

**Housing Authority of Avon Park
Board of Commissioners Regular Meeting
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL.
Tuesday, September 20, 2016, 7:00 PM**

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations: None
- C. Consent Agenda
 - 1. Regular Board Meeting Minutes July 19, 2016.
 - 2. Occupancy Report; August 2016
 - 3. Lakeside Park I Transitional Housing FSS Program Report; August/September 2016
 - 4. TAR & Maintenance Reports; June 2016
 - 5. Fee Accounting Report; July 2016 and August Account Cash Analysis
Schedules APHA - Project Budgeted Income Statement Reports
- D. Secretary Reports & Old Business
 - 7. Project/Services Status Reports;
 - a. APHA Rental Assistance Demonstration (RAD) Conversion status report
 - b. Cornell Colony status report
 - c. 695 Palmetto St project; Site Plan development status report
- E. New Business;
 - 8. Resolution No. 16-05; Formalizing signature and general authority of CEO
 - 9. Strategic Plan review and acceptance
 - 10. 2017 Budgeting Process
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: Regular Board Meeting; October 18, 2016
- H. Adjournment

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

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 19, 2016, 7:00 P.M.

A. Opening/Roll Call: Chairman Roberts called the Board Meeting to order and asked Commissioner Bill Day to offer the prayer. Following, the Secretary called the member attendance roll: Commissioners Present: Commissioners Lester Roberts, Greg Wade, & Bill Day. Commissioners with excused absences; Cameron Barnard and Michael Eldred. Also attending; APHA staff Executive Director (ED) Larry Shoeman, Director of Housing Bea Gillians, Comptroller Penny Pieratt, Facilities Mgr. David Herbert & City Council Liaison Dora Smith. ED Shoeman declared a Quorum was present and Chair Roberts called the meeting to Order at 7:00 pm.

B. Public Comments/Presentations: None

C. Consent Agenda: Chairman Roberts called for a motion to approve the Consent Agenda as circulated, moved by Commissioner Wade seconded by Commissioner Day to approve the Consent Agenda; motion carried unanimously.

D. Secretary Report & Old Business:

Projects Report; The ED provided the Board with a summary narrative & general performance status of each of the respective projects.

Rental Assistance Demonstration Application: The ED informed the Board that the RAD conversion qualifying process for both Delaney Heights & Lakeside Park underwriting process continued to move forward and the project is expected to close on financing sometime late summer. Secretary Shoeman informed the Board that the problem with the Lakeside Park II Survey reflecting an encroachment of City property by dedicating adjacent streets, sidewalks & easements owned by LSP II, between Shore Drive and City Park, encountered a problem in that the FHFC PH Mitigation Grant/Loan required to be subordinated to the Lakeside Park II LLC and HUD Declaration of Trust removed before the property dedication of the designated area to the City for Public Purpose could be completed. The Board will be advised of that outcome at this circumstance at their next Regular Board meeting.

Cornell Colony; project development status report; The ED informed the Board that the Ribbon Cutting Ceremony (06/23/16) & Open House (06/26/16) were successful events and that project was moving forward for expected lease-up by end of August, 2016.

695 Palmetto Ave: The ED informed the Board the project's Final Site Plan supporting 18 single family homes was in process and expected to be completed by Cool & Cobb Engineering by mid to late August, 2016 for the purpose of facilitating Developer proposals to build out that community.

Executive Search & Strategic Planning Committee; The ED reported that the Executive Search Committee completed Final Candidate Interviews from their Meeting June 18, 2016 & that the Candidate select Employment Agreement has successfully concluded with Tracey Rudy as new CEO. The ED also informed the Board that the planned Strategic Planning

event has been scheduled for August 6, 2016; NCH Community Center; 9am-3pm. and to please reserve their Calendars to attend.

E. New Business:

- A. Resolution No. 16-04, General Depository Agreements; The ED informed the Board that it is a requirement by the U.S. Department of Housing & Urban Development that the Authority require depositories that hold APHA funds in excess of the FDIC Insured limits to collateralize such funds in designated securities held by independent third party entities. Moved by Commissioner Wade, seconded by Commissioner Day to adopt and approve Resolution No. 16-04 and authorize the Authority Chairman & Board Secretary to execute the requisite General Depository Agreements with APHA depositories as presented; motion carried unanimously.
- B. Chief Executive Officer Employment Agreement; The ED reported the Employment Agreement with new CEO Tracey Rudy had been vetted with APHA Legal Counsel, Tracey Rudy & Consultant Leo Dauwer Executive and now before the Board for acceptance & execution by APHA; Moved by Commissioner Wade, seconded by Commissioner Day for APHA to authorize & accept the CEO Employment Agreement with Tracey Rudy, with vesting authority to act on behalf of the APHA effective August 1, 2016; motion passed unanimously.
- C. August 6, 2016 Strategic Planning Workshop; The ED informed the Board that the Board Strategic Planning Workshop is scheduled for August, 6, 2016; 9am-3pm and requested Commissioners to please schedule their Calendar's to attend.

The next Regular Board Meeting was scheduled for August 16, 2016. However, due to the conflict with the FAHRO Annual Conference, August Meeting was canceled and next Regular Meeting of the Board will be September 20, 2016.

Being no further business to come before the Board Chair adjourned the meeting at 7:15 pm.

ADOPTED THIS 20th DAY OF SEPTEMBER 2016

Accepted _____

Attest _____
SEAL

OCCUPANCY/VACANCY REPORT

August 2016

Public Housing

Delaney Heights

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>
12(519)	1	6/24	8/18	53	4	57
41(526)	1	8/10	8/25	3	13	16

TOTAL DELANEY HEIGHTS VACANT - 0

Lakeside Park I

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>
407(1317)	3	8/30				

Reason for Vacancy
Moved to Cornell

TOTAL LAKESIDE PARK I VACANT - 1

Lakeside Park II

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>
207(232)	1	6/1/15			21	
222(213)	3	6/4/15			19	
102(202)	2	7/1/15			1	
313(350)	1	7/31/15			7	
329(317)	1	8/18/15			6	
309(334)	3	8/31/15			3	
214(245)	2	8/31/15			8	
310(338)	2	9/3/15			5	
223(207)	4	10/19/15			7	
325(333)	1	12/10/15			4	
322(345)	3	1/19/16			1	
306(322)	2	2/16/16			1	
215(241)	3	4/1/16			1	
303(310)	3	4/21/16			4	
302(306)	3	5/10/16			1	
225(201)	3	5/10/16			1	
101(200)	4	5/19/16			1	
218(233)	3	7/5/16			1	
314(354)	2	7/12/16				
103(204)	3	7/19/16				
216(239)	4	8/9/16				

TOTAL LAKESIDE PARK II VACANT - 21

Reason for Vacancy
Tax fraud
Tax fraud
30 day notice not given
Transferred to NCH
Abandoned unit
Moved out of town
Moved in with aunt/medical
Criminal activity
Eviction/unauthorized guest
No notice given
Abandoned unit
Evicted
Abandoned unit
Moved to Highlands Apts
Tax fraud
Moving in with daughter
Lease violation/3 pets unauthorized
Unreported income
Moved to Cornell Colony
Moved to Cornell Colony
Evicted/tattoo business in unit

OCCUPANCY/VACANCY REPORT

August 2016

Ridgedale

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>
33(709)	3	7/12	8/8	6	22	28
20(706)	4	8/31				

Reason for Vacancy
 Moved to Cornell
 Lease violations

TOTAL RIDGEDALE VACANT—1

North Central Heights I - (40 units total)

<u>Unit#</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>
636	2	7/31				
611	2	8/11				
617	2	8/22				

Reason for Vacancy
 Moved into 3 bdrm NCH II/8/1
 Abandoned Unit
 Abandoned Unit

TOTAL NCH I VACANT—3

North Central Heights II – (32 units total)

<u>Unit #</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u>#vacancy days</u>
718	3	6/24	8/9	43	3	46
743	3	7/11	8/1	8	14	22
306	3	7/26	8/9	7	8	15
656	3	8/4	8/16	5	8	13

Reason for Vacancy
 Over Income
 Over Income
 Unable to pay rent
 Purchased home

TOTAL NCH II VACANT—0

OCCUPANCY/VACANCY REPORT

August 2016Cornell Colony – (44 units total)

<u>Unit #</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u>#vacancy days</u>	<u>Reason for Vacancy</u>
38267	3		8/1				
38207	3		8/9				
38220	3		8/9				
38274	3		8/22				
38193	3		8/24				
38292	3		8/25				
38275	3		8/25				
38235	3		8/28				
38180	3		8/29				
38184	3		8/29				
38189	3		8/29				
38257	3		8/29				
38266	3		8/30				
38212	3		8/30				
38174	3		8/30				
38253	3		8/30				
38202	3		8/30				

TOTAL CORNELL COLONY VACANT – 18

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT

August 2016

Intent to Vacate –

Evictions-

Abandoned Units –

WAITING LIST

LAKE SIDE PARK II

1-BRM	99
2-BRM	73
3-BRM	44
4-BRM	16
5-BRM	7
TOTAL	<u>239</u>

DELANEY HEIGHTS

1-BRM	125
TOTAL	<u>125</u>

RIDGEDALE

1-BRM	340
2-BRM	335
3-BRM	247
4-BRM	21
TOTAL	<u>943</u>

NORTH CENTRAL HEIGHTS

2-BRM	482
3-BRM	347
4-BRM	163
	<u>992</u>

LAKE SIDE PARK I

1-BRM	19
2-BRM	175
3-BRM	123
4-BRM	47
5-BRM	14
TOTAL	<u>378</u>

CORNELL COLONY

3-BRM	<u>338</u>
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AVON PARK TRANSITIONAL HOUSING

August/September 2016

Monthly Board Report

Case Management Updates

FSS Clients meetings and assessments with FSS Case Manager; Monthly

FSS Enrollment- 24 Participating Households

- Lakeside Park – 5 Clients
- Emergency Transitional Housing- 19 Clients – Enrolled in FSS
- ETH Resident transitioned over to Cornell Colony.
- 9 Resident's receiving services that reside in APHA's communities but are not enrolled in the FSS program.

Property Updates:

LP1 – 1 Vacancy

Training Sessions for August/September 2016

- August 23, 2016: "Preparing Nutritious Meals – Healthful Tips to Handling Food Safely", training workshop at ETH's conference room.
- September 21, 2016: "Foodborne Illness Is Serious Business", training workshop at ETH's conference room.

Resident Activities

- Every Friday of each month: Crossroads Community Church drops off Bread, Rolls, Pastries, to the ETH office for our residents. These are donated to the Church from Publix.
- August/September 2016: Weekly Community Garden Activities
- August 4, 2016: "After School Program Meet & Greet", 6:00pm – 7:00pm at NCH's Community Center
- August 9, 2016: "Meet & Greet" New CEO, 4:00pm – 5:00pm at ETH Office
- August 31, 2016: ALDI's Hiring Job Fair, 7:00am – Noon at Sebring Store
- September 23, 2016: Couponing 101, 3:00pm – 4:00pm at ETH Office

Employment Update:

- 9 of our 19 HOUSEHOLDS currently employed.
- Lakeside Park- 1 out of 5 HOUSEHOLDS currently employed.

Education Update:

- 3 ETH Residents enrolled in Secondary Education @ SFSC.
- 1 ETH Resident enrolled at University of South Florida, Bachelors of Science curriculum.
- 2 ETH Residents enrolled in GED program @ SFSC.
- 1 ETH Resident enrolled in parenting classes at Choices Pregnancy Care Center
- 1 ETH Resident enrolled in Cosmetology studies, **Graduated 7/25/2016, Received State of Florida Nail Technician License.**
- 1 ETH Resident to be enrolling in the 45 hour Child Care Education Program
- 2 FSS Resident enrolled in Secondary Education @ SFSC.
- 1 FSS Resident enrolled in SFSC's Dental Program starting August 22, 2016.
- 1 FSS Resident enrolled in GED program @ SFSC.
- 1 FSS Resident completed an Internship program in CPA/Accounting with a local CPA/Accounting Firm.
- 1 FSS Resident participated in the Future Business Leaders of America, National Conference in Atlanta, GA.
(Study Programs Include: Medical/Office Management/Business Management/Law Enforcement/Human Services, Dental Assistant Program)
- 2 Resident's have obtained their Florida State CNA Certification.

Community Partners:

HAVEN Home Health, Community Outreach Specialists (New Contact)	
Crossroads Community Church Partnership	On-going
Aktion Club	On-going
Highlands Prosperity Partnership	On-going
Florida Health Department	On-going
Samaritians Touch Care Center	On-going
Avon Park Public Safety training programs	On-going
Peace River Center, Helping/Healing/Offering Hope	On-going
USF, Center for Autism & Related disabilities	On-going
Tri-County P.A.T.H. Program	On-going
Choices Pregnancy Care Center Services	On-going
ALPI/GED/Secondary Funding Services	On-going
Early Learning Coalition Child Care Services	On-going
Highlands County Coalition for the Homeless Services	On-going
RCMA; Enrollment announcements	On-going
New Beginnings TCM Heartland	On-going
AARP, Grant funded Clerical/Office assistance	On-going
Salvation Army Community Assistance programs	On-going
Team Jesus Wins	
Cornerstone Hospice	
All Learning Center, new provider in Avon Park	
Florida Prosperity Partnership, educational training programs.	
Habitat for Humanity	

APHA MISSION-The Mission of the Avon Park Housing Authority is to assist low-income families with safe, decent and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

Tenants Accounts Receivable
August 31, 2016

Delaney Heights

Serena Austin	\$ 24.94	Electric
Sylvester Evans	66.00	Rent
DH Total	\$90.94	

Lakeside Park I

Khaliliah Debrown	\$868.18	Rent & Balance on late fee
Ajaita Hampton	9.30	Electric overage
Terranie Hill	26.00	Work order
Temika Jones	74.00	Electric overage
Kayla Springfield	9.07	Electric overage
Jessica Toney	21.73	Electric overage
Lakeside I Total	\$1,008.28	

Lakeside Park II

Lakeside II Total \$0

NCH I

Roberto Colon	\$ 50.00	Pet deposit (pmts)
NCH I Total	\$50.00	

NCH II

Awilda Burgos	\$ 24.49	Work Order
Rokeisha Johnson	20.00	Work order
Naketa McQueen	234.13	Work order
Nelida Perez	200.00	Pet deposit (making pmts)
Nelida Perez	20.13	Electric
NCH II Total	\$498.75	

Ridgedale

Latrisha Lowe	\$100.33	Balance on rent (making pmts)
Abimael Morales	208.00	Balance on rent (making pmts)
RD Total	\$308.33	

GRAND TOTAL \$1,956.30

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

***WRITE OFFS for NCH**
Alexis Rosa \$333.92
Wanda Vega \$1,350.18
Total NCH \$1,684.10

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

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

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

Approved—Tracey Rudy, Chief Executive Officer

Submitted by: Penny Pieratt, Comptroller

August 2016**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. 4.5 hours were taken during the month of August for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	8
Lakeside I Preventive Maintenance Inspections	6
Lakeside Park II Preventive/Annual Inspections	3
Ridgedale Preventive/Annual Inspections	7
North Central Heights I Preventive/AI	4
North Central Heights II Preventive/AI	3
Delaney Heights Vacancies	1
Lakeside Park I Vacancies	1
Lakeside Park II Vacancies	0
Ridgedale Vacancies	1
North Central Heights I Vacancies	3
North Central Heights II Vacancies	2
Delaney Heights Move Ins	2
Lakeside Park I Move Ins	0
Lakeside Park II Move-In's	0
Ridgedale Move Ins	1
North Central Heights I Move Ins	0
North Central Heights II Move Ins	4
Delaney Heights Move Outs	1
Lakeside Park I Move Outs	1
Lakeside Park II Move-Out's	1
Ridgedale Move Outs	1
North Central Heights I Move Outs	2
North Central Heights II Move Outs	1

AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2016

CONSOLIDATED

Financial Statements

July 31, 2016

AVON PARK HOUSING AUTHORITY

FINANCIAL STATEMENT SUMMARY

PUBLIC HOUSING

INCOME

1. Total income is down by (\$32,797). Total tenant rental revenue is up by \$8,593. Other tenant revenue is down by (\$5,458).

EXPENSES

2. Total operating expense are down by (\$29,768) compared to the budgeted amount.
3. Administrative expenses are up by \$36,891.
4. Maintenance expenses are down by (\$31,049).
5. Utility expenses are down by (\$3,730).
6. Total insurance expense is up by \$3,190.
7. Total General expense is down by (\$2,190).

Public Housing's projected net income is scheduled YTD to be \$10,194. Current net income is \$20,709.

NORTH CENTRAL HEIGHTS I

INCOME

1. Total income is up by \$23,987 compared to budgeted amounts. Total tenant revenue is up by \$9,009.

EXPENSES

2. Total operating expense is down by (\$4,194) compared to the budgeted amount.
3. Administrative expenses are up by \$9,308.
4. Maintenance expenses are down by (\$2,905).
5. Utility expense is down (\$746).
6. Total insurance expense is down by (\$1,001).
7. Total General expense is down by (\$9,051).

North Central Heights I projected net income is scheduled YTD to be \$2,185. Current net income is \$18,405.

AVON PARK HOUSING AUTHORITY

FINANCIAL STATEMENT SUMMARY

NORTH CENTRAL Height II

INCOME

1. Total income is up by \$6,099 compared to budgeted amounts. Total tenant revenue is up by \$6,709.

EXPENSES

2. Total operating expense is up by \$21,502, compared to the budgeted amount.
3. Administrative expenses are up by \$34,363.
4. Maintenance expenses are down by (\$6,841).
5. Utility expense is down by (\$800).
6. Total insurance expense is down by (\$1,105).
7. Total General expense is up down (\$4,315).

North Central Heights II projected net income is scheduled YTD to be \$1,584. Current net income is (\$13,819).

RIDGEDALE

INCOME

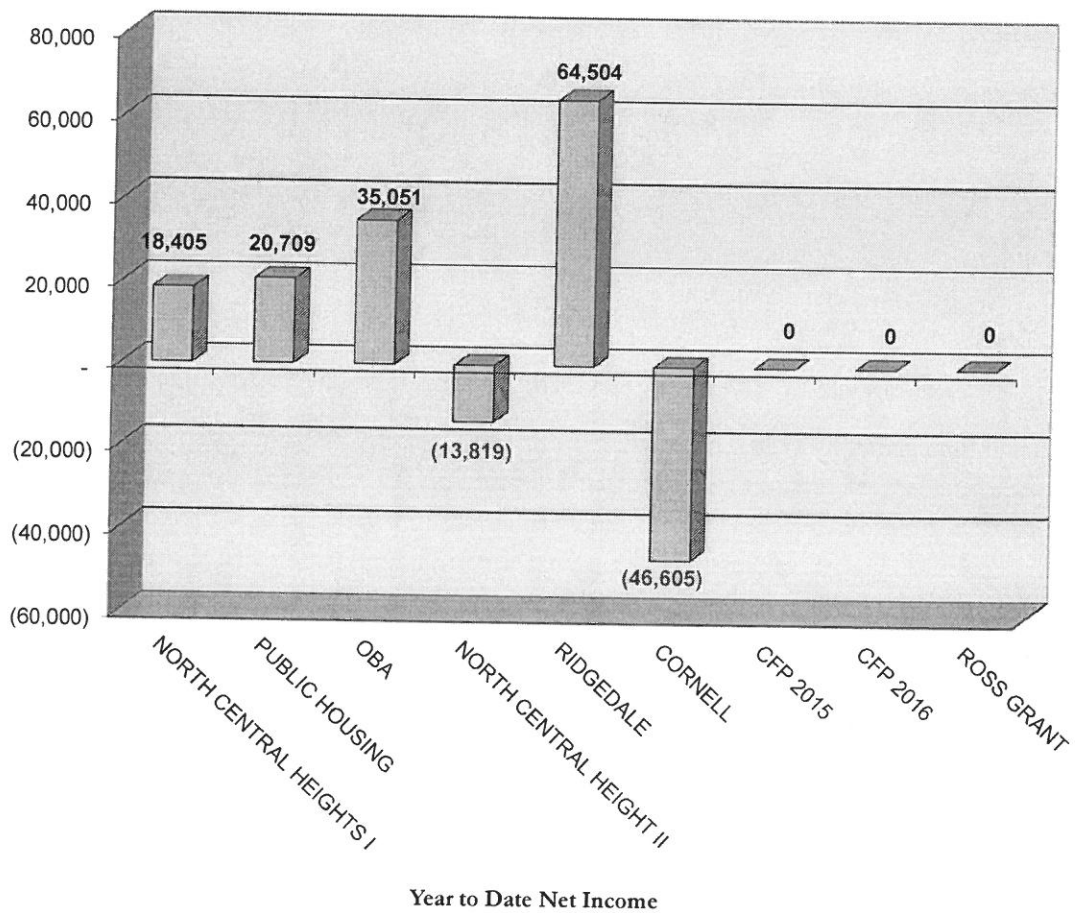
1. Total income is up by \$4,402 compared to budgeted amounts. Total tenant revenue is down by (\$2,264).
Grant subsidy is up compared to budgeted amounts by \$10,090. Other revenue is down by (\$2,851).

EXPENSES

2. Total operating expense is up by \$1,369 compared to the budgeted amount.
3. Administrative expense is up by \$7,589.
4. Maintenance expenses are up by \$1,376.
5. Utility expense is down (\$3,996).
6. Total insurance expense is down by (\$2,063).
7. Total General expense are up by (\$1,502).

Ridgedale's projected net income is scheduled YTD to be \$61,472. Current net income is \$64,504.

Avon Park Housing Authority



AVON PARK HOUSING AUTHORITY
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES
AS OF July 31, 2016

PUBLIC HOUSING

1111.01 GENERAL FUND CHECKING	237,855
1111.40 FSS ESCROW	3,947
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	25,795
1117.00 PETTY CASH	100
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,200
1162.01 LAKESIDE PARK I ESCROW	1,081
1162.02 LAKESIDE PARK I RESERVES	17,094
1162.60 NEW INVESTMENT ACCOUNT	1,096,511
TOTAL	<u>1,428,583</u>

OTHER BUSINESS ACTIVITY

1111.3 APHDC--OBA	26,908
1111.50 LAKE SIDE PARK - RAD	100
TOTAL	<u>27,008</u>

CORNELL COLONY

1111.40 GENERAL FUND-CORNELL COLONY	5,933
1111.60 CORNELL COLONY - OP DEF RESERVES	100
1114.00 CORNELL COLONY - SECURITY DEPOSITS	2,700
TOTAL	<u>8,733</u>

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	31,842
1114.00 SECURITY DEPOSITS	13,700
1162.1 ESCROW -BONNEVILLE-TAXES	19,103
1162.11 ESCROW-BONNEVILLE-INSURANCE	92,551
1162.12 ESCROW-BONNEVILLE-REPL RS	54,587
TOTAL	<u>211,782</u>

NORTH CENTRAL HEIGHT II

1111.01 GENERAL FUND CHECKING	7,629
1114.00 SECURITY DEPOSITS	9,100
1162.1 ESCROW-BONNEVILLE-TAXES	15,302
1162.11 ESCROW-BONNEVILLE - INSURANCE	71,654
1162.12 ESCROW-BONNEVILLE-REPL RES	43,679
TOTAL	<u>147,364</u>

RIDGEDALE

1111.01 GENERAL FUND CHECKING	49,901
1114.00 SECURITY DEPOSITS	7,200
1162.05 ESCROW MIP	4,411
1162.06 ESCROW RESERVE REPLACEMENT	89,819
1162.07 ESCROW INSURANCE	3,903
1162.08 RESIDUAL RECEIPTS RESERVES	406,415
TOTAL	<u>561,650</u>

GRAND TOTAL CASH ACCOUNTS 2,385,120

AVON PARK HOUSING AUTHORITY
SCHEDULE OF UNRESTRICTED NET ASSETS
AS OF July 31, 2016

NORTH CENTRAL HEIGHTS I

UNRESTRICTED NET ASSETS	48,443
YEAR TO DATE EARNINGS	18,405
TOTAL	<u>66,847</u>

PUBLIC HOUSING

UNRESTRICTED NET ASSETS	1,427,936
YEAR TO DATE EARNINGS	20,709
TOTAL	<u>1,448,645</u>

OTHER BUSINESS

UNRESTRICTED NET ASSETS	60,126
YEAR TO DATE EARNINGS	35,051
TOTAL	<u>95,177</u>

CORNELL COLONY

UNRESTRICTED NET ASSETS	(10,797)
YEAR TO DATE EARNINGS	(35,809)
TOTAL	<u>(46,605)</u>

NORTH CENTRAL HEIGHTS II

UNRESTRICTED NET ASSETS	34,715
YEAR TO DATE EARNINGS	(13,819)
TOTAL	<u>20,896</u>

RIDGEDALE

UNRESTRICTED NET ASSETS	115,389
YEAR TO DATE EARNINGS	64,504
TOTAL	<u>179,893</u>

CAPITAL FUND 2016

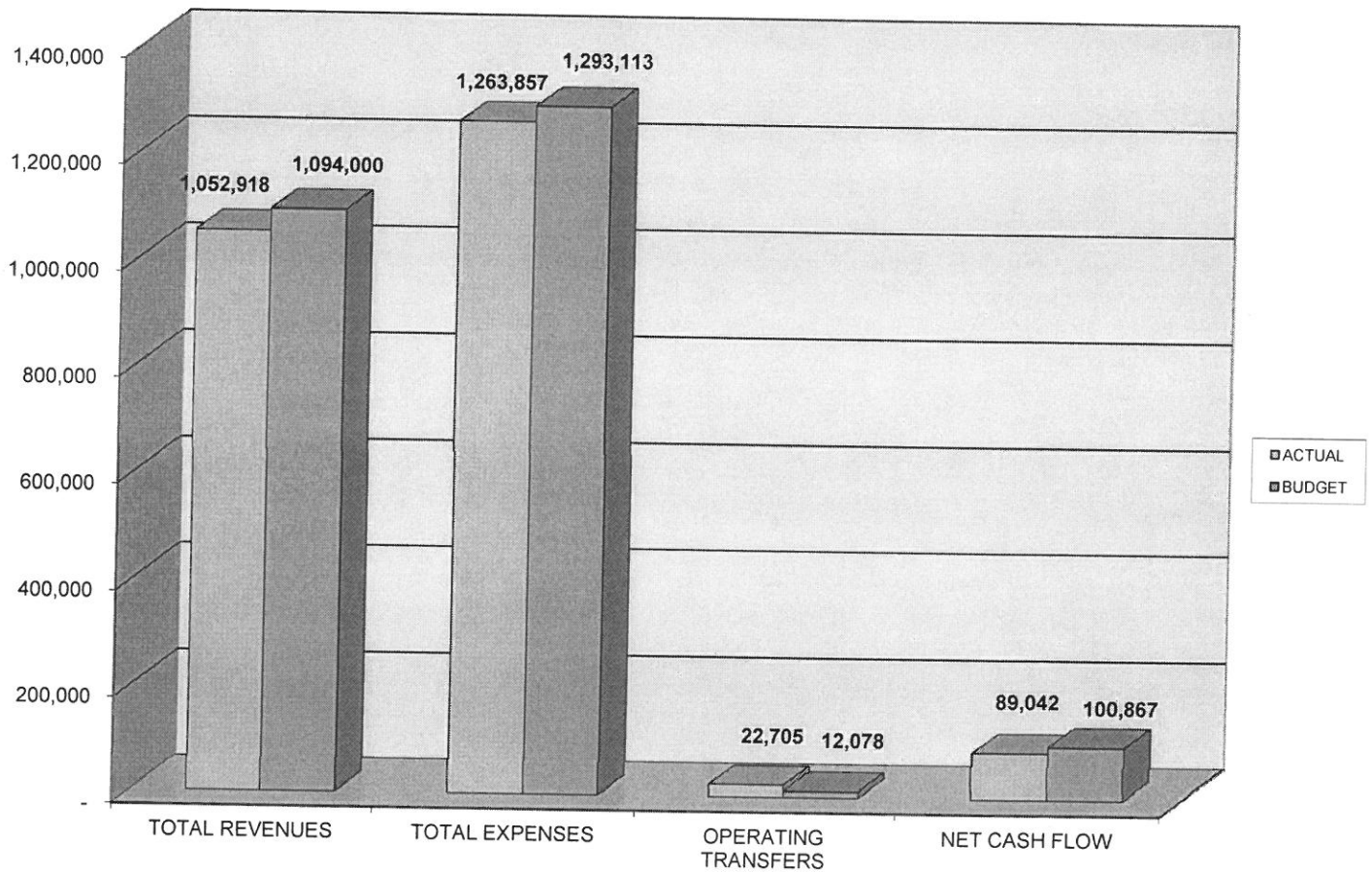
UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	-
TOTAL	<u>-</u>

CAPITAL FUND 2015

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

TOTAL RESERVE BALANCES **1,764,853**

APHA CONSOLIDATED



APHA CONSOLIDATED- BALANCE SHEET

ASSETS

Current Assets:	
Cash	
111	Unrestricted
115	Cash - Restricted for Payment of Current Liabilities
112	Cash - Restricted Mod and Development
113	Cash - Other restricted
114	Cash - Tenant Security Deposits
100	Total Cash
Receivables	
121	Accounts Receivable - PHA Projects
122	Accounts Receivable - HUD Other Projects
124	Accounts Receivable - Other Government
125	Accounts Receivable - Miscellaneous
126	Accounts Receivable - Tenants Dwelling Rents
126.1	Allowance for Doubtful Accounts - Dwelling Rents
126.2	Allowance for Doubtful Accounts - Other
127	Notes and Mortgages Receivable - Current
128	Fraud Recovery
128.1	Allowance for Doubtful Accounts - Fraud
129	Accrued Interest Receivable
120	Total Receivables - Net of Allowances for doubtful accts
131	Investments - Unrestricted
135	Investments - Restricted for Payments of Current Liabilities
132	Investments - Restricted
142	Prepaid Expenses and Other Assets
143	Inventories
143.1	Allowance for Obsolete Inventory
144	Interprogram Due From
145	Assets Held for Sale
146	Amounts To Be Provided
	Total Other Current Assets
150	Total Current Assets
Non-current Assets:	
Fixed Assets	
161	Land
168	Infrastructure
162	Buildings
163	Furniture, Equipment & Machinery- Dwellings
164	Furniture, Equipment & Machinery - Administration
165	Leasehold Improvements
166	Accumulated Depreciation
167	Construction in Progress
160	Total Fixed Assets - Net of Accumulated Depreciation
171	Notes, Loans, Mortgages Receivable - Non Current
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due
173	Grants Receivable - Non Current
174	Other Assets
176	Investments in Joint Ventures
180	Total Non-Current Assets
190	Total Assets

LIABILITIES AND EQUITY

Current Liabilities:	
311	Bank Overdraft
312	Accounts Payable ≤90 Days
313	Accounts payable >90 Days Past Due
321	Accrued Wage/Payroll Taxes Payable
322	Accrued Compensated Absences - Current Portion
324	Accrued Contingency Liability
325	Accrued Interest Payable
331	Accounts Payable - HUD PHA Programs
332	Accounts Payable - PHA Projects
333	Accounts Payable - Other Government
341	Tenant Security Deposits
342	Deferred Revenue
343	Current Portion of Long-term Debt - Capital Projects
344	Current Portion of Long-term Debt - Operating Borrowings
348	Loan Liability - Current
345	Other Current Liabilities
346	Accrued Liabilities - Other
347	Interprogram Due To
310	Total Current Liabilities
Non-current Liabilities:	
351	Long-term Debt, Net of Current - Capital Projects
352	Long-term Debt, Net of Current - Operating Borrowings
354	Accrued Compensated Absences - Non Current
355	Loan Liability - Non Current
353	Noncurrent Liabilities - Other
350	Total Noncurrent Liabilities
300	Total Liabilities
Equity:	
501	Investment in General Fixed Assets
Contributed Capital	
502	Project Notes (HUD)
503	Long-term Debt - HUD Guaranteed
504	Net HUD PHA Contributions
505	Other HUD Contributions
507	Other Contributions
508	Total Contributed Capital
508.1	Invested in Capital Assets, Net of Related Debt
Reserved Fund Balance:	
509	Fund Balance Reserved for Encumbrances/
	Designated Fund Balance
510	Fund Balance Reserved for Capital Activities
511	Total Reserved Fund Balance
511.1	Restricted Net Assets
512	Undesignated Fund Balance/Retained Earnings
512.1	Unrestricted Net Assets
513	Total Equity
600	Total Liabilities and Equity

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
REVENUE										
OPERATING INCOME										
703 3110 GROSS POTENTIAL RENT	50,505	60,564	(10,059)	83%	337,440	423,946	(86,506)	80%	726,764	389,324
NET TENANT REVENUE	50,505	60,564	(10,059)	83%	337,440	423,946	(86,506)	80%	726,764	389,324
3401 TENANT REVENUE - OTHER	6,072	2,859	3,213	212%	16,628	20,014	(3,386)	83%	34,310	17,682
3404 TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430 TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450 TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431 NET OPERATING REVENUE	56,577	63,423	(6,846)	89%	354,069	443,960	(89,891)	80%	761,074	407,005
706 HUD PHA OPERATING GRANT CFP	36,533	53,881	(17,348)	68%	419,161	377,167	41,994	111%	646,572	227,411
708 OTHER GOVERNMENT GRANTS	26,512	27,417	(905)	97%	210,917	191,917	19,001	110%	329,000	118,083
711 INVESTMENT INCOME - UNRESTRICTED	379	205	174	184%	1,486	1,438	48	103%	2,465	979
MANAGEMENT FEE INCOME	4,655	5,386	(731)	86%	34,560	37,705	(3,145)	92%	64,637	30,077
BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714 FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715 OTHER REVENUE	962	5,967	(5,005)	16%	32,410	41,767	(9,356)	78%	71,600	39,190
720 INVESTMENT INCOME - RESTRICTED	54	7	47	808%	315	47	269	675%	80	(235)
700 TOTAL REVENUES	125,672	156,286	(30,614)	80%	1,052,918	1,094,000	(41,081)	96%	1,875,428	822,510
OPERATING EXPENDITURES										
ADMINISTRATIVE										
911 4110 ADMINISTRATIVE SALARIES	17,520	16,680	840	105%	130,927	116,760	14,167	112%	200,160	69,233
912 4182 EBC - ADMIN	6,575	7,521	(946)	87%	59,876	52,646	7,229	114%	90,251	30,375
4171 AUDITING FEES	9,000	2,683	6,317	335%	18,525	18,783	(258)	99%	32,200	13,675
MANAGEMENT FEES	4,655	5,386	(731)	86%	34,560	37,705	(3,145)	92%	64,637	30,077
BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
ADVERTISING & MARKETING	1,450	-	1,450	-	4,899	-	4,899	-	-	-
OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	(4,899)
LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
TRAVEL	-	-	-	-	-	-	-	-	-	-
916 4190 OTHER	19,623	11,531	8,093	170%	109,901	80,714	29,187	136%	138,366	28,465
TOTAL ADMINISTRATIVE	58,823	43,801	15,022	134%	358,688	306,608	52,079	117%	525,614	166,926
TENANT SERVICES										
921 4210 SALARIES	-	2,881	(2,881)	0%	6,759	20,166	(13,407)	34%	34,570	27,811
923 4222 EBC - TNT SVCS	-	1,778	(1,778)	0%	2,190	12,444	(10,254)	18%	21,333	19,143
924 4230 OTHER	-	291	(291)	0%	1,800	2,036	(236)	88%	3,490	1,690
TOTAL TENANT SERVICES	-	4,949	(4,949)	0%	10,749	34,646	(23,897)	31%	59,393	48,644
UTILITIES										
931 4310 WATER	1,017	1,913	(896)	53%	6,557	13,393	(6,837)	49%	22,960	16,403
932 4320 ELECTRICITY	7,035	3,975	3,060	177%	25,169	27,825	(2,656)	90%	47,700	22,531
933 4330 NATURAL GAS	95	117	(22)	81%	661	817	(156)	81%	1,400	739
938 4390 SEWER AND OTHER	1,695	2,230	(535)	76%	10,468	15,610	(5,142)	67%	26,760	16,292
TOTAL UTILITIES	9,842	8,235	1,607	120%	42,856	57,645	(14,789)	74%	98,820	55,964

APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH		MTD	TO DATE	TO DATE		YTD	ANNUAL	BALANCE
			ACTUAL	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	12,294	13,346	(1,051)	92%	96,956	93,419	3,537	104%	160,147	63,191
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	4,887	7,135	(2,248)	68%	39,018	49,944	(10,927)	78%	85,619	46,601
943	4420	MATERIALS	4,543	6,167	(1,624)	74%	35,302	43,167	(7,865)	82%	79,000	43,698
CONTRACT COSTS												
943		GARBAGE & TRASH	1,328	1,848	(519)	72%	7,820	12,933	(5,112)	60%	22,170	14,350
		COOLING / AIR CONDITIONING	2,950	917	2,033	322%	10,601	6,417	4,184	165%	11,000	399
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,255	2,128	128	106%	13,610	14,893	(1,283)	91%	25,530	11,920
		UNIT TURNAROUNDS	-	2,224	(2,224)	0%	-	15,569	(15,569)	0%	26,690	26,690
		ELECTRICAL	-	42	(42)	0%	-	292	(292)	0%	500	500
		PLUMBING	1,869	288	1,581	650%	2,427	2,013	414	121%	3,450	1,023
		EXTERMINATION	1,544	930	614	166%	6,176	6,510	(334)	95%	11,160	4,984
		JANITORIAL	-	626	(626)	0%	-	4,381	(4,381)	0%	7,510	7,510
		ROUTINE MAINTENANCE	-	11,192	(11,192)	0%	140,995	78,342	62,653	180%	134,300	(6,695)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	292	(292)	0%	5,538	2,042	3,496	271%	3,500	(2,038)
TOTAL ORDINARY MAINT & OPER			31,670	47,131	(15,461)	67%	358,442	329,919	28,523	109%	570,576	212,134
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	PROPERTY	6,530	6,501	29	100%	37,421	45,506	(8,085)	82%	78,010	40,589
		GENERAL LIABILITY	1,355	497	857	272%	7,017	3,480	3,537	202%	5,965	(1,052)
		WORKER'S COMPENSATION	1,101	1,160	(58)	95%	7,710	8,117	(407)	95%	13,915	6,205
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	23	596	(573)	4%	1,959	4,173	(2,215)	47%	7,154	5,195
969		TOTAL INSURANCE EXPENSES	9,009	8,754	255	103%	54,106	61,276	(7,169)	88%	105,044	50,938
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	10,700	7,159	3,540	149%	10,547	50,114	(39,566)	21%	85,909	75,362
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	1,798	(1,798)	0%	-	12,588	(12,588)	0%	21,580	21,580
		BAD DEBTS	2,571	2,779	(208)	93%	22,155	19,454	2,701	114%	33,350	11,195
		INTEREST EXPENSE	10,518	16,852	(6,335)	62%	106,334	117,966	(11,632)	90%	202,227	95,893
TOTAL GENERAL EXPENSES			23,789	28,589	(4,800)	83%	139,036	200,122	(61,086)	69%	343,066	204,030
969		TOTAL OPERATING EXPENDITURES	133,133	141,459	(8,326)	94%	963,877	990,216	(26,339)	97%	1,702,513	738,636
970		CASH FLOW FROM OPERATIONS	(7,461)	14,826	(22,287)	-50%	89,042	103,784	(14,742)	86%	172,915	83,873
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	(1,725)	1,725	0%	(22,705)	(12,078)	(10,627)	188%	(20,705)	2,000
		OPERATING TRANSFERS OUT	-	1,725	(1,725)	0%	22,705	12,078	10,627	188%	20,705	(2,000)
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	417	(417)	0%	-	2,917	(2,917)	0%	5,000	5,000
		CAPITAL EXPENDITURES	42,854	42,854	-	100%	299,980	299,980	-	100%	514,252	214,272
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			42,854	43,271	(417)	99%	299,980	302,897	(2,917)	99%	519,252	219,272
900		TOTAL EXPENDITURES	175,987	184,730	(8,743)	95%	1,263,857	1,293,113	(29,256)	98%	2,221,765	957,908
DEPRECIATION ADD BACK			42,854	42,854	-	100%	299,980	299,980	-	100%	514,252	214,272
NET CASH FLOW			(7,461)	14,410	(21,871)	-52%	89,042	100,867	(11,825)	88%	167,915	78,873

APHA CONSOLIDATED ACCOUNT DETAIL

LINE ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM #	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
INCOME		ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
HUD PHA GRANTS											
3401.01	CAPITAL FUND REVENUE - SOFT COSTS	36,533	52,470	(15,937)	70%	-	-	-	-	-	-
3401.1	CFP CAPITAL EXPENDITURES	-	1,411	(1,411)	0%	428,071	367,292	60,780	117%	629,643	201,572
3410	SECTION 8 HAP INCOME	26,512	27,417	(905)	97%	-	9,875	(9,875)	0%	16,929	16,929
3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	202,007	191,917	10,090	105%	329,000	126,993
3410.2	PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS		63,045	81,298	(18,253)	78%	630,078	569,084	60,995	111%	975,572	345,494
EXPENSES											
ADMINISTRATIVE OFFICE EXPENSES											
4130	LEGAL	4,199	798	3,400	526%	29,410	5,588	23,822	526%	9,580	(19,830)
4140	STAFF TRAINING	-	792	(792)	0%	3,160	5,542	(2,382)	57%	9,500	6,340
4150	TRAVEL	212	702	(490)	30%	3,753	4,912	(1,158)	76%	8,420	4,667
4170	ACCOUNTING	-	2,872	(2,872)	0%	13,733	20,104	(6,372)	68%	34,464	20,732
4190	SUNDRY	(2,381)	2,879	(5,261)	-83%	13,832	20,154	(6,322)	69%	34,550	20,718
4190.2	TELEPHONE/COMMUNICATIONS	1,100	1,486	(386)	74%	7,428	10,405	(2,977)	71%	17,837	10,409
4190.3	POSTAGE	4,689	357	4,332	1313%	8,335	2,500	5,836	333%	4,285	(4,050)
4190	OFFICE SUPPLIES	-	83	(83)	0%	-	583	(583)	0%	1,000	1,000
4190	CONTRACT COST-COPIER/SECURITY	178	335	(157)	53%	1,613	2,345	(732)	69%	4,020	2,407
4190	EVICION COST	360	167	193	216%	595	1,167	(572)	51%	2,000	1,405
4190.9	CONTRACT COST - ADMIN	11,267	1,059	10,208	1064%	28,105	7,414	20,690	379%	12,710	(15,395)
TOTAL ADMINISTRATIVE		15,425	10,732	4,693	144%	80,554	75,125	5,428	107%	128,786	48,232
TOTAL GENERAL EXPENSES											
4590	OTHER GENGENERAL EXPENSE	10,269	1,625	8,644	632%	7,954	11,375	(3,421)	70%	19,501	11,547
4590	FSS CONTRIBUTIONS	4,681	1,332	3,349	351%	9,050	9,326	(276)	97%	15,987	6,937
4590.5	ASSET MANAGEMENT FEE	4,250	1,332	2,918	319%	6,457	9,326	(2,869)	69%	15,987	9,530
4590.6	OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES		19,200	4,290	14,911	448%	23,461	30,027	(6,566)	78%	51,475	28,014

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
DO NOT USE-Administrative Salaries	01 001 4110 5	(95,709.67)	0.00	0.00	0.00	0.00
Nontechnical Salaries	01 001 4110.00 5	123,377.36	123,377.36	112,363.28	(11,014.08)	
DO NOT USE-Legal Expense	01 001 4130 5	(2,728.00)	0.00	0.00	0.00	0.00
Legal Expense	01 001 4130.00 5	3,035.50	3,035.50	3,333.28	297.78	
DO NOT USE-Training	01 001 4140 5	(2,862.00)	0.00	0.00	0.00	0.00
Staff Training	01 001 4140.00 5	3,257.00	3,257.00	2,000.00	(1,257.00)	
DO NOT USE-Travel	01 001 4150 5	(3,753.39)	0.00	0.00	0.00	0.00
Travel	01 001 4150.00 5	5,064.22	5,064.22	4,666.64	(397.58)	
DO NOT USE-Accounting Fees	01 001 4170 5	(5,213.63)	0.00	0.00	0.00	0.00
Accounting Fees	01 001 4170.00 5	5,813.63	5,813.63	5,666.64	(146.99)	
Computer Support/Licensing Fees	01 001 4170.2 5	0.00	3,952.27	5,351.28	1,399.01	
Audit Fees	01 001 4171.00 5	9,450.00	9,450.00	9,333.28	(116.72)	
DO NOT USE-Audit Fees	01 001 417100 5	(9,450.00)	0.00	0.00	0.00	0.00
DO NOT USE-Employee Benefits Con	01 001 4182 5	(43,021.46)	0.00	0.00	0.00	0.00
Employee Benefits Cont - Admin	01 001 4182.00 5	47,898.94	47,898.94	50,326.00	2,427.06	
DO NOT USE-Sundry	01 001 4190 5	(5,218.07)	0.00	0.00	0.00	0.00
Sundry	01 001 4190.00 5	5,978.49	5,978.49	9,000.00	3,021.51	
Advertising	01 001 4190.18 5	311.99	2,208.52	4,000.00	1,791.48	
Bank Fees	01 001 4190.19 5	5.00	182.90	0.00	(182.90)	
Telephone/Communications	01 001 4190.2 5	721.20	5,858.84	6,666.64	807.80	
Collection Loss Recovery Contract Fe	01 001 4190.21 5	0.00	86.40	0.00	(86.40)	
Postage	01 001 4190.3 5	54.10	2,231.75	1,666.64	(565.11)	
Eviction Costs	01 001 4190.4 5	0.00	595.00	666.64	71.64	
Contract Costs- Copier	01 001 4190.6 5	62.18	426.33	333.28	(93.05)	
Contract Costs-Admin Security	01 001 4190.7 5	0.00	360.00	333.28	(26.72)	
Pre-employment testing	01 001 4190.8 5	5.00	106.95	333.28	226.33	
Contract Costs-Admin	01 001 4190.9 5	4,026.85	16,870.85	2,666.64	(14,204.21)	
DO NOT USE-Ten Services - RAB	01 001 4220 5	(38.52)	0.00	0.00	0.00	0.00
Ten Services - RAB	01 001 4220.00 5	38.52	38.52	353.28	314.76	
DO NOT USE-Water	01 001 4310 5	(1,838.55)	0.00	0.00	0.00	0.00
Water	01 001 4310.00 5	2,124.93	2,124.93	2,666.64	541.71	
DO NOT USE-Electricity	01 001 4320 5	(16,868.67)	0.00	0.00	0.00	0.00
Electricity	01 001 4320.00 5	19,596.44	19,596.44	22,666.64	3,070.20	
DO NOT USE-Natural Gas	01 001 4330 5	(661.04)	0.00	0.00	0.00	0.00
Natural Gas	01 001 4330.00 5	721.41	721.41	933.28	211.87	
DO NOT USE-Sewer & Other	01 001 4390 5	(3,560.14)	0.00	0.00	0.00	0.00
Sewer	01 001 4390.00 5	4,119.94	4,119.94	4,200.00	80.06	
DO NOT USE-Maintenance Salaries	01 001 4410 5	(42,224.48)	0.00	0.00	0.00	0.00
Labor	01 001 4410.00 5	47,472.48	47,472.48	46,392.00	(1,080.48)	
DO NOT USE-Maintenance Materials	01 001 4420 5	(16,691.82)	0.00	0.00	0.00	0.00
Maintenance Materials	01 001 4420.00 5	18,595.85	18,595.85	29,333.28	10,737.43	
Contract Costs	01 001 4430.00 5	0.00	0.00	30,000.00	30,000.00	
Pest Control	01 001 4430.1 5	0.00	3,760.00	4,000.00	240.00	
Contract Costs - Lawn	01 001 4430.3 5	1,300.00	9,100.00	9,333.28	233.28	
Contract Costs-Air Conditioning	01 001 4430.4 5	0.00	5,248.00	2,333.28	(2,914.72)	
Contract Costs-Plumbing	01 001 4430.5 5	0.00	1,312.50	1,333.28	20.78	
Contract Costs - Vacancy Turnaround	01 001 4430.6 5	0.00	0.00	4,666.64	4,666.64	
DO NOT USE-Garbage/Trash Remov	01 001 4431 5	(3,555.74)	0.00	0.00	0.00	0.00
Garbage and Trash Collection	01 001 4431.00 5	4,220.24	4,220.24	4,000.00	(220.24)	
DO NOT USE-Emp Benefit Cont- Mair	01 001 4433 5	(19,222.04)	0.00	0.00	0.00	0.00
Emp Benefit Cont - Maintenance	01 001 4433.00 5	20,864.46	20,864.46	18,166.00	(2,698.46)	
DO NOT USE-General Insurance--Pro	01 001 4510 5	(18,240.91)	0.00	0.00	0.00	0.00
Insurance - Property	01 001 4510.00 5	20,758.48	20,758.48	19,133.28	(1,625.20)	
Worker's Comp Insurance	01 001 4510.1 5	826.06	6,608.48	6,333.28	(275.20)	
Other Insurance-Crime, Auto, Direc&C	01 001 4510.2 5	22.94	1,981.60	1,860.64	(120.96)	
Liability Insurance	01 001 4510.3 5	577.54	4,204.88	2,866.64	(1,338.24)	
Payment in Lieu of Taxes	01 001 4520 5	0.00	0.00	7,053.28	7,053.28	
Collection Losses	01 001 4570.00 5	0.00	4,602.85	6,666.64	2,063.79	
Other General Expense	01 001 459000 5	3,005.46	6,791.29	1,333.28	(5,458.01)	
Extraordinary Maintenance	01 001 4610 5	0.00	0.00	3,333.28	3,333.28	
Total Operating Expenses		62,448.08	418,877.30	447,664.72	28,787.42	
Operating Revenues						
Dwelling Rent	01 001 3110.00 5	12,051.00	99,393.89	90,000.00	9,393.89	

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

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
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Operating Subsidy	01 001 3401.00 5		36,532.00	291,993.00	319,638.64	(27,645.64)
Total Operating Revenues			48,583.00	391,386.89	409,638.64	(18,251.75)
Total Operating Revenues and Expenses			(13,865.08)	(27,490.41)	(38,026.08)	10,535.67
Other Revenues and Expenses						
Other Revenues and Expenses						
RESTRICTED INTEREST	01 001 3431.00 5		0.00	28.57	6.64	21.93
DO NOT USE-Investment Inc - Unrest	01 001 3610 5		(1,243.51)	148.70	0.00	148.70
Investment Income - Unrestricted	01 001 3610.00 5		1,414.22	1,414.22	1,533.28	(119.06)
Other Income - Tenant	01 001 3690.00 5		542.41	4,471.05	11,000.00	(6,528.95)
Collection Loss Recovery Prior Year	01 001 3690.01 5		0.00	238.33	1,333.28	(1,094.95)
Other Income - FSS Forfeitures	01 001 3690.08 5		0.00	475.08	0.00	475.08
DO NOT USE Leave with no Notice	01 001 3690.1 5		(237.50)	0.00	0.00	0.00
Other Income - Rent for Tulane Ave B	01 001 3690.13 5		950.00	6,850.00	7,666.64	(816.64)
Other Income - Insurance	01 001 3690.14 5		503.43	1,114.43	7,266.64	(6,152.21)
Other Income - Retirement Forfeiture	01 001 3690.15 5		0.00	0.00	2,666.64	(2,666.64)
Leave with no Notice	01 001 3690.16 5		237.50	237.50	666.64	(429.14)
Other Income - Copies & Fax	01 001 3690.2 5		0.00	24.55	66.64	(42.09)
Other Income - Scrap Metal Salvage	01 001 3690.4 5		0.00	232.00	666.64	(434.64)
Other Income - Misc - Non Tenant	01 001 3690.6 5		0.00	0.00	1,333.28	(1,333.28)
Other Income-Laundry	01 001 3690.7 5		395.50	1,350.13	1,000.00	350.13
Other Income - Community Rm Rent	01 001 3690.8 5		0.00	200.00	666.64	(466.64)
FSS Monthly Contributions	01 001 4590.02 5		(449.00)	(3,042.00)	0.00	(3,042.00)
DO NOT USE-Operating Transfer In	01 001 9110 5		(22,705.00)	0.00	0.00	0.00
Operating Transfer In	01 001 9110.00 5		22,705.00	22,705.00	13,803.28	8,901.72
Total Other Revenues and Expenses			2,113.05	36,447.56	49,676.24	(13,228.68)
Total Other Revenues and Expenses			2,113.05	36,447.56	49,676.24	(13,228.68)
Total Net Income (Loss)			(11,752.03)	8,957.15	11,650.16	(2,693.01)

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	01 100 4110.00 5		9,751.20	9,751.20	0.00	(9,751.20)
Admin Salaries - NCH I	01 100 4110.01 5		2,047.26	7,339.46	9,387.28	2,047.82
Admin Salaries - NCH II	01 100 4110.02 5		1,470.11	5,815.12	6,333.28	518.16
Admin Salaries - Ridgedale	01 100 4110.03 5		1,916.61	7,960.67	10,666.64	2,705.97
Travel	01 100 4150.00 5		0.00	0.00	46.64	46.64
Accounting Fees	01 100 4170.00 5		150.00	1,050.00	2,400.00	1,350.00
Audit Fees	01 100 4171.00 5		0.00	0.00	333.28	333.28
DO NOT USE-Emp Ben Cont- Admin/	01 100 4182 5		(1,986.95)	0.00	0.00	0.00
Employee Benefits Cont - Admin-Ridg	01 100 4182.00 5		2,992.91	2,992.91	4,000.00	1,007.09
Employee Benefits Cont - Admin - NC	01 100 4182.1 5		85.57	1,718.77	3,000.00	1,281.23
Employee Benefits Cont - Admin - NC	01 100 4182.2 5		85.56	1,487.20	3,482.00	1,994.80
DO NOT USE-SUNDRY	01 100 4190 5		(85.25)	0.00	0.00	0.00
Sundry	01 100 4190.00 5		150.82	150.82	240.00	89.18
Contract Costs/Admin	01 100 4190.90 5		0.00	0.00	240.00	240.00
Insurance - Workers Comp	01 100 4510.40 5		154.20	1,233.60	930.00	(303.60)
Other General Expense	01 100 4590 5		0.00	0.00	333.28	333.28
Total Operating Expenses			16,732.04	39,499.75	41,392.40	1,892.65
Total Operating Revenues and Expenses			(16,732.04)	(39,499.75)	(41,392.40)	1,892.65
Other Revenues and Expenses						
Other Revenues and Expenses						
DO NOT USE - Management Fees--R	01 100 3690 5		(20,452.86)	0.00	0.00	0.00
Revenue-Management Fees-Ridgedal	01 100 3690.00 5		23,691.11	23,691.11	24,000.00	(308.89)
Revenue - Management Fees - NCH I	01 100 3690.1 5		852.10	7,026.80	8,000.00	(973.20)
Revenue - Management Fees - NCH I	01 100 3690.2 5		1,149.14	9,081.91	11,091.28	(2,009.37)
Other Income - Contribution-NCH	01 100 3690.50 5		0.00	23,258.63	20,000.00	3,258.63
Total Other Revenues and Expenses			5,239.49	63,058.45	63,091.28	(32.83)
Total Other Revenues and Expenses			5,239.49	63,058.45	63,091.28	(32.83)
Total Net Income (Loss)			(11,492.55)	23,558.70	21,698.88	1,859.82

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
DO NOT USE-Nontechnical Salaries	02 001 4110 5	(7,219.72)	0.00	0.00	0.00	0.00
Nontechnical Salaries	02 001 4110.00 5	8,648.00	8,648.00	4,598.00	(4,050.00)	
Legal Expense	02 001 4130.00 5	0.00	0.00	2,000.00	2,000.00	
Staff Training	02 001 4140.00 5	0.00	0.00	100.00	100.00	
Travel	02 001 4150.00 5	0.00	0.00	100.00	100.00	
DO NOT USE-Accounting Fees	02 001 4170 5	(2,810.62)	0.00	0.00	0.00	
Accounting Fees	02 001 4170.00 5	3,110.62	3,110.62	2,333.28	(777.34)	
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5	0.00	1,079.00	1,083.28	4.28	
DO NOT USE-Audit Fees	02 001 4171 5	(3,390.00)	0.00	0.00	0.00	
Audit Fees	02 001 4171.00 5	3,390.00	3,390.00	3,333.28	(56.72)	
DO NOT USE-Employee Benefits Con	02 001 4182 5	(4,372.92)	0.00	0.00	0.00	
Employee Benefits Cont - Admin	02 001 4182.00 5	4,897.63	4,897.63	2,158.64	(2,738.99)	
DO NOT USE-Sundry	02 001 4190 5	(1,097.32)	0.00	0.00	0.00	
Sundry	02 001 4190.00 5	1,253.79	1,253.79	3,333.28	2,079.49	
Advertising and Marketing	02 001 4190.08 5	98.22	928.60	933.28	4.68	
Bank Fees	02 001 4190.18 5	0.00	10.00	0.00	(10.00)	
Telephone	02 001 4190.2 5	165.34	1,169.96	666.64	(503.32)	
Collection Loss Recovery Contract Fe	02 001 4190.21 5	0.00	320.70	0.00	(320.70)	
Postage	02 001 4190.3 5	0.00	17.00	30.00	13.00	
Contract Costs - Admin	02 001 4190.9 5	1,220.49	7,678.49	1,900.00	(5,778.49)	
Ten Services - After School Program	02 001 4220.2 5	70.00	970.00	800.00	(170.00)	
DO NOT USE-Water	02 001 4310 5	(553.96)	0.00	0.00	0.00	
Water	02 001 4310.00 5	585.35	585.35	940.00	354.65	
DO NOT USE-Electricity	02 001 4320 5	(3,464.05)	0.00	0.00	0.00	
Electricity	02 001 4320.00 5	3,945.43	3,945.43	4,333.28	387.85	
DO NOT USE-Sewer	02 001 4390 5	(451.11)	0.00	0.00	0.00	
Sewer	02 001 4390.00 5	520.34	520.34	686.64	166.30	
DO NOT USE-Labor	02 001 4410 5	(8,084.74)	0.00	0.00	0.00	
Labor	02 001 4410.00 5	9,198.34	9,198.34	9,844.00	645.66	
DO NOT USE-MAINTENANCE MATE	02 001 4420 5	(6,712.19)	0.00	0.00	0.00	
Maintenance Materials	02 001 4420.00 5	7,398.02	7,398.02	6,666.64	(731.38)	
Contract Costs	02 001 4430.00 5	0.00	0.00	1,666.64	1,666.64	
Contract Costs-Pest Control	02 001 4430.1 5	0.00	806.40	786.64	(19.76)	
Contract Costs-Plumbing	02 001 4430.2 5	0.00	130.40	133.28	2.88	
Contract Costs - AC	02 001 4430.4 5	560.00	4,449.00	1,666.64	(2,782.36)	
Contract Costs - Lawn	02 001 4430.5 5	310.00	2,195.00	2,333.28	138.28	
Contract Costs - Vacancy Turnaround	02 001 4430.6 5	0.00	0.00	3,333.28	3,333.28	
Contract Costs - Camera	02 001 4430.7 5	0.00	0.00	473.28	473.28	
DO NOT USE-Garbage and Trash Col	02 001 4431 5	(303.00)	0.00	0.00	0.00	
Garbage and Trash Collection	02 001 4431.00 5	343.50	343.50	1,000.00	656.50	
DO NOT USE-Emp Benefit Cont- Mair	02 001 4433 5	(5,265.03)	0.00	0.00	0.00	
Emp Benefit Cont - Maintenance	02 001 4433.00 5	5,907.65	5,907.65	6,359.28	451.63	
DO NOT USE-Insurance-Property, Co	02 001 4510 5	(6,821.69)	0.00	0.00	0.00	
Insurance - Property	02 001 4510.00 5	7,765.72	7,765.72	8,000.00	234.28	
Insurance - Workers Comp	02 001 4510.1 5	77.10	616.80	466.64	(150.16)	
Insurance - Liability	02 001 4510.3 5	175.77	1,041.08	2,079.28	1,038.20	
Payment in Lieu of Taxes	02 001 4520 5	0.00	0.00	3,333.28	3,333.28	
Bad Debts - Other	02 001 4570.00 5	1,684.10	3,524.48	6,666.64	3,142.16	
Bonneville Interest	02 001 4580.01 5	3,847.85	34,696.73	34,433.28	(263.45)	
DO NOT USE-Management Fees	02 001 4590 5	(6,174.70)	0.00	0.00	0.00	
Other General Expense	02 001 4590.00 5	852.10	908.10	3,333.28	2,425.18	
Management Fees	02 001 4590.02 5	6,174.70	6,174.70	6,546.64	371.94	
Total Operating Expenses		15,479.01	123,680.83	128,451.60	4,770.77	
Operating Revenues						
Dwelling Rent	02 001 3110.00 5	17,218.00	139,154.69	129,060.00	10,094.69	
Total Operating Revenues		17,218.00	139,154.69	129,060.00	10,094.69	
Total Operating Revenues and Expenses		1,738.99	15,473.86	608.40	14,865.46	

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

Fiscal Year End Date: 12/31/2016		ACCOUNT	1 Month(s) Ended August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	02 001 3431.00 5		0.00	46.53	16.64	29.89
Other Income - Tenant	02 001 3690.00 5		1,228.10	4,832.43	1,873.28	2,959.15
Collection Loss Recovery Prior Year	02 001 3690.01 5		0.00	1,019.00	0.00	1,019.00
Total Other Revenues and Expenses			1,228.10	5,897.96	1,889.92	4,008.04
Total Other Revenues and Expenses			1,228.10	5,897.96	1,889.92	4,008.04
Total Net Income (Loss)			2,967.09	21,371.82	2,498.32	18,873.50

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
DO NOT USE-Nontechnical Salaries	02 002 4110 5	(5,945.59)	0.00	0.00	0.00	
Nontechnical Salaries	02 002 4110.00 5	7,067.52	7,067.52	3,612.64	(3,454.88)	
DO NOT USE-Legal Expense	02 002 4130 5	(22,698.01)	0.00	0.00	0.00	
Legal Expense	02 002 4130.00 5	22,698.01	22,698.01	666.64	(22,031.37)	
Legal Expense-Development	02 002 4130.1 5	363.63	4,347.63	0.00	(4,347.63)	
Staff Training	02 002 4140.00 5	0.00	0.00	333.28	333.28	
Travel	02 002 4150.00 5	0.00	0.00	333.28	333.28	
DO NOT USE-Accounting Fees	02 002 4170 5	(2,810.62)	0.00	0.00	0.00	
Accounting Fees	02 002 4170.00 5	3,110.62	3,110.62	2,333.28	(777.34)	
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5	0.00	889.00	400.00	(489.00)	
DO NOT USE-Audit Fees	02 002 4171 5	(2,865.00)	0.00	0.00	0.00	
Audit Fees	02 002 4171.00 5	4,315.00	4,315.00	2,666.64	(1,648.36)	
DO NOT USE-Employee Benefits Cont	02 002 4182 5	(3,601.14)	0.00	0.00	0.00	
Employee Benefits Cont - Admin	02 002 4182.00 5	4,029.09	4,029.09	1,696.00	(2,333.09)	
DO NOT USE-Sundry	02 002 4190 5	(847.53)	0.00	0.00	0.00	
Sundry	02 002 4190.00 5	985.27	985.27	2,000.00	1,014.73	
Advertising and Marketing	02 002 4190.08 5	80.89	808.85	666.64	(142.21)	
Bank Service Fee	02 002 4190.18 5	0.00	78.57	0.00	(78.57)	
Telephone	02 002 4190.2 5	65.38	328.15	0.00	(328.15)	
Postage	02 002 4190.3 5	0.00	14.00	26.64	12.64	
Contract Costs - Admin	02 002 4190.9 5	1,005.10	5,148.10	2,000.00	(3,148.10)	
Ten Services - After School Program	02 002 4220.20 5	70.00	970.00	800.00	(170.00)	
DO NOT USE-Water	02 002 4310 5	(224.84)	0.00	0.00	0.00	
Water	02 002 4310.00 5	353.60	353.60	466.64	113.04	
DO NOT USE-Electricity	02 002 4320 5	(689.55)	0.00	0.00	0.00	
Electricity	02 002 4320.00 5	932.67	932.67	1,400.00	467.33	
DO NOT USE-Sewer	02 002 4390 5	(52.62)	0.00	0.00	0.00	
Sewer	02 002 4390.00 5	84.35	84.35	153.28	68.93	
DO NOT USE-Labor	02 002 4410 5	(8,084.73)	0.00	0.00	0.00	
Labor	02 002 4410.00 5	9,198.33	9,198.33	9,844.00	645.67	
DO NOT USE-MAINTENANCE MATE	02 002 4420 5	(4,474.58)	0.00	0.00	0.00	
Maintenance Materials	02 002 4420.00 5	5,139.12	5,139.12	6,666.64	1,527.52	
Contract Costs	02 002 4430.00 5	0.00	0.00	1,200.00	1,200.00	
Contract Costs-Pest Control	02 002 4430.1 5	0.00	633.60	653.28	19.68	
Contract Costs - Lawn	02 002 4430.3 5	250.00	1,625.00	1,686.64	61.64	
Contract Costs - AC	02 002 4430.4 5	205.00	1,429.00	1,666.64	237.64	
Contract Costs - Plumbing	02 002 4430.5 5	0.00	983.75	166.64	(817.11)	
Contract Costs - Vacancy Turnaround	02 002 4430.6 5	0.00	0.00	4,453.28	4,453.28	
DO NOT USE-Garbage and Trash Col	02 002 4431 5	(61.00)	0.00	0.00	0.00	
Garbage and Trash Collection	02 002 4431.00 5	106.00	106.00	380.00	274.00	
DO NOT USE-Emp Benefit Cont- Mair	02 002 4433 5	(5,264.90)	0.00	0.00	0.00	
Emp Benefit Cont - Maintenance	02 002 4433.00 5	5,907.50	5,907.50	6,359.28	451.78	
DO NOT USE-Insurance-Property, Co	02 002 4510 5	(5,320.63)	0.00	0.00	0.00	
Insurance - Property	02 002 4510.00 5	6,052.40	6,052.40	7,178.64	1,126.24	
Insurance - Workers Comp	02 002 4510.1 5	22.03	176.24	466.64	290.40	
Insurance - Liability	02 002 4510.3 5	138.11	830.80	666.64	(164.16)	
Payment in Lieu of Taxes	02 002 4520 5	0.00	0.00	3,333.28	3,333.28	
Bad Debts - Other	02 002 4570.00 5	0.00	2,774.64	2,233.28	(541.36)	
Bonneville Interest	02 002 4580.01 5	3,480.82	31,387.20	31,146.64	(240.56)	
DO NOT USE-Management Fees	02 002 4590 5	(7,932.77)	0.00	0.00	0.00	
Other General Expense	02 002 4590.00 5	2,319.14	2,363.94	3,333.28	969.34	
Management Fees	02 002 4590.02 5	7,932.77	7,932.77	8,906.64	973.87	
Total Operating Expenses		15,038.84	132,700.72	109,896.40	(22,804.32)	
Operating Revenues						
Dwelling Rent	02 002 3110.00 5	13,902.01	113,943.99	106,666.64	7,277.35	
Total Operating Revenues		13,902.01	113,943.99	106,666.64	7,277.35	
Total Operating Revenues and Expenses		(1,136.83)	(18,756.73)	(3,229.76)	(15,526.97)	

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00 5		0.00	37.23	13.28	23.95
DO NOT USE-Investment Inc - Unrest	02 002 3610 5		(17.65)	0.65	0.00	0.65
Investment Income - Unrestricted	02 002 3610.00 5		18.30	18.30	26.64	(8.34)
Other Income - Tenant	02 002 3690.00 5		567.67	4,312.79	4,666.64	(353.85)
Other Income - Non Tenant	02 002 3690.3 5		0.00	0.00	333.28	(333.28)
Total Other Revenues and Expenses			568.32	4,368.97	5,039.84	(670.87)
Total Other Revenues and Expenses			568.32	4,368.97	5,039.84	(670.87)
Total Net Income (Loss)			(568.51)	(14,387.76)	1,810.08	(16,197.84)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
DO NOT USE-Non-Technical Salaries	07 002 4110 5		(6,370.39)	0.00	0.00	0.00
Nontechnical Salaries	07 002 4110.00 5		7,613.68	7,613.68	4,270.00	(3,343.68)
Legal Expense	07 002 4130.00 5		0.00	0.00	386.64	386.64
Staff Training	07 002 4140.00 5		0.00	0.00	333.28	333.28
Travel	07 002 4150.00 5		0.00	0.00	133.28	133.28
DO NOT USE-Accounting Fees	07 002 4170 5		(1,997.63)	0.00	0.00	0.00
Accounting Fees	07 002 4170.00 5		2,247.63	2,247.63	2,408.00	160.37
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	952.50	666.64	(285.86)
DO NOT USE-Audit Fees	07 002 4171 5		(2,820.00)	0.00	0.00	0.00
Audit Fees	07 002 4171.00 5		2,820.00	2,820.00	3,133.28	313.28
DO NOT USE-Employee Benefit Cont	07 002 4182 5		(3,858.32)	0.00	0.00	0.00
Employee Benefits Cont - Admin	07 002 4182.00 5		4,319.99	4,319.99	2,004.64	(2,315.35)
DO NOT USE-Sundry	07 002 4190 5		(536.52)	0.00	0.00	0.00
Sundry	07 002 4190.00 5		630.16	630.16	1,733.28	1,103.12
Postage	07 002 4190.03 5		0.00	15.00	466.64	451.64
Advertising	07 002 4190.08 5		86.66	598.73	1,333.28	734.55
Coll Agent Fees	07 002 4190.15 5		0.00	114.97	133.28	18.31
Bank Fees	07 002 4190.18 5		10.49	72.87	133.28	60.41
Telephone	07 002 4190.2 5		175.95	1,198.86	800.00	(398.86)
Collection Loss Recovery Contract Fe	07 002 4190.21 5		0.00	0.00	80.00	80.00
Eviction Costs	07 002 4190.4 5		0.00	0.00	666.64	666.64
Contract Costs - Admin	07 002 4190.9 5		1,101.90	4,761.90	1,333.28	(3,428.62)
DO NOT USE-Water	07 002 4310 5		(3,939.36)	0.00	0.00	0.00
Water	07 002 4310.00 5		4,540.85	4,540.85	6,833.28	2,292.43
DO NOT USE-Electricity	07 002 4320 5		(1,964.14)	0.00	0.00	0.00
Electricity	07 002 4320.00 5		2,364.55	2,364.55	3,400.00	1,035.45
DO NOT USE-Sewer	07 002 4390 5		(6,404.58)	0.00	0.00	0.00
Sewer	07 002 4390.00 5		7,452.88	7,452.88	8,400.00	947.12
DO NOT USE-Labor	07 002 4410 5		(38,562.35)	0.00	0.00	0.00
Labor	07 002 4410.00 5		43,349.55	43,349.55	31,657.28	(11,692.27)
DO NOT USE-Materials and Other	07 002 4420 5		(3,025.53)	0.00	0.00	0.00
Maintenance Materials	07 002 4420.00 5		3,043.52	3,043.52	6,666.64	3,623.12
DO NOT USE-Contract Costs	07 002 4430 5		(5,538.00)	0.00	0.00	0.00
Contract Costs	07 002 4430.00 5		5,538.00	5,538.00	2,333.28	(3,204.72)
Pest Control	07 002 4430.1 5		0.00	976.00	1,333.28	357.28
Contract Costs-Lawn	07 002 4430.3 5		425.00	2,975.00	3,000.00	25.00
Contract Costs-Air Conditioning	07 002 4430.4 5		3,825.00	4,065.00	1,000.00	(3,065.00)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	333.28	333.28
Contract Costs - Vacancy Turnaround	07 002 4430.6 5		0.00	0.00	5,006.64	5,006.64
Contract Costs-Camera Security	07 002 4430.7 5		0.00	0.00	4,533.28	4,533.28
DO NOT USE-Garbage and Trash Col	07 002 4431 5		(3,897.42)	0.00	0.00	0.00
Garbage and Trash Collection	07 002 4431.00 5		4,539.52	4,539.52	5,400.00	860.48
DO NOT USE-Employee Benefit Cont	07 002 4433 5		(9,265.78)	0.00	0.00	0.00
Emp Benefit Cont - Maintenance	07 002 4433.00 5		10,225.98	10,225.98	10,368.64	142.66
DO NOT USE-Insurance-Property, Co	07 002 4510 5		(5,450.86)	0.00	0.00	0.00
Insurance - Property	07 002 4510.00 5		6,201.04	6,201.04	8,330.64	2,129.60
Insurance - Workers Comp	07 002 4510.1 5		22.03	176.24	666.64	490.40
Insurance - Liability	07 002 4510.3 5		163.22	951.12	666.64	(284.48)
Payment in Lieu of Taxes	07 002 4520.00 5		0.00	0.00	666.64	666.64
Bad Debts - Other	07 002 4570.00 5		0.00	12,936.99	6,666.64	(6,270.35)
Interest on Notes Payable-Centennial	07 002 4580.03 5		3,177.79	28,876.01	38,520.00	9,643.99
DO NOT USE	07 002 4590 5		(20,452.86)	0.00	0.00	0.00
Management Fees	07 002 4590.00 5		23,691.11	23,691.11	19,740.00	(3,951.11)
Other General Expense	07 002 4590.01 5		0.00	4,067.80	4,666.64	598.84
Total Operating Expenses			23,482.76	191,317.45	190,204.88	(1,112.57)
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		1,797.00	27,241.14	31,666.64	(4,425.50)
HAP Subsidy	07 002 3110.01 5		32,166.00	234,173.00	219,333.28	14,839.72
Total Operating Revenues			33,963.00	261,414.14	250,999.92	10,414.22

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date: 12/31/2016		ACCOUNT	1 Month(s) Ended August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Total Operating Revenues and Expenses			10,480.24	70,096.69	60,795.04	9,301.65
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	66.64	(66.64)
Interest - Restricted	07 002 3431.00	5	41.92	291.33	33.28	258.05
DO NOT USE-Interest Earned	07 002 3610	5	(25.16)	3.35	0.00	3.35
Investment Income - Unrestricted	07 002 3610.00	5	28.51	28.51	0.00	28.51
Other Income - Tenant	07 002 3690.00	5	163.00	4,178.70	5,333.28	(1,154.58)
Collection Loss Recovery Prior Year	07 002 3690.01	5	50.50	127.87	0.00	127.87
Leave with no Notice	07 002 3690.16	5	0.00	0.00	4,066.64	(4,066.64)
Other Income/Laundry	07 002 3690.7	5	270.10	787.00	0.00	787.00
Total Other Revenues and Expenses			528.87	5,416.76	9,499.84	(4,083.08)
Total Other Revenues and Expenses			528.87	5,416.76	9,499.84	(4,083.08)
Total Net Income (Loss)			11,009.11	75,513.45	70,294.88	5,218.57

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		0.00	0.00	5,255.28	5,255.28
Legal Expense	03 001 4130.00 5		0.00	298.00	3,566.64	3,268.64
Staff Training	03 001 4140.00 5		0.00	0.00	333.28	333.28
Travel	03 001 4150.00 5		0.00	0.00	666.64	666.64
Accounting Fees	03 001 4170.00 5		1,500.00	1,500.00	3,758.00	2,258.00
Audit Fees	03 001 4171.00 5		0.00	0.00	2,666.64	2,666.64
Employee Benefits Cont - Admin	03 001 4182.00 5		0.00	0.00	7,722.00	7,722.00
Sundry	03 001 4190.00 5		838.79	3,075.07	1,000.00	(2,075.07)
Non Capitalized Admin	03 001 4190.01 5		467.98	4,328.38	0.00	(4,328.38)
Advertising and Marketing	03 001 4190.08 5		499.00	1,431.40	0.00	(1,431.40)
Bank Fees	03 001 4190.19 5		0.00	15.00	0.00	(15.00)
Telephone/Communications	03 001 4190.20 5		0.00	0.00	666.64	666.64
Postage	03 001 4190.30 5		0.00	47.00	333.28	286.28
Eviction Costs	03 001 4190.40 5		0.00	0.00	333.28	333.28
Water	03 001 4310.00 5		40.51	40.51	4,400.00	4,359.49
Electricity	03 001 4320.00 5		1,671.66	3,854.66	0.00	(3,854.66)
Sewer	03 001 4390.00 5		43.26	43.26	4,400.00	4,356.74
Labor	03 001 4410.00 5		0.00	0.00	9,027.28	9,027.28
Materials	03 001 4420.00 5		444.84	4,842.30	3,333.28	(1,509.02)
Contract Costs - Pest Control	03 001 4430.10 5		158.00	158.00	666.64	508.64
Contract Costs-Lawn	03 001 4430.30 5		650.00	650.00	666.64	16.64
Contract Costs - AC	03 001 4430.40 5		0.00	0.00	1,000.00	1,000.00
Contract Costs - Plumbing	03 001 4430.50 5		0.00	0.00	333.28	333.28
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	0.00	333.28	333.28
Garbage and Trash Collection	03 001 4431.00 5		362.42	365.42	4,000.00	3,634.58
Emp Benefit Cont - Maintenance	03 001 4433.00 5		0.00	0.00	15,826.00	15,826.00
Property Insurance	03 001 4510.00 5		1,586.58	3,173.16	0.00	(3,173.16)
Insurance - General Liability	03 001 4510.30 5		299.90	1,343.56	10,384.64	9,041.08
Management Fees	03 001 4590.01 5		0.00	0.00	7,898.00	7,898.00
Total Operating Expenses			8,562.94	25,165.72	88,570.72	63,405.00
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		5,535.42	8,209.77	127,116.00	(118,906.23)
Total Operating Revenues			5,535.42	8,209.77	127,116.00	(118,906.23)
Total Operating Revenues and Expenses			(3,027.52)	(16,955.95)	38,545.28	(55,501.23)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	03 001 3690.00 5		83.48	83.48	0.00	83.48
Contract Costs	03 001 4430.00 5		0.00	0.00	(3,333.28)	3,333.28
Other General Expense	03 001 4590.02 5		(538.75)	(538.75)	0.00	(538.75)
Interest on Loan - Heartland National	03 001 5610.00 5		(9,801.00)	(31,681.16)	(30,718.00)	(963.16)
Total Other Revenues and Expenses			(10,256.27)	(32,136.43)	(34,051.28)	1,914.85
Total Other Revenues and Expenses			(10,256.27)	(32,136.43)	(34,051.28)	1,914.85
Total Net Income (Loss)			(13,283.79)	(49,092.38)	4,494.00	(53,586.38)

AVON PARK HOUSING AUTHORITY

CASH Analysis

AVON PARK PUBLIC HOUSING

As Of Date: 8/31/2016

Balance

General Fund	195,214.17
Section 8 PH Funds	0.00
Security Deposits	25,745.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	43,222.01
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,096,659.84
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	4,378.07
Development Corporation	10,888.80
Cornell Colony - General Fund	4,378.07
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

RIDGEDALE

As Of Date: 8/31/2016

Balance

General Fund	59,406.25
Section 8 PH Funds	0.00
Security Deposits	7,292.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escorw	0.00
Development Corporation	0.00
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

NORTH CENTRAL HEIGHTS *I*

As Of Date: 8/31/2016

Balance

General Fund	32,710.32
Section 8 PH Funds	0.00
Security Deposits	12,850.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

NORTH CENTRAL HEIGHTS II

As Of Date: 8/31/2016

Balance

General Fund	4,408.81
Section 8 PH Funds	0.00
Security Deposits	9,900.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

CORNELL COLONY

As Of Date: 8/31/2016

Balance

General Fund	0.00
Section 8 PH Funds	0.00
Security Deposits	0.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	12,058.12
Development Corporation	0.00
Cornell Colony - General Fund	12,058.12
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	100.00
Cornell Colony-Security Deposit	6,050.00

The Housing Authority of Avon Park

RESOLUTION NO. 16-05

**RESOLUTION RATIFYING THE CHANGE IN TITLE FROM EXECUTIVE
DIRECTOR TO CHIEF EXECUTIVE OFFICER AND THE AUTHORIZATION
TO SERVE AS THE SECRETARY OF THE AVOND PARK HOUSING
DEVELOPMENT CORPORATION.**

Whereas, The Board entered into an employment contract with its CEO by motion and unanimous vote at its July 19, 2016 regular meeting.

Whereas, This position replaces the position formerly occupied by the title Executive Director.

Whereas, It is the intention of the Board that the CEO also serve as the Secretary of the Avon Park Housing Development Corporation and any and all affiliate entities of the Avon Park Housing Authority.

NOW THEREFORE BE IT RESOLVED, that all general authority previously granted by the Board of Commissioners of the Avon Park Housing Authority (the "Housing Authority") to the Executive Director of the Housing Authority to act on behalf of the Housing Authority shall be deemed hereby granted to the Housing Authority's CEO and any such action taken heretofore by said CEO is ratified and confirmed.

BE IT FURTHER RESOLVED, that whoever serves as CEO of the Housing Authority is hereby authorized to serve as Secretary of the Avon Park Housing Development Corporation, an affiliate of the Housing Authority, and to also serve in whatever capacity may be appropriate on behalf of any and all instrumentalities of the Housing Authority.

ADOPTED THIS 20th DAY OF SEPTEMBER, 2016.

Accepted _____

Attest _____

SEAL

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

GOAL/TASK	RESPONSIBLE PARTIES	PROJECTED STARTING DATE	PROJECTED ENDING DATE	CURRENT STATUS
<i>APHA / APHDC Corp./Exec. Level - Chief Executive Officer</i>				
Palmetto Homes Development	New CEO, Staff & Boards			Ongoing
Complete Site Plan & Solicit Construction Proposals				
Select Co-Developer, obtain financing, complete development construction.	New CEO, Boards & staff	1-Sept.-16	18-Jun.-17	In process
Complete Sale of Single Family Home Development				
PH Housing RAD Conversion : Lakeside Park & Delaney Heights	New CEO, Staff & Consultant	1-Dec-14	1-Mar.-2017	Ongoing
Close Project financing, initiate & complete rehab.	New CEO, Boards ,staff & Blvd consultant	1-Sept.-16	1-Mar.-2017	In process
Close RAD Conversion & Execute HUD Multi-Family HAP Contracts	New CEO & Staff	1-Jul.-16	31-Dec.-16	Ongoing
Cornell Colony Stabilization				
Complete project financing closing				
Complete project lease-up	CEO, Staff & Blvd. consultant	1-Jul.-16	31-Dec.-16	In process
Complete project stabilization, draw developer fee				
Standard Operational Procedures & Policy Restructure Analysis	New CEO, Staff, Boards & consultant	1-Apr.-17	1-Jun.-17	Pending
Review/Revise & Adopt new operating policies for new multi-family properties	New CEO, Staff, Boards & consultant	1-Mar.-16		
Review/Revise administrative SOPs to implement revised/new policies	New CEO, Staff	1-Sept.-16	1-Jul.-18	Ongoing
Community Resource Partners				
Support & expand H.C. Prosperity Partners networking community partners relations	New CEO, Staff & Board	1-Sept.-16	ongoing	ongoing
Administrative Office Alternatives/Expansion	New CEO, Staff & Boards	1-Sept.-16	1-Jan.-18	Pending
Review financial capacity & capability to relocate existing Admin Office Space.	New CEO, Staff & Board	1-Sept.-16	1-Jan.-18	In process
Survey local office space availability and feasibility	New CEO, Staff & Boards	1-Aug.-16	30-Sep.-16	Pending
Complete 2016 - 2018 Strategic Plan				
Set up monthly reporting system to Board		1-Oct-16	1-Aug-17	Pending
After 90 days,provide comprehensive review & revisions as necessary to Board re:LRP	New CEO, Board	1-Dec-16	1-Jan-17	Pending

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

GOAL/TASK	RESPONSIBLE PARTIES	PROJECTED STARTING DATE	PROJECTED ENDING DATE	CURRENT STATUS
<i>APHA / APHDC Corp./Exec. Level - Chief Executive Officer</i>				
Engage & complete 30 day period of orientation with outgoing ED	Outgoing ED and New CEO	1-Aug-16	31-Aug-16	Pending
with staff	ED and New CEO	1-Aug-16	31-Aug-16	Complete
with local officials	ED and New CEO	1-Aug-16	31-Aug-16	Complete
with HUD	ED and New CEO	1-Aug-16	31-Aug-16	Pending
with vendors, local stakeholders	ED and New CEO	1-Aug-16	31-Aug-16	Complete
with resident groups	ED and New CEO	1-Aug-16	31-Aug-16	Complete
with Local Non-Profit Partners	ED and New CEO	1-Aug-16	31-Aug-16	Complete
Determine & certification requirements	New CEO	1-Oct-16	Ongoing	Pending
FH&EO	New CEO	1-Oct-16	Ongoing	Pending
HOME & FHLB Income Limits	New CEO	1-Oct-16	Ongoing	Pending
HUD Multi-Family Rent & Income Limits (HAP)	New CEO	1-Oct-16	Ongoing	Pending
Conduct meeting with Fiscal Reporting Entities	New CEO	1-Sep-16	1-Oct-16	Pending
Lending institutions	New CEO	1-Sep-16	1-Oct-16	Complete
Auditors	New CEO	1-Sep-16	1-Oct-16	Pending
Fee Accountant	New CEO	1-Sep-16	1-Oct-16	Complete
Complete orientation of financial status	New CEO	1-Sep-16	1-Nov-16	Complete
As part of 90 day review, determine feasibility	New CEO	1-Aug-16	31-Oct-16	Pending
Conducting Organizational Analysis of APHA	New CEO, Staff	1-Aug-16	31-Oct-16	In process
Organizational Structure	New CEO, Vendors	1-Aug-16	31-Oct-16	In process
Reviewing ongoing vendor contracts	New CEO, Staff	1-Aug-16	31-Oct-16	In process
Creating Compliance monitoring systems	New CEO, Board	1-Aug-16	31-Oct-16	Pending
Revising Monthly Board Package contents		1-Aug-16		