

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

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations: None
- C. Consent Agenda
 - 1. 2016 Executive Search Final Candidate Interview Meeting June 18, 2016 & Regular Board Meeting Minutes June 21, 2016.
 - 2. Occupancy Report; June 2016
 - 3. Lakeside Park I Transitional Housing FSS Program Report; June/July 2016
 - 4. TAR & Maintenance Reports; June 2016
 - 5. Fee Accounting Report; June 2016 and June Account Cash Analysis Schedules APHA - Project Budgeted Income Statement Reports
 - 6. Communications- 60 day Notice of Termination; Retirement, Larry Shoeman,
Executive Director
- D. Secretary Reports & Old Business
 - 7. Project/Services Status Reports;
 - a. APHA Rental Assistance Demonstration (RAD) Conversion status report
 - b. Cornell Colony; project Ribbon Cutting/Open House & status report
 - c. 695 Palmetto St project; Site Plan development status report
 - d. Executive Search & Strategic Planning Services status report
- E. New Business;
 - 8. Resolution No. 16-04; General Depository Agreements- Harbor Community Bank and Heartland National Bank.
 - 9. CEO Employment Agreement; Tracey Rudy
 - 10. 2016 FAHRO Conference, 08/16-18/16; Board & CEO attendance confirmations.
 - 11. August 6, 2016; Strategic Planning Workshop; NCH Community Center; 9am-3pm.
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: Regular Board Meeting; August 16th, 2016 (conflicts with FAHRO)
- 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
July 19, 2016**

Public Comments/Presentations: None

Consent Agenda:

Minutes: June 18, 2016 Executive Search Committee Meeting (Final Candidate Interviews) and June 21, 2016 Regular Board Meeting Minutes will be considered for acceptance.

Occupancy Report/Vacancy Reports; June 2016: Lakeside Park Transitional Housing/Homeless P.H. Units; 0 move-ins, 0 move-outs & 0 vacancies during the reporting period. Lakeside Park II; 0 move-ins, 0 move-outs, 17 Vacancies during the period; Ridgedale; 4 move-ins, 2 move-outs, 0 vacancies during the period; Delaney Heights 3 move-outs, 1 move-in, 2 vacancies. NCH I had 0 move-out and 0 move-in and 0 vacancies; NCH II had 2 move-outs and 1 move-in and 1 vacancy. Vacant unit turnaround days in Management on units reflect in the normal range. LSP II still holding vacancies (17 to date) for pending RAD conversion Rehab & Relocation. Current Wait list summary; D.H. 114; Lakeside Park II 173; Lakeside Park I (E & T Housing Program) 265; Ridgedale 945, NCH; 900 Cornell Colony; 366. Combined Wait List Totals; 2,763, increase of 169 from last report; Change is due primarily to local applicant interest in new Cornell Colony development as well as overall need for additional affordable rental housing. Also experiencing less family move outs normally associated with school summer recess.

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

TAR Report, June 2016: Tenants Accounts Receivable totals for PH were \$2,438.32, with the majority amount of TAR related to 1 Lakeside Park II unreported income. Ridgedale total for receivables were \$330.24 primarily for 1 move out charge. North Central Heights I TAR was \$150.00 for Pet Deposit fee; North Central Heights II TAR; \$840 for 2 delinquent rents.

Maintenance Report, June 2016- Over the reporting periods; Maintenance performed 16 PH Annual and Preventive Maint. Inspections. Ridgedale 3 Preventative & Annual Inspections. NCH I & II had 10 Preventative & Annual Inspections. Preventative maintenance continues to be performed through summer period concentrating on servicing HVAC systems, general landscaping for building, playgrounds and Community Building maintenance, irrigation systems in common area repair/replacement & pest control. General servicing to security camera system @ Main Office, NCH Community Building and Ridgedale Apartments remain an ongoing process. General Site & unit prep work being completed on Cornell Colony to support lease up.

Executive Summary-Financial Statement/Report for June 2016: Report on the Budgeted Income Statement and Agency's June Bank Account Cash Analysis, May 2016 Fee Accounting Consolidated Financial Statement circulated in Board Packet.

Communications; July 1, 2016 (60 Day Notice) of Resignation (Retirement), Executive Director Larry Shoeman.

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 @ 99% complete with Certificates of Occupancy issuance underway.

695 Palmetto Ave.; The Board will receive be provided an update on status of project Site Plan development by Cool & Cobb Engineering for 18 Single Family home subdivision.

Executive Search & Strategic Planning Services; The ED will provide the Board with an update of final candidate selection resulting from the Executive Search Committee Final candidate interviews and negotiations related with candidate select CEO Tracey Rudy. The ED will also provide the Board with an update on upcoming 2016-18 Strategic Planning efforts scheduled for Saturday, August 6, 2016; NCH Community Center, 9am-3pm.

New Business:

Resolution No. 16-04; The Board will consider authorization & execution of General Depository Agreements for funds held in both Harbor Community Bank and Heartland National Bank, as required by the U. S. Department of Housing & Urban Development.

2016 FAHRO Conference attendance; Commissioner will discuss & confirm attendance to the 2016 Annual FAHRO Conference; Orlando, FL., August 16-18, 2016.

2016-18 Strategic Planning Workshop; Commissioners will confirm availability to attend the scheduled Planning Workshop for Saturday, August 6, 2016; 9am-3pm, NCH Community Center.

AVON PARK HOUSING AUTHORITY/AVON PARK HOUSING DEVELOPMENT CORP.

2016 Executive Search/Strategic Planning Services
Committee Meeting; Final Candidate Interviews
North Central Heights Community Center
709 Juneberry St., Avon Park, Florida

June 18, 2016, 9:00 A.M.

Call to Order: Chairman Lester Roberts called the meeting to order at 9:00 am, Secretary Shoeman recorded the following Committee Members in attendance; Roberts, Wade, Barnard, Brojek and Day. Other Board Members attending were Johnson & Eldred. Quorum was acknowledged by the Secretary. Also attending; APHA Staff members Bea Gillians and Penny Pieratt.

Consultant Leo Dauwer first informed the Board that only three candidates would interview today due to John Hurt dropping out as a result of his Board offering him increased compensation to stay. Mr. Dauwer then proceeded to brief the Board on how today's Candidate Interview process was going to occur, with himself serving as designated interview moderator. After discussion, the Board agreed to utilize an open format whereby Mr. Dauwer would present various questions regarding Candidate work history, training, experience and other pertinent career knowledge, with Board Members agreeing to present their individual questions following candidate responses to Mr. Dauwer's questions.

Candidate Interviews then began beginning with Ms. Melody Gates from Clayton, NC. At 9:30am, followed by Ms. Tracey Rudy at 10:45 and concluding with Ms. Debra Grice at 12 Noon.

Following the interviews, ED Shoeman then provided the Board with his noted observations of each candidate. After consultant Dauwer also provided comments, he inquired of each Board Member their ranking of each of the respective candidates. Following that exercise, Mr. Dauwer requested the Board Officially vote on the ranking of the candidates for selection purpose.

Moved by Greg Wade, Seconded by Chet Brojek to rank the candidate selection as;

1st Debra Grice, 2nd, Tracy Rudy and 3rd, Melody Gates

Vote: Yes; Day, Wade & Roberts No; Brojek

Consultant Dauwer then ask the Board to take a second vote to consider the selection unanimous as a vote of confidence to the incoming CEO.

Moved by Day, Seconded by Wade to make the selection unanimous; Vote carried unanimously.

ED Shoeman requested that, in the event the first selection does not materialize, that the Committee confirm their second choice as the candidate select.

Moved by Wade, seconded by Day that Tracey Rudy be selected as next alternate CEO selection;

Vote: Yes, Day, Wade & Roberts No; Brojek

Consultant Dauwer then secured a consensus of the Board that he be designated to negotiate on behalf of the Authority the following terms employment agreement terms;

- Term to be 1yr, with two year annual roll over option by the Board.
- Relocation expenses allowed between \$2 & \$3K max.
- Starting salary @ \$90K with performance based supplemental compensation available when earned.
- Same Employment Agreement format to be utilized as currently being utilized with existing ED, with both legal counsel & Board approving final agreement.
- Candidate agrees to start not later than Sept. 1, 2016 & preferred sooner if available.

Strategic Planning; Following the business associated with Candidate selection, consultant Dauwer then provided a introductory briefing on the Strategic Planning process. ED Shoeman distributed pertinent handout materials related and the consultant referenced the information gathering process & procedures required to initiate the Strategic Planning process for 2016-18. Once the new CEO is in place and before the current ED exits, the Board with participate in a joint effort to develop the Plan.

Being no further actions to come before the Committee, Chair Roberts adjourned the meeting at 2:45 PM.

Accepted

Attest

SEAL

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

June 21, 2016, 7:00 P.M.

A. Opening/Roll Call: Chairman Roberts called the Board Meeting to order and asked that a silent prayer be offered for recently passed Board Member Theresa Whiteside. Following, the Secretary called the member attendance roll: Commissioners Present: Commissioners Lester Roberts, Greg Wade, Bill Day, Cameron Barnard and Michael Eldred. Commissioners Absent; None. Also attending; APHA staff Executive Director (ED) Larry Shoeman, Director of Housing Bea Gillians, Comptroller Penny Pieratt, Facilities Mgr. David Herbert & Irish Interns Graham & Mulgrave. ED Shoeman declared a Quorum was present and Chair Roberts called the meeting to Order at 7:15 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 Eldred 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 underwriting process continued to move forward and the project is expected to close on financing sometime late summer. Secretary Shoeman informed the Board that the problem with the Lakeside Park II Survey reflecting an encroachment of City property by dedicating adjacent streets, sidewalks & easements owned by LSP II, between Shore Drive and City Park, to be remedied by presenting the dedication of the designated area to the City for Public Purpose at an upcoming City Council Meeting. The Board will be advised of that outcome at the next Regular Board meeting.

Cornell Colony; project development status report; The ED informed the Board that the project was moving forward within forecasted milestones, provided a photo presentation reflecting improvements since last meeting and relayed timelines that should still be on schedule to enable occupancy in July 2016. The ED encouraged the Board that the Ribbon cutting Ceremony was scheduled to take place Thursday, June 23rd at 10:00 am at the Community Clubhouse. ED also informed the Board that the APHA was sponsoring an Open House Saturday June 26th with festivities, model home viewing, inviting public attendance.

695 Palmetto Ave: The ED informed the Board of Carl Cool's presentation to the APHDC's Board Meeting where the APHDC Board elected to pursue a Site Plan supporting 18 single family homes. Mr. Cool was instructed to proceed with Final Site Plan development for the purpose of facilitating Developer proposals to build out that community.

Executive Search & Strategic Planning Committee; The ED provided an update on the ED Search process, informed the Board that the Executive Search Committee met May 26th and selected four finalists and 1 alternate to be scheduled for interviews sometime early June. Once the interviews date is selected, notice to attend, along with final candidate resumes, will be provided to all Members to review in advance of that event.

E. New Business:

Irish Intern Completion Report; The ED introduced Ashleigh Mulgrave & Tanya Graham where they summarized their 6 month experience with the APHA performing various duties and services to earn their degree credit in Housing Management. The Board thanked them for their service and wished them well in their career pursuits.

2016 Budget Committee Report; The ED summarized the Committee Report recommending a 2016 Staff Supplemental Compensation Schedule implementation for staff based on outstanding performance on a variety of successful projects this past year. The ED distributed an amended schedule that reflected an increase of approximately \$5K to the original schedule and explained that the change associated with a math error. Moved by Commissioner Wade, seconded by Commissioner Day to authorize funding available to implement the amended Supplemental Compensation Schedule as circulated; motion passed unanimously. The ED also received a consensus from the Board to initiate the staff payout (retiring ED excepted) to coincide with Cornell Colony stabilization and Developer Fee availability to support such payments.

The next Regular Board Meeting was scheduled for July 19, 2016.

Being no further business to come before the Board Chair adjourned the meeting at 7:30 pm.

Accepted _____

Attest _____
SEAL

OCCUPANCY/VACANCY REPORT

June 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>
18(507)	1	6/6	6/17	10	2	12	Moved in with daughter Orlando
38(520)	1	6/20			5		Tenant would not sign lease
12(519)	1	6/24					In Nursing home

TOTAL DELANEY HEIGHTS VACANT - 2

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>

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	6/1/15			21		Tax fraud
222(213)	3	6/4/15			19		Tax fraud
102(202)	2	7/1/15			1		30 day notice not given
313(350)	1	7/31/15			7		Transferred to NCH
329(317)	1	8/18/15			6		Abandoned unit
309(334)	3	8/31/15			3		Moved out of town
214(245)	2	8/31/15			8		Moved in with aunt/medical
310(338)	2	9/3/15			5		Criminal activity
223(207)	4	10/19/15			7		Eviction/unauthorized guest
325(333)	1	12/10/15			4		No notice given
322(345)	3	1/19/16			1		Abandoned unit
306(322)	2	2/16/16			1		Evicted
215(241)	3	4/1/16			1		Abandoned unit
303(310)	3	4/21/16			4		Moved to Highlands Apts
302(306)	3	5/10/16			1		Tax fraud
225(201)	3	5/10/16			1		Moving in with daughter
101(200)	4	5/19/16			1		Lease violation/3 pets unauthorized

TOTAL LAKESIDE PARK II VACANT - 17

OCCUPANCY/VACANCY REPORT

June 2016

<u>Ridgedale</u>		<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
<u>Unit #</u>	<u>Brms.</u>						
1(744)	3	5/2	6/1	19	12	31	Criminal Activity
35(705)	2	5/24	6/17	12	13	25	Unreported income
25(725)	2	6/1	6/14	5	10	15	Transferred to unit 1
18(710)	3	6/2	6/13	4	8	12	No notice/moved to PA

TOTAL RIDGEDALE VACANT— 0

<u>North Central Heights I - (40 units total)</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>
<u>Unit#</u>	<u>Brms</u>						
610	3	6/2	6/14	7	6	13	To change environment
701	2	6/30					Moved to Ireland
TOTAL NCH I VACANT— 1							

<u>North Central Heights II – (32 units total)</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>
<u>Unit #</u>	<u>Brms</u>						
724	3	6/1	6/22	15	7	22	No notice
718	3	6/24			3		Over Income
TOTAL NCH II VACANT—1							

OCCUPANCY/VACANCY REPORT
June 2016

Intent to Vacate

Evictions-

Abandoned Units --

WAITING LIST

LAKESIDE PARK II

1-BRM	88
2-BRM	41
3-BRM	28
4-BRM	11
5-BRM	5
TOTAL	173

<u>RIDGEDALE</u>	
1-BRM	306
2-BRM	270
3-BRM	246
4-BRM	123
TOTAL	945

<u>LAKESIDE PARK I</u>	
1-BRM	8
2-BRM	104
3-BRM	102
4-BRM	48
5-BRM	3
TOTAL	265

DELANEY HEIGHTS

1-BRM	114
TOTAL	114

NORTH CENTRAL HEIGHTS

2-BRM	392
3-BRM	343
4-BRM	165
	900

CORNELL COLONY

3-BRM	366
-------	-----



AVON PARK TRANSITIONAL HOUSING

June/July 2016

Monthly Board Report

Case Management Updates

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

FSS Enrollment- 25 Participating Households

- Lakeside Park – 5 Clients
- Emergency Transitional Housing- 20 Clients – Enrolled in FSS
- 8 Resident's receiving services that reside in APHA's communities but are not enrolled in the FSS program.

Property Updates:

LP1 – No Vacancy's

Training Sessions for May/June APHA 2016

- June 13, 2016: "Personal Guide to Financial Planning & Avoiding Financial Crisis" training workshop at ETH's conference room & NCH's Community Center.
- June 15, 2016: "Housekeeping – De-cluttering", training workshop at ETH's conference room.
- June 28, 2016: "Financial Empowerment – Your Money Your Goals", training workshop at ETH's conference room.
- July 26, 2016: "ETH/FSS Program Contract of Participation, Code of Conduct, Dwelling Lease Agreement", training workshop at ETH's conference room.

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.
- June/July 2016: Resident's Beautification Initiative Start-Up; Over 40 plant's dropped off to ETH building from Arc's closed nursery available for resident's to spruce up around their residence.
- June/July 2016: Weekly Community Garden Activities
- June 4, 2016: Block Party, hosted by Kids Zone & Crossroads Community Church.
- June 23, 2016: Cornell Colony "Ribbon Cutting Celebration/Open House.
- June 25, 2016: Cornell Colony "Open House/Kids Zone Activities.
- July 13, 2016: "Tomato & Basil" Garden Activity
- July 27, 2016: "15 Tips for Back-to-school Safety and Security"; parents & children's activities.

Employment Update:

- 10 of our 20 HOUSEHOLDS currently employed.
- Lakeside Park- 2 out of 5 HOUSEHOLDS currently employed.

Education Update:

1 FSS Resident's son has been awarded a Florida Tax Credit scholarship from Step Up For Students for the August 2016-June 2017 school year.

Education Update: Continued

- 4 ETH Residents enrolled in Secondary Education @ SFSC.
- 1 ETH Resident enrolled at University of South Florida, Bachelors of Science curriculum.
- 3 FSS Resident enrolled in Secondary Education @ SFSC.
- 1 FSS Resident enrolled in GED program @ SFSC.
- 1 FSS Resident participating in an Internship program in CPA/Accounting with a local CPA/Accounting Firm.
- 1 FSS Resident participated in the Future Business Leaders of America, National Conference in Atlanta, Georgia.
- 3 ETH Residents enrolled in GED program @ SFSC.
- 1 ETH Resident enrolled in parenting classes at Choices Pregnancy Care Center
- 1 ETH Resident enrolled in Cosmetology studies
- 1 ETH Resident to be enrolling in the 45 hour Child Care Education Program (Medical/Office Management/Business Management/Law Enforcement/Human Services, Dental Assistant Program)
- 2 Resident's have obtained their Florida State CNA Certification.

Community Partners:

- HAVEN Home Health, Community Outreach Specialists (New Contact)
- Crossroads Community Church Partnership. On-going
- Aktion Club, On-going
- Highlands Prosperity Partnership, On-going
- Florida Health Department, On-going
- Samaritians Touch Care Center, On-going
- Royal Care, Nursing, CNA, & HHA, 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
- ALPI/GED/Secondary Funding 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
- New Beginnings TCM Heartland 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
- 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
June 30, 2016

Delaney Heights

DH Total \$0

Lakeside Park I

Khaliliah Debrown	\$182.32	Rent & Balance on late fee
Lyd Navarro	100.00	Pet deposit (making pmts)

Lakeside I Total \$282.32

Lakeside Park II

Cicely Massaline	\$1,956.00	Unreported income, rent, late fee
Nancy Rivera	200.00	Pet deposit

Lakeside II Total \$2,156.00

NCH I

Roberto Colon	\$ 150.00	Pet deposit (pmts)
---------------	-----------	--------------------

NCH I Total \$150.00

NCH II

Jacqueline Billups	\$ 380.00	Rent
Tania Lozada	460.00	Rent, NSF fees

NCH II Total \$840.00

Ridgedale

Chitara Fair	\$123.99	Rent, Electric
Ashley Tate	31.83	Unreported income (pmts)
Chiquita Wooden	174.42	Move out charges from #25

RD Total \$330.24

GRAND TOTAL \$3,758.56

***WRITE OFFS for Delaney**
Total Delaney \$0

***WRITE OFFS for NCH**
Luis Padilla \$560.00
Carmen Kuiper \$610.00
Total NCH \$1,170.00

***WRITE OFFS for Ridgedale**
Total RD \$0

***WRITE OFFS for Lakeside Park I**
Total LPI \$0

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

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

AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING December 31, 2016

CONSOLIDATED

Financial Statements

JUNE 30, 2016

AVON PARK HOUSING AUTHORITY

FINANCIAL STATEMENT SUMMARY

PUBLIC HOUSING

INCOME

1. Total income is down by (\$26,702). Total tenant rental revenue is up by \$9,050. Other tenant revenue is down by (\$5,031).

EXPENSES

2. Total operating expense are down by (\$33,578) compared to the budgeted amount.
3. Administrative expenses are up by \$28,179.
4. Maintenance expenses are down by (\$27,677).
5. Utility expenses are down by (\$4,725).
6. Total insurance expense is up by \$3,020.
7. Total General expense is down by (\$4,197).

Public Housing's projected net income is scheduled YTD to be \$8,738. Current net income is \$30,466.

NORTH CENTRAL HEIGHTS I

INCOME

1. Total income is up by \$21,695 compared to budgeted amounts. Total tenant revenue is up by \$7,948.

EXPENSES

2. Total operating expense is down by (\$3,359) compared to the budgeted amount.
3. Administrative expenses are up by \$6,434.
4. Maintenance expenses are down by (\$1,480).
5. Utility expense is down (\$748).
6. Total insurance expense is down by (\$880).
7. Total General expense is down by (\$6,985).

North Central Heights I projected net income is scheduled YTD to be \$1,873. Current net income is \$16,097.

AVON PARK HOUSING AUTHORITY

FINANCIAL STATEMENT SUMMARY

NORTH CENTRAL Height II

INCOME

1. Total income is up by \$5,742 compared to budgeted amounts. Total tenant revenue is up by \$6,525.

EXPENSES

2. Total operating expense is up by \$17,046, compared to the budgeted amount.
3. Administrative expenses are up by \$27,796.
4. Maintenance expenses are down by (\$5,924).
5. Utility expense is down by (\$697).
6. Total insurance expense is down by (\$958).
7. Total General expense is up down (\$3,470).

North Central Heights II projected net income is scheduled YTD to be \$1,358. Current net income is (\$9,947).

RIDGEDALE

INCOME

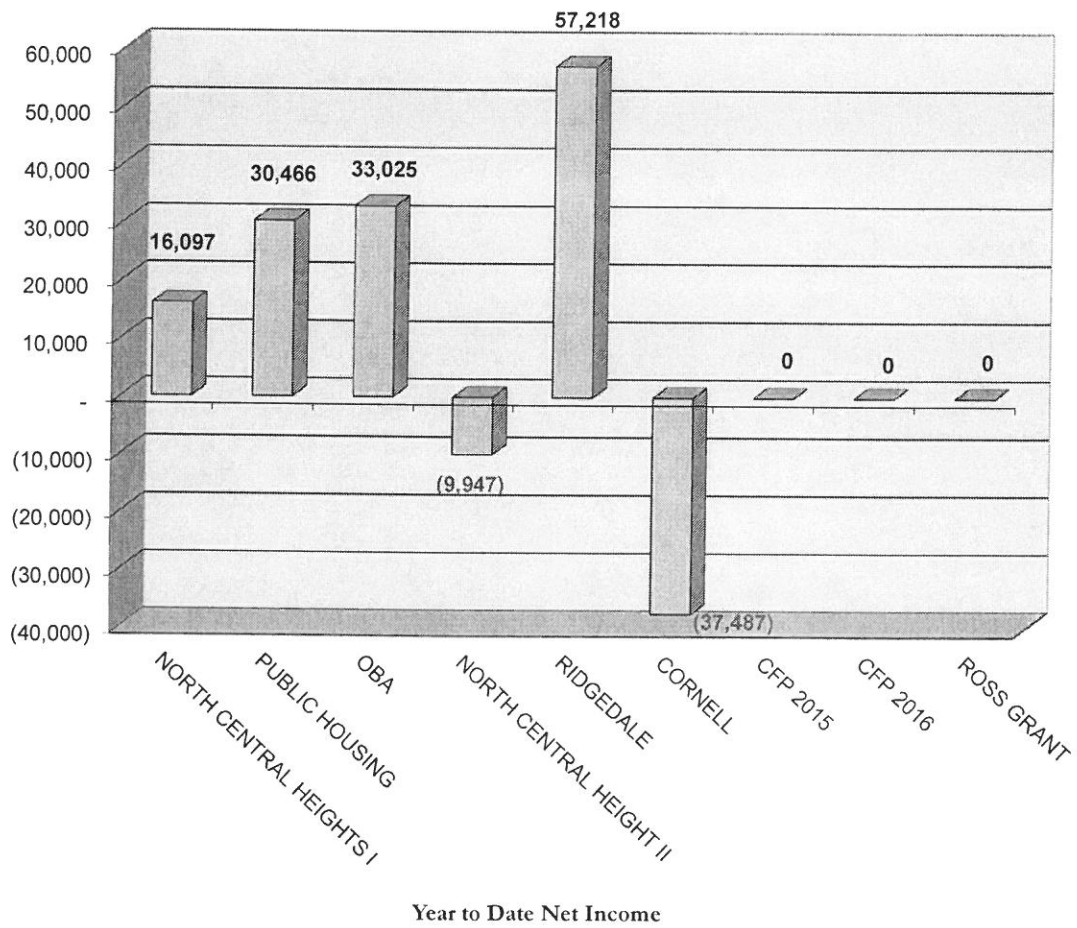
1. Total income is up by \$8,377 compared to budgeted amounts. Total tenant revenue is down by (\$236).
Grant subsidy is up compared to budgeted amounts by \$10,995. Other revenue is down by (\$2,296).

EXPENSES

2. Total operating expense is up by \$3,849 compared to the budgeted amount.
3. Administrative expense is up by \$5,119.
4. Maintenance expenses are up by \$2,601.
5. Utility expense is down (\$3,627).
6. Total insurance expense is down by (\$1,790).
7. Total General expense are up by \$1,577.

Ridgedale's projected net income is scheduled YTD to be \$52,691. Current net income is \$57,218.

Avon Park Housing Authority



AVON PARK HOUSING AUTHORITY
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES
AS OF JUNE 30, 2016

PUBLIC HOUSING

1111.01 GENERAL FUND CHECKING	254,520
1111.40 FSS ESCROW	3,967
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	26,345
1117.00 PETTY CASH	100
1162.10 INVESTMENTS - CD HIGHLANDS BNK	635
1162.01 LAKESIDE PARK I ESCROW	16,694
1162.02 LAKESIDE PARK I RESERVES	43,179
1162.60 NEW INVESTMENT ACCOUNT	1,096,173

TOTAL 1,444,613

OTHER BUSINESS ACTIVITY

1111.3 APHDC--OBA	42,327
1111.50 LAKE SIDE PARK - RAD	100
	<u>42,427</u>

CORNELL COLONY

1111.40 GENERAL FUND-CORNELL COLONY	2,225
1111.60 CORNELL COLONY - OP DEF RESERVES	100
	<u>2,325</u>

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	33,180
1114.00 SECURITY DEPOSITS	13,350
1162.1 ESCROW-BONNEVILLE-TAXES	18,090
1162.11 ESCROW-BONNEVILLE-INSURANCE	90,252
1162.12 ESCROW-BONNEVILLE-REPL RS	53,459

TOTAL 208,331

NORTH CENTRAL HEIGHT II

1111.01 GENERAL FUND CHECKING	12,945
1114.00 SECURITY DEPOSITS	10,100
1162.1 ESCROW-BONNEVILLE-TAXES	14,483
1162.11 ESCROW-BONNEVILLE - INSURANCE	69,869
1162.12 ESCROW-BONNEVILLE-REPL RES	42,777

TOTAL 150,174

RIDGEDALE

1111.01 GENERAL FUND CHECKING	44,926
1114.00 SECURITY DEPOSITS	7,370
1162.05 ESCROW MIP	4,034
1162.06 ESCROW RESERVE REPLACEMENT	90,110
1162.07 ESCROW INSURANCE	2,932
1162.08 RESIDUAL RECEIPTS RESERVERS	406,390

TOTAL 555,761

GRAND TOTAL CASH ACCOUNTS 2,403,631

AVON PARK HOUSING AUTHORITY
SCHEDULE OF UNRESTRICTED NET ASSETS
AS OF JUNE 30, 2016

NORTH CENTRAL HEIGHTS I

UNRESTRICTED NET ASSETS	50,638
YEAR TO DATE EARNINGS	16,097
TOTAL	<u>66,734</u>

PUBLIC HOUSING

UNRESTRICTED NET ASSETS	1,427,936
YEAR TO DATE EARNINGS	30,466
TOTAL	<u>1,458,401</u>

OTHER BUSINESS

UNRESTRICTED NET ASSETS	60,126
YEAR TO DATE EARNINGS	33,025
TOTAL	<u>93,151</u>

CORNELL COLONY

UNRESTRICTED NET ASSETS	(10,797)
YEAR TO DATE EARNINGS	(26,691)
TOTAL	<u>(37,487)</u>

NORTH CENTRAL HEIGHTS II

UNRESTRICTED NET ASSETS	77,702
YEAR TO DATE EARNINGS	(9,947)
TOTAL	<u>67,755</u>

RIDGEDALE

UNRESTRICTED NET ASSETS	115,389
YEAR TO DATE EARNINGS	57,218
TOTAL	<u>172,607</u>

CAPITAL FUND 2016

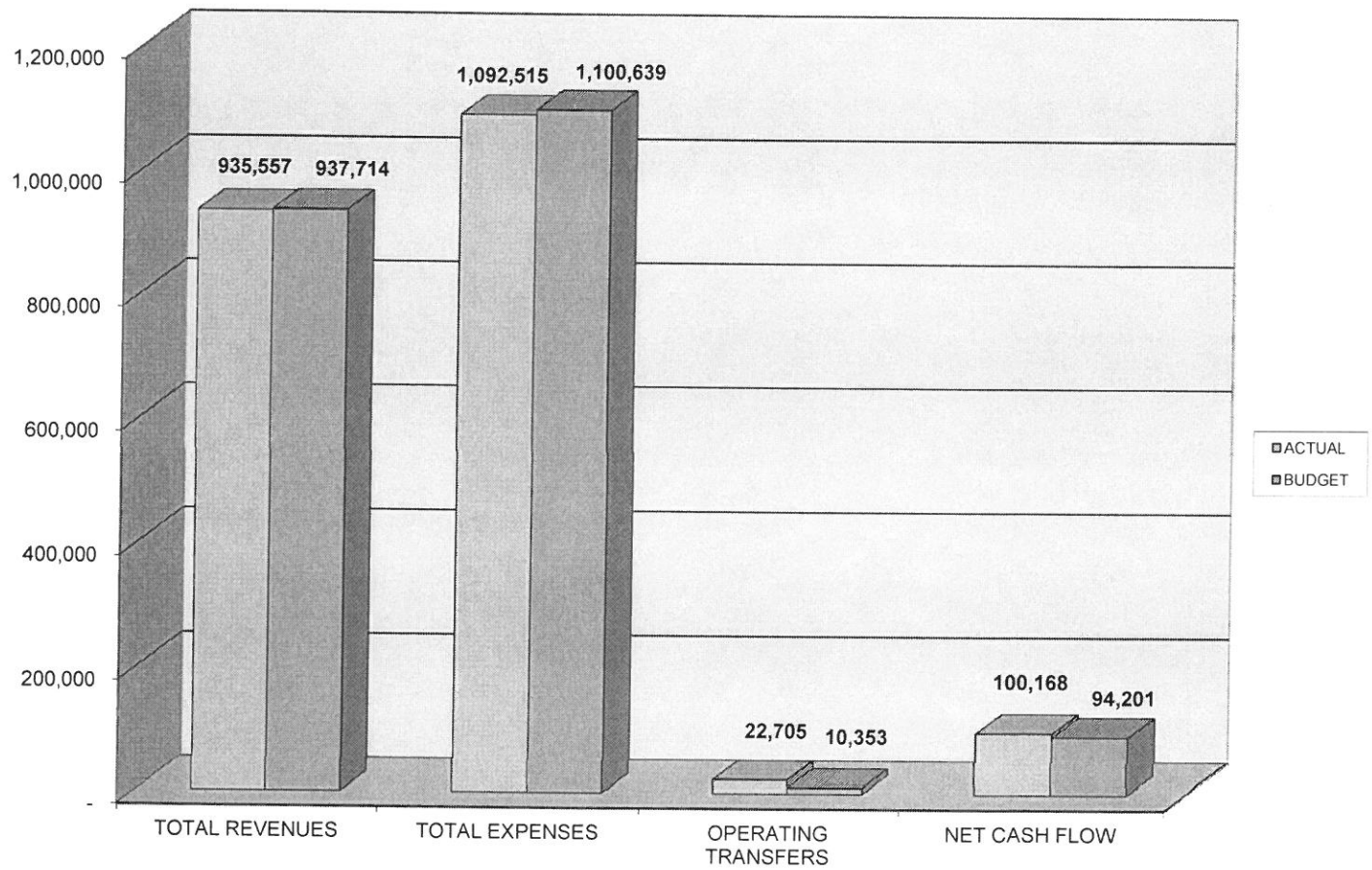
UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	-
TOTAL	<u>-</u>

CAPITAL FUND 2015

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

TOTAL RESERVE BALANCES	<u><u>1,821,161</u></u>
------------------------	-------------------------

APHA CONSOLIDATED



APHA CONSOLIDATED- BALANCE SHEET

ASSETS

Current Assets:	
Cash	
111 Unrestricted	1,529,674
115 Cash - Restricted for Payment of Current Liabilities	-
112 Cash - Restricted Mod and Development	224,205
113 Cash - Other restricted	7,067
114 Cash - Tenant Security Deposits	57,165
100 Total Cash	1,818,111
Receivables	
121 Accounts Receivable - PHA Projects	-
122 Accounts Receivable - HUD Other Projects	-
124 Accounts Receivable - Other Government	35,944
125 Accounts Receivable - Miscellaneous	21,109
126 Accounts Receivable - Tenants Dwelling Rents	3,393
126.1 Allowance for Doubtful Accounts - Dwelling Rents	(983)
126.2 Allowance for Doubtful Accounts - Other	-
127 Notes and Mortgages Receivable - Current	16,000
128 Fraud Recovery	-
128.1 Allowance for Doubtful Accounts - Fraud	-
129 Accrued Interest Receivable	-
120 Total Receivables - Net of Allowances for doubtful accts	75,463
Investments	
131 Investments - Unrestricted	-
135 Investments - Restricted for Payments of Current Liabilities	-
132 Investments - Restricted	585,521
142 Prepaid Expenses and Other Assets	65,846
143 Inventories	-
143.1 Allowance for Obsolete Inventory	-
144 Interprogram Due From	51,392
145 Assets Held for Sale	-
146 Amounts To Be Provided	-
150 Total Other Current Assets	702,758
Total Current Assets	2,596,332
Non-current Assets:	
Fixed Assets	
161 Land	1,492,993
168 Infrastructure	358,482
162 Buildings	18,943,934
163 Furniture, Equipment & Machinery- Dwellings	49,935
164 Furniture, Equipment & Machinery - Administration	201,539
165 Leasehold Improvements	-
166 Accumulated Depreciation	(5,637,877)
167 Construction in Progress	5,114,869
169 Total Fixed Assets - Net of Accumulated Depreciation	19,623,817
171 Notes, Loans, Mortgages Receivable - Non Current	-
172 Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173 Grants Receivable - Non Current	-
174 Other Assets	-
176 Investments in Joint Ventures	-
180 Total Non-Current Assets	-
190 Total Assets	22,220,149

LIABILITIES AND EQUITY

Current Liabilities:	
311 Bank Overdraft	-
312 Accounts Payable <= 90 Days	10,637
313 Accounts payable >90 Days Past Due	-
321 Accrued Wage/Payroll Taxes Payable	-
322 Accrued Compensated Absences - Current Portion	16,569
324 Accrued Contingency Liability	-
325 Accrued Interest Payable	-
331 Accounts Payable - HUD PHA Programs	-
332 Accounts Payable - PHA Projects	-
333 Accounts Payable - Other Government	6,423
341 Tenant Security Deposits	57,165
342 Deferred Revenue	288
343 Current Portion of Long-term Debt - Capital Projects	67,367
344 Current Portion of Long-term Debt - Operating Borrowings	-
348 Loan Liability - Current	-
345 Other Current Liabilities	-
346 Accrued Liabilities - Other	3,967
347 Interprogram Due To	51,392
310 Total Current Liabilities	213,808
Non-current Liabilities:	
351 Long-term Debt, Net of Current - Capital Projects	19,989,072
352 Long-term Debt, Net of Current - Operating Borrowings	-
354 Accrued Compensated Absences - Non Current	11,137
355 Loan Liability - Non Current	78,471
353 Noncurrent Liabilities - Other	-
Total Noncurrent Liabilities	20,078,680
Total Liabilities	20,292,487
Equity:	
501 Investment in General Fixed Assets	-
Contributed Capital	
502 Project Notes (HUD)	-
503 Long-term Debt - HUD Guaranteed	-
504 Net HUD PHA Contributions	-
505 Other HUD Contributions	-
508 Other Contributions	-
Total Contributed Capital	-
508.1 Invested in Capital Assets, Net of Related Debt	(662,380)
Reserved Fund Balance:	
509 Fund Balance Reserved for Encumbrances/	-
Designated Fund Balance	-
510 Fund Balance Reserved for Capital Activities	-
511 Total Reserved Fund Balance	-
511.1 Restricted Net Assets	816,692
512 Undesignated Fund Balance/Retained Earnings	-
512.1 Unrestricted Net Assets	1,723,350
513 Total Equity	1,927,661
Total Liabilities and Equity	22,220,149

APHA CONSOLIDATED

LINE ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM #	DESCRIPTION	MONTH	MONTH		MTD	TO DATE	TO DATE		YTD	BUDGET	BALANCE
REVENUE		ACTUAL	BUDGET	DIFE	BUDGET	ACTUAL	BUDGET	DIFE	BUDGET	BUDGET	REMAINING
OPERATING INCOME											
703 3110	GROSS POTENTIAL RENT	106,821	60,564	46,258	176%	291,332	363,382	(72,050)	80%	726,764	435,432
	NET TENANT REVENUE	106,821	60,564	46,258	176%	291,332	363,382	(72,050)	80%	726,764	435,432
3401	TENANT REVENUE - OTHER	2,181	2,859	(678)	76%	14,392	17,155	(2,763)	84%	34,310	19,918
3404	TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430	TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450	TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431	NET OPERATING REVENUE	109,002	63,423	45,579	172%	305,725	380,537	(74,812)	80%	761,074	455,549
706	HUD PHA OPERATING GRANT CFP	100,371	53,881	46,490	186%	382,628	323,286	59,342	118%	646,572	263,944
708	OTHER GOVERNMENT GRANTS	61,473	27,417	34,056	224%	184,405	164,500	19,905	112%	329,000	144,595
711	INVESTMENT INCOME - UNRESTRICTED	258	205	53	126%	1,107	1,233	(126)	90%	2,465	1,358
	MANAGEMENT FEE INCOME	10,299	5,386	4,913	191%	29,905	32,319	(2,413)	93%	64,637	34,732
	BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
	ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714	FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715	OTHER REVENUE	26,662	5,967	20,695	447%	31,526	35,800	(4,274)	88%	71,600	40,074
720	INVESTMENT INCOME - RESTRICTED	94	7	87	1405%	261	40	221	653%	80	(181)
700	TOTAL REVENUES	308,159	156,286	151,874	197%	935,557	937,714	(2,157)	100%	1,875,428	939,871
OPERATING EXPENDITURES											
ADMINISTRATIVE											
911 4110	ADMINISTRATIVE SALARIES	45,140	16,680	28,460	271%	113,407	100,080	13,327	113%	200,160	86,753
912 4182	EBC - ADMIN	20,105	7,521	12,584	267%	53,301	45,126	8,175	118%	90,251	36,950
4171	AUDITING FEES	1,025	2,683	(1,658)	38%	9,525	16,100	(6,575)	59%	32,200	22,675
	MANAGEMENT FEES	10,299	5,386	4,913	191%	29,905	32,319	(2,413)	93%	64,637	34,732
	BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
	ADVERTISING & MARKETING	1,256	-	1,256	-	3,449	-	3,449	-	-	(3,449)
	OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
	LEGAL EXPENSE	119	-	119	-	298	-	298	-	-	(298)
	TRAVEL	-	-	-	-	-	-	-	-	-	-
916 4190	OTHER	31,647	10,240	21,407	309%	86,027	61,440	24,588	140%	138,366	52,330
	TOTAL ADMINISTRATIVE	109,590	42,511	67,080	258%	295,912	255,064	40,849	116%	525,614	229,702
TENANT SERVICES											
921 4210	SALARIES	-	2,881	(2,881)	0%	6,759	17,285	(10,526)	39%	34,570	27,811
923 4222	EBC - TNT SVCS	-	1,778	(1,778)	0%	2,190	10,667	(8,476)	21%	21,333	19,143
924 4230	OTHER	1,800	291	1,509	619%	1,800	1,745	55	103%	3,490	1,690
	TOTAL TENANT SERVICES	1,800	4,949	(3,149)	36%	10,749	29,697	(18,948)	36%	59,393	48,644
UTILITIES											
931 4310	WATER	1,917	1,913	3	100%	5,539	11,480	(5,941)	48%	22,960	17,421
932 4320	ELECTRICITY	6,747	3,975	2,772	170%	18,135	23,850	(5,715)	76%	47,700	29,565
933 4330	NATURAL GAS	171	117	55	147%	566	700	(134)	81%	1,400	834
938 4390	SEWER AND OTHER	3,383	2,230	1,153	152%	8,773	13,380	(4,607)	66%	26,760	17,987
	TOTAL UTILITIES	12,218	8,235	3,983	148%	33,013	49,410	(16,397)	67%	98,820	65,807

APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
			ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	30,656	13,346	17,310	230%	84,662	80,074	4,588	106%	160,147	75,485
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	12,964	7,135	5,829	182%	34,131	42,810	(8,678)	80%	85,619	51,488
943	4420	MATERIALS	12,129	6,167	5,962	197%	30,759	37,000	(6,241)	83%	79,000	48,241
CONTRACT COSTS												
943		GARBAGE & TRASH	2,325	1,848	678	137%	6,622	11,085	(4,463)	60%	22,170	15,548
		COOLING / AIR CONDITIONING	4,876	917	3,959	532%	7,651	5,300	2,151	139%	11,000	3,349
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	4,480	2,128	2,353	211%	11,355	12,765	(1,410)	89%	25,530	14,175
		UNIT TURNAROUNDS	-	2,224	(2,224)	0%	-	13,345	(13,345)	0%	26,690	26,690
		ELECTRICAL	-	42	(42)	0%	-	250	(250)	0%	500	500
		PLUMBING	-	288	(288)	0%	-	1,725	(1,298)	25%	3,450	3,023
		EXTERMINATION	1,544	930	614	166%	4,632	5,580	(948)	83%	11,160	6,528
		JANITORIAL	-	626	(626)	0%	-	3,755	(3,755)	0%	7,510	7,510
		ROUTINE MAINTENANCE	11,466	11,192	274	102%	146,533	67,150	79,383	218%	134,300	(12,233)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	292	(292)	0%	-	1,750	(1,750)	0%	3,500	3,500
TOTAL ORDINARY MAINT & OPER			80,640	47,131	33,508	171%	326,773	282,788	43,985	116%	570,576	243,803
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	PROPERTY	9,887	6,501	3,386	152%	30,891	39,005	(8,114)	79%	78,010	47,119
		GENERAL LIABILITY	2,511	497	2,014	505%	5,662	2,983	2,680	190%	5,965	303
		WORKER'S COMPENSATION	2,203	1,160	1,043	190%	6,609	6,958	(349)	95%	13,915	7,306
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	-	-	-	-	-	-	-	-	-	-
969		TOTAL INSURANCE EXPENSES	14,647	8,754	5,893	167%	45,097	52,522	(7,425)	86%	105,044	59,947
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	6,378	7,159	(781)	89%	8,445	42,955	(34,509)	20%	85,909	77,404
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	1,798	(1,798)	0%	-	10,790	(10,790)	0%	21,580	21,580
		BAD DEBTS	5,363	2,779	2,584	193%	19,584	16,675	2,909	117%	33,350	13,766
		INTEREST EXPENSE	30,097	16,852	13,245	179%	95,816	101,114	(5,298)	95%	202,227	106,411
TOTAL GENERAL EXPENSES			41,838	28,589	13,249	146%	123,845	171,533	(47,688)	72%	343,066	219,221
969		TOTAL OPERATING EXPENDITURES	260,732	140,169	120,563	186%	835,389	841,013	(5,624)	99%	1,702,513	867,124
970		CASH FLOW FROM OPERATIONS	47,427	16,117	31,310	294%	100,168	96,701	3,467	104%	172,915	72,747
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	(22,705)	(1,725)	(20,980)	1316%	(22,705)	(10,353)	(12,353)	219%	(20,705)	2,000
		OPERATING TRANSFERS OUT	22,705	1,725	20,980	1316%	22,705	10,353	12,353	219%	20,705	(2,000)
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	417	(417)	0%	-	2,500	(2,500)	0%	5,000	5,000
		CAPITAL EXPENDITURES	42,854	42,854	-	100%	257,126	257,126	-	100%	514,252	257,126
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			42,854	43,271	(417)	99%	257,126	259,626	(2,500)	99%	519,252	262,126
900		TOTAL EXPENDITURES	303,587	183,440	120,147	165%	1,092,515	1,100,639	(8,124)	99%	2,221,765	1,129,250
		DEPRECIATION ADD BACK	42,854	42,854	-	100%	257,126	257,126	-	100%	514,252	257,126
		NET CASH FLOW	47,427	15,700	31,727	302%	100,168	94,201	5,967	106%	167,915	67,747

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2016	ACCOUNT		1 Month(s) Ended June 30, 2016	6 Month(s) Ended June 30, 2016	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Administrative Salaries	01 001 4110	5		13,909.12	82,979.15	66,987.48	(15,991.67)
Legal Expense	01 001 4130	5		78.50	2,513.50	2,499.96	(13.54)
Training	01 001 4140	5		1,416.00	2,862.00	1,500.00	(1,362.00)
Travel	01 001 4150	5		1,247.26	3,541.71	3,499.98	(41.73)
Accounting Fees	01 001 4170	5		1,884.00	5,213.63	4,249.98	(963.65)
Computer Support/Licensing Fees	01 001 4170.2	5		0.00	3,952.27	4,013.46	61.19
Audit Fees	01 001 417100	5		0.00	4,590.00	6,999.96	2,409.96
Employee Benefits Cont - Admin	01 001 4182	5		5,326.94	38,457.10	27,078.00	(11,379.10)
Sundry	01 001 4190	5		589.52	4,203.97	6,750.00	2,546.03
Advertising	01 001 4190.18	5		326.54	1,616.94	3,000.00	1,383.06
Bank Fees	01 001 4190.19	5		0.00	177.90	0.00	(177.90)
Telephone/Communications	01 001 4190.2	5		789.42	4,431.32	4,999.98	568.66
Collection Loss Recovery Contract Fe	01 001 4190.21	5		0.00	86.40	0.00	(86.40)
Postage	01 001 4190.3	5		106.60	1,691.90	1,249.98	(441.92)
Eviction Costs	01 001 4190.4	5		0.00	235.00	499.98	264.98
Contract Costs- Copier	01 001 4190.6	5		55.81	305.93	249.96	(55.97)
Contract Costs-Admin Security	01 001 4190.7	5		0.00	240.00	249.96	9.96
Pre-employment testing	01 001 4190.8	5		0.00	50.10	249.96	199.86
Contract Costs-Admin	01 001 4190.9	5		1,164.00	7,109.00	1,999.98	(5,109.02)
Ten Services - RAB	01 001 4220	5		0.00	38.52	264.96	226.44
Water	01 001 4310	5		286.38	1,545.99	1,999.98	453.99
Electricity	01 001 4320	5		2,465.01	13,012.79	16,999.98	3,987.19
Natural Gas	01 001 4330	5		97.09	566.00	699.96	133.96
Sewer & Other	01 001 4390	5		559.80	3,000.34	3,150.00	149.66
Maintenance Salaries	01 001 4410	5		5,248.00	36,976.48	34,794.00	(2,182.48)
Maintenance Materials	01 001 4420	5		2,022.93	15,388.52	21,999.96	6,611.44
Contract Costs	01 001 4430	5		0.00	0.00	17,749.98	17,749.98
Pest Control	01 001 4430.1	5		470.00	2,820.00	4,500.00	1,680.00
Contract Costs - Lawn	01 001 4430.3	5		1,300.00	6,500.00	6,999.96	499.96
Contract Costs-Air Conditioning	01 001 4430.4	5		0.00	2,298.00	4,500.00	2,202.00
Contract Costs-Plumbing	01 001 4430.5	5		0.00	427.50	999.96	572.46
Contract Costs - Vacancy Turnaround	01 001 4430.6	5		0.00	0.00	3,999.96	3,999.96
Garbage/Trash Removal	01 001 4431	5		567.50	2,927.74	3,000.00	72.26
Emp Benefit Cont - Maintenance	01 001 4433	5		2,485.41	17,153.22	13,624.50	(3,528.72)
General Insurance--Property, Contents	01 001 4510	5		2,517.57	15,723.34	15,999.96	276.62
Worker's Comp Insurance	01 001 4510.1	5		826.06	4,956.36	4,749.96	(206.40)
Other Insurance-Crime, Auto, Direc&C	01 001 4510.2	5		22.94	1,935.72	1,395.48	(540.24)
Liability Insurance	01 001 4510.3	5		577.54	3,049.80	499.98	(2,549.82)
Payment in Lieu of Taxes	01 001 4520	5		0.00	0.00	5,289.96	5,289.96
Collection Losses	01 001 4570	5		0.00	2,665.33	4,999.98	2,334.65
Collection Loss Clean up	01 001 4570.1	5		71.25	0.00	0.00	0.00
Other General Expense	01 001 459000	5		912.54	2,265.79	999.96	(1,265.83)
Extraordinary Maintenance	01 001 4610	5		0.00	0.00	2,499.96	2,499.96
Total Operating Expenses				47,323.73	297,509.26	307,797.06	10,287.80
Operating Revenues							
Dwelling Rental	01 001 3110	5		12,275.67	75,738.89	67,500.00	8,238.89
Operating Subsidy	01 001 3401.00	5		35,079.00	218,928.00	239,728.98	(20,800.98)
Total Operating Revenues				47,354.67	294,666.89	307,228.98	(12,562.09)
Total Operating Revenues and Expenses				30.94	(2,842.37)	(568.08)	(2,274.29)

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

RESTRICTED INTEREST	01 001 3431.00	5		0.00	28.57	0.00	28.57
Investment Income - Unrestricted	01 001 3610	5		21.99	1,033.04	1,149.96	(116.92)
Other Income - Tenant	01 001 3690	5		(2,112.79)	2,980.94	8,250.00	(5,269.06)
Collection Loss Recovery Prior Year	01 001 3690.01	5		71.25	238.33	999.96	(761.63)
Other Income - FSS Forfeitures	01 001 3690.08	5		0.00	475.08	0.00	475.08
Other Income-Leave with no Notice	01 001 3690.1	5		0.00	237.50	499.98	(262.48)
Other Income - Rent for Tulane Ave B	01 001 3690.13	5		0.00	4,950.00	5,749.98	(799.98)

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 June 30, 2016	6 Month(s) Ended June 30, 2016	Budget	Variance
Other Income - Insurance	01 001 3690.14 5		0.00	611.00	5,449.98	(4,838.98)
Other Income - Retirement Forfeiture	01 001 3690.15 5		0.00	0.00	1,999.98	(1,999.98)
Other Income - Copies & Fax	01 001 3690.2 5		0.00	24.55	49.98	(25.43)
Other Income - Scrap Metal Salvage	01 001 3690.4 5		0.00	220.00	499.98	(279.98)
Other Income - Misc - Non Tenant	01 001 3690.6 5		0.00	0.00	999.96	(999.96)
Other Income-Laundry	01 001 3690.7 5		0.00	954.63	750.00	204.63
Other Income - Community Rm Rent	01 001 3690.8 5		0.00	200.00	499.98	(299.98)
FSS Monthly Contributions	01 001 4590.02 5		(728.00)	(2,162.00)	0.00	(2,162.00)
Operating Transfer In	01 001 9110 5		0.00	22,705.00	10,352.46	12,352.54
Total Other Revenues and Expenses			(2,747.55)	32,496.64	37,252.20	(4,755.56)
Total Other Revenues and Expenses			(2,747.55)	32,496.64	37,252.20	(4,755.56)
Total Net Income (Loss)			(2,716.61)	29,654.27	36,684.12	(7,029.85)

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 June 30, 2016	6 Month(s) Ended June 30, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Admin Salaries - NCH I	01 100 4110.01	5	770.84	4,623.36	7,040.46	2,417.10
Admin Salaries - NCH II	01 100 4110.02	5	619.16	3,793.85	4,749.96	956.11
Admin Salaries - Ridgedale	01 100 4110.03	5	852.92	5,276.14	7,999.98	2,723.84
Accounting Fees	01 100 4170.00	5	300.00	900.00	0.00	(900.00)
Audit Fees	01 100 4171.00	5	0.00	0.00	249.96	249.96
Employee Benefits Cont - Admin/Ridg	01 100 4182	5	233.70	1,795.53	3,000.00	1,204.47
Employee Benefits Cont - Admin - NC	01 100 4182.1	5	178.40	1,492.50	2,250.00	757.50
Employee Benefits Cont - Admin - NC	01 100 4182.2	5	161.43	1,270.77	2,611.50	1,340.73
SUNDRY	01 100 4190	5	61.25	61.25	2,289.96	2,228.71
Insurance - Workers Comp	01 100 4510.40	5	154.20	925.20	947.46	22.26
Other General Expense	01 100 4590	5	(4,645.27)	(4,645.27)	0.00	4,645.27
Total Operating Expenses			(1,313.37)	15,493.33	31,139.28	15,645.95
Total Operating Revenues and Expenses			1,313.37	(15,493.33)	(31,139.28)	15,645.95
Other Revenues and Expenses						
Other Revenues and Expenses						
Revenue - Management Fees--Ridged	01 100 3690	5	2,976.84	17,750.83	18,000.00	(249.17)
Revenue - Management Fees - NCH I	01 100 3690.1	5	857.13	5,323.93	6,000.00	(676.07)
Revenue - Management Fees - NCH I	01 100 3690.2	5	1,175.42	6,830.45	8,318.46	(1,488.01)
Other Income - Contribution-NCH	01 100 3690.50	5	0.00	23,258.63	15,000.00	8,258.63
Total Other Revenues and Expenses			5,009.39	53,163.84	47,318.46	5,845.38
Total Other Revenues and Expenses			5,009.39	53,163.84	47,318.46	5,845.38
Total Net Income (Loss)			6,322.76	37,670.51	16,179.18	21,491.33

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 June 30, 2016	6 Month(s) Ended June 30, 2016	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	02 001 4110	5		1,076.16	6,184.36	3,448.50	(2,735.86)
Staff Training	02 001 4140	5		0.00	0.00	75.00	75.00
Travel	02 001 4150	5		0.00	0.00	75.00	75.00
Accounting Fees	02 001 4170	5		600.00	2,810.62	1,749.96	(1,060.66)
COMPUTER SUPPORT/LICENSING	02 001 4170.2	5		0.00	1,079.00	812.46	(266.54)
Audit Fees	02 001 4171	5		0.00	1,860.00	2,499.96	639.96
Employee Benefits Cont - Admin	02 001 4182	5		650.96	3,801.06	1,618.98	(2,182.08)
Sundry	02 001 4190	5		121.57	925.34	2,499.96	1,574.62
Advertising and Marketing	02 001 4190.08	5		102.80	742.36	699.96	(42.40)
Bank Fees	02 001 4190.18	5		0.00	10.00	0.00	(10.00)
Telephone	02 001 4190.2	5		186.87	843.94	499.98	(343.96)
Collection Loss Recovery Contract Fe	02 001 4190.21	5		15.00	320.70	0.00	(320.70)
Postage	02 001 4190.3	5		17.00	17.00	22.50	5.50
Contract Costs - Admin	02 001 4190.9	5		272.00	4,353.00	1,425.00	(2,928.00)
Ten Services - After School Program	02 001 4220.2	5		30.00	900.00	600.00	(300.00)
Water	02 001 4310	5		31.39	479.65	705.00	225.35
Electricity	02 001 4320	5		647.02	2,869.14	3,249.96	380.82
Sewer	02 001 4390	5		68.30	373.48	514.98	141.50
Labor	02 001 4410	5		1,113.60	6,971.14	7,383.00	411.86
MAINTENANCE MATERIALS	02 001 4420	5		309.15	6,257.86	4,999.98	(1,257.88)
Contract Costs	02 001 4430	5		0.00	0.00	1,249.98	1,249.98
Contract Costs-Pest Control	02 001 4430.1	5		100.80	604.80	589.98	(14.82)
Contract Costs-Plumbing	02 001 4430.2	5		0.00	130.40	99.96	(30.44)
Contract Costs - AC	02 001 4430.4	5		190.00	3,889.00	1,249.98	(2,639.02)
Contract Costs - Lawn	02 001 4430.5	5		310.00	1,575.00	1,749.96	174.96
Contract Costs - Vacancy Turnaround	02 001 4430.6	5		0.00	0.00	2,499.96	2,499.96
Contract Costs - Camera	02 001 4430.7	5		0.00	0.00	354.96	354.96
Garbage and Trash Collection	02 001 4431	5		40.00	257.50	750.00	492.50
Emp Benefit Cont - Maintenance	02 001 4433	5		790.83	4,531.93	4,769.46	237.53
Insurance-Property, Contents	02 001 4510	5		944.03	5,877.66	6,000.00	122.34
Insurance - Workers Comp	02 001 4510.1	5		77.10	462.60	249.96	(212.64)
Insurance - Liability	02 001 4510.3	5		175.77	689.54	1,659.48	969.94
Payment in Lieu of Taxes	02 001 4520	5		0.00	0.00	2,499.96	2,499.96
Collection Loss	02 001 4570	5		510.00	1,840.38	4,999.98	3,159.60
Bonneville Interest	02 001 4580.01	5		3,851.56	26,999.17	25,824.96	(1,174.21)
Management Fees	02 001 4590	5		857.13	5,323.93	4,909.98	(413.95)
Other General Expense	02 001 4590.00	5		0.00	0.00	2,499.96	2,499.96
Total Operating Expenses				13,089.04	92,980.56	94,838.70	1,858.14
Operating Revenues							
Dwelling Rent	02 001 3110	5		17,902.34	104,743.14	96,795.00	7,948.14
Total Operating Revenues				17,902.34	104,743.14	96,795.00	7,948.14
Total Operating Revenues and Expenses				4,813.30	11,762.58	1,956.30	9,806.28
Other Revenues and Expenses							
Other Revenues and Expenses							
Interest - Restricted	02 001 3431.00	5		0.00	29.99	12.48	17.51
Other Income - Tenant	02 001 3690	5		504.76	3,285.14	1,404.96	1,880.18
Collection Loss Recovery Prior Year	02 001 3690.01	5		0.00	1,019.00	0.00	1,019.00
Total Other Revenues and Expenses				504.76	4,334.13	1,417.44	2,916.69
Total Other Revenues and Expenses				504.76	4,334.13	1,417.44	2,916.69
Total Net Income (Loss)				5,318.06	16,096.71	3,373.74	12,722.97

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 June 30, 2016	6 Month(s) Ended June 30, 2016	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	02 002 4110	5		886.24	5,092.95	2,709.48	(2,383.47)
Legal Expense	02 002 4130	5		0.00	22,698.01	499.98	(22,198.03)
Staff Training	02 002 4140	5		0.00	0.00	249.96	249.96
Travel	02 002 4150	5		0.00	0.00	249.96	249.96
Accounting Fees	02 002 4170	5		600.00	2,810.62	0.00	(2,810.62)
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5		0.00	889.00	0.00	(889.00)
Audit Fees	02 002 4171	5		0.00	1,605.00	1,999.98	394.98
Employee Benefits Cont - Admin	02 002 4182	5		536.07	3,130.21	1,272.00	(1,858.21)
Sundry	02 002 4190	5		97.58	739.28	1,500.00	760.72
Advertising and Marketing	02 002 4190.08	5		84.66	655.47	499.98	(155.49)
Bank Service Fee	02 002 4190.18	5		5.00	5.00	0.00	(5.00)
Telephone	02 002 4190.2	5		83.11	201.24	0.00	(201.24)
Postage	02 002 4190.3	5		14.00	14.00	19.98	5.98
Contract Costs - Admin	02 002 4190.9	5		224.00	2,356.00	1,500.00	(856.00)
Ten Services - After School Program	02 002 4220.20	5		30.00	900.00	600.00	(300.00)
Water	02 002 4310	5		0.00	181.92	349.98	168.06
Electricity	02 002 4320	5		93.46	592.81	1,050.00	457.19
Sewer	02 002 4390	5		0.00	43.29	114.96	71.67
Labor	02 002 4410	5		1,113.60	6,971.13	7,383.00	411.87
MAINTENANCE MATERIALS	02 002 4420	5		150.28	4,474.58	4,999.98	525.40
Contract Costs	02 002 4430	5		0.00	0.00	900.00	900.00
Contract Costs-Pest Control	02 002 4430.1	5		79.20	475.20	489.96	14.76
Contract Costs - Lawn	02 002 4430.3	5		200.00	1,155.00	1,264.98	109.98
Contract Costs - AC	02 002 4430.4	5		684.00	1,224.00	1,249.98	25.98
Contract Costs - Plumbing	02 002 4430.5	5		0.00	0.00	124.98	124.98
Contract Costs - Vacancy Turnaround	02 002 4430.6	5		0.00	0.00	3,339.96	3,339.96
Garbage and Trash Collection	02 002 4431	5		0.00	51.50	285.00	233.50
Emp Benefit Cont - Maintenance	02 002 4433	5		790.82	4,531.82	4,769.46	237.64
Insurance-Property, Contents	02 002 4510	5		731.77	4,588.86	5,383.98	795.12
Insurance - Workers Comp	02 002 4510.1	5		22.03	132.18	349.98	217.80
Insurance - Liability	02 002 4510.3	5		138.11	554.58	499.98	(54.60)
Payment in Lieu of Taxes	02 002 4520	5		0.00	0.00	2,499.96	2,499.96
Bad Debts - Tenant Rents	02 002 4570	5		610.00	2,140.88	1,674.96	(465.92)
Bonneville Interest	02 002 4580.01	5		3,484.18	24,423.87	23,359.98	(1,063.89)
Management Fees	02 002 4590	5		1,175.42	6,830.45	6,679.98	(150.47)
Other General Expense	02 002 4590.00	5		0.00	0.00	2,499.96	2,499.96
Total Operating Expenses				11,833.53	99,468.85	80,372.34	(19,096.51)
Operating Revenues							
Dwelling Rent	02 002 3110	5		15,027.76	86,524.74	79,999.98	6,524.76
Total Operating Revenues				15,027.76	86,524.74	79,999.98	6,524.76
Total Operating Revenues and Expenses				3,194.23	(12,944.11)	(372.36)	(12,571.75)
Other Revenues and Expenses							
Other Revenues and Expenses							
INTEREST - RESTRICTED	02 002 3431.00	5		0.00	24.00	9.96	14.04
Investment Income - Unrestricted	02 002 3610	5		0.81	17.55	19.98	(2.43)
Other Income - Tenant	02 002 3690	5		553.00	2,955.36	3,499.98	(544.62)
Other Income - Non Tenant	02 002 3690.3	5		0.00	0.00	249.96	(249.96)
Total Other Revenues and Expenses				553.81	2,996.91	3,779.88	(782.97)
Total Other Revenues and Expenses				553.81	2,996.91	3,779.88	(782.97)
Total Net Income (Loss)				3,748.04	(9,947.20)	3,407.52	(13,354.72)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2016	ACCOUNT		1 Month(s) Ended June 30, 2016	6 Month(s) Ended June 30, 2016	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Non-Technical Salaries	07 002 4110	5		949.56	5,456.83	3,202.50	(2,254.33)
Legal Expense	07 002 4130	5		0.00	0.00	289.98	289.98
Staff Training	07 002 4140	5		0.00	0.00	249.96	249.96
Travel	07 002 4150	5		0.00	0.00	99.96	99.96
Accounting Fees	07 002 4170	5		500.00	1,997.63	2,305.98	308.35
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5		0.00	952.50	0.00	(952.50)
Audit Fees	07 002 4171	5		0.00	1,470.00	2,349.96	879.96
Employee Benefit Contributions-Admin	07 002 4182	5		574.36	3,353.75	1,503.48	(1,850.27)
Sundry	07 002 4190	5		64.37	419.77	1,399.98	980.21
Postage	07 002 4190.03	5		15.00	15.00	349.98	334.98
Advertising	07 002 4190.08	5		90.70	434.41	999.96	565.55
Other General Expense	07 002 4190.10	5		3,952.00	3,952.00	0.00	(3,952.00)
Coll Agent Fees	07 002 4190.15	5		61.76	114.97	0.00	(114.97)
Bank Fees	07 002 4190.18	5		10.46	52.22	99.96	47.74
Telephone	07 002 4190.2	5		194.95	851.07	600.00	(251.07)
Collection Loss Recovery Contract Fe	07 002 4190.21	5		0.00	0.00	60.00	60.00
Eviction Costs	07 002 4190.4	5		0.00	0.00	499.98	499.98
Contract Costs - Admin	07 002 4190.9	5		340.00	2,067.00	999.96	(1,067.04)
Water	07 002 4310	5		616.99	3,331.69	5,124.96	1,793.27
Electricity	07 002 4320	5		409.11	1,660.00	2,550.00	890.00
Sewer	07 002 4390	5		1,048.30	5,356.28	6,300.00	943.72
Labor	07 002 4410	5		4,787.20	33,743.15	23,742.96	(10,000.19)
Materials and Other	07 002 4420	5		451.18	2,777.39	4,999.98	2,222.59
Contract Costs	07 002 4430	5		3,959.00	5,538.00	1,749.96	(3,788.04)
Pest Control	07 002 4430.1	5		122.00	732.00	999.96	267.96
Contract Costs-Lawn	07 002 4430.3	5		425.00	2,125.00	2,250.00	125.00
Contract Costs-Air Conditioning	07 002 4430.4	5		0.00	240.00	750.00	510.00
Contract Costs-Plumbing	07 002 4430.5	5		0.00	0.00	249.96	249.96
Contract Costs - Vacancy Turnaround	07 002 4430.6	5		0.00	0.00	3,754.98	3,754.98
Contract Costs-Camera Security	07 002 4430.7	5		0.00	0.00	3,399.96	3,399.96
Garbage and Trash Collection	07 002 4431	5		642.10	3,255.32	4,050.00	794.68
Employee Benefit Cont.-Ordinary Mair	07 002 4433	5		1,406.61	7,914.18	7,776.48	(137.70)
Insurance-Property, Contents	07 002 4510	5		750.18	4,700.68	6,247.98	1,547.30
Insurance - Workers Comp	07 002 4510.1	5		22.03	132.18	499.98	367.80
Insurance - Liability	07 002 4510.3	5		163.22	624.68	499.98	(124.70)
Payment in Lieu of Taxes	07 002 4520.00	5		0.00	0.00	499.98	499.98
Collection Losses	07 002 4570	5		(100.00)	12,936.99	4,999.98	(7,937.01)
Interest on Notes Payable-Centennial	07 002 4580.03	5		3,193.21	22,512.71	28,890.00	6,377.29
Management Fee	07 002 4590	5		2,976.84	17,750.83	14,805.00	(2,945.83)
Other General Expense	07 002 4590.01	5		0.00	65.40	3,499.98	3,434.58
Total Operating Expenses				27,626.13	146,533.63	142,653.72	(3,879.91)
Operating Revenues							
DWELLING RENTAL	07 002 3110	5		782.00	16,015.14	23,749.98	(7,734.84)
HAP Subsidy	07 002 3110.01	5		30,049.00	175,495.00	164,499.96	10,995.04
Other Income - Leave with No Notice	07 002 3690.1	5		0.00	0.00	3,049.98	(3,049.98)
Total Operating Revenues				30,831.00	191,510.14	191,299.92	210.22
Total Operating Revenues and Expenses				3,204.87	44,976.51	48,646.20	(3,669.69)
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income-Unrestricted	07 002 3430	5		0.00	0.00	49.98	(49.98)
Interest - Restricted	07 002 3431.00	5		41.83	208.80	24.96	183.84
Interest Earned on Gen Fund Investm	07 002 3610	5		2.55	25.98	0.00	25.98
Other Income - Tenant	07 002 3690	5		624.57	3,913.39	3,999.96	(86.57)
Collection Loss Recovery Prior Year	07 002 3690.01	5		0.00	77.37	0.00	77.37
Other Income/Laundry	07 002 3690.7	5		0.00	516.90	0.00	516.90
Total Other Revenues and Expenses				668.95	4,742.44	4,074.90	667.54

Report Criteria PHA: 07 Project: '002'

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended June 30, 2016	6 Month(s) Ended June 30, 2016	Budget	Variance
Total Other Revenues and Expenses			668.95	4,742.44	4,074.90	667.54
Total Net Income (Loss)			3,873.82	49,718.95	52,721.10	(3,002.15)

AVON PARK HOUSING AUTHORITY

CASH Analysis

AVON PARK PUBLIC HOUSING

As Of Date: 6/30/2016

Balance

General Fund	254,520.15
Section 8 PH Funds	0.00
Security Deposits	26,345.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	43,178.71
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,096,173.26
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	3,966.58
Development Corporation	42,326.54
Cornell Colony - General Fund	3,966.58
Lakeside Park 2 - RAD	100.00
Cornell Colony-Operating Deficit Reserves	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

RIDGEDALE

As Of Date: 6/30/2016

Balance

General Fund	44,925.52
Section 8 PH Funds	0.00
Security Deposits	7,370.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

NORTH CENTRAL HEIGHTS **I**

As Of Date: 6/30/2016

Balance

General Fund	33,179.91
Section 8 PH Funds	0.00
Security Deposits	13,350.00
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: 6/30/2016

Balance

General Fund	12,945.31
Section 8 PH Funds	0.00
Security Deposits	10,100.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

CORNELL COLONY

As Of Date: 6/30/2016

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	2,224.84
Development Corporation	0.00
Cornell Colony - General Fund	2,224.84
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	100.00

Larry P. Shoeman
1556 N. Delaware Ave.
Avon Park, Florida 33825
(321) 431-5235
larryshoeman@ymail.com

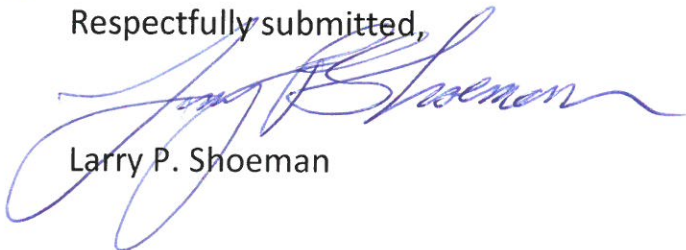
Date: July 1, 2016
To: Avon Park Housing Authority Board of Commissioners
Avon Park Housing Development Corporation
From: Larry P. Shoeman, Executive Director
Subject: Notice of Resignation

In accordance with Executive Director Employment Agreement for the Housing Authority of the City of Avon Park, dated 1st of April, 2011, Article (8) Termination, please consider this letter sixty (60) days notice of employment termination, with last day of employment ending August 31, 2016.

Please know that such resignation is based on my election to retire and is in no way any expression of dissatisfaction of my employment with the agency. On the contrary, I consider my service history with the APHA/APHDC to be an honor & privilege. To have the distinct pleasure of working with two great Boards and very qualified staff has allowed me to experience a most memorable role in my housing career while at the same time achieve great accomplishments for this community.

I conclude with congratulating the Boards in selecting a highly qualified CEO replacement and commit to you my availability for whatever remaining days of my employment period are required to insure that a smooth & seamless transition are achieved with the new CEO.

Respectfully submitted,



Larry P. Shoeman

The Housing Authority of Avon Park

RESOLUTION NO. 16-04

A Resolution Authorizing Execution of General Depository Agreement between the Avon Park Housing Authority (APHA), Harbor Community Bank and Heartland National Bank; Authorizing Board Chairman and Secretary to execute General Depository Agreements.

- Whereas, The U.S. Department of Housing and Urban Development (USDHUD) all financial institutions holding over \$100,000 in Housing Authority deposits of accounts collateralize such funds in excess of FDIC insured amounts with specific pledged securities; and
- Whereas, Florida Statutes Chapter 280, and Statute 218.45, also provides Statutory protection to APHA deposits by State licensed Bank entities; and
- Whereas, APHA funds held at both Harbor Community Bank (Avon Park Branch) and Heartland National Bank (Avon Park Branch) both retain APHA accounts that require those banks indemnify such deposits in accordance with the terms & conditions stated in the General Depository Agreement between the parties.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners hereby authorize the APHA Board Chairman and Secretary to execute on behalf of the APHA the referenced General Depository Agreement(s) for all APHA accounts held in Harbor Community Bank and Heartland National Bank to comply with USDHUD requirements.

ADOPTED THIS 19th DAY OF JULY 2014.

Accepted _____

Attest _____

SEAL

This Agreement, entered into this 1st day of July, 20 16 by and between
Housing Authority of Avon Park
(herein called the "HA"), a duly organized and existing public body corporate and politic of the
City of Avon Park
and Heartland National Bank
(herein called the "Depository"), located at 800 W Main St, Avon Park, FL 33825

Witnesseth:

Whereas, the Department of Housing and Urban Development (herein called "HUD") has entered into one or more contracts (herein called the "Contract") with the HA for the purpose of providing financial assistance to develop and operate lower income housing projects, as authorized by the United States Housing Act of 1937, as amended (42 USC 1437, et seq.); and

Whereas, under the terms of the Contract the HA is required to select as depositories of its funds, financial institutions whose deposits or accounts are insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Share Insurance Fund (NCUSIF) as long as this Agreement is in force and effect.

Now Therefore, in consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. The deposits and accounts of the Depository shall continue to be insured by the FDIC Corporation or NCUSIF.
2. All monies deposited by the HA with the Depository shall be credited to the HA in a separate interest bearing deposit or interest bearing accounts, designated Except those designated for security deposit.
Accounts" (herein the "Accounts"). Any portion of HA Funds not insured by a Federal insurance organization shall be fully (100%) and continuously collateralized with specific and identifiable U.S. Government or Agency securities prescribed by HUD in a notice. Collateralization is required on a daily basis at the end of the business day. Such securities shall be pledged and set aside in accordance with applicable law or Federal regulations. The HA shall have possession of the securities (or the HA will take possession of the securities) or an independent custodian (or an independent third party) holds the securities on behalf of the HA as a bailee (evidenced by safe keeping receipt and a written bailment for hire contract) and will be maintained for the full term of deposit. The Depository may substitute other securities as collateral to equal or increase the value. If the HA is an agency of an Indian tribe, the collateral shall be in United States bonds and otherwise as may be prescribed for public funds by the United States Secretary of the Treasury.
3. Except as stated in Paragraph 5, the Depository shall honor any (a) check or other order to pay from the Accounts, or (b) directive to purchase investment securities with monies from the Accounts or to sell securities, if such order or directive is in writing and signed on behalf of the HA by an officer or member designated by resolution of the Board of Directors of the HA to have such authority. To assist the Depository in its obligation, the HA shall furnish the Depository with a certified copy of the resolution.
4. Any securities received from the HA or purchased by the Depository with monies from the Accounts shall be considered to be a part of the Accounts and shall be held by the Depository in safe-keeping for the HA until sold. Interest on such securities and the proceeds from the sale thereof shall be deposited in the Account upon receipt.
5. If the Depository receives written notice from HUD that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any check or other order to pay from the Accounts or directive to purchase or sell securities, or permit any withdrawals by the HA from said Accounts until the Depository is authorized to do so by written notice from HUD.
6. The Depository is not obligated to be familiar, and shall not be charged, with knowledge of the provisions of the Contract, and shall be under no duty to investigate or determine whether any action taken by either the HA or HUD in respect of the Accounts are consistent with or are authorized by the Contract or whether either HA or HUD is in default under the provisions of the Contract. The Depository shall be fully justified in accepting and acting on, without investigation, any certificate or notice furnished to it pursuant to the provisions of this Agreement and which the Depository shall in good faith believe to have been duly authorized and executed on behalf of the party in whose name the same purports to have been made or executed.

7. The rights and duties of the Depository under this Agreement shall not be transferred or assigned by the Depository without the prior written approval of the HA and HUD. This Agreement may be terminated by either party hereto upon thirty days' written notice to the other party, and HUD. The rights and duties of the Depository

hereunder shall not be transferred or assigned nor shall this Agreement be terminated during any period in which the Depository is required to refuse to permit withdrawals from the Accounts as provided in Paragraph 5.

8. HUD is intended to be a third party beneficiary of this Agreement and may sue to enforce its provisions and to recover damages for failure to carry out its terms.

9. The Depository shall provide the HA with remote, electronic access to the Accounts for the purpose of monitoring the crediting or depositing of any monies in the Accounts.

10. The provisions of this Agreement may not be modified by either Party without the prior written approval of HUD.

11. **Strike this paragraph if inapplicable:** Previous General Depository or Savings Depository Agreements, if any, entered into between the Depository and the HA are hereby terminated and all monies and securities of the HA on deposit with or held by the Depositories pursuant to the terms of said Agreement shall continue to be held for account of the HA pursuant to and in accordance with the provisions of this Agreement.

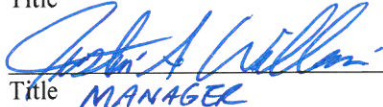
12. For use only in certain States that have statutes that prohibit HAs from implementing paragraph 2. Strike this paragraph if paragraph 2 applies:

At no time shall the HA Funds in the Accounts be permitted to exceed the amount insured by Federal deposit insurance (herein the "Insured Amount"). At any such time as the amount of funds in the Accounts reach the Insured Amount, whether by the accrual of interest or otherwise, the Depository shall promptly, as directed by the HA, and in an amount sufficient to limit the funds in the Accounts to the Insured Amount, either: (a) remit payment to the HA or, (b) on behalf of the HA, purchase securities approved for investment by the HA. Such securities shall not be considered to be a part of the Account pursuant to Paragraph 4 hereof but shall be held by the Depository as custodian or trustee for the HA in a separate account established for that purpose by the Depository (herein the "Securities Account"). The Securities Account shall be designated 3100008125.

Income or other proceeds from securities held in the Securities Account shall, as directed by the HA, upon receipt, be paid to or on behalf of the HA; provided, however, that such proceeds shall, to the extent consistent otherwise with the provisions of this Paragraph, be deposited in the Accounts. If the Depository receives written notice from HUD pursuant to Paragraph 5 hereof that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any directive from the HA to sell securities, or permit any withdraws by the HA, from the Securities Account until the Depository is authorized to do so by written notice from HUD. During the pendency of such restrictions on the Accounts and the Securities Account, the Depository, except as directed in writing by HUD, shall not remit any payment to the HA for the purpose of limiting the amount of funds in the Account to the Insured Amount but shall instead purchase securities approved for investment by the HA and hold such securities in the Securities Account.

13. Notice required under the terms and conditions of this agreement shall be deemed to have been given when it made by:

Executive Director _____, on behalf of Housing Authority of Avon Park
Title _____ Organization (PHA)

 _____, on behalf of Heartland National Bank
Title MANAGER Organization (Depository)

_____, on behalf of _____
Title _____ Organization (HUD)

Notice shall be made in writing. Notice may be delivered in person, by United States Postal Service mail, by receipted commercial mail delivery, by facsimile machine or other electronic means that clearly identifies the sender as one of the persons so authorized in this paragraph. Notice shall be considered immediate if delivered not later than 2:00 p.m. local bank time. Notice received by 2:00 p.m. local bank time shall be implemented by the Depository by 5:00 p.m. on the business day on which the notice was deemed received by the Depository's designee referenced above. Notice delivered after 2:00 p.m. local bank time shall be considered received and effective at the opening of the following business day. Business day means every day except Saturdays, Sundays and federal holidays.

In Witness Whereof, the HA and the Depository have caused this Agreement to be executed in their respective names and their respective seal to be impressed hereon and attested as of the date and year first above written.

HA

(SEAL)

ATTEST:

By _____

Chairman

Secretary

Depository

By _____

(SEAL)

ATTEST:

This Agreement, entered into this 1st day of July, 20 16 by and between

Avon Park Development Corporation
(herein called the "HA"), a duly organized and existing public body corporate and politic of the
City of Avon Park
and Heartland National Bank
(herein called the "Depository"), located at 800 W Main St, Avon Park, FL 33825

Witnesseth:

Whereas, the Department of Housing and Urban Development (herein called "HUD") has entered into one or more contracts (herein called the "Contract" with the HA for the purpose of providing financial assistance to develop and operate lower income housing projects, as authorized by the United States Housing Act of 1937, as amended (42 USC 1437, et seq.); and

Whereas, under the terms of the Contract the HA is required to select as depositories of its funds, financial institutions whose deposits or accounts are insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Share Insurance Fund (NCUSIF) as long as this Agreement is in force and effect.

Now Therefore, in consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. The deposits and accounts of the Depository shall continue to be insured by the FDIC Corporation or NCUSIF.
2. All monies deposited by the HA with the Depository shall be credited to the HA in a separate interest bearing deposit or interest bearing accounts, designated Except those designated for security deposit.
Accounts" (herein the "Accounts"). Any portion of HA Funds not insured by a Federal insurance organization shall be fully (100%) and continuously collateralized with specific and identifiable U.S. Government or Agency securities prescribed by HUD in a notice. Collateralization is required on a daily basis at the end of the business day. Such securities shall be pledged and set aside in accordance with applicable law or Federal regulations. The HA shall have possession of the securities (or the HA will take possession of the securities) or an independent custodian (or an independent third party) holds the securities on behalf of the HA as a bailee (evidenced by safe keeping receipt and a written bailment for hire contract) and will be maintained for the full term of deposit. The Depository may substitute other securities as collateral to equal or increase the value. If the HA is an agency of an Indian tribe, the collateral shall be in United States bonds and otherwise as may be prescribed for public funds by the United States Secretary of the Treasury.
3. Except as stated in Paragraph 5, the Depository shall honor any (a) check or other order to pay from the Accounts, or (b) directive to purchase investment securities with monies from the Accounts or to sell securities, if such order or directive is in writing and signed on behalf of the HA by an officer or member designated by resolution of the Board of Directors of the HA to have such authority. To assist the Depository in its obligation, the HA shall furnish the Depository with a certified copy of the resolution.
4. Any securities received from the HA or purchased by the Depository with monies from the Accounts shall be considered to be a part of the Accounts and shall be held by the Depository in safe-keeping for the HA until sold. Interest on such securities and the proceeds from the sale thereof shall be deposited in the Account upon receipt.
5. If the Depository receives written notice from HUD that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any check or other order to pay from the Accounts or directive to purchase or sell securities, or permit any withdrawals by the HA from said Accounts until the Depository is authorized to do so by written notice from HUD.
6. The Depository is not obligated to be familiar, and shall not be charged, with knowledge of the provisions of the Contract, and shall be under no duty to investigate or determine whether any action taken by either the HA or HUD in respect of the Accounts are consistent with or are authorized by the Contract or whether either HA or HUD is in default under the provisions of the Contract. The Depository shall be fully justified in accepting and acting on, without investigation, any certificate or notice furnished to it pursuant to the provisions of this Agreement and which the Depository shall in good faith believe to have been duly authorized and executed on behalf of the party in whose name the same purports to have been made or executed.

7. The rights and duties of the Depository under this Agreement shall not be transferred or assigned by the Depository without the prior written approval of the HA and HUD. This Agreement may be terminated by either party hereto upon thirty days' written notice to the other party, and HUD. The rights and duties of the Depository

hereunder shall not be transferred or assigned nor shall this Agreement be terminated during any period in which the Depository is required to refuse to permit withdrawals from the Accounts as provided in Paragraph 5.

8. HUD is intended to be a third party beneficiary of this Agreement and may sue to enforce its provisions and to recover damages for failure to carry out its terms.

9. The Depository shall provide the HA with remote, electronic access to the Accounts for the purpose of monitoring the crediting or depositing of any monies in the Accounts.

10. The provisions of this Agreement may not be modified by either Party without the prior written approval of HUD.

11. **Strike this paragraph if inapplicable:** Previous General Depository or Savings Depository Agreements, if any, entered into between the Depository and the HA are hereby terminated and all monies and securities of the HA on deposit with or held by the Depositories pursuant to the terms of said Agreement shall continue to be held for account of the HA pursuant to and in accordance with the provisions of this Agreement.


12. For use only in certain States that have statutes that prohibit HAs from implementing paragraph 2. Strike this paragraph if paragraph 2 applies:

At no time shall the HA Funds in the Accounts be permitted to exceed the amount insured by Federal deposit insurance (herein the "Insured Amount"). At any such time as the amount of funds in the Accounts reach the Insured Amount, whether by the accrual of interest or otherwise, the Depository shall promptly, as directed by the HA, and in an amount sufficient to limit the funds in the Accounts to the Insured Amount, either: (a) remit payment to the HA or, (b) on behalf of the HA, purchase securities approved for investment by the HA. Such securities shall not be considered to be a part of the Account pursuant to Paragraph 4 hereof but shall be held by the Depository as custodian or trustee for the HA in a separate account established for that purpose by the Depository (herein the "Securities Account"). The Securities Account shall be designated 3100010103, 3100013269.

Income or other proceeds from securities held in the Securities Account shall, as directed by the HA, upon receipt, be paid to or on behalf of the HA; provided, however, that such proceeds shall, to the extent consistent otherwise with the provisions of this Paragraph, be deposited in the Accounts. If the Depository receives written notice from HUD pursuant to Paragraph 5 hereof that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any directive from the HA to sell securities, or permit any withdrawals by the HA, from the Securities Account until the Depository is authorized to do so by written notice from HUD. During the pendency of such restrictions on the Accounts and the Securities Account, the Depository, except as directed in writing by HUD, shall not remit any payment to the HA for the purpose of limiting the amount of funds in the Account to the Insured Amount but shall instead purchase securities approved for investment by the HA and hold such securities in the Securities Account.

13. Notice required under the terms and conditions of this agreement shall be deemed to have been given when it made by:

Executive Director _____, on behalf of Avon Park Housing Development Corp.
Title _____ Organization (PHA)

 _____, on behalf of Heartland National Bank
Title MANAGER _____ Organization (Depository)

_____, on behalf of _____
Title _____ Organization (HUD)

Notice shall be made in writing. Notice may be delivered in person, by United States Postal Service mail, by receipted commercial mail delivery, by facsimile machine or other electronic means that clearly identifies the sender as one of the persons so authorized in this paragraph. Notice shall be considered immediate if delivered not later than 2:00 p.m. local bank time. Notice received by 2:00 p.m. local bank time shall be implemented by the Depository by 5:00 p.m. on the business day on which the notice was deemed received by the Depository's designee referenced above. Notice delivered after 2:00 p.m. local bank time shall be considered received and effective at the opening of the following business day. Business day means every day except Saturdays, Sundays and federal holidays.

In Witness Whereof, the HA and the Depository have caused this Agreement to be executed in their respective names and their respective seal to be impressed hereon and attested as of the date and year first above written.

HA

(SEAL)

ATTEST:

By _____

Chairman

Secretary

Depository

By _____

(SEAL)

ATTEST:

This Agreement, entered into this 1st day of July, 20 16 by and between

Cornell Colony LLC
(herein called the "HA"), a duly organized and existing public body corporate and politic of the

City of Avon Park

and Heartland National Bank

(herein called the "Depository"), located at 800 W Main St, Avon Park, FL 33825

Witnesseth:

Whereas, the Department of Housing and Urban Development (herein called "HUD") has entered into one or more contracts (herein called the "Contract") with the HA for the purpose of providing financial assistance to develop and operate lower income housing projects, as authorized by the United States Housing Act of 1937, as amended (42 USC 1437, et seq.); and

Whereas, under the terms of the Contract the HA is required to select as depositories of its funds, financial institutions whose deposits or accounts are insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Share Insurance Fund (NCUSIF) as long as this Agreement is in force and effect.

Now Therefore, in consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. The deposits and accounts of the Depository shall continue to be insured by the FDIC Corporation or NCUSIF.

2. All monies deposited by the HA with the Depository shall be credited to the HA in a separate interest bearing deposit or interest bearing accounts, designated Except those designated for security deposit.
Accounts" (herein the "Accounts"). Any portion of HA Funds not insured by a Federal insurance organization shall be fully (100%) and continuously collateralized with specific and identifiable U.S. Government or Agency securities prescribed by HUD in a notice. Collateralization is required on a daily basis at the end of the business day. Such securities shall be pledged and set aside in accordance with applicable law or Federal regulations. The HA shall have possession of the securities (or the HA will take possession of the securities) or an independent custodian (or an independent third party) holds the securities on behalf of the HA as a bailee (evidenced by safe keeping receipt and a written bailment for hire contract) and will be maintained for the full term of deposit. The Depository may substitute other securities as collateral to equal or increase the value. If the HA is an agency of an Indian tribe, the collateral shall be in United States bonds and otherwise as may be prescribed for public funds by the United States Secretary of the Treasury.

3. Except as stated in Paragraph 5, the Depository shall honor any (a) check or other order to pay from the Accounts, or (b) directive to purchase investment securities with monies from the Accounts or to sell securities, if such order or directive is in writing and signed on behalf of the HA by an officer or member designated by resolution of the Board of Directors of the HA to have such authority. To assist the Depository in its obligation, the HA shall furnish the Depository with a certified copy of the resolution.

4. Any securities received from the HA or purchased by the Depository with monies from the Accounts shall be considered to be a part of the Accounts and shall be held by the Depository in safe-keeping for the HA until sold. Interest on such securities and the proceeds from the sale thereof shall be deposited in the Account upon receipt.

5. If the Depository receives written notice from HUD that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any check or other order to pay from the Accounts or directive to purchase or sell securities, or permit any withdrawals by the HA from said Accounts until the Depository is authorized to do so by written notice from HUD.

6. The Depository is not obligated to be familiar, and shall not be charged, with knowledge of the provisions of the Contract, and shall be under no duty to investigate or determine whether any action taken by either the HA or HUD in respect of the Accounts are consistent with or are authorized by the Contract or whether either HA or HUD is in default under the provisions of the Contract. The Depository shall be fully justified in accepting and acting on, without investigation, any certificate or notice furnished to it pursuant to the provisions of this Agreement and which the Depository shall in good faith believe to have been duly authorized and executed on behalf of the party in whose name the same purports to have been made or executed.

7. The rights and duties of the Depository under this Agreement shall not be transferred or assigned by the Depository without the prior written approval of the HA and HUD. This Agreement may be terminated by either party hereto upon thirty days' written notice to the other party, and HUD. The rights and duties of the Depository

hereunder shall not be transferred or assigned nor shall this Agreement be terminated during any period in which the Depository is required to refuse to permit withdrawals from the Accounts as provided in Paragraph 5.

8. HUD is intended to be a third party beneficiary of this Agreement and may sue to enforce its provisions and to recover damages for failure to carry out its terms.

9. The Depository shall provide the HA with remote, electronic access to the Accounts for the purpose of monitoring the crediting or depositing of any monies in the Accounts.

10. The provisions of this Agreement may not be modified by either Party without the prior written approval of HUD.

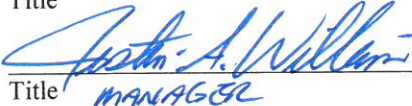
11. **Strike this paragraph if inapplicable:** Previous General Depository or Savings Depository Agreements, if any, entered into between the Depository and the HA are hereby terminated and all monies and securities of the HA on deposit with or held by the Depositories pursuant to the terms of said Agreement shall continue to be held for account of the HA pursuant to and in accordance with the provisions of this Agreement.

12. For use only in certain States that have statutes that prohibit HAs from implementing paragraph 2. Strike this paragraph if paragraph 2 applies:

At no time shall the HA Funds in the Accounts be permitted to exceed the amount insured by Federal deposit insurance (herein the "Insured Amount"). At any such time as the amount of funds in the Accounts reach the Insured Amount, whether by the accrual of interest or otherwise, the Depository shall promptly, as directed by the HA, and in an amount sufficient to limit the funds in the Accounts to the Insured Amount, either: (a) remit payment to the HA or, (b) on behalf of the HA, purchase securities approved for investment by the HA. Such securities shall not be considered to be a part of the Account pursuant to Paragraph 4 hereof but shall be held by the Depository as custodian or trustee for the HA in a separate account established for that purpose by the Depository (herein the "Securities Account"). The Securities Account shall be designated 3100013277, 3100013285.

Income or other proceeds from securities held in the Securities Account shall, as directed by the HA, upon receipt, be paid to or on behalf of the HA; provided, however, that such proceeds shall, to the extent consistent otherwise with the provisions of this Paragraph, be deposited in the Accounts. If the Depository receives written notice from HUD pursuant to Paragraph 5 hereof that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any directive from the HA to sell securities, or permit any withdraws by the HA, from the Securities Account until the Depository is authorized to do so by written notice from HUD. During the pendency of such restrictions on the Accounts and the Securities Account, the Depository, except as directed in writing by HUD, shall not remit any payment to the HA for the purpose of limiting the amount of funds in the Account to the Insured Amount but shall instead purchase securities approved for investment by the HA and hold such securities in the Securities Account.

13. Notice required under the terms and conditions of this agreement shall be deemed to have been given when it made by:

Executive Director _____, on behalf of Cornell Colony LLC
Title _____ Organization (PHA)
 _____, on behalf of Heartland National Bank
Title MANAGER Organization (Depository)
_____, on behalf of _____
Title _____ Organization (HUD)

Notice shall be made in writing. Notice may be delivered in person, by United States Postal Service mail, by receipted commercial mail delivery, by facsimile machine or other electronic means that clearly identifies the sender as one of the persons so authorized in this paragraph. Notice shall be considered immediate if delivered not later than 2:00 p.m. local bank time. Notice received by 2:00 p.m. local bank time shall be implemented by the Depository by 5:00 p.m. on the business day on which the notice was deemed received by the Depository's designee referenced above. Notice delivered after 2:00 p.m. local bank time shall be considered received and effective at the opening of the following business day. Business day means every day except Saturdays, Sundays and federal holidays.

In Witness Whereof, the HA and the Depository have caused this Agreement to be executed in their respective names and their respective seal to be impressed hereon and attested as of the date and year first above written.

HA

(SEAL)

ATTEST:

By _____
Chairman

Secretary

Depository

By _____

(SEAL)

ATTEST:

This Agreement, entered into this 1st day of July, 20 16 by and between
Housing Authority of Avon Park
(herein called the "HA"), a duly organized and existing public body corporate and politic of the
City of Avon Park
and Harbor Community Bank
(herein called the "Depository"), located at 400 US Hwy 27 North, Avon Park, FL 33825

Witnesseth:

Whereas, the Department of Housing and Urban Development (herein called "HUD") has entered into one or more contracts (herein called the "Contract") with the HA for the purpose of providing financial assistance to develop and operate lower income housing projects, as authorized by the United States Housing Act of 1937, as amended (42 USC 1437, et seq.); and

Whereas, under the terms of the Contract the HA is required to select as depositories of its funds, financial institutions whose deposits or accounts are insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Share Insurance Fund (NCUSIF) as long as this Agreement is in force and effect.

Now Therefore, in consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. The deposits and accounts of the Depository shall continue to be insured by the FDIC Corporation or NCUSIF.
2. All monies deposited by the HA with the Depository shall be credited to the HA in a separate interest bearing deposit or interest bearing accounts, designated Except those designated for security deposit.
Accounts" (herein the "Accounts"). Any portion of HA Funds not insured by a Federal insurance organization shall be fully (100%) and continuously collateralized with specific and identifiable U.S. Government or Agency securities prescribed by HUD in a notice. Collateralization is required on a daily basis at the end of the business day. Such securities shall be pledged and set aside in accordance with applicable law or Federal regulations. The HA shall have possession of the securities (or the HA will take possession of the securities) or an independent custodian (or an independent third party) holds the securities on behalf of the HA as a bailee (evidenced by safe keeping receipt and a written bailment for hire contract) and will be maintained for the full term of deposit. The Depository may substitute other securities as collateral to equal or increase the value. If the HA is an agency of an Indian tribe, the collateral shall be in United States bonds and otherwise as may be prescribed for public funds by the United States Secretary of the Treasury.
3. Except as stated in Paragraph 5, the Depository shall honor any (a) check or other order to pay from the Accounts, or (b) directive to purchase investment securities with monies from the Accounts or to sell securities, if such order or directive is in writing and signed on behalf of the HA by an officer or member designated by resolution of the Board of Directors of the HA to have such authority. To assist the Depository in its obligation, the HA shall furnish the Depository with a certified copy of the resolution.
4. Any securities received from the HA or purchased by the Depository with monies from the Accounts shall be considered to be a part of the Accounts and shall be held by the Depository in safe-keeping for the HA until sold. Interest on such securities and the proceeds from the sale thereof shall be deposited in the Account upon receipt.
5. If the Depository receives written notice from HUD that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any check or other order to pay from the Accounts or directive to purchase or sell securities, or permit any withdrawals by the HA from said Accounts until the Depository is authorized to do so by written notice from HUD.
6. The Depository is not obligated to be familiar, and shall not be charged, with knowledge of the provisions of the Contract, and shall be under no duty to investigate or determine whether any action taken by either the HA or HUD in respect of the Accounts are consistent with or are authorized by the Contract or whether either HA or HUD is in default under the provisions of the Contract. The Depository shall be fully justified in accepting and acting on, without investigation, any certificate or notice furnished to it pursuant to the provisions of this Agreement and which the Depository shall in good faith believe to have been duly authorized and executed on behalf of the party in whose name the same purports to have been made or executed.
7. The rights and duties of the Depository under this Agreement shall not be transferred or assigned by the Depository without the prior written approval of the HA and HUD. This Agreement may be terminated by either party hereto upon thirty days' written notice to the other party, and HUD. The rights and duties of the Depository

hereunder shall not be transferred or assigned nor shall this Agreement be terminated during any period in which the Depository is required to refuse to permit withdrawals from the Accounts as provided in Paragraph 5.

8. HUD is intended to be a third party beneficiary of this Agreement and may sue to enforce its provisions and to recover damages for failure to carry out its terms.

9. The Depository shall provide the HA with remote, electronic access to the Accounts for the purpose of monitoring the crediting or depositing of any monies in the Accounts.

10. The provisions of this Agreement may not be modified by either Party without the prior written approval of HUD.

11. **Strike this paragraph if inapplicable:** Previous General Depository or Savings Depository Agreements, if any, entered into between the Depository and the HA are hereby terminated and all monies and securities of the HA on deposit with or held by the Depositories pursuant to the terms of said Agreement shall continue to be held for account of the HA pursuant to and in accordance with the provisions of this Agreement.

12. For use only in certain States that have statutes that prohibit HAs from implementing paragraph 2. Strike this paragraph if paragraph 2 applies:

At no time shall the HA Funds in the Accounts be permitted to exceed the amount insured by Federal deposit insurance (herein the "Insured Amount"). At any such time as the amount of funds in the Accounts reach the Insured Amount, whether by the accrual of interest or otherwise, the Depository shall promptly, as directed by the HA, and in an amount sufficient to limit the funds in the Accounts to the Insured Amount, either: (a) remit payment to the HA or, (b) on behalf of the HA, purchase securities approved for investment by the HA. Such securities shall not be considered to be a part of the Account pursuant to Paragraph 4 hereof but shall be held by the Depository as custodian or trustee for the HA in a separate account established for that purpose by the Depository (herein the "Securities Account"). The Securities Account shall be designated 14012644, 14040522, 14023387, 14501663. Income or other proceeds from securities held in the Securities Account shall, as directed by the HA, upon receipt, be paid to or on behalf of the HA; provided, however, that such proceeds shall, to the extent consistent otherwise with the provisions of this Paragraph, be deposited in the Accounts. If the Depository receives written notice from HUD pursuant to Paragraph 5 hereof that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any directive from the HA to sell securities, or permit any withdraws by the HA, from the Securities Account until the Depository is authorized to do so by written notice from HUD. During the pendency of such restrictions on the Accounts and the Securities Account, the Depository, except as directed in writing by HUD, shall not remit any payment to the HA for the purpose of limiting the amount of funds in the Account to the Insured Amount but shall instead purchase securities approved for investment by the HA and hold such securities in the Securities Account.

13. Notice required under the terms and conditions of this agreement shall be deemed to have been given when it made by:

Executive Director _____, on behalf of Housing Authority of Avon Park
Title _____ Organization (PHA)

Mary D. Dwyer _____, on behalf of Harbor Community Bank
Title Branch Manager _____ Organization (Depository)

_____, on behalf of _____
Title _____ Organization (HUD)

Notice shall be made in writing. Notice may be delivered in person, by United States Postal Service mail, by receipted commercial mail delivery, by facsimile machine or other electronic means that clearly identifies the sender as one of the persons so authorized in this paragraph. Notice shall be considered immediate if delivered not later than 2:00 p.m. local bank time. Notice received by 2:00 p.m. local bank time shall be implemented by the Depository by 5:00 p.m. on the business day on which the notice was deemed received by the Depository's designee referenced above. Notice delivered after 2:00 p.m. local bank time shall be considered received and effective at the opening of the following business day. Business day means every day except Saturdays, Sundays and federal holidays.

In Witness Whereof, the HA and the Depository have caused this Agreement to be executed in their respective names and their respective seal to be impressed hereon and attested as of the date and year first above written.

HA

(SEAL)

ATTEST:

By _____

Chairman

Secretary

Depository

By _____

(SEAL)

ATTEST:

This Agreement, entered into this 1st day of July, 20 16 by and between

North Central Heights I LLC

(herein called the "HA"), a duly organized and existing public body corporate and politic of the

City of Avon Park

and Harbor Community Bank

(herein called the "Depository"), located at 400 US Hwy 27 North, Avon Park, FL 33825

Witnesseth:

Whereas, the Department of Housing and Urban Development (herein called "HUD") has entered into one or more contracts (herein called the "Contract") with the HA for the purpose of providing financial assistance to develop and operate lower income housing projects, as authorized by the United States Housing Act of 1937, as amended (42 USC 1437, et seq.); and

Whereas, under the terms of the Contract the HA is required to select as depositories of its funds, financial institutions whose deposits or accounts are insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Share Insurance Fund (NCUSIF) as long as this Agreement is in force and effect.

Now Therefore, in consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. The deposits and accounts of the Depository shall continue to be insured by the FDIC Corporation or NCUSIF.

2. All monies deposited by the HA with the Depository shall be credited to the HA in a separate interest bearing deposit or interest bearing accounts, designated Except those designated for security deposit. Accounts" (herein the "Accounts"). Any portion of HA Funds not insured by a Federal insurance organization shall be fully (100%) and continuously collateralized with specific and identifiable U.S. Government or Agency securities prescribed by HUD in a notice. Collateralization is required on a daily basis at the end of the business day. Such securities shall be pledged and set aside in accordance with applicable law or Federal regulations. The HA shall have possession of the securities (or the HA will take possession of the securities) or an independent custodian (or an independent third party) holds the securities on behalf of the HA as a bailee (evidenced by safe keeping receipt and a written bailment for hire contract) and will be maintained for the full term of deposit. The Depository may substitute other securities as collateral to equal or increase the value. If the HA is an agency of an Indian tribe, the collateral shall be in United States bonds and otherwise as may be prescribed for public funds by the United States Secretary of the Treasury.

3. Except as stated in Paragraph 5, the Depository shall honor any (a) check or other order to pay from the Accounts, or (b) directive to purchase investment securities with monies from the Accounts or to sell securities, if such order or directive is in writing and signed on behalf of the HA by an officer or member designated by resolution of the Board of Directors of the HA to have such authority. To assist the Depository in its obligation, the HA shall furnish the Depository with a certified copy of the resolution.

4. Any securities received from the HA or purchased by the Depository with monies from the Accounts shall be considered to be a part of the Accounts and shall be held by the Depository in safe-keeping for the HA until sold. Interest on such securities and the proceeds from the sale thereof shall be deposited in the Account upon receipt.

5. If the Depository receives written notice from HUD that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any check or other order to pay from the Accounts or directive to purchase or sell securities, or permit any withdrawals by the HA from said Accounts until the Depository is authorized to do so by written notice from HUD.

6. The Depository is not obligated to be familiar, and shall not be charged, with knowledge of the provisions of the Contract, and shall be under no duty to investigate or determine whether any action taken by either the HA or HUD in respect of the Accounts are consistent with or are authorized by the Contract or whether either HA or HUD is in default under the provisions of the Contract. The Depository shall be fully justified in accepting and acting on, without investigation, any certificate or notice furnished to it pursuant to the provisions of this Agreement and which the Depository shall in good faith believe to have been duly authorized and executed on behalf of the party in whose name the same purports to have been made or executed.

7. The rights and duties of the Depository under this Agreement shall not be transferred or assigned by the Depository without the prior written approval of the HA and HUD. This Agreement may be terminated by either party hereto upon thirty days' written notice to the other party, and HUD. The rights and duties of the Depository

hereunder shall not be transferred or assigned nor shall this Agreement be terminated during any period in which the Depository is required to refuse to permit withdrawals from the Accounts as provided in Paragraph 5.

8. HUD is intended to be a third party beneficiary of this Agreement and may sue to enforce its provisions and to recover damages for failure to carry out its terms.

9. The Depository shall provide the HA with remote, electronic access to the Accounts for the purpose of monitoring the crediting or depositing of any monies in the Accounts.

10. The provisions of this Agreement may not be modified by either Party without the prior written approval of HUD.

11. **Strike this paragraph if inapplicable:** Previous General Depository or Savings Depository Agreements, if any, entered into between the Depository and the HA are hereby terminated and all monies and securities of the HA on deposit with or held by the Depositories pursuant to the terms of said Agreement shall continue to be held for account of the HA pursuant to and in accordance with the provisions of this Agreement.

12. For use only in certain States that have statutes that prohibit HAs from implementing paragraph 2. Strike this paragraph if paragraph 2 applies:

At no time shall the HA Funds in the Accounts be permitted to exceed the amount insured by Federal deposit insurance (herein the "Insured Amount"). At any such time as the amount of funds in the Accounts reach the Insured Amount, whether by the accrual of interest or otherwise, the Depository shall promptly, as directed by the HA, and in an amount sufficient to limit the funds in the Accounts to the Insured Amount, either: (a) remit payment to the HA or, (b) on behalf of the HA, purchase securities approved for investment by the HA. Such securities shall not be considered to be a part of the Account pursuant to Paragraph 4 hereof but shall be held by the Depository as custodian or trustee for the HA in a separate account established for that purpose by the Depository (herein the "Securities Account"). The Securities Account shall be designated 14047062, 14049727.

Income or other proceeds from securities held in the Securities Account shall, as directed by the HA, upon receipt, be paid to or on behalf of the HA; provided, however, that such proceeds shall, to the extent consistent otherwise with the provisions of this Paragraph, be deposited in the Accounts. If the Depository receives written notice from HUD pursuant to Paragraph 5 hereof that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any directive from the HA to sell securities, or permit any withdraws by the HA, from the Securities Account until the Depository is authorized to do so by written notice from HUD. During the pendency of such restrictions on the Accounts and the Securities Account, the Depository, except as directed in writing by HUD, shall not remit any payment to the HA for the purpose of limiting the amount of funds in the Account to the Insured Amount but shall instead purchase securities approved for investment by the HA and hold such securities in the Securities Account.

13. Notice required under the terms and conditions of this agreement shall be deemed to have been given when it made by:

Executive Director, on behalf of North Central Heights I LLC
Title _____ Organization (PHA)
Nichy Dickey, on behalf of Harbor Community Bank
Title Branch Manager Organization (Depository)
_____, on behalf of _____
Title _____ Organization (HUD)

Notice shall be made in writing. Notice may be delivered in person, by United States Postal Service mail, by receipted commercial mail delivery, by facsimile machine or other electronic means that clearly identifies the sender as one of the persons so authorized in this paragraph. Notice shall be considered immediate if delivered not later than 2:00 p.m. local bank time. Notice received by 2:00 p.m. local bank time shall be implemented by the Depository by 5:00 p.m. on the business day on which the notice was deemed received by the Depository's designee referenced above. Notice delivered after 2:00 p.m. local bank time shall be considered received and effective at the opening of the following business day. Business day means every day except Saturdays, Sundays and federal holidays.

In Witness Whereof, the HA and the Depository have caused this Agreement to be executed in their respective names and their respective seal to be impressed hereon and attested as of the date and year first above written.

HA
(SEAL)
ATTEST:
By _____
Chairman

Secretary

Depository
By _____
(SEAL)
ATTEST:

This Agreement, entered into this 1st day of July, 20 16 by and between
Ridgedale LLC
(herein called the "HA"), a duly organized and existing public body corporate and politic of the
City of Avon Park
and Harbor Community Bank
(herein called the "Depository"), located at 400 US Hwy 27 North, Avon Park, FL 33825

Witnesseth:

Whereas, the Department of Housing and Urban Development (herein called "HUD") has entered into one or more contracts (herein called the "Contract") with the HA for the purpose of providing financial assistance to develop and operate lower income housing projects, as authorized by the United States Housing Act of 1937, as amended (42 USC 1437, et seq.); and

Whereas, under the terms of the Contract the HA is required to select as depositories of its funds, financial institutions whose deposits or accounts are insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Share Insurance Fund (NCUSIF) as long as this Agreement is in force and effect.

Now Therefore, in consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. The deposits and accounts of the Depository shall continue to be insured by the FDIC Corporation or NCUSIF.
2. All monies deposited by the HA with the Depository shall be credited to the HA in a separate interest bearing deposit or interest bearing accounts, designated Except those designated for security deposit.
Accounts" (herein the "Accounts"). Any portion of HA Funds not insured by a Federal insurance organization shall be fully (100%) and continuously collateralized with specific and identifiable U.S. Government or Agency securities prescribed by HUD in a notice. Collateralization is required on a daily basis at the end of the business day. Such securities shall be pledged and set aside in accordance with applicable law or Federal regulations. The HA shall have possession of the securities (or the HA will take possession of the securities) or an independent custodian (or an independent third party) holds the securities on behalf of the HA as a bailee (evidenced by safe keeping receipt and a written bailment for hire contract) and will be maintained for the full term of deposit. The Depository may substitute other securities as collateral to equal or increase the value. If the HA is an agency of an Indian tribe, the collateral shall be in United States bonds and otherwise as may be prescribed for public funds by the United States Secretary of the Treasury.
3. Except as stated in Paragraph 5, the Depository shall honor any (a) check or other order to pay from the Accounts, or (b) directive to purchase investment securities with monies from the Accounts or to sell securities, if such order or directive is in writing and signed on behalf of the HA by an officer or member designated by resolution of the Board of Directors of the HA to have such authority. To assist the Depository in its obligation, the HA shall furnish the Depository with a certified copy of the resolution.
4. Any securities received from the HA or purchased by the Depository with monies from the Accounts shall be considered to be a part of the Accounts and shall be held by the Depository in safe-keeping for the HA until sold. Interest on such securities and the proceeds from the sale thereof shall be deposited in the Account upon receipt.
5. If the Depository receives written notice from HUD that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any check or other order to pay from the Accounts or directive to purchase or sell securities, or permit any withdrawals by the HA from said Accounts until the Depository is authorized to do so by written notice from HUD.
6. The Depository is not obligated to be familiar, and shall not be charged, with knowledge of the provisions of the Contract, and shall be under no duty to investigate or determine whether any action taken by either the HA or HUD in respect of the Accounts are consistent with or are authorized by the Contract or whether either HA or HUD is in default under the provisions of the Contract. The Depository shall be fully justified in accepting and acting on, without investigation, any certificate or notice furnished to it pursuant to the provisions of this Agreement and which the Depository shall in good faith believe to have been duly authorized and executed on behalf of the party in whose name the same purports to have been made or executed.

7. The rights and duties of the Depository under this Agreement shall not be transferred or assigned by the Depository without the prior written approval of the HA and HUD. This Agreement may be terminated by either party hereto upon thirty days' written notice to the other party, and HUD. The rights and duties of the Depository

hereunder shall not be transferred or assigned nor shall this Agreement be terminated during any period in which the Depository is required to refuse to permit withdrawals from the Accounts as provided in Paragraph 5.

8. HUD is intended to be a third party beneficiary of this Agreement and may sue to enforce its provisions and to recover damages for failure to carry out its terms.

9. The Depository shall provide the HA with remote, electronic access to the Accounts for the purpose of monitoring the crediting or depositing of any monies in the Accounts.

10. The provisions of this Agreement may not be modified by either Party without the prior written approval of HUD.

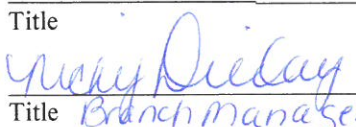
11. **Strike this paragraph if inapplicable:** Previous General Depository or Savings Depository Agreements, if any, entered into between the Depository and the HA are hereby terminated and all monies and securities of the HA on deposit with or held by the Depositories pursuant to the terms of said Agreement shall continue to be held for account of the HA pursuant to and in accordance with the provisions of this Agreement.

12. For use only in certain States that have statutes that prohibit HAs from implementing paragraph 2. Strike this paragraph if paragraph 2 applies:

At no time shall the HA Funds in the Accounts be permitted to exceed the amount insured by Federal deposit insurance (herein the "Insured Amount"). At any such time as the amount of funds in the Accounts reach the Insured Amount, whether by the accrual of interest or otherwise, the Depository shall promptly, as directed by the HA, and in an amount sufficient to limit the funds in the Accounts to the Insured Amount, either: (a) remit payment to the HA or, (b) on behalf of the HA, purchase securities approved for investment by the HA. Such securities shall not be considered to be a part of the Account pursuant to Paragraph 4 hereof but shall be held by the Depository as custodian or trustee for the HA in a separate account established for that purpose by the Depository (herein the "Securities Account"). The Securities Account shall be designated 14503124, 14503137.

Income or other proceeds from securities held in the Securities Account shall, as directed by the HA, upon receipt, be paid to or on behalf of the HA; provided, however, that such proceeds shall, to the extent consistent otherwise with the provisions of this Paragraph, be deposited in the Accounts. If the Depository receives written notice from HUD pursuant to Paragraph 5 hereof that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any directive from the HA to sell securities, or permit any withdraws by the HA, from the Securities Account until the Depository is authorized to do so by written notice from HUD. During the pendency of such restrictions on the Accounts and the Securities Account, the Depository, except as directed in writing by HUD, shall not remit any payment to the HA for the purpose of limiting the amount of funds in the Account to the Insured Amount but shall instead purchase securities approved for investment by the HA and hold such securities in the Securities Account.

13. Notice required under the terms and conditions of this agreement shall be deemed to have been given when it made by:

Executive Director _____, on behalf of Ridgedale LLC
Title _____ Organization (PHA)

_____, on behalf of Harbor Community Bank
Title Branch Manager Organization (Depository)
_____, on behalf of _____
Title _____ Organization (HUD)

Notice shall be made in writing. Notice may be delivered in person, by United States Postal Service mail, by receipted commercial mail delivery, by facsimile machine or other electronic means that clearly identifies the sender as one of the persons so authorized in this paragraph. Notice shall be considered immediate if delivered not later than 2:00 p.m. local bank time. Notice received by 2:00 p.m. local bank time shall be implemented by the Depository by 5:00 p.m. on the business day on which the notice was deemed received by the Depository's designee referenced above. Notice delivered after 2:00 p.m. local bank time shall be considered received and effective at the opening of the following business day. Business day means every day except Saturdays, Sundays and federal holidays.

In Witness Whereof, the HA and the Depository have caused this Agreement to be executed in their respective names and their respective seal to be impressed hereon and attested as of the date and year first above written.

HA

(SEAL)

ATTEST:

By _____

Chairman

Secretary

Depository

By _____

(SEAL)

ATTEST:

This Agreement, entered into this 1st day of July, 2016 by and between
North Central Heights II LLC
(herein called the "HA"), a duly organized and existing public body corporate and politic of the
City of Avon Park
and Harbor Community Bank
(herein called the "Depository"), located at 400 US Hwy 27 North, Avon Park, FL 33825

Witnesseth:

Whereas, the Department of Housing and Urban Development (herein called "HUD") has entered into one or more contracts (herein called the "Contract") with the HA for the purpose of providing financial assistance to develop and operate lower income housing projects, as authorized by the United States Housing Act of 1937, as amended (42 USC 1437, et seq.); and

Whereas, under the terms of the Contract the HA is required to select as depositories of its funds, financial institutions whose deposits or accounts are insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Share Insurance Fund (NCUSIF) as long as this Agreement is in force and effect.

Now Therefore, in consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. The deposits and accounts of the Depository shall continue to be insured by the FDIC Corporation or NCUSIF.
2. All monies deposited by the HA with the Depository shall be credited to the HA in a separate interest bearing deposit or interest bearing accounts, designated Except those designated for security deposit Accounts" (herein the "Accounts"). Any portion of HA Funds not insured by a Federal insurance organization shall be fully (100%) and continuously collateralized with specific and identifiable U.S. Government or Agency securities prescribed by HUD in a notice. Collateralization is required on a daily basis at the end of the business day. Such securities shall be pledged and set aside in accordance with applicable law or Federal regulations. The HA shall have possession of the securities (or the HA will take possession of the securities) or an independent custodian (or an independent third party) holds the securities on behalf of the HA as a bailee (evidenced by safe keeping receipt and a written bailment for hire contract) and will be maintained for the full term of deposit. The Depository may substitute other securities as collateral to equal or increase the value. If the HA is an agency of an Indian tribe, the collateral shall be in United States bonds and otherwise as may be prescribed for public funds by the United States Secretary of the Treasury.
3. Except as stated in Paragraph 5, the Depository shall honor any (a) check or other order to pay from the Accounts, or (b) directive to purchase investment securities with monies from the Accounts or to sell securities, if such order or directive is in writing and signed on behalf of the HA by an officer or member designated by resolution of the Board of Directors of the HA to have such authority. To assist the Depository in its obligation, the HA shall furnish the Depository with a certified copy of the resolution.
4. Any securities received from the HA or purchased by the Depository with monies from the Accounts shall be considered to be a part of the Accounts and shall be held by the Depository in safe-keeping for the HA until sold. Interest on such securities and the proceeds from the sale thereof shall be deposited in the Account upon receipt.
5. If the Depository receives written notice from HUD that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any check or other order to pay from the Accounts or directive to purchase or sell securities, or permit any withdrawals by the HA from said Accounts until the Depository is authorized to do so by written notice from HUD.
6. The Depository is not obligated to be familiar, and shall not be charged, with knowledge of the provisions of the Contract, and shall be under no duty to investigate or determine whether any action taken by either the HA or HUD in respect of the Accounts are consistent with or are authorized by the Contract or whether either HA or HUD is in default under the provisions of the Contract. The Depository shall be fully justified in accepting and acting on, without investigation, any certificate or notice furnished to it pursuant to the provisions of this Agreement and which the Depository shall in good faith believe to have been duly authorized and executed on behalf of the party in whose name the same purports to have been made or executed.
7. The rights and duties of the Depository under this Agreement shall not be transferred or assigned by the Depository without the prior written approval of the HA and HUD. This Agreement may be terminated by either party hereto upon thirty days' written notice to the other party, and HUD. The rights and duties of the Depository

hereunder shall not be transferred or assigned nor shall this Agreement be terminated during any period in which the Depository is required to refuse to permit withdrawals from the Accounts as provided in Paragraph 5.

8. HUD is intended to be a third party beneficiary of this Agreement and may sue to enforce its provisions and to recover damages for failure to carry out its terms.

9. The Depository shall provide the HA with remote, electronic access to the Accounts for the purpose of monitoring the crediting or depositing of any monies in the Accounts.

10. The provisions of this Agreement may not be modified by either Party without the prior written approval of HUD.

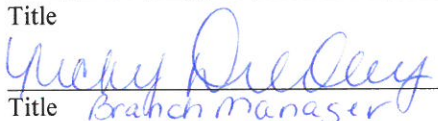
11. **Strike this paragraph if inapplicable:** Previous General Depository or Savings Depository Agreements, if any, entered into between the Depository and the HA are hereby terminated and all monies and securities of the HA on deposit with or held by the Depositories pursuant to the terms of said Agreement shall continue to be held for account of the HA pursuant to and in accordance with the provisions of this Agreement.

12. For use only in certain States that have statutes that prohibit HAs from implementing paragraph 2. Strike this paragraph if paragraph 2 applies:

At no time shall the HA Funds in the Accounts be permitted to exceed the amount insured by Federal deposit insurance (herein the "Insured Amount"). At any such time as the amount of funds in the Accounts reach the Insured Amount, whether by the accrual of interest or otherwise, the Depository shall promptly, as directed by the HA, and in an amount sufficient to limit the funds in the Accounts to the Insured Amount, either: (a) remit payment to the HA or, (b) on behalf of the HA, purchase securities approved for investment by the HA. Such securities shall not be considered to be a part of the Account pursuant to Paragraph 4 hereof but shall be held by the Depository as custodian or trustee for the HA in a separate account established for that purpose by the Depository (herein the "Securities Account"). The Securities Account shall be designated 14047936, 14049714.

Income or other proceeds from securities held in the Securities Account shall, as directed by the HA, upon receipt, be paid to or on behalf of the HA; provided, however, that such proceeds shall, to the extent consistent otherwise with the provisions of this Paragraph, be deposited in the Accounts. If the Depository receives written notice from HUD pursuant to Paragraph 5 hereof that no withdrawals by the HA from the Accounts are to be permitted, the Depository shall not honor any directive from the HA to sell securities, or permit any withdraws by the HA, from the Securities Account until the Depository is authorized to do so by written notice from HUD. During the pendency of such restrictions on the Accounts and the Securities Account, the Depository, except as directed in writing by HUD, shall not remit any payment to the HA for the purpose of limiting the amount of funds in the Account to the Insured Amount but shall instead purchase securities approved for investment by the HA and hold such securities in the Securities Account.

13. Notice required under the terms and conditions of this agreement shall be deemed to have been given when it made by:

Executive Director _____, on behalf of North Central Heights II LLC
Title _____ Organization (PHA)
 _____, on behalf of Harbor Community Bank
Title Branch Manager Organization (Depository)
_____, on behalf of _____
Title _____ Organization (HUD)

Notice shall be made in writing. Notice may be delivered in person, by United States Postal Service mail, by receipted commercial mail delivery, by facsimile machine or other electronic means that clearly identifies the sender as one of the persons so authorized in this paragraph. Notice shall be considered immediate if delivered not later than 2:00 p.m. local bank time. Notice received by 2:00 p.m. local bank time shall be implemented by the Depository by 5:00 p.m. on the business day on which the notice was deemed received by the Depository's designee referenced above. Notice delivered after 2:00 p.m. local bank time shall be considered received and effective at the opening of the following business day. Business day means every day except Saturdays, Sundays and federal holidays.

In Witness Whereof, the HA and the Depository have caused this Agreement to be executed in their respective names and their respective seal to be impressed hereon and attested as of the date and year first above written.

HA

(SEAL)

ATTEST:

By _____

Chairman

Secretary

Depository

By _____

(SEAL)

ATTEST:

**CHIEF EXECUTIVE OFFICER EMPLOYMENT AGREEMENT
FOR THE HOUSING AUTHORITY OF THE CITY OF AVON PARK**

FINAL (To Be Adopted 07/19/2016)

THIS AGREEMENT, made and entered into as of the 1st day of AUGUST 1, 2016, by and between the **HOUSING AUTHORITY OF THE CITY OF AVON PARK, FLORIDA**, a body corporate and politic created under the laws of the State of Florida (hereinafter referred to as the “*APHA*”), and **TRACEY RUDY**.

W I T N E S S E T H

WHEREAS, the *APHA* is a Housing Authority operating pursuant to *Chapter 421, Florida Statutes*, the Annual Contributions Contract with the Department of Housing and Urban Development of the United States Government (“*HUD*”), and under the applicable laws, guidelines and/or regulations of *HUD*, as may be amended, and any future applicable local and state laws, guidelines and/or regulations which may hereafter be promulgated during the term of this Agreement, for the purpose of providing housing, either by way of rental or home ownership opportunities, to low and moderate income, elderly and persons with disabilities in and around the City of Avon Park, Florida; and

WHEREAS, the *APHA* has and/or is expected to create not-for-profit instrumentalities, affiliates, limited partnerships, limited liability companies and/or other types of legal corporate entities pursuant to *Chapter 421 & 423, Florida Statutes*, other applicable federal laws, guidelines and/or regulations of *HUD*, as may be amended, and any future applicable local and state laws,

guidelines and/or regulations which may hereafter be promulgated during the term of this Agreement, for the purpose of providing affordable housing, either by way of rental or home ownership opportunities, and any other attendant services thereto to persons with various income levels in and around the City of Avon Park, Highlands County and State of Florida; and

WHEREAS, the *APHA* desires to employ **TRACEY RUDY** as its Chief Executive Officer and TRACEY RUDY desires to be so employed by the *APHA*.

NOW THEREFORE, in consideration of the mutual covenants set forth herein, the parties hereto hereby agree as follows:

(1) **EMPLOYMENT:** The *APHA* hereby employs **TRACEY RUDY** (hereinafter referred to as the "*Chief Executive Officer*"), as its Chief Executive Officer in charge of handling all of its administrative duties, together with the duties of the Secretary of the Board of Commissioners (hereinafter referred to as the "*Board*"), and those related additional activities which the *Board* may require, and the *Chief Executive Officer* hereby accepts such employment, upon the terms and conditions set forth herein. The *Chief Executive Officer's* employment is as an exempt position under the federal wage and hour laws, as may be amended. The *Chief Executive Officer* shall maintain her personal financial and professional standing so as to be bondable under any such fidelity and/or other bonds that the *Board* might reasonably require during the term of this Agreement and any extensions thereof.

(2) **DUTIES:** The *Chief Executive Officer* shall perform the duties as set forth in the **Job**

Description attached hereto as Appendix A, and by reference incorporated herein. The *Chief Executive Officer* shall devote on a full time basis her energies to the performance of her duties serving the APHA. The *Chief Executive Officer* shall at all times be subject to the direction and control of the *Board*. Any and all acts of the *Chief Executive Officer* in the performance of her duties as Chief Executive Officer shall conform with and be taken within the limitations, standards, policies and directions from time to time established by the *Board*.

(3) **TERM:** The initial term of this Agreement shall commence on August 1, 2016, and terminate on July 31, 2018, except as provided otherwise in this Agreement. At the sole discretion of the Board and upon the successful completion of a full year of service by the Chief Executive Officer, an additional year may be added to the remaining year of this Employment Agreement, thus creating a two (2) year Employment Agreement, except as the *Board* may make annual adjustment pursuant to Paragraph (4) herein, or unless terminated pursuant to Paragraph (8) herein.

(4) **PERFORMANCE EVALUATION:**

A. The *Board*, along with input from the contributing affiliate Not-For Profit component Avon Park Housing Development Corporation (APHDC) shall review and evaluate the performance of the *Chief Executive Officer* on at least an annual basis in advance of the *Chief Executive Officer's* employment anniversary date or the beginning of *APHA's* fiscal year, whichever occurs first. The Board and APHDC, in their sole discretion shall make appropriate increases in such base salary based on changes in the cost of living, the *Chief Executive Officer's* performance evaluation, amount of time scheduled & performed as *Chief Executive Officer* for the APHA and APHDC, and salaries for comparable positions. Any Cost of Living Allowance (COLA) provided to all other *APHA*

employees at the beginning of *APHA's* fiscal year shall also be awarded to the *Chief Executive Officer*. The *Chief Executive Officer's* performance evaluation shall also be for the purpose of determining whether or not she is entitled to a merit and/or any supplemental compensation raise. The merit and/or any supplemental compensation raise shall be given at the sole discretion of the *Board* and APHDC and shall not be unreasonably withheld. The *Chief Executive Officer* shall develop, present and/or update annually a detailed *APHA and APHDC Board* approved Strategic Plan identifying specific goals, objectives and related achievement performance benchmarks which shall serve as the primary criteria for the annual review and evaluation of the *Chief Executive Officer* by the *APHA and APHDC Boards*. Said review and evaluation shall be in accordance with the above referenced plan and other specific criteria developed jointly by the *APHA & APHDC Boards*, and the *Executive Director* which shall generally be attainable within the time limitations as specified and appropriations provided in the annual operating capital budget(s) of the *APHA and APHDC*. Said criteria may be added to or deleted from during the course of the year as proposed by the *Chief Executive Director*, subject to approval by the *APHA and APHDC Boards*. Further, the combined Chairperson(s) of the *APHA and APHDC Boards* shall provide the *Chief Executive Officer* with a summary written statement of the findings of the *Boards* and provide an adequate opportunity for the *Chief Executive Officer* to discuss her evaluation with the *Boards* each year.

B. Annually, the *APHA & APHDC Boards* and the *Executive Director* shall define such goals and performance objectives which they determine necessary for the proper operation of the *Board's* policy objectives; and shall further establish a relative priority among those various goals and objectives; and said goals and objectives shall be reduced to writing. Said goals and objectives shall generally be attainable within the time limitations as specified and appropriations provided in

the annual operating capital budgets.

C. In effecting the provisions of this Paragraph, the APHA and APHDC *Boards* and The *Chief Executive Officer* mutually agrees to abide by the provisions of applicable law, as may be amended.

(5) **COMPENSATION:** The base salary for all services rendered by the *Chief Executive Officer* for services rendered the *APHA and APHDC* under this Agreement, the *APHA* agrees to pay to the *Chief Executive Director* a salary at the annual rate of One Hundred Thousand Dollars (\$100,000.00) payable in the manner all the *APHA* employees are paid during term of this Agreement, commencing on August 1, 2016 and continuing until this Agreement is terminated, less all applicable withholdings and deductions. The Annual salary for Chief Executive Officer Services shall be reviewed and updated each year in concert with the *APHA* and APHDC *Annual Operating Budget(s)* and shall serve as the primary basis for establishing the *Chief Executive Officer's* Annual compensation. The *APHA* and APHDC Boards reserve the right, in the event of a documented financial crisis which necessitates an across the board adjustment to the salaries of all employees of the *APHA* by the *Boards*, to adjust the *Chief Executive Officer's* salary at the same percentage rate of adjustment as all other employees of the *APHA* for services rendered the *APHA* in accordance to the combined funding sources available to both the *APHA* & APHDC.

(6) **REIMBURSEMENT OF EXPENSES:** The *Chief Executive Officer* shall be entitled to reimbursement for any out-of-pocket expenditures reasonably incurred in the performance of her duties, in accordance with the *APHA* policy on reimbursement of expenses. The *Chief Executive Director* shall provide the *APHA* with adequate documentation to support her claims for reimbursement.

(7) **CONTRACT AND BENEFIT:** The *Chief Executive Officer* is employed by the *APHA* pursuant to this Agreement. It is understood and agreed that the *APHA's* personnel and procedure policies, now in effect as may be modified or which may be promulgated during the term of this Agreement, applies to the *Chief Executive Officer*, unless modified by this Agreement. It is also understood and agreed that the *Chief Executive Officer's* position with *APHA* is unique and there will be occasional situations and circumstances to which the personnel policies and procedures shall not apply. All matters pertaining to the employment of the *Chief Executive Officer* shall be determined by reference to this Agreement only. The *Chief Executive Officer* is entitled to all of the following Fringe Benefits:

- A. Base salary;
- B. At the inception of employment two (2) weeks vacation time and two (2) weeks sick leave time, then accrual as *APHA* policy allows for other employees;
- C. Hospitalization and life insurance commensurate with that offered to all the *APHA* employees;
- D. Dues, subscription payments, and reasonable expenses associated with doing business on behalf of the *APHA*;
- E. Professional development costs and expenses;
- F. Pension plan in accordance with the terms of the plan made available to all the *APHA* employees: and
- G. A Disability Insurance Policy to be paid for by the *APHA* which will provide for a thirty (30) days disability threshold period before payments are triggered.

(8) **TERMINATION:** This Agreement is terminable by the *Chief Executive Officer* if the *Chief Executive Officer* provides at least sixty (60) days prior written notice of her desire to terminate this Agreement.

THIS AGREEMENT SHALL ALSO BE TERMINABLE:

A. At any time by either party in writing in the event of the material breach by the other of the terms hereof, subject to subparagraph (C) hereinafter; or

B. At any time by the *APHA* for just cause, including conviction of any illegal act involving personal gain to her to the detriment of the *APHA*, or upon conviction of any felony or misdemeanor involving moral turpitude, or other activity by her reasonably determined by the *Board* to be detrimental to the goals, objectives or reputation of the *APHA* in accordance with subparagraph (C); *APHA* Personnel Policy, progressive discipline policy and conduct standards.

C. The *APHA* shall provide thirty (30) days written notice to the *Chief Executive Officer* of its intent to terminate the *Chief Executive Officer* for cause and prior to the end of the thirty (30) day notice period, schedule a public hearing at a reasonable time and place in front of the *Board* to formally review any alleged charges upon which the *APHA* is seeking to discharge the *Chief Executive Officer*. During said hearing, the *Chief Executive Officer* shall be afforded all rights of due process, according to applicable laws at that time.

D. Alternatively, if at any time the *APHA* seeks to terminate the *Chief Executive Officer* for a lawful purpose without stated just cause, the parties hereto agree that the *Chief Executive Officer* shall be entitled to a separation adjustment of the equivalent of six (6) months salary minus any applicable taxes and/or other amounts legitimately owed or due the *APHA*, and one additional

month of pay for each year completed, with maximum severance payment not to exceed a combined cap of twelve (12) months total, representing an aggregate severance payment, in lieu of and in consideration for no due process hearing and/or rights being afforded to the *Chief Executive Officer*, and a complete and irrevocable bar to any litigation or potential litigation brought or threatened by the *Chief Executive Officer* relative to said termination. This aggregate severance payment shall only apply to this subparagraph and Paragraph (9).

(9) DISABILITY:

If the *Chief Executive Officer* is disabled or is otherwise unable to perform her duties because of sickness, accident, injury, mental incapacity or health, which disability if health related has been confirmed in writing by a duly licensed physician in the State of Florida, mutually agreeable to the parties hereto, or which disability if due to mental incapacity has been established by final judgment of a Court of competent jurisdiction, for a period of twelve (12) successive weeks beyond any accrued sick leave, the *APHA* shall have the option to terminate this Agreement, subject to the aggregate severance payment requirements of Subparagraph 8 (D). However, the *Chief Executive Officer* shall be compensated for any and all accrued sick leave, vacation, holidays and other accrued benefits.

(10) WAIVER OF BREACH: Waiver by either party hereto of a breach of any provision of this Agreement by the other party shall not operate or be construed as a waiver of any subsequent breach of such waiving party.

(11) GOVERNMENT-IN-THE-SUNSHINE AND PUBLIC RECORDS LAWS: The *Chief Executive Officer* acknowledges that the State of Florida has extensive Government-in-the-Sunshine and public records laws, as may be amended that affect the *APHA*'s ability to provide any

assurance of confidentiality of the terms of this Agreement and/or certain aspects of the *Chief Executive Officer's* personnel file. The *APHA* will take all reasonable steps, in the *APHA's* sole discretion to provide for any confidentiality in regards to this Agreement and/or the *Chief Executive Officer's* personnel file within the limits of the applicable laws. The *Chief Executive Officer* agrees to use all best efforts to comply with all requirements of the Government-in-the-Sunshine and public records laws of the State of Florida, as may be amended.

(12) **INSTRUMENTALITIES AND/OR AFFILIATES:** The *APHA* has, or may establish instrumentalities and/or affiliates, in various corporate configurations or structures to facilitate and/or further the goals and mission of the *APHA*. The *Chief Executive Officer* shall serve as the Chief Executive Officer and the Secretary of these corporate entities as appropriate, as part of her duties pursuant to this Agreement. The *Chief Executive Officer* shall not be entitled to receive any compensation directly from these corporate entities for serving in the aforementioned capacities, unless the appropriate Board of Directors of such corporate entity and the *Board* of the *APHA* by specific resolution determine otherwise.

(13) **LIABILITY INSURANCE.** The *APHA* shall provide to the *Chief Executive Officer* such indemnification as may be provided by statute or may be provided by *APHA*, in its sole discretion, by Resolution, or as outlined by the Personnel Manual of the *APHA*, or consistent with the terms outlined in Paragraph (1) entitled Employment and Paragraph (2) entitled Duties of this Agreement, or through the maintenance of an Errors and Omissions Policy which shall cover the *Chief Executive Officer* in the same manner and amounts as the *Board*, including reasonable "tail"

coverage. It is understood by the parties hereto that any errors and omissions policy shall remain in effect during the term of this Agreement.

(14) **CONFLICTS OF INTEREST:** In addition to complying with any and all applicable federal, state and local laws and requirements governing conflicts of interest, the *Chief Executive Officer* shall not engage in any business or transaction or have financial interest or other personal interest, direct or indirect, which is incompatible with the proper discharge of her official duties or which would tend to impair independence of judgment or action in the performance of official duties, nor participate in the negotiation or the making of any contract with any business or entity in which she would have a financial interest. Notwithstanding anything herein that may be interpreted to the contrary, during the term of this Agreement or any extension thereof, the *Chief Executive Officer* shall devote her best interests and schedule working hours to advance the best interests of *APHA & APHDC* unless otherwise approved by the *APHA* and *APHDC Boards* as outlined herein. The *Chief Executive Officer* shall not directly or indirectly, alone or as a member of a partnership or as an officer, director, or shareholder of another corporation or business entity, be engaged in any commercial duties or pursuits during the normal working hours of *APHA* unless otherwise approved by the *APHA & APHDC Boards*. In addition, in view of the fact that the *Chief Executive Officer* must also regularly represent *APHA* and *APHDC Boards* at scheduled times which exceed normal "working hours," it is understood and agreed that even during non-business hours, the *Chief Executive Officer* shall not engage in any regularly conducted business activity for profit without first obtaining written approval of the *Boards*; provided, however, that this clause shall not restrict the *Chief Executive Officer* from being involved in other activities or ventures (either during business or non-

business hours) which pay any salary, profit or other monetary payment to or on behalf of the *Chief Executive Officer*, nor shall it prohibit the *Chief Executive Officer* from engaging in any such activities even if for a fee, honorarium, or other remuneration provided said monies are paid first to *APHA* then passed through to the *Chief Executive Officer* and further provided said monies shall not interfere with the *Chief Executive Director's* job duties. Under no circumstances shall this paragraph be interpreted to restrict the *Chief Executive Officer's* ability to make passive investments or to otherwise earn or receive fees which do not require active participation by the *Chief Executive Officer*. The *Chief Executive Officer* shall make full and detailed disclosure, as reasonably determined by the *Board*, of any and all additional business interests as expressed in this Paragraph that the *Chief Executive Officer* is involved in at the time of initial employment in writing. Any necessary approvals in this regard at the inception of the *Chief Executive Officer's* employment as a result of any such disclosure shall be in made in writing by the *Board*.

(15) **EMERGENCIES:** Any time there is an emergency situation, the *Chief Executive Officer*, or staff as designated by her will respond at the site(s) to faithfully, professionally and expeditiously discharge her duties as *Chief Executive Officer*, to assess any needs, damages to persons and/or property and report same to the *Boards*. For the purposes of this Agreement, "emergencies" shall mean any exigent circumstances, regardless of whether natural or manmade, which has a negative, dangerous, disastrous or undesirable impact upon *APHA* and *APHDC*, any of the clients they serves and/or the general public (if such exigent circumstances occur at or emanate from *APHA's* and *APHDC* properties and/or clients), as may be determined reasonably by the *Boards*.

(16) **NOTICES:** Any notice which either party may be required or may desire to give hereunder shall be deemed to be duly given when mailed by certified or registered mail, postage prepaid, to the party to whom notice is being given at the address indicated below:

CHIEF EXECUTIVE OFFICER: TRACEY RUDY
c/o The Housing Authority of the City of Avon Park
21 Tulane Drive
Avon Park, FL 33825;
and the *Chief Executive Officer's* home address as
provided to the *APHA* by the *Chief Executive Officer*

APHA: The Housing Authority of the City of Avon Park
21 Tulane Drive
Avon Park, FL 33825.

(17) **CONFIDENTIAL INFORMATION AND CREATIVE WORK:** The *Chief Executive Officer* shall disclose to *APHA* all creative work of any kind, as described herein, during the term of this Agreement and/or any extensions thereof. For purposes of this Agreement, "creative work" means ideas, inventions, discoveries, designs, drawings, specifications, improvements, trade secrets, techniques, models, data, programs, documentation, computer programs, computer software, processes, know-how and any other type of work conceived, prepared, originated, developed or created by the *Chief Executive Officer*, either alone or jointly with others, whether or not patentable or copyrightable and whether or not reduced to practice, which relate to or result from the actual or anticipated business and work of *APHA*. The *Chief Executive Officer* acknowledges that all creative work shall be the exclusive property of *APHA* and hereby irrevocably assigns to *APHA* all, rights, title and interest of the *Chief Executive Officer* to such work. The *Chief*

Executive Officer shall, at *APIIA*'s cost and request, execute all documents which *APIIA* reasonably determines to be necessary or convenient for use in applying for, perfecting or enforcing patent, copyright or other intellectual property rights to such creative work

(18) **INTERPRETATION OF AGREEMENT:**

A. **CHOICE OF LAWS AND FORUM:** This Agreement is entered into under the laws of the State of Florida and shall be governed, construed and interpreted in accordance with the laws of this State. The parties to this Agreement consent to the submission of any dispute arising hereunder or in connection herewith to a court of competent jurisdiction located in Highlands County, Florida.

B. **DISPUTES RESOLUTION:** This parties to this Agreement agree to submit to mediation conducted through the mediation services available in Highlands County, Florida , prior to instituting any litigation concerning any terms, provisions and/or conditions of this Agreement.

C. **LITIGATION.** If litigation is commenced in any court of competent jurisdiction to enforce or interpret any provision of this Agreement, the prevailing party shall be entitled to reasonable costs, including attorney's fees, incurred in connection with the litigation.

(19) **BINDING OBLIGATION:** This Agreement is personal to *Chief Executive Officer* and its performance may not be assigned by her. Subject thereto and unless otherwise provided, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective

estates, heirs, administrators, legal representatives, successors and assigns. However notwithstanding anything herein to the contrary, neither this Agreement nor any provision(s) contained herein shall be interpreted or construed to create any rights, obligations or duties to a successor Chief Executive Officer of *APHA*.

(20) **CONFLICTS OF AUTHORITY:** In the event of a conflict between this Agreement and any applicable federal, state or local law or requirement, such federal, state, or local law or requirement shall control.

(21) **SEVERABILITY:** In the event that any provision(s) hereof shall be held to be invalid and/or contrary to applicable law by any court of competent jurisdiction, the remainder of her Agreement shall remain in full effect and as if such invalid provision was not contained herein.

(22) **AUTOMOBILE AVAILABILITY:** The *APHA* shall make an automobile available for the non-exclusive use of the *Chief Executive Officer* for all *APHA*-related business. It is understood by all parties that the automobile shall not be used for the personal business of the *Chief Executive Officer*, and shall remain at the *APHA* at all times that it is not in use for *APHA*-related business. It is further understood by the parties hereto that the *APHA* shall be responsible for all gas, oil, operating, repairs, maintenance and insurance expenses and costs.

(23) **COUNTERPARTS:** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same

agreement.

(24) **GENDER AND NUMBER:** The masculine, feminine or neuter gender and the singular or plural number shall be deemed to include the others whenever the context so indicates.

(25) **CALCULATION OF TIME:** For the purposes of determining the passage of time and deadlines for the parties' performance of their obligations under this Agreement, the words "day" or "days" means a calendar day or days unless otherwise specifically expressed differently in this Agreement.

(26) **BOND:** The *Board* reserves the right to obtain, in its sole discretion and at the *APHA's* expense any performance, fidelity and/or other bonds to cover the *Chief Executive Officer* at any time during the term of this Agreement and any extensions thereof.

(27) **ENTIRE AGREEMENT:** This Agreement cancels and supersedes all previous agreements relating to the subject matter of this Agreement, whether written or oral, between the parties hereto and contains the entire understanding of the parties hereto. It shall not be amended or modified except in writing and signed by each of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement pursuant to the Meeting of the Board of Commissioners by **THE HOUSING AUTHORITY OF THE CITY OF AVON PARK, FLORIDA**, this 19th day of July, 2016.

Signed sealed and delivered

THE HOUSING AUTHORITY

in the presence of:

OF THE CITY OF AVON PARK, FLORIDA

Chairperson

Signed sealed and delivered
in the presence of:


TRACEY RUDY

<p>APPENDIX A CHIEF EXECUTIVE OFFICER - JOB DESCRIPTION</p>

Generally, this position involves responsible administrative work involving the overall professional and administrative direction, planning, and management of a medium-sized housing authority with non-profit Affiliate owned affordable rental properties. This employee is the primary employee of the APHA Board of Commissioners and responsible to the APHA Board of Commissioners and non-profit affiliate (APHDC) Board of Directors for the performance of subordinate staff. This employee is responsible for planning,

organizing, directing, and coordinating all phases of the housing authority's and affiliate corporation's programs including, but not necessarily limited to Maintenance, Resident Selection, Occupancy, Management, Development and Resident Relations & Services, and Administrative Services.

This employee is charged with carrying out and administering policy set by the APHA & APHDC Boards of Commissioners & Directors relative to administrative matters. This employee serves as the principal advisor to the APHA & APHDC Boards of Commissioners and Directors on all matters of management, making recommendations on improving methods and procedures and analyzing records and reports by staff to determine the effectiveness of the overall operations. This employee frequently makes decisions involving policy interpretation and exercises independent judgment within the framework of established policy and existing laws & project compliance commitments governing housing authority & affordable housing operations.

This employee is responsible for all employment decisions, i.e. hiring, terminations, discipline, compensation, etc., and overall supervision exercised over all subordinate professional, administrative, and technical staff. This employee shall be reviewed by both the APHA & APHDC Boards of Commissioners and Directors for program effectiveness and attainment of goals through conferences, reports, and recommendations. This employee shall serve as the primary interface with the all primary underwriting entities, including but now limited to the U.S. Department of Housing and Urban Development, Florida Housing Finance Corporation, Federal Home Loan Bank, other program funding entities, with appropriate reporting to the APHA & APHDC Board of Commissioners and Directors.

AFFIDAVIT OF TRACEY RUDY

STATE OF FLORIDA
COUNTY OF HIGHLANDS

I, Tracey Rudy, being duly sworn, depose and say:

That this Affidavit is made in connection with my appointment to the position of the *Chief Executive Officer* of the Housing Authority of the City of Avon Park, Florida;

That I recognize that the position of *Chief Executive Officer* is a position of public trust, service and obligation and as such, the Chief Executive Officer serves in a fiduciary capacity with respect to *APHA*, the U.S. Department of Housing and Urban Development, the State of Florida, the City of Avon Park and the residents and communities served by *APHA*;

That I recognize that any aspersion to my professional credentials and integrity or moral turpitude will negatively impact on the position of the *Chief Executive Officer* and the Authority as a whole and I therefore attest that there are no such instances in my background that negatively impact on my professional or personal integrity;

That I further attest that there are no judgments, federal or state income tax liens, bankruptcy proceedings or other outstanding obligations of similar nature against me to my knowledge or belief;

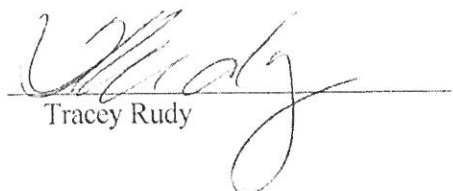
That I affirmatively avow to take any and all such steps necessary and appropriate to avoid any such judgments, federal or state income tax liens, bankruptcy proceedings or other outstanding obligations of similar nature from occurring during the term of this Agreement and any extensions thereof;

That I further agree to immediately notify *APHA*, if at any time during my engagement, any such condition, situation, judgments, federal or state income tax liens, bankruptcy proceedings or other outstanding obligations of similar nature occur and any plan to extinguish any such matter; and

That I agree and acknowledge that if any of the statements made by me in this Affidavit are untrue, that such misrepresentation shall be immediate grounds for termination of any engagement as *Chief Executive Officer*.

In Witness Whereof, I hereby swear under the penalties of perjury to the truth of the foregoing statements.

Duly sworn this 6 day of July, 20 16.


Tracey Rudy

Sworn to and

subscribed before me
this _____ day of _____, 20__16_____.

Notary Public

**AVON PARK HOUSING AUTHORITY - STRATEGIC PLAN
GOALS MONITORING SYSTEM 2016 - 2018**

GOAL/TASK	RESPONSIBLE PARTIES	PROJECTED STARTING DATE	PROJECTED ENDING DATE	CURRENT STATUS
<i>AVON PARK HOUSING AUTHORITY / APHDC Corp.</i>				
Secure financing & develop Palmeto Site, 18 Single Family Homes	CEO, Staff & Boards	1-Jan-14	31-Dec-17	Site Plan
PH Housing RAD Conversion : Lakeside Park & Delaney Heights	CEO, Staff & Consultant	15-Dec-14	31-Dec-16	Underwriting
Occupy/Stabilize Cornell Colony to full lease-up	CEO & Staff	1-Jul-16	31-Aug-16	C.O.
Rehab & Re-Occupy Lakeside Park II to full lease-up	CEO & Staff	1-Sep-16	1-Jan-17	Underwriting
Operational & Policy Restructure Analysis	CEO, Staff & Boards	1-Apr-17	1-Jun-17	Planning
Community Resource Partners Summit	CEO, Staff & Boards	1-Jun-17	7/18	Planning
Pursue Administrative Office Alternatives; Expansion/New	CEO, Staff & Boards	1-Jan-17	1-Jan-18	Planning