

Housing Authority of Avon Park
Board of Commissioners Regular Meeting
North Central Heights Community Building
709 Juneberry Street, Avon Park, Fl.
Wednesday April 18, 2018, 3:00PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications: Presentation submitted by Gaylin Thomas, concerned citizen
- D. Consent Agenda
 - 1. Regular Board Meeting Minutes,
 - 2. Monthly Occupancy Report;
 - 3. TAR & Maintenance Reports;
- E. Secretary Reports & Old Business
 - 1. Project/Services Status Reports;
 - a. RAD Conversion
 - b. Ridgedale exterior improvements
 - c. Palmetto
 - 2. Bank accounts
- F. New Business
 - a. Check signers
 - b. Property updates
 - i. North Central Heights
 - ii. Delaney Heights
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting; May 16, 2018
 - a. Open house for Lakeside II
- I. Adjournment

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

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

February 21, 2017 3:00 P.M.

A. Opening/Roll Call: Vice-Chairman Eldred called the Board Meeting to order at 3:00 pm and the Secretary called the member attendance roll: Commissioners Present: Vice-Chairman Eldred, Commissioner Wade, Commissioner Mundt, Commissioner Jackson and Commissioner Brojek. Also Present: City Council Liason Dora Smith and APHA CEO and Board Secretary Tracey Rudy.

B. Public Comments/Presentations: Commissioner Brojek introduced new Board members including himself and Commissioner Jackson and Commissioner Mundt all recently appointed by City Council.

C. Election of new Board Chair: Secretary Rudy informed the Board that Chairman Lester Roberts had resigned from the Board and per the APHA by-laws a new Chairman would be elected at the next regular Board meeting in this case. Vice-Chairman Eldred passed the gavel to Secretary Rudy who called for nominations for a new Board of Commissioners Chairman. Commissioner Brojek nominated Greg Wade for Chair. The motion was seconded by Commissioner Jackson and carried unanimously.

C. Consent Agenda: Chairman Wade called for a motion to approve the consent agenda. Commissioner Jackson moved to accept as presented. The motion was seconded by Commissioner Mundt and 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 and on track to be completed by the target completion date of April 20, 2018.

Ridgedale Exterior Improvements: Secretary Rudy informed the Board the Ridgedale exterior improvements also remained in process and were also on track to be completed on schedule. Secretary Rudy also asked to Board to support a request to the City of Avon Park to consider installing a sidewalk along 17 and new dumpsters. City Council Liason Dora Smith was consulted and after discussion consensus was reached to pursue both.

Palmetto: Secretary Rudy informed the Board that options for financing the development of the 5 acre parcel adjacent to North Central Heights were limited based on the current zoning of R1. Commissioner Mundt moved that Rudy contact the city to discuss options for rezoning. The motion was seconded by Commissioner Eldred and carried unanimously.

E. New Business: None

F. Unfinished Business, Concerns of Commissioners; None

G. Next Meeting: March 21, 2018

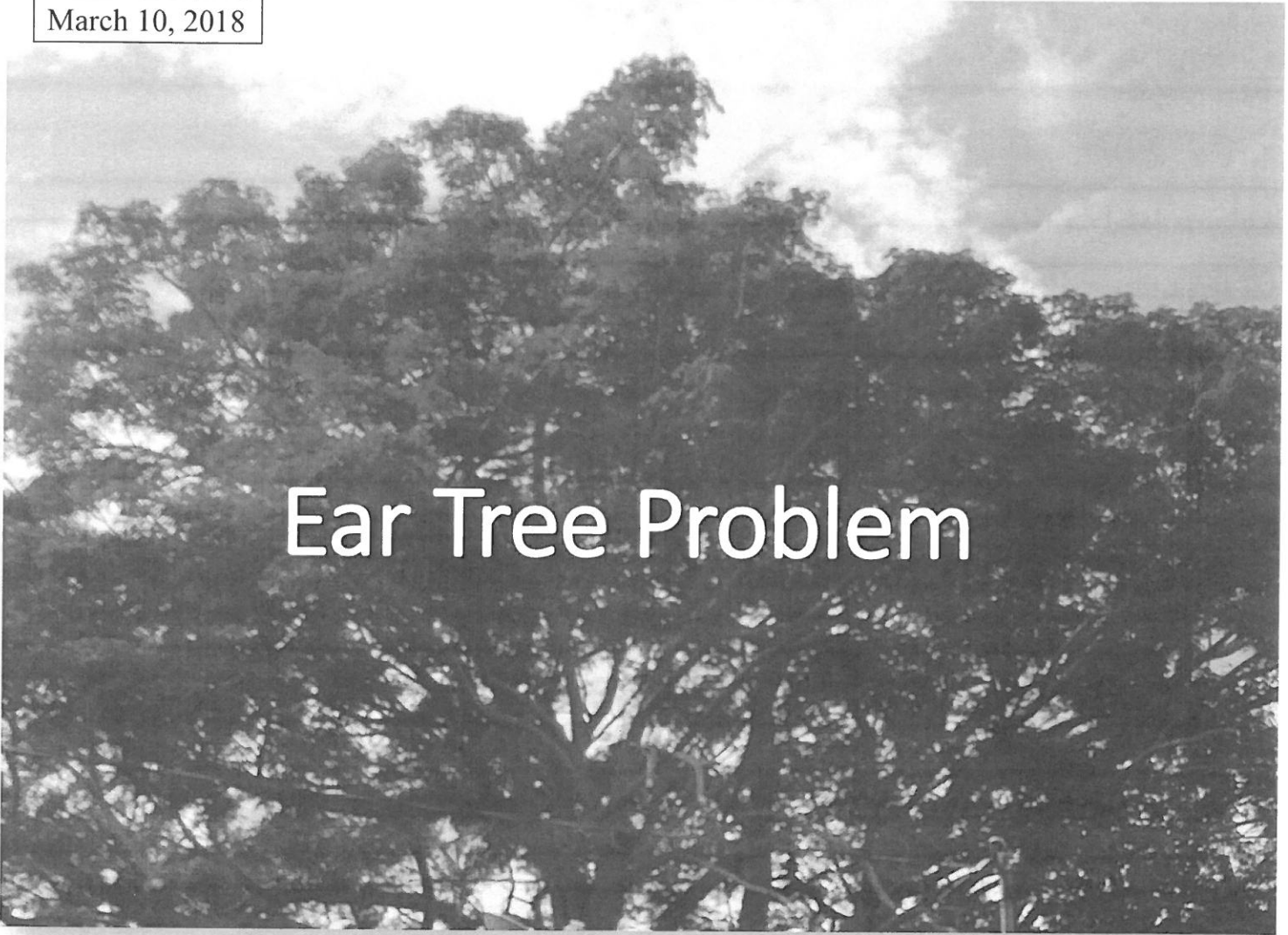
Being no further business to come before the Board Chair adjourned the meeting at 4:05 pm.

Accepted _____

Attest _____
SEAL

March 10, 2018

Ear Tree Problem



Dear Board Members of the Avon Park Housing Authority,

I live at 703 W. Winifred St., Avon Park and also own 701 W. Winifred St. You are my neighbor to the east, as you own the 5 acre property on Palmetto Ave. that has been fenced off in anticipation of development. In the meantime, those of us on the other side of the fence face circumstances you could alleviate. Along the fence row grow enormous “ear trees” that have become more than a huge nuisance. Their brittle branches break off and leave debris on adjacent property as do their large, hard to rake seeds (ears), but as evidenced after Irma, their enormous size is potential for tremendous damage.

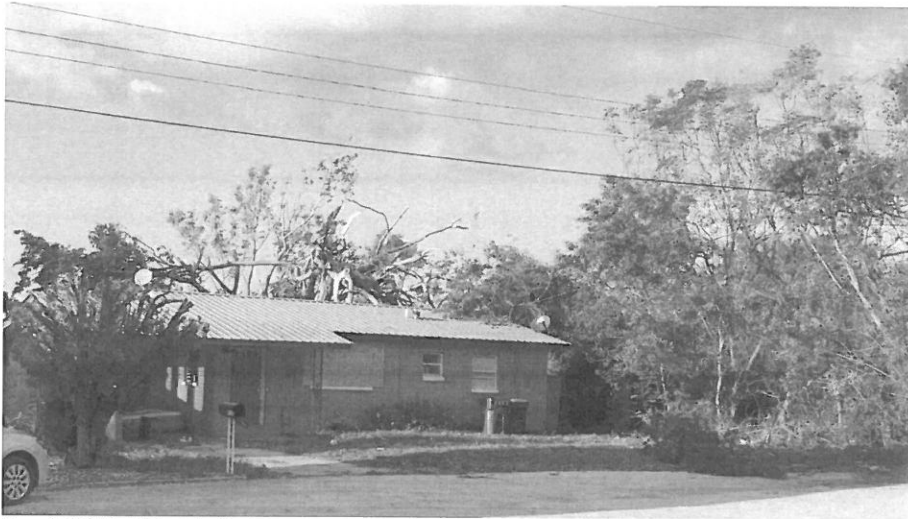


Figure 1 700 W. Winifred St. after Irma

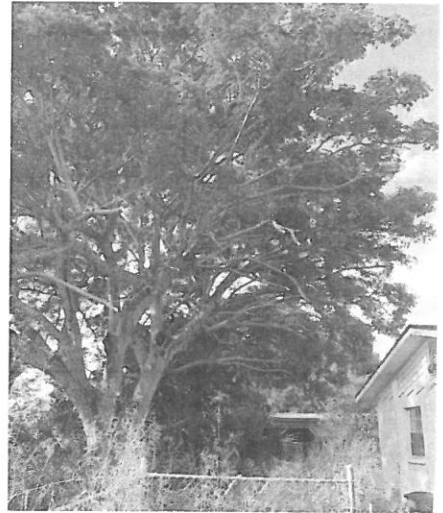


Figure 2 701 W. Winifred St. with 700 Oak Lane behind it

Up and down the fence line trees were destroyed – they looked like they exploded. All but one.



Figure 3 700 W. Winifred after Irma



Figure 4 701 W. Winifred with Irma damage to shed and fence

This is not all of them, only the pictures I could take from my house.

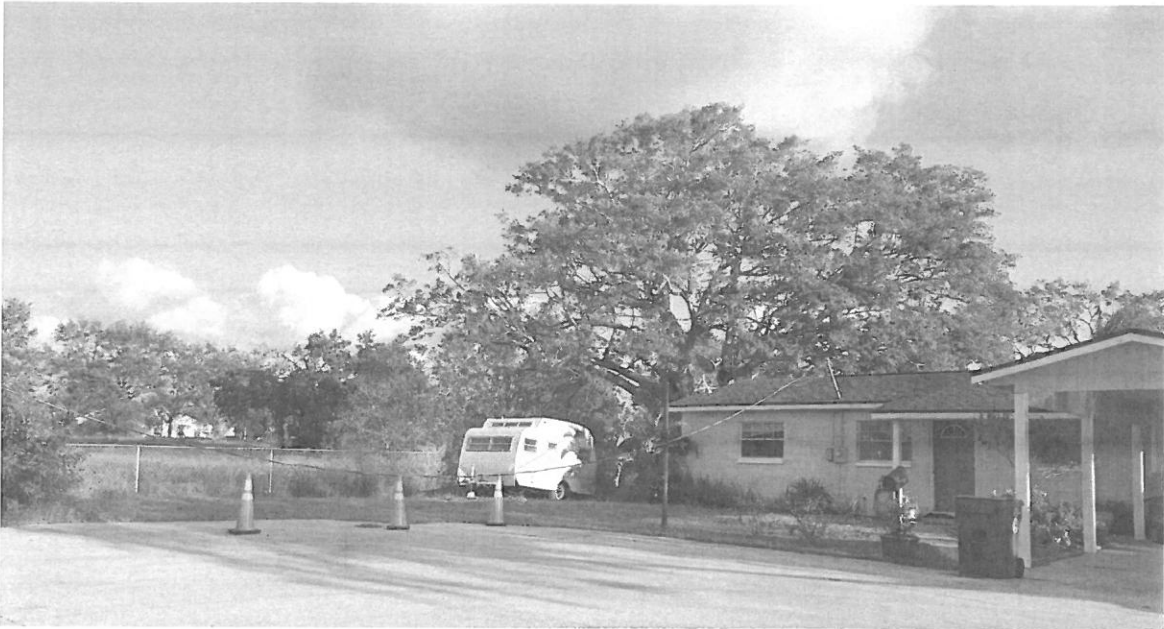


Figure 5 701 W. Winifred St. after Irma

And with a huge debt of gratitude to God, the tree next to my rental was fairly untouched, as you can see in the photo above. Except for branches broken and one large branch laying on the roof of the shed in the back yard, my rental was spared damage.

As we approach hurricane season with memories of Irma still fresh, it is with much anxiety. I would hope the Board chooses not to test God and expect the tree to be spared again. I would hope the Avon Park Housing Authority would act as a responsible neighbor and property owner

and remove the remaining trees and debris along the fence line before the residents at the Winifred and Oak Lane cul-de-sacs experience any additional damage and inconvenience.

I have already initiated the City's help removing overgrown Brazilian Pepper trees and debris that covered the "No Dumping" sign at the Winifred Street cul-de-sac and years ago made it impossible for APHA to complete the chain link fencing around its property. Most of the fence line, especially from the end of the fence at the Winifred Street cul-de-sac to Palmetto Street, is very overgrown with ferns, Brazilian Pepper, ear tree stumps and accumulated debris, as well as the area around the huge ear tree next to my property. The accumulation of dead branches and overgrown vegetation create a health and safety hazard due to the rodents and other creatures that live there very close to homes. When the field is mowed per ordinance requirement, the fence line and around the trees are not accessible to the mower.

Please feel free to call and discuss this appeal with me. I am open to suggestions and working with APHA to facilitate the improvement and development of the 5 acres and especially the removal of the ear trees.

Sincerely,

Gaylin Thomas
703 W. Winifred Street
Avon Park, FL 33825
863-414-1578
mothomas@embarqmail.com

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

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended March 31, 2018	3 Month(s) Ended March 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		505.68	1,058.77	1,558.23	499.46
Legal Expense	04 001 4130.00 5		0.00	0.00	49.98	49.98
Staff Training	04 001 4140.00 5		0.00	0.00	49.98	49.98
Travel	04 001 4150.00 5		0.00	0.00	99.99	99.99
Accounting Fees	04 001 4170.00 5		0.00	0.00	174.99	174.99
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	85.41	0.00	(85.41)
Audit Fees	04 001 4171.00 5		408.00	408.00	375.00	(33.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		79.75	407.06	761.25	354.19
Sundry	04 001 4190.00 5		0.00	0.00	675.00	675.00
Telephone/Communications	04 001 4190.20 5		205.71	710.89	324.99	(385.90)
Postage	04 001 4190.30 5		0.00	0.00	75.00	75.00
Eviction Costs	04 001 4190.40 5		0.00	0.00	49.98	49.98
Ten Services -	04 001 4220.00 5		0.00	843.00	0.00	(843.00)
Water	04 001 4310.00 5		14.91	49.00	103.23	54.23
Electricity	04 001 4320.00 5		98.44	281.73	949.98	668.25
Natural Gas	04 001 4330.00 5		0.00	45.73	29.49	(16.24)
Sewer	04 001 4390.00 5		31.20	95.65	187.98	92.33
Labor	04 001 4410.00 5		982.50	2,079.74	1,724.25	(355.49)
Maintenance Materials	04 001 4420.00 5		64.84	171.05	900.00	728.95
Contract Costs - Pest Control	04 001 4430.10 5		320.00	320.00	174.99	(145.01)
Contract Costs - Lawn	04 001 4430.30 5		270.00	810.00	720.00	(90.00)
Contract Costs - AC	04 001 4430.40 5		0.00	1,575.00	124.98	(1,450.02)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	124.98	124.98
Garbage and Trash Collection	04 001 4431.00 5		25.00	84.95	249.99	165.04
Emp Benefit Cont - Maintenance	04 001 4433.00 5		199.89	602.75	519.99	(82.76)
Property Insurance	04 001 4510.00 5		0.00	0.00	1,165.74	1,165.74
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	124.98	124.98
Management Fees	04 001 4590.01 5		1,693.46	2,113.72	2,095.50	(18.22)
GROUND LEASE EXPENSE	04 001 4590.03 5		416.66	624.99	625.23	0.24
Total Operating Expenses			5,316.04	12,367.44	14,015.70	1,648.26
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		324.00	599.10	2,234.49	(1,635.39)
HAP Subsidy	04 001 3110.01 5		27,207.00	27,207.00	32,689.50	(5,482.50)
Total Operating Revenues			27,531.00	27,806.10	34,923.99	(7,117.89)
Total Operating Revenues and Expenses			22,214.96	15,438.66	20,908.29	(5,469.63)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Tenant	04 001 3690.00 5		57.71	284.72	0.00	284.72
Contract Costs	04 001 4430.00 5		0.00	(631.25)	(687.48)	56.23
Other General Expense	04 001 4590.02 5		0.00	0.00	(2,119.98)	2,119.98
TRANSFER IN	04 001 9110.00 5		0.00	15,000.00	0.00	15,000.00
Total Other Revenues and Expenses			57.71	14,653.47	(2,807.46)	17,460.93
Total Other Revenues and Expenses			57.71	14,653.47	(2,807.46)	17,460.93
Total Net Income (Loss)			22,272.67	30,092.13	18,100.83	11,991.30

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

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended March 31, 2018	3 Month(s) Ended March 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,904.56	3,978.25	5,758.50	1,780.25
Legal Expense	04 002 4130.00 5		0.00	0.00	124.98	124.98
Staff Training	04 002 4140.00 5		0.00	0.00	124.98	124.98
Travel	04 002 4150.00 5		0.00	0.00	375.00	375.00
Accounting Fees	04 002 4170.00 5		0.00	0.00	724.98	724.98
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	336.29	0.00	(336.29)
Audit Fees	04 002 4171.00 5		1,496.00	1,496.00	874.98	(621.02)
Employee Benefits Cont - Admin	04 002 4182.00 5		296.11	1,520.92	2,819.49	1,298.57
Sundry	04 002 4190.00 5		0.00	0.00	1,899.99	1,899.99
Bank Fees	04 002 4190.19 5		313.69	618.35	0.00	(618.35)
Telephone/Communications	04 002 4190.20 5		0.00	0.00	1,350.00	1,350.00
Postage	04 002 4190.30 5		0.00	0.00	274.98	274.98
Eviction Costs	04 002 4190.40 5		0.00	0.00	124.98	124.98
Water	04 002 4310.00 5		40.66	89.96	421.74	331.78
Electricity	04 002 4320.00 5		390.81	1,420.66	3,906.48	2,485.82
Natural Gas	04 002 4330.00 5		34.32	34.32	120.48	86.16
Sewer	04 002 4390.00 5		68.30	154.23	767.25	613.02
Labor	04 002 4410.00 5		3,804.18	8,139.30	6,767.49	(1,371.81)
Maintenance Materials	04 002 4420.00 5		340.46	563.46	1,674.99	1,111.53
Contract Costs - Pest Control	04 002 4430.10 5		1,280.00	1,280.00	750.00	(530.00)
Contract Costs-Lawn	04 002 4430.30 5		1,063.00	3,189.00	2,949.99	(239.01)
Contract Costs - AC	04 002 4430.40 5		0.00	0.00	124.98	124.98
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	124.98	124.98
Garbage and Trash Collection	04 002 4431.00 5		466.50	1,057.42	874.98	(182.44)
Emp Benefit Cont - Maintenance	04 002 4433.00 5		763.95	2,298.97	2,004.99	(293.98)
Property Insurance	04 002 4510.00 5		0.00	0.00	4,739.25	4,739.25
Bad Debts - Other	04 002 4570.00 5		0.00	0.00	499.98	499.98
Management Fees	04 002 4590.01 5		2,604.68	4,199.76	7,962.24	3,762.48
GROUND LEASE EXPENSE	04 002 4590.03 5		16,000.00	24,000.00	24,000.24	0.24
Total Operating Expenses			30,867.22	54,376.89	72,142.92	17,766.03
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		2,846.40	8,670.00	8,064.48	605.52
HAP Subsidy	04 002 3110.01 5		38,865.00	38,865.00	113,616.00	(74,751.00)
Total Operating Revenues			41,711.40	47,535.00	121,680.48	(74,145.48)
Total Operating Revenues and Expenses			10,844.18	(6,841.89)	49,537.56	(56,379.45)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	0.00	249.99	(249.99)
Other Income - Tenants	04 002 3690.00 5		74.97	(203.21)	750.00	(953.21)
Collection Loss Recovery Prior Year	04 002 3690.01 5		0.00	329.70	0.00	329.70
Leave with no Notice	04 002 3690.16 5		0.00	66.00	0.00	66.00
Contract Costs	04 002 4430.00 5		0.00	0.00	(499.98)	499.98
Other General Expense	04 002 4590.02 5		0.00	0.00	(1,725.00)	1,725.00
Interest on Loan	04 002 5610.00 5		(3,805.00)	(4,711.84)	0.00	(4,711.84)
TRANSFER IN	04 002 9110.00 5		0.00	102,779.56	0.00	102,779.56
Total Other Revenues and Expenses			(3,730.03)	98,260.21	(1,224.99)	99,485.20
Total Other Revenues and Expenses			(3,730.03)	98,260.21	(1,224.99)	99,485.20
Total Net Income (Loss)			7,114.15	91,418.32	48,312.57	43,105.75

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

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended March 31, 2018	3 Month(s) Ended March 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,517.04	3,176.29	4,674.99	1,498.70
Legal Expense	04 003 4130.00 5		0.00	0.00	124.98	124.98
Staff Training	04 003 4140.00 5		0.00	0.00	124.98	124.98
Travel	04 003 4150.00 5		0.00	0.00	300.00	300.00
Accounting Fees	04 003 4170.00 5		0.00	0.00	624.99	624.99
Computer Support/Licensing Fees	04 003 4170.20 5		0.00	266.90	0.00	(266.90)
Audit Fees	04 003 4171.00 5		1,224.00	1,224.00	874.98	(349.02)
Employee Benefits Cont - Admin	04 003 4182.00 5		239.24	1,221.10	2,283.99	1,062.89
Sundry	04 003 4190.00 5		42.90	42.90	1,612.50	1,569.60
Telephone/Communications	04 003 4190.20 5		0.00	0.00	1,074.99	1,074.99
Postage	04 003 4190.30 5		0.00	0.00	212.49	212.49
Eviction Costs	04 003 4190.40 5		0.00	0.00	124.98	124.98
Water	04 003 4310.00 5		61.39	85.39	335.73	250.34
Electricity	04 003 4320.00 5		163.37	321.22	3,109.23	2,788.01
Natural Gas	04 003 4330.00 5		35.62	90.19	96.00	5.81
Sewer	04 003 4390.00 5		50.57	101.27	610.74	509.47
Labor	04 003 4410.00 5		3,068.49	6,547.33	5,439.99	(1,107.34)
Maintenance Materials	04 003 4420.00 5		474.95	913.20	1,249.98	336.78
Contract Costs - Pest Control	04 003 4430 10 5		928.00	928.00	649.98	(278.02)
Contract Costs-Lawn	04 003 4430 30 5		667.00	2,001.00	2,349.99	348.99
Contract Costs - AC	04 003 4430.40 5		75.00	195.00	249.99	54.99
Garbage and Trash Collection	04 003 4431.00 5		88.50	134.19	799.98	665.79
Emp Benefit Cont - Maintenance	04 003 4433.00 5		618.06	1,861.01	1,618.98	(242.03)
Property Insurance	04 003 4510.00 5		0.00	0.00	3,775.50	3,775.50
Bad Debts - Other	04 003 4570.00 5		487.50	487.50	124.98	(362.52)
Management Fees	04 003 4590.01 5		2,808.01	4,164.63	4,999.98	835.35
GROUND LEASE EXPENSE	04 003 4590.03 5		5,833.34	8,750.01	8,750.25	0.24
Total Operating Expenses			18,382.98	32,511.13	46,195.17	13,684.04
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		2,891.20	8,735.20	8,349.48	385.72
HAP Subsidy	04 003 3110.01 5		14,223.00	28,872.00	66,234.00	(37,362.00)
Total Operating Revenues			17,114.20	37,607.20	74,583.48	(36,976.28)
Total Operating Revenues and Expenses			(1,268.78)	5,096.07	28,388.31	(23,292.24)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	150.00	(150.00)
Other Income - Tenants	04 003 3690.00 5		766.50	958.28	750.00	208.28
Contract Costs	04 003 4430.00 5		0.00	(2,543.21)	(249.99)	(2,293.22)
Other General Expense	04 003 4590.02 5		(19.94)	(137.69)	(1,999.98)	1,862.29
TRANSFER IN	04 003 9110.00 5		0.00	22,500.00	0.00	22,500.00
Total Other Revenues and Expenses			746.56	20,777.38	(1,349.97)	22,127.35
Total Other Revenues and Expenses			746.56	20,777.38	(1,349.97)	22,127.35
Total Net Income (Loss)			(522.22)	25,873.45	27,038.34	(1,164.89)

Report Criteria PHA: 04 Project: '003'

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

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

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended March 31, 2018	3 Month(s) Ended March 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,326.08	3,018.80	5,129.49	2,110.69
Legal Expense	02 001 4130.00 5		0.00	0.00	349.98	349.98
Accounting Fees	02 001 4170.00 5		0.00	0.00	1,024.98	1,024.98
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	213.52	0.00	(213.52)
Audit Fees	02 001 4171.00 5		952.00	952.00	1,249.98	297.98
Employee Benefits Cont - Admin	02 001 4182.00 5		440.33	1,533.08	2,179.74	646.66
Sundry	02 001 4190.00 5		0.00	0.00	750.00	750.00
Telephone	02 001 4190.2 5		86.03	172.06	375.00	202.94
Postage	02 001 4190.3 5		0.00	0.00	24.99	24.99
Eviction Costs	02 001 4190.4 5		0.00	0.00	137.49	137.49
Contract Costs - Admin	02 001 4190.9 5		0.00	0.00	499.98	499.98
Ten Services - After School Program	02 001 4220.2 5		0.00	0.00	375.00	375.00
Water	02 001 4310.00 5		122.78	131.43	149.25	17.82
Electricity	02 001 4320.00 5		431.43	884.20	1,111.74	227.54
Sewer	02 001 4390.00 5		98.33	118.74	126.00	7.26
Labor	02 001 4410.00 5		2,971.68	6,181.99	1,530.75	(4,651.24)
Maintenance Materials	02 001 4420.00 5		412.94	1,557.51	2,499.99	942.48
Contract Costs	02 001 4430.00 5		0.00	164.21	900.00	735.79
Contract Costs-Pest Control	02 001 4430.1 5		544.00	1,569.00	347.49	(1,221.51)
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	56.25	56.25
Contract Costs - AC	02 001 4430.4 5		75.00	150.00	1,249.98	1,099.98
Contract Costs - Lawn	02 001 4430.5 5		2,028.00	7,706.00	5,250.00	(2,456.00)
Garbage and Trash Collection	02 001 4431.00 5		135.00	147.68	137.49	(10.19)
Emp Benefit Cont - Maintenance	02 001 4433.00 5		549.89	1,586.57	661.23	(925.34)
Insurance - Property	02 001 4510.00 5		0.00	0.00	4,537.98	4,537.98
Bad Debts - Other	02 001 4570.00 5		0.00	161.00	799.98	638.98
Bonneville Interest	02 001 4580.01 5		3,810.26	11,437.02	0.00	(11,437.02)
Other General Expense	02 001 4590.00 5		0.00	0.00	62.49	62.49
Management Fees	02 001 4590.02 5		886.19	2,559.73	4,668.24	2,108.51
Total Operating Expenses			14,869.94	40,244.54	36,185.49	(4,059.05)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		17,672.87	51,550.91	53,101.74	(1,550.83)
Total Operating Revenues			17,672.87	51,550.91	53,101.74	(1,550.83)
Total Operating Revenues and Expenses			2,802.93	11,306.37	16,916.25	(5,609.88)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	24.99	(24.99)
FHLB Fund Interest - Restricted	02 001 3610.5 5		0.00	0.00	7.50	(7.50)
Other Income - Tenant	02 001 3690.00 5		25.00	552.00	2,162.49	(1,610.49)
Other Income - Community Rental	02 001 3690.5 5		125.00	275.00	0.00	275.00
Total Other Revenues and Expenses			150.00	827.00	2,194.98	(1,367.98)
Total Other Revenues and Expenses			150.00	827.00	2,194.98	(1,367.98)
Total Net Income (Loss)			2,952.93	12,133.37	19,111.23	(6,977.86)

Report Criteria PHA: 02 Project: '001'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

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

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended March 31, 2018	3 Month(s) Ended March 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,080.80	2,456.26	4,116.24	1,659.98
Legal Expense	02 002 4130.00 5		0.00	0.00	874.98	874.98
Accounting Fees	02 002 4170.00 5		0.00	0.00	1,024.98	1,024.98
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	170.82	0.00	(170.82)
Audit Fees	02 002 4171.00 5		748.00	748.00	999.99	251.99
Employee Benefits Cont - Admin	02 002 4182.00 5		358.05	1,245.46	1,746.48	501.02
Sundry	02 002 4190.00 5		0.00	0.00	249.99	249.99
Telephone	02 002 4190.2 5		0.00	181.56	112.50	(69.06)
Postage	02 002 4190.3 5		0.00	0.00	6.24	6.24
Eviction Costs	02 002 4190.4 5		235.00	235.00	0.00	(235.00)
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	874.98	874.98
Ten Services -	02 002 4220.20 5		0.00	374.00	249.99	(124.01)
Water	02 002 4310.00 5		0.00	0.00	103.50	103.50
Electricity	02 002 4320.00 5		13.06	18.68	303.00	284.32
Sewer	02 002 4390.00 5		0.00	0.00	27.75	27.75
Labor	02 002 4410.00 5		2,722.32	5,758.11	1,202.73	(4,555.38)
Maintenance Materials	02 002 4420.00 5		236.21	2,133.77	1,875.00	(258.77)
Contract Costs	02 002 4430.00 5		80.22	80.22	474.99	394.77
Contract Costs-Pest Control	02 002 4430.1 5		448.00	1,248.00	249.99	(998.01)
Contract Costs - Lawn	02 002 4430.3 5		1,622.00	3,244.00	4,125.00	881.00
Contract Costs - AC	02 002 4430.4 5		110.00	110.00	424.98	314.98
Contract Costs - Plumbing	02 002 4430.5 5		0.00	0.00	874.98	874.98
Garbage and Trash Collection	02 002 4431.00 5		0.00	2.00	124.98	122.98
Emp Benefit Cont - Maintenance	02 002 4433.00 5		486.72	1,390.65	519.75	(870.90)
Insurance - Property	02 002 4510.00 5		0.00	0.00	3,561.00	3,561.00
Bad Debts - Other	02 002 4570.00 5		0.00	0.00	874.98	874.98
Bonneville Interest	02 002 4580.01 5		3,446.82	10,346.11	0.00	(10,346.11)
Other General Expense	02 002 4590.00 5		0.00	0.00	124.98	124.98
Management Fees	02 002 4590.02 5		1,262.32	3,479.26	3,692.49	213.23
Total Operating Expenses			12,849.52	33,221.90	28,816.47	(4,405.43)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		14,263.00	42,256.00	41,956.74	299.26
Total Operating Revenues			14,263.00	42,256.00	41,956.74	299.26
Total Operating Revenues and Expenses			1,413.48	9,034.10	13,140.27	(4,106.17)
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00 5		0.00	0.00	16.23	(16.23)
Investment Income - Unrestricted	02 002 3610.00 5		0.00	2.76	75.00	(72.24)
Other Income - Tenant	02 002 3690.00 5		115.00	1,483.41	1,650.00	(166.59)
Total Other Revenues and Expenses			115.00	1,486.17	1,741.23	(255.06)
Total Other Revenues and Expenses			115.00	1,486.17	1,741.23	(255.06)
Total Net Income (Loss)			1,528.48	10,520.27	14,881.50	(4,361.23)

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

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended March 31, 2018	3 Month(s) Ended March 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,489.60	3,393.82	5,805.00	2,411.18
Legal Expense	03 001 4130.00 5		0.00	0.00	375.00	375.00
Accounting Fees	03 001 4170.00 5		0.00	0.00	874.98	874.98
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	234.88	0.00	(234.88)
Audit Fees	03 001 4171.00 5		1,088.00	1,088.00	874.98	(213.02)
Employee Benefits Cont - Admin	03 001 4182.00 5		495.15	1,724.76	2,468.49	743.73
Sundry	03 001 4190.00 5		0.00	0.00	375.00	375.00
Non Capitalized Admin	03 001 4190.01 5		0.00	0.00	750.00	750.00
Telephone/Communications	03 001 4190.20 5		184.58	689.27	450.00	(239.27)
Postage	03 001 4190.30 5		0.00	0.00	24.99	24.99
Eviction Costs	03 001 4190.40 5		0.00	0.00	137.49	137.49
Water	03 001 4310.00 5		57.83	102.63	56.25	(46.38)
Electricity	03 001 4320.00 5		64.43	433.32	637.74	204.42
Sewer	03 001 4390.00 5		40.53	72.11	87.75	15.64
Labor	03 001 4410.00 5		2,396.45	4,694.28	7,980.99	3,286.71
Materials	03 001 4420.00 5		629.69	1,646.34	675.00	(971.34)
Contract Costs - Pest Control	03 001 4430.10 5		608.00	608.00	474.99	(133.01)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	6,900.00	4,749.99	(2,150.01)
Garbage and Trash Collection	03 001 4431.00 5		124.18	240.67	49.98	(190.69)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		620.66	2,041.02	3,362.73	1,321.71
Property Insurance	03 001 4510.00 5		0.00	0.00	4,299.00	4,299.00
Bad Debts - Other	03 001 4570.00 5		0.00	4,161.48	703.74	(3,457.74)
Management Fees	03 001 4590.01 5		1,329.12	4,036.71	4,221.99	185.28
Total Operating Expenses			11,428.22	32,067.29	39,436.08	7,368.79
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		20,711.00	60,940.94	70,364.73	(9,423.79)
Total Operating Revenues			20,711.00	60,940.94	70,364.73	(9,423.79)
Total Operating Revenues and Expenses			9,282.78	28,873.65	30,928.65	(2,055.00)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	03 001 3610.00 5		0.00	2.79	0.00	2.79
Other Income - Misc Other Revenue	03 001 3690.00 5		860.00	4,276.00	375.00	3,901.00
Contract Costs	03 001 4430.00 5		0.00	(911.01)	(112.50)	(798.51)
Other General Expense	03 001 4590.02 5		0.00	0.00	(2,499.99)	2,499.99
Interest on Loan - Heartland National	03 001 5610.00 5		(4,986.98)	(16,529.76)	(11,643.99)	(4,885.77)
Total Other Revenues and Expenses			(4,126.98)	(13,161.98)	(13,881.48)	719.50
Total Other Revenues and Expenses			(4,126.98)	(13,161.98)	(13,881.48)	719.50
Total Net Income (Loss)			5,155.80	15,711.67	17,047.17	(1,335.50)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended March 31, 2018	3 Month(s) Ended March 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		20.00	638.56	0.00	(638.56)
Nontechnical Salaries	05 001 4110.00 5		18,032.00	39,225.20	42,941.25	3,716.05
Legal Expense	05 001 4130.00 5		15.50	15.50	1,249.98	1,234.48
Staff Training	05 001 4140.00 5		0.00	300.00	249.99	(50.01)
Travel	05 001 4150.00 5		981.95	981.95	249.99	(731.96)
Accounting Fees	05 001 4170.00 5		0.00	2.92	450.00	447.08
Audit Fees	05 001 4171.00 5		0.00	0.00	499.98	499.98
Employee Benefits Cont - Admin	05 001 4182.00 5		4,054.88	12,571.87	13,869.48	1,297.61
Sundry	05 001 4190.00 5		908.26	1,744.80	3,000.00	1,255.20
Bank Fees	05 001 4190.19 5		0.00	10.00	0.00	(10.00)
Telephone/Communications	05 001 4190.20 5		780.08	2,041.46	750.00	(1,291.46)
Postage	05 001 4190.30 5		50.61	50.61	249.99	199.38
Contract Costs - Copier	05 001 4190.60 5		87.77	179.11	0.00	(179.11)
Contract Costs - Admin	05 001 4190.90 5		80.00	220.00	0.00	(220.00)
Water	05 001 4310.00 5		(3.00)	(3.00)	62.49	65.49
Electricity	05 001 4320.00 5		243.58	912.71	124.98	(787.73)
Natural Gas	05 001 4330.00 5		17.40	38.08	0.00	(38.08)
Sewer	05 001 4390.00 5		0.00	0.00	124.98	124.98
Materials	05 001 4420.00 5		137.11	680.25	0.00	(680.25)
Contract Costs	05 001 4430.00 5		0.00	250.00	0.00	(250.00)
Property Insurance	05 001 4510.00 5		0.00	0.00	1,629.48	1,629.48
Total Operating Expenses			25,406.14	59,860.02	65,452.59	5,592.57
Total Operating Revenues and Expenses			(25,366.14)	(58,582.90)	(65,452.59)	6,869.69
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	05 001 3610.00 5		0.00	0.00	30.00	(30.00)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		886.19	2,559.73	0.00	2,559.73
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,262.32	3,479.26	0.00	3,479.26
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,329.12	4,036.71	0.00	4,036.71
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,895.66	8,454.50	0.00	8,454.50
GROUND LEASE INCOME	05 001 3690.05 5		22,250.00	33,375.00	0.00	33,375.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		1,693.46	2,113.72	0.00	2,113.72
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,604.68	4,199.76	0.00	4,199.76
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		2,808.01	4,164.63	0.00	4,164.63
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		750.00	2,250.00	0.00	2,250.00
Other General Expense	05 001 4590.02 5		(130.00)	(1,280.35)	(2,499.99)	1,219.64
Total Other Revenues and Expenses			36,349.44	63,352.96	(2,469.99)	65,822.95
Total Other Revenues and Expenses			36,349.44	63,352.96	(2,469.99)	65,822.95
Total Net Income (Loss)			10,983.30	4,770.06	(67,922.58)	72,692.64

Report Criteria PHA: 05 Project: '001'

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended March 31, 2018	3 Month(s) Ended March 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		1,108.24	2,318.01	3,387.48	1,069.47
Legal Expense	07 002 4130.00 5		0.00	0.00	1,249.98	1,249.98
Staff Training	07 002 4140.00 5		0.00	0.00	375.00	375.00
Travel	07 002 4150.00 5		0.00	0.00	750.00	750.00
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	192.18	0.00	(192.18)
Audit Fees	07 002 4171.00 5		884.00	884.00	1,125.00	241.00
Employee Benefits Cont - Admin	07 002 4182.00 5		173.72	889.03	1,656.48	767.45
Sundry	07 002 4190.00 5		0.00	0.00	424.98	424.98
Postage	07 002 4190.03 5		0.00	71.00	287.49	216.49
Bank Fees	07 002 4190.18 5		0.00	2.02	0.00	(2.02)
Administrative Contracts	07 002 4190.19 5		0.00	0.00	412.50	412.50
Telephone	07 002 4190.2 5		105.98	365.80	375.00	9.20
Eviction Costs	07 002 4190.4 5		0.00	0.00	49.98	49.98
Tenant Services	07 002 4220.00 5		2,182.96	3,262.96	24.99	(3,237.97)
Water	07 002 4310.00 5		794.63	1,664.66	2,030.49	365.83
Electricity	07 002 4320.00 5		346.05	659.82	892.50	232.68
Sewer	07 002 4390.00 5		1,020.30	2,100.84	2,892.75	791.91
Labor	07 002 4410.00 5		3,569.34	8,262.51	18,558.48	10,295.97
Maintenance Materials	07 002 4420.00 5		751.09	2,565.02	1,875.00	(690.02)
Contract Costs	07 002 4430.00 5		3,297.79	6,935.19	8,625.00	1,689.81
Pest Control	07 002 4430.1 5		672.00	672.00	375.00	(297.00)
Contract Costs-Lawn	07 002 4430.3 5		495.00	1,485.00	1,374.99	(110.01)
Contract Costs-Air Conditioning	07 002 4430.4 5		235.00	360.00	600.00	240.00
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	249.99	249.99
Garbage and Trash Collection	07 002 4431.00 5		642.10	1,397.24	1,875.00	477.76
Emp Benefit Cont - Maintenance	07 002 4433.00 5		696.80	2,273.86	7,653.75	5,379.89
Insurance - Property	07 002 4510.00 5		0.00	0.00	4,014.99	4,014.99
Bad Debts - Other	07 002 4570.00 5		0.00	0.00	249.99	249.99
Interest on Notes Payable-Centennial	07 002 4580.03 5		3,026.13	12,153.73	9,015.99	(3,137.74)
Management Fees	07 002 4590.00 5		2,895.66	8,454.50	8,554.23	99.73
Other General Expense	07 002 4590.01 5		0.00	0.00	124.98	124.98
Total Operating Expenses			22,896.79	56,969.37	79,082.01	22,112.64
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		177.00	2,803.00	4,410.00	(1,607.00)
HAP Subsidy	07 002 3110.01 5		29,345.00	85,268.00	97,794.00	(12,526.00)
Total Operating Revenues			29,522.00	88,071.00	102,204.00	(14,133.00)
Total Operating Revenues and Expenses			6,625.21	31,101.63	23,121.99	7,979.64
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	07 002 3431.00 5		4.88	17.69	0.00	17.69
Investment Income - Unrestricted	07 002 3610.00 5		0.00	5.08	124.98	(119.90)
Other Income - Tenant	07 002 3690.00 5		1,696.87	2,010.40	1,997.49	12.91
Total Other Revenues and Expenses			1,701.75	2,033.17	2,122.47	(89.30)
Total Other Revenues and Expenses			1,701.75	2,033.17	2,122.47	(89.30)
Total Net Income (Loss)			8,326.96	33,134.80	25,244.46	7,890.34

**CASH ANALYSIS
AS OF 3/31/2018**

Public Hsg General Fund	\$ -
CD @ Harbor	\$ -
Petty Cash	\$ 100.00
MM Account	\$ 129,080.83
Utility Deposit Escrow Fund	\$ -
FSS Escrow	\$ 2,496.78
Avon Park Development Corp	\$ 825.70
North Central Heights I General Fund	\$ 51,166.11
NCH I Security Deposit	\$ 14,000.00
North Central Heights II General Fund	\$ 24,883.35
NCH II Security Deposit	\$ 10,800.00
Cornell Colony General Fund	\$ 163,439.00
Cornell Colony Security Deposit	\$ 12,901.00
Lakeside Park I General Fund	\$ 32,977.13
LPI Security Deposit	\$ 4,132.91
Lakeside Park II General Fund	\$ 40,404.52
LPII Security Deposit	\$ 11,100.03
Delaney Heights General Fund	\$ 61,327.47
DH Security Deposit	\$ 9,155.05
COCC	\$ 144,329.78
Ridgedale General Fund	\$ 37,596.88
Ridgedale Security Deposit	\$ 6,028.00

SUBMITTED BY: PENNY PIERATT, COMPTROLLER

Tenants Accounts Receivable

March 31, 2018

Delaney Heights

Betty Cheeks \$21.00 Late fees

DH Total \$21.00

Lakeside Park I

Khalilah Debrown \$200.55 Water, electric (Sept & Oct)-pmts

Lakeside I Total \$200.55

Lakeside Park II

Gloria Alvarez \$ 7.00 Late fee

Vanessa Gonzalez 68.98 Rent (making pmts)

Tammarion Newkirk 53.00 Late fee

Wilencia Perry 18.00 Water

Shontanique Roux 26.61 Electric

Lakeside II Total \$173.59

NCH I

NCH I Total \$0

NCH II

Dora Cuevas \$41.00 Late fee

Kianalee Garcia 909.35 January & February rent

Leticia Owens 56.84 Electric, water

Felicia Strouse 4.00 Balance on Late fee

Abby Tolar 25.77 Work order (December)

Shelly Vazquez 88.25 Work order (February)

NCH II Total \$1,125.21

Cornell Colony

Evena Saintal \$ 6.97 Balance on late fee

CORNELL Total \$6.97

Ridgedale

Jasmine Childs \$ 44.14 Work order (March)

Shayteria Clark 761.00 Move out charges on unit 703

Jennifer Echevarria 13.74 Water

Linette Figueroa 10.00 Balance on work order (January)

Lisa Jackson 147.00 Rent (lost money order)-pmts

Abimael Morales 156.48 Water (February and March)

Ashley Tate 13.00 Work order

RD Total \$1,145.36

GRAND TOTAL \$2,672.68

***WRITE OFFS for Delaney**

N.Branch \$68.50

T. Thompson \$419.00

Total Delaney \$487.50

***WRITE OFFS for NCH**

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**

Total LPII \$0

***WRITE OFFS Cornell**

Total Cornell \$0

Approved—Tracey Rudy, Chief Executive Office

Submitted by: Penny Pieratt, Comptroller

Daily tasks:

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

Special Work:

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 131 hours were taken during the month of March for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	0
Lakeside I Preventive Maintenance Inspections	0
Lakeside Park II Preventive/Annual Inspections	0
Ridgedale Preventive/Annual Inspections	4
North Central Heights I Preventive/AI	6
North Central Heights II Preventive/AI	1
Cornell Colony Preventive/AI	10
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	0
Ridgedale Vacancies	0
North Central Heights I Vacancies	0
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	17
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	3
Lakeside Park I Move Outs	0
Lakeside Park II Move-Out's	2
Ridgedale Move Outs	1
North Central Heights I Move Outs	0
North Central Heights II Move Outs	0
Cornell Colony Move Outs	0

OCCUPANCY/VACANCY REPORT

Mar-18

Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
526	1	1/25/2018					Deceased
529	1	1/26/2018					Mold issues/moved to 524
506	0	3/12/2018					No notice
520	1	3/12/2018					No notice

TOTAL DELANEY HEIGHTS VACANT - 4

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
TOTAL LAKESIDE PARK I VACANT - 0							

OCCUPANCY/VACANCY REPORT

Mar-18

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
207/232	1	6/1/2015					Tax fraud
313/350	1	7/31/2015					Transferred to NCH
309/334	3	8/31/2015					Moved out of town
310/338	2	9/3/2015	3/27/2018				Criminal activity
325/333	1	12/10/2015	3/5/2018				No notice given
322/345	3	1/19/2016	3/26/2018				Abandoned unit
306/322	2	2/16/2016	3/14/2018				Evicted
314/354	2	7/12/2016	3/30/2018				Moved to Cornell
317/363	1	10/10/2016	3/30/2018				Moved to NCH
204/220	4	3/31/2017					No notice given
318/359	2	10/9/2017	3/29/2018				No reason given
308/330	2	11/15/2017	3/15/2018				Transferred to RAD 212
321/349	2	11/15/2017	3/26/2018				Transferred to RAD 208
304/314	2	11/29/2017	3/9/2018				Transferred to RAD 229
307/326	3	1/5/2018	3/23/2018				Transferred to RAD 241
319/355	3	1/5/2018	3/30/2018				Transferred to RAD 248
311/342	3	1/8/2018	3/23/2018				Transferred to RAD 255
320/351	4	1/8/2018					Transferred to RAD 225
315/358	3	1/8/2018					Transferred to RAD 239
305/318	3	1/31/2018	3/5/2018				Transferred to RAD 302
326/329	1	1/31/2018	3/2/2018				Transferred to RAD 317
327/325	1	2/16/2018	3/2/2018				Transferred to RAD 341
328/321	1	2/16/2018	3/7/2018				Transferred to RAD 337
208/236	1	3/2/2018					Transferred to RAD 329
329/346	1	3/2/2018					Transferred to RAD 325
316/367	1	3/2/2018	3/30/2018				Transferred to RAD 321

TOTAL LAKESIDE PARK II VACANT - 8

OCCUPANCY/VACANCY REPORT

Mar-18

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
05/736	1	8/15/2017			41		Health issues
25/725	2	10/31/2017			3		No reason stated
36/703	2	1/3/2018					Moved to 3 bdrm/722
34/707	3	3/8/2018					Moved to Cornell

TOTAL RIDGEDALE VACANT - 4

North Central Heights I - (40 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
644	2	12/12/2017	3/27/2018	35	70	105	Abandoned

TOTAL NCH I VACANT - 0

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>

TOTAL NCH II VACANT - 0

Cornell Colony - (44 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
38222	3	12/12/2017	3/1/2018	39	40	79	Non payment rent
38288	3	12/12/2017			37		Passed away
38178	3	1/9/2018			6		Moved to NCH
38192	3	1/12/2018			42		Evicted

TOTAL CORNELL VACANT - 3

OCCUPANCY/VACANCY REPORT

Mar-18

Intent to Vacate --

Evictions -

<u>WAITING LIST</u>			
<u>DELANEY HEIGHTS</u>			
1 BDRM	271		
TOTAL	271		
<u>LAKESIDE PARK I</u>			
1 BDRM	17		
2 BDRM	416		
3 BDRM	237		
4 BDRM	81		
5 BDRM	10		
TOTAL	761		
<u>LAKESIDE PARK II</u>			
1 BDRM		416	
2 BDRM		377	
3 BDRM		214	
4 BDRM		67	
5 BDRM		16	
TOTAL		1090	
<u>RIDGEDALE</u>			
1 BDRM	579		
2 BDRM	490		
3 BDRM	230		
4 BDRM	74		
TOTAL	1373		
<u>NORTH CENTRAL HEIGHTS</u>			
2 BDRM	644		
3 BDRM	345		
4 BDRM	126		
TOTAL	1115		
<u>CORNELL COLONY</u>			
3 BDRM		294	

SUBMITTED BY PENNY PIERATT, COMPTROLLER