Housing Authority of Avon Park Board of Commissioners Regular Meeting

North Central Heights Community Building 709 Juneberry Street, Avon Park, Fl. Wednesday February 28, 2018, 3:00PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations: Presentation of New Board Members
- C. Resignation of Lester Roberts, Election of new Board Chair
- D. Communications: None
- E. Consent Agenda
 - 1. Regular Board Meeting Minutes,
 - 2. Monthly Occupancy Report;
 - 3. TAR & Maintenance Reports;
 - 4. Fee Accounting Reports, Cash Analysis Schedules APHA Project Budgeted Income Statement Reports
- D. Secretary Reports & Old Business
 - 1. Project/Services Status Reports;
 - a. RAD Conversion
 - b. Ridgedale exterior improvements
 - c. Palmetto
- E. New Business
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: Regular Board Meeting; March 21, 2018
- 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

November 15, 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 Fee Accountant David Cornwell.

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: Rudy informed the Board that the rehab project of Lakeside II was still in process with a revised completion schedule of April 20, 2018. The delay was the direct result of Hurricane Irma.

<u>Potential Development Opportunity</u>: Rudy informed the Board that this deal seemed to be stalled but was still a possibility.

E. New Business:

Policy Changes: Rudy requested that the Board take action on the No pet policy recommended at the last meeting but tabled. Rudy reminded the Board that the request was to adopt a no pet policy for new pets while grandfathering in existing pets and that this would not impact individuals or families that had a medically documented need for an assistive or companion animal. After much discussion, Commissioner Eldred moved to adopt the no pet policy with the grandfather clause for existing pets, the motion was seconded by Commissioner Wade and carried unanimously.

Incentive Compensation: Rudy requested that the Board approved incentive compensation for staff up to \$2,000 to be established by the APHA management team based on individual performance. Commissioner Wade moved to approved the incentive compensation to include \$2,000 for CEO Rudy. The motion was seconded by Commissioner Eldred and carried unanimously.

Personnel Changes: Secretary Rudy informed the Board of the resignation and retirement of Bea Gillians after many years of service.

2017 Budget revision #1. David Cornwell of Cornwell and Associates presented the Board with a budget revision for Ridgedale to include improvements deemed necessary by CEO Rudy. Commissioner Eldred moved to approve the revision, the motion was seconded by Commissioner Wade and carried unanimously.

2018 Budget. David Cornwell presented the Board with a proposed 2018 budget. On a motion by Commissioner Wade, seconded by Commissioner Eldred the budget was unanimously approved.

F. Unfinished Business, Concerns of Commissioners; None

G. Next Meeting: January 17,2018.

Being no further business to come before the Board Chair adjourned the meeting at 4:05 pm.

Accepted	
Attest	
SEAL	

AVON PARK HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2017

CONSOLIDATED

Financial Statements

October 31, 2017

AVON PARK HOUSING AUTHORITY

FINANCIAL STATEMENT SUMMARY

PUBLIC HOUSING

INCOME

- 1. Total income is down by (\$124,733). Total tenant rental revenue is down by (\$37,839). Other tenant revenue is up by \$3,374. EXPENSES
- 2. Total operating expense are down by (\$89,410) compared to the budgeted amount.
- 3. Administrative expenses are down by (\$46,104).
- 4. Maintenance expenses are down by (\$37,391).
- 5. Utility expenses are down by (\$4,271).
- 6. Total insurance expense is up by \$7,509.
- 7. Total General expense is down by (\$8,712).

Public Housing's projected net income is scheduled YTD to be \$28,807. Current net income is (\$91,539).

NORTH CENTRAL HEIGHTS I

INCOME

1. Total income is down by (\$3,342) compared to budgeted amounts. Total tenant revenue is down by (\$1,671).

- 2. Total operating expense are down by (\$8,147), compared to the budgeted amount.
- 3. Administrative expenses are down by (\$15,672).
- 4. Maintenance expenses are up by \$16,608.
- 5. Utitlity expense is down by (\$2,083).
- 6. Total insurance expense is down by (\$2,069).
- 7. Total General expense is down by (\$3,931).

North Central Heights I projected net income is scheduled YTD to be \$20,465. Current net income is \$27,446.

NORTH CENTRAL Height II

INCOME

- 1. Total income is down by (\$2,337) compared to budgeted amounts. Total tenant revenue is down by (\$1,936). EXPENSES
- 2. Total operating expense is up by \$11,433, compared to the budgeted amount.
- 3. Administrative expenses are down by (\$6,782).
- 4. Maintenance expenses are up by \$15,390.
- 5. Utitlity expense is down up \$45.
- 6. Total insurance expense is up by \$216.
- 7. Total General expense is up by \$3,398.

North Central Heights II projected net income is scheduled YTD to be \$20,579. Current net income is \$6,809.

AVON PARK HOUSING AUTHORITY

FINANCIAL STATEMENT SUMMARY

RIDGEDALE

INCOME

1. Total income is down by (\$281,151) compared to budgeted amounts. Total tenant revenue is down by (\$26,514). Grant subsidy is down compared to budgeted amounts by (\$254,711). Other revenue is up by \$73.

EXPENSES

- 2. Total operating expense is up by \$19,323 compared to the budgeted amount.
- 3. Administrative expense is down by (\$1,470).
- 4. Maintenance expenses are up by \$53,628.
- 5. Utitlity expense is up \$1,799.
- 6. Total insurance expense is down by (\$1,020).
- 7. Total General expense are down by (\$33,564).

Ridgedale's projected net income is scheduled YTD to be \$92,838. Current net income is \$69,284.

CORNELL COLONY

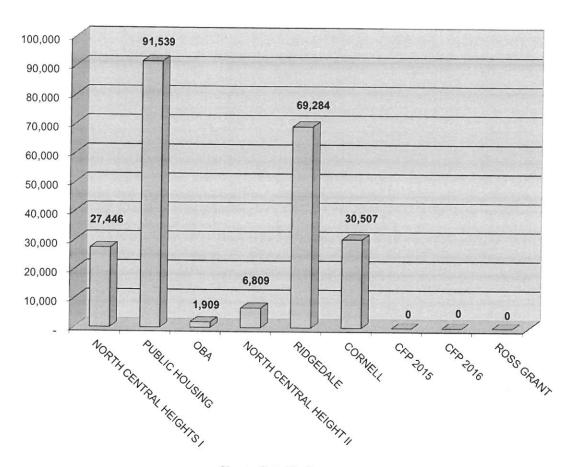
INCOME

1. Total income is up by \$1,374 compared to budgeted amounts. Total tenant revenue is down by (\$6,823). EXPENSES

- 2. Total operating expense is down by (\$6,115) compared to the budgeted amount.
- 3. Administrative expense is down by (\$13,056).
- 4. Maintenance expenses are up by \$2,593.
- 5. Utitlity expense is down by (\$12,125).
- 6. Total insurance expense is up by \$10,361.
- 7. Total General expense are up by \$6,112.

Ridgedale's projected net income is scheduled YTD to be \$64,923. Current net income is \$72,413.

Avon Park Housing Authority



Year to Date Net Income

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AVON PARK HOUSING AUTHORITY SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES AS OF October 31, 2017

PUBLIC HOUSING		NORTH CENTRAL HEIGHTS I	
1111.01 GENERAL FUND CHECKING	128,303	1111.01 GENERAL FUND CHECKING	57.009
1111.40 FSS ESCROW	7,622	1114.00 SECURITY DEPOSITS	13,250
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000	1162.1 ESCROW -BONNEVILLE-TAXES	34,295
1111.09 S8 FUNDS		1162.11 ESCROW-BONNEVILLE-INSURANCE	
1114.00 SECURITY DEPOSITS		1162.12 ESCROW-BONNEVILLE-REPL RS	12,284
1117.00 PETTY CASH	100	TOZITZ ESCROW-TOTALEVIELE-REPERS	71,351
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,526	TOTAL	100.100
1162.01 LAKESIDE PARK 1 ESCROW	2,087	10131	188,189
1162.02 LAKESIDE PARK I RESERVES	22,340	NORTH CENTRAL HEIGHT II	
1162.60 NEW INVESTMENT ACCOUNT	129,017	1111.01 GENERAL FUND CHECKING	20.000
	122,017	1114.00 SECURITY DEPOSITS	31,132
TOTAL	335,994	1162.1 ESCROW-BONNEVILLE-TAXES	10,300
	333,774		27,574
OTHER BUSINESS ACTIVITY		1162.11 ESCROW-BONNEVILLE - INSURANCE	15,198
1111.3 APHDCOBA	65,483	1162.12 ESCROW-BONNEVILLE-REPL RES	57,094
1111.50 LAKE SIDE PARK - RAD		TOTAL	141,298
TOTAL	100		
TOTAL	65,583	RIDGEDALE	
		1111.01 GENERAL FUND CHECKING	104,169
CORNELL COLONY		1114.00 SECURITY DEPOSITS	6,386
		1162.05 ESCROW MIP	768
1111.40 GENERAL FUND-CORNELL COLONY	149,144	1162.06 ESCROW RESERVE REPLACEMENT	44,536
1111.60 CORNELL COLONY - OP DEF RESERVES		1162.07 ESCROW INSURANCE	7,744
1114.00 CORNELL COLONY - SECURITY DEPOSITS	12,901	1162.08 RESIDUAL RECEIPTS RESERVERS	47,431
1162.10 ESCROW INSURANCE & TAXES	13,201	TOTAL	211,033
1162.12 ESCROW REPLACE RESERVE	15,864		
TOTAL.	191,110		
LAKESIDE PARK I		LAKESIDE PARK II	
1111.00 GENERAL FUND-LAKESIDE PARK I	3,211	1111.00 GENERAL FUND-LAKESIDE PARK II	20.054
1114.00 SECURITY DEPOSIT	4,299	1114.00 SECURITY DEPOSIT	29,853
1162.01 ESCROW	949	1162.00 ESCROW - CHURCHILL	9,162
1162.02 RESERVES	800	1162.01 ESCROW - CHERCHILL	1,600
	-	1162.02 RESERVES	5,417
TOTAL	9,258		7,481
	7,236	TOTAL	53,514
DELANEY HEIGHTS LLC		COCC	
1111.00 GENERAL FUND-DELANEY HEIGHTS LLC	32,406	1111.00 GENERAL FUND-COCC	38,913
1114.00 SECURITY DEPOSIT	9,417	Scores management with Service	30,213
TOTAL	41,823	TOTAL	38,913
		TOTAL	30,713

AVON PARK HOUSING AUTHORITY SCHEDULE OF UNRESTRICTED NET POSITION AS OF October 31, 2017

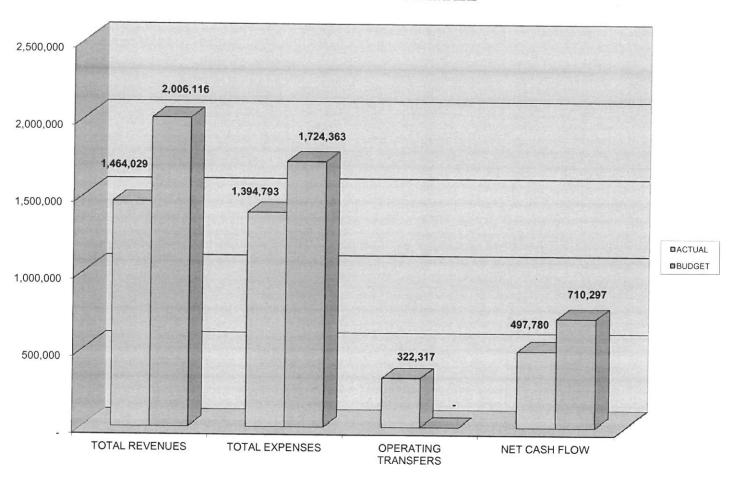
68,826 6,809 75,635
6,809
73,033
27,147
69,284
96,431
925
-
-
35,078
35,078
35,078
119,002
119,002

TOTAL RESERVE BALANCES

2,135,828

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APHA CONSOLIDATED



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APHA CONSOLIDATED- STATEMENT OF NET POSITION

ASSE			LIAI	BILITIES	
	Current Assets:			Current Liabilities:	
	Cash		311	Bank Overdraft	
111	Unrestricted	812,364	312	Accounts Payable <= 90 Days	5 002
115	Cash - Restricted for Payment of Current Liabilities	10,622	313	Accounts payable >90 Days Past Due	5,992
112	Cash - Restricted Mod and Development	99,866	321	Accrued Wage/Payroll Taxes Payable	
113	Cash - Other restricted	69,739	322	Accrued Compensated Absences - Current Portion	1,644
114	Cash - Tenant Security Deposits	65,715	324	Accrued Contingency Liability	12,657
100	Total Cash	1,058,306	325	Accrued Interest Payable	1.5
	Receivables		331	Accounts Payable - HUD PHA Programs	-
121	Accounts Receivable - PHA Projects		332	Accounts Payable - PHA Projects	
122	Accounts Receivable - HUD Other Projects		333	Accounts Payable - Other Government	1
124	Accounts Receivable - Other Government	263,703	341	Tenant Security Deposits	30,372
125	Accounts Receivable - Miscellaneous	29,749	342	Uncarned Revenue	65,890
126	Accounts Receivable - Tenants Dwelling Rents	3,204	343		1,154
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(1,365)	344	Current Portion of Long-term Debt - Capital Projects	38,955
126.2	Allowance for Doubtful Accounts - Other	(1,.03)	348	Current Portion of Long-term Debt - Operating Borrowings	
127	Notes and Mortgages Receivable - Current	16,000	345	Loan Liability - Current	8
128	Fraud Recovery	10,000		Other Current Liabilities	19
128.1	Allowance for Doubtful Accounts - Fraud	(7)	346	Accrued Liabilities - Other	
129	Accrued Interest Receivable		347	Interprogram Due To	90,757
120	Total Receivables - Net of Allowances for doubtful accts		310	Total Current Liabilities	247,421
	2 of an arecet ables - arect of Anowalices for doubtin acets	311,291		Non-current Liabilities:	
131	Investments - Unrestricted		351	Long-term Debt, Net of Current - Capital Projects	21,976,868
135			352	Net Pension Liability & OPEB	2
132	Investments - Restricted for Payments of Current Liabilities Investments - Restricted		354	Accrued Compensated Absences - Non Current	7,622
142		218,409	355	Loan Liability - Non Current	
143	Prepaid Expenses and Other Assets Inventories	1,062,780	353	Noncurrent Liabilities - Other	
143.1		5	350	Total Noncurrent Liabilities	21,984,490
144	Allowance for Obsolete Inventory	*	300	Total Liabilities	22,231,911
145	Interprogram Due From	90,757	DEFE	RRED INFLOWS OF RESOURCES	
146	Assets Held for Sale	-	400	Deferred Inflows of Resources - Pension Related Items	
146	Amounts To Be Provided	9	EQUI	TY;	
150	Total Other Current Assets	1,371,947	501	Investment in General Fixed Assets	
150	Total Current Assets	2,741,543		Contributed Capital	
	Non-current Assets:		502	Project Notes (HUD)	
	Fixed Assets		503	Long-term Debt - HUD Guaranteed	
161	Land	1,492,993	504	Net HUD PHA Contributions	
168	Infrastructure	358,482	505	Other HUD Contributions	
162	Buildings	18,043,934	507	Other Contributions	
163	Furniture, Equipment & Machinery- Dwellings	49,935	508	Total Contributed Capital	
164	Furniture, Equipment & Machinery - Administration	212,570			
165	Leasehold Improvements		508.1	Net Investment in Capital Assets	(984,791)
166	Accumulated Depreciation	(6,148,818)		ON ESSENCE AND A SECOND OF THE	(204,791)
167	Construction in Progress	7,005,466		Reserved Fund Balance:	
160	Total Fixed Assets - Net of Accumulated Depreciation	21,014,562	509	Fund Balance Reserved for Encumbrances/	
171	Notes, Loans, Mortgages Receivable - Non Current			Designated Fund Balance	
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due		510	Fund Balance Reserved for Capital Activities	
173	Grants Receivable - Non Current		511	Total Reserved Fund Balance	
174	Other Assets		5000	Total Reserved Fund Dalance	
176	Investments in Joint Ventures		511.1	Restricted Net Position	
	Total Non-Current Assets		512	Undesignated Fund Balance/Retained Earnings	371,768
	Total Assets	23,756,106	512.1	Unrestricted Net Position	4
200	Deferred Outflows of Resources - Pension Plan	20,700,100	513		2,137,218
	Total Assets & Deferred Outflows of Resources	23,756,106	600	Total Equity	1,524,195
		23,730,100	000	Total Liabilities and Equity	23,756,105

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APHA CONSOLIDATED

	ACCT	Description	CURRENT MONTH	CURRENT MONTH		% OF MTD	YEAR TO DATE	YEAR TO DATE		% OF	ANNUAL	BUDGET BALANCE
ITEM		DESCRIPTION	ACTUAL	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	BUDGET	REMAINING
	ENUE	TT. 10 11 10 1 1 1										
		TING INCOME GROSS POTENTIAL RENT										
703	3110	GROSS POTENTIAL RENT	55,529	70,210	(14,680)	79%	641,391	702,095	(60,704	91%	842,514	201,12
		NET TENANT REVENUE	55,529	70,210	(14,680)	79%	641,391	702,095	(60,704)	91%	842,514	201,123
		TENANT REVENUE - OTHER	1,953	2,330	(377)	84%	21,786	23,300	(1,514		27,960	6,17-
		TENANT REVENUE - EXCESS UTILITY							(4,604.)		21,700	0,17-
		TENANT REVENUE - MAINTENANCE							12			
		TENANT REVENUE - LATE CHARGES	-									
		NET OPERATING REVENUE	57,482	72,540	(15,057)	79%	663,177	725,395	(62,218)	91%	870,474	207,297
706		HUD PHA OPERATING GRANT CFP	191,494	73,188	118,306	262%	510,765	731,883	(221,118)	70%	878,260	367,495
708 711		OTHER GOVERNMENT GRANTS	30,379	28,858	1,521	105%	33,871	288,582	(254,711)	12%	346,298	312,427
711		INVESTMENT INCOME - UNRESTRICTED MANAGEMENT FEE INCOME	84	213	(128)	40%	1,306	2,125	(819)	61%	2,550	1,24
		BOOKKEEPING FEE INCOME	11,711	5,386	6,324	217%	52,114	53,864	(1,750)	97%	64,637	12,523
		ASSET MANAGEMENT FEE INCOME			-	-			-			
714		FRAUD RECOVERY										
715		OTHER REVENUE	4,404	20,380	(15,976)	22%	202.520					
720		INVESTMENT INCOME - RESTRICTED	17	47	(30)	36%	202,538 258	203,796 471	(1,258)		244,555	42,017
700	TOTAL	REVENUES	295,571	200,612	94,959	147%	THE RESERVE THE PARTY OF THE PA	The Landson Control of the Control	(212)	-	565	274
OPER	RATING	G EXPENDITURES		200,012	94,939	14/76	1,464,029	2,006,116	(542,087)	73%	2,407,339	943,278
		ISTRATIVE										
		ADMINISTRATIVE SALARIES	20.402									
912		EBC - ADMIN	30,197 6,791	22,485	7,712	134%	223,933	224,848	(916)		269,818	45,885
	4171	AUDITING FEES	20,500	8,347 2,683	(1,556) 17,817	81%	79,972	83,473	(3,500)	96%	100,167	20,195
		MANAGEMENT FEES	11,711	6,027	5,684	764%	20,500 68,373	26,833	(6,333)	76%	32,200	11,700
		BOOKKEEPING FEES		0,027	3,084	194 #	00,373	60,268	8,105	113%	72,321	3,948
		ADVERTISING & MARKETING					542		542			(7.10
		OFFICE EXPENSE			20				.142	1.0		(542
		LEGAL EXPENSE				. 10						
		TRAVEL	College History		-	- 1						
	4190		8,649	11,425	(2,776)	76%	66,785	114,250	(47,465)	58%	137,100	70,315
		ADMINISTRATIVE	77,849	50,967	26,882	153%	460,104	509,672	(49,567)	90%	611,606	151,502
		T SERVICES										*34392
921 923		SALARIES EDG. TOTAL CALCO			-	-			-	- 10		
	4222	EBC - TNT SVCS			120	- 10				- 16		
				233	(233)	0%		2,325	(2,325)	0%	2,790	2,790
		TENANT SERVICES	13 3 3	233	(233)	0%	-	2,325	(2,325)	0%	2,790	2,790
	UTILITI										STATE OF LAND	
931 932	4310	WATER ELECTRICITY	1,326	1,554	(228)	85%	10,772	15,538	(4,766)	69%	18,645	7,873
933		NATURAL GAS	6,508	3,627	2,880	179%	37,335	36,274	1,061	103%	43,529	6,194
		SEWER AND OTHER	81 1,967	94	(13)	86%	830	942	(112)	88%	1,130	300
		UTILITIES		2,096	(129)	94%	15,525	20,963	(5,437)	74%	25,155	9,630
- 1	OTAL (THATTES	9,882	7,372	2,510	134%	64,462	73,716	(9,254)	87%	88,459	23,997

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APHA CONSOLIDATED

LINE ACCT	CURRENT	CURRENT MONTH		% OF MTD	YEAR TO DATE	YEAR TO DATE		% OF	ANNUAL	BUDGET
ITEM # DESCRIPTION	ACTUAL	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS 941 4410 LABOR							(<u>) (</u>			THE STREET
945 4433 EMPLOYEE BENEFITS - MAINTENANCE	17,356	13,614	3,742	127%	125,985	136,136	(10,151)	93%	163,363	37,378
943 4420 MATERIALS	2,114	6,047	(3,933)	35%	43,455	60,471	(17,016)	72%	72,565	29,110
CONTRACT COSTS	2,690	4,291	(1,601)	63%	34,890	42,908	(8,019)	81%	56,490	21,600
943 GARBAGE & TRASH	2,083	1,177	004	1000						
COOLING / AIR CONDITIONING	1,075	1,525	906 (450)	177% 70%	13,879	11,767	2,112	118%	14,120	241
ELEVATOR MAINTENANCE	1,015	t justice of	(430)	7076	7,892	15,250	(7,358)	52%	18,300	10,408
LANDSCAPE & GROUNDS	8,445	2,843	5,603	297%	74,873	20 425	17 410	24.70		
UNIT TURNAROUNDS			.,000	-7170	14,013	28,425	46,448	263%	34,110	(40,763)
ELECTRICAL										
PLUMBING		389	(389)	0%	3,105	3,888	(783)	80%	4,665	1740
EXTERMINATION	930	911	19	102%	9,300	9,108	192	102%	10,930	1,560 1,630
JANITORIAL			12					.02	10,750	2,030
ROUTINE MAINTENANCE 943 4430 OTHER MISCELLANEOUS CONTRACT COSTS	76	3,665	(3,589)	2%	4,560	36,650	(32,090)	12%	43,980	39,420
THE THE CHARLES THE CONTROL COSTS	33,260	792	32,469	4201%	75,789	7,917	67,873	957%	9,500	(66,289)
TOTAL ORDINARY MAINT & OPER	68,029	35,252	32,777	193%	393,727	352,519	41,208	112%	428,023	34,296
PROTECTIVE SERVICES								-	1201020	54,270
4480 PROTECTIVE SERVICES CONTRACT COSTS						The Market State of		. 8		
PROTECTIVE SERVICES OTHER										
TOTAL PROTECTIVE SERVICES						19 Table 2			NAME OF THE OWNER, OWNER, OWNER, OWNER, OWNER, OWNER,	
INSURANCE				-	E 2011 TO 2015	MARKET STATE				A STATE OF THE STATE OF
961 4510 PROPERTY	6,884	6,501	383	106%	70,597	65,008	5,588	109%	78,010	7,413
GENERAL LIABILITY	2,978	497	2,481	599%	12,773	4,971	7,802	257%	5,965	(6,808)
WORKER'S COMPENSATION	927	1,160	(233)	80%	11,032	11,597	(564)	95%	13,916	2,884
AUTO INSURANCE OTHER INSURANCE		-		- 1				- 1		2,00
	1,605	596	1,009	269%	9,753	5,962	3,791	164%	7,154	(2,599)
969 TOTAL INSURANCE EXPENSES	12,394	8,754	3,640	142%	104,155	87,538	16,617	119%	105,045	890
GENERAL EXPENSES										
962 4590 OTHER GENERAL EXPENSES	5,980	1,475	4,505	405%	30,484	14,750	15,734	207%	17,700	(12,784)
COMPENSATED ABSENCES				-				. 13	.,,,,,	(12,704)
PAYMENTS IN LIEU OF TAXES	-	1,483	(1,483)	0%		14,828	(14,828)	0%	17,793	17,793
BAD DEBTS INTEREST EXPENSE	2,335	2,287	48	102%	20,830	22,867	(2,036)	91%	27,440	6,610
	14,851	20,511	(5,660)	72%	169,122	205,106	(35,984)	8200	246,127	77,005
TOTAL GENERAL EXPENSES	23,166	25,755	(2,589)	90%	220,436	257,550	(37,114)	86%	309,060	88,624
969 TOTAL OPERATING EXPENDITURES	191,319	128,332	62,987	149%	1,242,884	1,283,319	(40,436)	97%	1,544,983	302,099
970 CASH FLOW FROM OPERATIONS	104,252	72,280	31,972	144%	221,146	722,797	(501,651)			The second secon
OTHER FINANCIAL ITEMS-SOURCES & (USES)				A1179 _	221,170	122,171	(301,031)	31%	862,356	641,178
OPERATING TRANSFERS IN	(147,317)		(147,317)	. 8	(322,317)		(322,317)			200.017
OPERATING TRANSFERS OUT	147,317		147,317		322,317		322,317			322,317
DEBT SERVICE PAYMENT - INTEREST	105		105	- 2	286	The Control	286	100		(322,317)
DEBT SERVICE PAYMENT - PRINCIPAL			-				200	18		(200)
971 4610 EXTRAORDINARY MAINTENANCE		1,250	(1,250)	0%		12,500	(12,500)	0%	15,000	15,000
973 4715 HOUSING ASSISTANCE PAYMENTS	42,854	42,854	15	100%	428,543	428,543		100%	514,252	85,709
973 4715 HOUSING ASSISTANCE PAYMENTS OTHER ITEMS			-				9	- 55		
		11111		<u> </u>	(276,920)	THE REP.	(276,920)	- 18		276,920
TOTAL OTHER EXPENSES	42,960	44,104	(1,145)	97%	151,909	441,043	(289,134)	34%	529,252	377,343
900 TOTAL EXPENDITURES	234,279	172,436	61,843	136%	1,394,793	1,724,363	(329,570)	81%	2,074,235	679,442
DEPRECIATION ADD BACK	42,854	42,854		100%	428,543	428,543	-	100%	514,252	85,709
NET CASH FLOW	104,146	71,030	33,116	147%	497,780	710,297	(212,517)			
			202227		77/1/00	/10,27/	(414,517)	70%	847,356	349,544

APHA CONSOLIDATED ACCOUNT DETAIL

LINE ACCI	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
HUD PHA GI	RANTS										
3401.01	CAPITAL FUND REVENUE - SOFT COSTS	129,541	44,330	85,211	292%	445,320	443,302	2,018	100° o	531,962	86,642
	CFP CAPITAL EXPENDITURES SECTION 8 HAP INCOME	<1.051					-				
	ADMINISTRATIVE FEES EARNED	61,953	28,858	33,095	215%	65,445	288,582	(223, 137)	23%	346,298	280,853
	PORT IN ADMINISTRATIVE FEES EARNEL				7	*	-	-	14	-	-
TOTAL HUD	PHA GRANTS	191,494	73,188	118,306	262%	510,765	731,883	(221,118)	70%	878,260	367,495
EXPENSES	i						-	10001	-	070,200	307,493
ADMINISTRA	ATIVE OFFICE EXPENSES										
4130	LEGAL	69	721	(652)	10%	3,726	7,208	(2.102)	F 20		
4140	STAFF TRAINING		408	(408)	0%	1,782	4,083	(3,482)	52% 44%	8,650	4,924
4150	TRAVEL	379	538	(159)	70° o	3,725	5,375	(2,301)	69%	4,900	3,118
4170	ACCOUNTING	3,159	2,125	1.034	149%	17,305	21,250	(1,650)	7000	6,450	2,725
4190	SUNDRY	2,056	2,950	(894)	70%	17,858	29,500	(3,945)	81%	25,500	8,195
4190.2	TELEPHONE/COMMUNICATIONS	1,373	1,143	230	120%	12,497	11,433	(11,642)	61%	35,400	17,542
4190.3	POSTAGE	586	328	258	179%	2,952	3,279	1,064	109° o	13,720	1,223
4190	OFFICE SUPPLIES	407	520	407	17.276	640	3,219	(328)	90%	3,935	983
4190	CONTRACT COST-COPIER/SECURITY	100	50	50	200%	1.814	500	640	-	8	(640)
4190	EVICTION COST	470	146	324	322%	1,550	1,458	1,314	363%	600	(1,214)
4190.9	CONTRACT COST - ADMIN	120	3,737	(3,617)	3%	6,662	37,371	92	106%	1,750	200
TOTAL ADMI	NISTRATIVE	8,649	11,425	(2,776)	76%	66,785	114,250	(47,465)	18% _ 58%	137,100	38,183 70,315
TOTAL GENE	ERAL EXPENSES				-		111200	(47,403)	3876	137,100	70,313
4590	OTHER GENENERAL EXPENSE	5,980	1.073	4.908	558%	22 154	10.725				
	FSS CONTRIBUTIONS	3,200	403	(403)	3387a 0%	23,154	10,725	12,429	216%	12,870	(10,284)
	ASSET MANAGEMENT FEE		TUJ	(403)	U 'a	7,330	4,025	3,305	182° o	4,830	(2,500)
	OTHER FEES		100	100	-	-	-	-	-	50	
TOTAL OTHE	ER GENERAL EXPENSES	5,980	1,475	4.505	40504						-
	SECTION AND LIST AND ADDRESS OF THE PARTY OF	3,980	1,4/5	4,505	405%	30,484	14,750	15,734	207%	17,700	(12,784)

AVON PARK HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2017

CONSOLIDATED

Financial Statements

November 30, 2017

AVON PARK HOUSING AUTHORITY

FINANCIAL STATEMENT SUMMARY

PUBLIC HOUSING

INCOME

- 1. Total income is down by (\$177,809). Total tenant rental revenue is down by (\$49,082). Other tenant revenue is up by \$264. EXPENSES
- 2. Total operating expense are down by (\$134,580) compared to the budgeted amount.
- 3. Administrative expenses are down by (\$71,940).
- 4. Maintenance expenses are down by (\$51,963).
- 5. Utility expenses are down by (\$7,546)
- 6. Total insurance expense is up by \$8,541.
- 7. Total General expense is down by (\$11,185).

Public Housing's projected net income is scheduled YTD to be \$31,687. Current net income is \$87,764.

NORTH CENTRAL HEIGHTS I

INCOME

1. Total income is down by (\$5,447) compared to budgeted amounts. Total tenant revenue is down by (\$2,723). EXPENSES

- 2. Total operating expense are down by (\$10,987), compared to the budgeted amount.
- 3. Administrative expenses are down by (\$17,383).
- 4. Maintenance expenses are up by \$16,610.
- 5. Utility expense is down by (\$1,933).
- 6. Total insurance expense is down by (\$2,339).
- 7. Total General expense is down by (\$4,842).

North Central Heights I projected net income is scheduled YTD to be \$22,512. Current net income is \$31,273.

NORTH CENTRAL Height II

INCOME

1. Total income is down by (\$1,901) compared to budgeted amounts. Total tenant revenue is down by (\$4,027).

- 2. Total operating expense is up by \$11,579, compared to the budgeted amount.
- 3. Administrative expenses are down by (\$6,990).
- 4. Maintenance expenses are up by \$15,659.
- 5. Utility expense is down by (\$3).
- 6. Total insurance expense is up by \$319.
- 7. Total General expense is up by \$3,510.

North Central Heights II projected net income is scheduled YTD to be \$22,637. Current net income is \$9,157.

AVON PARK HOUSING AUTHORITY

FINANCIAL STATEMENT SUMMARY

RIDGEDALE

INCOME

1. Total income is down by (\$286,307) compared to budgeted amounts. Total tenant revenue is down by (\$30,312). Grant subsidy is down compared to budgeted amounts by (\$255,951). Other revenue is down by \$36.

EXPENSES

- 2. Total operating expense is up by \$11,997 compared to the budgeted amount.
- 3. Administrative expense is down by (\$2,559).
- 4. Maintenance expenses are up by \$51,441.
- 5. Utitlity expense is up \$2,124.
- 6. Total insurance expense is down by (\$1,167).
- 7. Total General expense are down by (\$37,786).

Ridgedale's projected net income is scheduled YTD to be \$102,122. Current net income is \$80,738.

CORNELL COLONY

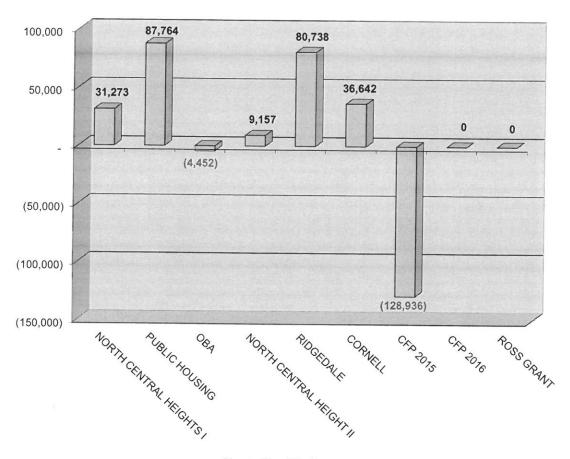
INCOME

1. Total income is up by \$427 compared to budgeted amounts. Total tenant revenue is down by (\$8,997). EXPENSES

- 2. Total operating expense is down by (\$6,705) compared to the budgeted amount.
- 3. Administrative expense is down by (\$15,073).
- 4. Maintenance expenses are up by \$3,279.
- 5. Utitlity expense is down by (\$13,328).
- 6. Total insurance expense is up by \$11,129.
- 7. Total General expense are up by \$7,288.

Ridgedale's projected net income is scheduled YTD to be \$71,416. Current net income is \$78,547.

Avon Park Housing Authority



Year to Date Net Income

AVON PARK HOUSING AUTHORITY SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES As of November 30, 2017

PUBLIC HOUSING		NORTH CENTRAL HEIGHTS I	
1111.01 GENERAL FUND CHECKING	138,211	1111.01 GENERAL FUND CHECKING	52,448
1111.40 FSS ESCROW	6,027	1114.00 SECURITY DEPOSITS	13,016
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000	1162.1 ESCROW -BONNEVILLE-TAXES	35,308
1111.09 S8 FUNDS	-	1162.11 ESCROW-BONNEVILLE-INSURANCE	13,759
1114.00 SECURITY DEPOSITS		1162.12 ESCROW-BONNEVILLE-REPL RS	72,462
1117.00 PETTY CASH	100	TOTAL ELONG WITH TOTAL EVILLE FREE E RES	72,402
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,548	TOTAL	186,993
1162.01 LAKESIDE PARK 1 ESCROW	2.087	101.112	180,273
1162.02 LAKESIDE PARK I RESERVES	22,340	NORTH CENTRAL HEIGHT II	
1162.60 NEW INVESTMENT ACCOUNT	129,033	1111.01 GENERAL FUND CHECKING	26,679
		1114.00 SECURITY DEPOSITS	
TOTAL	344,345	1162.1 ESCROW-BONNEVILLE-TAXES	10,600 28,392
		1162.11 ESCROW-BONNEVILLE - INSURANCE	
OTHER BUSINESS ACTIVITY		1162.12 ESCROW-BONNEVILLE-REPL RES	16,984
1111.3 APHDCOBA	54.059	TOTAL	57,983
1111.50 LAKE SIDE PARK - RAD	100	TOTAL	140,638
TOTAL	54,159	RIDGEDALE	
		1111.01 GENERAL FUND CHECKING	100,839
		1114.00 SECURITY DEPOSITS	6,357
CORNELL COLONY		1162.05 ESCROW MIP	1,148
1111.40 GENERAL FUND-CORNELL COLONY	150,782	1162.06 ESCROW RESERVE REPLACEMENT	45,832
1111.60 CORNELL COLONY - OP DEF RESERVES		1162.07 ESCROW INSURANCE	8,773
1114.00 CORNELL COLONY - SECURITY DEPOSITS	12,901	1162.08 RESIDUAL RECEIPTS RESERVERS	47,434
1162.10 ESCROW INSURANCE & TAXES	14,301	TOTAL	210,383
1162.12 ESCROW REPLACE RESERVE	18,508		210,703
TOTAL	196,492		
LAKESIDE PARK I		LAKESIDE PARK II	
1111.00 GENERAL FUND-LAKESIDE PARK 1	5,476		
1114.00 SECURITY DEPOSIT	4,357	1111.00 GENERAL FUND-LAKESIDE PARK II	5,121
1162.01 ESCROW	1,423	1114.00 SECURITY DEPOSIT	9,221
1162.02 RESERVES	1,200	1162.00 ESCROW - CHURCHILL	2,133
	1,200	1162.01 ESCROW - INSURANCE	7,223
TOTAL	12,456	1162.02 RESERVES	9,975
101.12	12,430	TOTAL	33,673
DELANEY HEIGHTS LLC		COCC	
1111.00 GENERAL FUND-DELANEY HEIGHTS LLC	47,050	1111.00 GENERAL FUND-COCC	1.201
1114.00 SECURITY DEPOSIT	9,604	THE OLIVERAL POINT COCC	1,291
TOTAL	56,654	TOTAL	1.201
		TOTAL	1,291

GRAND TOTAL CASH ACCOUNTS 1,237,084

AVON PARK HOUSING AUTHORITY SCHEDULE OF UNRESTRICTED NET POSITION

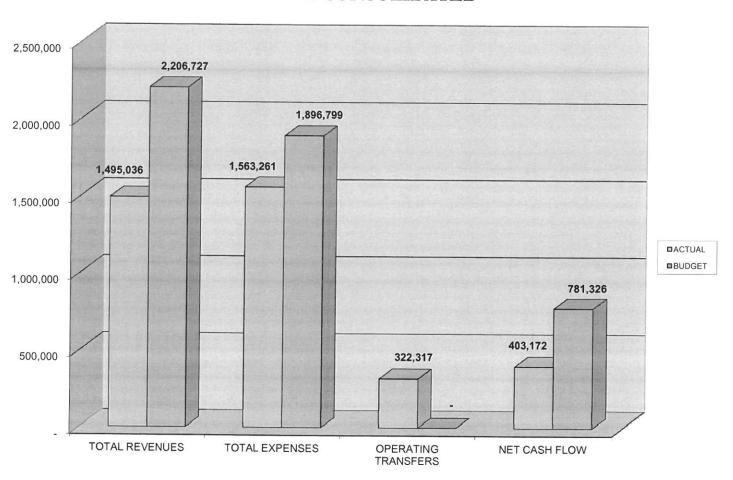
As of November 30, 2017

NORTH CENTRAL HEIGHTS I		NORTH CENTRAL HEIGHTS II	
UNRESTRICTED NET ASSETS	132,403	UNRESTRICTED NET ASSETS	68,826
YEAR TO DATE EARNINGS	31,273		9,157
	163,676		77,983
PUBLIC HOUSING		RIDGEDALE	
UNRESTRICTED NET ASSETS	1,399,440	UNRESTRICTED NET ASSETS	27,147
YEAR TO DATE EARNINGS	87,764	YEAR TO DATE EARNINGS	80,738
	1,487,204	Conduction of According Medical Conduction Co	107,885
OTHER BUSINESS		CAPITAL FUND 2016	
UNRESTRICTED NET ASSETS	89,094	UNRESTRICTED NET ASSETS	
YEAR TO DATE EARNINGS	(4,452)	VEAD TO DAME CARRIED	
TOTAL			
CORNELL COLONY		CAPITAL FUND 2015	
UNRESTRICTED NET ASSETS	(41,905)	UNRESTRICTED NET ASSETS	
YEAR TO DATE EARNINGS	78,547		(128,936.00)
TOTAL			(128,936.00)
LAKDESIDE PARK 1		LAKESIDE PARK11	
UNRESTRICTED NET ASSETS	150	UNRESTRICTED NET ASSETS	
YEAR TO DATE EARNINGS	8,228		51,484
TOTAL			51,484
DELANEY HEIGHTS LLC		cocc	
UNRESTRICTED NET ASSETS		UNRESTRICTED NET ASSETS	2
YEAR TO DATE EARNINGS	46,499	VEAD TO DATE FARMINGS	78,618
TOTAL	46,499	TOTAL	

TOTAL RESERVE BALANCES

2,013,927

APHA CONSOLIDATED



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APHA CONSOLIDATED- STATEMENT OF NET POSITION

ASSE			LIAI	BILITIES	
	Current Assets:		***********	Current Liabilities:	
	Cash		311	Bank Overdraft	
111	Unrestricted	754,736	312	Accounts Payable <= 90 Days	
115	Cash - Restricted for Payment of Current Liabilities	9,027	313	Accounts payable >90 Days Past Due	5,992
112	Cash - Restricted Mod and Development	103,359	321	Accrued Wage/Payroll Taxes Payable	*
113	Cash - Other restricted	79,190	322	Accrued Compensated Absences - Current Portion	1,553
114	Cash - Tenant Security Deposits	66,056	324	Accrued Contingency Liability	12,657
100	Total Cash	1,012,368	325	Accrued Interest Payable	
	Receivables		331		
121	Accounts Receivable - PHA Projects	122	332	Accounts Payable - HUD PHA Programs Accounts Payable - PHA Projects	
122	Accounts Receivable - HUD Other Projects		333	Accounts Payable - Other Government	
124	Accounts Receivable - Other Government	263,575	341	Tenant Security Deposits	30,372
125	Accounts Receivable - Miscellaneous	31,249	342	Uncarned Revenue	66,056
126	Accounts Receivable - Tenants Dwelling Rents	5,578	343		1,021
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(1,365)	344	Current Portion of Long-term Debt - Capital Projects	35,190
126.2	Allowance for Doubtful Accounts - Other	(1,505)	348	Current Portion of Long-term Debt - Operating Borrowings Loan Liability - Current	
127	Notes and Mortgages Receivable - Current	16,000	345	Other Current Liabilities	-
128	Fraud Recovery	10,000	346	Accrued Liabilities - Other	
128.1	Allowance for Doubtful Accounts - Fraud		347		
129	Accrued Interest Receivable		310	Interprogram Due To	65,555
120	Total Receivables - Net of Allowances for doubtful accts	315,037	310	Total Current Liabilities	218,395
	action and the section of the sectio	315,037	25.	Non-current Liabilities:	
131	Investments - Unrestricted		351	Long-term Debt, Net of Current - Capital Projects	22,136,196
135	Investments - Restricted for Payments of Current Liabilities		352	Net Pension Liability & OPEB	
132	Investments - Restricted	201711	354	Accrued Compensated Absences - Non Current	6,027
142	Prepaid Expenses and Other Assets	224,716	355	Loan Liability - Non Current	
143	Inventories	1,065,904	353	Noncurrent Liabilities - Other	
143.1	Allowance for Obsolete Inventory	-	350	Total Noncurrent Liabilities	22,142,222
144	Interprogram Due From		300	Total Liabilities	22,360,617
145	Assets Held for Sale	65,555		RRED INFLOWS OF RESOURCES	
146	Amounts To Be Provided		400	Deferred Inflows of Resources - Pension Related Items	
1.10	Total Other Current Assets		EQUI	2 St. 600 #1500 WA	
150	Total Current Assets	1,356,175	501	Investment in General Fixed Assets	
	Non-current Assets:	2,683,580		Contributed Capital	
	Fixed Assets		502	Project Notes (HUD)	
161	Land		503	Long-term Debt - HUD Guaranteed	
168	Infrastructure	1,492,993	504	Net HUD PHA Contributions	
162	Buldings	358,482	505	Other HUD Contributions	
163		18,043,934	507	Other Contributions	
164	Furniture, Equipment & Machinery- Dwellings	49,935	508	Total Contributed Capital	
165	Furniture, Equipment & Machinery - Administration Leasehold Improvements	212,570			
166	Accumulated Depreciation		508.1	Net Investment in Capital Assets	(960,213)
167		(6,148,818)			
160	Construction in Progress	7,199,170		Reserved Fund Balance:	
	Total Fixed Assets - Net of Accumulated Depreciation	21,208,267	509	Fund Balance Reserved for Encumbrances/	
171 172	Notes, Loans, Mortgages Receivable - Non Current			Designated Fund Balance	
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due		510	Fund Balance Reserved for Capital Activities	
	Grants Receivable - Non Current	(3)	511	Total Reserved Fund Balance	-
174	Other Assets	2			
176	Investments in Joint Ventures	79	511.1	Restricted Net Position	385,311
	Total Non-Current Assets		512	Undesignated Fund Balance/Retained Earnings	300,711
	Total Assets	23,891,847	512.1	Unrestricted Net Position	
2027		20,001,017	47 3 mm d	Chiestricied (Seri Osigon	
200	Deferred Outflows of Resources - Pension Plan Total Assets & Deferred Outflows of Resources	20,071,017	513	Total Equity	2,106,133

APHA CONSOLIDATED

LINE ITEM	ACCT	DESCRIPTION	CURRENT	CURRENT MONTH		% OF MTD	YEAR TO DATE	YEAR TO DATE		% OF YTD	ANNUAL	BUDGET BALANCE
	ENUE	DESCRIPTION	ACTUAL	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	BUDGET	REMAINING
		TIME INCOME										
		GROSS POTENTIAL RENT										
70.5	3110	GROSS POTENTIAL RENT	56,683	70,210	(13,527)	81%	698,073	772,305	(74,231)	90%	842,514	144,44
		NET TENANT REVENUE	56,683	70,210	(13,527)	81%	698,073	772,305	(74,231)	90%	842,514	144,441
		TENANT REVENUE - OTHER	4,685	2,330	2,355	201%	26,470	25,630	840		27,960	1,490
		TENANT REVENUE - EXCESS UTILITY			1.0				-		27,700	1,47
		TENANT REVENUE - MAINTENANCE										
		TENANT REVENUE - LATE CHARGES	10 10 10 10 10 10	parties of the second								
	3431	NET OPERATING REVENUE	61,367	72,540	(11,172)	85%	724,544	797,935	(73,391)	91%	870,474	145,930
706		HUD PHA OPERATING GRANT CFP	(65,935)	73,188	(139,123)		444,830	805,072	(360,242)		878,260	
708		OTHER GOVERNMENT GRANTS	27,618	28,858	(1,240)		61,489	317,440	(255,951)		346,298	433,430 284,809
711		INVESTMENT INCOME - UNRESTRICTED	45	213	(168)	21%	1,350	2,338	(987)		2,550	1,200
		MANAGEMENT FEE INCOME	5,806	5,386	420	108%	57,920	59,251	(1,331)		64,637	6,717
		BOOKKEEPING FEE INCOME			-	-			(1,551)		04,037	0,717
		ASSET MANAGEMENT FEE INCOME			10							
714		FRAUD RECOVERY				- 1				. 5		
715		OTHER REVENUE	2,096	20,380	(18,284)	10%	204,634	224,175	(19,541)	91%	244,555	39,921
720		INVESTMENT INCOME - RESTRICTED	10	47	(37)	21%	268	518	(250)	52%	565	264
		REVENUES	31,007	200,612	(169,605)	15%	1,495,036	2,206,727	(711,692)	68%	2,407,339	912,271
OPER	ATIN	G EXPENDITURES										
	DMIN	ISTRATIVE										
	4110	ADMINISTRATIVE SALARIES	29,508	22,485	7,023	131%	253,441	247,333	6,107	102%	269,818	16,377
912		EBC - ADMIN	8,403	8,347	56	101%	88,375	91,820	(3,444)	96%	100,167	11,792
	4171	AUDITING FEES		2,683	(2,683)	0%	20,500	29,517	(9,017)	69%	32,200	11,700
		MANAGEMENT FEES	5,806	6,027	(221)	96%	74,179	66,294	7,885	112%	72,321	(1,858)
		BOOKKEEPING FEES			-	. 10					, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(1,030)
		ADVERTISING & MARKETING			4	- 1	542		542	- 53		(542)
		OFFICE EXPENSE			-	- 10				- 10		(5.12)
		LEGAL EXPENSE				- 13				- 10		
017		TRAVEL.			47	- 1				- (8)		
		OTHER	11,307	11,425	(118)	99%	78,091	125,675	(47,584)	62%	137,100	59,009
		ADMINISTRATIVE T SERVICES	55,024	50,967	4,056	108%	515,128	560,639	(45,511)	92%	611,606	96,478
921		SALARIES										
		EBC - TNT SVCS		Section.		- 10				- 15		
		OTHER		233	(222	450				- 10		
		TENANT SERVICES	FE-5031 65-9-10		(233)	0% -		2,558	(2,558)	0% _	2,790	2,790
	TILITI			233	(233)	0% _	· ·	2,558	(2,558)	0%	2,790	2,790
		WATER	. 1,119	1,554	/125	72%	11.000	17 001				
		ELECTRICITY	3,214	3,627	(435) (414)	89%	11,890	17,091	(5,201)	70%	18,645	6,755
		NATURAL GAS	88	94		93%	40,549	39,902	647	102%	43,529	2,980
		SEWER AND OTHER	1,319	2,096	(6)	63%	918 16,844	1,036	(118)	89%	1,130	212
		UTILITIES	The second secon	Commence of the Commence of th		-		23,059	(6,215)	73% _	25,155	8,311
	O I'M	C A SEM E SENO	5,739	7,372	(1,632)	78%	70,201	81,087	(10,887)	87%	88,459	18,258

APHA CONSOLIDATED

	ACCT		CURRENT MONTH	CURRENT MONTH		% OF MTD	YEAR TO DATE	YEAR TO DATE		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	ACTUAL	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	BUDGET	REMAINING
		ARY MAINT & OPERATIONS										
941	4410	LABOR	14,193	13,614	580	104%	140,178	149,749	(9,572)	94%	163,363	23,18
943		EMPLOYEE BENEFITS - MAINTENANCE MATERIALS	2,689	6,047	(3,358)	44%	46,144	66,518	(20,374)	69%	72,565	26,42
24.2	4420	CONTRACT COSTS	3,342	4,291	(949)	78%	38,231	47,199	(8,968)	81%	56,490	18,25
943		GARBAGE & TRASH	1 271									
7.14		COOLING / AIR CONDITIONING	1,371	1,177	194	116%	15,250	12,943	2,306	118%	14,120	(1,13
		ELEVATOR MAINTENANCE	300	1,525	(1,225)	20%	8,192	16,775	(8,583)	49%	18,300	10,10
		LANDSCAPE & GROUNDS	8,445	2,843	5,603	297%	02.210					
		UNIT TURNAROUNDS	0,113	2,043	5,005	29756	83,318	31,268	52,050	266%	34,110	(49,20
		ELECTRICAL								1 6		
		PLUMBING	375	389	(14)	96%	3,480	4,276	(796)	010		
		EXTERMINATION	930	911	19	102%	10,230	10,019	211	81% 102%	4,665 10,930	1,185
		JANITORIAL					10,230	10,019	211	10270	10,930	701
		ROUTINE MAINTENANCE	1,469	3,665	(2,196)	40%	6,029	40,315	(34,286)	15%	43,980	37,951
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	422	792	(370)	53%	76,211	8,708	67,503	875%	9,500	(66,71
	TOTAL	ORDINARY MAINT & OPER	33,536	35,252	(1,716)	95%	427,263	387,771	39,491	110%	428,023	
1	PROTEC	CTIVE SERVICES			(2)/20/	2370	427,203	3873/71	37,471	11076	428,023	760
		PROTECTIVE SERVICES CONTRACT COSTS										
		PROTECTIVE SERVICES OTHER								1 10		
1	OTAL 1	PROTECTIVE SERVICES				- 1		A CONTRACTOR				
1	NSURA	NCE										
961	4510	PROPERTY	6,884	6,501	383	106%	77,481	71,509	5,971	108%	70.010	
		GENERAL LIABILITY	1,348	497	851	271%	14,121	5,468	8,653	258%	78,010 5,965	529
		WORKER'S COMPENSATION	931	1,160	(229)	80%	11,963	12,756	(793)	94%		(8,156 1,953
		AUTO INSURANCE				-		12,150	(175)	24.0	13,916	1,753
		OTHER INSURANCE	1,656	596	1,060	278%	11,409	6,558	4,851	174%	7,154	(4,255
969 7	OTAL	INSURANCE EXPENSES	10,819	8,754	2,065	124%	114,974	96,291	18,682	119%	105,045	(9,929)
(ENER	AL EXPENSES					MUNICIPAL DELIVERY			Additional and		CANAN
962	4590	OTHER GENERAL EXPENSES	1,000	1,475	(475)	68%	31,484	16,225	15,259	194%	17,700	(12.704
		COMPENSATED ABSENCES			A-1-2	-	3.,,	10,223	13,237	174 0	17,700	(13,784)
		PAYMENTS IN LIEU OF TAXES	3,456	1,483	1,973	233%	3,456	16,310	(12,854)	21%	17,793	14,337
		BAD DERTS	1,106	2,287	(1,181)	48%	21,936	25,153	(3,217)	870%	27,440	5,504
		INTEREST EXPENSE	14,833	20,511	(5,678)	72%	183,955	225,616	(41,662)	82%	246,127	62,172
T	OTAL (GENERAL EXPENSES	20,394	25,755	(5,361)	79%	240,831	283,305	(42,474)	85%	309,060	68,229
969 T	OTAL	OPERATING EXPENDITURES	125,512	128,332	(2,820)	98%	1,368,396	1,411,651	(43,255)	97%	1,544,983	F - T- SE SESSION -
970 C	ASH FL	OW FROM OPERATIONS	(94,506)	72,280	(166,785)	-131%	126,640	The second secon			The state of the s	176,587
		FINANCIAL ITEMS-SOURCES & (USES)	(24,500)	72,200	(100,783)	-13176	120,040	795,076	(668,436)	16%	862,356	735,684
		OPERATING TRANSFERS IN					(322,317)		(222.217)			
	(OPERATING TRANSFERS OUT					322,317)		(322,317)	- 1		322,317
		DEBT SERVICE PAYMENT - INTEREST	102		102		388		388	- 10		(322,317)
	I	DEBT SERVICE PAYMENT - PRINCIPAL					.,00		,166	18		(388)
971		EXTRAORDINARY MAINTENANCE		1,250	(1,250)	0%		13,750	(13,750)	0%	15,000	15,000
		CAPITAL EXPENDITURES	42,854	42,854		100%	471,398	471,398	(**************************************	100%	514,252	42,854
973		HOUSING ASSISTANCE PAYMENTS							2			42,034
		OTHER ITEMS					(276,920)		(276,920)	- 10		276,920
T	OTAL C	OTHER EXPENSES	42,956	44,104	(1,148)	97%	194,866	485,148	(290,282)	40%	529,252	334,386
900 T	OTAL E	EXPENDITURES	168,469	172,436	(3,968)	98%	1,563,261	1,896,799	(333,537)	82%	2,074,235	510,974
D	EPREC	IATION ADD BACK	42,854	42,854		100%	471,398	471,398	(333,337)	100%		
N	ET CAS	SH FLOW	(94,608)	71,030							514,252	42,854
			(74,008)	/1,030	(165,637)	-133%	403,172	781,326	(378, 154)	52%	847,356	444,152

APHA CONSOLIDATED ACCOUNT DETAIL

LINE ACCT ITEM # I INCOME	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
HUD PHA GRAN	NTS										
3401.01 C	CAPITAL FUND REVENUE - SOFT COSTS CFP CAPITAL EXPENDITURES	(128,936)	44,330	(173,266)	-291%	316,384	487,632	(171,248)	65%	531,962	215,578
	ECTION 8 HAP INCOME	63,001	28,858	34,143	218%	128,446	317,440	- C100 00 F	-		-
3410.1 A 3410.2 P	ADMINISTRATIVE FEES EARNED PORT IN ADMINISTRATIVE FEES EARNEI		-	21,113	21670	120,440	317,440	(188,994)	40°%	346,298	217,852
TOTAL HUD PH	HA GRANTS	(65,935)	73,188	(139,123)	-90%	444,830	805,072	(360,242)	55%	070.000	422.420
EXPENSES				- Anna Anna Anna Anna Anna Anna Anna Ann		444,050	803,072	(300,242)	33%	878,260	433,430
ADMINISTRATI	IVE OFFICE EXPENSES										
4130 L	EGAL	155	721	(566)	22%	3,881	7.020		(amount)		
4140 S.	TAFF TRAINING	724	408	316	177%	2,506	7,929	(4,048)	49%	8,650	4,769
4150 T	RAVEL	15	538	(523)	3%	3,740	4,492	(1,985)	56%	4,900	2,394
4170 A	CCOUNTING	3,472	2,125	1,347	163%	20,777	5,913	(2,173)	63%	6,450	2,710
4190 St	UNDRY	4,907	2,950	1,957	166%	22,765	23,375	(2,598)	89%	25,500	4,723
4190.2 T	ELEPHONE/COMMUNICATIONS	602	1,143	(541)	53%	13,099	32,450	(9,685)	70%	35,400	12,635
	OSTAGE	577	328	249	176%	3,528	12,577	523	104%	13,720	621
4190 O	OFFICE SUPPLIES	480		480	17076	1,120	3,607	(79)	98%	3,935	407
4190 C	ONTRACT COST-COPIER/SECURITY	110	50	60	221%	1,925	550	1,120			(1,120)
4190 E	VICTION COST	360	146	214	247%	1,910		1,375	350%	600	(1,325)
4190.9 Co	ONTRACT COST - ADMIN	60	3,737	(3,677)	2%	6,722	1,604 41,108	305	119%	1,750	(160)
TOTAL ADMINI	STRATIVE	11,307	11,425	(118)	99%			(34,386)	16%	44,845	38,123
TOTAL GENERA	AL EXPENSES	11007	11,42.5	(110)	9976	78,091	125,675	(47,584)	62%	137,100	59,009
	THER GENERAL EXPENSE	1.000		2200							
	SS CONTRIBUTIONS	1,000	1,073	(73)	93%	24,154	11,798	12,357	205%	12,870	(11,284)
	SSET MANAGEMENT FEE		403	(403)	00%	7,330	4,428	2,903	166° 0	4,830	(2,500)
	THER FEES			-	0				1.5	-	-
			 -								
TOTAL OTHER	GENERAL EXPENSES	1,000	1,475	(475)	68%	31,484	16,225	15,259	194%	17,700	(13,784)

CASH ANALYSIS AS OF 12/31/2017

Public Hsg General Fund	\$	140,279.56
CD @ Harbor	\$	-
Petty Cash	\$	100.00
MM Account	\$	129,048.48
Utility Deposit Escrow Fund	\$	-
FSS Escrow	\$	4,146.21
Avon Park Development Corp	\$	51,075.70
North Central Heights I General Fund	\$	55,858.74
NCH I Security Deposit	\$	12,768.00
North Central Heights II General Fund	\$	29,614.15
NCH II Security Deposit	\$	10,650.00
Cornell Colony General Fund	\$:	164,169.56
Cornell Colony Security Deposit	\$	12,301.00
Lakeside Park I General Fund	\$	9,045.38
LPI Security Deposit	\$	4,107.56
Lakeside Park II General Fund	\$	40,955.60
LPII Security Deposit	\$	9,221.24
Delaney Heights General Fund	\$	63,027.81
DH Security Deposit	\$	9,604.25
COCC	\$	31,828.33
Ridgedale General Fund	\$	39,477.44
Ridgedale Security Deposit	\$	5,988.66

Delaney Heights
Unit # Brms.
524 1 Lakeside Park I

Unit # Brms. Move-Out Move-In Date # da

12/8 TOTAL LAKESIDE PARK I VACANT - 1 Move-Out Move-In Date # days in Mgmt #days in Maint Move-Out Move-In Date # days in Mgmt #days in Maint 12/8 # vacancydays # vacancydays Moved into home Health issues Reason for Vacancy Reason for Vacancy

IOIA		213(205) 3	343(355) 2	_	_	_	_	(444)	_	217(237) 2	(895)	(805)	(022)	330(373) 1	219(229) 4	209(240) 5	317(363) 1	215(239) 4	314(354) 2	214(253) 3	348(306) 3	303(310) 3	275(241) 3	306(322) 2	322(345) 3	325(333) 1	310(338) 2	214(245) 2	309(334) 3	329(317) 1	313(350) 1	207(232) 1	170	
L LAKESIDE P		11/21/17	11/15/17	11/15/17	11/15/17	11/1/17	11/1/17	10/26/17	10/26/17	10/12/17	10/9/17	7/10/17	3/31/17	12/29/16	11/30/16	11/16/16	10/10/16	8/9/16	7/12/16	7/5/16	5/10/16	4/21/16	4/1/16	2/16/16	1/19/16	12/10/15	9/3/15	8/31/15	8/31/15	8/18/15	7/31/15	Move-Out 6/1/15		
IOTAL LAKESIDE PARK II VACANT – 31																																Move-In Date		
- 31																																# days in Mgmt		
																																#days in Maint	December 2017	17.
	Iran	Tran	Tran	Tran	Tran	Tran	Tran	Tran	Wan	Nor	Can	Nor	Nor	Aba	Ten	Mov	Evic	Mov	Unr	Tax	Mov	Aba	Evid	Aba	No	Crir	Mo	Mov	Aba	Tra		# vacancydays		
	Iransferred to 216(RAD)	Transferred to 208(RAD)	ransferred to 212(RAD)	ransferred to 221(RAD)	Fransferred to 207(RAD)	ransferred to 201 (RAD)	ransferred to 213(RAD)	ransferred to 203(RAD)	Wanted a house	No reason given	Cannot afford/going school	No notice given	No notice given	Abandoned/non pmt rent	Tenant passed away	Moved to NCH	Evicted/tattoo business in unit	Moved to Cornell Colony	Unreported income	Tax fraud	Moved to Highlands Apts	Abandoned unit	Evicted	Abandoned unit	No notice given	Criminal activity	Moved in with aunt/medical	Moved out of town	Abandoned unit	Transferred to NCH	Tax fraud	Reason for Vacancy		

Cornell Colony – (44 units total) Unit # Brms Move-Out Move-In # days in Mgmt 38274 3 9/21 70 38188 3 9/28 12/27 70 38196 3 10/3 70 38222 3 12/12 70 38288 3 12/12 TOTAL CORNELL COLONY VACANT – 4	North Central Heights II – (32 units total) Unit # Brms Move-Out Move-In # days in Mgmt TOTAL NCH II VACANT—0	North Central Heights I - (40 units total) Unit# Brms Move-Out Move-In 12/8 # days in Mgmt 4 days in Mgmt 12/8 640 3 10/9 663 3 11/8 625 2 11/29 644 2 12/12 TOTAL NCH I VACANT—4	Ridgedale Unit # Brms. Move-Out Move-In Date # days in Mgmt 05(736) 1 8/15 10/27 25(725) 2 10/31 12(722) 3 11/28 TOTAL RIDGEDALE VACANT—4 # days in Mgmt # days in Mgm
#days in Maint 42 20 19	#days in Maint	#days in Maint 28 8	#days in Maint 41 10 3
#vacancy days 90	#vacancy days	# vacancydays	# vacancydays
Reason for Vacancy Moved to PR Moved to Mississippi Mon pmt rent Non pmt rent Passed away	Reason for Vacancy	Reason for Vacancy Passed away Moved to Orlando None given Non pmt rent	Reason for Vacancy Health issues New Home No reason stated Safety issues

Intent to Vacate -

Evictions-

Abandoned Units -

WAITING LIST

368 411 299 98 21 1197	TOTAL	5-BRM	4-BRM	3-BRM	2-BRM	1-BRM	5775
	1197	21	98	299	411	368	TOT TAKE

TOTAL	NA PO
1197	21

OTA	BR
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251	251

	IOIAL	40XV	A DON	N-07N	-BRM	RIDGEDALE
	1684	131	383	000	590	ALE.
TOTAL 1000	5-BRM	4-BRM	3-BRM	2-BRM	1-BRM	LAKESIDI
1000	25	128	372	466	9	E PARK I

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2-BRM 3-BRM 4-BRM

193 1455

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3-BRM

Submitted by: Penny Pieratt, Comptroller

Tenants Accounts Receivable December 30, 2017

y Heights		
heeks	\$19.80	Water
Auro	4.25	Balance on rent

		December	30, 2017
Delaney Heights			
Betty Cheeks		\$19.80	Water
Diane Muro		4.25	Balance on rent
DH Total	\$24.05		
Lakeside Park I			
Khalilah Debrown		\$220.55	Water, electric (Sept & Oct)
Earnest Dorn		192.54	Electric, water (pmts)
Ajaita Hampton		16.72	Water, electric
Madalaine Russell		43.01	Electric, Water
Chelsea Seivwright		79.52	Electric, Water
Jessica Toney		61.66	Electric
Carol Wooden		73.69	Electric, Water
Lakeside I Total	\$687.69	73.07	Dietiro, Water
Lakeside Park II	4007.07		
Flormarie Baez		\$ 551.00	Rent
Xylina Gauss		38.47	Work order
Vanessa Gonzalez		126.98	Rent (making pmts)
Tammarion Newkirk		600.00	Rent and Late fee
Wilencia Perry		4.00	Balance on rent
Marta Rivera		5.00	Balance on work order
Lakeside II Total	\$1,325.45	3.00	Balance on work order
NCH I	\$1,323.43		
Karen Morales		\$ 39.00	Late fee
NCH I Total	\$39.00	\$ 39.00	Late Ice
NCH II	\$39.00		
Dora Cuevas		\$41.00	Late fee
Kianalee Garcia		70.00	Work order
Rokeisha Johnson		10.00	Balance on rent
Felicia Strouse		43.76	Balance on late fee
Abby Tolar			
NCH II Total	£100 £2	25.77	Work order
Cornell Colony	\$190.53		
Cherelle Bivens		\$2.002.49	5 mtha Dant lata faa waahar/dayar
Jeaveanna Caldwell		\$2,903.48 447.33	5 mths Rent, late fee, washer/dryer
Luz Fernandez			Sept. Rent (pmts)
		105.00	3 mths Washer/dryer
Daisy Figueroa		17.00	Balance on washer/dryer
Macguyver Gil		91.00	Late fee
Alexis Roper		547.00	Rent
Evena Saintal		30.00	Washer/dryer
Candeedress Simmons		39.00	Late fee
Shery Vazquez	04 (00 01	511.00	Rent and washer/dryer

CORNELL Total \$4,690.81

WRITE OFFS for Lak Total LPI \$0	seside Park I	*WRITE OFFS for Lake Total LPH \$0	eside Park II *WRITE OFFS Cornell Mendoza \$3,389.14 Total Cornell \$3,389.14
*WRITE OFFS for Del Total Delaney !	•	*WRITE OFFS for NCF Greene \$373.67, Perez \$8 Total NCH \$1,1	20.00 Total RD \$0
GRAND TOTAL	\$7,912.82		
RD Total	\$955.2	.9	
Ashley Tate		135.00	Work order
Barbara Roman		10.49	Water
Abimael Morales		582.97	Rent, late fee, Water
Lisa Jackson		147.00	Rent (lost money order)
Erika Hankerson		36.59	Balance on work order
Sophia Coleman		7.24	Water
Shelea Black		\$ 36.00	Voided ck from 2016/tenant cashed

December 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. 18.5 hours were taken during the month of December for sick, annual and holiday leave.

Delancy Heights Preventive/Annual Inspections Lakeside I Preventive Maintenance Inspections Lakeside Park II Preventive/Annual Inspections Ridgedale Preventive/Annual Inspections North Central Heights I Preventive/AI North Central Heights II Preventive/AI Cornell Colony Preventive/AI	2 0 3 2 5 4
Delancy Heights Vacancies Lakeside Park I Vacancies Lakeside Park II Vacancies Ridgedale Vacancies North Central Heights I Vacancies North Central Heights II Vacancies Cornell Colony Vacancies	0 0 0 1 1 0 0
Delaney Heights Move Ins Lakeside Park I Move Ins Lakeside Park II Move-In's Ridgedale Move Ins North Central Heights I Move Ins North Central Heights II Move Ins Cornell Colony Move Ins	0 0 0 0 1 0
Delaney Heights Move Outs Lakeside Park I Move Outs Lakeside Park II Move-Out's Ridgedale Move Outs North Central Heights I Move Outs North Central Heights II Move Outs Cornell Colony Move Outs	1 0 0 1 0 2

Submitted by: Penny Pieratt, Comptroller

CASH ANALYSIS AS OF 1/31/2018

Public Hsg General Fund	\$	140,279.56
CD @ Harbor Petty Cash	\$	100.00
MM Account	\$	100.00 129,065.98
Utility Deposit Escrow Fund	\$	123,003.36
FSS Escrow	\$	4,146.40
Avon Park Development Corp	\$	51,075.70
North Central Heights I General Fund	\$	55,621.07
NCH I Security Deposit	\$	13,068.00
North Central Heights II General Fund	\$	28,572.50
NCH II Security Deposit	\$	10,700.00
Cornell Colony General Fund	Ś	157,969.25
Cornell Colony Security Deposit	\$	
Lakeside Park I General Fund	\$	5,366.27
LPI Security Deposit	\$	4,107.75
Lakeside Park II General Fund	\$	14,750.31
LPII Security Deposit	\$	9,041.99
Delaney Heights General Fund	\$	F6 067 33
DH Security Deposit	\$	56,067.22 9,604.68
on security beposit	Ş	3,004.00
COCC	\$	13,026.11
Ridgedale General Fund	\$	34,248.98
Ridgedale Security Deposit	\$	6,201.66

OCCUPANCY/VACANCY REPORT January 2018

Unit # Brms. 27 3 TOTAL LA	TOTAL I	Unit # Brms. 524 1 526 1 529 1	Delaney Heights
Move-Out 12/8 (ESIDE PAR	DELANEY HE	Move-Out 11/17 1/25 1/29	
Brms. Move-Out Move-In Date 3 12/8 1/30 TOTAL LAKESIDE PARK I VACANT - 0	TOTAL DELANEY HEIGHTS VACANT – 2 Park I	Move-In Date 1/26	
# days in Mgmt #days in Maint 9 44	Γ - 2	# days in Mgmt #days in Maint 41 29	January 2018
# vacancydays 53		# vacancydays 70	
Reason for Vacancy Moved into home	Word Issues/moved to 524	Reason for Vacancy Health issues Deceased	

OCCUPANCY/VACANCY REPORT January 2018

Submitted by: Penny Pieratt, Comptroller	320(351) 4	311(342) 3	3	3	ω	2	334(250) 3	304(314) 2	324(337) 1	220(225) 4	$\overline{}$	321(349) 2	330)	_	301(302) 3	_	_		_ ,	212(251) 3	331(309) 3	204(220) 4	330(313) 1	317(363) 1	216(239) 4		302(306) 3	340) 0	215(241) 3	ω) -	N.	0 10	ω ω	1	313(350) 1		Unit #Add Brms.	Lakeside Park II
/ Pieratt, Cor	1/8/18	1/8/18	1/5/18	1/5/18	1/5/18	1/5/18	1/5/18	11/29/17	11/29/17	11/29/17	11/21/17	11/15/17	11/15/17	11/15/17	11/1/17	11/1/17	10/26/17	10/12/17	10/9/17	8/31/17	7/10/17	3/31/17	12/29/16	10/10/16	8/9/16	7/12/16	5/10/16	4/1/10	2/16/16	1/19/16	12/10/15	9/3/15	8/31/15	8/31/15	8/18/15	7/31/15	6/1/15	Move-Out	
nptroller										1/8/18	1/8/18			1/5/18	1/31/18	1/5/18	1/5/18	1/5/18	(1/8/18			1/31/18	o o	1/8/18			01/C/1					1/8/18		1/31/18			Move-In Date	
																																					H days III legan	# days in Momt	
																																					#udys III IvidIIII	#days in Maint	January 2018
																																					# vacancydays	# vocancedor	
	र्व व	= 5	5 6		ਰਂ :	o :	ठं ठ	5 6		Transferred to 240(RAD)	Transferred to 216(RAD)	Transferred to 208(RAD)	Transferred to 212(RAD)	Transferred to 207(RAD)	Transferred to 201 (RAD)	Transferred to 213(RAD)	Transferred to 242/2020	Worted a basse	Iransierred to 233 (RAD)	Cannot allord/going school	No notice given	No notice given	Woved to NCH	Evicted/tattoo business in unit	Moved to Cornell Colony	Tax fraud	Moved to Highlands Apts	Abandoned unit	Evicted	Abandoned unit	No notice given	Criminal activity	Moved in with aunt/medical	Moved out of town	Abandoned unit	Transferred to NCH	Tay fraud		

	323(341) 1			217(237) 2	
1	1/31/18	1/31/18	1/31/18	1/8/18	1/8/18

No notice given
Transferred to 302(RAD)
Transferred to 317(RAD)
Transferred to 313(RAD) Transferred to 239(RAD)

TOTAL LAKESIDE PARK II VACANT - 30

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OCCUPANCY/VACANCY REPORT January 2018

Cornell Colony – (44 units total) Unit # Brms Move-Out Move-In # days 38274 3 9/21 38196 3 10/3 38222 3 12/12 38288 3 12/12 38178 3 1/9 38192 3 1/12 TOTAL CORNELL COLONY VACCANT – 6	North Central Heights II - (32 units total) Unit # Brms Move-Out Move-In TOTAL NCH II VACANT—0	North Central Heights - (40 units total) Unit#	Ridgedale Unit # Brms. Move-Out Move-In Date 05(736) 1 8/15 1/2 07(732) 2 10/27 1/2 25(725) 2 10/31 1/2 12(722) 3 11/28 1/3 36(703) 2 1/3 1/3 TOTAL RIDGEDALE VACANT—3
# days in Mgmt	total) # days in Mgmt	n # days in Mgmt 79 22	In Date # days in Mgmt 1/2 57 1/3 6
#days in Maint 42 19	#days in Maint	#days in Maint 8 35 42	#days in Maint 41 10 3
#vacancy days	#vacancy days	# vacancydays 87 57	# vacancydays 67
Reason for Vacancy Moved to PR Non pmt rent Non pmt rent Passed away Moved to NCH Evicted	Reason for Vacancy	Reason for Vacancy Moved to Orlando None given Non pmt rent Abandoned Wanted smaller home	Reason for Vacancy Health issues New Home No reason stated Safety issues Moved to 3 bdrm (722)

Submitted by: Penny Pieratt, Comptroller TOTAL CORNELL COLONY VACANT - 6

January 2018

Evictions-

Intent to Vacate -

Abandoned Units -

WAITING LIST

2-BRM 3-BRM 4-BRM 5-BRM TOTAL 1-BRM LAKESIDE PARK II 16 1030 354 218 61

> 1-BRM 598 2-BRM 486 3-BRM 259 4-BRM 78 4-BRM TOTAL

1-BRM 9
2-BRM 405
3-BRM 256
4-BRM 79
5-BRM 6

6 755

TOTAL

CORNELL COLONY

3-BRM

359

NORTH CENTRAL HEIGHTS

648 395

2-BRM

4-BRM 136

3-BRM

TOTAL

270

1-BRM

DELANEY HEIGHTS

1179

Submitted by: Penny Pieratt, Comptroller

Tenants Accounts Receivable January 31, 2018

		January 31.	, 2018
Delaney Heights			
Nina Branch		\$ 15.50	Water
Betty Cheeks		9.37	Water
DH Total	\$24.87		
Lakeside Park I			
Khalilah Debrown		\$204.55	Water, electric (Sept & Oct)
Earnest Dorn		155.54	Electric, water (pmts)
Terranie Hill		59.59	Water, electric
Madalaine Russell		47.03	Electric, Water
Chelsea Seivwright		16.52	Electric, Water
Carol Wooden		64.69	Electric, Water
Lakeside I Total	\$547.92		
Lakeside Park II			
Flormarie Baez		\$ 270.00	Balance on Rent
Crystal Bennett		11.79	Electric
Vanessa Gonzalez		126.98	Rent (making pmts)
Shacara Hodo		14.19	Electric
Roshayvious McNeil		28.84	Electric
Tammarion Newkirk		600.00	Rent and Late fee
Yomary Salas		6.00	Balance on rent
Daisy Valentin		16.38	Electric
Lakeside II Total	\$1,074.18	10.50	Biconic
NCH I	Ψ1,071110		
Karen Morales		\$ 12.00	Balance on Late fee
NCH I Total	\$12.00	Ψ 12.00	Datance on Eate lee
NCH II	Q12.00		
Angie Cuevas		\$ 120.36	Work order
Dora Cuevas		41.00	Late fee
Kianalee Garcia		70.00	Work order
Leticia Owens		56.84	Electric, water
Nelida Perez		385.00	Rent
Abby Tolar		25.77	Work order
NCH II Total	\$698.97	20.77	TOTA OTHER
Cornell Colony			
Jeaveanna Caldwell		\$216.66	Sept. Rent (pmts)
Ashley Fernandez		693.00	Rent and Washer/dryer
Daisy Figueroa		7.00	Balance on washer/dryer
Alexis Roper		548.00	Rent
Candeedress Simmons		35.00	Late fee
CORNELL Total	\$1,499.66		
	,		

Ridgedale Linette Figueroa Lisa Jackson Abimael Morales Ashley Tate RD Total \$709	\$ 120.00 147.00 9.00 433.00	Balance on work order Rent (lost money order) Balance late fee Rent and Work order
GRAND TOTAL \$4,566.60		
*WRITE OFFS for Delaney Total Delaney \$0	*WRITE OFFS for NCH Velazquez \$161.00 Total NCH \$161	Total RD \$0
*WRITE OFFS for Lakeside Park I Total LPI \$0	*WRITE OFFS for Lake	side Park II *WRITE OFFS Cornell Total Cornell \$0

_____Approved—Tracey Rudy, Chief Executive Officer

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. 152 hours were taken during the month of January for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections Lakeside I Preventive Maintenance Inspections Lakeside Park II Preventive/Annual Inspections Ridgedale Preventive/Annual Inspections North Central Heights I Preventive/AI North Central Heights II Preventive/AI Cornell Colony Preventive/AI	8 2 10 5 6 0 7
Delaney Heights Vacancies Lakeside Park I Vacancies Lakeside Park II Vacancies Ridgedale Vacancies North Central Heights I Vacancies North Central Heights II Vacancies Cornell Colony Vacancies	0 0 2 0 2 0 3
Delancy Heights Move Ins Lakeside Park I Move Ins Lakeside Park II Move-In's Ridgedale Move Ins North Central Heights I Move Ins North Central Heights II Move Ins Cornell Colony Move Ins	1 12 1 2 0 0
Delaney Heights Move Outs Lakeside Park I Move Outs Lakeside Park II Move-Out's Ridgedale Move Outs North Central Heights I Move Outs North Central Heights II Move Outs Cornell Colony Move Outs	2 0 11 1 1 0 2