

**Housing Authority of Avon Park
Board of Commissioners**
North Central Heights Community Building
709 Juneberry Street, Avon Park, Fl.
Wednesday October 17, 2018, 5:00 PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. APHA Consent Agenda
 - 1. Regular Board Meeting Minutes,
 - 2. Monthly Occupancy Report;
 - 3. TAR & Maintenance Reports;
 - 4. May/June/July/August Fee Accountant financial statements
- E. Old Business:
 - 1. Property Updates
 - 2. Board Composition
- F. New Business
 - 1. 2017 Audit
 - 2. North Central Heights Owner Distributions
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting; November 21, 2018
- I. Adjournment

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

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

June 20, 2018 5:00 P.M.

A. Opening/Roll Call: Chairman Wade called the Board Meeting to order at 5:00 pm and the Secretary called the member attendance roll: Commissioners Present: Chairman Wade, Commissioner Jackson Commissioner Eldred and Commissioner Brojek. Also Present: APHA CEO Tracey Rudy.

B. Public Comments/Presentations: None

C. Consent Agenda: Chairman Wade called for a motion to approve the consent agenda. Commissioner Jackson moved to accept as presented. The motion was seconded by Commissioner Brojek and carried unanimously.

D. Secretary Report & Old Business:

Rental Assistance Demonstration: Rudy informed the Board that the final steps in conversion to permanent financing and closing of the Public Housing program would still take some time but the RAD conversion was complete and rehab of Lakeside II was complete. Providing an update on the Open House hosted at Lakeside II.

Ridgedale Exterior Improvements: Secretary Rudy informed the Board that the exterior painting at Ridgedale was complete and planning was underway for 2018 improvements, including replacing the fence that was previously removed with a new more aesthetically please fence.

Palmetto: Secretary Rudy informed the Board that a request for further clean up of the Palmetto site had been requested by concerned citizen Gaylin Thomas after expressing her appreciation for removing the tree. After discussion the Board determined by consensus that any further development of the site would occur when a development was planned.

E. New Business:

Financial Statements: Secretary Rudy reviewed changes to the financial statements as a result of the RAD conversion.

Waiting list: Secretary Rudy recommended to the Board that the waiting list for all communities be closed as the wait time for each community was in excess of a year. On a motion by Commissioner Brojek to close the waiting list for six (6) months, seconded by Commissioner Jackson the motion carried unanimously.

F. Unfinished Business, Concerns of Commissioners; None

G. Next Meeting: July 18, 2018.

Being no further business to come before the Board Chair adjourned the meeting at 5:55 pm.

Accepted _____

Attest _____
SEAL

**CASH ANALYSIS
AS OF 7/31/2018**

Petty Cash	\$ 100.00
MM Account	\$ 129,162.01
Utility Deposit Escrow Fund	\$ -
FSS Escrow	\$ 2,497.36
Avon Park Development Corp	\$ 160.70
North Central Heights I General Fund	\$ 44,181.80
NCH I Security Deposit	\$ 12,701.40
North Central Heights II General Fund	\$ 12,833.67
NCH II Security Deposit	\$ 10,501.11
Cornell Colony General Fund	\$ 155,963.33
Cornell Colony Security Deposit	\$ 13,501.25
Lakeside Park I General Fund	\$ 44,029.81
LPI Security Deposit	\$ 3,503.75
Lakeside Park II General Fund	\$ 71,043.78
LPII Security Deposit	\$ 13,643.49
Delaney Heights General Fund	\$ 71,875.08
DH Security Deposit	\$ 9,656.55
COCC	\$ 147,721.27
Ridgedale General Fund	\$ 78,022.69
Ridgedale Security Deposit	\$ 6,283.67

SUBMITTED BY: PENNY PIERATT, COMPTROLLER

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

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended July 31, 2018	7 Month(s) Ended July 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00	5	699.23	6,556.81	11,968.81	5,412.00
Legal Expense	02 001 4130.00	5	0.00	0.00	816.62	816.62
Staff Training	02 001 4140.00	5	0.00	272.68	0.00	(272.68)
Travel	02 001 4150.00	5	0.00	162.18	0.00	(162.18)
Accounting Fees	02 001 4170.00	5	0.00	936.00	2,391.62	1,455.62
COMPUTER SUPPORT/LICENSING	02 001 4170.2	5	0.00	213.52	0.00	(213.52)
Audit Fees	02 001 4171.00	5	0.00	952.00	2,916.62	1,964.62
Employee Benefits Cont - Admin	02 001 4182.00	5	408.24	3,177.44	5,086.06	1,908.62
Sundry	02 001 4190.00	5	166.50	305.25	1,750.00	1,444.75
Bank Fees	02 001 4190.18	5	0.00	117.94	0.00	(117.94)
Telephone	02 001 4190.2	5	86.03	516.18	875.00	358.82
Postage	02 001 4190.3	5	0.00	0.00	58.31	58.31
Eviction Costs	02 001 4190.4	5	0.00	0.00	320.81	320.81
Contract Costs - Admin	02 001 4190.9	5	0.00	70.38	1,166.62	1,096.24
Ten Services - After School Program	02 001 4220.2	5	0.00	0.00	875.00	875.00
Water	02 001 4310.00	5	160.15	371.44	348.25	(23.19)
Electricity	02 001 4320.00	5	436.48	2,081.17	2,594.06	512.89
Sewer	02 001 4390.00	5	78.56	290.03	294.00	3.97
Labor	02 001 4410.00	5	1,467.01	14,203.63	3,571.75	(10,631.88)
Maintenance Materials	02 001 4420.00	5	350.82	4,323.99	5,833.31	1,509.32
Contract Costs	02 001 4430.00	5	0.00	7,627.38	2,100.00	(5,527.38)
Contract Costs-Pest Control	02 001 4430.1	5	889.00	2,991.33	810.81	(2,180.52)
Contact Costs-Plumbing	02 001 4430.2	5	0.00	0.00	131.25	131.25
Contract Costs - AC	02 001 4430.4	5	755.00	1,785.00	2,916.62	1,131.62
Contract Costs - Lawn	02 001 4430.5	5	2,028.00	15,818.00	12,250.00	(3,568.00)
Garbage and Trash Collection	02 001 4431.00	5	98.00	322.18	320.81	(1.37)
Emp Benefit Cont - Maintenance	02 001 4433.00	5	451.90	4,077.51	1,542.87	(2,534.64)
Insurance - Property	02 001 4510.00	5	0.00	6,679.62	10,588.62	3,909.00
Bad Debts - Other	02 001 4570.00	5	0.00	1,146.28	1,866.62	720.34
Bonneville Interest	02 001 4580.01	5	3,801.78	26,656.92	0.00	(26,656.92)
Other General Expense	02 001 4590.00	5	0.00	0.00	145.81	145.81
Management Fees	02 001 4590.02	5	816.74	5,902.62	10,892.56	4,989.94
Total Operating Expenses			12,693.44	107,557.48	84,432.81	(23,124.67)
Operating Revenues						
Dwelling Rent	02 001 3110.00	5	16,165.00	116,409.21	123,904.06	(7,494.85)
Total Operating Revenues			16,165.00	116,409.21	123,904.06	(7,494.85)
Total Operating Revenues and Expenses			3,471.56	8,851.73	39,471.25	(30,619.52)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00	5	0.00	24.17	58.31	(34.14)
FHLB Fund Interest - Restricted	02 001 3610.5	5	0.00	0.00	17.50	(17.50)
Other Income - Tenant	02 001 3690.00	5	314.70	2,233.81	5,045.81	(2,812.00)
Other Income - Community Rental	02 001 3690.5	5	125.00	600.00	0.00	600.00
Total Other Revenues and Expenses			439.70	2,857.98	5,121.62	(2,263.64)
Total Other Revenues and Expenses			439.70	2,857.98	5,121.62	(2,263.64)
Total Net Income (Loss)			3,911.26	11,709.71	44,592.87	(32,883.16)

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

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended July 31, 2018	7 Month(s) Ended July 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		568.84	5,339.81	9,604.56	4,264.75
Legal Expense	02 002 4130.00 5		0.00	0.00	2,041.62	2,041.62
Staff Training	02 002 4140.00 5		0.00	224.56	0.00	(224.56)
Travel	02 002 4150.00 5		0.00	133.56	0.00	(133.56)
Accounting Fees	02 002 4170.00 5		0.00	936.00	2,391.62	1,455.62
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	170.82	0.00	(170.82)
Audit Fees	02 002 4171.00 5		0.00	748.00	2,333.31	1,585.31
Employee Benefits Cont - Admin	02 002 4182.00 5		329.26	2,579.74	4,075.12	1,495.38
Sundry	02 002 4190.00 5		166.50	227.75	583.31	355.56
Bank Service Fee	02 002 4190.18 5		0.00	58.97	0.00	(58.97)
Telephone	02 002 4190.2 5		0.00	181.56	262.50	80.94
Postage	02 002 4190.3 5		0.00	0.00	14.56	14.56
Eviction Costs	02 002 4190.4 5		0.00	360.00	0.00	(360.00)
Contract Costs - Admin	02 002 4190.9 5		0.00	87.97	2,041.62	1,953.65
Ten Services -	02 002 4220.20 5		0.00	636.77	583.31	(53.46)
Water	02 002 4310.00 5		12.92	72.92	241.50	168.58
Electricity	02 002 4320.00 5		103.92	462.04	707.00	244.96
Sewer	02 002 4390.00 5		8.40	8.40	64.75	56.35
Labor	02 002 4410.00 5		1,341.65	13,115.61	2,806.37	(10,309.24)
Maintenance Materials	02 002 4420.00 5		235.58	3,924.68	4,375.00	450.32
Contract Costs	02 002 4430.00 5		0.00	7,375.42	1,108.31	(6,267.11)
Contract Costs-Pest Control	02 002 4430.1 5		711.00	3,592.33	583.31	(3,009.02)
Contract Costs - Lawn	02 002 4430.3 5		1,622.00	9,732.00	9,625.00	(107.00)
Contract Costs - AC	02 002 4430.4 5		805.00	1,845.00	991.62	(853.38)
Contract Costs - Plumbing	02 002 4430.5 5		0.00	0.00	2,041.62	2,041.62
Garbage and Trash Collection	02 002 4431.00 5		15.00	22.50	291.62	269.12
Emp Benefit Cont - Maintenance	02 002 4433.00 5		376.75	3,531.31	1,212.75	(2,318.56)
Insurance - Property	02 002 4510.00 5		0.00	6,553.96	8,309.00	1,755.04
Bad Debts - Other	02 002 4570.00 5		0.00	2,370.35	2,041.62	(328.73)
Bonneville Interest	02 002 4580.01 5		3,439.15	24,114.27	0.00	(24,114.27)
Other General Expense	02 002 4590.00 5		0.00	0.00	291.62	291.62
Management Fees	02 002 4590.02 5		1,205.78	7,951.27	8,615.81	664.54
Total Operating Expenses			10,941.75	96,357.57	67,238.43	(29,119.14)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		14,216.00	98,644.00	97,899.06	744.94
Total Operating Revenues			14,216.00	98,644.00	97,899.06	744.94
Total Operating Revenues and Expenses			3,274.25	2,286.43	30,660.63	(28,374.20)
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00 5		0.00	0.00	37.87	(37.87)
Investment Income - Unrestricted	02 002 3610.00 5		0.00	24.67	175.00	(150.33)
Other Income - Tenant	02 002 3690.00 5		575.32	4,012.30	3,850.00	162.30
Total Other Revenues and Expenses			575.32	4,036.97	4,062.87	(25.90)
Total Other Revenues and Expenses			575.32	4,036.97	4,062.87	(25.90)
Total Net Income (Loss)			3,849.57	6,323.40	34,723.50	(28,400.10)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
CORNELL COLONY
CORNELL COLONY LLC

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended July 31, 2018	7 Month(s) Ended July 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		786.16	7,368.14	13,545.00	6,176.86
Legal Expense	03 001 4130.00 5		0.00	0.00	875.00	875.00
Staff Training	03 001 4140.00 5		0.00	304.76	0.00	(304.76)
Travel	03 001 4150.00 5		0.00	181.26	0.00	(181.26)
Accounting Fees	03 001 4170.00 5		0.00	750.00	2,041.62	1,291.62
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	234.88	0.00	(234.88)
Audit Fees	03 001 4171.00 5		0.00	1,088.00	2,041.62	953.62
Employee Benefits Cont - Admin	03 001 4182.00 5		460.87	3,575.74	5,759.81	2,184.07
Sundry	03 001 4190.00 5		333.00	821.75	875.00	53.25
Non Capitalized Admin	03 001 4190.01 5		0.00	0.00	1,750.00	1,750.00
Telephone/Communications	03 001 4190.20 5		184.42	1,426.95	1,050.00	(376.95)
Postage	03 001 4190.30 5		0.00	0.00	58.31	58.31
Eviction Costs	03 001 4190.40 5		0.00	125.00	320.81	195.81
Water	03 001 4310.00 5		67.10	257.38	131.25	(126.13)
Electricity	03 001 4320.00 5		256.47	1,149.52	1,488.06	338.54
Sewer	03 001 4390.00 5		40.53	217.44	204.75	(12.69)
Labor	03 001 4410.00 5		1,080.18	11,094.67	18,622.31	7,527.64
Materials	03 001 4420.00 5		231.42	2,964.91	1,575.00	(1,389.91)
Contract Costs - Pest Control	03 001 4430.10 5		0.00	2,266.34	1,108.31	(1,158.03)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	16,100.00	11,083.31	(5,016.69)
Contract Costs - AC	03 001 4430.40 5		140.00	540.00	0.00	(540.00)
Garbage and Trash Collection	03 001 4431.00 5		68.68	546.39	116.62	(429.77)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		634.48	4,994.66	7,846.37	2,851.71
Property Insurance	03 001 4510.00 5		0.00	15,742.31	10,031.00	(5,711.31)
Bad Debts - Other	03 001 4570.00 5		0.00	5,769.38	1,642.06	(4,127.32)
Management Fees	03 001 4590.01 5		5,395.97	13,449.08	9,851.31	(3,597.77)
Total Operating Expenses			11,979.28	90,968.56	92,017.52	1,048.96
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		22,264.00	148,597.69	164,184.37	(15,586.68)
Total Operating Revenues			22,264.00	148,597.69	164,184.37	(15,586.68)
Total Operating Revenues and Expenses			10,284.72	57,629.13	72,166.85	(14,537.72)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	03 001 3610.00 5		11.23	19.40	0.00	19.40
Other Income - Misc Other Revenue	03 001 3690.00 5		1,385.00	10,649.22	875.00	9,774.22
Other Income - Community Center Re	03 001 3690.50 5		0.00	125.00	0.00	125.00
Contract Costs	03 001 4430.00 5		(46.92)	(1,744.86)	(262.50)	(1,482.36)
Other General Expense	03 001 4590.02 5		(3,195.00)	(6,375.00)	(5,833.31)	(541.69)
Interest on Loan - Heartland National	03 001 5610.00 5		(4,328.02)	(32,985.73)	(27,169.31)	(5,816.42)
Total Other Revenues and Expenses			(6,173.71)	(30,311.97)	(32,390.12)	2,078.15
Total Other Revenues and Expenses			(6,173.71)	(30,311.97)	(32,390.12)	2,078.15
Total Net Income (Loss)			4,111.01	27,317.16	39,776.73	(12,459.57)

Report Criteria PHA: 03 Project: '001'

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
 PBRA
 LAKESIDE PARK I - PBRA

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended July 31, 2018	7 Month(s) Ended July 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		230.55	2,206.42	3,635.87	1,429.45
Legal Expense	04 001 4130.00 5		0.00	1,407.90	116.62	(1,291.28)
Staff Training	04 001 4140.00 5		0.00	80.20	116.62	36.42
Travel	04 001 4150.00 5		0.00	47.70	233.31	185.61
Accounting Fees	04 001 4170.00 5		0.00	1,373.22	408.31	(964.91)
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	85.41	0.00	(85.41)
Audit Fees	04 001 4171.00 5		0.00	408.00	875.00	467.00
Employee Benefits Cont - Admin	04 001 4182.00 5		89.32	723.30	1,776.25	1,052.95
Sundry	04 001 4190.00 5		0.00	138.75	1,575.00	1,436.25
Telephone/Communications	04 001 4190.20 5		205.49	1,532.91	758.31	(774.60)
Postage	04 001 4190.30 5		0.00	0.00	175.00	175.00
Eviction Costs	04 001 4190.40 5		383.10	383.10	116.62	(266.48)
Ten Services -	04 001 4220.00 5		0.00	1,105.77	0.00	(1,105.77)
Water	04 001 4310.00 5		57.83	151.56	240.87	89.31
Electricity	04 001 4320.00 5		55.95	679.90	2,216.62	1,536.72
Natural Gas	04 001 4330.00 5		29.65	175.23	68.81	(106.42)
Sewer	04 001 4390.00 5		42.40	231.65	438.62	206.97
Labor	04 001 4410.00 5		492.63	4,698.06	4,023.25	(674.81)
Maintenance Materials	04 001 4420.00 5		863.00	1,483.28	2,100.00	616.72
Contract Costs - Pest Control	04 001 4430.10 5		0.00	2,294.05	408.31	(1,885.74)
Contract Costs-Lawn	04 001 4430.30 5		270.00	1,890.00	1,680.00	(210.00)
Contract Costs - AC	04 001 4430.40 5		0.00	1,575.00	291.62	(1,283.38)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	291.62	291.62
Garbage and Trash Collection	04 001 4431.00 5		68.50	248.45	583.31	334.86
Emp Benefit Cont - Maintenance	04 001 4433.00 5		179.17	1,522.03	1,213.31	(308.72)
Property Insurance	04 001 4510.00 5		0.00	7,058.58	2,720.06	(4,338.52)
Bad Debts - Other	04 001 4570.00 5		279.81	2,191.65	291.62	(1,900.03)
Management Fees	04 001 4590.01 5		557.76	4,490.68	4,889.50	398.82
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,458.31	1,458.87	0.56
Total Operating Expenses			4,013.49	39,641.11	32,703.30	(6,937.81)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		58.40	2,600.49	5,213.81	(2,613.32)
HAP Subsidy	04 001 3110.01 5		8,394.00	62,592.00	76,275.50	(13,683.50)
Total Operating Revenues			8,452.40	65,192.49	81,489.31	(16,296.82)
Total Operating Revenues and Expenses			4,438.91	25,551.38	48,786.01	(23,234.63)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Tenant	04 001 3690.00 5		975.16	4,023.03	0.00	4,023.03
Other Income - Laundry	04 001 3690.07 5		0.00	178.04	0.00	178.04
Contract Costs	04 001 4430.00 5		0.00	(631.25)	(1,604.12)	972.87
Other General Expense	04 001 4590.02 5		(500.00)	(500.00)	(4,946.62)	4,446.62
Total Other Revenues and Expenses			475.16	3,069.82	(6,550.74)	9,620.56
Total Other Revenues and Expenses			475.16	3,069.82	(6,550.74)	9,620.56
Total Net Income (Loss)			4,914.07	28,621.20	42,235.27	(13,614.07)

Report Criteria PHA: 04 Project: '001'

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
 PBRA
 LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended July 31, 2018	7 Month(s) Ended July 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		865.50	8,293.81	13,436.50	5,142.69
Legal Expense	04 002 4130.00 5		0.00	0.00	291.62	291.62
Staff Training	04 002 4140.00 5		0.00	304.76	291.62	(13.14)
Travel	04 002 4150.00 5		0.00	181.26	875.00	693.74
Accounting Fees	04 002 4170.00 5		0.00	2,678.17	1,691.62	(986.55)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	336.29	0.00	(336.29)
Audit Fees	04 002 4171.00 5		0.00	1,496.00	2,041.62	545.62
Employee Benefits Cont - Admin	04 002 4182.00 5		328.91	2,692.47	6,578.81	3,886.34
Sundry	04 002 4190.00 5		0.00	621.25	4,433.31	3,812.06
Bank Fees	04 002 4190.19 5		0.00	648.35	0.00	(648.35)
Telephone/Communications	04 002 4190.20 5		0.00	0.00	3,150.00	3,150.00
Postage	04 002 4190.30 5		0.00	0.00	641.62	641.62
Eviction Costs	04 002 4190.40 5		0.00	235.00	291.62	56.62
Ten Services -	04 002 4220.00 5		782.87	1,417.87	0.00	(1,417.87)
Water	04 002 4310.00 5		12.92	283.30	984.06	700.76
Electricity	04 002 4320.00 5		39.07	2,269.04	9,115.12	6,846.08
Natural Gas	04 002 4330.00 5		0.00	34.32	281.12	246.80
Sewer	04 002 4390.00 5		28.00	317.73	1,790.25	1,472.52
Labor	04 002 4410.00 5		1,907.15	18,277.61	15,790.81	(2,486.80)
Maintenance Materials	04 002 4420.00 5		476.95	2,526.94	3,908.31	1,381.37
Contract Costs - Pest Control	04 002 4430.10 5		0.00	2,555.95	1,750.00	(805.95)
Contract Costs-Lawn	04 002 4430.30 5		1,063.00	7,794.80	6,883.31	(911.49)
Contract Costs - AC	04 002 4430.40 5		0.00	0.00	291.62	291.62
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	300.00	291.62	(8.38)
Garbage and Trash Collection	04 002 4431.00 5		61.50	1,703.42	2,041.62	338.20
Emp Benefit Cont - Maintenance	04 002 4433.00 5		669.08	5,762.06	4,678.31	(1,083.75)
Property Insurance	04 002 4510.00 5		0.00	3,481.38	11,058.25	7,576.87
Bad Debts - Other	04 002 4570.00 5		0.00	0.00	1,166.62	1,166.62
Management Fees	04 002 4590.01 5		3,997.37	14,718.27	18,578.56	3,860.29
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	56,000.00	56,000.56	0.56
Total Operating Expenses			18,232.32	134,930.05	168,333.48	33,403.43
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		4,013.00	22,227.06	18,817.12	3,409.94
HAP Subsidy	04 002 3110.01 5		29,965.00	174,669.00	265,104.00	(90,435.00)
Total Operating Revenues			33,978.00	196,896.06	283,921.12	(87,025.06)
Total Operating Revenues and Expenses			15,745.68	61,966.01	115,587.64	(53,621.63)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		16.45	113.53	583.31	(469.78)
Other Income - Tenants	04 002 3690.00 5		599.49	956.52	1,750.00	(793.48)
Collection Loss Recovery Prior Year	04 002 3690.01 5		0.00	329.70	0.00	329.70
Other Income - Laundry	04 002 3690.07 5		0.00	701.06	0.00	701.06
Leave with no Notice	04 002 3690.16 5		0.00	66.00	0.00	66.00
Contract Costs	04 002 4430.00 5		(80.80)	(3,580.80)	(1,166.62)	(2,414.18)
Other General Expense	04 002 4590.02 5		0.00	(175.81)	(4,025.00)	3,849.19
Interest on Loan	04 002 5610.00 5		(5,204.24)	(22,259.77)	0.00	(22,259.77)
Total Other Revenues and Expenses			(4,669.10)	(23,849.57)	(2,858.31)	(20,991.26)
Total Other Revenues and Expenses			(4,669.10)	(23,849.57)	(2,858.31)	(20,991.26)
Total Net Income (Loss)			11,076.58	38,116.44	112,729.33	(74,612.89)

Report Criteria PHA: 04 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
PBRA
DELANEY HEIGHTS - PBRA

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended July 31, 2018	7 Month(s) Ended July 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		691.65	6,619.24	10,908.31	4,289.07
Legal Expense	04 003 4130.00 5		0.00	0.00	291.62	291.62
Staff Training	04 003 4140.00 5		0.00	240.60	291.62	51.02
Travel	04 003 4150.00 5		0.00	143.10	700.00	556.90
Accounting Fees	04 003 4170.00 5		0.00	2,325.48	1,458.31	(867.17)
Computer Support/Licensing Fees	04 003 4170.20 5		0.00	266.90	0.00	(266.90)
Audit Fees	04 003 4171.00 5		0.00	1,224.00	2,041.62	817.62
Employee Benefits Cont - Admin	04 003 4182.00 5		267.92	2,169.68	5,329.31	3,159.63
Sundry	04 003 4190.00 5		0.00	173.80	3,762.50	3,588.70
Telephone/Communications	04 003 4190.20 5		0.00	0.00	2,508.31	2,508.31
Postage	04 003 4190.30 5		0.00	0.00	495.81	495.81
Eviction Costs	04 003 4190.40 5		0.00	0.00	291.62	291.62
Water	04 003 4310.00 5		(225.69)	571.39	783.37	211.98
Electricity	04 003 4320.00 5		53.91	1,067.85	7,254.87	6,187.02
Natural Gas	04 003 4330.00 5		33.72	240.38	224.00	(16.38)
Sewer	04 003 4390.00 5		81.36	464.07	1,425.06	960.99
Labor	04 003 4410.00 5		1,538.38	14,724.93	12,693.31	(2,031.62)
Maintenance Materials	04 003 4420.00 5		413.04	5,089.11	2,916.62	(2,172.49)
Contract Costs - Pest Control	04 003 4430.10 5		0.00	2,528.00	1,516.62	(1,011.38)
Contract Costs-Lawn	04 003 4430.30 5		667.00	4,669.00	5,483.31	814.31
Contract Costs - AC	04 003 4430.40 5		200.00	16,430.00	583.31	(15,846.69)
Garbage and Trash Collection	04 003 4431.00 5		82.50	509.19	1,866.62	1,357.43
Emp Benefit Cont - Maintenance	04 003 4433.00 5		544.76	4,673.57	3,777.62	(895.95)
Property Insurance	04 003 4510.00 5		0.00	20,097.88	8,809.50	(11,288.38)
Bad Debts - Other	04 003 4570.00 5		0.00	487.50	291.62	(195.88)
Management Fees	04 003 4590.01 5		1,067.17	8,239.52	11,666.62	3,427.10
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	20,416.69	20,417.25	0.56
Total Operating Expenses			8,332.39	113,371.88	107,788.73	(5,583.15)
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		3,595.83	22,594.51	19,482.12	3,112.39
HAP Subsidy	04 003 3110.01 5		13,615.00	95,302.00	154,546.00	(59,244.00)
Total Operating Revenues			17,210.83	117,896.51	174,028.12	(56,131.61)
Total Operating Revenues and Expenses			8,878.44	4,524.63	66,239.39	(61,714.76)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	350.00	(350.00)
Other Income - Tenants	04 003 3690.00 5		109.19	1,766.98	1,750.00	16.98
Other Income - Laundry	04 003 3690.07 5		60.25	612.45	0.00	612.45
Contract Costs	04 003 4430.00 5		0.00	(4,403.21)	(583.31)	(3,819.90)
Other General Expense	04 003 4590.02 5		0.00	(137.69)	(4,666.62)	4,528.93
Total Other Revenues and Expenses			169.44	(2,161.47)	(3,149.93)	988.46
Total Other Revenues and Expenses			169.44	(2,161.47)	(3,149.93)	988.46
Total Net Income (Loss)			9,047.88	2,363.16	63,089.46	(60,726.30)

Report Criteria PHA: 04 Project: '003'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
COCC
COCC

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended July 31, 2018	7 Month(s) Ended July 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	688.76	0.00	(688.76)
Nontechnical Salaries	05 001 4110.00 5		10,526.00	92,933.20	100,196.25	7,263.05
Legal Expense	05 001 4130.00 5		0.00	112.00	2,916.62	2,804.62
Staff Training	05 001 4140.00 5		69.00	958.00	583.31	(374.69)
Travel	05 001 4150.00 5		437.66	2,322.61	583.31	(1,739.30)
Accounting Fees	05 001 4170.00 5		0.00	452.92	1,050.00	597.08
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	7,926.20	0.00	(7,926.20)
Audit Fees	05 001 4171.00 5		0.00	0.00	1,166.62	1,166.62
Employee Benefits Cont - Admin	05 001 4182.00 5		3,339.84	27,332.28	32,362.12	5,029.84
Sundry	05 001 4190.00 5		2,169.89	6,565.30	7,000.00	434.70
Bank Fees	05 001 4190.19 5		5.00	37.50	0.00	(37.50)
Telephone/Communications	05 001 4190.20 5		953.58	5,588.60	1,750.00	(3,838.60)
Postage	05 001 4190.30 5		0.00	1,617.71	583.31	(1,034.40)
Contract Costs - Copier	05 001 4190.60 5		330.13	845.52	0.00	(845.52)
Contract Costs - Admin	05 001 4190.90 5		80.00	4,456.46	0.00	(4,456.46)
Water	05 001 4310.00 5		18.47	64.77	145.81	81.04
Electricity	05 001 4320.00 5		78.43	2,037.70	291.62	(1,746.08)
Natural Gas	05 001 4330.00 5		15.83	103.02	0.00	(103.02)
Sewer	05 001 4390.00 5		40.30	120.90	291.62	170.72
Materials	05 001 4420.00 5		105.00	1,821.23	0.00	(1,821.23)
Contract Costs	05 001 4430.00 5		0.00	10,299.50	0.00	(10,299.50)
Garbage and Trash Collection	05 001 4431.00 5		50.00	150.00	0.00	(150.00)
Property Insurance	05 001 4510.00 5		0.00	0.00	3,802.12	3,802.12
Insurance - Auto-Public Offic-Sinkhole	05 001 4510.20 5		0.00	388.00	0.00	(388.00)
Total Operating Expenses			18,219.13	166,822.18	152,722.71	(14,099.47)
Total Operating Revenues and Expenses			(18,219.13)	(165,444.66)	(152,722.71)	(12,721.95)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	05 001 3610.00 5		0.00	0.00	70.00	(70.00)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		816.74	5,902.62	0.00	5,902.62
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,205.78	7,951.27	0.00	7,951.27
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		5,395.97	15,268.28	0.00	15,268.28
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,829.42	20,180.11	0.00	20,180.11
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	77,875.00	0.00	77,875.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		557.76	9,192.62	0.00	9,192.62
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		3,997.37	8,197.13	0.00	8,197.13
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,067.17	8,239.52	0.00	8,239.52
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,500.00	6,000.00	0.00	6,000.00
Other General Expense	05 001 4590.02 5		(53.00)	(12,058.72)	(5,833.31)	(6,225.41)
Total Other Revenues and Expenses			28,442.21	146,747.83	(5,763.31)	152,511.14
Total Other Revenues and Expenses			28,442.21	146,747.83	(5,763.31)	152,511.14
Total Net Income (Loss)			10,223.08	(18,696.83)	(158,486.02)	139,789.19

Report Criteria PHA: 05 Project: '001'

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:	12/31/2018	ACCOUNT	1 Month(s) Ended July 31, 2018	7 Month(s) Ended July 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		504.57	4,831.47	7,904.12	3,072.65
Legal Expense	07 002 4130.00 5		0.00	126.60	2,916.62	2,790.02
Staff Training	07 002 4140.00 5		0.00	176.44	875.00	698.56
Travel	07 002 4150.00 5		0.00	104.94	1,750.00	1,645.06
Accounting Fees	07 002 4170.00 5		0.00	1,380.00	0.00	(1,380.00)
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	192.18	0.00	(192.18)
Audit Fees	07 002 4171.00 5		0.00	884.00	2,625.00	1,741.00
Employee Benefits Cont - Admin	07 002 4182.00 5		193.83	1,577.10	3,865.12	2,288.02
Sundry	07 002 4190.00 5		0.00	265.65	991.62	725.97
Postage	07 002 4190.03 5		0.00	1,087.05	670.81	(416.24)
Bank Fees	07 002 4190.18 5		0.00	4.04	0.00	(4.04)
Administrative Contracts	07 002 4190.19 5		0.00	0.00	962.50	962.50
Telephone	07 002 4190.2 5		105.98	789.72	875.00	85.28
Eviction Costs	07 002 4190.4 5		0.00	0.00	116.62	116.62
Contract Costs - Admin	07 002 4190.9 5		0.00	93.84	0.00	(93.84)
Tenant Services	07 002 4220.00 5		0.00	3,991.04	58.31	(3,932.73)
Water	07 002 4310.00 5		664.45	4,389.15	4,737.81	348.66
Electricity	07 002 4320.00 5		285.01	1,902.58	2,082.50	179.92
Sewer	07 002 4390.00 5		1,020.30	6,196.23	6,749.75	553.52
Labor	07 002 4410.00 5		1,895.61	17,810.57	43,303.12	25,492.55
Maintenance Materials	07 002 4420.00 5		1,397.84	9,188.33	4,375.00	(4,813.33)
Contract Costs	07 002 4430.00 5		0.00	9,692.30	20,125.00	10,432.70
Pest Control	07 002 4430.1 5		0.00	2,272.00	875.00	(1,397.00)
Contract Costs-Lawn	07 002 4430.3 5		495.00	3,465.00	3,208.31	(256.69)
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	1,060.00	1,400.00	340.00
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	583.31	583.31
Garbage and Trash Collection	07 002 4431.00 5		642.10	3,965.64	4,375.00	409.36
Emp Benefit Cont - Maintenance	07 002 4433.00 5		662.19	5,368.66	17,858.75	12,490.09
Insurance - Property	07 002 4510.00 5		0.00	6,406.24	9,368.31	2,962.07
Bad Debts - Other	07 002 4570.00 5		1,066.00	1,066.00	583.31	(482.69)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,992.98	24,175.51	21,037.31	(3,138.20)
Management Fees	07 002 4590.00 5		2,829.42	20,180.11	19,959.87	(220.24)
Other General Expense	07 002 4590.01 5		0.00	55.13	291.62	236.49
Extraordinary Maintenance	07 002 4610.1 5		0.00	89.38	0.00	(89.38)
Total Operating Expenses			14,755.28	132,786.90	184,524.69	51,737.79
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		3,008.81	10,467.31	10,290.00	177.31
HAP Subsidy	07 002 3110.01 5		27,956.00	203,332.00	228,186.00	(24,854.00)
Total Operating Revenues			30,964.81	213,799.31	238,476.00	(24,676.69)
Total Operating Revenues and Expenses			16,209.53	81,012.41	53,951.31	27,061.10
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	07 002 3431.00 5		5.65	40.04	0.00	40.04
Investment Income - Unrestricted	07 002 3610.00 5		3.48	19.82	291.62	(271.80)
Other Income - Tenant	07 002 3690.00 5		1,406.22	3,948.71	4,660.81	(712.10)
Other Income/Laundry	07 002 3690.7 5		0.00	676.30	0.00	676.30
Total Other Revenues and Expenses			1,415.35	4,684.87	4,952.43	(267.56)
Total Other Revenues and Expenses			1,415.35	4,684.87	4,952.43	(267.56)
Total Net Income (Loss)			17,624.88	85,697.28	58,903.74	26,793.54

Report Criteria PHA: 07 Project: '002'

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

Tenants Accounts Receivable

July 31, 2018

Delaney Heights

M. Montes \$100.19 Water & electric

DH Total \$100.19

Lakeside Park I

D. Dennis \$ 17.49 Work order

C. Wooden 171.98 Work order

Lakeside I Total \$189.47

Lakeside Park II

G. Alvarez \$ 30.00 Pet fee—hotel charge

J. Arreola 12.50 Garbage

Z. Brown 39.07 Electric

J. Ferreira 25.00 Work order

V. Gonzalez 204.98 Rent, late fees

J. McHayle 24.42 Work order

M. Montes 120.50 Security deposit (pmts)

J. Morales 1,198.00 Retro rent (pmts)

C. Nickrent 8.25 Security deposit (pmts)

G. Porter 71.42 Electric

K. Reid 16.50 Garbage

M. Rivera 362.00 Rent

S. Roux 5.61 Electric

E. Starai 52.93 Security deposit (pmts)

N. Valencia 23.00 Work order

Lakeside II Total \$2,194.18

NCH I

C. Martinez \$ 6.00 Work order

R. Massaline 126.71 Work order

K. Morales 40.22 Work order

NCH I Total \$172.93

NCH II

B. Kimeko \$ 155.40 Work order

A. Cuevas 59.01 Late fee

D. Cuevas 651.42 Rent, Work order

R. Johnson 2.40 Balance on June work order

M. Packer 33.75 Work order

B. Santos 25.00 Work order

F. Strouse 79.00 Late fee

A. Tolar 25.77 Work order (December)

NCH II Total \$1,031.75

Cornell Colony

B. Antonio	\$ 25.00	Work order
S. Bean	\$ 30.00	Washer/dryer
C. Delapaz	48.00	Late fee19612
A. Fernandez	84.50	Balance of late fees
M.Gil	175.24	Balance of late fees and work order
B. Graham	69.06	Balance of Late fee
M. Lloret	481.00	Rent
T. Nelson	266.00	Balance on rent
A. Nixon	25.00	Work order
K. Ortiz	23.00	Work order
G. Ramos	29.99	Washer/dryer
E. Rivera	30.00	Washer/dryer
E. Sainstal	620.20	Balance on late fees and work orders (May)
CORNELL Total	\$1,906.99	

Ridgedale

S. Black	\$180.00	Rent
S. Clark	608.00	Move out charges on unit 703(pmts)
S. Coleman	192.48	Work order
L. Figueroa	58.50	Work order
A. Fort	45.00	Work order
E. Hankerson	43.99	Work order
C. Hodge	6.61	Balance on work order
L. Jackson	120.00	Rent (lost money order)-pmts
V. Matthews	8.00	Late fee
T. McNeil	478.00	Rent (pmts)
A. Morales	78.97	Water (February and March)
A. Tate	418.50	Move out charges
C. Vazquez	120.00	Work orders
L. Walker	8.25	Balance on work order
F. Weeks	68.00	Work order
RD Total	\$2,434.30	

GRAND TOTAL \$8,029.81

*WRITE OFFS for Delaney

*WRITE OFFS for NCH

*WRITE OFFS for Ridgedale

L. Lowe \$1,066.00

Total Delaney \$0

Total NCH \$0

Total RD \$1,066.00

*WRITE OFFS for Lakeside Park I

*WRITE OFFS for Lakeside Park II

*WRITE OFFS Cornell

L.

L. Parker \$279.81

Total LPI \$279.81

Total LPII \$0

Total Cornell \$0

Approved—Tracey Rudy, Chief Executive Office

July 2018

MAINTENANCE MONTHLY REPORT

Daily tasks:

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

Special Work:

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 79 hours were taken during the month of July for sick, annual and holiday leave.

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

OCCUPANCY/VACANCY REPORT

Jul-18

Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrm</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>
529	1	1/26/2018	7/2/2018	72	85	157	Mold issues/moved to 524
506	0	3/12/2018			60		No notice
522	1	6/4/2018			13		Health issues
TOTAL DELANEY HEIGHTS VACANT - 2							

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrm</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>
35	2	7/10/2018	7/31/2018	17	4	21	Non pmt rent
1317	3	7/31/2018			open		Transfer 2 bdrm
1314	4	7/31/2018			open		Evicted/arrested
TOTAL LAKESIDE PARK I VACANT - 2							

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrm</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>
220	4	3/31/2017					No notice given
204	3	7/31/2018			open		Non pmt rent
TOTAL LAKESIDE PARK II VACANT - 2							

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrm</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>
36/703	2	1/3/2018	7/2/2018	154	26	180	Moved to 3 bdrm/722
10/726	2	6/25/2018			open		Transfer to 3 bdrm/707
29/717	3	7/9/2018			open		Non pmt rent
TOTAL RIDGEDALE VACANT - 2							

SUBMITTED BY PENNY PIERATT, COMPTROLLER

OCCUPANCY/VACANCY REPORT

Jul-18

North Central Heights I - (40 units)

<u>Unit #</u>	<u>Bdrm</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>
610	3	4/23/2018	7/24/2018	56	36	92	?
616	3	5/8/2018			31		Non payment rent
632	3	7/2/2018			17		Purchased home
608	2	7/26/2018			open		Passed away
647	3	7/31/2018			open		Purchased home
TOTAL NCH I VACANT - 4							

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrm</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>
743	3	4/9/2018			45		Non Payment Rent
TOTAL NCH II VACANT - 1							

Cornell Colony - (44 units)

<u>Unit #</u>	<u>Bdrm</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>
38282	3	5/1/2018			51		Non payment rent
TOTAL CORNELL VACANT - 1							

OCCUPANCY/VACANCY REPORT

Jul-18

Intent to Vacate --

Evictions -

WAITING LIST

DELANEY HEIGHTS

1 BDRM 172
 TOTAL 172

LAKESIDE PARK I

1 BDRM 6
 2 BDRM 293
 3 BDRM 224
 4 BDRM 73
 5 BDRM 3
 TOTAL 599

LAKESIDE PARK II

1 BDRM 348
 2 BDRM 329
 3 BDRM 235
 4 BDRM 75
 5 BDRM 14
 TOTAL 1001

RIDGE DALE

1 BDRM 301
 2 BDRM 291
 3 BDRM 222
 4 BDRM 85
 TOTAL 899

NORTH CENTRAL HEIGHTS

2 BDRM 447
 3 BDRM 309
 4 BDRM 116
 TOTAL 872

CORNELL COLONY

3 BDRM 291

**CASH ANALYSIS
AS OF 9/30/2018**

Petty Cash	\$ 100.00
MM Account	\$ 129,194.39
Utility Deposit Escrow Fund	\$ -
FSS Escrow	\$ 2,497.57
Avon Park Development Corp	\$ 47,514.17
North Central Heights I General Fund	\$ 46,930.89
NCH I Security Deposit	\$ 13,302.51
North Central Heights II General Fund	\$ 15,764.53
NCH II Security Deposit	\$ 10,202.00
Cornell Colony General Fund	\$ 168,140.18
Cornell Colony Security Deposit	\$ 13,201.38
Lakeside Park I General Fund	\$ 50,423.99
LPI Security Deposit	\$ 3,395.28
Lakeside Park II General Fund	\$ 93,038.59
LPII Security Deposit	\$ 12,982.78
Delaney Heights General Fund	\$ 84,300.59
DH Security Deposit	\$ 10,330.89
COCC	\$ 106,393.07
Ridgedale General Fund	\$ 105,842.81
Ridgedale Security Deposit	\$ 6,493.21

SUBMITTED BY: PENNY PIERATT, COMPTROLLER

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

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended September 30, 201	9 Month(s) Ended September 30, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		931.84	8,690.06	15,388.47	6,698.41
Legal Expense	02 001 4130.00 5		0.00	0.00	1,049.94	1,049.94
Staff Training	02 001 4140.00 5		0.00	272.68	0.00	(272.68)
Travel	02 001 4150.00 5		0.00	162.18	0.00	(162.18)
Accounting Fees	02 001 4170.00 5		0.00	2,136.00	3,074.94	938.94
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	213.52	0.00	(213.52)
Audit Fees	02 001 4171.00 5		0.00	952.00	3,749.94	2,797.94
Employee Benefits Cont - Admin	02 001 4182.00 5		410.92	3,675.11	6,539.22	2,864.11
Sundry	02 001 4190.00 5		163.52	468.77	2,250.00	1,781.23
Bank Fees	02 001 4190.18 5		24.00	141.94	0.00	(141.94)
Telephone	02 001 4190.2 5		86.03	602.21	1,125.00	522.79
Postage	02 001 4190.3 5		0.00	0.00	74.97	74.97
Eviction Costs	02 001 4190.4 5		0.00	0.00	412.47	412.47
Contract Costs - Admin	02 001 4190.9 5		0.00	70.38	1,499.94	1,429.56
Ten Services - After School Program	02 001 4220.2 5		0.00	0.00	1,125.00	1,125.00
Water	02 001 4310.00 5		104.31	537.14	447.75	(89.39)
Electricity	02 001 4320.00 5		270.86	2,954.37	3,335.22	380.85
Sewer	02 001 4390.00 5		58.04	397.70	378.00	(19.70)
Labor	02 001 4410.00 5		2,023.39	19,141.13	4,592.25	(14,548.88)
Maintenance Materials	02 001 4420.00 5		1,467.84	6,597.45	7,499.97	902.52
Contract Costs	02 001 4430.00 5		102.50	8,187.83	2,700.00	(5,487.83)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	2,991.33	1,042.47	(1,948.86)
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	168.75	168.75
Contract Costs - AC	02 001 4430.4 5		790.00	3,740.00	3,749.94	9.94
Contract Costs - Lawn	02 001 4430.5 5		2,028.00	19,874.00	15,750.00	(4,124.00)
Garbage and Trash Collection	02 001 4431.00 5		57.50	457.68	412.47	(45.21)
Emp Benefit Cont - Maintenance	02 001 4433.00 5		841.42	5,243.11	1,983.69	(3,259.42)
Insurance - Property	02 001 4510.00 5		0.00	9,381.79	13,613.94	4,232.15
Bad Debts - Other	02 001 4570.00 5		487.00	1,759.49	2,399.94	640.45
Bonneville Interest	02 001 4580.01 5		3,799.63	30,456.55	0.00	(30,456.55)
Other General Expense	02 001 4590.00 5		0.00	0.00	187.47	187.47
Management Fees	02 001 4590.02 5		805.00	7,532.14	14,004.72	6,472.58
Total Operating Expenses			14,451.80	136,636.56	108,556.47	(28,080.09)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		17,274.89	150,505.71	159,305.22	(8,799.51)
Total Operating Revenues			17,274.89	150,505.71	159,305.22	(8,799.51)
Total Operating Revenues and Expenses			2,823.09	13,869.15	50,748.75	(36,879.60)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	49.44	74.97	(25.53)
FHLB Fund Interest - Restricted	02 001 3610.5 5		0.00	0.00	22.50	(22.50)
Other Income - Tenant	02 001 3690.00 5		149.97	2,556.11	6,487.47	(3,931.36)
Other Income - Community Rental	02 001 3690.5 5		0.00	725.00	0.00	725.00
Total Other Revenues and Expenses			149.97	3,330.55	6,584.94	(3,254.39)
Total Other Revenues and Expenses			149.97	3,330.55	6,584.94	(3,254.39)
Total Net Income (Loss)			2,973.06	17,199.70	57,333.69	(40,133.99)

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

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended September 30, 201	9 Month(s) Ended September 30, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		758.08	7,080.74	12,348.72	5,267.98
Legal Expense	02 002 4130.00 5		0.00	0.00	2,624.94	2,624.94
Staff Training	02 002 4140.00 5		0.00	224.56	0.00	(224.56)
Travel	02 002 4150.00 5		0.00	133.56	0.00	(133.56)
Accounting Fees	02 002 4170.00 5		0.00	2,136.00	3,074.94	938.94
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	170.82	0.00	(170.82)
Audit Fees	02 002 4171.00 5		0.00	748.00	2,999.97	2,251.97
Employee Benefits Cont - Admin	02 002 4182.00 5		333.99	2,984.68	5,239.44	2,254.76
Sundry	02 002 4190.00 5		0.00	227.75	749.97	522.22
Bank Service Fee	02 002 4190.18 5		0.00	58.97	0.00	(58.97)
Telephone	02 002 4190.2 5		0.00	181.56	337.50	155.94
Postage	02 002 4190.3 5		0.00	0.00	18.72	18.72
Eviction Costs	02 002 4190.4 5		90.00	810.00	0.00	(810.00)
Contract Costs - Admin	02 002 4190.9 5		0.00	87.97	2,624.94	2,536.97
Ten Services -	02 002 4220.20 5		0.00	636.77	749.97	113.20
Water	02 002 4310.00 5		0.00	72.92	310.50	237.58
Electricity	02 002 4320.00 5		0.00	554.71	909.00	354.29
Sewer	02 002 4390.00 5		0.00	8.40	83.25	74.85
Labor	02 002 4410.00 5		1,852.42	17,642.75	3,608.19	(14,034.56)
Maintenance Materials	02 002 4420.00 5		1,048.07	5,343.92	5,625.00	281.08
Contract Costs	02 002 4430.00 5		102.50	7,477.92	1,424.97	(6,052.95)
Contract Costs-Pest Control	02 002 4430.1 5		0.00	3,592.33	749.97	(2,842.36)
Contract Costs - Lawn	02 002 4430.3 5		1,622.00	12,976.00	12,375.00	(601.00)
Contract Costs - AC	02 002 4430.4 5		0.00	1,920.00	1,274.94	(645.06)
Contract Costs - Plumbing	02 002 4430.5 5		0.00	0.00	2,624.94	2,624.94
Garbage and Trash Collection	02 002 4431.00 5		12.50	50.00	374.94	324.94
Emp Benefit Cont - Maintenance	02 002 4433.00 5		744.54	4,577.41	1,559.25	(3,018.16)
Insurance - Property	02 002 4510.00 5		0.00	8,653.97	10,683.00	2,029.03
Bad Debts - Other	02 002 4570.00 5		4,172.42	7,258.61	2,624.94	(4,633.67)
Bonneville Interest	02 002 4580.01 5		3,437.20	27,551.47	0.00	(27,551.47)
Other General Expense	02 002 4590.00 5		0.00	0.00	374.94	374.94
Management Fees	02 002 4590.02 5		988.93	10,049.65	11,077.47	1,027.82
Total Operating Expenses			15,162.65	123,211.44	86,449.41	(36,762.03)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		14,950.00	128,371.84	125,870.22	2,501.62
Total Operating Revenues			14,950.00	128,371.84	125,870.22	2,501.62
Total Operating Revenues and Expenses			(212.65)	5,160.40	39,420.81	(34,260.41)
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00 5		0.00	0.00	48.69	(48.69)
Investment Income - Unrestricted	02 002 3610.00 5		0.00	44.89	225.00	(180.11)
Other Income - Tenant	02 002 3690.00 5		1,536.00	6,079.30	4,950.00	1,129.30
Total Other Revenues and Expenses			1,536.00	6,124.19	5,223.69	900.50
Total Other Revenues and Expenses			1,536.00	6,124.19	5,223.69	900.50
Total Net Income (Loss)			1,323.35	11,284.59	44,644.50	(33,359.91)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
CORNELL COLONY
CORNELL COLONY LLC

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended September 30, 201	9 Month(s) Ended September 30, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,047.68	9,762.94	17,415.00	7,652.06
Legal Expense	03 001 4130.00 5		0.00	0.00	1,125.00	1,125.00
Staff Training	03 001 4140.00 5		0.00	304.76	0.00	(304.76)
Travel	03 001 4150.00 5		0.00	181.26	0.00	(181.26)
Accounting Fees	03 001 4170.00 5		0.00	1,750.00	2,624.94	874.94
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	234.88	0.00	(234.88)
Audit Fees	03 001 4171.00 5		0.00	1,088.00	2,624.94	1,536.94
Employee Benefits Cont - Admin	03 001 4182.00 5		462.22	4,135.24	7,405.47	3,270.23
Sundry	03 001 4190.00 5		228.93	1,050.68	1,125.00	74.32
Non Capitalized Admin	03 001 4190.01 5		0.00	0.00	2,250.00	2,250.00
Bank Fees	03 001 4190.19 5		60.39	65.39	0.00	(65.39)
Telephone/Communications	03 001 4190.20 5		57.05	1,668.49	1,350.00	(318.49)
Postage	03 001 4190.30 5		0.00	0.00	74.97	74.97
Eviction Costs	03 001 4190.40 5		90.00	575.00	412.47	(162.53)
Water	03 001 4310.00 5		14.91	287.20	168.75	(118.45)
Electricity	03 001 4320.00 5		205.33	1,611.25	1,913.22	301.97
Sewer	03 001 4390.00 5		31.20	279.84	263.25	(16.59)
Labor	03 001 4410.00 5		1,679.42	14,412.29	23,942.97	9,530.68
Materials	03 001 4420.00 5		79.67	3,191.61	2,025.00	(1,166.61)
Contract Costs - Pest Control	03 001 4430.10 5		0.00	2,266.34	1,424.97	(841.37)
Contract Costs - Lawn	03 001 4430.30 5		2,300.00	20,700.00	14,249.97	(6,450.03)
Contract Costs - AC	03 001 4430.40 5		0.00	915.00	0.00	(915.00)
Garbage and Trash Collection	03 001 4431.00 5		68.68	683.75	149.94	(533.81)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		755.09	5,898.43	10,088.19	4,189.76
Property Insurance	03 001 4510.00 5		0.00	20,303.04	12,897.00	(7,406.04)
Bad Debts - Other	03 001 4570.00 5		1,743.00	5,728.34	2,111.22	(3,617.12)
Management Fees	03 001 4590.01 5		1,281.29	12,146.71	12,665.97	519.26
Total Operating Expenses			10,104.86	109,240.44	118,308.24	9,067.80
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		22,797.25	193,634.94	211,094.19	(17,459.25)
Total Operating Revenues			22,797.25	193,634.94	211,094.19	(17,459.25)
Total Operating Revenues and Expenses			12,692.39	84,394.50	92,785.95	(8,391.45)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	03 001 3610.00 5		16.07	42.58	0.00	42.58
Other Income - Misc Other Revenue	03 001 3690.00 5		1,822.00	14,379.22	1,125.00	13,254.22
Other Income - Community Center Re	03 001 3690.50 5		0.00	250.00	0.00	250.00
Contract Costs	03 001 4430.00 5		0.00	(1,744.86)	(337.50)	(1,407.36)
Other General Expense	03 001 4590.02 5		(900.00)	(7,525.00)	(7,499.97)	(25.03)
Interest on Loan - Heartland National	03 001 5610.00 5		(4,828.61)	(37,814.34)	(34,931.97)	(2,882.37)
Total Other Revenues and Expenses			(3,890.54)	(32,412.40)	(41,644.44)	9,232.04
Total Other Revenues and Expenses			(3,890.54)	(32,412.40)	(41,644.44)	9,232.04
Total Net Income (Loss)			8,801.85	51,982.10	51,141.51	840.59

Report Criteria PHA: 03 Project: '001'

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
 PBRA
 LAKESIDE PARK I - PBRA

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended September 30, 201	9 Month(s) Ended September 30, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		307.20	2,890.27	4,674.69	1,784.42
Legal Expense	04 001 4130.00 5		0.00	1,407.90	149.94	(1,257.96)
Staff Training	04 001 4140.00 5		0.00	80.20	149.94	69.74
Travel	04 001 4150.00 5		0.00	47.70	299.97	252.27
Accounting Fees	04 001 4170.00 5		0.00	2,373.22	524.97	(1,848.25)
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	85.41	0.00	(85.41)
Audit Fees	04 001 4171.00 5		0.00	408.00	1,125.00	717.00
Employee Benefits Cont - Admin	04 001 4182.00 5		81.23	832.44	2,283.75	1,451.31
Sundry	04 001 4190.00 5		32.71	171.46	2,025.00	1,853.54
Telephone/Communications	04 001 4190.20 5		205.57	1,944.05	974.97	(969.08)
Postage	04 001 4190.30 5		0.00	0.00	225.00	225.00
Eviction Costs	04 001 4190.40 5		0.00	383.10	149.94	(233.16)
Ten Services -	04 001 4220.00 5		359.97	1,465.74	0.00	(1,465.74)
Water	04 001 4310.00 5		0.00	222.31	309.69	87.38
Electricity	04 001 4320.00 5		114.51	1,145.92	2,849.94	1,704.02
Natural Gas	04 001 4330.00 5		0.00	204.88	88.47	(116.41)
Sewer	04 001 4390.00 5		0.00	302.05	563.94	261.89
Labor	04 001 4410.00 5		664.45	6,325.06	5,172.75	(1,152.31)
Maintenance Materials	04 001 4420.00 5		328.75	2,463.33	2,700.00	236.67
Contract Costs - Pest Control	04 001 4430.10 5		0.00	2,618.10	524.97	(2,093.13)
Contract Costs-Lawn	04 001 4430.30 5		270.00	2,430.00	2,160.00	(270.00)
Contract Costs - AC	04 001 4430.40 5		0.00	1,650.00	374.94	(1,275.06)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	374.94	374.94
Garbage and Trash Collection	04 001 4431.00 5		0.00	318.95	749.97	431.02
Emp Benefit Cont - Maintenance	04 001 4433.00 5		255.00	1,859.19	1,559.97	(299.22)
Property Insurance	04 001 4510.00 5		0.00	8,331.50	3,497.22	(4,834.28)
Bad Debts - Other	04 001 4570.00 5		0.00	4,273.25	374.94	(3,898.31)
Management Fees	04 001 4590.01 5		493.84	5,645.36	6,286.50	641.14
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,874.97	1,875.69	0.72
Total Operating Expenses			3,321.56	51,754.36	42,047.10	(9,707.26)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		252.70	3,049.19	6,703.47	(3,654.28)
HAP Subsidy	04 001 3110.01 5		7,271.00	79,858.00	98,068.50	(18,210.50)
Total Operating Revenues			7,523.70	82,907.19	104,771.97	(21,864.78)
Total Operating Revenues and Expenses			4,202.14	31,152.83	62,724.87	(31,572.04)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Tenant	04 001 3690.00 5		43.00	6,941.48	0.00	6,941.48
Other Income - Laundry	04 001 3690.07 5		0.00	178.04	0.00	178.04
Contract Costs	04 001 4430.00 5		0.00	(631.25)	(2,062.44)	1,431.19
Other General Expense	04 001 4590.02 5		0.00	(500.00)	(6,359.94)	5,859.94
Total Other Revenues and Expenses			43.00	5,988.27	(8,422.38)	14,410.65
Total Other Revenues and Expenses			43.00	5,988.27	(8,422.38)	14,410.65
Total Net Income (Loss)			4,245.14	37,141.10	54,302.49	(17,161.39)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended September 30, 201	9 Month(s) Ended September 30, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,153.28	10,868.45	17,275.50	6,407.05
Legal Expense	04 002 4130.00 5		0.00	0.00	374.94	374.94
Staff Training	04 002 4140.00 5		0.00	304.76	374.94	70.18
Travel	04 002 4150.00 5		0.00	181.26	1,125.00	943.74
Accounting Fees	04 002 4170.00 5		0.00	3,678.17	2,174.94	(1,503.23)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	336.29	0.00	(336.29)
Audit Fees	04 002 4171.00 5		0.00	1,496.00	2,624.94	1,128.94
Employee Benefits Cont - Admin	04 002 4182.00 5		301.91	3,099.70	8,458.47	5,358.77
Sundry	04 002 4190.00 5		98.11	719.36	5,699.97	4,980.61
Bank Fees	04 002 4190.19 5		0.00	733.35	0.00	(733.35)
Telephone/Communications	04 002 4190.20 5		0.00	0.00	4,050.00	4,050.00
Postage	04 002 4190.30 5		0.00	0.00	824.94	824.94
Eviction Costs	04 002 4190.40 5		0.00	235.00	374.94	139.94
Ten Services - Water	04 002 4220.00 5		209.97	1,533.13	0.00	(1,533.13)
Water	04 002 4310.00 5		0.00	311.04	1,265.22	954.18
Electricity	04 002 4320.00 5		126.93	2,507.16	11,719.44	9,212.28
Natural Gas	04 002 4330.00 5		0.00	34.32	361.44	327.12
Sewer	04 002 4390.00 5		0.00	358.03	2,301.75	1,943.72
Labor	04 002 4410.00 5		2,570.76	24,579.39	20,302.47	(4,276.92)
Maintenance Materials	04 002 4420.00 5		1,130.00	4,079.60	5,024.97	945.37
Contract Costs - Pest Control	04 002 4430.10 5		0.00	6,836.90	2,250.00	(4,586.90)
Contract Costs-Lawn	04 002 4430.30 5		1,063.00	9,920.80	8,849.97	(1,070.83)
Contract Costs - AC	04 002 4430.40 5		0.00	0.00	374.94	374.94
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		200.00	500.00	374.94	(125.06)
Garbage and Trash Collection	04 002 4431.00 5		14.50	1,767.92	2,624.94	857.02
Emp Benefit Cont - Maintenance	04 002 4433.00 5		991.20	7,070.17	6,014.97	(1,055.20)
Property Insurance	04 002 4510.00 5		0.00	6,962.76	14,217.75	7,254.99
Bad Debts - Other	04 002 4570.00 5		0.00	1,724.74	1,499.94	(224.80)
Management Fees	04 002 4590.01 5		2,073.41	19,036.25	23,886.72	4,850.47
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	72,000.00	72,000.72	0.72
Total Operating Expenses			17,933.07	180,874.55	216,428.76	35,554.21
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		3,308.00	28,602.48	24,193.44	4,409.04
HAP Subsidy	04 002 3110.01 5		27,803.00	233,702.00	340,848.00	(107,146.00)
Total Operating Revenues			31,111.00	262,304.48	365,041.44	(102,736.96)
Total Operating Revenues and Expenses			13,177.93	81,429.93	148,612.68	(67,182.75)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		15.93	145.91	749.97	(604.06)
Other Income - Tenants	04 002 3690.00 5		128.08	1,568.66	2,250.00	(681.34)
Collection Loss Recovery Prior Year	04 002 3690.01 5		0.00	329.70	0.00	329.70
Other Income - Laundry	04 002 3690.07 5		0.00	701.06	0.00	701.06
Leave with no Notice	04 002 3690.16 5		248.00	314.00	0.00	314.00
Contract Costs	04 002 4430.00 5		(3,890.00)	(7,470.80)	(1,499.94)	(5,970.86)
Other General Expense	04 002 4590.02 5		(1,600.00)	(3,375.81)	(5,175.00)	1,799.19
Interest on Loan	04 002 5610.00 5		(5,226.67)	(27,486.44)	0.00	(27,486.44)
Total Other Revenues and Expenses			(10,324.66)	(35,273.72)	(3,674.97)	(31,598.75)
Total Other Revenues and Expenses			(10,324.66)	(35,273.72)	(3,674.97)	(31,598.75)
Total Net Income (Loss)			2,853.27	46,156.21	144,937.71	(98,781.50)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
PBRA
DELANEY HEIGHTS - PBRA

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended September 30, 201	9 Month(s) Ended September 30, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		921.60	8,670.79	14,024.97	5,354.18
Legal Expense	04 003 4130.00 5		0.00	0.00	374.94	374.94
Staff Training	04 003 4140.00 5		0.00	240.60	374.94	134.34
Travel	04 003 4150.00 5		0.00	143.10	900.00	756.90
Accounting Fees	04 003 4170.00 5		0.00	3,325.48	1,874.97	(1,450.51)
Computer Support/Licensing Fees	04 003 4170.20 5		0.00	266.90	0.00	(266.90)
Audit Fees	04 003 4171.00 5		0.00	1,224.00	2,624.94	1,400.94
Employee Benefits Cont - Admin	04 003 4182.00 5		243.64	2,497.06	6,851.97	4,354.91
Sundry	04 003 4190.00 5		130.82	304.62	4,837.50	4,532.88
Telephone/Communications	04 003 4190.20 5		0.00	0.00	3,224.97	3,224.97
Postage	04 003 4190.30 5		0.00	0.00	637.47	637.47
Eviction Costs	04 003 4190.40 5		0.00	0.00	374.94	374.94
Water	04 003 4310.00 5		0.00	589.86	1,007.19	417.33
Electricity	04 003 4320.00 5		227.45	1,546.03	9,327.69	7,781.66
Natural Gas	04 003 4330.00 5		0.00	274.10	288.00	13.90
Sewer	04 003 4390.00 5		0.00	504.37	1,832.22	1,327.85
Labor	04 003 4410.00 5		2,074.01	19,807.58	16,319.97	(3,487.61)
Maintenance Materials	04 003 4420.00 5		401.72	5,683.13	3,749.94	(1,933.19)
Contract Costs - Pest Control	04 003 4430.10 5		930.23	3,458.23	1,949.94	(1,508.29)
Contract Costs-Lawn	04 003 4430.30 5		667.00	6,003.00	7,049.97	1,046.97
Contract Costs - AC	04 003 4430.40 5		95.00	16,525.00	749.97	(15,775.03)
Contract Costs-Plumbing	04 003 4430.50 5		450.00	450.00	0.00	(450.00)
Garbage and Trash Collection	04 003 4431.00 5		15.50	584.69	2,399.94	1,815.25
Emp Benefit Cont - Maintenance	04 003 4433.00 5		750.31	5,679.54	4,856.94	(822.60)
Property Insurance	04 003 4510.00 5		0.00	22,498.04	11,326.50	(11,171.54)
Bad Debts - Other	04 003 4570.00 5		0.00	487.50	374.94	(112.56)
Management Fees	04 003 4590.01 5		1,075.42	10,304.66	14,999.94	4,695.28
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	26,250.03	26,250.75	0.72
Total Operating Expenses			10,899.37	137,318.31	138,585.51	1,267.20
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		3,230.60	29,555.35	25,048.44	4,506.91
HAP Subsidy	04 003 3110.01 5		14,188.00	122,229.00	198,702.00	(76,473.00)
Total Operating Revenues			17,418.60	151,784.35	223,750.44	(71,966.09)
Total Operating Revenues and Expenses			6,519.23	14,466.04	85,164.93	(70,698.89)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	450.00	(450.00)
Other Income - Tenants	04 003 3690.00 5		0.00	1,766.98	2,250.00	(483.02)
Other Income - Laundry	04 003 3690.07 5		60.75	799.95	0.00	799.95
Contract Costs	04 003 4430.00 5		0.00	(4,403.21)	(749.97)	(3,653.24)
Other General Expense	04 003 4590.02 5		0.00	(137.69)	(5,999.94)	5,862.25
Total Other Revenues and Expenses			60.75	(1,973.97)	(4,049.91)	2,075.94
Total Other Revenues and Expenses			60.75	(1,973.97)	(4,049.91)	2,075.94
Total Net Income (Loss)			6,579.98	12,492.07	81,115.02	(68,622.95)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
COCC
COCC

Fiscal Year End Date:		12/31/2018		ACCOUNT	1 Month(s) Ended	9 Month(s) Ended	Budget	Variance
					September 30, 201	September 30, 2018		
Operating Revenues and Expenses								
Operating Expenses								
Other Income - Misc Other Revenue	05 001	3690.00	5		11.85	1,499.82	0.00	(1,499.82)
Nontechnical Salaries	05 001	4110.00	5		13,948.00	127,401.70	128,823.75	1,422.05
Legal Expense	05 001	4130.00	5		93.00	298.00	3,749.94	3,451.94
Staff Training	05 001	4140.00	5		0.00	1,327.00	749.97	(577.03)
Travel	05 001	4150.00	5		477.00	2,941.95	749.97	(2,191.98)
Accounting Fees	05 001	4170.00	5		0.00	2,528.92	1,350.00	(1,178.92)
Computer Support/Licensing Fees	05 001	4170.20	5		1,406.85	9,333.05	0.00	(9,333.05)
Audit Fees	05 001	4171.00	5		0.00	0.00	1,499.94	1,499.94
Employee Benefits Cont - Admin	05 001	4182.00	5		4,426.65	33,471.07	41,608.44	8,137.37
Sundry	05 001	4190.00	5		919.80	8,206.10	9,000.00	793.90
Bank Fees	05 001	4190.19	5		2.50	45.00	0.00	(45.00)
Telephone/Communications	05 001	4190.20	5		946.58	7,532.20	2,250.00	(5,282.20)
Postage	05 001	4190.30	5		0.00	1,617.71	749.97	(867.74)
Contract Costs - Copier	05 001	4190.60	5		160.93	1,169.95	0.00	(1,169.95)
Contract Costs - Admin	05 001	4190.90	5		100.00	4,656.46	0.00	(4,656.46)
Water	05 001	4310.00	5		0.00	64.77	187.47	122.70
Electricity	05 001	4320.00	5		422.96	2,935.52	374.94	(2,560.58)
Natural Gas	05 001	4330.00	5		0.00	120.31	0.00	(120.31)
Sewer	05 001	4390.00	5		0.00	120.90	374.94	254.04
Materials	05 001	4420.00	5		948.38	3,870.20	0.00	(3,870.20)
Contract Costs	05 001	4430.00	5		0.00	10,322.96	0.00	(10,322.96)
Garbage and Trash Collection	05 001	4431.00	5		0.00	150.00	0.00	(150.00)
Property Insurance	05 001	4510.00	5		0.00	128.87	4,888.44	4,759.57
Insurance - Auto-Public Offic-Sinkhole	05 001	4510.20	5		0.00	388.00	0.00	(388.00)
Total Operating Expenses					23,864.50	220,130.46	196,357.77	(23,772.69)
Total Operating Revenues and Expenses					(23,840.80)	(217,130.82)	(196,357.77)	(20,773.05)
Other Revenues and Expenses								
Other Revenues and Expenses								
Investment Income - Restricted	05 001	3610.00	5		0.00	0.00	90.00	(90.00)
Revenue-Mgmt Fees- NCH I	05 001	3690.01	5		805.00	7,532.14	0.00	7,532.14
Revenue-Mgmt Fees- NCH II	05 001	3690.02	5		988.93	10,049.65	0.00	10,049.65
Revenue-Mgmt Fees- Cornel Colony	05 001	3690.03	5		1,281.29	13,965.91	0.00	13,965.91
Revenue-Mgmt Fees-Ridgedale	05 001	3690.04	5		2,827.13	25,994.79	0.00	25,994.79
GROUND LEASE INCOME	05 001	3690.05	5		11,125.00	100,125.00	0.00	100,125.00
Revenue-Mgmt Fees-Lakeside Park I	05 001	3690.08	5		493.84	10,347.30	0.00	10,347.30
Revenue-Mgmt Fees-Lakeside Park II	05 001	3690.09	5		2,073.41	12,515.11	0.00	12,515.11
Revenue-Mgmt Fees-Delaney Heights	05 001	3690.10	5		1,075.42	10,304.66	0.00	10,304.66
Other Income - Rent for Tulane Ave B	05 001	3690.13	5		750.00	6,750.00	0.00	6,750.00
Other General Expense	05 001	4590.02	5		(729.00)	(12,787.72)	(7,499.97)	(5,287.75)
Total Other Revenues and Expenses					20,691.02	184,796.84	(7,409.97)	192,206.81
Total Other Revenues and Expenses					20,691.02	184,796.84	(7,409.97)	192,206.81
Total Net Income (Loss)					(3,149.78)	(32,333.98)	(203,767.74)	171,433.76

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended September 30, 201	9 Month(s) Ended September 30, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		672.32	6,329.95	10,162.44	3,832.49
Legal Expense	07 002 4130.00 5		0.00	126.60	3,749.94	3,623.34
Staff Training	07 002 4140.00 5		0.00	176.44	1,125.00	948.56
Travel	07 002 4150.00 5		0.00	104.94	2,250.00	2,145.06
Accounting Fees	07 002 4170.00 5		0.00	2,380.00	0.00	(2,380.00)
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	192.18	0.00	(192.18)
Audit Fees	07 002 4171.00 5		0.00	884.00	3,375.00	2,491.00
Employee Benefits Cont - Admin	07 002 4182.00 5		176.97	1,815.29	4,969.44	3,154.15
Sundry	07 002 4190.00 5		65.41	331.06	1,274.94	943.88
Postage	07 002 4190.03 5		0.00	1,087.05	862.47	(224.58)
Bank Fees	07 002 4190.18 5		1.01	6.06	0.00	(6.06)
Administrative Contracts	07 002 4190.19 5		0.00	0.00	1,237.50	1,237.50
Telephone	07 002 4190.2 5		105.98	1,001.68	1,125.00	123.32
Eviction Costs	07 002 4190.4 5		360.00	360.00	149.94	(210.06)
Contract Costs - Admin	07 002 4190.9 5		0.00	93.84	0.00	(93.84)
Tenant Services	07 002 4220.00 5		0.00	3,991.04	74.97	(3,916.07)
Water	07 002 4310.00 5		693.64	5,772.48	6,091.47	318.99
Electricity	07 002 4320.00 5		330.11	2,525.73	2,677.50	151.77
Sewer	07 002 4390.00 5		982.03	8,198.56	8,678.25	479.69
Labor	07 002 4410.00 5		2,532.08	22,223.66	55,675.44	33,451.78
Maintenance Materials	07 002 4420.00 5		2,735.46	13,595.00	5,625.00	(7,970.00)
Contract Costs	07 002 4430.00 5		0.00	9,879.98	25,875.00	15,995.02
Pest Control	07 002 4430.1 5		669.77	2,941.77	1,125.00	(1,816.77)
Contract Costs-Lawn	07 002 4430.3 5		495.00	4,455.00	4,124.97	(330.03)
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	1,505.00	1,800.00	295.00
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	749.97	749.97
Garbage and Trash Collection	07 002 4431.00 5		597.10	5,204.84	5,625.00	420.16
Emp Benefit Cont - Maintenance	07 002 4433.00 5		736.56	6,268.17	22,961.25	16,693.08
Insurance - Property	07 002 4510.00 5		0.00	8,543.52	12,044.97	3,501.45
Bad Debts - Other	07 002 4570.00 5		(183.40)	2,340.76	749.97	(1,590.79)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,984.62	27,160.13	27,047.97	(112.16)
Management Fees	07 002 4590.00 5		2,827.13	25,994.79	25,662.69	(332.10)
Other General Expense	07 002 4590.01 5		0.00	55.13	374.94	319.81
Extraordinary Maintenance	07 002 4610.1 5		0.00	89.38	0.00	(89.38)
Total Operating Expenses			16,781.79	165,634.03	237,246.03	71,612.00
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		1,773.00	14,136.86	13,230.00	906.86
HAP Subsidy	07 002 3110.01 5		28,004.00	261,238.00	293,382.00	(32,144.00)
Total Operating Revenues			29,777.00	275,374.86	306,612.00	(31,237.14)
Total Operating Revenues and Expenses			12,995.21	109,740.83	69,365.97	40,374.86
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	07 002 3431.00 5		6.09	52.09	0.00	52.09
Investment Income - Unrestricted	07 002 3610.00 5		4.54	28.70	374.94	(346.24)
Other Income - Tenant	07 002 3690.00 5		529.63	4,658.91	5,992.47	(1,333.56)
Other Income/Laundry	07 002 3690.7 5		0.00	676.30	0.00	676.30
Total Other Revenues and Expenses			540.26	5,416.00	6,367.41	(951.41)
Total Other Revenues and Expenses			540.26	5,416.00	6,367.41	(951.41)
Total Net Income (Loss)			13,535.47	115,156.83	75,733.38	39,423.45

Tenants Accounts Receivable
September 30, 2018

Delaney Heights

K. Cook \$ 2.00 Balance on rent

DH Total \$2

Lakeside Park I

N. Rodrigue \$322.00 Security deposit (pmts)

T. Taylor 139.75 Security deposit (pmts)

C. Wooden 475.95 Move out charges

Lakeside I Total \$937.70

Lakeside Park II

Q. Ash-birts \$ 22.00 Electric

Q. Ash-birts 205.00 Security deposit (pmts)

V. Gonzalez 217.98 Rent, late fees

J. Morales 965.83 Retro rent (pmts)

G. Porter 22.42 Electric

M. Rivera 387.00 Rent

S. Williams 14.58 Electric

Lakeside II Total \$1,834.81

NCH I

M. Brill \$ 4.75 Electric

J. Morrison 1.00 Balance on rent

K. Motil 423.00 Rent

NCH I Total \$428.75

NCH II

M. Packer \$ 33.56 Work order

C. Reynolds 588.00 Rent

A. Tolar 87.77 Work order (December), late fee

NCH II Total \$709.33

Cornell Colony

C. Delapaz \$ 154.00 Late fee

A. Fernandez 150.50 Balance of late fees

D. Figueroa 802.00 Rent, late fees

M. Gil 335.24 Balance of late fees and work order

B. Graham 191.06 Balance of Late fee

T. Nelson 481.00 Rent

V. Robinson 2.00 Balance on late fee

E. Sainital 653.20 Balance on late fees and work orders (May)

C. Simmons 30.00 Washer/dryer

M. Toucet 1.00 Balance late fee

S. Vazquez 41.00 Late fee

CORNELL Total \$2,841.00

Ridgedale

S. Black	\$ 88.00	Rent
J. Childs	34.50	Work order
S. Clark	528.00	Move out charges on unit 703(pmts)
S. Coleman	24.71	Work order
K. Matthews	27.65	Late fee, water
V. Matthews	8.00	Late fee
T. McNeil	497.00	Rent (pmts), late fee
A. Morales	1,121.81	Rent, Water (February and March)
J. Rojas	7.24	Water
A. Tate	315.50	Move out charges
F. Weeks	24.00	Work order

RD Total \$2,676.41

GRAND TOTAL \$9,430.00

***WRITE OFFS for Delaney**

***WRITE OFFS for NCH**

***WRITE OFFS for Ridgedale**

J. Hernandez \$487.00
D. Cuevas \$2,998.42
F. Strouse \$1,174.00

Total Delaney \$0

Total NCH \$4,659.42

Total RD \$0

***WRITE OFFS for Lakeside Park I**

***WRITE OFFS for Lakeside Park II**

***WRITE OFFS Cornell**

L.

Total LPI \$0

Total LPII \$0

M. Lloret \$1,743.00

Total Cornell \$1,743.00

Approved—Tracey Rudy, Chief Executive Office

September 2018

MAINTENANCE MONTHLY REPORT

Daily tasks:

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

Special Work:

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 32 hours were taken during the month of September for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	4
Lakeside I Preventive Maintenance Inspections	0
Lakeside Park II Preventive/Annual Inspections	9
Ridgedale Preventive/Annual Inspections	3
North Central Heights I Preventive/AI	4
North Central Heights II Preventive/AI	1
Cornell Colony Preventive/AI	2
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	2
Lakeside Park II Vacancies	0
Ridgedale Vacancies	0
North Central Heights I Vacancies	1
North Central Heights II Vacancies	0
Cornell Colony Vacancies	2
Delaney Heights Move Ins	0
Lakeside Park I Move Ins	2
Lakeside Park II Move-In's	0
Ridgedale Move Ins	1
North Central Heights I Move Ins	2
North Central Heights II Move Ins	0
Cornell Colony Move Ins	2
Delaney Heights Move Outs	0
Lakeside Park I Move Outs	1
Lakeside Park II Move-Out's	0
Ridgedale Move Outs	0
North Central Heights I Move Outs	0
North Central Heights II Move Outs	2
Cornell Colony Move Outs	3

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT

Sep-18

Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrm</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>
TOTAL DELANEY HEIGHTS VACANT - 0							

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrm</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>
1317	3	7/31/2018	9/12/2018	3	41	44	Transfer 2 bdrm
1314	4	7/31/2018	9/21/2018	4	49	53	Evicted/arrested
1308	3	9/21/2018			open		Transfer 4 bdrm
TOTAL LAKESIDE PARK I VACANT - 1							

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrm</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>
201	3	8/16/2018			7		?
350	1	8/27/2018			1		No notice/move to Vegas
TOTAL LAKESIDE PARK II VACANT - 2							

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrm</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>
29/717	3	7/9/2018	9/1/2018	38	16	54	Non pmt rent
TOTAL RIDGEDALE VACANT - 0							

SUBMITTED BY PENNY PIERATTI, COMPTROLLER

OCCUPANCY/VACANCY REPORT

Sep-18

North Central Heights I - (40 units)

<u>Unit #</u>	<u>Bdrm</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>
659	3	8/27/2018	9/21/2018	22	3	25	Moving to PR
605	2	8/30/2018	9/28/2018	12	17	29	Moving with family
TOTAL NCH I VACANT - 0							

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrm</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>
305	3	9/13/2018			open		Non payment rent
738	4	9/24/2018			open		Evicted/non pmt rent
TOTAL NCH II VACANT - 2							

Cornell Colony - (44 units)

<u>Unit #</u>	<u>Bdrm</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>
38282	3	5/1/2018	9/6/2018	78	51	129	Non payment rent
38197	3	9/4/2018	9/28/2018	3	21	24	Moved to Ridgedale
38236	3	9/24/2018			1		Evicted/non pmt rent
38210	3	9/27/2018			open		Non payment rent
TOTAL CORNELL VACANT - 2							

OCCUPANCY/VACANCY REPORT

Sep-18

Intent to Vacate --

Evictions -

WAITING LIST

<u>DELANEY HEIGHTS</u>		<u>LAKE SIDE PARK I</u>		<u>LAKE SIDE PARK II</u>	
1 BDRM	162	1 BDRM	0	1 BDRM	327
TOTAL	162	2 BDRM	274	2 BDRM	320
		3 BDRM	196	3 BDRM	207
		4 BDRM	68	4 BDRM	73
		5 BDRM	0	5 BDRM	0
		TOTAL	538	TOTAL	927

<u>RIDGEDALE</u>		<u>NORTH CENTRAL HEIGHTS</u>		<u>CORNELL COLONY</u>	
1 BDRM	282	2 BDRM	415	3 BDRM	257
2 BDRM	273	3 BDRM	270		
3 BDRM	196	4 BDRM	95		
4 BDRM	68	TOTAL	780		
TOTAL	819				

SUBMITTED BY PENNY PIERATTI, COMPTROLLER

AVON PARK HOUSING AUTHORITY
Avon Park, Florida

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2017

	North Central Heights Mgmt I	North Central Heights Mgmt II
Cash Flows From Operating Activities		
Receipts from dwelling rentals	\$ 209,169	\$ 168,412
Other receipts	508	19
Payments to employees and suppliers	(99,986)	(84,442)
Payments to other governmental entities	0	769
Interprogram transfers	(9,301)	(13,392)
Net cash provided (used) by operating activities	100,391	71,366
Cash Flows From Capital and Related Financing Activities		
Principal paid on capital debt	(3,940)	(3,564)
Interest paid on capital debt	(50,112)	(45,333)
Net cash provided (used) by capital and related financing activities	(54,052)	(48,897)
Cash Flows From Investing Activities		
Increase in restricted cash	(111,883)	(62,250)
Interest	86	98
Net cash provided (used) by investing activities	(111,797)	(62,152)
Net increase (decrease) in cash and cash equivalents	(65,459)	(39,684)
Balance - beginning of the year	121,318	69,299
Balance - end of the year	\$ 55,859	\$ 29,615
Reconciliation of Cash Flows to Statement of Net Position		
Cash and cash equivalents, unrestricted	\$ 55,859	\$ 29,614
Difference - Rounding Error	\$ 0	\$ 1
Unrestricted cash balance at December 31, 2017	\$ 55,859	\$ 29,614
Article 7, 7.1.(a)		
Fifteen percent of Net Cash Flow shall be deposited in a reserve account	\$ -	\$ -
Available for distribution	\$ 55,859	\$ 29,614
Twenty percent of Operating and Maintenance costs - See below	(36,254)	(32,961)
Recommended distribution not exceed this amount	\$ 19,605	\$ -
The USDA Asset Management Handbook, HB-2-3560, Section 2, paragraph 4.11 addresses the allowable Return on Investment.		
"The Agency considers excess cash to be the portion of the ending cash balance on Form RD 3560-7, Multiple Family Housing Project Budget/Utility Allowance that exceeds 20 percent of annual operating and maintenance expenses, that taxes and insurance escrow, and 2 percent money, if applicable."		
The "2 percent money " referred to deals exclusively with the initial development costs of the project and would not apply to ongoing operations.		
Total Operating and Maintenance costs for 2017	\$ 181,270	\$ 164,805
Twenty percent of Operating and Maintenance costs	\$ 36,254	\$ 32,961