

**Housing Authority of Avon Park**  
**Board of Commissioners Regular Meeting**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, Fl.  
Wednesday August 16, 2017, 3:30PM

**AGENDA**

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. Consent Agenda
  - 1. Regular Board Meeting Minutes July, 2017.
  - 2. Occupancy Report; July 2017
  - 3. TAR & Maintenance Reports; July 2017
  - 4. June Fee Accounting Reports, Cash Analysis Schedules APHA - Project Budgeted Income Statement Reports
- D. Secretary Reports & Old Business
  - 1. Project/Services Status Reports;
    - a. Cornell Colony
    - b. RAD Conversion
    - c. Brickell Building
- E. New Business;
  - 1. Florida Housing RFA
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: Regular Board Meeting; September 20, 2017 at 3:30pm
- 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.

THE HOUSING AUTHORITY OF AVON PARK  
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES

North Central Heights Community Center  
709 Juneberry Street, Avon Park, FL 33825

**July 26, 2017 3:30 P.M.**

**A. Opening/Roll Call:** Chairman Roberts called the Board Meeting to order at 3:30 pm and the Secretary called the member attendance roll: Commissioners Present: Chairman Roberts; Commissioners, Greg Wade Cameron Barnard and Michael Eldred. Also in attendance: APHA CEO Tracey Rudy and City Council Liaison Dora Smith. Members of the public: Chet Brojeck, Dan Johnson, April Harris, and James Windsor.

**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 CEO provided the Board with a summary narrative & general performance status of each of the respective projects.

Rental Assistance Demonstration Application: CEO Rudy informed the Board that the RAD conversion was still in process and waiting on final HUD approval.

Cornell Colony; project development status report; CEO Rudy informed the Board that the closing is scheduled for August 1, 2017.

Brickell Building; The Board and City Council Liaison had an open discussion about continuing to move forward with possible purchase.

**E. New Business:**

Resolution 17-03; On a motion by Commissioner Wade seconded by Eldred, the Board unanimously passed resolution 17-03, authorizing the CEO to execute and submit ACC amendments and other documents necessary in connection with the receipt of funds under the capital fund program.

Resolution 17-04; On a motion by Commissioner Wade seconded by Eldred, the Board unanimously approved resolution 17-04 authorizing the CEO to close bank accounts and transfer funds as necessary for the closing of public housing and transition to PBRA.

CEO contract; On a motion by Wade, seconded by Eldred, the Board unanimously approved the extension of the employment contract for CEO Tracey Rudy for two years with no adjustment to base salary but to include a \$500 per month car allowance.

**F. Unfinished Business, Concerns of Commissioners;** None

**G. Next Meeting:** August 16, 2017 at 3:30PM.

Being no further business to come before the Board Chair adjourned the meeting at 4:10 pm.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_  
SEAL

## AVON PARK HOUSING AUTHORITY

## CASH Analysis

## AVON PARK PUBLIC HOUSING

As Of Date: 7/31/2017

	Balance
General Fund	24,082.87
Section 8 PH Funds	0.00
Security Deposits	23,545.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	43,459.91
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	232,403.79
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	9,567.79
Development Corporation	159,788.29
Cornell Colony - General Fund	<del>9,567.79</del>
Lakeside Park 2 - RAD	100.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

NORTH CENTRAL HEIGHTS I

As Of Date: 7/31/2017

	Balance
General Fund	
Section 8 PH Funds	55,777.58
Security Deposits	0.00
PNC Account	13,350.00
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
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

NORTH CENTRAL HEIGHTS II

As Of Date: 7/31/2017

Balance

General Fund	
Section 8 PH Funds	35,547.11
Security Deposits	0.00
PNC Account	10,450.00
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
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

CORNELL COLONY

As Of Date: 7/31/2017

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	<del>305,281.12</del>
Development Corporation	0.00
Cornell Colony - General Fund	305,281.12
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	13,201.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

RIDGEDALE

As Of Date: 7/31/2017

Balance

General Fund	101,582.70
Section 8 PH Funds	0.00
Security Deposits	6,656.66
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
Cornell Colony-Security Deposit	0.00



**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**AVON PARK PUBLIC HOUSING**

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended July 31, 2017	7 Month(s) Ended July 31, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	01 001 4110.00 5		14,398.24	107,650.62	99,974.56	(7,676.06)
Legal Expense	01 001 4130.00 5		0.00	358.90	2,712.50	2,353.60
Staff Training	01 001 4140.00 5		0.00	299.00	2,858.31	2,559.31
Travel	01 001 4150.00 5		0.00	2,032.01	3,762.50	1,730.49
Accounting Fees	01 001 4170.00 5		0.00	3,876.00	4,666.62	790.62
Computer Support/Licensing Fees	01 001 4170.2 5		0.00	2,721.00	0.00	(2,721.00)
Audit Fees	01 001 4171.00 5		0.00	0.00	8,166.62	8,166.62
Employee Benefits Cont - Admin	01 001 4182.00 5		4,691.22	44,141.02	36,855.56	(7,285.46)
Sundry	01 001 4190.00 5		379.90	3,619.59	7,875.00	4,255.41
Advertising	01 001 4190.18 5		0.00	98.00	0.00	(98.00)
Bank Fees	01 001 4190.19 5		81.56	106.56	0.00	(106.56)
Telephone/Communications	01 001 4190.2 5		828.29	5,677.28	5,133.31	(543.97)
Postage	01 001 4190.3 5		54.85	1,441.57	2,187.50	745.93
Eviction Costs	01 001 4190.4 5		0.00	0.00	583.31	583.31
Contract Costs- Copier	01 001 4190.6 5		125.51	468.23	70.00	(398.23)
Contract Costs-Admin Security	01 001 4190.7 5		120.00	360.00	280.00	(80.00)
Pre-employment testing	01 001 4190.8 5		0.00	204.10	0.00	(204.10)
Contract Costs-Admin	01 001 4190.9 5		0.00	1,772.04	14,000.00	12,227.96
Ten Services - RAB	01 001 4220.00 5		0.00	0.00	309.12	309.12
Water	01 001 4310.00 5		311.16	1,929.35	1,837.50	(91.85)
Electricity	01 001 4320.00 5		3,004.39	16,953.40	16,870.00	(83.40)
Natural Gas	01 001 4330.00 5		84.62	564.25	659.12	94.87
Sewer	01 001 4390.00 5		559.80	3,534.01	3,558.31	24.30
Labor	01 001 4410.00 5		5,576.64	41,406.46	41,410.25	3.79
Maintenance Materials	01 001 4420.00 5		495.12	7,510.82	16,695.00	9,184.18
Pest Control	01 001 4430.1 5		470.00	3,290.00	3,762.50	472.50
Contract Costs - Lawn	01 001 4430.3 5		2,079.00	14,079.00	14,000.00	(79.00)
Contract Costs-Air Conditioning	01 001 4430.4 5		0.00	200.00	5,250.00	5,050.00
Contract Costs-Plumbing	01 001 4430.5 5		0.00	0.00	1,312.50	1,312.50
GARBAGE AND TRASH	01 001 4431.00 5		772.00	4,693.56	(3,558.31)	(8,251.87)
Emp Benefit Cont - Maintenance	01 001 4433.00 5		2,030.04	16,942.68	16,018.87	(923.81)
Insurance - Property	01 001 4510.00 5		2,624.93	17,945.07	16,916.62	(1,028.45)
Worker's Comp Insurance	01 001 4510.1 5		678.25	4,747.75	5,066.25	318.50
Other Insurance-Crime, Auto, Direc&C	01 001 4510.2 5		1,362.82	4,212.55	1,166.62	(3,045.93)
Liability Insurance	01 001 4510.3 5		288.47	3,175.53	2,916.62	(258.91)
Payment in Lieu of Taxes	01 001 4520 5		0.00	0.00	6,879.25	6,879.25
Collection Losses	01 001 4570.00 5		0.00	588.00	4,602.50	4,014.50
FSS Monthly Contributions	01 001 4590.02 5		876.00	6,933.00	0.00	(6,933.00)
Other General Expense	01 001 459000 5		180.60	4,856.94	5,833.31	976.37
Extraordinary Maintenance	01 001 4610 5		0.00	0.00	8,750.00	8,750.00
<b>Total Operating Expenses</b>			<b>42,073.41</b>	<b>328,388.29</b>	<b>359,381.82</b>	<b>30,993.53</b>
<b>Operating Revenues</b>						
Dwelling Rent	01 001 3110.00 5		11,357.00	79,633.00	87,779.37	(8,146.37)
Operating Subsidy	01 001 3401.00 5		33,797.00	244,415.00	284,656.12	(40,241.12)
<b>Total Operating Revenues</b>			<b>45,154.00</b>	<b>324,048.00</b>	<b>372,435.49</b>	<b>(48,387.49)</b>
<b>Total Operating Revenues and Expenses</b>			<b>3,080.59</b>	<b>(4,340.29)</b>	<b>13,053.67</b>	<b>(17,393.96)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
RESTRICTED INTEREST	01 001 3431.00 5		0.00	0.00	29.12	(29.12)
Investment Income - Unrestricted	01 001 3610.00 5		107.80	1,047.34	1,394.12	(346.78)
Other Income - Tenant	01 001 3690.00 5		654.38	3,541.76	3,937.50	(395.74)
Other Income - Rent for Tulane Ave B	01 001 3690.13 5		750.00	4,650.00	8,866.62	(4,216.62)
Other Income - Insurance	01 001 3690.14 5		0.00	6,696.00	0.00	6,696.00
Leave with no Notice	01 001 3690.16 5		0.00	223.50	0.00	223.50
Other Income - Copies & Fax	01 001 3690.2 5		0.00	42.25	0.00	42.25
Other Income - Misc - Non Tenant	01 001 3690.6 5		0.00	1,962.00	0.00	1,962.00
Other Income-Laundry	01 001 3690.7 5		0.00	726.50	0.00	726.50
Other Income - Community Rm Rent	01 001 3690.8 5		0.00	225.00	0.00	225.00

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:	12/31/2017	ACCOUNT	1 Month(s) Ended	7 Month(s) Ended	Budget	Variance
			July 31, 2017	July 31, 2017		
Other General Expense-Unemployment	01 001 4590.01 5		(1,650.00)	(1,650.00)	0.00	(1,650.00)
<b>Total Other Revenues and Expenses</b>			<u>(137.82)</u>	<u>17,464.35</u>	<u>14,227.36</u>	<u>3,236.99</u>
<b>Total Other Revenues and Expenses</b>			(137.82)	17,464.35	14,227.36	3,236.99
<b>Total Net Income (Loss)</b>			<u>2,942.77</u>	<u>13,124.06</u>	<u>27,281.03</u>	<u>(14,156.97)</u>

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

Fiscal Year End Date:		12/31/2017		ACCOUNT	1 Month(s) Ended	7 Month(s) Ended	Budget	Variance
					July 31, 2017	July 31, 2017		
<b>Operating Revenues and Expenses</b>								
<b>Operating Expenses</b>								
Admin Salaries - NCH I	01	100	4110.01	5	799.26	5,800.10	8,750.00	2,949.90
Admin Salaries - NCH II	01	100	4110.02	5	642.34	4,661.66	8,367.31	3,705.65
Admin Salaries - Ridgedale	01	100	4110.03	5	885.04	6,423.20	11,666.62	5,243.42
Accounting Fees	01	100	4170.00	5	0.00	900.00	1,341.62	441.62
Computer Support	01	100	4170.20	5	0.00	3,426.15	0.00	(3,426.15)
Audit Fees	01	100	4171.00	5	0.00	0.00	291.62	291.62
Employee Benefits Cont - Admin-Ridg	01	100	4182.00	5	239.05	1,830.64	4,083.31	2,252.67
Employee Benefits Cont - Admin - NC	01	100	4182.1	5	191.03	1,435.89	2,041.62	605.73
Employee Benefits Cont - Admin - NC	01	100	4182.2	5	167.28	1,274.29	1,890.00	615.71
Sundry	01	100	4190.00	5	129.63	473.70	87.50	(386.20)
MARKETING/ADVERTISING	01	100	4190.18	5	0.00	250.00	0.00	(250.00)
Insurance - Workers Comp	01	100	4510.40	5	80.33	562.31	924.56	362.25
Other General Expense	01	100	4590	5	0.00	150.00	291.62	141.62
<b>Total Operating Expenses</b>					<b>3,133.96</b>	<b>27,187.94</b>	<b>39,735.78</b>	<b>12,547.84</b>
<b>Total Operating Revenues and Expenses</b>					<b>(3,133.96)</b>	<b>(27,187.94)</b>	<b>(39,735.78)</b>	<b>12,547.84</b>
<b>Other Revenues and Expenses</b>								
<b>Other Revenues and Expenses</b>								
Revenue-Management Fees-Ridgedal	01	100	3690.00	5	5,898.14	21,737.78	23,333.31	(1,595.53)
Revenue - Management Fees - NCH I	01	100	3690.1	5	831.85	6,127.37	6,416.62	(289.25)
Revenue - Management Fees - NCH I	01	100	3690.2	5	1,037.30	7,742.51	7,954.87	(212.36)
Other Income/Donations	01	100	3690.40	5	0.00	0.00	132,857.06	(132,857.06)
Other Income - Contribution-NCH	01	100	3690.50	5	0.00	84,889.09	0.00	84,889.09
Other Income - Cornell Colony	01	100	3690.60	5	1,087.94	13,953.78	0.00	13,953.78
<b>Total Other Revenues and Expenses</b>					<b>8,855.23</b>	<b>134,450.53</b>	<b>170,561.86</b>	<b>(36,111.33)</b>
<b>Total Other Revenues and Expenses</b>					<b>8,855.23</b>	<b>134,450.53</b>	<b>170,561.86</b>	<b>(36,111.33)</b>
<b>Total Net Income (Loss)</b>					<b>5,721.27</b>	<b>107,262.59</b>	<b>130,826.08</b>	<b>(23,563.49)</b>

Report Criteria PHA 01 Project: '100'

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**  
 NORTH CENTRAL HEIGHTS  
 N CENTRAL HEIGHTS MGMT

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended July 31, 2017	7 Month(s) Ended July 31, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00 5		1,117.18	8,456.15	8,467.62	11.47
Legal Expense	02 001 4130.00 5		917.75	917.75	0.00	(917.75)
Accounting Fees	02 001 4170.00 5		0.00	2,049.00	2,391.62	342.62
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	998.00	0.00	(998.00)
Audit Fees	02 001 4171.00 5		0.00	0.00	2,916.62	2,916.62
Employee Benefits Cont - Admin	02 001 4182.00 5		399.05	3,863.86	4,149.81	285.95
Sundry	02 001 4190.00 5		0.00	138.75	3,033.31	2,894.56
Advertising and Marketing	02 001 4190.08 5		0.00	74.00	0.00	(74.00)
Bank Fees	02 001 4190.18 5		0.00	10.00	0.00	(10.00)
Telephone	02 001 4190.2 5		86.03	604.98	1,003.31	398.33
Postage	02 001 4190.3 5		61.71	61.71	17.50	(44.21)
Eviction Costs	02 001 4190.4 5		0.00	360.00	320.81	(39.19)
Contract Costs - Admin	02 001 4190.9 5		0.00	0.00	6,458.06	6,458.06
DO NOT USE-Water	02 001 4310 5		0.00	0.00	700.00	700.00
Water	02 001 4310.00 5		18.47	282.50	822.50	540.00
Electricity	02 001 4320.00 5		513.63	2,339.90	3,470.81	1,130.91
Sewer	02 001 4390.00 5		40.30	280.06	600.81	320.75
Labor	02 001 4410.00 5		1,182.84	8,586.09	8,786.75	200.66
Maintenance Materials	02 001 4420.00 5		2,351.63	5,863.22	5,833.31	(29.91)
Contract Costs	02 001 4430.00 5		0.00	435.00	0.00	(435.00)
Contract Costs-Pest Control	02 001 4430.1 5		100.80	705.60	810.81	105.21
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	131.25	131.25
Contract Costs - AC	02 001 4430.4 5		0.00	2,816.00	3,908.31	1,092.31
Contract Costs - Lawn	02 001 4430.5 5		2,028.00	12,806.00	1,895.81	(10,910.19)
Garbage and Trash Collection	02 001 4431.00 5		25.00	217.50	320.81	103.31
Emp Benefit Cont - Maintenance	02 001 4433.00 5		761.99	6,005.00	5,590.62	(414.38)
Insurance - Property	02 001 4510.00 5		832.33	6,273.11	7,583.31	1,310.20
Insurance - Workers Comp	02 001 4510.1 5		71.08	497.56	583.31	85.75
Other Insurance-Crime,Auto,Direct&O	02 001 4510.2 5		79.49	238.47	0.00	(238.47)
Insurance - Liability	02 001 4510.3 5		91.47	977.49	1,170.12	192.63
Payment in Lieu of Taxes	02 001 4520 5		0.00	0.00	2,916.62	2,916.62
Bad Debts - Other	02 001 4570.00 5		0.00	3,257.44	1,866.62	(1,390.82)
Bonneville Interest	02 001 4580.01 5		3,826.61	30,667.93	30,129.12	(538.81)
Other General Expense	02 001 4590.00 5		56.00	89.00	58.31	(30.69)
Management Fees	02 001 4590.02 5		831.85	6,127.37	6,327.37	200.00
<b>Total Operating Expenses</b>			<b>15,393.21</b>	<b>105,999.44</b>	<b>112,265.23</b>	<b>6,265.79</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00 5		17,089.00	123,497.04	121,936.50	1,560.54
<b>Total Operating Revenues</b>			<b>17,089.00</b>	<b>123,497.04</b>	<b>121,936.50</b>	<b>1,560.54</b>
<b>Total Operating Revenues and Expenses</b>			<b>1,695.79</b>	<b>17,497.60</b>	<b>9,671.27</b>	<b>7,826.33</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Interest - Restricted	02 001 3431.00 5		0.00	20.04	0.00	20.04
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	46.62	(46.62)
Other Income - Tenant	02 001 3690.00 5		79.92	3,402.35	4,608.31	(1,205.96)
Other Income - Non Tenant	02 001 3690.3 5		0.00	8.16	0.00	8.16
Other Income - Community Rental	02 001 3690.5 5		125.00	500.00	0.00	500.00
<b>Total Other Revenues and Expenses</b>			<b>204.92</b>	<b>3,930.55</b>	<b>4,654.93</b>	<b>(724.38)</b>
<b>Total Other Revenues and Expenses</b>			<b>204.92</b>	<b>3,930.55</b>	<b>4,654.93</b>	<b>(724.38)</b>
<b>Total Net Income (Loss)</b>			<b>1,900.71</b>	<b>21,428.15</b>	<b>14,326.20</b>	<b>7,101.95</b>

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

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended July 31, 2017	7 Month(s) Ended July 31, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110.00 5		920.02	6,963.84	6,785.31	(178.53)
Legal Expense	02 002 4130.00 5		917.75	917.75	2,041.62	1,123.87
Accounting Fees	02 002 4170.00 5		0.00	3,446.00	2,391.62	(1,054.38)
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	651.00	0.00	(651.00)
Audit Fees	02 002 4171.00 5		0.00	0.00	2,333.31	2,333.31
Employee Benefits Cont - Admin	02 002 4182.00 5		328.62	3,181.93	3,341.31	159.38
Sundry	02 002 4190.00 5		0.00	61.25	583.31	522.06
Advertising and Marketing	02 002 4190.08 5		0.00	74.00	0.00	(74.00)
Telephone	02 002 4190.2 5		0.00	0.00	262.50	262.50
Postage	02 002 4190.3 5		61.71	61.71	14.56	(47.15)
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	0.00	2,041.62	2,041.62
Ten Services - After School Program	02 002 4220.20 5		0.00	0.00	583.31	583.31
Water	02 002 4310.00 5		42.92	227.52	236.25	8.73
Electricity	02 002 4320.00 5		79.47	740.57	723.87	(16.70)
Sewer	02 002 4390.00 5		9.33	61.60	55.37	(6.23)
Labor	02 002 4410.00 5		1,182.83	8,586.06	8,786.75	200.69
Maintenance Materials	02 002 4420.00 5		2,066.46	5,245.89	4,474.12	(771.77)
Contract Costs-Pest Control	02 002 4430.1 5		79.20	554.40	635.81	81.41
Contract Costs - Lawn	02 002 4430.3 5		1,622.00	9,194.00	1,376.62	(7,817.38)
Contract Costs - AC	02 002 4430.4 5		0.00	1,130.00	1,225.00	95.00
Contract Costs - Plumbing	02 002 4430.5 5		0.00	2,455.00	985.81	(1,469.19)
Garbage and Trash Collection	02 002 4431.00 5		18.00	75.50	332.50	257.00
Emp Benefit Cont - Maintenance	02 002 4433.00 5		761.92	6,004.47	5,590.62	(413.85)
Insurance - Property	02 002 4510.00 5		915.04	5,672.20	5,833.31	161.11
Insurance - Workers Comp	02 002 4510.1 5		64.33	450.31	649.81	199.50
Other Insurance-Crime,Auto,Direct&O	02 002 4510.2 5		87.39	262.17	0.00	(262.17)
Insurance - Liability	02 002 4510.3 5		100.56	854.12	875.00	20.88
Bad Debts - Other	02 002 4570.00 5		(158.27)	3,299.36	1,954.12	(1,345.24)
Bonneville Interest	02 002 4580.01 5		3,461.61	27,742.68	27,253.31	(489.37)
Other General Expense	02 002 4590.00 5		44.80	70.80	58.31	(12.49)
Management Fees	02 002 4590.02 5		1,037.30	7,742.51	8,303.12	560.61
<b>Total Operating Expenses</b>			<b>13,642.99</b>	<b>96,086.64</b>	<b>89,728.17</b>	<b>(6,358.47)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110.00 5		14,174.00	98,812.85	100,042.25	(1,229.40)
<b>Total Operating Revenues</b>			<b>14,174.00</b>	<b>98,812.85</b>	<b>100,042.25</b>	<b>(1,229.40)</b>
<b>Total Operating Revenues and Expenses</b>			<b>531.01</b>	<b>2,726.21</b>	<b>10,314.08</b>	<b>(7,587.87)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
INTEREST - RESTRICTED	02 002 3431.00 5		0.00	16.04	37.87	(21.83)
Investment Income - Unrestricted	02 002 3610.00 5		1.99	20.43	17.50	2.93
Other Income - Tenant	02 002 3690.00 5		378.34	4,784.95	3,745.00	1,039.95
Other Income - Non Tenant	02 002 3690.3 5		0.00	18.74	291.62	(272.88)
<b>Total Other Revenues and Expenses</b>			<b>380.33</b>	<b>4,840.16</b>	<b>4,091.99</b>	<b>748.17</b>
<b>Total Other Revenues and Expenses</b>			<b>380.33</b>	<b>4,840.16</b>	<b>4,091.99</b>	<b>748.17</b>
<b>Total Net Income (Loss)</b>			<b>911.34</b>	<b>7,566.37</b>	<b>14,406.07</b>	<b>(6,839.70)</b>

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

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended July 31, 2017	7 Month(s) Ended July 31, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	03 001 4110.00 5		0.00	0.00	5,681.06	5,681.06
Legal Expense	03 001 4130.00 5		160.00	725.50	0.00	(725.50)
Staff Training	03 001 4140.00 5		0.00	0.00	291.62	291.62
Accounting Fees	03 001 4170.00 5		0.00	1,784.00	2,041.62	257.62
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	2,008.50	0.00	(2,008.50)
Audit Fees	03 001 4171.00 5		0.00	0.00	2,333.31	2,333.31
Employee Benefits Cont - Admin	03 001 4182.00 5		0.00	0.00	2,313.50	2,313.50
Sundry	03 001 4190.00 5		0.00	660.75	7,000.00	6,339.25
Advertising and Marketing	03 001 4190.08 5		0.00	74.00	0.00	(74.00)
Bank Fees	03 001 4190.19 5		0.00	10.00	0.00	(10.00)
Telephone/Communications	03 001 4190.20 5		126.03	897.03	583.31	(313.72)
Postage	03 001 4190.30 5		0.00	0.00	46.62	46.62
Eviction Costs	03 001 4190.40 5		0.00	360.00	0.00	(360.00)
Water	03 001 4310.00 5		44.91	119.46	4,042.50	3,923.04
Electricity	03 001 4320.00 5		146.14	1,195.07	2,361.31	1,166.24
Sewer	03 001 4390.00 5		31.20	187.20	4,042.50	3,855.30
Labor	03 001 4410.00 5		0.00	0.00	8,057.00	8,057.00
Materials	03 001 4420.00 5		12.99	1,735.16	2,916.62	1,181.46
Contract Costs - Pest Control	03 001 4430.10 5		158.00	1,106.00	0.00	(1,106.00)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	10,422.88	0.00	(10,422.88)
Garbage and Trash Collection	03 001 4431.00 5		113.18	422.58	116.62	(305.96)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		0.00	0.00	5,972.75	5,972.75
Property Insurance	03 001 4510.00 5		1,725.58	14,696.26	5,833.31	(8,862.95)
Workers Comp	03 001 4510.10 5		43.25	302.75	1,166.62	863.87
Insurance - General Liability	03 001 4510.30 5		288.60	2,164.39	2,087.75	(76.64)
Bad Debts - Other	03 001 4570.00 5		0.00	4,111.84	0.00	(4,111.84)
Management Fees	03 001 4590.01 5		1,087.94	13,953.78	9,375.87	(4,577.91)
<b>Total Operating Expenses</b>			<b>6,237.82</b>	<b>56,937.15</b>	<b>66,263.89</b>	<b>9,326.74</b>
<b>Operating Revenues</b>						
Dwelling Rent	03 001 3110.00 5		20,865.60	153,499.94	156,263.87	(2,763.93)
<b>Total Operating Revenues</b>			<b>20,865.60</b>	<b>153,499.94</b>	<b>156,263.87</b>	<b>(2,763.93)</b>
<b>Total Operating Revenues and Expenses</b>			<b>14,627.78</b>	<b>96,562.79</b>	<b>89,999.98</b>	<b>6,562.81</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	03 001 3610.00 5		0.00	1.43	0.00	1.43
Other Income - Misc Other Revenue	03 001 3690.00 5		336.00	3,316.56	0.00	3,316.56
Leave with no Notice	03 001 3690.16 5		0.00	300.00	0.00	300.00
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		0.00	(280.00)	0.00	(280.00)
Other General Expense	03 001 4590.02 5		(250.00)	(6,648.00)	0.00	(6,648.00)
Interest on Loan - Heartland National	03 001 5610.00 5		(5,317.36)	(41,412.30)	(47,469.87)	6,057.57
<b>Total Other Revenues and Expenses</b>			<b>(5,231.36)</b>	<b>(44,597.31)</b>	<b>(47,469.87)</b>	<b>2,872.56</b>
<b>Total Other Revenues and Expenses</b>			<b>(5,231.36)</b>	<b>(44,597.31)</b>	<b>(47,469.87)</b>	<b>2,872.56</b>
<b>Total Net Income (Loss)</b>			<b>9,396.42</b>	<b>51,965.48</b>	<b>42,530.11</b>	<b>9,435.37</b>



**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
 RIDGEDALE  
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended July 31, 2017	7 Month(s) Ended July 31, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00 5		985.74	7,461.29	7,701.12	239.83
Staff Training	07 002 4140.00 5		0.00	973.00	0.00	(973.00)
Travel	07 002 4150.00 5		236.00	733.00	0.00	(733.00)
Accounting Fees	07 002 4170.00 5		0.00	1,873.50	2,041.62	168.12
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	769.00	0.00	(769.00)
Audit Fees	07 002 4171.00 5		0.00	0.00	2,741.62	2,741.62
Employee Benefits Cont - Admin	07 002 4182.00 5		352.10	3,409.30	3,755.50	346.20
Sundry	07 002 4190.00 5		0.00	491.54	2,070.81	1,579.27
Postage	07 002 4190.03 5		0.00	760.25	29.12	(731.13)
Advertising	07 002 4190.08 5		222.00	222.00	0.00	(222.00)
Other General Expense	07 002 4190.10 5		0.00	12.50	0.00	(12.50)
Bank Fees	07 002 4190.18 5		5.03	42.86	0.00	(42.86)
Administrative Contracts	07 002 4190.19 5		50.00	50.00	0.00	(50.00)
Telephone	07 002 4190.2 5		105.98	790.22	1,020.81	230.59
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	300.00	3,659.81	3,359.81
Tenant Services	07 002 4220.00 5		0.00	0.00	35.00	35.00
Water	07 002 4310.00 5		835.33	4,528.88	3,937.50	(591.38)
Electricity	07 002 4320.00 5		443.30	1,867.38	1,965.81	98.43
Sewer	07 002 4390.00 5		1,048.30	6,514.32	6,416.62	(97.70)
Labor	07 002 4410.00 5		2,227.20	21,982.10	28,254.31	6,272.21
Maintenance Materials	07 002 4420.00 5		349.54	5,854.25	3,033.31	(2,820.94)
Contract Costs	07 002 4430.00 5		0.00	1,579.00	5,541.62	3,962.62
Pest Control	07 002 4430.1 5		122.00	854.00	1,166.62	312.62
Contract Costs-Lawn	07 002 4430.3 5		495.00	3,115.00	2,625.00	(490.00)
Contract Costs-Air Conditioning	07 002 4430.4 5		385.00	1,431.00	291.62	(1,139.38)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	650.00	291.62	(358.38)
Garbage and Trash Collection	07 002 4431.00 5		642.10	3,909.42	3,908.31	(1.11)
Emp Benefit Cont - Maintenance	07 002 4433.00 5		167.32	2,793.69	9,156.56	6,362.87
Insurance - Property	07 002 4510.00 5		785.96	5,358.60	5,833.31	474.71
Insurance - Workers Comp	07 002 4510.1 5		185.58	1,299.06	583.31	(715.75)
Other Insurance-Crime,Auto,Direct&O	07 002 4510.2 5		75.06	225.18	0.00	(225.18)
Insurance - Liability	07 002 4510.3 5		86.37	911.95	2,086.00	1,174.05
Payment in Lieu of Taxes	07 002 4520.00 5		0.00	0.00	583.31	583.31
Bad Debts - Other	07 002 4570.00 5		0.00	155.55	7,583.31	7,427.76
Interest on Notes Payable-Centennial	07 002 4580.03 5		3,091.14	24,951.86	38,721.62	13,769.76
Management Fees	07 002 4590.00 5		5,898.14	21,737.78	18,180.75	(3,557.03)
Other General Expense	07 002 4590.01 5		50.40	80.40	4,083.31	4,002.91
<b>Total Operating Expenses</b>			<b>18,844.59</b>	<b>127,687.88</b>	<b>167,415.85</b>	<b>39,727.97</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00 5		456.00	10,671.57	25,444.37	(14,772.80)
HAP Subsidy	07 002 3110.01 5		0.00	0.00	202,007.12	(202,007.12)
<b>Total Operating Revenues</b>			<b>456.00</b>	<b>10,671.57</b>	<b>227,451.49</b>	<b>(216,779.92)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(18,388.59)</b>	<b>(117,016.31)</b>	<b>60,035.64</b>	<b>(177,051.95)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Interest - Restricted	07 002 3431.00 5		20.10	175.15	262.50	(87.35)
Investment Income - Unrestricted	07 002 3610.00 5		4.34	22.24	29.12	(6.88)
Other Income - Tenant	07 002 3690.00 5		288.06	2,139.30	4,019.12	(1,879.82)
Other Income/Laundry	07 002 3690.7 5		0.00	562.70	641.62	(78.92)
<b>Total Other Revenues and Expenses</b>			<b>312.50</b>	<b>2,899.39</b>	<b>4,952.36</b>	<b>(2,052.97)</b>
<b>Total Other Revenues and Expenses</b>			<b>312.50</b>	<b>2,899.39</b>	<b>4,952.36</b>	<b>(2,052.97)</b>
<b>Total Net Income (Loss)</b>			<b>(18,076.09)</b>	<b>(114,116.92)</b>	<b>64,988.00</b>	<b>(179,104.92)</b>

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

**Tenants Accounts Receivable**

**July 31, 2017**

**Delaney Heights**

Nina Branch	\$9.00	Garbage
Kathleen Cook	5.00	Balance on rent

**DH Total                    \$14.00**

**Lakeside Park I**

Khalilah Debrown	\$75.97	Excess electric
Ernest Dorn	11.34	Excess electric
Ajaita Hampton	41.37	Excess electric
Terranie Hill	16.99	Excess electric
Genise Horton	24.23	Excess electric
Temika Jones	94.33	Excess electric
Lyd Navarro	21.03	Excess electric
Chelsea Seivwright	20.03	Excess electric
Kayla Springfield	55.63	Excess electric
Jessica Toney	95.54	Excess electric
Carol Wooden	43.12	Excess electric

**Lakeside I Total        \$499.58**

**Lakeside Park II**

Vanesa Gonzalez	\$203.92	Balance on rent (making pmts)
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**Lakeside II Total      \$203.92**

**NCH I**

Judy Hamilton	\$555.00	Rent (ALPI to pay)
Nery Pantoja	\$ 50.00	Pet deposit (making pmts)

**NCH I Total              \$605.00**

**NCH II**

Michael Mcelaney	\$200.00	Pet deposit (making pmts)
Naketa McQueen	\$905.00	2 mths Rent and late fee
Felicia Strouse	590.00	Rent and late fee

**NCH II Total             \$1,695.00**

**Cornell Colony**

Cynthia Delapaz	\$535.00	Rent (ALPI to pay) and late fee
Letrease Hartsfield	\$586.16	Rent and Work order
Christine Mcalister	35.00	Late fee
Shari McKeithan	476.00	Rent (ALPI to pay)
Maria Mendoza	476.00	Rent
Alexis Roper	60.25	Work order

**CORNELL Total        \$2,168.41**

**Ridgedale**

Shelea Black	\$ 11.16	Work order (making pmts)
Sophia Coleman	62.49	Excess water
Natria Davis	310.50	Rent and work order
Jatan Ehrhart	222.00	Rent
Jetzabel Rojas	16.49	Water
Claribel Vazquez	73.74	Water

**RD Total                    \$696.38**

**GRAND TOTAL        \$5,882.29**



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

**\*WRITE OFFS for NCH**  
N. Agosto \$623.01

**\*WRITE OFFS for Ridgedale**

Total NCH \$623.01

Total RD \$0

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

**\*WRITE OFFS for Lakeside Park II** **\*WRITE OFFS Cornell**

Total LPII \$0

Total CC \$0

Approved—Tracey Rudy, Chief Executive Officer

## July 2017

## 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. 72 hours were taken during the month of July for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	8
Lakeside I Preventive Maintenance Inspections	4
Lakeside Park II Preventive/Annual Inspections	7
Ridgedale Preventive/Annual Inspections	5
North Central Heights I Preventive/AI	5
North Central Heights II Preventive/AI	2
Cornell Colony Preventive/AI	1
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	1
Ridgedale Vacancies	0
North Central Heights I Vacancies	2
North Central Heights II Vacancies	1
Cornell Colony Vacancies	1
Delaney Heights Move Ins	0
Lakeside Park I Move Ins	0
Lakeside Park II Move-In's	0
Ridgedale Move Ins	0
North Central Heights I Move Ins	0
North Central Heights II Move Ins	1
Cornell Colony Move Ins	1
Delaney Heights Move Outs	0
Lakeside Park I Move Outs	0
Lakeside Park II Move-Out's	1
Ridgedale Move Outs	0
North Central Heights I Move Outs	0
North Central Heights II Move Outs	1
Cornell Colony Move Outs	2

Submitted by: Penny Pieratt, Comptroller

## OCCUPANCY/VACANCY REPORT

July 2017

<u>Delaney Heights</u>		<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
<u>Unit #</u>	<u>Brms.</u>						
<b>TOTAL DELANEY HEIGHTS VACANT - 0</b>							
<u>Lakeside Park I</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>						
<b>TOTAL LAKESIDE PARK I VACANT - 0</b>							
<u>Lakeside Park II</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>						
207(232)	1	6/1/15			21		Reason for Vacancy
222(213)	3	6/4/15			19		Tax fraud
102(202)	2	7/1/15			1		Tax fraud
313(350)	1	7/31/15			7		30 day notice not given
329(317)	1	8/18/15			6		Transferred to NCH
309(334)	3	8/31/15			3		Abandoned unit
214(245)	2	8/31/15			8		Moved out of town
310(338)	2	9/3/15			5		Moved in with aunt/medical
223(207)	4	10/19/15			7		Criminal activity
325(333)	1	12/10/15			4		Eviction/unauthorized guest
322(345)	3	1/19/16			1		No notice given
306(322)	2	2/16/16			1		Abandoned unit
215(241)	3	4/1/16			1		Evicted
303(310)	3	4/21/16			4		Abandoned unit
302(306)	3	5/10/16			1		Moved to Highlands Apts
225(201)	3	5/10/16			1		Tax fraud
101(200)	4	5/19/16			1		Moving in with daughter
218(233)	3	7/5/16			1		Lease violation/3 pets unauthorized
314(354)	2	7/12/16					Unreported income
103(204)	3	7/19/16					Moved to Cornell Colony
216(239)	4	8/9/16					Moved to Cornell Colony
317(363)	1	10/10/16					Evicted/tattoo business in unit
209(240)	5	11/16/16					Moved to NCH
219(229)	4	11/30/16					Tenant passed away
330(313)	1	12/29/16					Abandoned/non pmt rent
204(220)	4	3/31/17					No notice given
104(206)	4	5/25/17					No notice given
202(212)	2	5/25/17					Purchased home
331(309)	3	7/10/17					Moved to NCH
							Cannot afford/going school

**TOTAL LAKESIDE PARK II VACANT - 29**

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT

July 2017

Intent to Vacate -

Evictions-

Abandoned Units -

WAITING LIST

LAKE SIDE PARK II

1-BRM	304
2-BRM	340
3-BRM	249
4-BRM	79
5-BRM	16
TOTAL	988

DELANEY HEIGHTS

1-BRM	223
TOTAL	223

RIDGEDALE

1-BRM	539
2-BRM	507
3-BRM	337
4-BRM	123
TOTAL	1506

NORTH CENTRAL HEIGHTS

2-BRM	647
3-BRM	452
4-BRM	178
	1277

LAKE SIDE PARK I

1-BRM	1
2-BRM	392
3-BRM	322
4-BRM	115
5-BRM	25
TOTAL	855

CORNELL COLONY

3-BRM	416
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**AVON PARK**  
**HOUSING AUTHORITY**

FISCAL YEAR ENDING DECEMBER 31, 2017

CONSOLIDATED

**Financial Statements**

June 30, 2017

# AVON PARK HOUSING AUTHORITY

## FINANCIAL STATEMENT SUMMARY

### PUBLIC HOUSING

#### INCOME

1. Total income is down by (\$34,929). Total tenant rental revenue is down by (\$6,964). Other tenant revenue is down by (\$488).

#### EXPENSES

2. Total operating expense are down by (\$20,327) compared to the budgeted amount.

3. Administrative expenses are down by (\$7,962).

4. Maintenance expenses are down by (\$10,735).

5. Utility expenses are down by (\$629).

6. Total insurance expense is up by \$2,784.

7. Total General expense is down by (\$3,520).

**Public Housing's projected net income is scheduled YTD to be \$17,284. Current net income is \$10,181.**

### NORTH CENTRAL HEIGHTS I

#### INCOME

1. Total income is up by \$2,527 compared to budgeted amounts. Total tenant revenue is up by \$1,891.

#### EXPENSES

2. Total operating expense is down by (\$5,622) compared to the budgeted amount.

3. Administrative expenses are down by (\$9,826).

4. Maintenance expenses are up by \$7,603.

5. Utility expense is down (\$1,865).

6. Total insurance expense is down by (\$1,091).

7. Total General expense is up by \$157.

**North Central Heights I projected net income is scheduled YTD to be \$12,279. Current net income is \$19,527.**

# AVON PARK HOUSING AUTHORITY

## FINANCIAL STATEMENT SUMMARY

### NORTH CENTRAL Height II

#### INCOME

1. Total income is down by (\$159) compared to budgeted amounts. Total tenant revenue is down by (\$1,112).

#### EXPENSES

2. Total operating expense is up by \$5,533, compared to the budgeted amount.
3. Administrative expenses are down by (\$3,890).
4. Maintenance expenses are up by \$7,451.
5. Utility expense is up by \$27.
6. Total insurance expense is down by (\$236).
7. Total General expense is up by \$2,680.

**North Central Heights II projected net income is scheduled YTD to be \$12,348. Current net income is \$6,655.**

### RIDGEDALE

#### INCOME

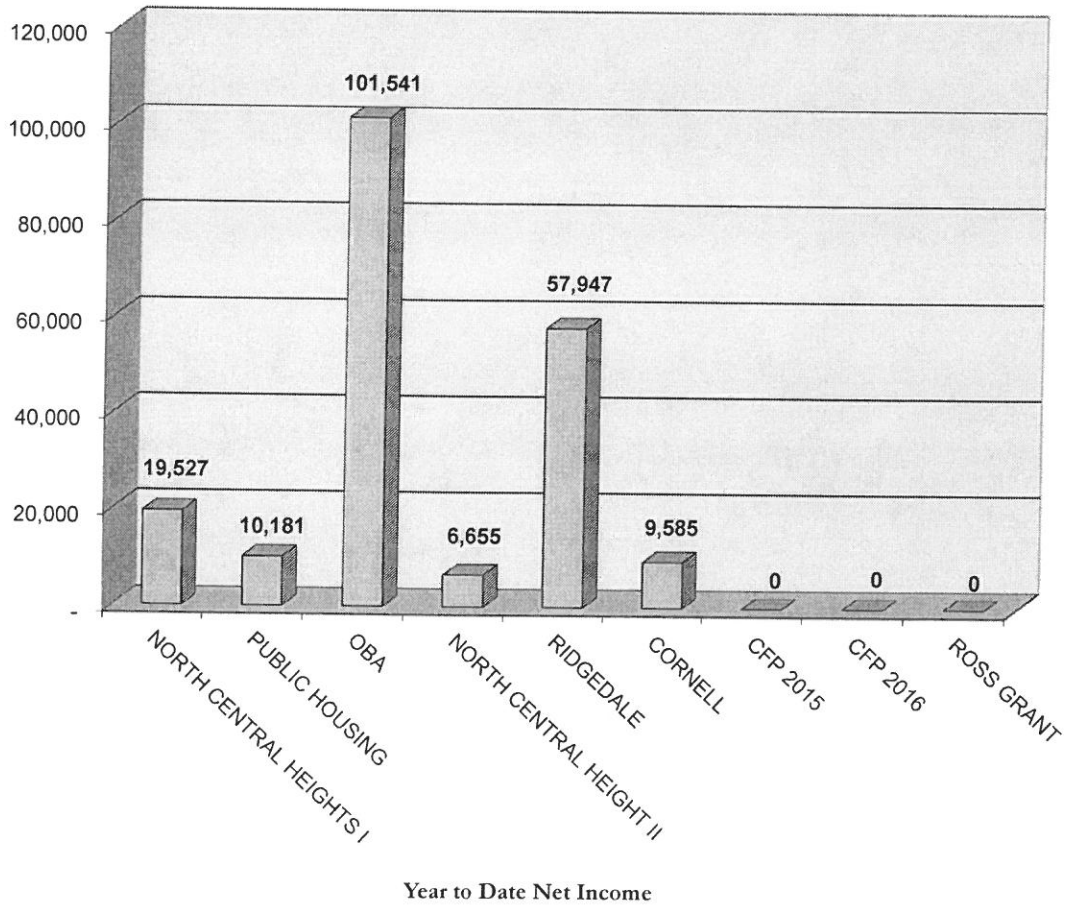
1. Total income is down by (\$186,401) compared to budgeted amounts. Total tenant revenue is down by (\$11,594). Grant subsidy is down compared to budgeted amounts by (\$173,149). Other revenue is up by \$13.

#### EXPENSES

2. Total operating expense is down by (\$34,657) compared to the budgeted amount.
3. Administrative expense is down by (\$3,644).
4. Maintenance expenses are down by (\$8,736).
5. Utility expense is up \$24.
6. Total insurance expense is down by (\$627).
7. Total General expense are down by (\$21,644).

**Ridgedale's projected net income is scheduled YTD to be \$55,703. Current net income is \$57,947.**

# Avon Park Housing Authority



**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES**  
**AS OF June 30, 2017**

**PUBLIC HOUSING**

1111.01 GENERAL FUND CHECKING	29,108
1111.40 FSS ESCROW	8,691
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	23,795
1117.00 PETTY CASH	100
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,438
1162.01 LAKESIDE PARK I ESCROW	663
1162.02 LAKESIDE PARK I RESERVES	21,140
1162.60 NEW INVESTMENT ACCOUNT	1,045,070
TOTAL	<u>1,175,006</u>

**OTHER BUSINESS ACTIVITY**

1111.3 APHDC--OBA	139,271
1111.50 LAKE SIDE PARK - RAD	100
TOTAL	<u>139,371</u>

**CORNELL COLONY**

1111.40 GENERAL FUND-CORNELL COLONY	82,273
1111.60 CORNELL COLONY - OP DEF RESERVES	-
1114.00 CORNELL COLONY - SECURITY DEPOSITS	13,201
1162.10 ESCROW INSURANCE & TAXES	8,800
1162.12 ESCROW REPLACE RESERVE	5,288
TOTAL	<u>109,562</u>

**NORTH CENTRAL HEIGHTS I**

1111.01 GENERAL FUND CHECKING	54,841
1114.00 SECURITY DEPOSITS	13,900
1162.1 ESCROW -BONNEVILLE-TAXES	30,244
1162.11 ESCROW-BONNEVILLE-INSURANCE	6,384
1162.12 ESCROW-BONNEVILLE-REPL RS	66,864
TOTAL	<u>172,233</u>

**NORTH CENTRAL HEIGHT II**

1111.01 GENERAL FUND CHECKING	36,811
1114.00 SECURITY DEPOSITS	10,100
1162.1 ESCROW-BONNEVILLE-TAXES	24,302
1162.11 ESCROW-BONNEVILLE - INSURANCE	8,057
1162.12 ESCROW-BONNEVILLE-REPL RES	53,504
TOTAL	<u>132,773</u>

**RIDGEDALE**

1111.01 GENERAL FUND CHECKING	51,590
1114.00 SECURITY DEPOSITS	6,657
1162.05 ESCROW MIP	3,841
1162.06 ESCROW RESERVE REPLACEMENT	79,828
1162.07 ESCROW INSURANCE	3,627
1162.08 RESIDUAL RECEIPTS RESERVERS	170,332
TOTAL	<u>315,874</u>

GRAND TOTAL CASH ACCOUNTS 2,044,818

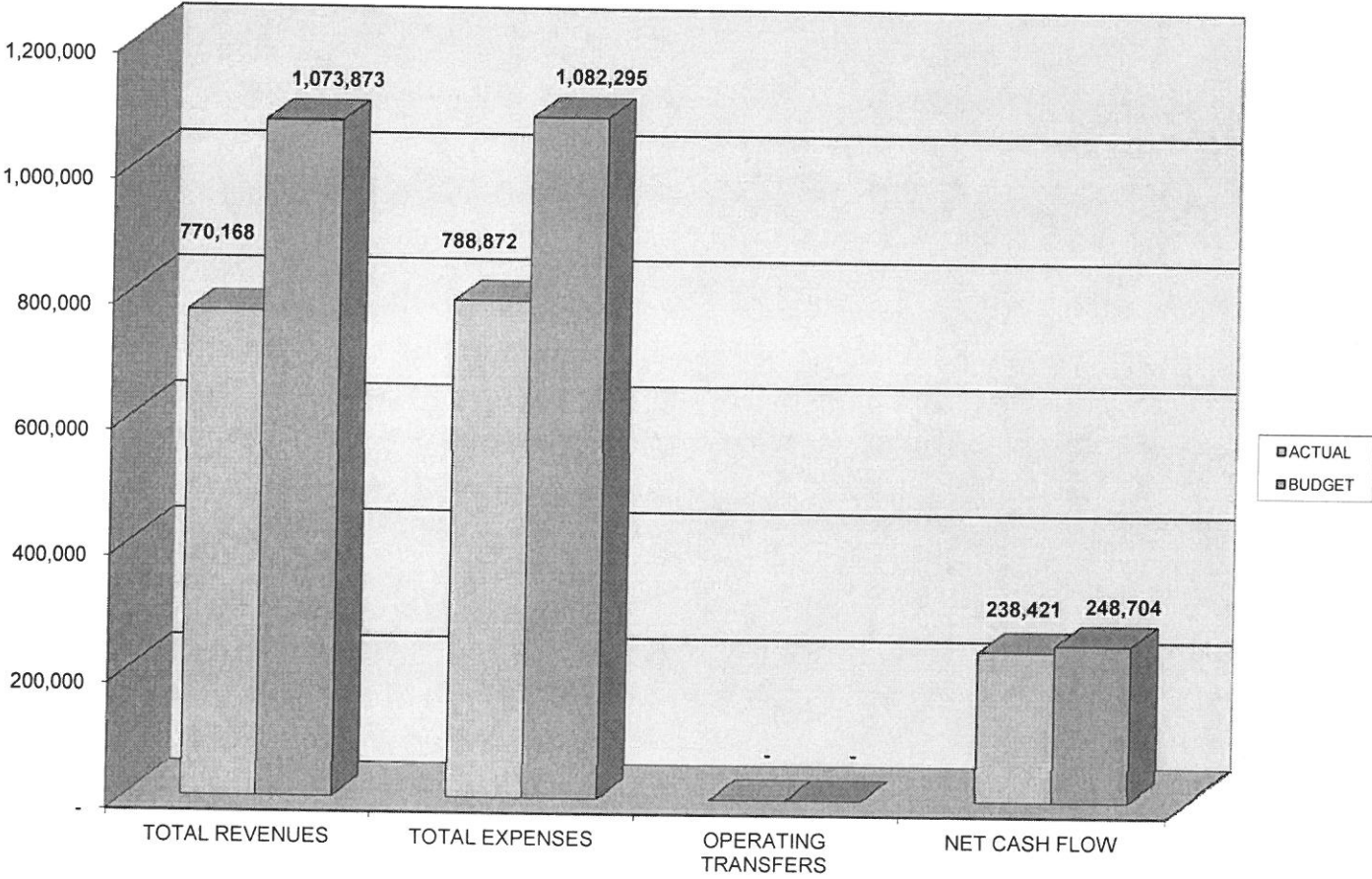


**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF UNRESTRICTED NET POSITION**  
**AS OF June 30, 2017**

<b>NORTH CENTRAL HEIGHTS I</b>		<b>NORTH CENTRAL HEIGHTS II</b>	
UNRESTRICTED NET ASSETS	132,403	UNRESTRICTED NET ASSETS	68,826
YEAR TO DATE EARNINGS	19,527	YEAR TO DATE EARNINGS	6,655
TOTAL	<u>151,931</u>	TOTAL	<u>75,481</u>
<b>PUBLIC HOUSING</b>		<b>RIDGEDALE</b>	
UNRESTRICTED NET ASSETS	1,399,440	UNRESTRICTED NET ASSETS	27,147
YEAR TO DATE EARNINGS	10,181	YEAR TO DATE EARNINGS	57,947
TOTAL	<u>1,409,622</u>	TOTAL	<u>85,094</u>
<b>OTHER BUSINESS</b>		<b>CAPITAL FUND 2016</b>	
UNRESTRICTED NET ASSETS	89,094	UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	101,541	YEAR TO DATE EARNINGS	-
TOTAL	<u>190,636</u>	TOTAL	<u>-</u>
<b>CORNELL COLONY</b>		<b>CAPITAL FUND 2015</b>	
UNRESTRICTED NET ASSETS	(32,984)	UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	42,569	YEAR TO DATE EARNINGS	-
TOTAL	<u>9,585</u>	TOTAL	<u>-</u>

TOTAL RESERVE BALANCES **1,922,349**

# APHA CONSOLIDATED





## APHA CONSOLIDATED

LINE	ACCT	ITEM #	DESCRIPTION	CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	DIFF	% OF MTD BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	DIFF	% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE REMAINING
<b>REVENUE</b>													
<b>OPERATING INCOME</b>													
705	3110		GROSS POTENTIAL RENT	66,272	70,210	(3,937)	94%	402,173	421,257	(19,084)	95%	842,514	440,341
			<b>NET TENANT REVENUE</b>	<b>66,272</b>	<b>70,210</b>	<b>(3,937)</b>	<b>94%</b>	<b>402,173</b>	<b>421,257</b>	<b>(19,084)</b>	<b>95%</b>	<b>842,514</b>	<b>440,341</b>
	3401		TENANT REVENUE - OTHER	1,889	2,330	(441)	81%	12,468	13,980	(1,512)	89%	27,960	15,492
	3404		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
	3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
	3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
	3431		<b>NET OPERATING REVENUE</b>	<b>68,162</b>	<b>72,540</b>	<b>(4,378)</b>	<b>94%</b>	<b>414,640</b>	<b>435,237</b>	<b>(20,597)</b>	<b>95%</b>	<b>870,474</b>	<b>455,834</b>
706			HUD PHA OPERATING GRANT CFP	50,018	51,556	(1,538)	97%	210,618	309,334	(98,716)	68%	618,667	408,049
708			OTHER GOVERNMENT GRANTS	-	28,858	(28,858)	0%	-	173,149	(173,149)	0%	346,298	346,298
711			INVESTMENT INCOME - UNRESTRICTED	157	213	(56)	74%	996	1,275	(279)	78%	2,550	1,554
			MANAGEMENT FEE INCOME	2,288	5,386	(3,098)	42%	27,840	32,319	(4,478)	86%	64,637	36,797
			BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
			ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714			FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715			OTHER REVENUE	15,846	20,380	(4,533)	78%	115,900	122,278	(6,377)	95%	244,555	128,655
720			INVESTMENT INCOME - RESTRICTED	21	47	(26)	45%	173	283	(110)	61%	565	392
700			<b>TOTAL REVENUES</b>	<b>136,492</b>	<b>178,979</b>	<b>(42,487)</b>	<b>76%</b>	<b>770,168</b>	<b>1,073,873</b>	<b>(303,705)</b>	<b>72%</b>	<b>2,147,746</b>	<b>1,377,578</b>
<b>OPERATING EXPENDITURES</b>													
<b>ADMINISTRATIVE</b>													
911	4110		ADMINISTRATIVE SALARIES	19,914	22,485	(2,571)	89%	127,669	134,909	(7,240)	95%	269,818	142,149
912	4182		EBC - ADMIN	6,552	8,347	(1,796)	78%	52,769	50,084	2,685	105%	100,167	47,398
	4171		AUDITING FEES	-	2,683	(2,683)	0%	-	16,100	(16,100)	0%	32,200	32,200
			MANAGEMENT FEES	15,154	6,027	9,127	251%	40,706	36,161	4,546	113%	72,321	31,615
			BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
			ADVERTISING & MARKETING	222	-	222	-	320	-	320	-	-	(320)
			OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
			LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
			TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190		OTHER	11,828	12,146	(317)	97%	47,418	72,875	(25,457)	65%	145,750	98,332
			<b>TOTAL ADMINISTRATIVE</b>	<b>53,670</b>	<b>51,688</b>	<b>1,982</b>	<b>104%</b>	<b>268,882</b>	<b>310,128</b>	<b>(41,246)</b>	<b>87%</b>	<b>620,256</b>	<b>351,374</b>
<b>TENANT SERVICES</b>													
921	4210		SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222		EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230		OTHER	-	233	(233)	0%	-	1,395	(1,395)	0%	2,790	2,790
			<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>233</b>	<b>(233)</b>	<b>0%</b>	<b>-</b>	<b>1,395</b>	<b>(1,395)</b>	<b>0%</b>	<b>2,790</b>	<b>2,790</b>
<b>UTILITIES</b>													
931	4310		WATER	1,095	1,554	(459)	70%	5,835	9,323	(3,488)	63%	18,645	12,810
932	4320		ELECTRICITY	4,873	3,627	1,246	134%	18,909	21,765	(2,855)	87%	43,529	24,620
933	4330		NATURAL GAS	86	94	(8)	91%	480	565	(85)	85%	1,130	650
938	4390		SEWER AND OTHER	1,696	2,096	(400)	81%	8,888	12,578	(3,689)	71%	25,155	16,267
			<b>TOTAL UTILITIES</b>	<b>7,751</b>	<b>7,372</b>	<b>379</b>	<b>105%</b>	<b>34,112</b>	<b>44,230</b>	<b>(10,117)</b>	<b>77%</b>	<b>88,459</b>	<b>54,347</b>

# APHA CONSOLIDATED

LINE	ACCT	DESCRIPTION	CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	DIFF	% OF MTD BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	DIFF	% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	10,083	13,614	(3,531)	74%	70,391	81,682	(11,290)	86%	163,363	92,972
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	3,718	6,047	(2,329)	61%	28,025	36,283	(8,258)	77%	72,565	44,540
943	4420	MATERIALS	2,481	4,291	(1,810)	58%	20,934	25,745	(4,811)	81%	56,490	35,556
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	1,555	1,177	379	132%	7,748	7,060	688	110%	14,120	6,372
		COOLING / AIR CONDITIONING	1,951	1,525	426	128%	5,192	9,150	(3,958)	57%	18,300	13,108
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	12,975	2,843	10,132	456%	41,093	17,055	24,038	241%	34,110	(6,983)
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	389	(389)	0%	3,105	2,333	773	133%	4,665	1,560
		EXTERMINATION	930	911	19	102%	5,580	5,465	115	102%	10,930	5,350
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	10,890	(10,890)	0%	435	65,343	(64,908)	1%	130,685	130,250
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	792	(792)	0%	1,859	4,750	(2,891)	39%	9,500	7,641
		<b>TOTAL ORDINARY MAINT &amp; OPER</b>	<b>33,692</b>	<b>42,477</b>	<b>(8,786)</b>	<b>79%</b>	<b>184,362</b>	<b>254,864</b>	<b>(70,502)</b>	<b>72%</b>	<b>514,728</b>	<b>330,366</b>
<b>PROTECTIVE SERVICES</b>												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
		<b>TOTAL PROTECTIVE SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>INSURANCE</b>												
961	4510	PROPERTY	6,884	6,501	383	106%	43,061	39,005	4,056	110%	78,010	34,949
		GENERAL LIABILITY	855	497	358	172%	7,228	2,983	4,246	242%	5,965	(1,263)
		WORKER'S COMPENSATION	1,123	1,160	(37)	97%	6,737	6,958	(221)	97%	13,916	7,179
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	1,605	596	1,009	269%	3,334	3,577	(243)	93%	7,154	3,820
969		<b>TOTAL INSURANCE EXPENSES</b>	<b>10,467</b>	<b>8,754</b>	<b>1,713</b>	<b>120%</b>	<b>60,360</b>	<b>52,523</b>	<b>7,837</b>	<b>115%</b>	<b>105,045</b>	<b>44,685</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	4,206	1,475	2,731	285%	17,370	8,850	8,520	196%	17,700	330
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	1,483	(1,483)	0%	-	8,897	(8,897)	0%	17,793	17,793
		BAD DEBTS	3,677	2,287	1,391	161%	11,570	13,720	(2,150)	84%	27,440	15,870
		INTEREST EXPENSE	17,938	20,511	(2,572)	87%	109,078	123,064	(13,985)	89%	246,127	137,049
		<b>TOTAL GENERAL EXPENSES</b>	<b>25,822</b>	<b>25,755</b>	<b>67</b>	<b>100%</b>	<b>138,019</b>	<b>154,530</b>	<b>(16,511)</b>	<b>89%</b>	<b>309,060</b>	<b>171,041</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>131,401</b>	<b>136,278</b>	<b>(4,877)</b>	<b>96%</b>	<b>685,734</b>	<b>817,669</b>	<b>(131,935)</b>	<b>84%</b>	<b>1,640,338</b>	<b>954,604</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>5,091</b>	<b>42,701</b>	<b>(37,609)</b>	<b>12%</b>	<b>84,433</b>	<b>256,204</b>	<b>(171,771)</b>	<b>33%</b>	<b>507,408</b>	<b>422,975</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	1,250	(1,250)	0%	-	7,500	(7,500)	0%	15,000	15,000
		CAPITAL EXPENDITURES	42,854	42,854	-	100%	257,126	257,126	-	100%	514,252	257,126
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	(31,759)	-	(31,759)	-	(153,988)	-	(153,988)	-	-	153,988
		<b>TOTAL OTHER EXPENSES</b>	<b>11,095</b>	<b>44,104</b>	<b>(33,009)</b>	<b>25%</b>	<b>103,138</b>	<b>264,626</b>	<b>(161,488)</b>	<b>39%</b>	<b>529,252</b>	<b>426,114</b>
900		<b>TOTAL EXPENDITURES</b>	<b>142,496</b>	<b>180,383</b>	<b>(37,886)</b>	<b>79%</b>	<b>788,872</b>	<b>1,082,295</b>	<b>(293,423)</b>	<b>73%</b>	<b>2,169,590</b>	<b>1,380,718</b>
		DEPRECIATION ADD BACK	42,854	42,854	-	100%	257,126	257,126	-	100%	514,252	257,126
		<b>NET CASH FLOW</b>	<b>36,850</b>	<b>41,451</b>	<b>(4,600)</b>	<b>89%</b>	<b>238,421</b>	<b>248,704</b>	<b>(10,283)</b>	<b>96%</b>	<b>492,408</b>	<b>253,987</b>

# APHA CONSOLIDATED ACCOUNT DETAIL

LINE ACCT	CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET	
ITEM # DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE	
INCOME	ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING	
<b>HUD PHA GRANTS</b>											
3401.01	CAPITAL FUND REVENUE - SOFT COSTS	50,918	51,556	(1,538)	97%	210,618	309,334	(98,716)	68%	618,667	408,049
3401.1	CPP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410	SECTION 8 HAP INCOME	-	28,858	(28,858)	0%	-	173,149	(173,149)	0%	346,298	346,298
3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2	PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>		<b>50,018</b>	<b>80,414</b>	<b>(30,396)</b>	<b>62%</b>	<b>210,618</b>	<b>482,483</b>	<b>(271,865)</b>	<b>44%</b>	<b>964,965</b>	<b>754,347</b>
<b>EXPENSES</b>											
<b>ADMINISTRATIVE OFFICE EXPENSES</b>											
4130	LEGAL	47	679	(633)	7%	350	4,075	(3,716)	9%	8,150	7,791
4140	STAFF TRAINING	417	450	(33)	93%	1,838	2,700	(863)	68%	5,400	3,563
4150	TRAVEL	689	538	151	128%	2,529	3,225	(696)	78%	6,450	3,921
4170	ACCOUNTING	6,248	1,833	4,415	341%	15,571	11,000	4,571	142%	22,000	6,429
4190	SUNDRY	1,035	1,950	(915)	53%	5,876	11,700	(5,824)	50%	16,220	8,384
4190.2	TELEPHONE/COMMUNICATIONS	1,513	1,352	162	112%	7,836	8,110	(274)	97%	23,400	17,524
4190.3	POSTAGE	1,568	1,321	247	119%	4,826	7,928	(3,101)	61%	15,855	11,029
4190	OFFICE SUPPLIES	126	83	43	151%	771	500	271	154%	1,000	229
4190	CONTRACT COST-COPIER/SECURITY	61	50	11	122%	1,234	300	934	411%	600	(634)
4190	EVICTON COST	-	146	(146)	0%	720	875	(155)	82%	1,750	1,030
4190.9	CONTRACT COST - ADMIN	125	3,744	(3,619)	3%	5,562	22,463	(16,900)	25%	44,925	39,363
<b>TOTAL ADMINISTRATIVE</b>		<b>11,782</b>	<b>11,467</b>	<b>315</b>	<b>103%</b>	<b>46,762</b>	<b>68,800</b>	<b>(22,038)</b>	<b>68%</b>	<b>137,600</b>	<b>90,838</b>
<b>TOTAL GENERAL EXPENSES</b>											
4590	OTHER GENENERAL EXPENSE	150	1,073	(923)	14%	4,915	6,435	(1,520)	76%	12,871	7,956
4590	FSS CONTRIBUTIONS	2,982	1,826	1,156	163%	12,217	10,955	1,262	112%	21,910	9,693
4590.5	ASSET MANAGEMENT FEE	2,106	1,423	682	148%	6,160	8,540	(2,380)	72%	17,080	10,920
4590.6	OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>		<b>5,237</b>	<b>4,322</b>	<b>915</b>	<b>121%</b>	<b>23,292</b>	<b>25,930</b>	<b>(2,638)</b>	<b>90%</b>	<b>51,861</b>	<b>28,569</b>