNA Certification.

Community Partners:

Crossroads Community Church Partnership. On-going
 Aktion Club, On-going
 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
 Florida Prosperity Partnership, educational training programs. On-going
 Avon Park Public Safety training programs. 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
 Salvation Army Community Assistance programs. On-going
 Team Jesus Wins
 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
December 31, 2015

Delaney Heights

Raymond Adams	\$689.00	Rent, late fee
Randy Miller	24.42	Work Order
Maxmino Rivera	6.00	Garbage
DH Total	\$719.42	

Lakeside Park I

Khaliliah Debrown	\$ 68.32	Rent, late fee (pmts)
Genise Horton	150.00	Pet deposit (pmts)
Chelsea Seivwright	75.00	Rent, late fee
Jessica Toney	82.51	Unreported income (pmts), electric
Lakeside I Total	\$375.83	

Lakeside Park II

Ciera Armstrong	\$ 300.00	Rent, late fee
Omayra Cordero	\$1,537.00	Unreported income (pmts)
Kicha Hester	220.00	Unreported income (pmts)
Milna Lucien	267.00	Rent, late fee
Roshayvious McNeil	19.18	Work order balance
Yomary Salas	190.00	Work order
Angela Weeks	162.00	Unreported income (pmts)
Adrienne Zackery	257.00	Rent, late fee
Lakeside II Total	\$2,952.18	

NCH I

Carmen Martinez	\$ 150.00	Pet deposit (pmts)
NCH I Total	\$150.00	

NCH II

Kimeko Billy	\$25.00	Work order
Carmen Kuiper	\$25.00	Work order
Sheldonia Sanders	59.30	Work order (pmts)
David Sostre	48.72	Move out charges from 724 (pmts)
NCH II Total	\$158.02	

Ridgedale

Miranda Benton	\$ 300.99	Rent, Water
Yahaira Ortiz	7,531.00	Rent, Unreported income
Alba Pineiro	64.03	Work order
Ashley Tate	292.83	Unreported income (pmts)
Lateshia Walker	42.67	Work order
Natanya Williams	63.00	Work orders
RD Total	\$8,294.52	

GRAND TOTAL \$12,649.97

*WRITE OFFS for Delaney
Total Delaney \$0

*WRITE OFFS for NCH
Total NCH \$0

*WRITE OFFS for Ridgedale
Total RD \$0

*WRITE OFFS for Lakeside Park I
Miya Jones \$2,881.68
Total LPI \$2,881.68

*WRITE OFFS for Lakeside Park II
Total LPII \$0

Approved—Larry Shoeman, Executive Director

Submitted by: Penny Pieratt, Comptroller

December 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. 193 hours were taken during the month of December for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	5
Lakeside I Preventive Maintenance Inspections	3
Lakeside Park II Preventive/Annual Inspections	4
Ridgedale Preventive/Annual Inspections	5
North Central Heights I Preventive/AI	6
North Central Heights II Preventive/AI	4
Delaney Heights Vacancies	1
Lakeside Park I Vacancies	2
Lakeside Park II Vacancies	1
Ridgedale Vacancies	1
North Central Heights I Vacancies	0
North Central Heights II Vacancies	1
Delaney Heights Move Ins	2
Lakeside Park I Move Ins	2
Lakeside Park II Move-In's	0
Ridgedale Move Ins	4
North Central Heights I Move Ins	1
North Central Heights II Move Ins	3
Delaney Heights Move Outs	0
Lakeside Park I Move Outs	0
Lakeside Park II Move-Out's	1
Ridgedale Move Outs	1
North Central Heights I Move Outs	1
North Central Heights II Move Outs	1

AVON PARK HOUSING AUTHORITY

CASH Analysis

AVON PARK PUBLIC HOUSING

As Of Date: 12/31/2015

Balance

General Fund	282,646.38
Section 8 PH Funds	0.00
Security Deposits	26,899.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	43,058.19
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,095,260.74
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	2,911.06
Development Corporation	39,629.52
Cornell Colony - General Fund	<u>2,911.06</u>
Lakeside Park 2 - RAD	100.00
Cornell Colony-Operating Deficit Reserves	<u>0.00</u>

AVON PARK HOUSING AUTHORITY

CASH Analysis

CORNELL COLONY

As Of Date: 12/31/2015

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	<u>89.06</u>
Development Corporation	0.00
Cornell Colony - General Fund	89.06
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	100.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

NORTH CENTRAL HEIGHTS I

As Of Date: 12/31/2015

Balance

General Fund	59,950.05
Section 8 PH Funds	0.00
Security Deposits	12,400.00
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 Escorw	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: 12/31/2015

Balance

General Fund	93,992.91
Section 8 PH Funds	0.00
Security Deposits	10,500.00
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 Escorw	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

RIDGEDALE

As Of Date: 12/31/2015

Balance

General Fund	126,672.66
Section 8 PH Funds	0.00
Security Deposits	6,719.00
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
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2015	ACCOUNT	1 Month(s) Ended December 31, 2015	12 Month(s) Ended December 31, 2015	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Administrative Salaries	01 001 4110	5	17,041.71	135,306.46	140,703.00	5,396.54
Legal Expense	01 001 4130	5	99.60	1,504.60	10,000.00	8,495.40
Legal Expense - RAD	01 001 4130.30	5	1,824.00	4,188.50	0.00	(4,188.50)
Training	01 001 4140	5	(1,485.00)	1,837.00	7,000.00	5,163.00
Travel	01 001 4150	5	363.21	4,790.33	7,000.00	2,209.67
Accounting Fees	01 001 4170	5	0.00	7,105.71	17,250.00	10,144.29
Computer Support/Licensing Fees	01 001 4170.2	5	893.00	9,106.48	17,250.00	8,143.52
Audit Fees	01 001 417100	5	0.00	9,450.00	16,873.00	7,423.00
Employee Benefits Cont - Admin	01 001 4182	5	2,369.78	54,004.05	63,748.00	9,743.95
Sundry	01 001 4190	5	646.20	8,522.48	6,000.00	(2,522.48)
RAD - Misc Expenses	01 001 4190.10	5	4,000.00	8,990.00	0.00	(8,990.00)
Advertising	01 001 4190.18	5	279.59	3,978.05	5,000.00	1,021.95
Bank Fees	01 001 4190.19	5	5.00	465.44	0.00	(465.44)
Telephone/Communications	01 001 4190.2	5	1,223.57	9,721.74	7,400.00	(2,321.74)
Collection Loss Recovery Contract Fees	01 001 4190.21	5	107.54	195.17	0.00	(195.17)
Postage	01 001 4190.3	5	615.34	3,151.76	3,080.00	(71.76)
Eviction Costs	01 001 4190.4	5	0.00	1,710.00	600.00	(1,110.00)
Contract Costs- Copier	01 001 4190.6	5	48.86	562.86	1,540.00	977.14
Contract Costs-Admin Security	01 001 4190.7	5	0.00	480.00	1,540.00	1,060.00
Pre-employment testing	01 001 4190.8	5	0.00	256.14	0.00	(256.14)
Contract Costs-Admin	01 001 4190.9	5	25.00	3,545.00	9,000.00	5,455.00
Ten Services - RAB	01 001 4220	5	0.00	453.38	530.00	76.62
Water	01 001 4310	5	0.00	2,886.71	4,500.00	1,613.29
Electricity	01 001 4320	5	2,200.22	28,909.16	34,000.00	5,090.84
Natural Gas	01 001 4330	5	0.00	1,049.94	1,400.00	350.06
Sewer & Other	01 001 4390	5	0.00	5,368.97	6,300.00	931.03
Maintenance Salaries	01 001 4410	5	11,212.80	99,738.25	97,178.00	(2,560.25)
Maintenance Materials	01 001 4420	5	2,131.76	40,692.07	45,000.00	4,307.93
Contract Costs	01 001 4430	5	0.00	38,013.43	2,400.00	(35,613.43)
Pest Control	01 001 4430.1	5	3,320.00	8,840.00	6,000.00	(2,840.00)
Contract Costs - Lawn	01 001 4430.3	5	1,300.00	14,300.00	13,800.00	(500.00)
Contract Costs-Air Conditioning	01 001 4430.4	5	0.00	8,580.00	1,500.00	(7,080.00)
Contract Costs-Plumbing	01 001 4430.5	5	0.00	1,557.40	3,000.00	1,442.60
Contract Costs - Vacancy Turnaround	01 001 4430.6	5	1,515.88	8,073.38	12,500.00	4,426.62
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	0.00	4,345.47	6,000.00	1,654.53
Emp Benefit Cont - Maintenance	01 001 4433	5	1,507.45	42,986.31	59,067.00	16,080.69
General Insurance--Property, Contents	01 001 4510	5	0.00	28,804.27	32,000.00	3,195.73
Worker's Comp Insurance	01 001 4510.1	5	0.00	8,853.65	7,000.00	(1,853.65)
Other Insurance-Crime, Auto, Direc&Offi	01 001 4510.2	5	0.00	4,679.18	5,100.00	420.82
Liability Insurance	01 001 4510.3	5	0.00	5,351.69	5,511.00	159.31
Payment in Lieu of Taxes	01 001 4520	5	0.00	8,446.46	8,655.00	208.54
Collection Losses	01 001 4570	5	2,809.95	17,269.60	10,000.00	(7,269.60)
Other General Expense	01 001 459000	5	2,339.29	6,835.89	2,000.00	(4,835.89)
Extraordinary Maintenance	01 001 4610	5	0.00	2,415.32	49,000.00	46,584.68
Total Operating Expenses			56,394.75	657,558.55	726,425.00	68,866.45
Operating Revenues						
Dwelling Rental	01 001 3110	5	11,411.60	133,937.36	120,000.00	13,937.36
Operating Subsidy	01 001 3401.00	5	35,812.00	430,806.00	444,016.00	(13,210.00)
Total Operating Revenues			47,223.60	564,743.36	564,016.00	727.36

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2015	ACCOUNT	1 Month(s) Ended December 31, 2015	12 Month(s) Ended December 31, 2015	Budget	Variance
Total Operating Revenues and Expenses			(9,171.15)	(92,815.19)	(162,409.00)	69,593.81
Other Revenues and Expenses						
Other Revenues and Expenses						
RESTRICTED INTEREST	01 001 3431.00	5	0.00	3.53	10.00	(6.47)
Investment Income - Unrestricted	01 001 3610	5	198.39	2,338.60	2,300.00	38.60
Other Income - Tenant	01 001 3690	5	817.62	17,667.29	12,750.00	4,917.29
Collection Loss Recovery Prior Year	01 001 3690.01	5	12.00	1,620.02	0.00	1,620.02
Other Income-Leave with no Notice	01 001 3690.1	5	225.00	666.50	0.00	666.50
Other Income - Rent for Tulane Ave Bldg	01 001 3690.13	5	1,900.00	9,400.00	8,050.00	1,350.00
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	0.00	32.10	0.00	32.10
Other Income - Scrap Metal Salvage	01 001 3690.4	5	27.00	233.00	0.00	233.00
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	0.00	1,197.46	0.00	1,197.46
Other Income-Laundry	01 001 3690.7	5	0.00	1,095.56	0.00	1,095.56
Other Income - Community Rm Rent	01 001 3690.8	5	200.00	750.00	0.00	750.00
Other General Expense-Unemployment	01 001 4590.01	5	0.00	(3,733.18)	0.00	(3,733.18)
FSS Monthly Contributions	01 001 4590.02	5	(230.00)	(6,652.02)	0.00	(6,652.02)
Operating Transfer In	01 001 9110	5	20,705.00	20,705.00	151,094.00	(130,389.00)
Total Other Revenues and Expenses			23,855.01	80,010.79	174,204.00	(94,193.21)
Total Other Revenues and Expenses			23,855.01	80,010.79	174,204.00	(94,193.21)
Total Net Income (Loss)			14,683.86	(12,804.40)	11,795.00	(24,599.40)

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 December 31, 2015	12 Month(s) Ended December 31, 2015	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Admin Salaries - NCH I	01 100 4110.01	5		1,003.26	8,768.20	9,500.00	731.80
Admin Salaries - NCH II	01 100 4110.02	5		826.74	7,225.41	7,800.00	574.59
Admin Salaries - Ridgedale	01 100 4110.03	5		1,151.88	10,066.97	8,543.00	(1,523.97)
Legal Expense	01 100 4130	5		0.00	0.00	12,070.00	12,070.00
Travel	01 100 4150.00	5		0.00	0.00	70.00	70.00
Accounting Fees	01 100 4170.00	5		0.00	1,350.00	0.00	(1,350.00)
Accounting Fees - NCH I	01 100 4170.01	5		0.00	0.00	4,753.00	4,753.00
Accounting Fees - NCH II	01 100 4170.02	5		0.00	0.00	4,753.00	4,753.00
Accounting Fees - Ridgedale	01 100 4170.03	5		0.00	0.00	4,753.00	4,753.00
Audit Fees	01 100 4171.00	5		0.00	0.00	500.00	500.00
Employee Benefits Cont - Admin/Ridgedale	01 100 4182	5		64.12	3,739.38	5,202.00	1,462.62
Employee Benefits Cont - Admin - NCH I	01 100 4182.1	5		55.72	2,660.49	2,700.00	39.51
Employee Benefits Cont - Admin - NCH II	01 100 4182.2	5		45.98	2,214.98	2,500.00	285.02
SUNDRY	01 100 4190	5		0.00	70.00	550.00	480.00
Insurance - Workers Comp	01 100 4510.40	5		0.00	2,291.46	1,994.00	(297.46)
Other General Expense	01 100 4590	5		0.00	0.00	500.00	500.00
Other General Expense Brickell Building	01 100 4590.02	5		0.00	3,143.75	0.00	(3,143.75)
Total Operating Expenses				3,147.70	41,530.64	66,188.00	24,657.36
Total Operating Revenues and Expenses				(3,147.70)	(41,530.64)	(66,188.00)	24,657.36
Other Revenues and Expenses							
Other Revenues and Expenses							
Revenue - Management Fees--Ridgedale	01 100 3690	5		2,651.18	33,984.61	27,370.00	6,614.61
Revenue - Management Fees - NCH I	01 100 3690.1	5		848.94	10,798.82	11,000.00	(201.18)
Revenue - Management Fees - NCH II	01 100 3690.2	5		1,104.36	14,625.32	13,000.00	1,625.32
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		0.00	10,000.00	0.00	10,000.00
Total Other Revenues and Expenses				4,604.48	105,483.75	51,370.00	54,113.75
Total Other Revenues and Expenses				4,604.48	105,483.75	51,370.00	54,113.75
Total Net Income (Loss)				1,456.78	63,953.11	(14,818.00)	78,771.11

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2015	ACCOUNT	1 Month(s) Ended	12 Month(s) Ended	Budget	Variance
			December 31, 2015	December 31, 2015		
Operating Revenues and Expenses						
Operating Expenses						
Non-Technical Salaries		07 002 4110	5	814.77	8,202.81	7,997.00 (205.81)
Legal Expense		07 002 4130	5	0.00	0.00	580.00 580.00
Staff Training		07 002 4140	5	0.00	0.00	500.00 500.00
Travel		07 002 4150	5	0.00	48.04	200.00 151.96
Accounting Fees		07 002 4170	5	0.00	3,948.47	4,750.00 801.53
COMPUTER SUPPORT/LICENSING FEE		07 002 4170.2	5	134.95	3,192.05	4,750.00 1,557.95
Audit Fees		07 002 4171	5	0.00	2,625.00	4,700.00 2,075.00
Employee Benefit Contributions-Admin		07 002 4182	5	97.74	3,728.00	4,580.00 852.00
Sundry		07 002 4190	5	0.00	303.70	1,100.00 796.30
Postage		07 002 4190.03	5	15.00	566.15	0.00 (566.15)
Advertising		07 002 4190.08	5	77.66	1,082.75	1,500.00 417.25
Bank Fees		07 002 4190.18	5	7.82	161.15	120.00 (41.15)
Telephone		07 002 4190.2	5	103.77	1,245.24	1,050.00 (195.24)
Collection Loss Recovery Contract Fee		07 002 4190.21	5	43.18	43.18	0.00 (43.18)
Postage - DO NOT USE		07 002 4190.3	5	0.00	0.00	700.00 700.00
Eviction Costs		07 002 4190.4	5	0.00	1,025.00	600.00 (425.00)
Contract Costs - Admin		07 002 4190.9	5	35.00	445.00	2,000.00 1,555.00
Ten Services - RAB		07 002 4220	5	0.00	0.00	60.00 60.00
Water		07 002 4310	5	726.68	9,181.56	10,250.00 1,068.44
Electricity		07 002 4320	5	261.06	4,752.44	5,100.00 347.56
Sewer		07 002 4390	5	1,020.30	11,503.30	12,600.00 1,096.70
Labor		07 002 4410	5	6,515.52	50,717.73	45,479.00 (5,238.73)
Materials and Other		07 002 4420	5	3,121.47	10,013.26	10,000.00 (13.26)
Contract Costs		07 002 4430	5	0.00	4,881.50	2,000.00 (2,881.50)
Pest Control		07 002 4430.1	5	122.00	1,814.00	1,460.00 (354.00)
Contract Costs-Lawn		07 002 4430.3	5	425.00	4,675.00	4,500.00 (175.00)
Contract Costs-Air Conditioning		07 002 4430.4	5	320.00	1,789.00	1,500.00 (289.00)
Contract Costs-Plumbing		07 002 4430.5	5	0.00	0.00	500.00 500.00
Contract Costs - Vacancy Turnaround		07 002 4430.6	5	0.00	4,150.00	7,510.00 3,360.00
Contract Costs-Camera Security		07 002 4430.7	5	0.00	0.00	6,800.00 6,800.00
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	646.60	7,211.60	8,100.00 888.40
Employee Benefit Cont.-Ordinary Maintenance		07 002 4433	5	711.45	6,554.22	40,795.00 34,240.78
Insurance-Property, Contents		07 002 4510	5	0.00	8,624.72	8,464.00 (160.72)
Insurance - Workers Comp		07 002 4510.1	5	0.00	774.68	800.00 25.32
Insurance - Liability		07 002 4510.3	5	0.00	841.85	900.00 58.15
Payment in Lieu of Taxes		07 002 4520.00	5	0.00	303.94	0.00 (303.94)
Collection Losses		07 002 4570	5	(43.18)	10,085.92	10,000.00 (85.92)
Interest on Notes Payable-Centennial		07 002 4580.03	5	3,246.39	39,446.14	57,780.00 18,333.86
Management Fee		07 002 4590	5	2,651.18	33,984.61	29,160.00 (4,824.61)
Other General Expense		07 002 4590.01	5	0.00	330.47	7,000.00 6,669.53
MIP Annual Premium to HUD		07 002 4590.03	5	0.00	4,879.28	0.00 (4,879.28)
Total Operating Expenses				21,054.36	243,197.39	305,885.00 62,687.61
Operating Revenues						
DWELLING RENTAL		07 002 3110	5	2,008.78	49,526.51	35,000.00 14,526.51
HAP Subsidy		07 002 3110.01	5	27,063.00	324,588.00	329,000.00 (4,412.00)
Other Income - Leave with No Notice		07 002 3690.1	5	0.00	326.32	0.00 326.32
Total Operating Revenues				29,071.78	374,440.83	364,000.00 10,440.83

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2015	ACCOUNT	1 Month(s) Ended December 31, 2015	12 Month(s) Ended December 31, 2015	Budget	Variance
Total Operating Revenues and Expenses			8,017.42	131,243.44	58,115.00	73,128.44
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	100.00	(100.00)
Interest - Restricted	07 002 3431.00	5	31.29	352.69	50.00	302.69
Interest Earned on Gen Fund Investments	07 002 3610	5	5.53	53.63	0.00	53.63
Other Income - Tenant	07 002 3690	5	646.94	8,999.18	8,000.00	999.18
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	44.00	0.00	44.00
Other Income/Laundry	07 002 3690.7	5	0.00	407.13	0.00	407.13
Total Other Revenues and Expenses			683.76	10,239.63	8,150.00	2,089.63
Total Other Revenues and Expenses			683.76	10,239.63	8,150.00	2,089.63
Total Net Income (Loss)			8,701.18	141,483.07	66,265.00	75,218.07

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	12 Month(s) Ended	Budget	Variance
				December 31, 2015	December 31, 2015		
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	02 001 4110	5		923.40	9,296.41	9,063.00	(233.41)
Legal Expense	02 001 4130	5		0.00	0.00	3,000.00	3,000.00
Staff Training	02 001 4140	5		0.00	0.00	150.00	150.00
Travel	02 001 4150	5		0.00	5.75	150.00	144.25
Accounting Fees	02 001 4170	5		0.00	3,507.71	3,500.00	(7.71)
COMPUTER SUPPORT/LICENSING FEE	02 001 4170.2	5		0.00	1,201.73	0.00	(1,201.73)
Audit Fees	02 001 4171	5		0.00	2,975.00	5,700.00	2,725.00
Employee Benefits Cont - Admin	02 001 4182	5		110.79	4,225.33	5,191.00	965.67
Sundry	02 001 4190	5		0.00	280.78	2,400.00	2,119.22
Advertising and Marketing	02 001 4190.08	5		88.02	1,477.14	2,600.00	1,122.86
Bank Fees	02 001 4190.18	5		72.95	129.95	0.00	(129.95)
Telephone	02 001 4190.2	5		0.00	902.02	1,000.00	97.98
Postage	02 001 4190.3	5		17.00	68.00	45.00	(23.00)
Contract Costs - Admin	02 001 4190.9	5		150.00	720.00	2,850.00	2,130.00
Ten Services - After School Program	02 001 4220.2	5		190.00	1,264.45	1,200.00	(64.45)
Water	02 001 4310	5		18.47	1,023.69	1,410.00	386.31
Electricity	02 001 4320	5		487.01	6,532.46	5,700.00	(832.46)
Sewer	02 001 4390	5		40.30	571.15	1,030.00	458.85
MAINTENANCE MATERIALS	02 001 4420	5		660.98	9,705.43	7,750.00	(1,955.43)
Contract Costs	02 001 4430	5		0.00	2,425.35	2,500.00	74.65
Contract Costs-Pest Control	02 001 4430.1	5		100.80	1,209.60	1,200.00	(9.60)
Contact Costs-Plumbing	02 001 4430.2	5		0.00	211.88	0.00	(211.88)
Contract Costs - AC	02 001 4430.4	5		0.00	2,609.50	2,820.00	210.50
Contract Costs - Lawn	02 001 4430.5	5		290.00	3,587.50	4,000.00	412.50
Contract Costs - Vacancy Turnaround	02 001 4430.6	5		260.00	6,672.50	4,500.00	(2,172.50)
Contract Costs - Camera	02 001 4430.7	5		0.00	0.00	710.00	710.00
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		60.00	698.10	1,500.00	801.90
Insurance-Property, Contents	02 001 4510	5		0.00	10,751.80	12,000.00	1,248.20
Insurance - Workers Comp	02 001 4510.1	5		0.00	258.60	700.00	441.40
Insurance - Liability	02 001 4510.3	5		0.00	946.93	591.00	(355.93)
Payment in Lieu of Taxes	02 001 4520	5		0.00	3,479.14	18,826.00	15,346.86
Collection Loss	02 001 4570	5		0.00	8,247.36	4,100.00	(4,147.36)
Bonneville Interest	02 001 4580.01	5		0.00	42,601.54	51,650.00	9,048.46
Management Fees	02 001 4590	5		848.94	10,798.82	11,994.00	1,195.18
Other General Expense	02 001 4590.00	5		5,740.00	5,796.00	7,000.00	1,204.00
Total Operating Expenses				10,058.66	144,255.99	176,830.00	32,574.01
Operating Revenues							
Dwelling Rent	02 001 3110	5		16,735.03	217,783.08	193,590.00	24,193.08
Total Operating Revenues				16,735.03	217,783.08	193,590.00	24,193.08
Total Operating Revenues and Expenses				6,676.37	73,527.09	16,760.00	56,767.09
Other Revenues and Expenses							
Other Revenues and Expenses							
Interest - Restricted	02 001 3431.00	5		0.00	36.64	0.00	36.64
Investment Income - Unrestricted	02 001 3610	5		0.00	0.00	25.00	(25.00)
Other Income - Tenant	02 001 3690	5		211.00	10,161.52	2,810.00	7,351.52
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		0.00	149.90	0.00	149.90

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 December 31, 2015	12 Month(s) Ended December 31, 2015	Budget	Variance
Other Income - Community Rental	02 001 3690.5	5	0.00	600.00	0.00	600.00
Total Other Revenues and Expenses			211.00	12,956.40	2,835.00	10,121.40
Total Other Revenues and Expenses			211.00	12,956.40	2,835.00	10,121.40
Total Net Income (Loss)			6,887.37	86,483.49	19,595.00	66,888.49

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	12 Month(s) Ended	Budget	Variance
				December 31, 2015	December 31, 2015		
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries		02 002 4110	5	760.44	7,655.83	7,463.00	(192.83)
Legal Expense		02 002 4130	5	40.00	40.00	4,000.00	3,960.00
Staff Training		02 002 4140	5	0.00	0.00	500.00	500.00
Travel		02 002 4150	5	0.00	12.65	500.00	487.35
Accounting Fees		02 002 4170	5	0.00	4,868.11	5,000.00	131.89
COMPUTER SUPPORT/LICENSING FEE		02 002 4170.2	5	0.00	884.66	4,700.00	3,815.34
Audit Fees		02 002 4171	5	0.00	2,450.00	4,700.00	2,250.00
Employee Benefits Cont - Admin		02 002 4182	5	91.22	3,479.77	4,275.00	795.23
Sundry		02 002 4190	5	0.00	332.39	600.00	267.61
Advertising and Marketing		02 002 4190.08	5	72.49	1,260.58	4,100.00	2,839.42
Bank Service Fee		02 002 4190.18	5	0.00	30.00	500.00	470.00
Postage		02 002 4190.3	5	14.00	56.00	40.00	(16.00)
Contract Costs - Admin		02 002 4190.9	5	175.00	745.00	3,000.00	2,255.00
Ten Services - After School Program		02 002 4220.20	5	190.00	1,264.44	1,200.00	(64.44)
Water		02 002 4310	5	30.00	702.22	490.00	(212.22)
Electricity		02 002 4320	5	20.49	1,992.97	2,100.00	107.03
Sewer		02 002 4390	5	0.00	112.00	230.00	118.00
MAINTENANCE MATERIALS		02 002 4420	5	683.03	8,995.42	5,760.00	(3,235.42)
Contract Costs		02 002 4430	5	0.00	800.00	1,800.00	1,000.00
Contract Costs-Pest Control		02 002 4430.1	5	79.20	950.40	980.00	29.60
Contract Costs - Lawn		02 002 4430.3	5	220.00	2,657.50	2,530.00	(127.50)
Contract Costs - AC		02 002 4430.4	5	305.00	2,398.50	650.00	(1,748.50)
Contract Costs - Plumbing		02 002 4430.5	5	0.00	211.88	250.00	38.12
Contract Costs - Vacancy Turnaround		02 002 4430.6	5	388.00	6,908.00	6,680.00	(228.00)
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	0.00	301.42	570.00	268.58
Insurance-Property, Contents		02 002 4510	5	0.00	8,422.51	9,000.00	577.49
Insurance - Workers Comp		02 002 4510.1	5	0.00	461.57	400.00	(61.57)
Insurance - Liability		02 002 4510.3	5	0.00	771.52	645.00	(126.52)
Payment in Lieu of Taxes		02 002 4520	5	0.00	2,834.70	16,418.00	13,583.30
Bad Debts - Tenant Rents		02 002 4570	5	0.00	4,020.06	3,350.00	(670.06)
Bonneville Interest		02 002 4580.01	5	0.00	38,538.02	46,720.00	8,181.98
Management Fees		02 002 4590	5	1,104.36	14,625.32	12,520.00	(2,105.32)
Other General Expense		02 002 4590.00	5	4,480.00	9,514.80	10,000.00	485.20
Total Operating Expenses				8,653.23	128,359.49	161,671.00	33,311.51
Operating Revenues							
Dwelling Rent		02 002 3110	5	13,558.54	183,311.20	160,000.00	23,311.20
Total Operating Revenues				13,558.54	183,311.20	160,000.00	23,311.20
Total Operating Revenues and Expenses				4,905.31	54,951.71	(1,671.00)	56,622.71
Other Revenues and Expenses							
Other Revenues and Expenses							
INTEREST - RESTRICTED		02 002 3431.00	5	0.00	29.32	20.00	9.32
Investment Income - Unrestricted		02 002 3610	5	4.04	46.57	40.00	6.57
Other Income - Tenant		02 002 3690	5	265.00	6,843.68	7,000.00	(156.32)
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	500.00	843.91
Total Other Revenues and Expenses				269.04	8,448.48	7,560.00	888.48

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 December 31, 2015	12 Month(s) Ended December 31, 2015	Budget	Variance
Total Other Revenues and Expenses			269.04	8,448.48	7,560.00	888.48
Total Net Income (Loss)			5,174.35	63,400.19	5,889.00	57,511.19

AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING December 31, 2015

CONSOLIDATED

Financial Statements

NOVEMBER 30, 2015

AVON PARK HOUSING AUTHORITY

FINANCIAL STATEMENT SUMMARY

PUBLIC HOUSING

INCOME

1. Total income is up by \$45,632. Total tenant rental revenue is up by \$12,526. Other tenant revenue is up by \$5,162.

EXPENSES

2. Total operating expense are down by (\$35,111) compared to the budgeted amount.

3. Administrative expenses are down by (\$67,996).

4. Maintenance expenses are up by \$18,416.

5. Utility expenses are down by (\$6,335).

6. Total insurance expense is up by \$2,212.

7. Total General expense is up by \$18,624.

Public Housing's projected net income is scheduled YTD to be (\$185,609). Current net income is (\$27,488).

NORTH CENTRAL HEIGHTS I

INCOME

1. Total income is up by \$61,930 compared to budgeted amounts. Total tenant revenue is up by \$23,591.

EXPENSES

2. Total operating expense is down by (\$25,943) compared to the budgeted amount.

3. Administrative expenses are down by (\$10,486).

4. Maintenance expenses are up by \$5,069.

5. Utility expense is up \$120.

6. Total insurance expense is down by (\$226).

7. Total General expense is down by (\$20,394).

North Central Heights I projected net income is scheduled YTD to be \$19,916. Current net income is \$79,596.

AVON PARK HOUSING AUTHORITY
FINANCIAL STATEMENT SUMMARY

NORTH CENTRAL Height II

INCOME

1. Total income is up by \$24,335 compared to budgeted amounts. Total tenant revenue is up by \$23,086.

EXPENSES

2. Total operating expense is down by (\$28,650), compared to the budgeted amount.

3. Administrative expenses are down by (\$13,548).

4. Maintenance expenses are up by \$3,991.

5. Utility expense is up by \$172.

6. Total insurance expense is up by \$448.

7. Total General expense is down by (\$19,686).

North Central Heights II projected net income is scheduled YTD to be \$5,241. Current net income is \$58,226.

RIDGEDALE

INCOME

1. Total income is up by \$8,196 compared to budgeted amounts. Total tenant revenue is up by \$17,163.

Grant subsidy is Down compared to budgeted amounts by (\$4,058). Other revenue is down by (\$5,141).

EXPENSES

2. Total operating expense is down by (\$95,579) compared to the budgeted amount.

3. Administrative expense is down by (\$2,477).

4. Maintenance expenses are down by (\$38,874).

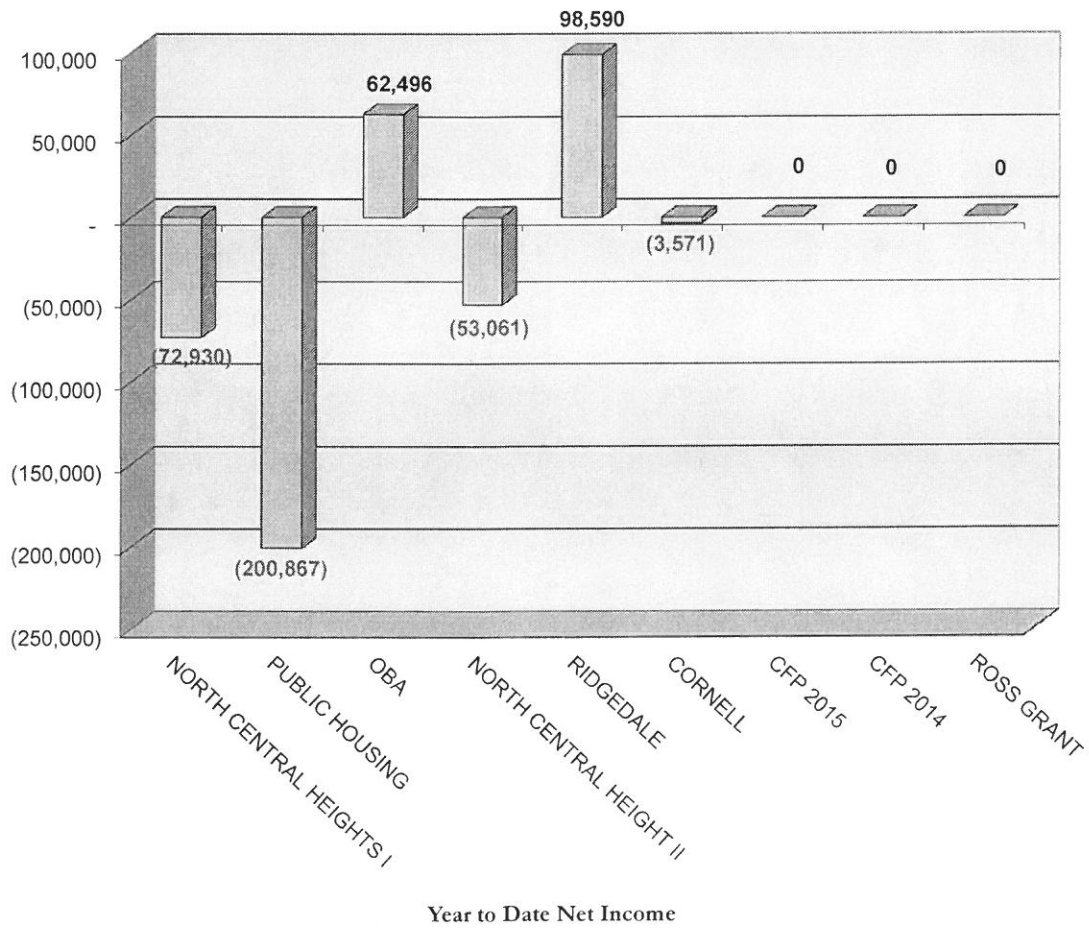
5. Utility expense is down (\$2,192).

6. Total insurance expense is up by \$924.

7. Total General expense is down by (\$52,906).

Ridgedale's projected net income is scheduled YTD to be \$31,015. Current net income is \$64,398.

Avon Park Housing Authority



AVON PARK HOUSING AUTHORITY
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES
AS OF NOVEMBER 30, 2015

PUBLIC HOUSING

1111.01 GENERAL FUND CHECKING	211,699
1111.40 FSS ESCROW	2,681
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	26,549
1117.00 PETTY CASH	100
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,046
1162.01 LAKESIDE PARK 1 ESCROW	8,430
1162.02 LAKESIDE PARK 1 RESERVES	13,962
1162.60 NEW INVESTMENT ACCOUNT	1,095,075

TOTAL 1,404,542

OTHER BUSINESS ACTIVITY

1111.3 APHDC--OBA	43,573
1111.50 LAKE SIDE PARK - RAD	100
	<u>43,673</u>

CORNELL COLONY

1111.40 GENERAL FUND-CORNWELL COLONY	400,676
1111.60 CORNELL COLONY - OP DEF RESERVES	100
	<u>400,776</u>

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	52,698.82
1114.00 SECURITY DEPOSITS	11,800.00
1162.1 ESCROW -BONNEVILLE-TAXES	16,740.14
1162.11 ESCROW-BONNEVILLE-INSURANCE	87,599.43
1162.12 ESCROW-BONNEVILLE-REPL RS	45,652.09

TOTAL 214,490.48

NORTH CENTRAL HEIGHT II

1111.01 GENERAL FUND CHECKING	88,637.50
1114.00 SECURITY DEPOSITS	10,150.00
1162.1 ESCROW-BONNEVILLE-TAXES	13,236.27
1162.11 ESCROW-BONNEVILLE - INSURANCE	67,810.01
1162.12 ESCROW-BONNEVILLE-REPL RES	36,529.91

TOTAL 216,363.69

RIDGEDALE

1111.01 GENERAL FUND CHECKING	118,857.05
1114.00 SECURITY DEPOSITS	6,275.00
1162.05 ESCROW MIP	886
1162.06 ESCROW RESERVE REPLACEMENT	81,460
1162.07 ESCROW INSURANCE	6,238
1162.08 RESIDUAL RECEIPTS RESERVERS	299,212

TOTAL 512,928.21

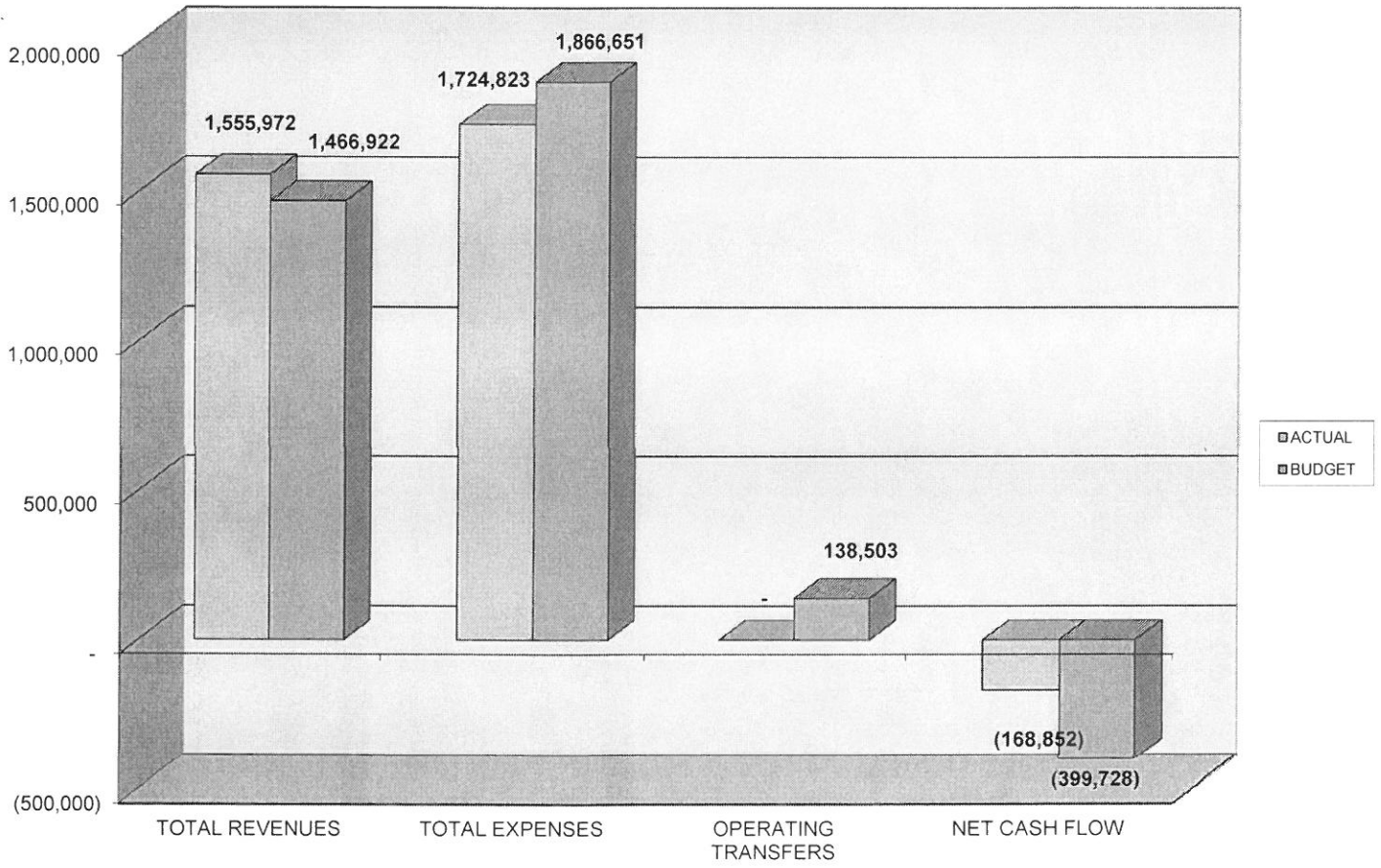
GRAND TOTAL CASH ACCOUNTS 2,792,773

AVON PARK HOUSING AUTHORITY
SCHEDULE OF UNRESTRICTED NET ASSETS
AS OF NOVEMBER 30, 2015

NORTH CENTRAL HEIGHTS I		NORTH CENTRAL HEIGHTS II	
UNRESTRICTED NET ASSETS	50,932	UNRESTRICTED NET ASSETS	78,647
YEAR TO DATE EARNINGS	<u>(72,930)</u>	YEAR TO DATE EARNINGS	<u>(53,061)</u>
TOTAL	<u>(21,998)</u>	TOTAL	<u>25,586</u>
PUBLIC HOUSING		RIDGEDALE	
UNRESTRICTED NET ASSETS	1,487,036	UNRESTRICTED NET ASSETS	94,637
YEAR TO DATE EARNINGS	<u>(200,867)</u>	YEAR TO DATE EARNINGS	<u>98,590</u>
TOTAL	<u>1,286,170</u>	TOTAL	<u>193,227</u>
OTHER BUSINESS		CAPITAL FUND 2014	
UNRESTRICTED NET ASSETS	23,191	UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	<u>62,496</u>	YEAR TO DATE EARNINGS	<u>-</u>
TOTAL	<u>85,687</u>	TOTAL	<u>-</u>
CORNELL COLONY		CAPITAL FUND 2015	
UNRESTRICTED NET ASSETS	-	UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	<u>(3,571)</u>	YEAR TO DATE EARNINGS	<u>-</u>
TOTAL	<u>(3,571)</u>	TOTAL	<u>-</u>

TOTAL RESERVE BALANCES **1,565,101**

APHA CONSOLIDATED



APHA CONSOLIDATED- BALANCE SHEET

<u>ASSETS</u>		<u>LIABILITIES AND EQUITY</u>			
Current Assets:		Current Liabilities:			
Cash		Bank Overdraft			
111	Unrestricted	916,341	311	Accounts Payable <=90 Days	7,945
115	Cash - Restricted for Payment of Current Liabilities	-	312	Accounts payable >90 Days Past Due	-
112	Cash - Restricted Mod and Development	206,160	321	Accrued Wage/Payroll Taxes Payable	-
113	Cash - Other restricted	2,781	322	Accrued Compensated Absences - Current Portion	13,387
114	Cash - Tenant Security Deposits	57,774	324	Accrued Contingency Liability	-
100	Total Cash	<u>1,183,056</u>	325	Accrued Interest Payable	-
Receivables		331		Accounts Payable - HUD PHA Programs	-
121	Accounts Receivable - PHA Projects	-	332	Accounts Payable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-	333	Accounts Payable - Other Government	-
124	Accounts Receivable - Other Government	55,995	341	Tenant Security Deposits	54,774
125	Accounts Receivable - Miscellaneous	10,745	342	Deferred Revenue	-
126	Accounts Receivable - Tenants Dwelling Rents	12,303	343	Current Portion of Long-term Debt - Capital Projects	56,286
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	344	Current Portion of Long-term Debt - Operating Borrowings	-
126.2	Allowance for Doubtful Accounts - Other	-	348	Loan Liability - Current	1,391,271
127	Notes and Mortgages Receivable - Current	16,000	345	Other Current Liabilities	-
128	Fraud Recovery	-	346	Accrued Liabilities - Other	2,681
128.1	Allowance for Doubtful Accounts - Fraud	-	347	Interprogram Due To	61,073
129	Accrued Interest Receivable	-	310		
120	Total Receivables - Net of Allowances for doubtful accts	<u>95,043</u>	Total Current Liabilities		<u>1,587,416</u>
Investments		351		Long-term Debt, Net of Current - Capital Projects	14,948,810
131	Investments - Unrestricted	1,138,121	352	Long-term Debt, Net of Current - Operating Borrowings	-
135	Investments - Restricted for Payments of Current Liabilities	-	354	Accrued Compensated Absences - Non Current	11,711
132	Investments - Restricted	471,597	355	Loan Liability - Non Current	78,471
142	Prepaid Expenses and Other Assets	43,446	353	Noncurrent Liabilities - Other	-
143	Inventories	-	350		
143.1	Allowance for Obsolete Inventory	-	Total Noncurrent Liabilities		<u>15,038,993</u>
144	Interprogram Due From	61,073	Total Liabilities		<u>16,626,409</u>
145	Assets Held for Sale	-	Equity:		
146	Amounts To Be Provided	-	501	Investment in General Fixed Assets	-
150	Total Other Current Assets	<u>1,714,236</u>	Contributed Capital		
Total Current Assets		<u>2,992,335</u>	502	Project Notes (HUD)	-
Non-current Assets:		503		Long-term Debt - HUD Guaranteed	-
Fixed Assets		504		Net HUD PHA Contributions	-
161	Land	1,492,993	505	Other HUD Contributions	-
168	Infrastructure	358,482	508	Other Contributions	-
162	Buildings	18,043,934	Total Contributed Capital		<u>-</u>
163	Furniture, Equipment & Machinery- Dwellings	48,516	508.1	Invested in Capital Assets, Net of Related Debt	141,396
164	Furniture, Equipment & Machinery - Administration	193,740	Reserved Fund Balance:		
165	Leasehold Improvements	-	509	Fund Balance Reserved for Encumbrances/	-
166	Accumulated Depreciation	(5,096,054)	510	Designated Fund Balance	-
167	Construction in Progress	999,822	510	Fund Balance Reserved for Capital Activities	-
160	Total Fixed Assets - Net of Accumulated Depreciation	<u>16,041,434</u>	511		
171	Notes, Loans, Mortgages Receivable - Non Current	-	Total Reserved Fund Balance		<u>-</u>
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-	511.1	Restricted Net Assets	677,757
173	Grants Receivable - Non Current	-	512	Undesignated Fund Balance/Retained Earnings	-
174	Other Assets	-	512.1	Unrestricted Net Assets	1,380,637
176	Investments in Joint Ventures	-	513		
180	Total Non-Current Assets	<u>-</u>	600		
190	Total Assets	<u>19,033,769</u>	Total Equity		<u>2,199,790</u>
				Total Liabilities and Equity	<u>18,826,199</u>

APHA CONSOLIDATED

LINE ACCT	CURRENT MONTH	CURRENT MONTH		% OF MTD	YEAR TO DATE	YEAR TO DATE		% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM # DESCRIPTION	ACTUAL	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	BUDGET	REMAINING
REVENUE										
OPERATING INCOME										
703 3110 GROSS POTENTIAL RENT	52,864	42,383	10,481	125%	540,844	466,208	74,637	116%	508,590	(32,254)
NET TENANT REVENUE										
	<u>52,864</u>	<u>42,383</u>	<u>10,481</u>	<u>125%</u>	<u>540,844</u>	<u>466,208</u>	<u>74,637</u>	<u>116%</u>	<u>508,590</u>	<u>(32,254)</u>
3401 TENANT REVENUE - OTHER	3,781	2,547	1,234	148%	42,625	28,013	14,612	152%	30,560	(12,065)
3404 TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3450 TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450 TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431 NET OPERATING REVENUE	<u>56,645</u>	<u>44,929</u>	<u>11,716</u>	<u>126%</u>	<u>583,470</u>	<u>494,221</u>	<u>89,249</u>	<u>118%</u>	<u>539,150</u>	<u>(44,320)</u>
706 HUD PHA OPERATING GRANT CFP	48,313	49,593	(1,280)	97%	448,494	545,518	(97,024)	82%	595,110	146,616
708 OTHER GOVERNMENT GRANTS	34,521	33,119	1,402	104%	368,636	364,305	4,331	101%	397,424	28,788
711 INVESTMENT INCOME - UNRESTRICTED	211	205	5	103%	2,267	2,260	7	100%	2,465	198
MANAGEMENT FEE INCOME	4,774	4,281	493	112%	54,804	47,089	7,715	116%	51,370	(3,434)
BOOKKEEPING FEE INCOME	-	-	-	-	4	-	4	-	-	(4)
ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714 FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715 OTHER REVENUE	1,467	1,223	243	120%	97,946	13,457	84,489	728%	14,680	(83,266)
720 INVESTMENT INCOME - RESTRICTED	30	7	23	444%	351	73	277	478%	80	(271)
700 TOTAL REVENUES	<u>145,960</u>	<u>133,357</u>	<u>12,603</u>	<u>109%</u>	<u>1,555,972</u>	<u>1,466,922</u>	<u>89,049</u>	<u>106%</u>	<u>1,600,279</u>	<u>44,307</u>
OPERATING EXPENDITURES										
ADMINISTRATIVE										
911 4110 ADMINISTRATIVE SALARIES	13,024	16,241	(3,217)	80%	164,000	178,649	(14,649)	92%	194,890	30,890
912 4182 EBC - ADMIN	4,923	7,398	(2,475)	67%	71,217	81,375	(10,159)	88%	88,773	17,556
4171 AUDITING FEES	-	2,706	(2,706)	0%	17,500	29,767	(12,267)	59%	32,473	14,973
MANAGEMENT FEES	4,774	4,473	301	107%	54,804	49,201	5,603	111%	53,674	(1,130)
BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
ADVERTISING & MARKETING	717	-	717	-	7,281	-	7,281	-	-	(7,281)
OFFICE EXPENSE	-	-	-	-	267	-	267	-	-	(267)
LEGAL EXPENSE	113	-	113	-	113	-	113	-	-	(113)
TRAVEL	-	-	-	-	-	-	-	-	-	-
916 4190 OTHER	15,073	16,343	(1,270)	92%	83,318	179,772	(96,454)	46%	196,115	112,797
TOTAL ADMINISTRATIVE	<u>38,624</u>	<u>47,160</u>	<u>(8,537)</u>	<u>82%</u>	<u>398,500</u>	<u>518,765</u>	<u>(120,265)</u>	<u>77%</u>	<u>565,925</u>	<u>167,425</u>
TENANT SERVICES										
921 4210 SALARIES	5,394	3,403	1,990	158%	47,941	37,437	10,504	128%	40,840	(7,101)
923 4222 EBC - TNT SVCS	2,882	1,619	1,264	178%	23,133	17,804	5,329	130%	19,422	(3,711)
924 4230 OTHER	360	205	155	176%	2,149	2,255	(106)	95%	2,460	311
TOTAL TENANT SERVICES	<u>8,636</u>	<u>5,227</u>	<u>3,409</u>	<u>165%</u>	<u>73,222</u>	<u>57,495</u>	<u>15,727</u>	<u>127%</u>	<u>62,722</u>	<u>(10,500)</u>
UTILITIES										
931 4310 WATER	1,368	1,388	(19)	99%	13,019	15,263	(2,243)	85%	16,650	3,631
932 4320 ELECTRICITY	3,324	3,908	(585)	85%	39,218	42,992	(3,773)	91%	46,900	7,682
933 4330 NATURAL GAS	120	117	12	110%	1,050	1,283	(233)	82%	1,400	350
938 4390 SEWER AND OTHER	1,875	1,680	195	112%	16,495	18,480	(1,985)	89%	20,160	3,665
TOTAL UTILITIES	<u>6,696</u>	<u>7,093</u>	<u>(397)</u>	<u>94%</u>	<u>69,782</u>	<u>78,018</u>	<u>(8,235)</u>	<u>89%</u>	<u>85,110</u>	<u>15,328</u>

APHA CONSOLIDATED

LINE	ACCT		CURRENT MONTH	CURRENT MONTH		% OF MTD	YEAR TO DATE	YEAR TO DATE		% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM	#	DESCRIPTION	ACTUAL	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	10,974	12,126	(1,152)	90%	132,728	133,384	(657)	100%	145,510	12,782
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	3,900	8,358	(4,458)	47%	47,322	91,935	(44,614)	51%	100,293	52,971
943	4420	MATERIALS	4,811	5,709	(898)	84%	62,809	62,801	8	100%	68,510	5,701
CONTRACT COSTS												
943		GARBAGE & TRASH	1,645	1,348	298	122%	12,062	14,823	(2,761)	81%	16,170	4,108
		COOLING / AIR CONDITIONING	3,425	388	3,038	884%	14,752	4,263	10,490	346%	4,650	(10,102)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,205	2,028	178	109%	22,985	22,303	683	103%	24,330	1,345
		UNIT TURNAROUNDS	1,600	2,599	(999)	62%	10,708	28,591	(17,883)	37%	31,190	20,483
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	313	(313)	0%	1,769	3,438	(1,668)	51%	3,750	1,981
		EXTERMINATION	772	802	(30)	96%	9,192	8,818	374	104%	9,620	428
		JANITORIAL	-	626	(626)	0%	-	6,884	(6,884)	0%	7,510	7,510
		ROUTINE MAINTENANCE	16,447	358	16,089	4500%	112,990	3,942	109,049	2867%	4,300	(108,690)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	367	(367)	0%	-	4,033	(4,033)	0%	4,400	4,400
TOTAL ORDINARY MAINT & OPER			45,779	35,019	10,760	131%	427,316	385,214	42,103	111%	420,233	(7,083)
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	PROPERTY	5,251	4,962	289	106%	56,603	54,581	2,022	104%	59,543	2,940
		GENERAL LIABILITY	702	497	205	141%	7,912	5,468	2,444	145%	5,965	(1,947)
		WORKER'S COMPENSATION	1,101	1,037	65	106%	12,640	11,406	1,234	111%	12,443	(197)
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	414	596	(182)	69%	4,679	6,558	(1,879)	71%	7,154	2,475
969		TOTAL INSURANCE EXPENSES	7,468	7,092	376	105%	81,834	78,013	3,822	105%	85,105	3,271
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	150	2,208	(2,059)	7%	28,130	24,292	3,838	116%	26,500	(1,630)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	3,658	(3,658)	0%	15,064	40,241	(25,177)	37%	43,899	28,835
		BAD DEBTS	4,829	2,288	2,542	211%	36,856	25,163	11,694	146%	27,450	(9,406)
		INTEREST EXPENSE	8,282	13,013	(4,730)	64%	84,120	143,138	(59,017)	59%	156,150	72,030
TOTAL GENERAL EXPENSES			13,261	21,167	(7,906)	63%	164,170	232,832	(68,662)	71%	253,999	89,829
969		TOTAL OPERATING EXPENDITURES	120,464	122,758	(2,294)	98%	1,214,825	1,350,336	(135,511)	90%	1,473,094	258,269
970		CASH FLOW FROM OPERATIONS	25,496	10,599	14,898	241%	341,146	116,586	224,560	293%	127,185	(213,961)
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	(12,591)	12,591	0%	-	(138,503)	138,503	0%	(151,094)	(151,094)
		OPERATING TRANSFERS OUT	-	12,591	(12,591)	0%	-	138,503	(138,503)	0%	151,094	151,094
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	36,200	-	36,200	-	-	(36,200)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	4,083	(4,083)	0%	2,415	44,917	(42,501)	5%	49,000	46,585
		CAPITAL EXPENDITURES	42,853	42,854	(1)	100%	471,383	471,398	(15)	100%	514,252	42,869
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			42,853	46,938	(4,085)	91%	509,998	516,314	(6,316)	92%	563,252	53,254
980		TOTAL EXPENDITURES	163,317	169,696	(6,379)	96%	1,724,823	1,866,651	(141,827)	92%	2,036,346	311,523
		NET CASH FLOW	(17,357)	(36,339)	18,982	48%	(168,852)	(399,728)	230,876	42%	(436,067)	(267,215)

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	48,313	49,593	(1,280)	97%	448,494	545,518	(97,024)	82%	595,110	146,616
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	48,313	49,593	(1,280)	97%	448,494	545,518	(97,024)	82%	595,110	146,616
EXPENSES										
ADMINISTRATIVE OFFICE EXPENSES										
4130 LEGAL	1,530	2,471	(941)	62%	3,770	27,179	(23,410)	14%	29,650	25,881
4140 STAFF TRAINING	-	679	(679)	0%	3,322	7,471	(4,149)	44%	8,150	4,828
4150 TRAVEL	151	660	(509)	23%	4,494	7,260	(2,766)	62%	7,920	3,426
4170 ACCOUNTING	4,357	5,955	(1,599)	73%	20,780	65,505	(44,725)	32%	71,460	50,680
4190 SUNDRY	6,516	2,779	3,737	234%	28,495	30,571	(2,076)	93%	33,350	4,855
4190.2 TELEPHONE/COMMUNICATIONS	980	788	192	124%	10,542	8,663	1,879	122%	9,450	(1,092)
4190.3 POSTAGE	555	322	233	172%	3,181	3,543	(362)	90%	3,865	684
4190 OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-	-
4190 CONTRACT COST-COPIER/SECURITY	94	238	(144)	39%	1,171	2,622	(1,450)	45%	2,860	1,689
4190 EVICTION COST	340	100	240	340%	2,735	1,100	1,635	249%	1,200	(1,535)
4190.9 CONTRACT COST - ADMIN	550	2,351	(1,801)	23%	5,070	25,859	(20,789)	20%	28,210	23,140
TOTAL ADMINISTRATIVE	13,543	13,872	(329)	98%	79,789	152,593	(72,804)	52%	166,465	86,676
TOTAL GENERAL EXPENSES										
4590 OTHER GENERAL EXPENSE	34	2,208	(2,175)	2%	21,708	24,292	(2,584)	89%	26,501	4,793
4590 FSS CONTRIBUTIONS	116	-	116	-	6,422	-	6,422	-	-	(6,422)
4590.5 ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6 OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES	150	2,208	(2,059)	7%	28,130	24,292	3,838	116%	26,501	(1,629)

The Housing Authority of Avon Park

RESOLUTION NO.16-01

**RESOLUTION REVISING THE ADMISSIONS AND OCCUPANCY POLICY
TO AMEND LANGUAGE RELATED TO METHOD OF "NOTICE" TO
APPLICANTS REGARDING THEIR STATUS ON THE AVON PARK
HOUSING AUTHORITY'S WAIT LIST; LIMITING ONE APPLICATION PER
PROJECT PER YEAR**

- Whereas, The Admissions and Occupancy Policy (ACOP) is the primary property management Policy for both the APHA managed Public, Section 8 Project Based assisted and affordable Multifamily properties/programs; and
- Whereas, Section 3.6 of the ACOP; "Purging The Wait List" currently requires 1st Notices to applicants informing them of the purging process is required to be sent only by "first class mail"; and
- Whereas, the APHA has implemented and sustains real time technology through its internet website application process whereby the APHA can expedite such Notice to applicants with email addresses on a more expedient and cost effective means to applicants who have applied through the e-application process and;
- Whereas, the current application process does not limit the number of repetitive same project applications that may be submitted by applicants generates an administrative burden and compromises the integrity of the application process.

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of Avon Park hereby authorize a change to the APHA's Admission and Continued Occupancy Policy amending the current Section 3.6 "Purging The Wait List, adding after first class "or email with printed copy to the tenants permanent file", thereby allowing the APHA to utilize email as an additional means of transmitting Wait List purging notice.

BE IT FURTHER RESOLVED by the Commissioners of the Housing Authority of Avon Park to authorize a change to the APHA's Admission and Continued Policy amending and restricting the number of applications that may be submitted by any applicant to one per project per 12 month period.

ADOPTED THIS 19th DAY OF JANUARY 2016.

Accepted _____

Attest _____

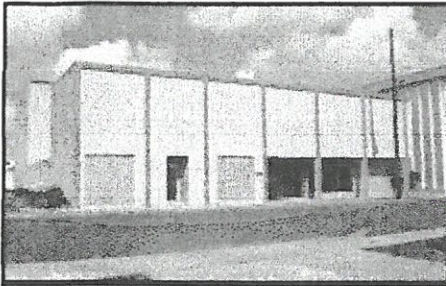
SEAL

ACOP POLICY AMENDMENT

3.6 PURGING THE WAITING LIST

The Avon Park Housing Authority will update and purge its waiting list at least annually to ensure that the pool of applicants reasonably represents the interested families. Purging also enables the Authority to update the information regarding address, family composition, income category and preferences. The following ~~notices~~ procedures will be ~~sent~~ exercised by Management staff when performing wait list purging process:

- ~~First-Notice to applicants is will be sent electronically via email message by first class mail. This notice includes a letter explaining the required updating process, an and include an update form the applicant must complete and return to the Authority within a defined a deadline timeframe to respond. Applications without email addresses and/or returned un-deliverable email message, will receive a first class mail notice letter & update form explaining the required updating process and deadline for return.~~
- If no response is received by either the email notice process or respective mailed notice is returned to the Authority marked "Addressee Unknown" or received after the stated deadline, the application will be closed and removed from the waiting list. A copy of the email notice message and/or returned mailed notice shall be filed with the application's permanent file. No further Authority communication mailings will be sent.
- ~~If there is no response, or returned notice, from the 1st Notice, a 2nd Notice will be sent by first class mail. This notice will include a final deadline that the applicant must respond by and advise that the application will be denied and dropped from the waiting list if no response is received.~~
- Once an original application has been Wait List purged due to un-responsive or post deadline reply, the applicant will not be eligible to re-apply for that specific housing property/project again for a continuous 12 month period.



21 N LAKE AVE

Price: **249,500**

Commercial

Mls#: **217278**

Active

Zone: **Avon Park**

Avon Park / Highlands

33825

Bus Name: **VACANT**

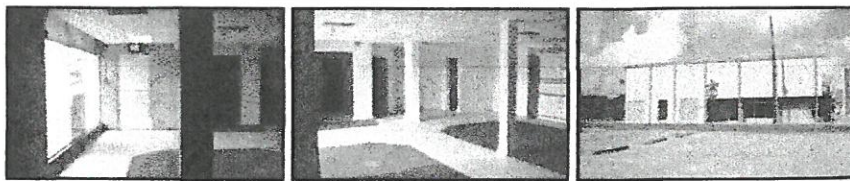
Gross Income:	Down Pymnt:	#Bldgs: 1 #ParkSp:	Ceiling Height:	Total SF: 16,628
Opr. Expense:	Equity:	Vacancy Rate%:	Community:	
Debt Service:	Loans:	Cap Rate%:	Neighbhd code: 5011.1	Yr Built: 1955
Net Income:	Taxes: \$1,601 Yr 2011	Cash on Cash:	Acreage: (+/-) 0.334	
Overage Paid:	Stair(s):	Map ID: 23D	Lot Size: (+/-) 100X108+49X91	
Cash Flow/An:		POA: No Fee: 0	Condition: Good	

Info Exp:	Water: Central
Parking: Paved	Sewer: Yes
Heating: Central Electric	Windows: Display, Single Hung
Cooling: Central Electric	Road: Paved, Govt. Maintained
Const: Concrete Block, See Remarks	Roof:
Access: County/City Road	Closing: Possession At Closing, Title Insurance
Busin:	Design: Two Story
Will Sell:	Location: Inside, Free Standing
SpecInf:	Electricity: 3 Phase, 400 Amps or more, Progress Energy
Floors: Carpet, Vinyl/Linoleum, Concrete	Occupied: Vacant
Sale Inc: Land & Building	Sp Cond: None

Interior: **Garage Door(s), Clear Span, Security System, Public Restrooms, Private Restrooms, Telephone, Cable TV Ava**
 Exterior: **Trash Collection, Fenced**
 Appliance:

LESS THAN \$17.50 PER SQ. FT. TO BUY!!! NOT LEASE!!! LOCATED 1/2 BLOCK FROM CENTER OF TOWN. APPROX. 7,200' OFFICE SPACE INCLUDING LARGE SHOW ROOM + 9080' WAREHOUSE, NEW GARAGE DOOR. NEW BITUMINOUS ROOF & PAINTED INTERIOR & EXTER IN 2010. 1600 AMP 3 PHASE ELEC. FIRE ANNUNCIATOR SYSTEM THROUGHOUT. ALARM SYS. NUMEROUS REST ROOMS. 17' ALLEY-WAY (PART OF THIS PARCEL) JOINS DISTRICT CENTURYLINK TELEPHONE BUILDING FOR LOW COST MULTI COMMUNICATION ACCESS. DECORATIVE BRICK ON FRONT IS STONE VENEER. BEING SOLD AS-IS WITH TIME TO INSPECT.

US 27 & AVON PARK MAIN ST., TO E. ON MAIN, TO N. ON LAKE AVE. 1/2 BLOCK BUILDING ON LEFT..



	596 US 27 N		
	Price: 569,900	Commercial	
	Mls#: 235220	Active	
	Zone: Avon Park	Avon Park / Highlands	33825
Bus Name:			

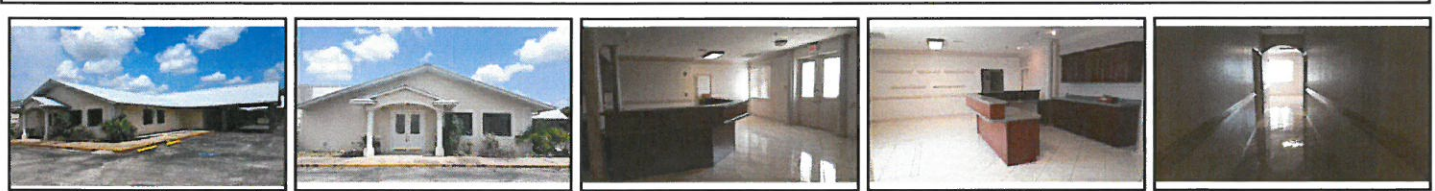
Gross Income:	Down Pymnt:	#Bldgs: 1 #ParkSp:	Ceiling Height:	Total SF: 11,757
Opr. Expense:	Equity:	Vacancy Rate%:	Community:	
Debt Service:	Loans:	Cap Rate%:	Neighbhd code: 5130	Yr Built: 1983
Net Income:	Taxes: \$9,734 Yr 2015	Cash on Cash:	Acreage: (+/-) 1.584	
Overage Paid:	Stair(s):	Map ID: 23D	Lot Size: (+/-) 1.47 ACRES	
Cash Flow/An:		POA: No Fee: 0	Condition: Good	

Info Exp: Parking: Paved, Large Area Heating: Central Electric Cooling: Central Electric Const: Concrete Block Access: U.S. Highway, County/City Road Busin: Retail, Wholesale, Professional Service, Restaurant/ Will Sell: Fixtures SpecInf: Floors: Wall to Wall Carpet, Tile Sale Inc: Land & Building	Water: Central Sewer: No Windows: Display Road: Paved Roof: Metal Closing: Possession At Closing, Title Insurance Design: Single Story Location: Corner Electricity: Duke Energy Occupied: Vacant Sp Cond: None
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Interior: **Handicap Facilities, Garage Door(s), Security System, Public Restrooms, Private Restrooms**
 Exterior: **Large Lot, Sign(s)**
 Appliance:

Location, Location, Location! Prime office building just before Walmart, and approximately 10 minutes from the hospital. The building has large reception and waiting area, with building desks and marble flooring, several side offices, totaling 22, (including 2 private office suites with bathrooms), large showroom, public and private bathrooms, two kitchens, conference rooms. Offices maybe easily subdivided with side private entranceway. **MOTIVATED SELLER!**

US 27 NORTH TO PROPERTY ON EAST SIDE OF HWY.



Larry Shoeman

From: Charles Devlin [cdevlin@devtechsales.com]
Sent: Monday, December 14, 2015 12:50 PM
To: director@avonparkha.org
Subject: 24 S. Lake Ave.
Attachments: Charles Devlin.vcf

Larry,

Just a quick note to share my contact info, both attached and below. Also, something to consider I forgot to convey to you earlier. When we discussed price levels, I mentioned from what I can see in this area, raw commercial building space is going for around \$17 to \$19 per sq ft. As you look more towards finished space, you're looking at \$37-\$39 sq ft. As I'm sure you're aware, this is very inexpensive, especially considering the minimum level required to insure these buildings is \$100 per sq ft. (lower end of replacement cost). There are certainly a number of other variables involved in setting these price levels, however I believe these are good round numbers.

Here is info on this property from the county property appraiser's site.

<http://www.hcpao.org/Search/Parcel/28332201006900110A>

For clarification, the \$73k price shown for the last purchase in 2014 is very skewed. That price was what I paid to buy out my brother's half at that time, and did not include the value of any improvements done over the past 10 years including the storage units out back. It was based on a pre-arranged buyout price level established when the building was a shell. I actually paid him too much based on all of that, just wanted to get him out of the picture.

Let me know if you have any questions as you put together your board proposal.

Thanks,
Charles

Charles Devlin | President

Devtech Sales, Inc.

24 S. Lake Ave.

Avon Park, FL 33825

o 863.453.5959

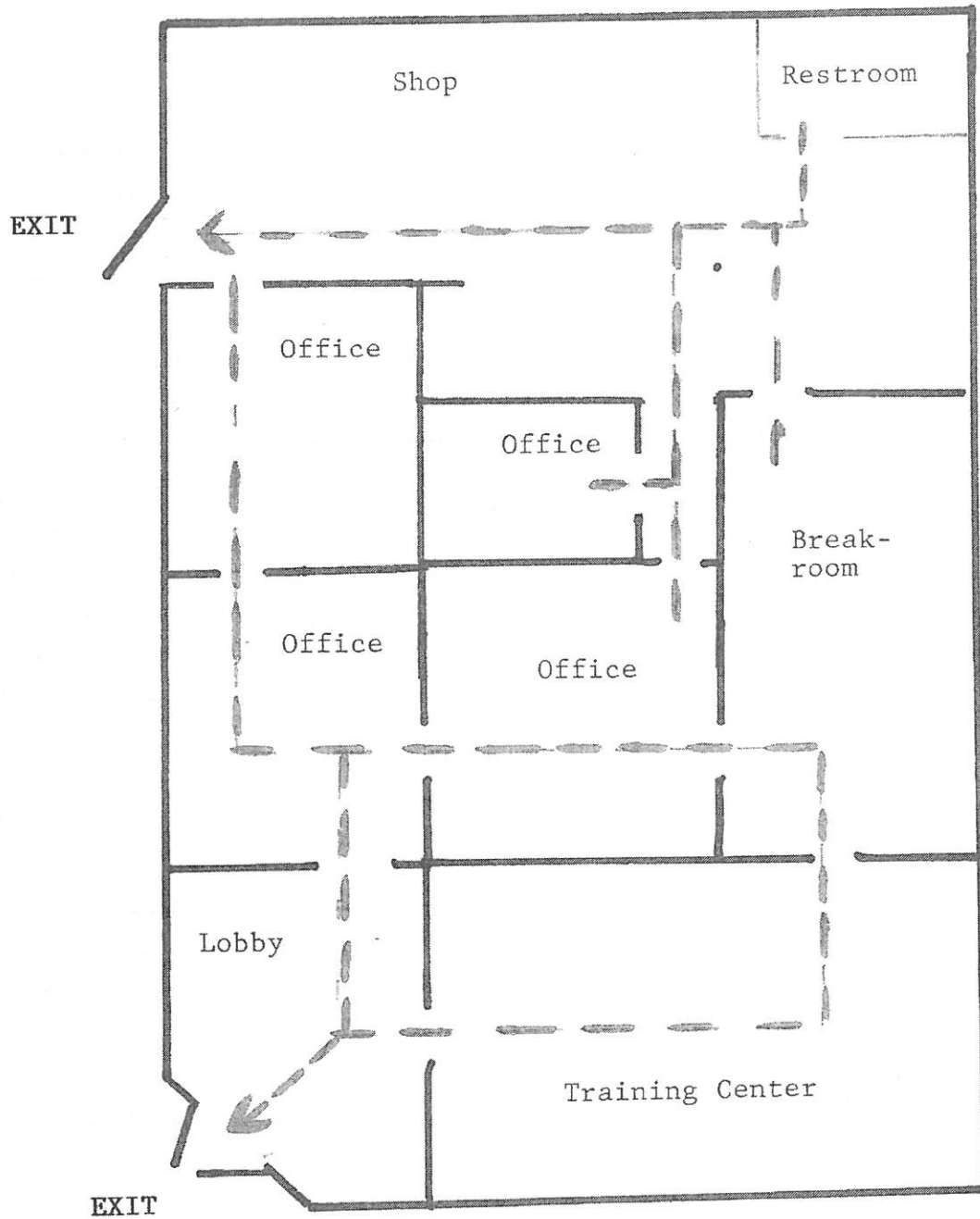
m 863.443.1306

f 863.453.0492

www.devtechsales.com



Devtech Emergency Evacuation Plan



Parcel A-22-33-28-010-0690-0110

24 S LAKE AVE
AVON PARK, FL 33825

Owners:

DEVLIN CHARLES M + STEPHANIE LYNN TRS

Mailing Address

301 TULANE CIR
AVON PARK, FL 33825

DOR Code: 11 - STORES, 1 STORY

Neighborhood: 5011.10 - AVON PARK RETAIL OFF MAIN ST

Millage: 11 - Avon Park Redevelopment Dist Inside City Limits

Map ID: 23D

Legal Description

TOWN OF AVON PARK IN
22-33-28 LOT 11 + S 43.5
FT LOT 12 + N 18 FT LOT 13
+ N 13 FT LOT 14 BLK 69



Larry Shoeman

From: Penny [apha2@avonparkha.org]
Sent: Monday, January 11, 2016 3:54 PM
To: 'Larry Shoeman'
Subject: Annual & Sick Time Maximum

Bea has gone over 2 hours of her annual leave at 12/31
Shoeman has gone over 27 hours of his annual leave at 12/31
Shoeman has gone over 71 hours of his sick leave at 12/31

*Penny Pieratt,
Comptroller
Avon Park Housing Authority
PO Box 1327
Avon Park, FL 33826
863-452-4432 ext 2203
863-452-5455 (fax)*

RFQ #2016-01; STRATEGIC PLANNING & EXECUTIVE SEARCH SERVICES

The Avon Park Housing Authority (APHA) Board of Commissioners & its Non-Profit Affiliate Development Corporation (APHDC) Board of Directors are seeking services of a Consultant firm with experience in both Strategic Planning and Executive Search services with expertise to assist the Boards in facilitating a Strategic Plan and Executive Search for a new Executive Director. The expected services will include, but not limited to, conducting & facilitating a comprehensive on-site Strategic Transitional & 5 Year Plan, as well as advertising, conducting preliminary candidate interviews/evaluations, reference & screening and consulting with the Board(s) for Executive Director candidate selection consideration. Both Strategic Transitional Plan development and Executive Search/selection for a new Executive Director will be a joint effort between the APHA & APHDC Boards and the selected executive recruitment firm.

The successful consultant selected will provide the following professional services including, but not limited to, a two part process outlined below:

PART I.

PRELIMINARY STRATEGIC PLANNING SERVICES & EXECUTIVE SEARCH SERVICES

- Assemble and analyze preliminary data regarding the current financial & operational performance capacity of the agency's portfolio for general planning & reference purposes.
- Conduct one joint on-site preliminary planning session with the Boards to ascertain the desired skill set, education, experience and management characteristics & qualities desired of preferred Executive Director candidates.
- Develop a Board approved search & selection process, including all steps necessary to complete the search with an agreed timeline for final selection.
- Develop the preferred qualifications for successful candidate, including job description, and formulate the respective search advertisement.
- Conduct a comprehensive national search to attract & identify highly qualified candidates meeting the defined candidate qualifications.
- Screen applicants through telephone interviews & background checks to develop a pool of potential final candidates.
- Participate & assist search committee in the final candidates interview process, including assistance in the negotiation process of the final selected candidate.

PART II.

POST EXECUTIVE SEARCH STRATEGIC PLANNING SERVICES

- Review & evaluate the agency's prior Strategic Plans for planning purpose & reference.
- Utilize industry recognized strategic planning model(s) to deliver planning sessions.
- Conduct staff interviews & evaluate recommendations for planning reference.
- Conduct one on-site joint Strategic Planning Session with Boards, incoming ED and outgoing ED to develop a first year Transitional and subsequent 4 year agency Strategic Plan that identifies agency performance benchmarks with measurable outcomes.
- Deliver to the agency a written first year Transitional and subsequent four year Plan that contains agency performance benchmarks with measurable outcomes.

- Deliver an Executive Director evaluation tool/form/schedule incorporating the first year Transitional & subsequent 4 Year Plan performance measures for established benchmarks/milestones & outcomes.

Proposal Format;

Proposals content shall be presented & submitted in the order listed by the below listed qualification evaluation criteria. Proposers are also requested to list the Costs associated with the delivery of Part I and Park II services separately, in the event the Authority elects to accept the proposal in whole or in part.

Consulting service delivery sequencing;

Consultant will be selected within the first quarter of FY 2016, and will be expected to begin delivery of services according to the following timelines;

Part I.

Preliminary Strategic Planning & Executive Search Services; Beginning First Quarter, FY 2016; Ending 2nd Quarter, FY 2016

Part II.

Strategic Transitional & subsequent 4 Year Plan; Beginning & Ending Third Quarter, FY 2016;

Note* The current Executive Director will remain available to support both the agency's new ED Orientation and Strategic Plan development process during the initial 30-45 day period of New ED's arrival/initial Part II services delivery.

The successful Consulting firm will be selected based on the following qualification evaluation criteria;

<u>Criteria</u>	<u>Max Points</u>
Demonstrated Knowledge & Qualifications of the firm in association with the delivery of specified scope of work	30
References-Past Experience in performing Executive Search and Strategic Planning Services	10
Qualifications of Principals performing services	20
Timetable to deliver services as specified	15
Services Cost	<u>25</u>
TOTAL MAX POINTS	100

SELECTION PROCESS

The purpose of this Request for Qualifications is to solicit quality submissions so that the Authority may select the one that meets its needs and requirements. It is further desired that the Request for Qualifications process will insure competitiveness among respondents. The Authority urges all interested respondents to carefully review the requirements of this Request for Qualifications.

An Evaluation Committee appointed by the APHA & APHDC Boards will evaluate all submissions. Written submissions containing the requested information will serve as the initial basis for selection of finalists. Each written proposal has a possible score of 100 points.

The top-rated respondent will be invited to negotiate a Two Part consulting services agreement with the Authority. In the event the Authority is unable to reach an agreement with the top-rated firm, or an intervening event necessitates, then the Authority reserves the right to terminate negotiations and contract/negotiate other respondents in rank order to effect a selection, or in the alternative, issue a new RFQ. The expected award date is February 2016.

AUTHORITY OPTIONS

The Authority reserves the right to cancel this Request for Qualifications, or to reject, in whole or in part, any and all submissions received in response to this Request for Qualifications, upon its determination that such cancellation or rejection is in the best interest of the Authority. The Authority further reserves the right to waive any minor informality, or the failure of any respondent to comply therewith, if it is in the public interest to do so. The Authority will pay no compensation to any respondent for any costs related to preparation or submittal of the qualifications.

The Authority will reject the qualifications of any respondent who is suspended and/or debarred by HUD from providing services to public housing authorities, and reserves the right to reject the proposal of any respondent who has previously failed to perform any contract properly for the Authority.

The determination of the criteria and process whereby submissions are evaluated and the decision as to who shall receive a contract award shall be at the sole and absolute discretion of the Authority, including Public Entity Crime Act.

This RFQ is posted to APHA website-<http://www.avonparkha.org> and available upon request at the email address listed below. RFQ submittal deadline date; Thursday, 2pm E.S.T. February 11, 2016.

Additional information or questions must be submitted in writing to:

director@avonparkha.org, RFQ # 2016-01,
Avon Park Housing Authority, P. O. Box 1327, Avon Park, Florida.
Attn: Executive Director