

**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.

Potential Development Opportunity: 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).

EXPENSES

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. Utility 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. Utility 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. Utility 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

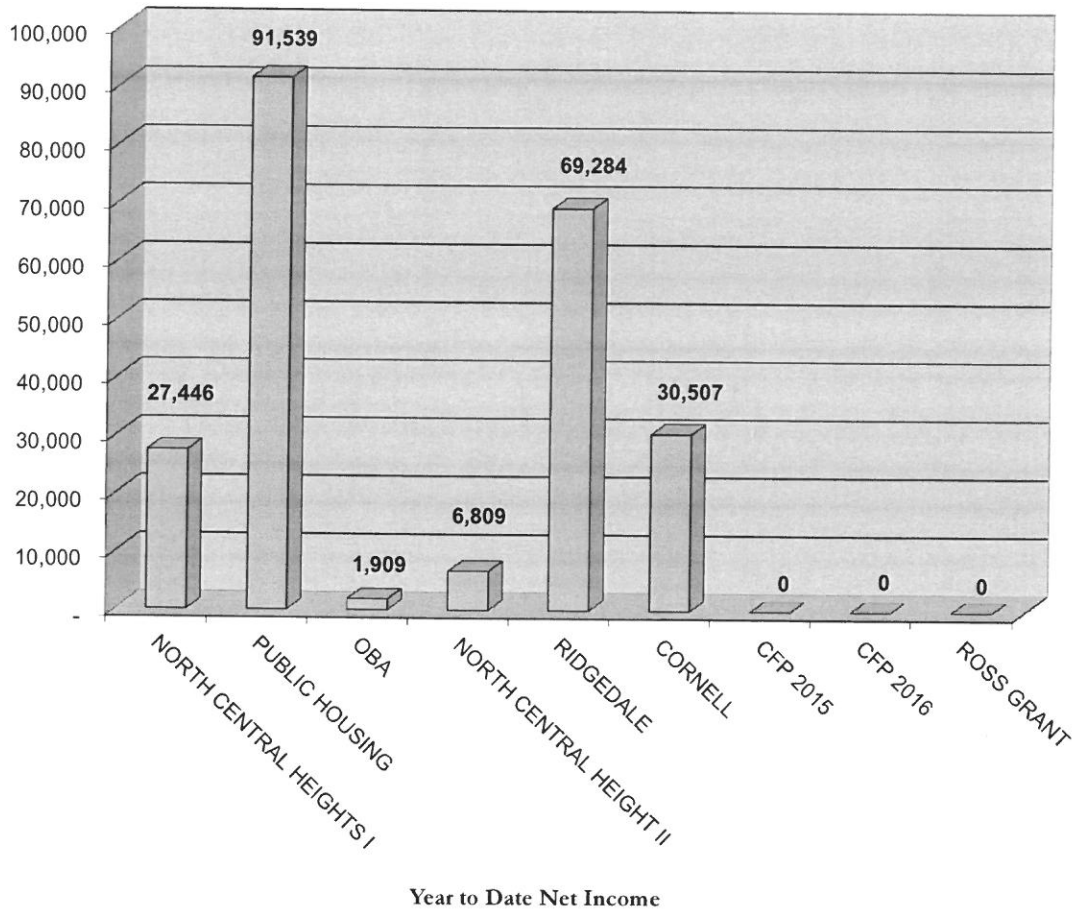
1. Total income is up by \$1,374 compared to budgeted amounts. Total tenant revenue is down by (\$6,823).

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. Utility 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



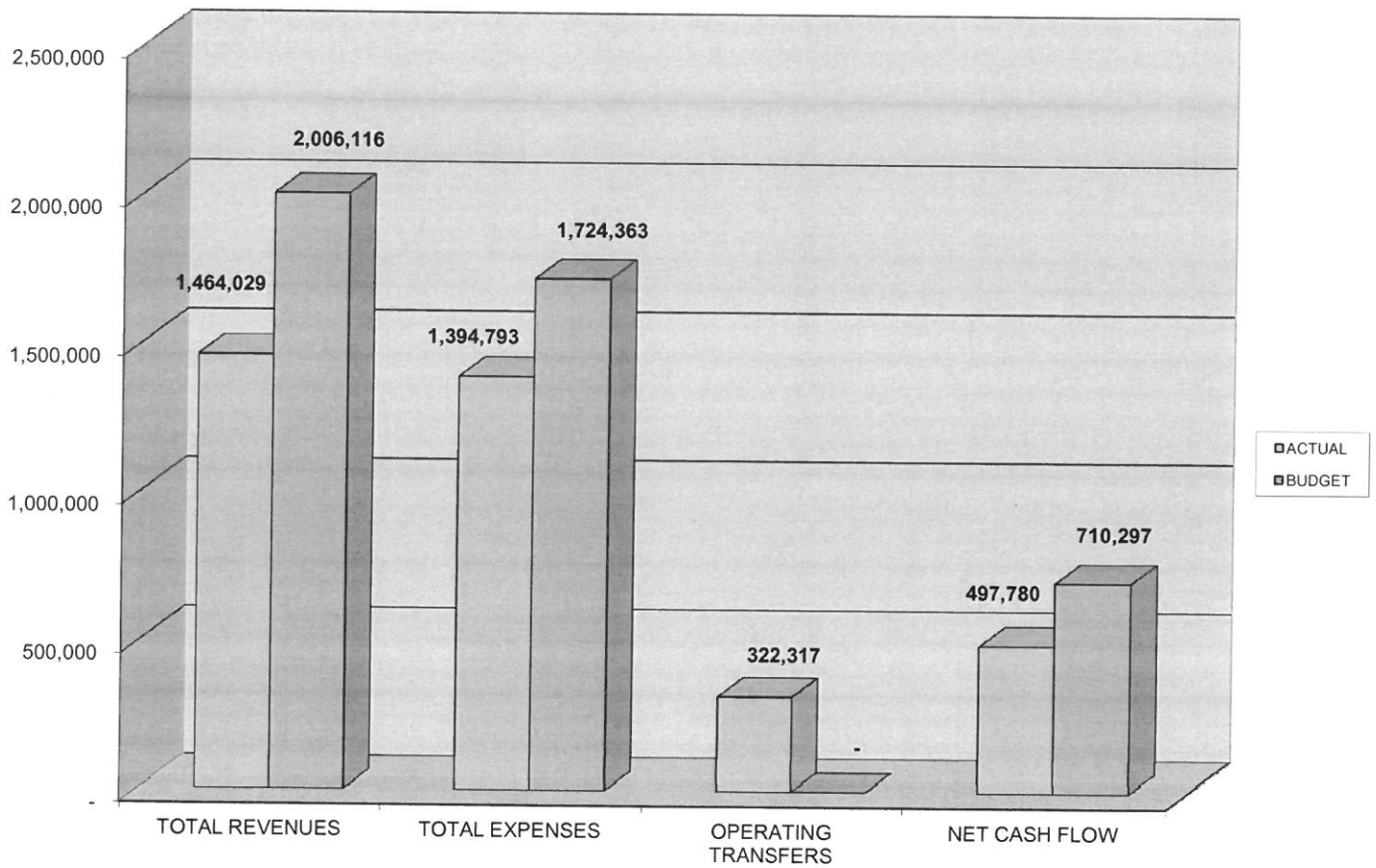
AVON PARK HOUSING AUTHORITY
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES
AS OF October 31, 2017

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	12,284
1114.00 SECURITY DEPOSITS	-	1162.12 ESCROW-BONNEVILLE-REPL RS	71,351
1117.00 PETTY CASH	100		
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,526	TOTAL	<u>188,189</u>
1162.01 LAKESIDE PARK I ESCROW	2,087		
1162.02 LAKESIDE PARK I RESERVES	22,340	NORTH CENTRAL HEIGHT II	
1162.60 NEW INVESTMENT ACCOUNT	129,017	1111.01 GENERAL FUND CHECKING	31,132
TOTAL	<u>335,994</u>	1114.00 SECURITY DEPOSITS	10,300
		1162.1 ESCROW-BONNEVILLE-TAXES	27,574
		1162.11 ESCROW-BONNEVILLE - INSURANCE	15,198
		1162.12 ESCROW-BONNEVILLE-REPL RES	57,094
		TOTAL	<u>141,298</u>
OTHER BUSINESS ACTIVITY		RIDGEDALE	
1111.3 APHDC--OBA	65,483	1111.01 GENERAL FUND CHECKING	104,169
1111.50 LAKE SIDE PARK - RAD	100	1114.00 SECURITY DEPOSITS	6,386
TOTAL	<u>65,583</u>	1162.05 ESCROW MIP	768
		1162.06 ESCROW RESERVE REPLACEMENT	44,536
		1162.07 ESCROW INSURANCE	7,744
		1162.08 RESIDUAL RECEIPTS RESERVERS	47,431
		TOTAL	<u>211,033</u>
CORNELL COLONY		LAKESIDE PARK II	
1111.40 GENERAL FUND-CORNELL COLONY	149,144	1111.00 GENERAL FUND-LAKESIDE PARK II	29,853
1111.60 CORNELL COLONY - OP DEF RESERVES	-	1114.00 SECURITY DEPOSIT	9,162
1114.00 CORNELL COLONY - SECURITY DEPOSITS	12,901	1162.00 ESCROW - CHURCHILL	1,600
1162.10 ESCROW INSURANCE & TAXES	13,201	1162.01 ESCROW - INSURANCE	5,417
1162.12 ESCROW REPLACE RESERVE	15,864	1162.02 RESERVES	7,481
TOTAL	<u>191,110</u>	TOTAL	<u>53,514</u>
LAKESIDE PARK I		COCC	
1111.00 GENERAL FUND-LAKESIDE PARK I	3,211	1111.00 GENERAL FUND-COCC	38,913
1114.00 SECURITY DEPOSIT	4,299		
1162.01 ESCROW	949	TOTAL	<u>38,913</u>
1162.02 RESERVES	800		
TOTAL	<u>9,258</u>		
DELANEY HEIGHTS LLC			
1111.00 GENERAL FUND-DELANEY HEIGHTS LLC	32,406		
1114.00 SECURITY DEPOSIT	9,417		
TOTAL	<u>41,823</u>		
GRAND TOTAL CASH ACCOUNTS		<u>1,276,715</u>	

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

NORTH CENTRAL HEIGHTS I			NORTH CENTRAL HEIGHTS II		
UNRESTRICTED NET ASSETS	132,403		UNRESTRICTED NET ASSETS	68,826	
YEAR TO DATE EARNINGS	<u>27,446</u>		YEAR TO DATE EARNINGS	<u>6,809</u>	
TOTAL	<u>159,849</u>		TOTAL	<u>75,635</u>	
PUBLIC HOUSING			RIDGEDALE		
UNRESTRICTED NET ASSETS	1,399,440		UNRESTRICTED NET ASSETS	27,147	
YEAR TO DATE EARNINGS	<u>91,539</u>		YEAR TO DATE EARNINGS	<u>69,284</u>	
TOTAL	<u>1,490,979</u>		TOTAL	<u>96,431</u>	
OTHER BUSINESS			CAPITAL FUND 2016		
UNRESTRICTED NET ASSETS	89,094		UNRESTRICTED NET ASSETS	-	
YEAR TO DATE EARNINGS	<u>1,909</u>		YEAR TO DATE EARNINGS	-	
TOTAL	<u>91,003</u>		TOTAL	<u>-</u>	
CORNELL COLONY			CAPITAL FUND 2015		
UNRESTRICTED NET ASSETS	(41,905)		UNRESTRICTED NET ASSETS	-	
YEAR TO DATE EARNINGS	<u>72,413</u>		YEAR TO DATE EARNINGS	-	
TOTAL	<u>30,507</u>		TOTAL	<u>-</u>	
LAKDESIDE PARK 1			LAKESIDE PARK11		
UNRESTRICTED NET ASSETS	-		UNRESTRICTED NET ASSETS	-	
YEAR TO DATE EARNINGS	<u>5,359</u>		YEAR TO DATE EARNINGS	<u>35,078</u>	
TOTAL	<u>5,359</u>		TOTAL	<u>35,078</u>	
DELANEY HEIGHTS LLC			COCC		
UNRESTRICTED NET ASSETS	-		UNRESTRICTED NET ASSETS	-	
YEAR TO DATE EARNINGS	<u>31,983</u>		YEAR TO DATE EARNINGS	<u>119,002</u>	
TOTAL	<u>31,983</u>		TOTAL	<u>119,002</u>	
TOTAL RESERVE BALANCES			<u><u>2,135,828</u></u>		

APHA CONSOLIDATED



APHA CONSOLIDATED

LINE ACCT	CURRENT MONTH	CURRENT MONTH		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM # DESCRIPTION	ACTUAL	BUDGET	DIFF	MTD BUDGET	TO DATE ACTUAL	TO DATE BUDGET	DIFF	YTD BUDGET	BUDGET	BALANCE
REVENUE										REMAINING
OPERATING INCOME										
703 3110 GROSS POTENTIAL RENT	55,529	70,210	(14,680)	79%	641,391	702,095	(60,704)	91%	842,514	201,123
NET TENANT REVENUE	55,529	70,210	(14,680)	79%	641,391	702,095	(60,704)	91%	842,514	201,123
3401 TENANT REVENUE - OTHER	1,953	2,330	(377)	84%	21,786	23,300	(1,514)	94%	27,960	6,174
3404 TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430 TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450 TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431 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 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	84	213	(128)	40%	1,306	2,125	(819)	61%	2,550	1,244
MANAGEMENT FEE INCOME	11,711	5,386	6,324	217%	52,114	53,864	(1,750)	97%	64,637	12,523
BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714 FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715 OTHER REVENUE	4,404	20,380	(15,976)	22%	202,538	203,796	(1,258)	99%	244,555	42,017
720 INVESTMENT INCOME - RESTRICTED	17	47	(30)	36%	258	471	(212)	55%	565	274
700 TOTAL REVENUES	295,571	200,612	94,959	147%	1,464,029	2,006,116	(542,087)	73%	2,407,339	943,278
OPERATING EXPENDITURES										
ADMINISTRATIVE										
911 4110 ADMINISTRATIVE SALARIES	30,197	22,485	7,712	134%	223,933	224,848	(916)	100%	269,818	45,885
912 4182 EBC - ADMIN	6,791	8,347	(1,556)	81%	79,972	83,473	(3,500)	96%	100,167	20,195
4171 AUDITING FEES	20,500	2,683	17,817	764%	20,500	26,833	(6,333)	76%	32,200	11,700
MANAGEMENT FEES	11,711	6,027	5,684	194%	68,373	60,268	8,105	113%	72,321	3,948
BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
ADVERTISING & MARKETING	-	-	-	-	542	-	542	-	-	(542)
OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
TRAVEL	-	-	-	-	-	-	-	-	-	-
916 4190 OTHER	8,649	11,425	(2,776)	76%	66,785	114,250	(47,465)	58%	137,100	70,315
TOTAL ADMINISTRATIVE	77,849	50,967	26,882	153%	460,104	509,672	(49,567)	90%	611,606	151,502
TENANT SERVICES										
921 4210 SALARIES	-	-	-	-	-	-	-	-	-	-
923 4222 EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924 4230 OTHER	-	233	(233)	0%	-	2,325	(2,325)	0%	2,790	2,790
TOTAL TENANT SERVICES	-	233	(233)	0%	-	2,325	(2,325)	0%	2,790	2,790
UTILITIES										
931 4310 WATER	1,326	1,554	(228)	85%	10,772	15,538	(4,766)	69%	18,645	7,873
932 4320 ELECTRICITY	6,508	3,627	2,880	179%	37,335	36,274	1,061	103%	43,529	6,194
933 4330 NATURAL GAS	81	94	(13)	86%	830	942	(112)	88%	1,130	300
938 4390 SEWER AND OTHER	1,967	2,096	(129)	94%	15,525	20,963	(5,437)	74%	25,155	9,630
TOTAL UTILITIES	9,882	7,372	2,510	134%	64,462	73,716	(9,254)	87%	88,459	23,997

APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	17,356	13,614	3,742	127%	125,985	136,136	(10,151)	93%	163,363	37,378
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,114	6,047	(3,933)	35%	43,455	60,471	(17,016)	72%	72,565	29,110
943	4420	MATERIALS	2,690	4,291	(1,601)	63%	34,890	42,908	(8,019)	81%	56,490	21,600
CONTRACT COSTS												
943		GARBAGE & TRASH	2,083	1,177	906	177%	13,879	11,767	2,112	118%	14,120	241
		COOLING / AIR CONDITIONING	1,075	1,525	(450)	70%	7,892	15,250	(7,358)	52%	18,300	10,408
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	8,445	2,843	5,603	297%	74,873	28,425	46,448	263%	34,110	(40,763)
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	389	(389)	0%	3,105	3,888	(783)	80%	4,665	1,560
		EXTERMINATION	930	911	19	102%	9,300	9,108	192	102%	10,930	1,630
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	76	3,665	(3,589)	2%	4,560	36,650	(32,090)	12%	43,980	39,420
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	33,260	792	32,468	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												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
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	1,605	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	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	1,483	(1,483)	0%	-	14,828	(14,828)	0%	17,793	17,793
		BAD DEBTS	2,335	2,287	48	102%	20,830	22,867	(2,036)	91%	27,440	6,610
		INTEREST EXPENSE	14,851	20,511	(5,660)	72%	169,122	205,106	(35,984)	82%	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)	31%	862,356	641,178
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	(147,317)	-	(147,317)	-	(322,317)	-	(322,317)	-	-	322,317
		OPERATING TRANSFERS OUT	147,317	-	147,317	-	322,317	-	322,317	-	-	(322,317)
		DEBT SERVICE PAYMENT - INTEREST	105	-	105	-	286	-	286	-	-	(286)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	1,250	(1,250)	0%	-	12,500	(12,500)	0%	15,000	15,000
		CAPITAL EXPENDITURES	42,854	42,854	-	100%	428,543	428,543	-	100%	514,252	85,709
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	(276,920)	-	(276,920)	-	-	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)	70%	847,356	349,544

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
		ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
INCOME											
HUD PHA GRANTS											
3401.01	CAPITAL FUND REVENUE - SOFT COSTS	129,541	44,330	85,211	292%	445,320	443,302	2,018	100%	531,962	86,642
3401.1	CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410	SECTION 8 HAP INCOME	61,953	28,858	33,095	215%	65,445	288,582	(223,137)	23%	346,298	280,853
3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2	PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS		191,494	73,188	118,306	262%	510,765	731,883	(221,118)	70%	878,260	367,495
EXPENSES											
ADMINISTRATIVE OFFICE EXPENSES											
4130	LEGAL	69	721	(652)	10%	3,726	7,208	(3,482)	52%	8,650	4,924
4140	STAFF TRAINING	-	408	(408)	0%	1,782	4,083	(2,301)	44%	4,900	3,118
4150	TRAVEL	379	538	(159)	70%	3,725	5,375	(1,650)	69%	6,450	2,725
4170	ACCOUNTING	3,159	2,125	1,034	149%	17,305	21,250	(3,945)	81%	25,500	8,195
4190	SUNDRY	2,056	2,950	(894)	70%	17,858	29,500	(11,642)	61%	35,400	17,542
4190.2	TELEPHONE/COMMUNICATIONS	1,373	1,143	230	120%	12,497	11,433	1,064	109%	13,720	1,223
4190.3	POSTAGE	586	328	258	179%	2,952	3,279	(328)	90%	3,935	983
4190	OFFICE SUPPLIES	407	-	407	-	640	-	640	-	-	(640)
4190	CONTRACT COST-COMMER/SECURITY	100	50	50	200%	1,814	500	1,314	363%	600	(1,214)
4190	EVICTON COST	470	146	324	322%	1,550	1,458	92	106%	1,750	200
4190.9	CONTRACT COST - ADMIN	120	3,737	(3,617)	3%	6,662	37,371	(30,709)	18%	44,845	38,183
TOTAL ADMINISTRATIVE		8,649	11,425	(2,776)	76%	66,785	114,250	(47,465)	58%	137,100	70,315
TOTAL GENERAL EXPENSES											
4590	OTHER GENENERAL EXPENSE	5,980	1,073	4,908	558%	23,154	10,725	12,429	216%	12,870	(10,284)
4590	FSS CONTRIBUTIONS	-	403	(403)	0%	7,330	4,025	3,305	182%	4,830	(2,500)
4590.5	ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6	OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES		5,980	1,475	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).

EXPENSES

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. Utility 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

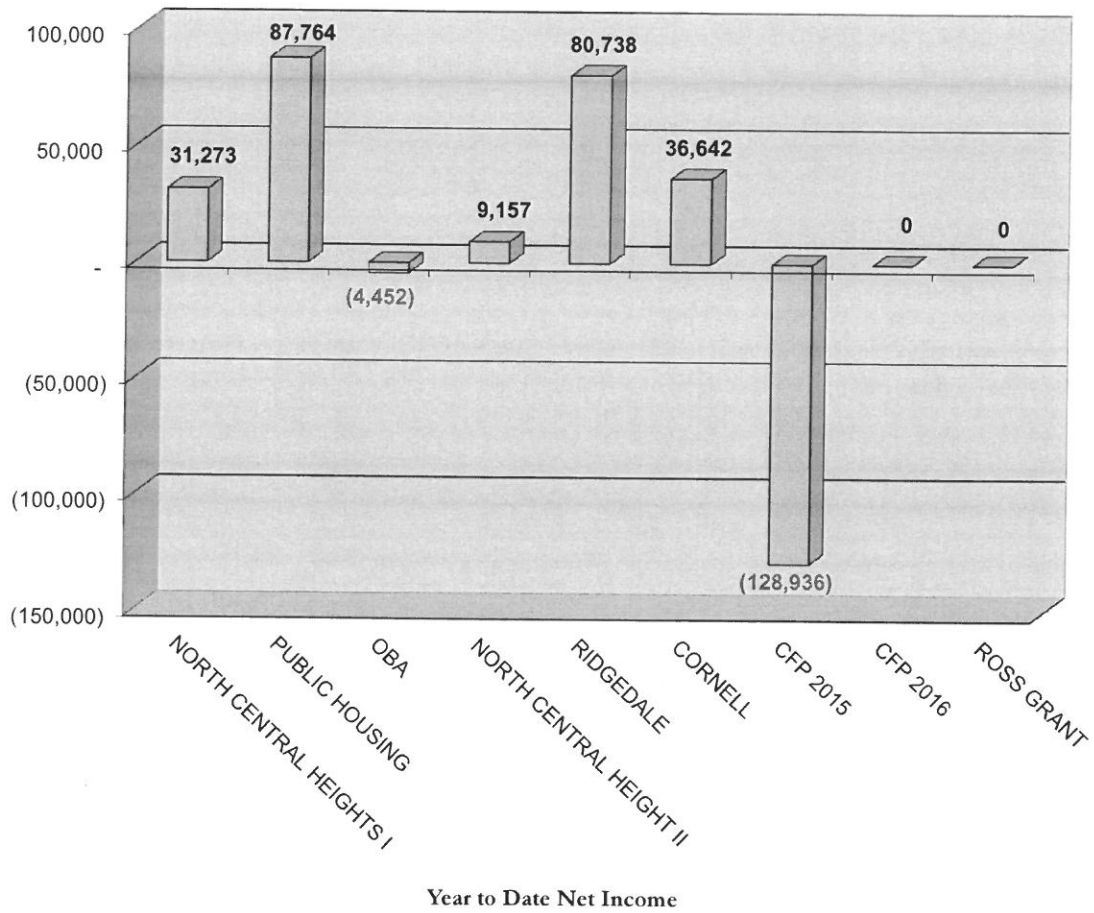
INCOME

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. Utility 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



AVON PARK HOUSING AUTHORITY
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES

As of November 30, 2017

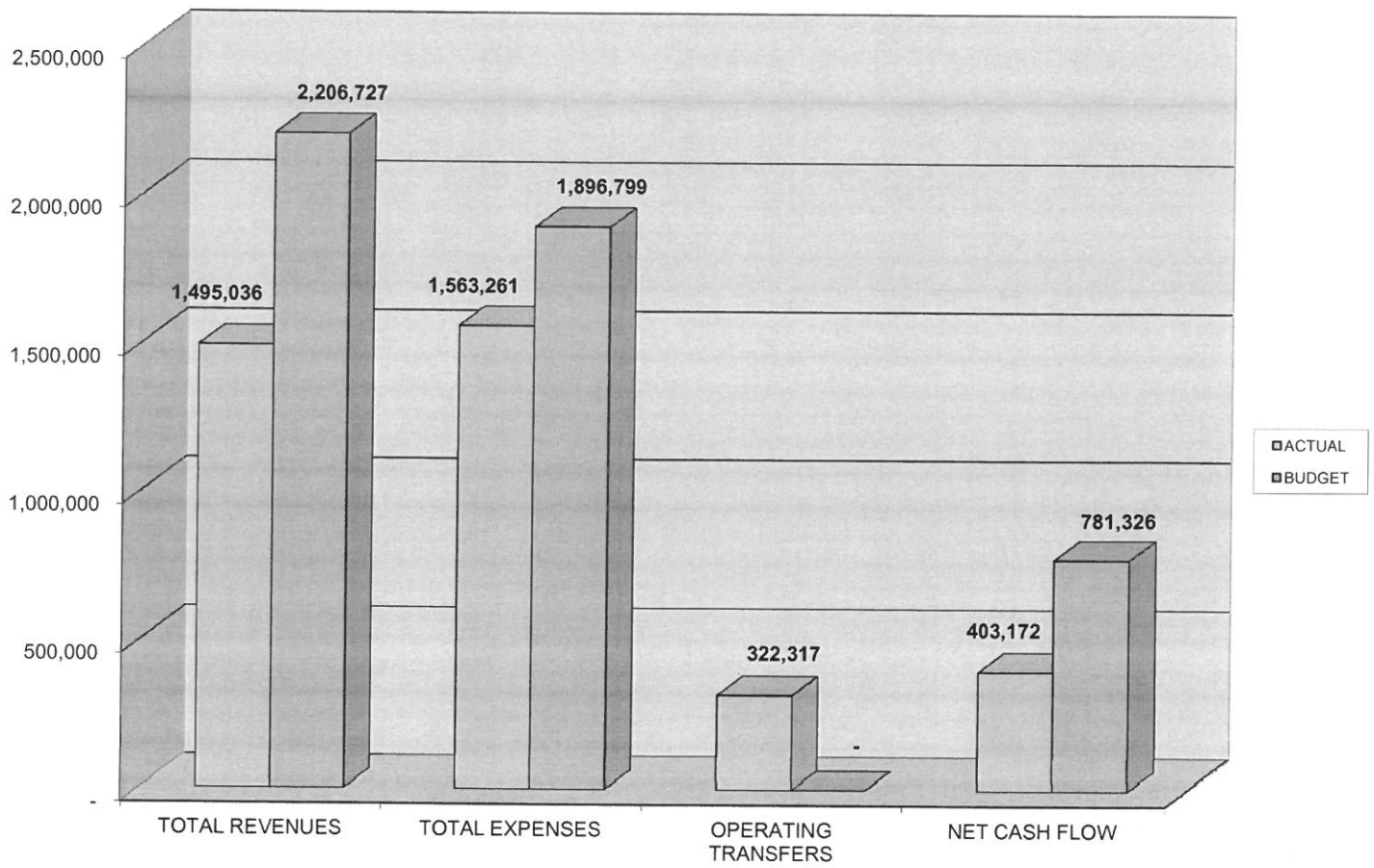
PUBLIC HOUSING		NORTH CENTRAL HEIGHTS I	
1111.01 GENERAL FUND CHECKING	138,211	1111.01 GENERAL FUND CHECKING	52,448
1111.40 FSS ESCROW	6,027	1114.00 SECURITY DEPOSITS	13,016
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000	1162.1 ESCROW -BONNEVILLE-TAXES	35,308
1111.09 S8 FUNDS	-	1162.11 ESCROW-BONNEVILLE-INSURANCE	13,759
1114.00 SECURITY DEPOSITS	-	1162.12 ESCROW-BONNEVILLE-REPL RS	72,462
1117.00 PETTY CASH	100		
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,548	TOTAL	<u>186,993</u>
1162.01 LAKESIDE PARK I ESCROW	2,087		
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
TOTAL	<u>344,345</u>	1114.00 SECURITY DEPOSITS	10,600
		1162.1 ESCROW-BONNEVILLE-TAXES	28,392
		1162.11 ESCROW-BONNEVILLE - INSURANCE	16,984
		1162.12 ESCROW-BONNEVILLE-REPL RES	57,983
		TOTAL	<u>140,638</u>
OTHER BUSINESS ACTIVITY		RIDGEDALE	
1111.3 APHDC--OBA	54,059	1111.01 GENERAL FUND CHECKING	100,839
1111.50 LAKE SIDE PARK - RAD	100	1114.00 SECURITY DEPOSITS	6,357
TOTAL	<u>54,159</u>	1162.05 ESCROW MIP	1,148
		1162.06 ESCROW RESERVE REPLACEMENT	45,832
		1162.07 ESCROW INSURANCE	8,773
		1162.08 RESIDUAL RECEIPTS RESERVERS	47,434
		TOTAL	<u>210,383</u>
CORNELL COLONY		LAKESIDE PARK I	
1111.40 GENERAL FUND-CORNELL COLONY	150,782	1111.00 GENERAL FUND-LAKESIDE PARK I	5,476
1111.60 CORNELL COLONY - OP DEF RESERVES	-	1114.00 SECURITY DEPOSIT	4,357
1114.00 CORNELL COLONY - SECURITY DEPOSITS	12,901	1162.01 ESCROW	1,423
1162.10 ESCROW INSURANCE & TAXES	14,301	1162.02 RESERVES	1,200
1162.12 ESCROW REPLACE RESERVE	18,508	TOTAL	<u>12,456</u>
TOTAL	<u>196,492</u>		
		LAKESIDE PARK II	
		1111.00 GENERAL FUND-LAKESIDE PARK II	5,121
		1114.00 SECURITY DEPOSIT	9,221
		1162.00 ESCROW - CHURCHILL	2,133
		1162.01 ESCROW - INSURANCE	7,223
		1162.02 RESERVES	9,975
		TOTAL	<u>33,673</u>
		COCC	
DELANEY HEIGHTS LLC		1111.00 GENERAL FUND-COCC	1,291
1111.00 GENERAL FUND-DELANEY HEIGHTS LLC	47,050	TOTAL	<u>1,291</u>
1114.00 SECURITY DEPOSIT	9,604		
TOTAL	<u>56,654</u>		

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	<u>31,273</u>		YEAR TO DATE EARNINGS	<u>9,157</u>
	TOTAL	<u>163,676</u>		TOTAL	<u>77,983</u>
PUBLIC HOUSING			RIDGEDALE		
	UNRESTRICTED NET ASSETS	1,399,440		UNRESTRICTED NET ASSETS	27,147
	YEAR TO DATE EARNINGS	<u>87,764</u>		YEAR TO DATE EARNINGS	<u>80,738</u>
	TOTAL	<u>1,487,204</u>		TOTAL	<u>107,885</u>
OTHER BUSINESS			CAPITAL FUND 2016		
	UNRESTRICTED NET ASSETS	89,094		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	<u>(4,452)</u>		YEAR TO DATE EARNINGS	-
	TOTAL	<u>84,643</u>		TOTAL	<u>-</u>
CORNELL COLONY			CAPITAL FUND 2015		
	UNRESTRICTED NET ASSETS	(41,905)		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	<u>78,547</u>		YEAR TO DATE EARNINGS	<u>(128,936.00)</u>
	TOTAL	<u>36,642</u>		TOTAL	<u>(128,936.00)</u>
LAKDESIDE PARK 1			LAKESIDE PARK11		
	UNRESTRICTED NET ASSETS	-		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	<u>8,228</u>		YEAR TO DATE EARNINGS	<u>51,484</u>
	TOTAL	<u>8,228</u>		TOTAL	<u>51,484</u>
DELANEY HEIGHTS LLC			COCC		
	UNRESTRICTED NET ASSETS	-		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	<u>46,499</u>		YEAR TO DATE EARNINGS	<u>78,618</u>
	TOTAL	<u>46,499</u>		TOTAL	<u>78,618</u>
TOTAL RESERVE BALANCES			<u>2,013,927</u>		

APHA CONSOLIDATED



APHA CONSOLIDATED

LINE ACCT	CURRENT MONTH	CURRENT MONTH		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM # DESCRIPTION	ACTUAL	BUDGET	DIFF	MTD BUDGET	TO DATE ACTUAL	TO DATE BUDGET	DIFF	YTD BUDGET	BUDGET	BALANCE
REVENUE										REMAINING
OPERATING INCOME										
703 3110 GROSS POTENTIAL RENT	56,683	70,210	(13,527)	81%	698,073	772,305	(74,231)	90%	842,514	144,441
NET TENANT REVENUE	56,683	70,210	(13,527)	81%	698,073	772,305	(74,231)	90%	842,514	144,441
3401 TENANT REVENUE - OTHER	-	-	-	-	-	-	-	-	-	-
3404 TENANT REVENUE - EXCESS UTILITY	4,685	2,330	2,355	201%	26,470	25,630	840	103%	27,960	1,490
3430 TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450 TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
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)	-90%	444,830	805,072	(360,242)	55%	878,260	433,430
708 OTHER GOVERNMENT GRANTS	27,618	28,858	(1,240)	96%	61,489	317,440	(255,951)	19%	346,298	284,809
711 INVESTMENT INCOME - UNRESTRICTED	45	213	(168)	21%	1,350	2,338	(987)	58%	2,550	1,200
MANAGEMENT FEE INCOME	5,806	5,386	420	108%	57,920	59,251	(1,331)	98%	64,637	6,717
BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714 FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
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
700 TOTAL REVENUES	31,007	200,612	(169,605)	15%	1,495,036	2,206,727	(711,692)	68%	2,407,339	912,271
OPERATING EXPENDITURES										
ADMINISTRATIVE										
911 4110 ADMINISTRATIVE SALARIES	29,508	22,485	7,023	131%	253,441	247,333	6,107	102%	269,818	16,377
912 4182 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	-	-	-	-	-	-	-	-	-	-
ADVERTISING & MARKETING	-	-	-	-	542	-	542	-	-	(542)
OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
TRAVEL	-	-	-	-	-	-	-	-	-	-
916 4190 OTHER	11,307	11,425	(118)	99%	78,091	125,675	(47,584)	62%	137,100	59,009
TOTAL ADMINISTRATIVE	55,024	50,967	4,056	108%	515,128	560,639	(45,511)	92%	611,606	96,478
TENANT SERVICES										
921 4210 SALARIES	-	-	-	-	-	-	-	-	-	-
923 4222 EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924 4230 OTHER	-	233	(233)	0%	-	2,558	(2,558)	0%	2,790	2,790
TOTAL TENANT SERVICES	-	233	(233)	0%	-	2,558	(2,558)	0%	2,790	2,790
UTILITIES										
931 4310 WATER	1,119	1,554	(435)	72%	11,890	17,091	(5,201)	70%	18,645	6,755
932 4320 ELECTRICITY	3,214	3,627	(414)	89%	40,549	39,902	647	102%	43,529	2,980
933 4330 NATURAL GAS	88	94	(6)	93%	918	1,036	(118)	89%	1,130	212
938 4390 SEWER AND OTHER	1,319	2,096	(777)	63%	16,844	23,059	(6,215)	73%	25,155	8,311
TOTAL UTILITIES	5,739	7,372	(1,632)	78%	70,201	81,087	(10,887)	87%	88,459	18,258

APHA CONSOLIDATED

LINE	ACCT		CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM	#	DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
			ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET		REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	14,193	13,614	580	104%	140,178	149,749	(9,572)	94%	163,363	23,185
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	2,689	6,047	(3,358)	44%	46,144	66,518	(20,374)	69%	72,565	26,421
943	4420	MATERIALS	3,342	4,291	(949)	78%	38,231	47,199	(8,968)	81%	56,490	18,259
CONTRACT COSTS												
945		GARBAGE & TRASH	1,371	1,177	194	116%	15,250	12,943	2,306	118%	14,120	(1,130)
		COOLING / AIR CONDITIONING	300	1,525	(1,225)	20%	8,192	16,775	(8,583)	49%	18,300	10,108
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	8,445	2,843	5,603	297%	83,318	31,268	52,050	266%	34,110	(49,208)
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	375	389	(14)	96%	3,480	4,276	(796)	81%	4,665	1,185
		EXTERMINATION	930	911	19	102%	10,230	10,019	211	102%	10,930	700
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		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	(66,711)
TOTAL ORDINARY MAINT & OPER			33,536	35,252	(1,716)	95%	427,263	387,771	39,491	110%	428,023	760
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	PROPERTY	6,884	6,501	383	106%	77,481	71,509	5,971	108%	78,010	529
		GENERAL LIABILITY	1,348	497	851	271%	14,121	5,468	8,653	258%	5,965	(8,156)
		WORKER'S COMPENSATION	931	1,160	(229)	80%	11,963	12,756	(793)	94%	13,916	1,953
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	1,656	596	1,060	278%	11,409	6,558	4,851	174%	7,154	(4,255)
969		TOTAL INSURANCE EXPENSES	10,819	8,754	2,065	124%	114,974	96,291	18,682	119%	105,045	(9,929)
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	1,000	1,475	(475)	68%	31,484	16,225	15,259	194%	17,700	(13,784)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	3,456	1,483	1,973	233%	3,456	16,310	(12,854)	21%	17,793	14,337
		BAD DEBTS	1,106	2,287	(1,181)	48%	21,936	25,153	(3,217)	87%	27,440	5,504
		INTEREST EXPENSE	14,833	20,511	(5,678)	72%	183,955	225,616	(41,662)	82%	246,127	62,172
TOTAL GENERAL EXPENSES			20,394	25,755	(5,361)	79%	240,831	283,305	(42,474)	85%	309,060	68,229
969		TOTAL OPERATING EXPENDITURES	125,512	128,332	(2,820)	98%	1,368,396	1,411,651	(43,255)	97%	1,544,983	176,587
970		CASH FLOW FROM OPERATIONS	(94,506)	72,280	(166,785)	-131%	126,640	795,076	(668,436)	16%	862,356	735,684
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	(322,317)	-	(322,317)	-	-	322,317
		OPERATING TRANSFERS OUT	-	-	-	-	322,317	-	322,317	-	-	(322,317)
		DEBT SERVICE PAYMENT - INTEREST	102	-	102	-	388	-	388	-	-	(388)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	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	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	(276,920)	-	(276,920)	-	-	276,920
TOTAL OTHER EXPENSES			42,956	44,104	(1,148)	97%	194,866	485,148	(290,282)	40%	529,252	334,386
900		TOTAL EXPENDITURES	168,469	172,436	(3,968)	98%	1,563,261	1,896,799	(333,537)	82%	2,074,235	510,974
		DEPRECIATION ADD BACK	42,854	42,854	-	100%	471,398	471,398	-	100%	514,252	42,854
		NET CASH FLOW	(94,608)	71,030	(165,637)	-133%	403,172	781,326	(378,154)	52%	847,356	444,152

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	(128,936)	44,330	(173,266)	-291%	316,384	487,632	(171,248)	65%	531,962	215,578
3401.1 CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410 SECTION 8 HAP INCOME	63,001	28,858	34,143	218%	128,446	317,440	(188,994)	40%	346,298	217,852
3410.1 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2 PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS	(65,935)	73,188	(139,123)	-90%	444,830	805,072	(360,242)	55%	878,260	433,430
EXPENSES										
ADMINISTRATIVE OFFICE EXPENSES										
4130 LEGAL	155	721	(566)	22%	3,881	7,929	(4,048)	49%	8,650	4,769
4140 STAFF TRAINING	724	408	316	177%	2,506	4,492	(1,985)	56%	4,900	2,394
4150 TRAVEL	15	538	(523)	3%	3,740	5,913	(2,173)	63%	6,450	2,710
4170 ACCOUNTING	3,472	2,125	1,347	163%	20,777	23,375	(2,598)	89%	25,500	4,723
4190 SUNDRY	4,907	2,950	1,957	166%	22,765	32,450	(9,685)	70%	35,400	12,635
4190.2 TELEPHONE/COMMUNICATIONS	602	1,143	(541)	53%	13,099	12,577	523	104%	13,720	621
4190.3 POSTAGE	577	328	249	176%	3,528	3,607	(79)	98%	3,935	407
4190 OFFICE SUPPLIES	480	-	480	-	1,120	-	1,120	-	-	(1,120)
4190 CONTRACT COST-COPIER/SECURITY	110	50	60	221%	1,925	550	1,375	350%	600	(1,325)
4190 EVICTION COST	360	146	214	247%	1,910	1,604	305	119%	1,750	(160)
4190.9 CONTRACT COST - ADMIN	60	3,737	(3,677)	2%	6,722	41,108	(34,386)	16%	44,845	38,123
TOTAL ADMINISTRATIVE	11,307	11,425	(118)	99%	78,091	125,675	(47,584)	62%	137,100	59,009
TOTAL GENERAL EXPENSES										
4590 OTHER GENERAL EXPENSE	1,000	1,073	(73)	93%	24,154	11,798	12,357	205%	12,870	(11,284)
4590 FSS CONTRIBUTIONS	-	403	(403)	0%	7,330	4,428	2,903	166%	4,830	(2,500)
4590.5 ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6 OTHER FEES	-	-	-	-	-	-	-	-	-	-
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

SUBMITTED BY: PENNY PIERATT, COMPTROLLER

OCCUPANCY/VACANCY REPORT

December 2017

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>
524	1	1/1/17				
TOTAL DELANEY HEIGHTS VACANT - 1						
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>
27	3	1/2/8				
TOTAL LAKESIDE PARK I VACANT - 1						
						<u>Reason for Vacancy</u>
						Health issues
						<u>Reason for Vacancy</u>
						Moved into home

OCCUPANCY/VACANCY REPORT

December 2017

<u>Lakeside Park II</u>		<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
<u>Unit #Add</u>	<u>Brms.</u>						
207(232)	1	6/1/15					Tax fraud
313(350)	1	7/31/15					Transferred to NCH
329(317)	1	8/18/15					Abandoned unit
309(334)	3	8/31/15					Moved out of town
214(245)	2	8/31/15					Moved in with aunt/medical
310(338)	2	9/3/15					Criminal activity
325(333)	1	12/10/15					No notice given
322(345)	3	1/19/16					Abandoned unit
306(322)	2	2/16/16					Evicted
215(241)	3	4/1/16					Abandoned unit
303(310)	3	4/21/16					Moved to Highlands Apts
302(306)	3	5/10/16					Tax fraud
218(233)	3	7/5/16					Unreported income
314(354)	2	7/12/16					Moved to Cornell Colony
216(239)	4	8/9/16					Evicted/tattoo business in unit
317(363)	1	10/10/16					Moved to NCH
209(240)	5	11/16/16					Tenant passed away
219(229)	4	11/30/16					Abandoned/non pmt rent
330(313)	1	12/29/16					No notice given
204(220)	4	3/31/17					No notice given
331(309)	3	7/10/17					Cannot afford/going school
318(359)	2	10/9/17					No reason given
205(224)	2	10/12/17					Wanted a house
217(237)	2	10/26/17					Transferred to 203(RAD)
210(244)	3	10/26/17					Transferred to 213(RAD)
206(228)	3	11/1/17					Transferred to 201 (RAD)
301(302)	3	11/1/17					Transferred to 207(RAD)
211(248)	3	11/15/17					Transferred to 201 (RAD)
308(330)	2	11/15/17					Transferred to 221(RAD)
321(349)	2	11/15/17					Transferred to 212(RAD)
213(255)	3	11/21/17					Transferred to 208(RAD)
							Transferred to 216(RAD)

TOTAL LAKESIDE PARK II VACANT - 31

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT

December 2017

<u>Ridgedale</u>	<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
	05(736)	1	8/15				41		Health issues
	07(732)	2	10/27				10		New Home
	25(725)	2	10/31				3		No reason stated
	12(722)	3	1/1/28						Safety issues
	TOTAL RIDGEDALE VACANT—4								

<u>North Central Heights I - (40 units total)</u>	<u>Unit#</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
	641	3	8/25	12/8			28		Passed away
	640	3	10/9				8		Moved to Orlando
	663	3	1/1/8						None given
	625	2	1/1/29						Non pmt rent
	644	2	12/12						Non pmt rent
	TOTAL NCH I VACANT—4								

<u>North Central Heights II - (32 units total)</u>	<u>Unit #</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u>#vacancy days</u>	<u>Reason for Vacancy</u>
	TOTAL NCH II VACANT—0								

<u>Cornell Colony - (44 units total)</u>	<u>Unit #</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u>#vacancy days</u>	<u>Reason for Vacancy</u>
	38274	3	9/21				42		Moved to PR
	38188	3	9/28	12/27			20		Moved to Mississippi
	38196	3	10/3				19		Non pmt rent
	38222	3	12/12						Non pmt rent
	38288	3	12/12						Passed away
	TOTAL CORNELL COLONY VACANT - 4								

OCCUPANCY/VACANCY REPORT

December 2017

Intent to Vacate --

Evictions-

Abandoned Units --

WAITING LIST

LAKE SIDE PARK II

1-BRM	368
2-BRM	411
3-BRM	299
4-BRM	98
5-BRM	21
TOTAL	<u>1197</u>

DELANEY HEIGHTS

1-BRM	251
TOTAL	<u>251</u>

RIDGEDALE

1-BRM	590
2-BRM	580
3-BRM	383
4-BRM	131
TOTAL	<u>1684</u>

NORTH CENTRAL HEIGHTS

2-BRM	739
3-BRM	523
4-BRM	193
TOTAL	<u>1455</u>

LAKE SIDE PARK I

1-BRM	9
2-BRM	466
3-BRM	372
4-BRM	128
5-BRM	25
TOTAL	<u>1000</u>

CORNELL COLONY

3-BRM	<u>484</u>
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Tenants Accounts Receivable

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

Lakeside Park II

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

NCH I

Karen Morales	\$ 39.00	Late fee
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NCH I Total \$39.00

NCH II

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	25.77	Work order

NCH II Total \$190.53

Cornell Colony

Cherelle Bivens	\$2,903.48	5 mths Rent, late fee, washer/dryer
Jeaveanna Caldwell	447.33	Sept. Rent (pmts)
Luz Fernandez	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	511.00	Rent and washer/dryer

CORNELL Total \$4,690.81

Ridgedale

Shelea Black	\$ 36.00	Voided ck from 2016/tenant cashed
Sophia Coleman	7.24	Water
Erika Hankerson	36.59	Balance on work order
Lisa Jackson	147.00	Rent (lost money order)
Abimael Morales	582.97	Rent, late fee, Water
Barbara Roman	10.49	Water
Ashley Tate	135.00	Work order
RD Total	\$955.29	

GRAND TOTAL \$7,912.82

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

***WRITE OFFS for NCH**
Greene \$373.67, Perez \$820.00
Total NCH \$1,193.67

***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

***WRITE OFFS Cornell**
Mendoza \$3,389.14
Total Cornell \$3,389.14

Approved—Tracey Rudy, Chief Executive Officer

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.

Delaney Heights Preventive/Annual Inspections	2
Lakeside I Preventive Maintenance Inspections	0
Lakeside Park II Preventive/Annual Inspections	3
Ridgedale Preventive/Annual Inspections	2
North Central Heights I Preventive/AI	5
North Central Heights II Preventive/AI	4
Cornell Colony Preventive/AI	0
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	0
Ridgedale Vacancies	1
North Central Heights I Vacancies	1
North Central Heights II Vacancies	0
Cornell Colony Vacancies	0
Delaney Heights Move Ins	0
Lakeside Park I Move Ins	0
Lakeside Park II Move-In's	0
Ridgedale Move Ins	0
North Central Heights I Move Ins	1
North Central Heights II Move Ins	0
Cornell Colony Move Ins	1
Delaney Heights Move Outs	1
Lakeside Park I Move Outs	1
Lakeside Park II Move-Out's	0
Ridgedale Move Outs	0
North Central Heights I Move Outs	1
North Central Heights II Move Outs	0
Cornell Colony Move Outs	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	\$ 129,065.98
Utility Deposit Escrow Fund	\$ -
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	\$ 157,969.25
Cornell Colony Security Deposit	\$ 12,301.00
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	\$ 56,067.22
DH Security Deposit	\$ 9,604.68
COCC	\$ 13,026.11
Ridgedale General Fund	\$ 34,248.98
Ridgedale Security Deposit	\$ 6,201.66

SUBMITTED BY: PENNY PIERATT, COMPTROLLER

OCCUPANCY/VACANCY REPORT

January 2018

<u>Delaney Heights</u>		<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
<u>Unit #</u>	<u>Brms.</u>						
524	1	11/17	1/26	41	29	70	Health Issues
526	1	1/25					Deceased
529	1	1/29					Mold issues/moved to 524
TOTAL DELANEY HEIGHTS VACANT - 2							

<u>Lakeside Park I</u>		<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
<u>Unit #</u>	<u>Brms.</u>						
27	3	12/8	1/30	9	44	53	Moved into home
TOTAL LAKESIDE PARK I VACANT - 0							

OCCUPANCY/VACANCY REPORT

January 2018

Lakeside Park II									
Unit #	Add	Brms.	Move-Out	Move-In	Date	# days in Mgmt	# days in Maint	# vacancydays	Reason for Vacancy
207	(232)	1	6/1/15						Tax fraud
313	(350)	1	7/31/15						Transferred to NCH
329	(317)	1	8/18/15	1/31/18					Abandoned unit
309	(334)	3	8/31/15						Moved out of town
214	(245)	2	8/31/15	1/8/18					Moved in with aunt/medical
310	(338)	2	9/3/15						Criminal activity
325	(333)	1	12/10/15						No notice given
322	(345)	3	1/19/16						Abandoned unit
306	(322)	2	2/16/16						Evicted
215	(241)	3	4/1/16	1/5/18					Abandoned unit
303	(310)	3	4/21/16						Moved to Highlands Apts
302	(306)	3	5/10/16						Tax fraud
314	(354)	2	7/12/16						Moved to Cornell Colony
216	(239)	4	8/9/16	1/8/18					Evicted/tattoo business in unit
317	(363)	1	10/10/16						Moved to NCH
330	(313)	1	12/29/16	1/31/18					No notice given
204	(220)	4	3/31/17						No notice given
331	(309)	3	7/10/17						Cannot afford/going school
212	(251)	3	8/31/17	1/8/18					Transferred to 233 (RAD)
318	(359)	2	10/9/17						No reason given
205	(224)	2	10/12/17	1/5/18					Wanted a house
210	(244)	3	10/26/17	1/5/18					Transferred to 213(RAD)
206	(228)	3	11/1/17	1/5/18					Transferred to 201 (RAD)
301	(302)	3	11/1/17	1/31/18					Transferred to 207(RAD)
211	(248)	3	11/15/17	1/5/18					Transferred to 221(RAD)
308	(330)	2	11/15/17						Transferred to 212(RAD)
321	(349)	2	11/15/17						Transferred to 208(RAD)
213	(255)	3	11/21/17	1/8/18					Transferred to 216(RAD)
220	(225)	4	11/29/17	1/8/18					Transferred to 240(RAD)
324	(337)	1	11/29/17						Transferred to 237 (RAD)
304	(314)	2	11/29/17						Transferred to 229(RAD)
334	(250)	3	1/5/18						Transferred to 228 (RAD)
333	(254)	2	1/5/18						Transferred to 224(RAD)
332	(305)	3	1/5/18						Transferred to 244(RAD)
307	(326)	3	1/5/18						Transferred to 241(RAD)
319	(355)	3	1/5/18						Transferred to 248(RAD)
311	(342)	3	1/8/18						Transferred to 255(RAD)
320	(351)	4	1/8/18						Transferred to 225(RAD)

Submitted by: Penny Pieratt, Comptroller

315(358)	3	1/8/18
217(237)	2	1/8/18
305(318)	3	1/31/18
326(329)	1	1/31/18
323(341)	1	1/31/18

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

TOTAL LAKESIDE PARK II VACANT -- 30

Page 3

OCCUPANCY/VACANCY REPORT

January 2018

<u>Ridgedale</u>	<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>
	05(736)	1	8/15			41	
	07(732)	2	10/27	1/2	57	10	67
	25(725)	2	10/31			3	
	12(722)	3	11/28	1/3	6	30	36
	36(703)	2	1/3				

Reason for Vacancy
 Health issues
 New Home
 No reason stated
 Safety issues
 Moved to 3 bdrm (722)

TOTAL RIDGEDALE VACANT -- 3

<u>North Central Heights I - (40 units total)</u>	<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>
	640	3	10/9	1/4	79	8	87
	663	3	11/8	1/4	22	35	57
	625	2	11/29			42	
	644	2	12/12				
	652	2	1/5				

Reason for Vacancy
 Moved to Orlando
 None given
 Non pmt rent
 Abandoned
 Wanted smaller home

TOTAL NCH I VACANT -- 3

<u>North Central Heights II - (32 units total)</u>	<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>
TOTAL NCH II VACANT--0							

Reason for Vacancy

<u>Cornell Colony - (44 units total)</u>	<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>
	38274	3	9/21			42	
	38196	3	10/3			19	
	38222	3	12/12				
	38288	3	12/12				
	38178	3	1/9				
	38192	3	1/12				

Reason for Vacancy
 Moved to PR
 Non pmt rent
 Non pmt rent
 Passed away
 Moved to NCH
 Evicted

TOTAL CORNELL COLONY VACANT -- 6

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT

January 2018

Intent to Vacate -

Evictions-

Abandoned Units -

WAITING LIST

LAKE SIDE PARK II

1-BRM	381
2-BRM	354
3-BRM	218
4-BRM	61
5-BRM	16
TOTAL	1030

DELANEY HEIGHTS

1-BRM	270
TOTAL	270

RIDGEDALE

1-BRM	598
2-BRM	486
3-BRM	259
4-BRM	78
TOTAL	1421

NORTH CENTRAL HEIGHTS

2-BRM	648
3-BRM	395
4-BRM	136
TOTAL	1179

LAKE SIDE PARK I

1-BRM	9
2-BRM	405
3-BRM	256
4-BRM	79
5-BRM	6
TOTAL	755

CORNELL COLONY

3-BRM	359
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Tenants Accounts Receivable

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**

NCH I

Karen Morales	\$ 12.00	Balance on Late fee
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NCH I Total **\$12.00**

NCH II

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**

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	\$ 120.00	Balance on work order
Lisa Jackson	147.00	Rent (lost money order)
Abimael Morales	9.00	Balance late fee
Ashley Tate	433.00	Rent and Work order
RD Total	\$709.00	

GRAND TOTAL \$4,566.60

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

***WRITE OFFS for NCH**
Velazquez \$161.00
Total NCH \$161.00

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

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

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

Approved—Tracey Rudy, Chief Executive Officer

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