

Housing Authority of Avon Park
Board of Commissioners Regular Meeting
North Central Heights Community Building
709 Juneberry Street, Avon Park, Fl.
Tuesday, February 16, 2016, 7:00 PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations: None
- C. Consent Agenda
 - 1. Regular Meeting Minutes, January 19, 2016
 - 2. Occupancy Report; January 2016
 - 3. Lakeside Park I Transitional Housing FSS Program Report; January/Feb. 2016
 - 4. TAR & Maintenance Reports; January 2016
 - 5. Fee Accounting Report; December 2015 (not available due to Year End closing) 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 St.; project prospect development status report
- E. New Business;
 - 8. RFQ-16-01; Executive Search & Strategic Planning Committee; Response Tabulation and Committee Recommendations; Chair Lester Roberts.
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: Regular Board Meeting March 15th, 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
February 16, 2016**

Public Comments/Presentations: None

Consent Agenda:

Minutes: Regular Meeting Minutes of January 19, 2016 will be considered for acceptance.

Occupancy Report/Vacancy Reports; January 2016: Lakeside Park Transitional Housing/Homeless P.H. Units; 2 move-ins, 0 move-outs & 0 vacancies during the reporting period. Lakeside Park II; 0 move-ins, 1 move-out, 11 Vacancies during the period; Ridgedale; 1 move-in, 1 move-out, 1 vacancy during the period; Delaney Heights 0 move-outs, 0 move-ins, 0 vacancies. NCH I had 1 move-out and 3 move-in and 2 vacancies; NCH II had 1 move-out and 1 move-in and 1 vacancy. Vacant unit turnaround days in Management on units somewhat elevated due to limited Holiday moving history. 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. 67; Lakeside Park II 266 (Wait List Closed); Lakeside Park I (E & T Housing Program) 24; Ridgedale 646, NCH; 695 Cornell Colony; 290. Combined Wait List Totals; 1,988, increase of 2 from last report; Change is due primarily to both adding new applicants from re-opening previously closed Wait List and purging non responsive applicants from Wait List. Recent Policy change in both email renewal notices and limiting applicants to 1 per year per project should have a stabilizing effect beginning with the February Wait List count.

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

TAR Report, January 2016: Tenants Accounts Receivable totals for PH were \$3,960.43, with the majority amounts of TARs related to delinquent rent, utilities and 3 unreported incomes. Ridgedale total for receivables were \$715.53 primarily for 1 unreported income and work orders. North Central Heights I TAR was \$200.00 for Pet Deposit fees; North Central Heights II TAR; \$61.00 for Work order charges.

Maintenance Report, January 2016- Over the reporting periods; Maintenance performed 2 PH Annual and Preventive Maint. Inspections. Ridgedale 1 Preventative & Annual Inspections. NCH I & II had 3 Preventative & Annual Insp., Lakeside Park I had 2 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 December 2015/January 2016: Report on the Budgeted Income Statement and Agency's January Bank Account Cash Analysis circulated in Board Packet. Fee Accountant Consolidated Financial Statement on operations for December 2015 delayed by Fee Accountant due to Year End Closing. December report to be included in next Board Meeting packet.

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 status including a Photo progress representation showing current stage of construction. Development is running on time and on budget with to-date progress @ 55% complete.

695 Palmetto Ave.; The Board will receive an update on status of project development planning from the ED, including update and recent decisions made on site engineering by the APHDC Board.

New Business:

RFQ 16-01; The Board will receive the report from the Executive Review Committee Chair regarding the Committee's deliberations from their proposals review Committee Meeting and present the Board with their findings and recommendations for Executive Search & Strategic Planning consultant.

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

January 19, 2016, 7:00 P.M.

A. Opening/Roll Call: Chairman Roberts called the Board Meeting to order and offered a moment of prayer. Following the Prayer, the Secretary called the member attendance roll: Commissioners Present: Commissioners Lester Roberts, Greg Wade, Dora Smith, Cam Barnard, and Michael Eldred. Commissioners Absence; Theresa Whiteside Also attending; APHA staff Executive Director (ED) Larry Shoeman, Facilities Manager David Herbert, Comptroller Penny Pieratt & Director of Housing Bea Gillians. ED Shoeman declared a Quorum was present and Chair Roberts called the meeting to Order at 7:016 pm.

B. Public Comments/Presentations: Certificates of Appreciation were presented to various individuals & organizations participating in a Christmas Holiday meal distribution. UK Interns Tanya Graham & Ashleigh Mulgrave were introduced to and welcomed by the Board & community.

C. Consent Agenda: Chairman Roberts called for a motion to approve the Consent Agenda as circulated, moved by Commissioner Barnard, seconded by Commissioner Wade 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, including the project underwriting in process. The ED requested the Board consider authorizing the use of the Delaney Heights project for Letter Of Credit collateral to enable the APHA to serve as the Lakeside Park II developer. Moved by Commissioner Eldred, seconded by Commissioner Wade to authorize Delaney Heights for LOC collateral, motion passed unanimously.

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 will now be included as a source of project funding.

695 Palmetto Ave: The ED informed the Board that the APHDC was presented a new product from USA Inc., manufacturer of reinforced insulated panel wall system as a construction consideration for the Palmetto homes and that APHDC has directed the ED to assemble the specifications for project development and solicit proposals from both Habitat for Humanity and USA, Inc. for building the project.

E. New Business:

Resolution No. 16-01; Amendment to Admission & Continued Occupancy Policy; Notice to Applicants via email and limiting number of applications per project per year. The ED reviewed Resolution No. 16-01 with the Board and explained the intent of the revised ACOP

Policy. Moved by Commissioner Wade, seconded by Commissioner Eldred to adopt the Resolution No. 16-01 as circulated; motion carried unanimously.

APHA Management Operations Options; The ED provided the Board with three centrally located potential office building for future consideration to accommodate the APHA's growth needs. The Board asked the ED to bring back funding sources available that may accommodate such move.

Request to carry over 2015 APHA accrued leave; The ED stated that, due to workload demands, a limited number of sick and annual leave time would be forfeited by staff Gillians and Shoeman, if a limited waiver of carryover were not granted by the Board. Moved by Commissioner Wade, seconded by Commissioner Barnard to allow the limited carryover of 2 hrs. annual for Gillians and 27 annual and 71 sick leave hours for Shoeman as requested; motion carried unanimously.

RFQ 16-01; Executive Search & Strategic Planning Committee; The ED advised the Board that the RFQ solicitation was in circulation with both State & National Associations and requested the Chair to appoint member of an Executive Committee that would review, rate, rank and recommend the most qualified responding consulting firm. Chair Roberts agreed to serve as well as appointed Commissioner Wade to the Committee.

The next Regular Board Meeting was scheduled for February 16, 2016.

Being no further business to come before the Board Chair adjourned the meeting at 8:10 pm.
Accepted _____

Attest _____
SEAL

OCCUPANCY/VACANCY REPORT

January 2016

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>
---------------	--------------	-----------------	---------------------	-----------------------	-----------------------	----------------------	---------------------------

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>
408(1319)	2	8/21	1/25	125	33	158	Evicted/non pmt rent
404(29)	3	11/24	1/13	48	3	51	Transferred to unit 403

TOTAL LAKESIDE PARK I VACANT - 0

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	7		30 day notice not given
313(350)	1	7/31		7	6		Transferred to NCH
329(317)	1	8/18		6	3		Abandoned unit
309(334)	3	8/31		3	8		Moved out of town
214(245)	2	8/31		8	5		Moved in with aunt/medical
310(338)	2	9/3		5	7		Criminal activity
223(207)	4	10/19		7	4		Eviction/unauthorized guest
325(333)	1	12/10		4			No notice given
322(345)	3	1/19					Abandoned unit

TOTAL LAKESIDE PARK II VACANT - 11

OCCUPANCY/VACANCY REPORT
January 2016

Ridgedale

Unit #	Brms.	Move-Out	Move-In Date	# days in Mgmt	#days in Maint	# vacancydays	Reason for Vacancy
07(732)	2	12/3			4		Found bigger home
34(707)	3	1/11	1/15	2	3	5	Abandoned unit

TOTAL RIDGEDALE VACANT— 1

North Central Heights I - (40 units total)

Unit#	Brms	Move-Out	Move-In	# days in Mgmt	#days in Maint	# vacancydays	Reason for Vacancy
621	3	10/1	1/1	82	11	93	Moved to Texas
610	3	11/4	1/4	54	8	62	Abandoned unit
701	2	11/13			1		Tenant passed away
630	3	12/31	1/11	7	5	12	Moved into bigger place
619	2	1/26					Over income

TOTAL NCH I VACANT— 2

North Central Heights II – (32 units total)

Unit #	Brms	Move-Out	Move-In	# days in Mgmt	#days in Maint	#vacancy days	Reason for Vacancy
734	3	12/30	1/11	9	3	12	Purchase home
404	3	1/25/16					Purchase home

TOTAL NCH II VACANT—1

OCCUPANCY/VACANCY REPORT
January 2016

Intent to Vacate

Evictions-

Abandoned Units --

WAITING LIST

LAKESIDE PARK II

1-BRM	125
2-BRM	77
3-BRM	41
4-BRM	16
5-BRM	7
TOTAL	<u>266</u>

RIDGEDALE

1-BRM	209
2-BRM	192
3-BRM	167
4-BRM	78
TOTAL	<u>646</u>

LAKESIDE PARK I

1-BRM	0
2-BRM	15
3-BRM	7
4-BRM	2
5-BRM	0
TOTAL	<u>24</u>

DELANEY HEIGHTS

1-BRM	67
TOTAL	<u>67</u>

NORTH CENTRAL HEIGHTS

2-BRM	310
3-BRM	259
4-BRM	126
	<u>695</u>

CORNELL COLONY

3-BRM	<u>290</u>
-------	------------



AVON PARK TRANSITIONAL HOUSING

January/February 2016

Monthly Board Report

Case Management Updates

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

FSS Enrollment- 22 Participating Households

- Lakeside Park – 4 Clients
- Emergency Transitional Housing- 18 Clients – Enrolled in FSS
- 6 Resident's receiving services that reside in APHA's communities but are not enrolled in the FSS program.

Property Updates:

LP1 - 2 New Move-In's in January 2016

LP1 – 1 Vacancy

Training Sessions for January/February 2016

- January 6th 2016: Highlands Prosperity Partnership committee meeting at SFSC.
- January 9,16,23,30: Entrepreneur School; 9:00am -11:00am at NCH's Community Center.
- February 3rd 2016: Highlands Prosperity Partnership committee meeting at SFSC.
- February 6th 2016: Entrepreneur School; 9:00am -11:00am at NCH's Community Center.
- February 12th 2016: Parents Guide to Building Character and Better Students monthly training class.
- February 13th 2016: Entrepreneur School Graduation Ceremony; 9:00am – 11:00am at NCH's C.C.
- February 20,& 27th 2016: Entrepreneur School; Part Two, Business Plan Writing Class 10:00am - 11:00am at NCH's C.C.

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

Employment Update:

- 8 of our 18 HOUSEHOLDS currently employed.
- 1 Resident enrolled in the WIA Internship Program.
- Lakeside Park- 2 out of 4 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
Royal Care, Nursing, CNA, & HHA, educational training programs. On-going
Highlands Prosperity Partnership/Poverty Simulation/Understanding Poverty workshops. 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
Hardee County Inter-Agency - Resource interagency informational exchange.
Florida Prosperity Partnership, educational training programs.
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
January 31, 2016

Delaney Heights

Raymond Adams	\$765.00	Rent, late fee
Steven Macbrayne	25.00	Late fee
Tania Marrow	125.00	Rent, late fee (pmts)
Randy Miller	24.42	Work Order
DH Total	\$939.42	

Lakeside Park I

Khaliliah Debrown	\$ 37.32	Rent, late fee (pmts)
Darcel Dennis	200.00	Security deposit (pmts)
Terranie Hill	200.00	Security deposit (pmts)
Genise Horton	100.00	Pet deposit (pmts)
Jessica Toney	20.51	Unreported income (pmts), electric
Lakeside I Total	\$557.83	

Lakeside Park II

Ciera Armstrong	\$ 250.00	Rent, late fee
Omayra Cordero	\$1,333.00	Unreported income (pmts)
Roshayvious McNeil	3.18	Work order balance
Yomary Salas	190.00	Work order
Angela Weeks	9.00	Unreported income (pmts)
Adrienne Zackery	678.00	Rent, late fee
Lakeside II Total	\$2,463.18	

NCH I

Carmen Martinez	\$ 200.00	Pet deposit (pmts)
NCH I Total	\$200.00	

NCH II

Jacqueline Billups	\$31.70	Work order
Sheldonia Sanders	29.30	Work order (pmts)
NCH II Total	\$61.00	

Ridgedale

Natria Davis	\$ 32.87	Electric
Alba Pineiro	421.66	Work order
Ashley Tate	241.83	Unreported income (pmts)
Grace Velez	6.50	Work order
Lateshia Walker	12.67	Work order
RD Total	\$715.53	

GRAND TOTAL \$4,936.96

*WRITE OFFS for Delaney
Total Delaney \$0

*WRITE OFFS for NCH
Total NCH \$0

*WRITE OFFS for Ridgedale
 Yahaira Ortiz \$8,055.60
Total RD \$8,055.60

*WRITE OFFS for Lakeside Park I
 Milna Lucien \$647.47
Total LPI \$647.47

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

Approved—Larry Shoeman, Executive Director

Daily tasks:

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

Special Work:

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 96 hours were taken during the month of January for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	0
Lakeside I Preventive Maintenance Inspections	2
Lakeside Park II Preventive/Annual Inspections	0
Ridgedale Preventive/Annual Inspections	1
North Central Heights I Preventive/AI	2
North Central Heights II Preventive/AI	1
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	1
Ridgedale Vacancies	1
North Central Heights I Vacancies	1
North Central Heights II Vacancies	2
Delaney Heights Move Ins	0
Lakeside Park I Move Ins	2
Lakeside Park II Move-In's	0
Ridgedale Move Ins	1
North Central Heights I Move Ins	3
North Central Heights II Move Ins	1
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: 1/31/2016

Balance

General Fund	270,950.59
Section 8 PH Funds	0.00
Security Deposits	26,949.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	43,070.99
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,095,434.78
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	3,141.18
Development Corporation	35,938.04
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	100.00
Cornell Colony-Operating Deficit Reserves	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

CORNELL COLONY

As Of Date: 1/31/2016

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	364.82
Development Corporation	0.00
Cornell Colony - General Fund	364.82
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: 1/31/2016

Balance

General Fund	61,768.64
Section 8 PH Funds	0.00
Security Deposits	12,600.00
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: 1/31/2016

Balance

General Fund	91,620.24
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 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

RIDGEDALE

As Of Date: 1/31/2016

Balance

General Fund	120,220.88
Section 8 PH Funds	0.00
Security Deposits	7,064.31
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:	12/31/2016	ACCOUNT	1 Month(s) Ended January 31, 2016	1 Month(s) Ended January 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Administrative Salaries	01 001 4110	5	13,836.07	13,836.07	11,164.58	(2,671.49)
Legal Expense	01 001 4130	5	551.50	551.50	416.66	(134.84)
Training	01 001 4140	5	829.00	829.00	250.00	(579.00)
Travel	01 001 4150	5	208.20	208.20	583.33	375.13
Accounting Fees	01 001 4170	5	518.86	518.86	708.33	189.47
Computer Support/Licensing Fees	01 001 4170.2	5	486.15	486.15	668.91	182.76
Audit Fees	01 001 417100	5	0.00	0.00	1,166.66	1,166.66
Employee Benefits Cont - Admin	01 001 4182	5	5,586.19	5,586.19	4,513.00	(1,073.19)
Sundry	01 001 4190	5	653.31	653.31	1,125.00	471.69
Advertising	01 001 4190.18	5	376.54	376.54	500.00	123.46
Telephone/Communications	01 001 4190.2	5	923.19	923.19	833.33	(89.86)
Collection Loss Recovery Contract Fees	01 001 4190.21	5	15.15	15.15	0.00	(15.15)
Postage	01 001 4190.3	5	67.72	67.72	208.33	140.61
Eviction Costs	01 001 4190.4	5	0.00	0.00	83.33	83.33
Contract Costs- Copier	01 001 4190.6	5	61.01	61.01	41.66	(19.35)
Contract Costs-Admin Security	01 001 4190.7	5	120.00	120.00	41.66	(78.34)
Pre-employment testing	01 001 4190.8	5	0.00	0.00	41.66	41.66
Contract Costs-Admin	01 001 4190.9	5	574.00	574.00	333.33	(240.67)
Ten Services - RAB	01 001 4220	5	0.00	0.00	44.16	44.16
Water	01 001 4310	5	834.49	834.49	333.33	(501.16)
Electricity	01 001 4320	5	3,308.67	3,308.67	2,833.33	(475.34)
Natural Gas	01 001 4330	5	204.63	204.63	116.66	(87.97)
Sewer & Other	01 001 4390	5	1,064.54	1,064.54	525.00	(539.54)
Maintenance Salaries	01 001 4410	5	8,112.48	8,112.48	5,799.00	(2,313.48)
Maintenance Materials	01 001 4420	5	2,564.06	2,564.06	3,666.66	1,102.60
Contract Costs	01 001 4430	5	0.00	0.00	2,958.33	2,958.33
Pest Control	01 001 4430.1	5	470.00	470.00	750.00	280.00
Contract Costs - Lawn	01 001 4430.3	5	1,300.00	1,300.00	1,166.66	(133.34)
Contract Costs-Air Conditioning	01 001 4430.4	5	0.00	0.00	750.00	750.00
Contract Costs-Plumbing	01 001 4430.5	5	190.00	190.00	166.66	(23.34)
Contract Costs - Vacancy Turnaround	01 001 4430.6	5	0.00	0.00	666.66	666.66
Garbage/Trash Removal	01 001 4431	5	1,038.50	1,038.50	500.00	(538.50)
Emp Benefit Cont - Maintenance	01 001 4433	5	4,151.13	4,151.13	2,270.75	(1,880.38)
General Insurance--Property, Contents	01 001 4510	5	2,672.05	2,672.05	2,666.66	(5.39)
Worker's Comp Insurance	01 001 4510.1	5	826.06	826.06	791.66	(34.40)
Other Insurance-Crime, Auto, Direc&Offi	01 001 4510.2	5	472.46	472.46	232.58	(239.88)
Liability Insurance	01 001 4510.3	5	473.68	473.68	83.33	(390.35)
Payment in Lieu of Taxes	01 001 4520	5	0.00	0.00	881.66	881.66
Collection Losses	01 001 4570	5	647.44	647.44	833.33	185.89
Other General Expense	01 001 459000	5	1,075.60	1,075.60	166.66	(908.94)
Extraordinary Maintenance	01 001 4610	5	0.00	0.00	416.66	416.66
Total Operating Expenses			54,212.68	54,212.68	51,299.51	(2,913.17)
Operating Revenues						
Dwelling Rental	01 001 3110	5	11,960.92	11,960.92	11,250.00	710.92
Operating Subsidy	01 001 3401.00	5	36,661.00	36,661.00	39,954.83	(3,293.83)
Total Operating Revenues			48,621.92	48,621.92	51,204.83	(2,582.91)
Total Operating Revenues and Expenses			(5,590.76)	(5,590.76)	(94.68)	(5,496.08)

Other Revenues and Expenses**Other Revenues and Expenses**

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

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

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended	1 Month(s) Ended	Budget	Variance
			January 31, 2016	January 31, 2016		
Investment Income - Unrestricted	01 001 3610	5	186.84	186.84	191.66	(4.82)
Other Income - Tenant	01 001 3690	5	448.44	448.44	1,375.00	(926.56)
Collection Loss Recovery Prior Year	01 001 3690.01	5	50.50	50.50	166.66	(116.16)
Other Income-Leave with no Notice	01 001 3690.1	5	0.00	0.00	83.33	(83.33)
Other Income - Rent for Tulane Ave Bldg	01 001 3690.13	5	200.00	200.00	958.33	(758.33)
Other Income - Insurance	01 001 3690.14	5	0.00	0.00	908.33	(908.33)
Other Income - Retirement Forfeiture	01 001 3690.15	5	0.00	0.00	333.33	(333.33)
Other Income - Copies & Fax	01 001 3690.2	5	10.05	10.05	8.33	1.72
Other Income - Scrap Metal Salvage	01 001 3690.4	5	45.00	45.00	83.33	(38.33)
Other Income - Misc - Non Tenant	01 001 3690.6	5	0.00	0.00	166.66	(166.66)
Other Income-Laundry	01 001 3690.7	5	0.00	0.00	125.00	(125.00)
Other Income - Community Rm Rent	01 001 3690.8	5	0.00	0.00	83.33	(83.33)
FSS Monthly Contributions	01 001 4590.02	5	(230.00)	(230.00)	0.00	(230.00)
Operating Transfer In	01 001 9110	5	0.00	0.00	1,725.41	(1,725.41)
Total Other Revenues and Expenses			710.83	710.83	6,208.70	(5,497.87)
Total Other Revenues and Expenses			710.83	710.83	6,208.70	(5,497.87)
Total Net Income (Loss)			(4,879.93)	(4,879.93)	6,114.02	(10,993.95)

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended January 31, 2016	1 Month(s) Ended January 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Admin Salaries - NCH I	01 100 4110.01	5	842.74	842.74	1,173.41	330.67
Admin Salaries - NCH II	01 100 4110.02	5	694.47	694.47	791.66	97.19
Admin Salaries - Ridgedale	01 100 4110.03	5	967.58	967.58	1,333.33	365.75
Accounting Fees	01 100 4170.00	5	150.00	150.00	0.00	(150.00)
Audit Fees	01 100 4171.00	5	0.00	0.00	41.66	41.66
Employee Benefits Cont - Admin/Ridgedale	01 100 4182	5	301.17	301.17	500.00	198.83
Employee Benefits Cont - Admin - NCH I	01 100 4182.1	5	258.68	258.68	375.00	116.32
Employee Benefits Cont - Admin - NCH II	01 100 4182.2	5	215.23	215.23	435.25	220.02
SUNDRY	01 100 4190	5	0.00	0.00	381.66	381.66
Insurance - Workers Comp	01 100 4510.40	5	154.20	154.20	157.91	3.71
Total Operating Expenses			3,584.07	3,584.07	5,189.88	1,605.81
Total Operating Revenues and Expenses			(3,584.07)	(3,584.07)	(5,189.88)	1,605.81
Other Revenues and Expenses						
Other Revenues and Expenses						
Revenue - Management Fees--Ridgedale	01 100 3690	5	2,440.23	2,440.23	3,000.00	(559.77)
Revenue - Management Fees - NCH I	01 100 3690.1	5	920.66	920.66	1,000.00	(79.34)
Revenue - Management Fees - NCH II	01 100 3690.2	5	1,167.87	1,167.87	1,386.41	(218.54)
Other Income - Contribution-NCH	01 100 3690.50	5	0.00	0.00	2,500.00	(2,500.00)
Total Other Revenues and Expenses			4,528.76	4,528.76	7,886.41	(3,357.65)
Total Other Revenues and Expenses			4,528.76	4,528.76	7,886.41	(3,357.65)
Total Net Income (Loss)			944.69	944.69	2,696.53	(1,751.84)

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended January 31, 2016	1 Month(s) Ended January 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110	5	740.49	740.49	574.75	(165.74)
Staff Training	02 001 4140	5	0.00	0.00	12.50	12.50
Travel	02 001 4150	5	0.00	0.00	12.50	12.50
Accounting Fees	02 001 4170	5	475.42	475.42	291.66	(183.76)
COMPUTER SUPPORT/LICENSING FEE	02 001 4170.2	5	85.00	85.00	135.41	50.41
Audit Fees	02 001 4171	5	0.00	0.00	416.66	416.66
Employee Benefits Cont - Admin	02 001 4182	5	347.38	347.38	269.83	(77.55)
Sundry	02 001 4190	5	0.00	0.00	416.66	416.66
Advertising and Marketing	02 001 4190.08	5	102.80	102.80	116.66	13.86
Telephone	02 001 4190.2	5	169.78	169.78	83.33	(86.45)
Postage	02 001 4190.3	5	0.00	0.00	3.75	3.75
Contract Costs - Admin	02 001 4190.9	5	362.00	362.00	237.50	(124.50)
Ten Services - After School Program	02 001 4220.2	5	0.00	0.00	100.00	100.00
Water	02 001 4310	5	340.82	340.82	117.50	(223.32)
Electricity	02 001 4320	5	627.47	627.47	541.66	(85.81)
Sewer	02 001 4390	5	127.26	127.26	85.83	(41.43)
Labor	02 001 4410	5	1,403.14	1,403.14	1,230.50	(172.64)
MAINTENANCE MATERIALS	02 001 4420	5	489.16	489.16	833.33	344.17
Contract Costs	02 001 4430	5	0.00	0.00	208.33	208.33
Contract Costs-Pest Control	02 001 4430.1	5	100.80	100.80	98.33	(2.47)
Contact Costs-Plumbing	02 001 4430.2	5	0.00	0.00	16.66	16.66
Contract Costs - AC	02 001 4430.4	5	0.00	0.00	208.33	208.33
Contract Costs - Lawn	02 001 4430.5	5	280.00	280.00	291.66	11.66
Contract Costs - Vacancy Turnaround	02 001 4430.6	5	0.00	0.00	416.66	416.66
Contract Costs - Camera	02 001 4430.7	5	0.00	0.00	59.16	59.16
Garbage and Trash Collection	02 001 4431	5	156.50	156.50	125.00	(31.50)
Emp Benefit Cont - Maintenance	02 001 4433	5	102.57	102.57	794.91	692.34
Insurance-Property, Contents	02 001 4510	5	997.40	997.40	1,000.00	2.60
Insurance - Workers Comp	02 001 4510.1	5	77.10	77.10	41.66	(35.44)
Insurance - Liability	02 001 4510.3	5	84.50	84.50	276.58	192.08
Payment in Lieu of Taxes	02 001 4520	5	0.00	0.00	416.66	416.66
Collection Loss	02 001 4570	5	0.00	0.00	833.33	833.33
Bonneville Interest	02 001 4580.01	5	7,723.08	7,723.08	4,304.16	(3,418.92)
Management Fees	02 001 4590	5	920.66	920.66	818.33	(102.33)
Other General Expense	02 001 4590.00	5	29.75	29.75	416.66	386.91
Total Operating Expenses			15,743.08	15,743.08	15,806.45	63.37
Operating Revenues						
Dwelling Rent	02 001 3110	5	17,685.46	17,685.46	16,132.50	1,552.96
Total Operating Revenues			17,685.46	17,685.46	16,132.50	1,552.96
Total Operating Revenues and Expenses			1,942.38	1,942.38	326.05	1,616.33
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	02 001 3431.00	5	0.00	0.00	2.08	(2.08)
Other Income - Tenant	02 001 3690	5	540.09	540.09	234.16	305.93
Total Other Revenues and Expenses			540.09	540.09	236.24	303.85

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended January 31, 2016	1 Month(s) Ended January 31, 2016	Budget	Variance
Total Other Revenues and Expenses			540.09	540.09	236.24	303.85
Total Net Income (Loss)			2,482.47	2,482.47	562.29	1,920.18

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended	1 Month(s) Ended	Budget	Variance
			January 31, 2016	January 31, 2016		
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110	5	609.81	609.81	451.58	(158.23)
Legal Expense	02 002 4130	5	3,210.39	3,210.39	83.33	(3,127.06)
Staff Training	02 002 4140	5	0.00	0.00	41.66	41.66
Travel	02 002 4150	5	0.00	0.00	41.66	41.66
Accounting Fees	02 002 4170	5	471.60	471.60	0.00	(471.60)
COMPUTER SUPPORT/LICENSING FEE	02 002 4170.2	5	70.00	70.00	0.00	(70.00)
Audit Fees	02 002 4171	5	0.00	0.00	333.33	333.33
Employee Benefits Cont - Admin	02 002 4182	5	286.06	286.06	212.00	(74.06)
Sundry	02 002 4190	5	0.00	0.00	250.00	250.00
Advertising and Marketing	02 002 4190.08	5	84.66	84.66	83.33	(1.33)
Postage	02 002 4190.3	5	0.00	0.00	3.33	3.33
Contract Costs - Admin	02 002 4190.9	5	344.00	344.00	250.00	(94.00)
Ten Services - After School Program	02 002 4220.20	5	0.00	0.00	100.00	100.00
Water	02 002 4310	5	55.84	55.84	58.33	2.49
Electricity	02 002 4320	5	200.13	200.13	175.00	(25.13)
Sewer	02 002 4390	5	22.40	22.40	19.16	(3.24)
Labor	02 002 4410	5	1,403.13	1,403.13	1,230.50	(172.63)
MAINTENANCE MATERIALS	02 002 4420	5	251.44	251.44	833.33	581.89
Contract Costs	02 002 4430	5	0.00	0.00	150.00	150.00
Contract Costs-Pest Control	02 002 4430.1	5	79.20	79.20	81.66	2.46
Contract Costs - Lawn	02 002 4430.3	5	230.00	230.00	210.83	(19.17)
Contract Costs - AC	02 002 4430.4	5	0.00	0.00	208.33	208.33
Contract Costs - Plumbing	02 002 4430.5	5	0.00	0.00	20.83	20.83
Contract Costs - Vacancy Turnaround	02 002 4430.6	5	0.00	0.00	556.66	556.66
Garbage and Trash Collection	02 002 4431	5	37.00	37.00	47.50	10.50
Emp Benefit Cont - Maintenance	02 002 4433	5	102.57	102.57	794.91	692.34
Insurance-Property, Contents	02 002 4510	5	781.33	781.33	897.33	116.00
Insurance - Workers Comp	02 002 4510.1	5	22.03	22.03	58.33	36.30
Insurance - Liability	02 002 4510.3	5	69.59	69.59	83.33	13.74
Payment in Lieu of Taxes	02 002 4520	5	0.00	0.00	416.66	416.66
Bad Debts - Tenant Rents	02 002 4570	5	0.00	0.00	279.16	279.16
Bonneville Interest	02 002 4580.01	5	6,986.42	6,986.42	3,893.33	(3,093.09)
Management Fees	02 002 4590	5	1,167.87	1,167.87	1,113.33	(54.54)
Other General Expense	02 002 4590.00	5	29.75	29.75	416.66	386.91
Total Operating Expenses			16,515.22	16,515.22	13,395.39	(3,119.83)
Operating Revenues						
Dwelling Rent	02 002 3110	5	14,346.46	14,346.46	13,333.33	1,013.13
Total Operating Revenues			14,346.46	14,346.46	13,333.33	1,013.13
Total Operating Revenues and Expenses			(2,168.76)	(2,168.76)	(62.06)	(2,106.70)
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00	5	0.00	0.00	1.66	(1.66)
Investment Income - Unrestricted	02 002 3610	5	4.00	4.00	3.33	0.67
Other Income - Tenant	02 002 3690	5	725.70	725.70	583.33	142.37
Other Income - Non Tenant	02 002 3690.3	5	0.00	0.00	41.66	(41.66)
Total Other Revenues and Expenses			729.70	729.70	629.98	99.72

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended January 31, 2016	1 Month(s) Ended January 31, 2016	Budget	Variance
Total Other Revenues and Expenses			<u>729.70</u>	<u>729.70</u>	<u>629.98</u>	<u>99.72</u>
Total Net Income (Loss)			<u>(1,439.06)</u>	<u>(1,439.06)</u>	<u>567.92</u>	<u>(2,006.98)</u>

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2016	ACCOUNT		1 Month(s) Ended January 31, 2016	1 Month(s) Ended January 31, 2016	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Non-Technical Salaries	07 002 4110	5		653.38	653.38	533.75	(119.63)
Legal Expense	07 002 4130	5		0.00	0.00	48.33	48.33
Staff Training	07 002 4140	5		0.00	0.00	41.66	41.66
Travel	07 002 4150	5		0.00	0.00	16.66	16.66
Accounting Fees	07 002 4170	5		269.12	269.12	384.33	115.21
COMPUTER SUPPORT/LICENSING FEE	07 002 4170.2	5		75.00	75.00	0.00	(75.00)
Audit Fees	07 002 4171	5		0.00	0.00	391.66	391.66
Employee Benefit Contributions-Admin	07 002 4182	5		306.49	306.49	250.58	(55.91)
Sundry	07 002 4190	5		49.88	49.88	233.33	183.45
Postage	07 002 4190.03	5		0.00	0.00	58.33	58.33
Advertising	07 002 4190.08	5		90.70	90.70	166.66	75.96
Bank Fees	07 002 4190.18	5		8.08	8.08	16.66	8.58
Telephone	07 002 4190.2	5		105.91	105.91	100.00	(5.91)
Collection Loss Recovery Contract Fees	07 002 4190.21	5		0.00	0.00	10.00	10.00
Eviction Costs	07 002 4190.4	5		0.00	0.00	83.33	83.33
Contract Costs - Admin	07 002 4190.9	5		90.00	90.00	166.66	76.66
Water	07 002 4310	5		705.17	705.17	854.16	148.99
Electricity	07 002 4320	5		455.76	455.76	425.00	(30.76)
Sewer	07 002 4390	5		1,079.10	1,079.10	1,050.00	(29.10)
Labor	07 002 4410	5		7,497.07	7,497.07	3,957.16	(3,539.91)
Materials and Other	07 002 4420	5		1,302.97	1,302.97	833.33	(469.64)
Contract Costs	07 002 4430	5		0.00	0.00	291.66	291.66
Pest Control	07 002 4430.1	5		122.00	122.00	166.66	44.66
Contract Costs-Lawn	07 002 4430.3	5		425.00	425.00	375.00	(50.00)
Contract Costs-Air Conditioning	07 002 4430.4	5		115.00	115.00	125.00	10.00
Contract Costs-Plumbing	07 002 4430.5	5		0.00	0.00	41.66	41.66
Contract Costs - Vacancy Turnaround	07 002 4430.6	5		0.00	0.00	625.83	625.83
Contract Costs-Camera Security	07 002 4430.7	5		0.00	0.00	566.66	566.66
Garbage and Trash Collection	07 002 4431	5		658.60	658.60	675.00	16.40
Employee Benefit Cont.-Ordinary Maintenance	07 002 4433	5		799.72	799.72	1,296.08	496.36
Insurance-Property, Contents	07 002 4510	5		800.08	800.08	1,041.33	241.25
Insurance - Workers Comp	07 002 4510.1	5		22.03	22.03	83.33	61.30
Insurance - Liability	07 002 4510.3	5		74.56	74.56	83.33	8.77
Payment in Lieu of Taxes	07 002 4520.00	5		0.00	0.00	83.33	83.33
Collection Losses	07 002 4570	5		8,055.60	8,055.60	833.33	(7,222.27)
Interest on Notes Payable-Centennial	07 002 4580.03	5		6,470.19	6,470.19	4,815.00	(1,655.19)
Management Fee	07 002 4590	5		2,440.23	2,440.23	2,467.50	27.27
Other General Expense	07 002 4590.01	5		0.00	0.00	583.33	583.33
Total Operating Expenses				32,671.64	32,671.64	23,775.62	(8,896.02)
Operating Revenues							
DWELLING RENTAL	07 002 3110	5		1,726.54	1,726.54	3,958.33	(2,231.79)
HAP Subsidy	07 002 3110.01	5		23,868.00	23,868.00	27,416.66	(3,548.66)
Other Income - Leave with No Notice	07 002 3690.1	5		0.00	0.00	508.33	(508.33)
Total Operating Revenues				25,594.54	25,594.54	31,883.32	(6,288.78)
Total Operating Revenues and Expenses				(7,077.10)	(7,077.10)	8,107.70	(15,184.80)
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income-Unrestricted	07 002 3430	5		0.00	0.00	8.33	(8.33)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended	1 Month(s) Ended	Budget	Variance
			January 31, 2016	January 31, 2016		
Interest - Restricted	07 002 3431.00	5	32.32	32.32	4.16	28.16
Interest Earned on Gen Fund Investments	07 002 3610	5	5.35	5.35	0.00	5.35
Other Income - Tenant	07 002 3690	5	1,361.20	1,361.20	666.66	694.54
Other Income	07 002 3690.6	5	25.31	25.31	0.00	25.31
Total Other Revenues and Expenses			1,424.18	1,424.18	679.15	745.03
Total Other Revenues and Expenses			1,424.18	1,424.18	679.15	745.03
Total Net Income (Loss)			(5,652.92)	(5,652.92)	8,786.85	(14,439.77)