

AVON PARK HOUSING DEVELOPMENT CORPORATION
Board of Directors Regular Meeting
North Central Heights Community Center
709 Juneberry Street, Avon Park, Florida
Wednesday July 26, 2017; 4:00 P.M.
Meeting Agenda

ROLL CALL;

PREVIOUS MINUTES: Regular Board Meeting Minutes June 2017;

COMMUNICATIONS: None

I. OLD BUSINESS;

1. Cornell Colony Project Status/Update; The Secretary will provide a project status report.
2. APHA- RAD Conversion: Secretary will provide the Board with an update on the APHA's progress in completing conversion process.
3. Brickell Building

II. NEW BUSINESS;

1. Resolution 17-05 – Bank Accounts
2. APHA CEO Contract

Other matters to come before the Board:

Next Board Meeting(s): TBD.

VI. ADJOURN

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.

AVON PARK HOUSING DEVELOPMENT CORPORATION

Board of Directors Regular Meeting
North Central Heights Community Center
709 Juneberry Street, Avon Park, Florida
Monday, May 26, 2017; 5:00 P.M.

Meeting Minutes

ROLL CALL; Chairman Greg Wade requested the Secretary to call the roll, with the following results: Directors Present; Wade, Roberts, Harris, Windsor, Brojek, Stukes and Eldred. Directors Absent; Daffner, Johnson and Barnard.

PREVIOUS MINUTES: Regular Board Meeting Minutes; May, 2017 and Special Board meeting minutes of May, 201 were circulated by the Secretary in advance of the Meeting; moved by Director Roberts, seconded by Director Brojek to approve the minutes; motion carried unanimously.

COMMUNICATIONS: None

OLD BUSINESS;

Projects Report; The Secretary 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 RAD conversion was still in process and a closing should be scheduled soon.

Cornell Colony; project development status report; Rudy informed the Board that the Cornell Colony project had received final approval of the last source of funds and now a closing and conversion to permanent financing could be scheduled when all closing documents were finalized.

Brickell Building: Rudy reported to the Board that discussions were ongoing with the City on the possible purchase of the Brickell Building.

NEW BUSINESS;

Resolution Number 17-04; on a motion by Director Roberts seconded by Director Harris the board unanimously passed resolution 17-04 resolving that forms, terms and commitments in connection with the SAIL Loan and AHP Mortgage and Security Agreements will be accepted by the APHDC upon RAD conversion and closing.

Report of the Secretary; Secretary Rudy discussed with the Board the schedule for future Board meetings and by unanimous consent it was decided that Board meetings will now be held the third Wednesday of each month at 4:00 PM.

The next scheduled Regular APHDC Board Meeting is June 19th 2017 at 4:00pm.

VI. ADJOURN; There being no further business to come before the Board,
Chairman Wade adjourned the meeting at 5:45 pm.

Accepted

Attest

SEAL

OCCUPANCY/VACANCY REPORT

June 2017

<u>Delaney Heights</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>	<u>Reason for Vacancy</u>
38(520)	1	5/26/17	6/9/17	12	2	14	Abandoned Unit
TOTAL DELANEY HEIGHTS VACANT - 0							

<u>Lakeside Park I</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>	<u>Reason for Vacancy</u>
TOTAL LAKESIDE PARK I VACANT - 0							

<u>Lakeside Park II</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>	<u>Reason for Vacancy</u>
207(232)	1	6/1/15			21		Tax fraud
222(213)	3	6/4/15			19		Tax fraud
102(202)	2	7/1/15			1		30 day notice not given
313(350)	1	7/31/15			7		Transferred to NCH
329(317)	1	8/18/15			6		Abandoned unit
309(334)	3	8/31/15			3		Moved out of town
214(245)	2	8/31/15			8		Moved in with aunt/medical
310(338)	2	9/3/15			5		Criminal activity
223(207)	4	10/19/15			7		Eviction/unauthorized guest
325(333)	1	12/10/15			4		No notice given
322(345)	3	1/19/16			1		Abandoned unit
306(322)	2	2/16/16			1		Evicted
215(241)	3	4/1/16			1		Abandoned unit
303(310)	3	4/21/16			4		Moved to Highlands Apts
302(306)	3	5/10/16			1		Tax fraud
225(201)	3	5/10/16			1		Moving in with daughter
101(200)	4	5/19/16			1		Lease violation/3 pets unauthorized
218(233)	3	7/5/16					Unreported income
314(354)	2	7/12/16					Moved to Cornell Colony
103(204)	3	7/19/16					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
104(206)	4	5/25/17					Purchased home
202(212)	2	5/25/17					Moved to NCH

TOTAL LAKESIDE PARK II VACANT - 28

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT

June 2017

Intent to Vacate -

Evictions-

Abandoned Units -

WAITING LIST

LAKESIDE PARK II

1-BRM	268
2-BRM	291
3-BRM	216
4-BRM	71
5-BRM	16
TOTAL	<u>862</u>

DELANEY HEIGHTS

1-BRM	215
TOTAL	<u>215</u>

RIDGE DALE

1-BRM	512
2-BRM	470
3-BRM	310
4-BRM	116
TOTAL	<u>1408</u>

NORTH CENTRAL HEIGHTS

2-BRM	597
3-BRM	422
4-BRM	162
TOTAL	<u>1181</u>

LAKESIDE PARK I

1-BRM	18
2-BRM	351
3-BRM	289
4-BRM	105
5-BRM	25
TOTAL	<u>788</u>

CORNELL COLONY

3-BRM	<u>394</u>
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Tenants Accounts Receivable
June 30, 2017

Delaney Heights

DH Total \$0

Lakeside Park I

Khalilah Debrown	\$28.66	Excess electric
Temika Jones	11.97	Excess electric
Victoria Leal	24.42	Work order
Lyd Navarro	10.86	Excess electric
Jessica Toney	23.03	Excess electric

Lakeside I Total \$98.94

Lakeside Park II

Brandi Robinson	\$249	Rent (ALPI to pay)
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Lakeside II Total \$249.00

NCH I

Judy Hamilton	\$555.00	Rent (ALPI to pay)
Nery Pantoja	\$100.00	Pet deposit (making pmts)

NCH I Total \$655.00

NCH II

Tikia English	\$586.00	Rent
Michael Mcelaney	\$200.00	Pet deposit
Naketa McQueen	\$411.00	Rent

NCH II Total \$1,197.00

Cornell Colony

Cynthia Delapaz	\$477.00	Rent (ALPI to pay)
Letrease Hartsfield	\$110.16	Work order
Kameshia Johnson	1,076.00	Rent
Shari McKeithan	476.00	Rent (ALPI to pay)
Alexis Roper	60.25	Work order

CORNELL Total \$2,199.41

Ridgedale

Shelea Black	\$ 75.16	Work order (making pmts)
Veronica Robinson	10.00	Work order

RD Total \$85.16

GRAND TOTAL \$4,484.51

*WRITE OFFS for Delaney
Total Delaney \$0

*WRITE OFFS for NCH
Ralinzee Hunter \$1,476.26

*WRITE OFFS for Ridgedale

Total NCH \$1,476.26

Total RD \$0

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

*WRITE OFFS for Lakeside Park II

*WRITE OFFS Cornell

Total LPII \$0

Nyree McAlister \$2,882.00

Total CC \$2,882.00

Approved—Tracey Rudy, Chief Executive Officer

June 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. 87 hours were taken during the month of June for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	6
Lakeside I Preventive Maintenance Inspections	1
Lakeside Park II Preventive/Annual Inspections	5
Ridgedale Preventive/Annual Inspections	4
North Central Heights I Preventive/AI	5
North Central Heights II Preventive/AI	4
Cornell Colony Preventive/AI	1
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	1
Cornell Colony Vacancies	3
Delaney Heights Move Ins	1
Lakeside Park I Move Ins	0
Lakeside Park II Move-In's	0
Ridgedale Move Ins	0
North Central Heights I Move Ins	2
North Central Heights II Move Ins	0
Cornell Colony Move Ins	1
Delaney Heights Move Outs	0
Lakeside Park I Move Outs	0
Lakeside Park II Move-Out's	0
Ridgedale Move Outs	0
North Central Heights I Move Outs	2
North Central Heights II Move Outs	1
Cornell Colony Move Outs	2

Submitted by: Penny Pieratt, Comptroller

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended June 30, 2017	6 Month(s) Ended June 30, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	01 001 4110.00	5	14,638.76	93,252.38	85,692.48	(7,559.90)
Legal Expense	01 001 4130.00	5	46.50	358.90	2,325.00	1,966.10
Staff Training	01 001 4140.00	5	0.00	299.00	2,449.98	2,150.98
Travel	01 001 4150.00	5	688.50	2,032.01	3,225.00	1,192.99
Accounting Fees	01 001 4170.00	5	822.00	3,876.00	3,999.96	123.96
Computer Support/Licensing Fees	01 001 4170.2	5	0.00	2,721.00	0.00	(2,721.00)
Audit Fees	01 001 4171.00	5	0.00	0.00	6,999.96	6,999.96
Employee Benefits Cont - Admin	01 001 4182.00	5	4,878.87	39,449.80	31,590.48	(7,859.32)
Sundry	01 001 4190.00	5	438.31	3,239.69	6,750.00	3,510.31
Advertising	01 001 4190.18	5	0.00	98.00	0.00	(98.00)
Bank Fees	01 001 4190.19	5	0.00	25.00	0.00	(25.00)
Telephone/Communications	01 001 4190.2	5	821.16	4,848.99	4,399.98	(449.01)
Postage	01 001 4190.3	5	0.00	1,386.72	1,875.00	488.28
Eviction Costs	01 001 4190.4	5	0.00	0.00	499.98	499.98
Contract Costs- Copier	01 001 4190.6	5	61.12	342.72	60.00	(282.72)
Contract Costs-Admin Security	01 001 4190.7	5	0.00	240.00	240.00	0.00
Pre-employment testing	01 001 4190.8	5	101.10	204.10	0.00	(204.10)
Contract Costs-Admin	01 001 4190.9	5	25.00	1,772.04	12,000.00	10,227.96
Ten Services - RAB	01 001 4220.00	5	0.00	0.00	264.96	264.96
Water	01 001 4310.00	5	292.56	1,618.19	1,575.00	(43.19)
Electricity	01 001 4320.00	5	3,616.91	13,949.01	14,460.00	510.99
Natural Gas	01 001 4330.00	5	86.01	479.63	564.96	85.33
Sewer	01 001 4390.00	5	559.80	2,974.21	3,049.98	75.77
Labor	01 001 4410.00	5	5,536.83	35,829.82	35,494.50	(335.32)
Maintenance Materials	01 001 4420.00	5	1,403.50	7,015.70	14,310.00	7,294.30
Pest Control	01 001 4430.1	5	470.00	2,820.00	3,225.00	405.00
Contract Costs - Lawn	01 001 4430.3	5	2,000.00	12,000.00	12,000.00	0.00
Contract Costs-Air Conditioning	01 001 4430.4	5	0.00	200.00	4,500.00	4,300.00
Contract Costs-Plumbing	01 001 4430.5	5	0.00	0.00	1,125.00	1,125.00
GARBAGE AND TRASH	01 001 4431.00	5	762.00	3,921.56	(3,049.98)	(6,971.54)
Emp Benefit Cont - Maintenance	01 001 4433.00	5	2,027.01	14,912.64	13,730.46	(1,182.18)
Insurance - Property	01 001 4510.00	5	2,624.93	15,320.14	14,499.96	(820.18)
Worker's Comp Insurance	01 001 4510.1	5	678.25	4,069.50	4,342.50	273.00
Other Insurance-Crime, Auto, Direc&C	01 001 4510.2	5	1,362.82	2,849.73	999.96	(1,849.77)
Liability Insurance	01 001 4510.3	5	288.47	2,887.06	2,499.96	(387.10)
Payment in Lieu of Taxes	01 001 4520	5	0.00	0.00	5,896.50	5,896.50
Collection Losses	01 001 4570.00	5	0.00	588.00	3,945.00	3,357.00
FSS Monthly Contributions	01 001 4590.02	5	876.00	6,057.00	0.00	(6,057.00)
Other General Expense	01 001 459000	5	0.00	4,676.34	4,999.98	323.64
Extraordinary Maintenance	01 001 4610	5	0.00	0.00	7,500.00	7,500.00
Total Operating Expenses			45,106.41	286,314.88	308,041.56	21,726.68
Operating Revenues						
Dwelling Rent	01 001 3110.00	5	10,572.00	68,276.00	75,239.46	(6,963.46)
Operating Subsidy	01 001 3401.00	5	50,018.00	210,618.00	243,990.96	(33,372.96)
Total Operating Revenues			60,590.00	278,894.00	319,230.42	(40,336.42)
Total Operating Revenues and Expenses			15,483.59	(7,420.88)	11,188.86	(18,609.74)
Other Revenues and Expenses						
Other Revenues and Expenses						
RESTRICTED INTEREST	01 001 3431.00	5	0.00	0.00	24.96	(24.96)
Investment Income - Unrestricted	01 001 3610.00	5	151.80	939.54	1,194.96	(255.42)
Other Income - Tenant	01 001 3690.00	5	580.95	2,887.38	3,375.00	(487.62)
Other Income - Rent for Tulane Ave B	01 001 3690.13	5	1,500.00	3,900.00	7,599.96	(3,699.96)
Other Income - Insurance	01 001 3690.14	5	0.00	6,696.00	0.00	6,696.00
Leave with no Notice	01 001 3690.16	5	33.00	223.50	0.00	223.50
Other Income - Copies & Fax	01 001 3690.2	5	32.25	42.25	0.00	42.25
Other Income - Misc - Non Tenant	01 001 3690.6	5	0.00	1,962.00	0.00	1,962.00
Other Income-Laundry	01 001 3690.7	5	0.00	726.50	0.00	726.50
Other Income - Community Rm Rent	01 001 3690.8	5	0.00	225.00	0.00	225.00

Report Criteria PHA: 01 Project: '001','002','003'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended June 30, 2017	6 Month(s) Ended June 30, 2017	Budget	Variance
Total Other Revenues and Expenses			<u>2,298.00</u>	<u>17,602.17</u>	<u>12,194.88</u>	<u>5,407.29</u>
Total Other Revenues and Expenses			2,298.00	17,602.17	12,194.88	5,407.29
Total Net Income (Loss)			<u>17,781.59</u>	<u>10,181.29</u>	<u>23,383.74</u>	<u>(13,202.45)</u>

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

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended June 30, 2017	6 Month(s) Ended June 30, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Admin Salaries - NCH I	01 100 4110.01 5		799.26	5,000.84	7,500.00	2,499.16
Admin Salaries - NCH II	01 100 4110.02 5		642.34	4,019.32	7,171.98	3,152.66
Admin Salaries - Ridgedale	01 100 4110.03 5		885.04	5,538.16	9,999.96	4,461.80
Accounting Fees	01 100 4170.00 5		300.00	900.00	1,149.96	249.96
Computer Support	01 100 4170.20 5		3,426.15	3,426.15	0.00	(3,426.15)
Audit Fees	01 100 4171.00 5		0.00	0.00	249.96	249.96
Employee Benefits Cont - Admin-Ridg	01 100 4182.00 5		239.05	1,591.59	3,499.98	1,908.39
Employee Benefits Cont - Admin - NC	01 100 4182.1 5		191.03	1,244.86	1,749.96	505.10
Employee Benefits Cont - Admin - NC	01 100 4182.2 5		167.28	1,107.01	1,620.00	512.99
Sundry	01 100 4190.00 5		248.33	344.07	75.00	(269.07)
MARKETING/ADVERTISING	01 100 4190.18 5		0.00	250.00	0.00	(250.00)
Insurance - Workers Comp	01 100 4510.40 5		80.33	481.98	792.48	310.50
Other General Expense	01 100 4590 5		150.00	150.00	249.96	99.96
Total Operating Expenses			7,128.81	24,053.98	34,059.24	10,005.26
Total Operating Revenues and Expenses			(7,128.81)	(24,053.98)	(34,059.24)	10,005.26
Other Revenues and Expenses						
Other Revenues and Expenses						
Revenue-Management Fees-Ridgedal	01 100 3690.00 5		333.51	15,839.64	19,999.96	(4,160.34)
Revenue - Management Fees - NCH I	01 100 3690.1 5		856.30	5,295.52	5,499.96	(204.44)
Revenue - Management Fees - NCH I	01 100 3690.2 5		1,098.16	6,705.21	6,818.46	(113.25)
Other Income/Donations	01 100 3690.40 5		0.00	0.00	113,877.48	(113,877.48)
Other Income - Contribution-NCH	01 100 3690.50 5		0.00	84,889.09	0.00	84,889.09
Other Income - Cornell Colony	01 100 3690.60 5		12,865.84	12,865.84	0.00	12,865.84
Total Other Revenues and Expenses			15,153.81	125,595.30	146,195.88	(20,600.58)
Total Other Revenues and Expenses			15,153.81	125,595.30	146,195.88	(20,600.58)
Total Net Income (Loss)			8,025.00	101,541.32	112,136.64	(10,595.32)

Report Criteria PHA: 01 Project: '100'

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

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

Fiscal Year End Date:	12/31/2017	ACCOUNT		1 Month(s) Ended June 30, 2017	6 Month(s) Ended June 30, 2017	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	02 001 4110.00	5		1,089.64	7,338.97	7,257.96	(81.01)
Accounting Fees	02 001 4170.00	5		600.00	2,049.00	2,049.96	0.96
COMPUTER SUPPORT/LICENSING	02 001 4170.2	5		170.00	998.00	0.00	(998.00)
Audit Fees	02 001 4171.00	5		0.00	0.00	2,499.96	2,499.96
Employee Benefits Cont - Admin	02 001 4182.00	5		397.46	3,464.81	3,556.98	92.17
Sundry	02 001 4190.00	5		0.00	138.75	2,599.98	2,461.23
Advertising and Marketing	02 001 4190.08	5		74.00	74.00	0.00	(74.00)
Bank Fees	02 001 4190.18	5		0.00	10.00	0.00	(10.00)
Telephone	02 001 4190.2	5		86.03	518.95	859.98	341.03
Postage	02 001 4190.3	5		0.00	0.00	15.00	15.00
Eviction Costs	02 001 4190.4	5		0.00	360.00	274.98	(85.02)
Contract Costs - Admin	02 001 4190.9	5		0.00	0.00	5,535.48	5,535.48
DO NOT USE-Water	02 001 4310	5		0.00	0.00	600.00	600.00
Water	02 001 4310.00	5		61.39	264.03	705.00	440.97
Electricity	02 001 4320.00	5		384.05	1,826.27	2,974.98	1,148.71
Sewer	02 001 4390.00	5		49.63	239.76	514.98	275.22
Labor	02 001 4410.00	5		1,180.12	7,403.25	7,531.50	128.25
Maintenance Materials	02 001 4420.00	5		194.40	3,511.59	4,999.98	1,488.39
Contract Costs	02 001 4430.00	5		0.00	435.00	0.00	(435.00)
Contract Costs-Pest Control	02 001 4430.1	5		100.80	604.80	694.98	90.18
Contact Costs-Plumbing	02 001 4430.2	5		0.00	0.00	112.50	112.50
Contract Costs - AC	02 001 4430.4	5		1,441.00	2,816.00	3,349.98	533.98
Contract Costs - Lawn	02 001 4430.5	5		3,778.00	10,778.00	1,624.98	(9,153.02)
Garbage and Trash Collection	02 001 4431.00	5		58.00	192.50	274.98	82.48
Emp Benefit Cont - Maintenance	02 001 4433.00	5		761.78	5,243.01	4,791.96	(451.05)
Insurance - Property	02 001 4510.00	5		832.33	5,440.78	6,499.98	1,059.20
Insurance - Workers Comp	02 001 4510.1	5		71.08	426.48	499.98	73.50
Other Insurance-Crime,Auto,Direct&O	02 001 4510.2	5		79.49	158.98	0.00	(158.98)
Insurance - Liability	02 001 4510.3	5		91.47	886.02	1,002.96	116.94
Payment in Lieu of Taxes	02 001 4520	5		0.00	0.00	2,499.96	2,499.96
Bad Debts - Other	02 001 4570.00	5		1,476.26	3,257.44	1,599.96	(1,657.48)
Bonneville Interest	02 001 4580.01	5		3,828.60	26,841.32	25,824.96	(1,016.36)
Other General Expense	02 001 4590.00	5		0.00	33.00	49.98	16.98
Management Fees	02 001 4590.02	5		856.30	5,295.52	5,423.46	127.94
Total Operating Expenses				17,661.83	90,606.23	96,227.34	5,621.11
Operating Revenues							
Dwelling Rent	02 001 3110.00	5		17,646.08	106,408.04	104,517.00	1,891.04
Total Operating Revenues				17,646.08	106,408.04	104,517.00	1,891.04
Total Operating Revenues and Expenses				(15.75)	15,801.81	8,289.66	7,512.15
Other Revenues and Expenses							
Other Revenues and Expenses							
Interest - Restricted	02 001 3431.00	5		0.00	20.04	0.00	20.04
Investment Income - Unrestricted	02 001 3610.00	5		0.00	0.00	39.96	(39.96)
Other Income - Tenant	02 001 3690.00	5		632.26	3,322.43	3,949.98	(627.55)
Other Income - Non Tenant	02 001 3690.3	5		0.00	8.16	0.00	8.16
Other Income - Community Rental	02 001 3690.5	5		125.00	375.00	0.00	375.00
Total Other Revenues and Expenses				757.26	3,725.63	3,989.94	(264.31)
Total Other Revenues and Expenses				757.26	3,725.63	3,989.94	(264.31)
Total Net Income (Loss)				741.51	19,527.44	12,279.60	7,247.84

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

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended June 30, 2017	6 Month(s) Ended June 30, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00	5	897.34	6,043.82	5,815.98	(227.84)
Legal Expense	02 002 4130.00	5	0.00	0.00	1,749.96	1,749.96
Accounting Fees	02 002 4170.00	5	600.00	3,446.00	2,049.96	(1,396.04)
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5	0.00	651.00	0.00	(651.00)
Audit Fees	02 002 4171.00	5	0.00	0.00	1,999.98	1,999.98
Employee Benefits Cont - Admin	02 002 4182.00	5	327.32	2,853.31	2,863.98	10.67
Sundry	02 002 4190.00	5	0.00	61.25	499.98	438.73
Advertising and Marketing	02 002 4190.08	5	74.00	74.00	0.00	(74.00)
Telephone	02 002 4190.2	5	0.00	0.00	225.00	225.00
Postage	02 002 4190.3	5	0.00	0.00	12.48	12.48
Eviction Costs	02 002 4190.4	5	0.00	360.00	0.00	(360.00)
Contract Costs - Admin	02 002 4190.9	5	0.00	0.00	1,749.96	1,749.96
Ten Services - After School Program	02 002 4220.20	5	0.00	0.00	499.98	499.98
Water	02 002 4310.00	5	12.92	184.60	202.50	17.90
Electricity	02 002 4320.00	5	129.47	661.10	620.46	(40.64)
Sewer	02 002 4390.00	5	7.47	52.27	47.46	(4.81)
Labor	02 002 4410.00	5	1,180.12	7,403.23	7,531.50	128.27
Maintenance Materials	02 002 4420.00	5	630.82	3,179.43	3,834.96	655.53
Contract Costs-Pest Control	02 002 4430.1	5	79.20	475.20	544.98	69.78
Contract Costs - Lawn	02 002 4430.3	5	2,812.00	7,572.00	1,179.96	(6,392.04)
Contract Costs - AC	02 002 4430.4	5	370.00	1,130.00	1,050.00	(80.00)
Contract Costs - Plumbing	02 002 4430.5	5	0.00	2,455.00	844.98	(1,610.02)
Garbage and Trash Collection	02 002 4431.00	5	15.00	57.50	285.00	227.50
Emp Benefit Cont - Maintenance	02 002 4433.00	5	761.71	5,242.55	4,791.96	(450.59)
Insurance - Property	02 002 4510.00	5	915.04	4,757.16	4,999.98	242.82
Insurance - Workers Comp	02 002 4510.1	5	64.33	385.98	556.98	171.00
Other Insurance-Crime,Auto,Direct&O	02 002 4510.2	5	87.39	174.78	0.00	(174.78)
Insurance - Liability	02 002 4510.3	5	100.56	753.56	750.00	(3.56)
Bad Debts - Other	02 002 4570.00	5	(680.81)	3,457.63	1,674.96	(1,782.67)
Bonneville Interest	02 002 4580.01	5	3,463.41	24,281.07	23,359.98	(921.09)
Other General Expense	02 002 4590.00	5	0.00	26.00	49.98	23.98
Management Fees	02 002 4590.02	5	1,098.16	6,705.21	7,116.96	411.75
Total Operating Expenses			12,945.45	82,443.65	76,909.86	(5,533.79)
Operating Revenues						
Dwelling Rent	02 002 3110.00	5	13,759.00	84,638.85	85,750.50	(1,111.65)
Total Operating Revenues			13,759.00	84,638.85	85,750.50	(1,111.65)
Total Operating Revenues and Expenses			813.55	2,195.20	8,840.64	(6,645.44)
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00	5	0.00	16.04	32.46	(16.42)
Investment Income - Unrestricted	02 002 3610.00	5	2.09	18.44	15.00	3.44
Other Income - Tenant	02 002 3690.00	5	547.02	4,406.61	3,210.00	1,196.61
Other Income - Non Tenant	02 002 3690.3	5	0.00	18.74	249.96	(231.22)
Total Other Revenues and Expenses			549.11	4,459.83	3,507.42	952.41
Total Other Revenues and Expenses			549.11	4,459.83	3,507.42	952.41
Total Net Income (Loss)			1,362.66	6,655.03	12,348.06	(5,693.03)

Report Criteria PHA: 02 Project: '002'

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
CORNELL COLONY
CORNELL COLONY LLC

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended June 30, 2017	6 Month(s) Ended June 30, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		0.00	0.00	4,869.48	4,869.48
Legal Expense	03 001 4130.00 5		417.00	565.50	0.00	(565.50)
Staff Training	03 001 4140.00 5		0.00	0.00	249.96	249.96
Accounting Fees	03 001 4170.00 5		500.00	1,784.00	1,749.96	(34.04)
Computer Support/Licensing Fees	03 001 4170.20 5		1,062.50	2,008.50	0.00	(2,008.50)
Audit Fees	03 001 4171.00 5		0.00	0.00	1,999.98	1,999.98
Employee Benefits Cont - Admin	03 001 4182.00 5		0.00	0.00	1,983.00	1,983.00
Sundry	03 001 4190.00 5		0.00	660.75	6,000.00	5,339.25
Advertising and Marketing	03 001 4190.08 5		74.00	74.00	0.00	(74.00)
Bank Fees	03 001 4190.19 5		0.00	10.00	0.00	(10.00)
Telephone/Communications	03 001 4190.20 5		126.03	771.00	499.98	(271.02)
Postage	03 001 4190.30 5		0.00	0.00	39.96	39.96
Eviction Costs	03 001 4190.40 5		0.00	360.00	0.00	(360.00)
Water	03 001 4310.00 5		14.91	74.55	3,465.00	3,390.45
Electricity	03 001 4320.00 5		396.59	1,048.93	2,023.98	975.05
Sewer	03 001 4390.00 5		31.20	156.00	3,465.00	3,309.00
Labor	03 001 4410.00 5		0.00	0.00	6,906.00	6,906.00
Materials	03 001 4420.00 5		60.68	1,722.17	2,499.96	777.79
Contract Costs - Pest Control	03 001 4430.10 5		158.00	948.00	0.00	(948.00)
Contract Costs-Lawn	03 001 4430.30 5		3,464.56	8,122.88	0.00	(8,122.88)
Garbage and Trash Collection	03 001 4431.00 5		78.18	309.40	99.96	(209.44)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		0.00	0.00	5,119.50	5,119.50
Property Insurance	03 001 4510.00 5		1,725.58	12,970.68	4,999.98	(7,970.70)
Workers Comp	03 001 4510.10 5		43.25	259.50	999.96	740.46
Insurance - General Liability	03 001 4510.30 5		288.60	1,875.79	1,789.50	(86.29)
Bad Debts - Other	03 001 4570.00 5		2,882.00	4,111.84	0.00	(4,111.84)
Management Fees	03 001 4590.01 5		12,865.84	12,865.84	8,036.46	(4,829.38)
Total Operating Expenses			24,188.92	50,699.33	56,797.62	6,098.29
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		21,634.21	132,634.34	133,940.46	(1,306.12)
Total Operating Revenues			21,634.21	132,634.34	133,940.46	(1,306.12)
Total Operating Revenues and Expenses			(2,554.71)	81,935.01	77,142.84	4,792.17
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	03 001 3610.00 5		0.00	1.43	0.00	1.43
Other Income - Misc Other Revenue	03 001 3690.00 5		865.33	2,980.56	0.00	2,980.56
Leave with no Notice	03 001 3690.16 5		300.00	300.00	0.00	300.00
Other Income - Community Center Re	03 001 3690.50 5		125.00	125.00	0.00	125.00
Contract Costs	03 001 4430.00 5		0.00	(280.00)	0.00	(280.00)
Other General Expense	03 001 4590.02 5		(3,180.00)	(6,398.00)	0.00	(6,398.00)
Interest on Loan - Heartland National	03 001 5610.00 5		(7,547.22)	(36,094.94)	(40,688.46)	4,593.52
Total Other Revenues and Expenses			(9,436.89)	(39,365.95)	(40,688.46)	1,322.51
Total Other Revenues and Expenses			(9,436.89)	(39,365.95)	(40,688.46)	1,322.51
Total Net Income (Loss)			(11,991.60)	42,569.06	36,454.38	6,114.68

Report Criteria PHA: 03 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
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended June 30, 2017	6 Month(s) Ended June 30, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		961.44	6,475.55	6,600.96	125.41
Staff Training	07 002 4140.00 5		0.00	973.00	0.00	(973.00)
Travel	07 002 4150.00 5		0.00	497.00	0.00	(497.00)
Accounting Fees	07 002 4170.00 5		500.00	1,873.50	1,749.96	(123.54)
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	769.00	0.00	(769.00)
Audit Fees	07 002 4171.00 5		0.00	0.00	2,349.96	2,349.96
Employee Benefits Cont - Admin	07 002 4182.00 5		350.70	3,057.20	3,219.00	161.80
Sundry	07 002 4190.00 5		60.00	491.54	1,774.98	1,283.44
Postage	07 002 4190.03 5		505.75	760.25	24.96	(735.29)
Other General Expense	07 002 4190.10 5		12.50	12.50	0.00	(12.50)
Bank Fees	07 002 4190.18 5		4.40	37.83	0.00	(37.83)
Telephone	07 002 4190.2 5		105.98	684.24	874.98	190.74
Eviction Costs	07 002 4190.4 5		0.00	0.00	99.96	99.96
Contract Costs - Admin	07 002 4190.9 5		100.00	300.00	3,136.98	2,836.98
Tenant Services	07 002 4220.00 5		0.00	0.00	30.00	30.00
Water	07 002 4310.00 5		713.35	3,693.55	3,375.00	(318.55)
Electricity	07 002 4320.00 5		346.20	1,424.08	1,684.98	260.90
Sewer	07 002 4390.00 5		1,048.30	5,466.02	5,499.96	33.94
Labor	07 002 4410.00 5		2,185.44	19,754.90	24,217.98	4,463.08
Maintenance Materials	07 002 4420.00 5		191.10	5,504.71	2,599.98	(2,904.73)
Contract Costs	07 002 4430.00 5		0.00	1,579.00	4,749.96	3,170.96
Pest Control	07 002 4430.1 5		122.00	732.00	999.96	267.96
Contract Costs-Lawn	07 002 4430.3 5		920.00	2,620.00	2,250.00	(370.00)
Contract Costs-Air Conditioning	07 002 4430.4 5		140.00	1,046.00	249.96	(796.04)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	650.00	249.96	(400.04)
Garbage and Trash Collection	07 002 4431.00 5		642.10	3,267.32	3,349.98	82.66
Emp Benefit Cont - Maintenance	07 002 4433.00 5		167.18	2,626.37	7,848.48	5,222.11
Insurance - Property	07 002 4510.00 5		785.96	4,572.64	4,999.98	427.34
Insurance - Workers Comp	07 002 4510.1 5		185.58	1,113.48	499.98	(613.50)
Other Insurance-Crime,Auto,Direct&O	07 002 4510.2 5		75.06	150.12	0.00	(150.12)
Insurance - Liability	07 002 4510.3 5		86.37	825.58	1,788.00	962.42
Payment in Lieu of Taxes	07 002 4520.00 5		0.00	0.00	499.98	499.98
Bad Debts - Other	07 002 4570.00 5		0.00	155.55	6,499.98	6,344.43
Interest on Notes Payable-Centennial	07 002 4580.03 5		3,099.15	21,860.72	33,189.96	11,329.24
Management Fees	07 002 4590.00 5		333.51	15,839.64	15,583.50	(256.14)
Other General Expense	07 002 4590.01 5		0.00	30.00	3,499.98	3,469.98
Total Operating Expenses			13,642.07	108,843.29	143,499.30	34,656.01
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		2,661.00	10,215.57	21,809.46	(11,593.89)
HAP Subsidy	07 002 3110.01 5		0.00	0.00	173,148.96	(173,148.96)
Total Operating Revenues			2,661.00	10,215.57	194,958.42	(184,742.85)
Total Operating Revenues and Expenses			(10,981.07)	(98,627.72)	51,459.12	(150,086.84)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	07 002 3431.00 5		21.38	155.05	225.00	(69.95)
Investment Income - Unrestricted	07 002 3610.00 5		2.86	17.90	24.96	(7.06)
Other Income - Tenant	07 002 3690.00 5		129.00	1,851.24	3,444.96	(1,593.72)
Other Income/Laundry	07 002 3690.7 5		0.00	562.70	549.96	12.74
Total Other Revenues and Expenses			153.24	2,586.89	4,244.88	(1,657.99)
Total Other Revenues and Expenses			153.24	2,586.89	4,244.88	(1,657.99)
Total Net Income (Loss)			(10,827.83)	(96,040.83)	55,704.00	(151,744.83)

Report Criteria PHA: 07 Project: '002'

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

AVON PARK HOUSING AUTHORITY

CASH Analysis

AVON PARK PUBLIC HOUSING

As Of Date: 6/30/2017

Balance

General Fund	29,107.69
Section 8 PH Funds	0.00
Security Deposits	23,795.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	43,438.49
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,045,070.09
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	8,691.41
Development Corporation	139,270.91
Cornell Colony - General Fund	8,691.41
Lakeside Park 2 - RAD	100.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

NORTH CENTRAL HEIGHTS I

As Of Date: 6/30/2017

	Balance
General Fund	54,840.83
Section 8 PH Funds	0.00
Security Deposits	13,900.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis
NORTH CENTRAL HEIGHTS II
As Of Date: 6/30/2017

Balance

General Fund	36,811.07
Section 8 PH Funds	0.00
Security Deposits	10,100.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

CORNELL COLONY

As Of Date: 6/30/2017

Balance

General Fund	0.00
Section 8 PH Funds	0.00
Security Deposits	0.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	-82,272.65
Development Corporation	0.00
Cornell Colony - General Fund	82,272.65
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	13,201.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

RIDGEDALE

As Of Date: 6/30/2017

Balance

General Fund	51,589.81
Section 8 PH Funds	0.00
Security Deposits	6,656.66
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2017

CONSOLIDATED

Financial Statements

May 31, 2017

AVON PARK HOUSING AUTHORITY

FINANCIAL STATEMENT SUMMARY

PUBLIC HOUSING

INCOME

1. Total income is down by (\$42,580). Total tenant rental revenue is down by (\$4,996). Other tenant revenue is down by (\$506).

EXPENSES

2. Total operating expense are down by (\$14,326) compared to the budgeted amount.
3. Administrative expenses are down by (\$3,465).
4. Maintenance expenses are down by (\$8,362).
5. Utility expenses are down by (\$1,909).
6. Total insurance expense is up by \$1,554.
7. Total General expense is down by (\$1,923).

Public Housing's projected net income is scheduled YTD to be \$14,403. Current net income is (\$7,600).

NORTH CENTRAL HEIGHTS I

INCOME

1. Total income is up by \$2,126 compared to budgeted amounts. Total tenant revenue is up by \$1,664.

EXPENSES

2. Total operating expense is down by (\$7,246) compared to the budgeted amount.
3. Administrative expenses are down by (\$8,087).
4. Maintenance expenses are up by \$3,986.
5. Utility expense is down (\$1,661).
6. Total insurance expense is down by (\$831).
7. Total General expense is down by (\$152).

North Central Heights I projected net income is scheduled YTD to be \$10,233. Current net income is \$18,786.

AVON PARK HOUSING AUTHORITY
FINANCIAL STATEMENT SUMMARY

NORTH CENTRAL Height II

INCOME

1. Total income is up by \$409 compared to budgeted amounts. Total tenant revenue is up by \$606.

EXPENSES

2. Total operating expense is up by \$5,406, compared to the budgeted amount.
3. Administrative expenses are down by (\$2,873).
4. Maintenance expenses are up by \$4,946.
5. Utility expense is up by \$23.
6. Total insurance expense is down by (\$352).
7. Total General expense is up by \$4,078.

North Central Heights II projected net income is scheduled YTD to be \$10,290. Current net income is \$5,292.

RIDGEDALE

INCOME

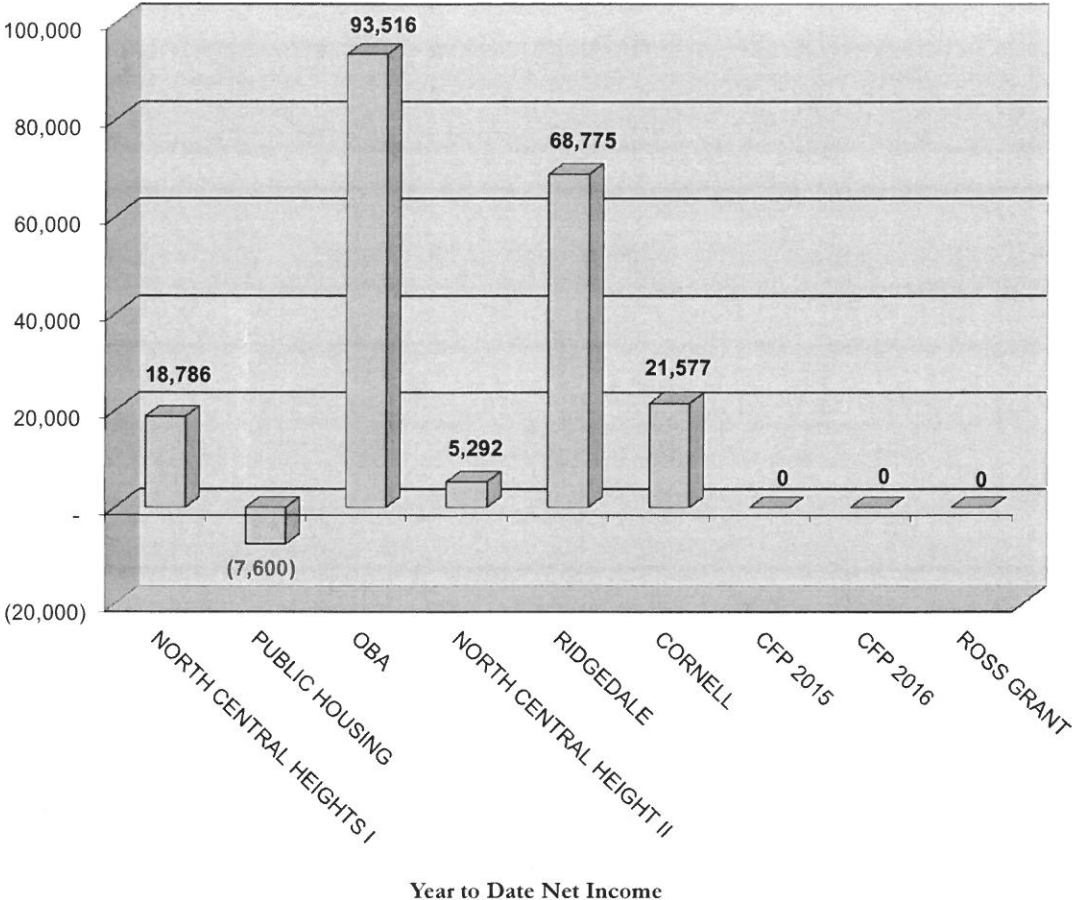
1. Total income is down by (\$156,015) compared to budgeted amounts. Total tenant revenue is down by (\$11,769).
Grant subsidy is down compared to budgeted amounts by (\$144,291). Other revenue is up by \$44.

EXPENSES

2. Total operating expense is down by (\$24,383) compared to the budgeted amount.
3. Administrative expense is down by (\$676).
4. Maintenance expenses are down by (\$5,351).
5. Utility expense is down (\$324).
6. Total insurance expense is down by (\$545).
7. Total General expense are down by (\$17,461).

Ridgedale's projected net income is scheduled YTD to be \$46,419. Current net income is \$68,775.

Avon Park Housing Authority



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

PUBLIC HOUSING

1111.01 GENERAL FUND CHECKING	6,554
1111.40 FSS ESCROW	7,815
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	24,045
1117.00 PETTY CASH	100
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,416
1162.01 LAKESIDE PARK I ESCROW	663
1162.02 LAKESIDE PARK I RESERVES	21,140
1162.60 NEW INVESTMENT ACCOUNT	1,056,460

TOTAL 1,163,194

OTHER BUSINESS ACTIVITY

1111.3 APHDC--OBA	141,226
1111.50 LAKE SIDE PARK - RAD	100

TOTAL 141,326

CORNELL COLONY

1111.40 GENERAL FUND-CORNELL COLONY	62,383
1111.60 CORNELL COLONY - OP DEF RESERVES	100
1114.00 CORNELL COLONY - SECURITY DEPOSITS	13,501
1162.10 ESCROW INSURANCE & TAXES	7,700
1162.12 ESCROW REPLACE RESERVE	23,245

TOTAL 106,929

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	56,333
1114.00 SECURITY DEPOSITS	13,550
1162.1 ESCROW -BONNEVILLE-TAXES	29,231
1162.11 ESCROW-BONNEVILLE-INSURANCE	4,909
1162.12 ESCROW-BONNEVILLE-REPL RS	65,753

TOTAL 169,776

NORTH CENTRAL HEIGHT II

1111.01 GENERAL FUND CHECKING	39,078
1114.00 SECURITY DEPOSITS	10,400
1162.1 ESCROW-BONNEVILLE-TAXES	23,483
1162.11 ESCROW-BONNEVILLE - INSURANCE	6,272
1162.12 ESCROW-BONNEVILLE-REPL RES	52,615

TOTAL 131,848

RIDGEDALE

1111.01 GENERAL FUND CHECKING	69,807
1114.00 SECURITY DEPOSITS	6,657
1162.05 ESCROW MIP	3,461
1162.06 ESCROW RESERVE REPLACEMENT	78,532
1162.07 ESCROW INSURANCE	2,597
1162.08 RESIDUAL RECEIPTS RESERVERS	170,319

TOTAL 331,373

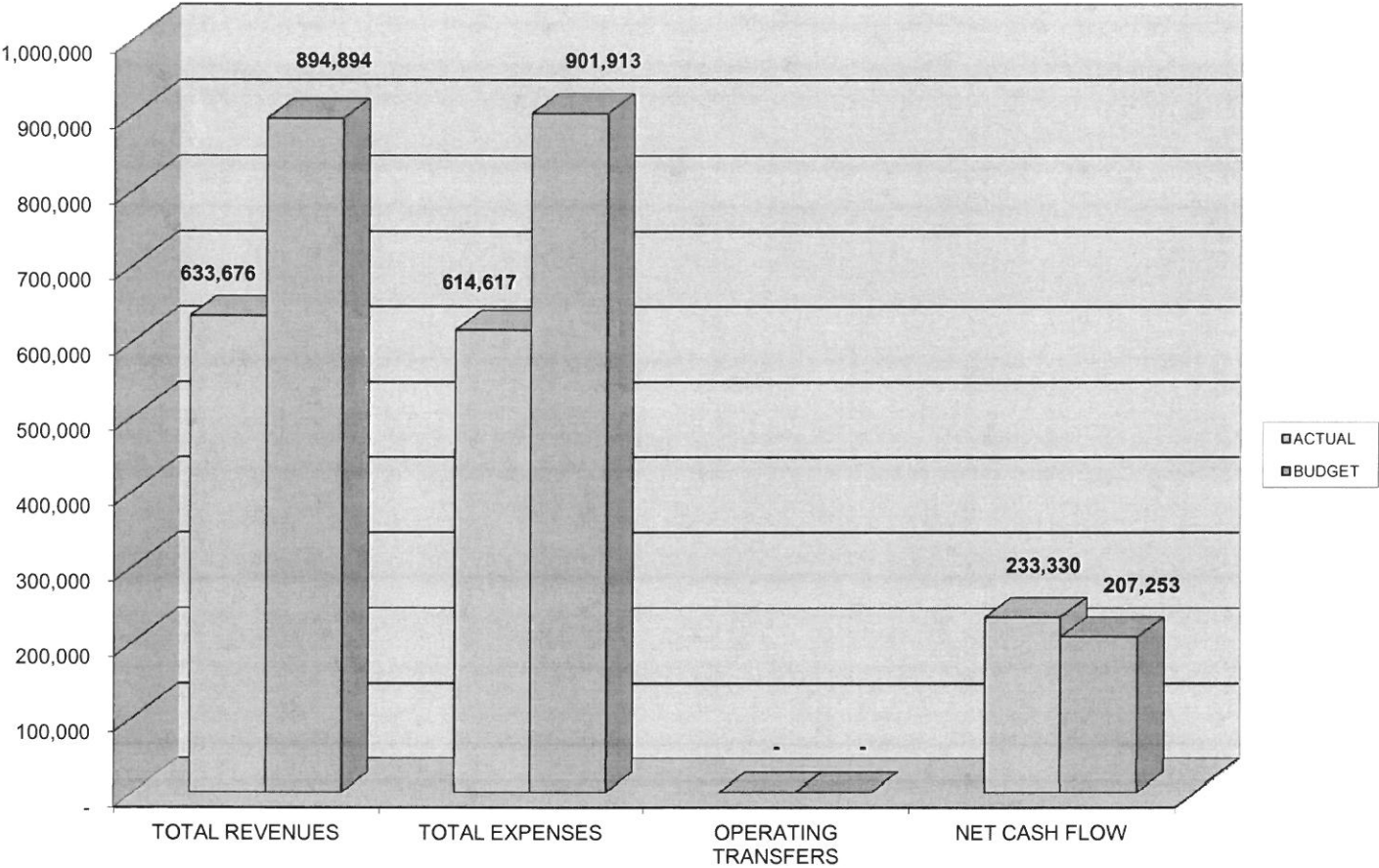
GRAND TOTAL CASH ACCOUNTS 2,044,447

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

NORTH CENTRAL HEIGHTS I			NORTH CENTRAL HEIGHTS II		
UNRESTRICTED NET ASSETS	132,403		UNRESTRICTED NET ASSETS	68,826	
YEAR TO DATE EARNINGS	18,786		YEAR TO DATE EARNINGS	5,292	
TOTAL	<u>151,189</u>		TOTAL	<u>74,119</u>	
PUBLIC HOUSING			RIDGEDALE		
UNRESTRICTED NET ASSETS	1,399,440		UNRESTRICTED NET ASSETS	27,147	
YEAR TO DATE EARNINGS	(7,600)		YEAR TO DATE EARNINGS	68,775	
TOTAL	<u>1,391,840</u>		TOTAL	<u>95,922</u>	
OTHER BUSINESS			CAPITAL FUND 2016		
UNRESTRICTED NET ASSETS	89,094		UNRESTRICTED NET ASSETS	-	
YEAR TO DATE EARNINGS	93,516		YEAR TO DATE EARNINGS	-	
TOTAL	<u>182,611</u>		TOTAL	<u>-</u>	
CORNELL COLONY			CAPITAL FUND 2015		
UNRESTRICTED NET ASSETS	(32,984)		UNRESTRICTED NET ASSETS	-	
YEAR TO DATE EARNINGS	54,561		YEAR TO DATE EARNINGS	-	
TOTAL	<u>21,577</u>		TOTAL	<u>-</u>	

TOTAL RESERVE BALANCES **1,917,257**

APHA CONSOLIDATED



APHA CONSOLIDATED

LINE ACCT	CURRENT MONTH	CURRENT MONTH		% OF MTD	YEAR TO DATE	YEAR TO DATE		% OF YTD	ANNUAL BUDGET	BUDGET BALANCE
ITEM # DESCRIPTION	ACTUAL	BUDGET	DIFF	BUDGET	ACTUAL	BUDGET	DIFF	BUDGET	BUDGET	REMAINING
REVENUE										
OPERATING INCOME										
703 3110 GROSS POTENTIAL RENT	65,228	70,210	(4,981)	93%	335,901	351,048	(15,147)	96%	842,514	506,613
	-	-	-	-	-	-	-	-	-	-
	65,228	70,210	(4,981)	93%	335,901	351,048	(15,147)	96%	842,514	506,613
NET TENANT REVENUE										
3401 TENANT REVENUE - OTHER	1,356	2,330	(974)	58%	10,578	11,650	(1,072)	91%	27,960	17,382
3404 TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430 TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450 TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431 NET OPERATING REVENUE	66,584	72,540	(5,955)	92%	346,479	362,698	(16,219)	96%	870,474	523,995
706 HUD PHA OPERATING GRANT CFP	32,120	51,556	(19,436)	62%	160,600	257,778	(97,178)	62%	618,667	458,067
708 OTHER GOVERNMENT GRANTS	-	28,858	(28,858)	0%	-	144,291	(144,291)	0%	346,298	346,298
711 INVESTMENT INCOME - UNRESTRICTED	192	213	(20)	90%	839	1,063	(223)	79%	2,550	1,711
MANAGEMENT FEE INCOME	5,093	5,386	(293)	95%	25,532	26,932	(1,380)	95%	64,637	39,085
BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714 FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715 OTHER REVENUE	92,279	20,380	71,900	453%	100,054	101,898	(1,844)	98%	244,555	144,501
720 INVESTMENT INCOME - RESTRICTED	40	47	(7)	86%	151	235	(84)	64%	565	414
700 TOTAL REVENUES	196,309	178,979	17,331	110%	633,676	894,894	(261,219)	71%	2,147,746	1,514,070
OPERATING EXPENDITURES										
ADMINISTRATIVE										
911 4110 ADMINISTRATIVE SALARIES	29,435	22,485	6,950	131%	107,755	112,424	(4,669)	96%	269,818	162,063
912 4182 EBC - ADMIN	7,481	8,347	(866)	90%	46,217	41,736	4,481	111%	100,167	53,950
4171 AUDITING FEES	-	2,683	(2,683)	0%	-	13,417	(13,417)	0%	32,200	32,200
MANAGEMENT FEES	5,093	6,027	(934)	85%	25,552	30,134	(4,581)	85%	72,321	46,769
BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
ADVERTISING & MARKETING	49	-	49	-	98	-	98	-	-	(98)
OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
TRAVEL	-	-	-	-	-	-	-	-	-	-
916 4190 OTHER	7,258	12,146	(4,888)	60%	35,500	60,729	(25,140)	59%	145,750	110,160
TOTAL ADMINISTRATIVE	49,316	51,688	(2,372)	95%	215,212	258,440	(43,228)	83%	620,256	405,044
TENANT SERVICES										
921 4210 SALARIES	-	-	-	-	-	-	-	-	-	-
923 4222 EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924 4230 OTHER	-	233	(233)	0%	-	1,163	(1,163)	0%	2,790	2,790
TOTAL TENANT SERVICES	-	233	(233)	0%	-	1,163	(1,163)	0%	2,790	2,790
UTILITIES										
931 4310 WATER	1,470	1,554	(83)	95%	4,740	7,769	(3,029)	61%	18,645	13,905
932 4320 ELECTRICITY	3,264	3,627	(363)	90%	14,036	18,137	(4,101)	77%	43,529	29,493
933 4330 NATURAL GAS	92	94	(2)	97%	394	471	(77)	84%	1,130	736
938 4390 SEWER AND OTHER	2,167	2,096	71	103%	7,192	10,481	(3,289)	69%	25,155	17,963
TOTAL UTILITIES	6,993	7,372	(378)	95%	26,361	36,858	(10,496)	72%	88,459	62,098

APHA CONSOLIDATED

LINE	ACCT		CURRENT MONTH	CURRENT MONTH		% OF MTD BUDGET	YEAR TO DATE	YEAR TO DATE		% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE
ITEM #	DESCRIPTION		ACTUAL	BUDGET	DIFF		ACTUAL	BUDGET	DIFF		BUDGET	REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	17,561	13,614	3,947	129%	60,309	68,068	(7,759)	89%	163,363	103,054
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	4,374	6,047	(1,673)	72%	24,307	30,235	(5,929)	80%	72,565	48,258
943	4420	MATERIALS	3,648	4,291	(643)	85%	18,453	21,454	(3,001)	86%	56,490	38,037
CONTRACT COSTS												
943		GARBAGE & TRASH	2,102	1,177	925	179%	6,193	5,883	310	105%	14,120	7,927
		COOLING / AIR CONDITIONING	1,700	1,525	175	111%	3,241	7,625	(4,384)	43%	18,300	15,059
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	6,530	2,843	3,687	230%	28,118	14,213	13,906	198%	34,110	5,992
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	650	389	261	167%	3,105	1,944	1,161	160%	4,665	1,560
		EXTERMINATION	930	911	19	102%	4,650	4,554	96	102%	10,930	6,280
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	10,890	(10,890)	0%	435	54,452	(54,017)	1%	130,685	130,250
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	792	(792)	0%	1,859	3,958	(2,099)	47%	9,500	7,641
TOTAL ORDINARY MAINT & OPER			37,494	42,477	(4,983)	88%	150,670	212,387	(61,717)	71%	514,728	364,058
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	PROPERTY	6,884	6,501	383	106%	36,178	32,504	3,673	111%	78,010	41,832
		GENERAL LIABILITY	757	497	259	152%	6,373	2,485	3,887	256%	5,965	(408)
		WORKER'S COMPENSATION	1,123	1,160	(37)	97%	5,614	5,798	(184)	97%	13,916	8,302
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	1,605	596	1,009	269%	1,729	2,981	(1,252)	58%	7,154	5,425
969		TOTAL INSURANCE EXPENSES	10,368	8,754	1,614	118%	49,893	43,769	6,124	114%	105,045	55,152
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	2,242	1,475	767	152%	13,164	7,375	5,789	178%	17,700	4,536
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	1,483	(1,483)	0%	-	7,414	(7,414)	0%	17,793	17,793
		BAD DEBTS	640	2,287	(1,647)	28%	7,893	11,433	(3,540)	69%	27,440	19,547
		INTEREST EXPENSE	13,319	20,511	(7,192)	65%	91,140	102,553	(11,413)	89%	246,127	154,987
TOTAL GENERAL EXPENSES			16,201	25,755	(9,554)	63%	112,197	128,775	(16,578)	87%	309,060	196,863
969		TOTAL OPERATING EXPENDITURES	120,372	136,278	(15,906)	88%	554,334	681,391	(127,057)	81%	1,640,338	1,086,004
970		CASH FLOW FROM OPERATIONS	75,937	42,701	33,236	178%	79,342	213,503	(134,161)	37%	507,408	428,066
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	1,250	(1,250)	0%	-	6,250	(6,250)	0%	15,000	15,000
		CAPITAL EXPENDITURES	42,854	42,854	-	100%	214,272	214,272	-	100%	514,252	299,980
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	(31,759)	-	(31,759)	-	(153,988)	-	(153,988)	-	-	153,988
TOTAL OTHER EXPENSES			11,095	44,104	(33,009)	25%	60,284	220,522	(160,238)	27%	529,252	468,968
900		TOTAL EXPENDITURES	131,468	180,383	(48,915)	73%	614,617	901,913	(287,295)	68%	2,169,590	1,554,973
		DEPRECIATION ADD BACK	42,854	42,854	-	100%	214,272	214,272	-	100%	514,252	299,980
		NET CASH FLOW	107,696	41,451	66,245	260%	233,330	207,253	26,077	113%	492,408	259,078

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	32,120	51,556	(19,436)	62%	160,600	257,778	(97,178)	62%	618,667	458,067
3401.1 CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410 SECTION 8 HAP INCOME	-	28,858	(28,858)	0%	-	144,291	(144,291)	0%	346,298	346,298
3410.1 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2 PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS	32,120	80,414	(48,294)	40%	160,600	402,069	(241,469)	40%	964,965	804,365
EXPENSES										
ADMINISTRATIVE OFFICE EXPENSES										
4130 LEGAL	171	679	(509)	25%	312	3,396	(3,083)	9%	8,150	7,838
4140 STAFF TRAINING	-	450	(450)	0%	1,421	2,250	(830)	63%	5,400	3,980
4150 TRAVEL	614	538	77	114%	1,841	2,688	(847)	68%	6,450	4,609
4170 ACCOUNTING	1,174	1,833	(659)	64%	9,323	9,167	156	102%	22,000	12,678
4190 SUNDRY	1,154	1,950	(796)	59%	4,841	9,750	(4,909)	50%	23,400	18,559
4190.2 TELEPHONE/COMMUNICATIONS	1,265	1,352	(86)	94%	6,323	6,758	(435)	94%	16,220	9,897
4190.3 POSTAGE	822	1,321	(499)	62%	3,258	6,606	(3,348)	49%	15,855	12,597
4190 OFFICE SUPPLIES	126	83	43	151%	645	417	228	155%	1,000	355
4190 CONTRACT COST-COPIER/SECURITY	59	50	9	119%	1,173	250	923	469%	600	(573)
4190 EVICTION COST	-	146	(146)	0%	720	729	(9)	99%	1,750	1,030
4190.9 CONTRACT COST - ADMIN	1,747	3,744	(1,997)	47%	5,437	18,719	(13,282)	29%	44,925	39,488
TOTAL ADMINISTRATIVE	6,962	11,467	(4,504)	61%	34,980	57,333	(22,353)	61%	137,600	102,620
TOTAL GENERAL EXPENSES										
4590 OTHER GENENERAL EXPENSE	-	1,073	(1,073)	0%	4,765	5,363	(597)	89%	12,871	8,106
4590 FSS CONTRIBUTIONS	3,075	1,826	1,249	168%	9,235	9,129	106	101%	21,910	12,675
4590.5 ASSET MANAGEMENT FEE	833	1,423	(590)	59%	4,054	7,117	(3,062)	57%	17,080	13,026
4590.6 OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES	3,908	4,322	(414)	90%	18,055	21,608	(3,554)	84%	51,861	33,806

AVON PARK HOUSING DEVELOPMENT CORPORATION

RESOLUTION #17-05

RESOLUTION AUTHORIZING THE CLOSURE OF APHDC BANK ACCOUNTS AND TRANSFER OF ASSETS BY THE SECRETARY AS NECESSARY IN ACCORDANCE WITH THE CONVERSION FROM THE PUBLIC HOUSING PROGRAM TO THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM.

Whereas, The Board previously approved the conversion of Public Housing to RAD; and

Whereas, The Board previously approved the establishment of bank accounts necessary for said conversion.

Whereas, Existing accounts established for the operation of public housing will need to be dissolved.

NOW THEREFORE, BE IT RESOLVED that the Secretary is authorized to close accounts and transfer funds as necessary and appropriate in accordance with HUD rules and good business practice.

BE IT FURTHER RESOLVED that the Secretary will present the Board with an accounting of the movement of all funds when complete.

IN WITNESS WHEREOF, the undersigned do hereby acknowledge approval of the foregoing resolution this ____ day of July, 2017.

, Chair

, Secretary