

AVON PARK HOUSING DEVELOPMENT CORPORATION

**Board of Directors Regular Meeting
North Central Heights Community Center
709 Juneberry Street, Avon Park, Florida
Tuesday, March 21, 2016; 6:00 P.M.
Meeting Agenda**

ROLL CALL;

PREVIOUS MINUTES: Regular Board Meeting Minutes January, 2016;

COMMUNICATIONS: None

I. OLD BUSINESS;

1. 695 Palmetto Ave property; Secretary will provide a briefing on the status
2. Cornell Colony Project Status/Update; The Secretary will provide a project status report.
3. APHA- RAD Conversion: Secretary will provide the Board with an update on the APHA's progress in completing conversion process.

II. NEW BUSINESS;

1. Cornell Colony initial monitoring review. The Secretary will provide a report on the review.
2. APHA annual audit. The Secretary will provide a report on the progress of the audit.
3. PBRA policy adoption. The Secretary will review proposed policies.

Other matters to come before the Board:

Next Board Meeting(s): April 18, 2017, Regular 6:00pm Board Meeting. (Secretary has a conflict)

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
Tuesday, January 17, 2017; 6:00 P.M.

Meeting Minutes

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

PREVIOUS MINUTES: Regular Board Meeting Minutes; November 15, 2016 were circulated by the Secretary in advance of the Meeting; moved by Director Brojek, seconded by Director Harris to approve the minutes; motion carried unanimously.

COMMUNICATIONS: None

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: CEO Rudy informed the Board that the RAD conversion was back on track and though a closing was not yet scheduled, it should be very soon.

Cornell Colony; project development status report; CEO Rudy informed the Board that there were still ongoing discussions with FHLB to bring in the AHP grant monies to fully convert the development from construction in progress to permanent financing.

695 Palmetto Ave: CEO Rudy requested that the Board reconsider the planned development of affordable home ownership on the Palmetto Ave site and approve the exploration of funding for a third phase of North Central Heights. On a motion by Commissioner Johnson, seconded by Commissioner Brojek, the motion carried unanimously.

APHA Strategic Plan: CEO Rudy gave a progress report on the APHA strategic plan.

NEW BUSINESS;

Resolution No. 17-01 Authorizing the CEO to execute any and all documents associated with the conversion of Public Housing to Project Based Rental Assistance under the RAD program: CEO Rudy reviewed the resolution to authorize the execution of the necessary

documents to close on the RAD conversion. On a motion made by Director Roberts and seconded by Director Windsor, the motion carried unanimously.

Resolution No. 17-02 Resolution by the Avon Park Housing Development Corporation authorizing the Secretary to apply for funds available through the Federal Home Loan Bank AHP grant program. Secretary Rudy explained that the resolution was to approve the submittal of a \$500K grant application to the Federal Home Loan Bank to further support the rehabilitation of Lakeside Park II. On a motion by Director Roberts seconded by Director Brojek the motion carried unanimously.

The next scheduled Regular APHDC Board Meeting is scheduled for Tuesday February 21 17, 2017 same time & place

VI. ADJOURN; Chairman Wade adjourned the meeting at 6:45 pm.

Accepted

Attest

SEAL

OCCUPANCY/VACANCY REPORT

January 2017

Public Housing

Delaney Heights

Unit # Brms.

Move-Out Move-In Date # days in Mgmt #days in Maint

TOTAL DELANEY HEIGHTS VACANT - 0

Lakeside Park I

Unit # Brms.

Move-Out Move-In Date # days in Mgmt #days in Maint

TOTAL LAKESIDE PARK I VACANT - 0

Lakeside Park II

Unit # Brms.

Move-Out Move-In Date # days in Mgmt #days in Maint

vacancydays

Reason for Vacancy

21

Tax fraud

19

Tax fraud

1

30 day notice not given

7

Transferred to NCH

6

Abandoned unit

3

Moved out of town

8

Moved in with aunt/medical

5

Criminal activity

7

Eviction/unauthorized guest

4

No notice given

1

Abandoned unit

1

Evicted

1

Abandoned unit

4

Moved to Highlands Apts

1

Tax fraud

1

Moving in with daughter

1

Lease violation/3 pets unauthorized

1

Unreported income

1

Moved to Cornell Colony

1

Moved to Cornell Colony

1

Evicted/tattoo business in unit

1

Moved to NCH

1

Tenant passed away

1

Abandoned/non pmt rent

1

No notice given

TOTAL LAKESIDE PARK II VACANT - 25

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT January 2017

<u>Ridgedale</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>							
34(707)	3		12/27/16					Moving to Texas
02(742)	3		1/3/17					Rent too high

TOTAL RIDGEDALE VACANT— 2

<u>North Central Heights I - (40 units total)</u>								<u>Reason for Vacancy</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>		
620	2	12/8/16	1/9/17	24	8	32		Non payment of rent

TOTAL NCH I VACANT— 0

<u>North Central Heights II - (32 units total)</u>							<u>Reason for Vacancy</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>	
403	3	1/17/17					Transferred to NCH I

TOTAL NCH II VACANT—1

<u>Cornell Colony - (44 units total)</u>							<u>Reason for Vacancy</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>	
38202	3	1/4/17	1/26	13	9	22	Non pmt rent

TOTAL CORNELL COLONY VACANT - 0

OCCUPANCY/VACANCY REPORT
January 2017

Intent to Vacate –

Evictions-

Abandoned Units –

WAITING LIST

LAKESIDE PARK II

1-BRM	173
2-BRM	165
3-BRM	123
4-BRM	38
5-BRM	10
TOTAL	509

DELANEY HEIGHTS

1-BRM	161
TOTAL	161

RIDGEDALE

1-BRM	410
2-BRM	354
3-BRM	251
4-BRM	94
TOTAL	1109

NORTH CENTRAL HEIGHTS

2-BRM	480
3-BRM	387
4-BRM	163
	1030

LAKESIDE PARK I

1-BRM	11
2-BRM	237
3-BRM	216
4-BRM	76
5-BRM	22
TOTAL	562

CORNELL COLONY

3-BRM	329
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Tenants Accounts Receivable**January 31, 2017****Delaney Heights**

Jessica Snowden		\$200.00	Pet deposit (making pmts)
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DH Total	\$200.00		
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Lakeside Park I

Khalilah Debrown		\$ 24.43	Electric overage
Terranie Hill		16.49	Electric overage
Maria Rodriguez		43.75	Electric overage
Jessica Toney		3.98	Electric overage
Carol Wooden		9.71	Electric overage

Lakeside I Total	\$98.36		
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Lakeside Park II

Lakeside II Total	\$0		
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NCH I

Ralinzee Hunter		\$ 72.00	Late fees
Anibal Mendoza		367.26	Pro rated rent
Anibal Mendoza		300.00	Security deposit

NCH I Total	\$739.26		
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NCH II

Naketa McQueen		\$ 40.13	Work order (making pmts)
Marquitisha Packer		200.00	Security deposit (making pmts)
Curesser Reynolds		33.96	Work order
Sheldonia Sanders		586.00	Rent

NCH II Total	\$860.09		
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Cornell Colony

Stanley Bean		\$ 100.00	Pet deposit (making pmts)
Cynthia De la Paz		3.68	Garbage
Kameshia Johnson		145.00	Balance on Rent (making pmts)
Nyree Mcalister		659.00	Rent & late fees (making pmts)

CORNELL Total	\$907.68		
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Ridgedale

Shelea Black		\$ 553.16	Work order
Veronica Robinson		458.00	Unreported income

RD Total	\$1,011.16		
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GRAND TOTAL	\$3,816.55		
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*WRITE OFFS for Delaney			
Total Delaney \$0			

*WRITE OFFS for NCH			
Total NCH \$0			

*WRITE OFFS for Ridgedale			
Jeanette Leona \$155.55			
Total RD \$155.55			

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

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

*WRITE OFFS Cornell			
Estine Vierge \$1,229.84			
Total CC \$1,229.84			

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

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

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended December 31, 2016	12 Month(s) Ended December 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	01 001 4110.00 5		18,174.12	192,109.19	186,939.00	(5,170.19)
Legal Expense	01 001 4130.00 5		0.00	3,283.50	4,650.00	1,366.50
Staff Training	01 001 4140.00 5		379.00	3,836.00	4,900.00	1,064.00
Travel	01 001 4150.00 5		286.98	7,515.12	6,450.00	(1,065.12)
Accounting Fees	01 001 4170.00 5		992.04	11,734.34	8,000.00	(3,734.34)
Computer Support/Licensing Fees	01 001 4170.2 5		0.00	4,566.27	0.00	(4,566.27)
Audit Fees	01 001 4171.00 5		0.00	9,450.00	9,450.00	0.00
Employee Benefits Cont - Admin	01 001 4182.00 5		1,613.81	63,327.80	73,110.00	9,782.20
Sundry	01 001 4190.00 5		1,221.91	15,154.99	13,500.00	(1,654.99)
Advertising	01 001 4190.18 5		598.00	3,864.96	0.00	(3,864.96)
Bank Fees	01 001 4190.19 5		0.00	182.90	0.00	(182.90)
Telephone/Communications	01 001 4190.2 5		926.01	9,900.84	8,800.00	(1,100.84)
Collection Loss Recovery Contract Fe	01 001 4190.21 5		0.00	93.90	0.00	(93.90)
Postage	01 001 4190.3 5		0.00	2,760.92	3,750.00	989.08
Eviction Costs	01 001 4190.4 5		0.00	595.00	1,000.00	405.00
Contract Costs- Copier	01 001 4190.6 5		57.64	688.59	600.00	(88.59)
Contract Costs-Admin Security	01 001 4190.7 5		120.00	600.00	0.00	(600.00)
Pre-employment testing	01 001 4190.8 5		0.00	192.55	0.00	(192.55)
Contract Costs-Admin	01 001 4190.9 5		0.00	17,195.85	24,000.00	6,804.15
Ten Services - RAB	01 001 4220.00 5		0.00	38.52	530.00	491.48
Water	01 001 4310.00 5		320.88	3,386.66	3,168.00	(218.66)
Electricity	01 001 4320.00 5		2,139.19	30,734.05	29,062.00	(1,672.05)
Natural Gas	01 001 4330.00 5		82.16	1,013.28	1,139.00	125.72
Sewer	01 001 4390.00 5		559.80	6,400.59	6,134.00	(266.59)
Labor	01 001 4410.00 5		5,693.44	71,533.92	69,588.00	(1,945.92)
Maintenance Materials	01 001 4420.00 5		1,315.20	32,590.27	28,620.00	(3,970.27)
Contract Costs	01 001 4430.00 5		475.00	1,285.50	0.00	(1,285.50)
Pest Control	01 001 4430.1 5		470.00	6,460.00	6,450.00	(10.00)
Contract Costs - Lawn	01 001 4430.3 5		2,000.00	18,050.00	13,350.00	(4,700.00)
Contract Costs-Air Conditioning	01 001 4430.4 5		0.00	8,488.00	9,000.00	512.00
Contract Costs-Plumbing	01 001 4430.5 5		0.00	1,312.50	2,250.00	937.50
Emp Benefit Cont - Maintenance	01 001 4433.00 5		459.48	28,574.33	27,249.00	(1,325.33)
Insurance - Property	01 001 4510.00 5		2,517.57	30,828.76	28,351.00	(2,477.76)
Worker's Comp Insurance	01 001 4510.1 5		678.25	10,444.29	9,500.00	(944.29)
Other Insurance-Crime, Auto, Direc&C	01 001 4510.2 5		22.94	2,073.36	2,791.00	717.64
Liability Insurance	01 001 4510.3 5		577.54	6,515.04	4,300.00	(2,215.04)
Payment in Lieu of Taxes	01 001 4520 5		0.00	0.00	11,773.00	11,773.00
Collection Losses	01 001 4570.00 5		499.52	5,102.37	7,970.00	2,867.63
FSS Monthly Contributions	01 001 4590.02 5		0.00	4,744.00	0.00	(4,744.00)
Other General Expense	01 001 459000 5		1,891.99	9,633.87	10,000.00	366.13
Extraordinary Maintenance	01 001 4610 5		0.00	0.00	27,000.00	27,000.00
Total Operating Expenses			44,072.47	626,262.03	643,374.00	17,111.97
Operating Revenues						
Dwelling Rent	01 001 3110.00 5		11,003.00	144,699.18	150,479.00	(5,779.82)
Operating Subsidy	01 001 3401.00 5		0.00	400,930.00	479,458.00	(78,528.00)
Total Operating Revenues			11,003.00	545,629.18	629,937.00	(84,307.82)
Total Operating Revenues and Expenses			(33,069.47)	(80,632.85)	(13,437.00)	(67,195.85)

Other Revenues and Expenses**Other Revenues and Expenses**

RESTRICTED INTEREST	01 001 3431.00 5		0.00	28.57	50.00	(21.43)
Investment Income - Unrestricted	01 001 3610.00 5		156.61	2,195.11	2,390.00	(194.89)
Other Income - Tenant	01 001 3690.00 5		793.10	5,711.56	6,750.00	(1,038.44)
Collection Loss Recovery Prior Year	01 001 3690.01 5		0.00	265.68	2,000.00	(1,734.32)
Other Income - FSS Forfeitures	01 001 3690.08 5		0.00	475.08	0.00	475.08
Other Income - Rent for Tulane Ave B	01 001 3690.13 5		950.00	10,650.00	11,500.00	(850.00)
Other Income - Insurance	01 001 3690.14 5		0.00	1,098.17	0.00	1,098.17
Leave with no Notice	01 001 3690.16 5		0.00	237.50	1,000.00	(762.50)
Other Income - Copies & Fax	01 001 3690.2 5		16.43	40.98	100.00	(59.02)

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

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended December 31, 2016	12 Month(s) Ended December 31, 2016	Budget	Variance
Other Income - Scrap Metal Salvage	01 001 3690.4 5		0.00	232.00	687.00	(455.00)
Other Income-Laundry	01 001 3690.7 5		0.00	1,614.23	0.00	1,614.23
Other Income - Community Rm Rent	01 001 3690.8 5		225.00	425.00	0.00	425.00
Operating Transfer In	01 001 9110.00 5		0.00	22,705.00	22,705.00	0.00
Total Other Revenues and Expenses			2,141.14	45,678.88	47,182.00	(1,503.12)
Total Other Revenues and Expenses			2,141.14	45,678.88	47,182.00	(1,503.12)
Total Net Income (Loss)			(30,928.33)	(34,953.97)	33,745.00	(68,698.97)

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

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended December 31, 2016	12 Month(s) Ended December 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	01 100 4110.00 5		0.00	9,751.20	0.00	(9,751.20)
Admin Salaries - NCH I	01 100 4110.01 5		1,093.24	11,153.60	18,970.00	7,816.40
Admin Salaries - NCH II	01 100 4110.02 5		939.40	8,936.98	14,388.00	5,451.02
Admin Salaries - Ridgedale	01 100 4110.03 5		1,332.16	12,297.23	20,888.00	8,590.77
Accounting Fees	01 100 4170.00 5		150.00	1,650.00	2,300.00	650.00
Audit Fees	01 100 4171.00 5		0.00	0.00	500.00	500.00
Employee Benefits Cont - Admin-Ridg	01 100 4182.00 5		0.00	3,638.35	7,219.00	3,580.65
Employee Benefits Cont - Admin - NC	01 100 4182.1 5		0.00	2,192.68	5,719.00	3,526.32
Employee Benefits Cont - Admin - NC	01 100 4182.2 5		0.00	1,928.36	6,442.00	4,513.64
Sundry	01 100 4190.00 5		34.78	886.50	150.00	(736.50)
Insurance - Workers Comp	01 100 4510.40 5		80.33	1,628.79	1,701.00	72.21
Other General Expense	01 100 4590 5		0.00	0.00	500.00	500.00
Total Operating Expenses			3,629.91	54,063.69	78,777.00	24,713.31
Total Operating Revenues and Expenses			(3,629.91)	(54,063.69)	(78,777.00)	24,713.31
Other Revenues and Expenses						
Other Revenues and Expenses						
Revenue-Management Fees-Ridgedal	01 100 3690.00 5		3,235.04	35,228.29	36,000.00	(771.71)
Revenue - Management Fees - NCH I	01 100 3690.1 5		873.35	10,532.46	12,000.00	(1,467.54)
Revenue - Management Fees - NCH I	01 100 3690.2 5		1,171.36	13,611.19	16,637.00	(3,025.81)
Other Income - Contribution-NCH	01 100 3690.50 5		0.00	23,258.63	39,900.00	(16,641.37)
Total Other Revenues and Expenses			5,279.75	82,630.57	104,537.00	(21,906.43)
Total Other Revenues and Expenses			5,279.75	82,630.57	104,537.00	(21,906.43)
Total Net Income (Loss)			1,649.84	28,566.88	25,760.00	2,806.88

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended December 31, 2016	12 Month(s) Ended December 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,635.86	14,189.82	12,774.00	(1,415.82)
Accounting Fees	02 001 4170.00 5		300.00	4,601.62	4,100.00	(501.62)
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	1,205.00	0.00	(1,205.00)
Audit Fees	02 001 4171.00 5		0.00	3,390.00	5,000.00	1,610.00
Employee Benefits Cont - Admin	02 001 4182.00 5		121.30	6,948.97	6,865.00	(83.97)
Sundry	02 001 4190.00 5		30.33	1,371.88	5,200.00	3,828.12
Advertising and Marketing	02 001 4190.08 5		0.00	1,118.71	0.00	(1,118.71)
Bank Fees	02 001 4190.18 5		10.00	20.00	0.00	(20.00)
Telephone	02 001 4190.2 5		85.96	1,513.80	1,720.00	206.20
Collection Loss Recovery Contract Fe	02 001 4190.21 5		0.00	320.70	0.00	(320.70)
Postage	02 001 4190.3 5		0.00	17.00	30.00	13.00
Eviction Costs	02 001 4190.4 5		0.00	235.00	550.00	315.00
Contract Costs - Admin	02 001 4190.9 5		0.00	7,678.49	11,071.00	3,392.51
Ten Services - After School Program	02 001 4220.2 5		180.00	1,760.90	1,200.00	(560.90)
Water	02 001 4310.00 5		0.00	817.99	1,410.00	592.01
Electricity	02 001 4320.00 5		543.19	6,295.44	5,950.00	(345.44)
Sewer	02 001 4390.00 5		0.00	721.67	1,030.00	308.33
Labor	02 001 4410.00 5		1,482.48	14,578.42	14,766.00	187.58
Maintenance Materials	02 001 4420.00 5		855.75	10,029.55	10,000.00	(29.55)
Contract Costs	02 001 4430.00 5		0.00	1,025.00	0.00	(1,025.00)
Contract Costs-Pest Control	02 001 4430.1 5		100.80	1,310.40	1,390.00	79.60
Contract Costs-Plumbing	02 001 4430.2 5		0.00	412.90	225.00	(187.90)
Contract Costs - AC	02 001 4430.4 5		0.00	5,964.00	6,700.00	736.00
Contract Costs - Lawn	02 001 4430.5 5		3,500.00	7,740.00	3,250.00	(4,490.00)
Garbage and Trash Collection	02 001 4431.00 5		0.00	503.50	550.00	46.50
Emp Benefit Cont - Maintenance	02 001 4433.00 5		108.11	8,405.98	9,539.00	1,133.02
Insurance - Property	02 001 4510.00 5		944.03	11,541.84	11,916.00	374.16
Insurance - Workers Comp	02 001 4510.1 5		71.08	907.14	700.00	(207.14)
Insurance - Liability	02 001 4510.3 5		175.77	1,744.16	3,119.00	1,374.84
Payment in Lieu of Taxes	02 001 4520 5		0.00	0.00	5,000.00	5,000.00
Bad Debts - Other	02 001 4570.00 5		1,659.02	5,183.50	3,200.00	(1,983.50)
Bonneville Interest	02 001 4580.01 5		3,842.19	50,073.07	51,650.00	1,576.93
Other General Expense	02 001 4590.00 5		0.00	1,769.42	100.00	(1,669.42)
Management Fees	02 001 4590.02 5		873.35	8,819.04	10,847.00	2,027.96
Total Operating Expenses			16,519.22	182,214.91	189,852.00	7,637.09
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		17,041.13	208,416.94	209,034.00	(617.06)
Total Operating Revenues			17,041.13	208,416.94	209,034.00	(617.06)
Total Operating Revenues and Expenses			521.91	26,202.03	19,182.00	7,020.03
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	02 001 3431.00 5		0.00	64.76	80.00	(15.24)
Other Income - Tenant	02 001 3690.00 5		1,416.20	7,368.13	7,900.00	(531.87)
Collection Loss Recovery Prior Year	02 001 3690.01 5		0.00	1,019.00	0.00	1,019.00
Total Other Revenues and Expenses			1,416.20	8,451.89	7,980.00	471.89
Total Other Revenues and Expenses			1,416.20	8,451.89	7,980.00	471.89
Total Net Income (Loss)			1,938.11	34,653.92	27,162.00	7,491.92

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended December 31, 2016	12 Month(s) Ended December 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00	5	1,347.17	11,631.33	10,259.00	(1,372.33)
Legal Expense	02 002 4130.00	5	0.00	22,698.01	29,528.00	6,829.99
Legal Expense-Development	02 002 4130.1	5	0.00	4,347.63	0.00	(4,347.63)
Accounting Fees	02 002 4170.00	5	300.00	4,547.62	4,100.00	(447.62)
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5	0.00	988.00	0.00	(988.00)
Audit Fees	02 002 4171.00	5	0.00	4,315.00	4,000.00	(315.00)
Employee Benefits Cont - Admin	02 002 4182.00	5	99.90	5,718.42	5,531.00	(187.42)
Sundry	02 002 4190.00	5	30.34	1,092.86	4,350.00	3,257.14
Advertising and Marketing	02 002 4190.08	5	0.00	961.74	0.00	(961.74)
Bank Service Fee	02 002 4190.18	5	0.00	78.57	0.00	(78.57)
Telephone	02 002 4190.2	5	0.00	328.15	0.00	(328.15)
Postage	02 002 4190.3	5	0.00	14.00	25.00	11.00
Contract Costs - Admin	02 002 4190.9	5	0.00	5,148.10	7,100.00	1,951.90
Ten Services - After School Program	02 002 4220.20	5	180.00	1,760.90	1,000.00	(760.90)
Water	02 002 4310.00	5	0.00	550.62	390.00	(160.62)
Electricity	02 002 4320.00	5	55.17	1,249.44	1,200.00	(49.44)
Sewer	02 002 4390.00	5	0.00	135.68	230.00	94.32
Labor	02 002 4410.00	5	1,482.48	14,578.41	14,766.00	187.59
Maintenance Materials	02 002 4420.00	5	345.86	6,733.79	7,670.00	936.21
Contract Costs	02 002 4430.00	5	0.00	800.00	0.00	(800.00)
Contract Costs-Pest Control	02 002 4430.1	5	79.20	1,379.60	1,090.00	(289.60)
Contract Costs - Lawn	02 002 4430.3	5	2,380.00	5,417.50	2,360.00	(3,057.50)
Contract Costs - AC	02 002 4430.4	5	140.00	2,937.00	2,100.00	(837.00)
Contract Costs - Plumbing	02 002 4430.5	5	0.00	983.75	1,690.00	706.25
Garbage and Trash Collection	02 002 4431.00	5	0.00	152.00	570.00	418.00
Emp Benefit Cont - Maintenance	02 002 4433.00	5	108.10	8,405.75	9,539.00	1,133.25
Insurance - Property	02 002 4510.00	5	731.77	8,979.48	10,690.00	1,710.52
Insurance - Workers Comp	02 002 4510.1	5	64.33	391.26	700.00	308.74
Insurance - Liability	02 002 4510.3	5	138.11	1,383.24	1,000.00	(383.24)
Bad Debts - Other	02 002 4570.00	5	0.00	3,116.58	3,350.00	233.42
Bonneville Interest	02 002 4580.01	5	3,475.71	45,296.88	46,720.00	1,423.12
Other General Expense	02 002 4590.00	5	0.00	2,217.36	100.00	(2,117.36)
Management Fees	02 002 4590.02	5	1,171.36	11,438.63	14,234.00	2,795.37
Total Operating Expenses			12,129.50	179,777.30	184,292.00	4,514.70
Operating Revenues						
Dwelling Rent	02 002 3110.00	5	14,321.00	170,404.70	171,501.00	(1,096.30)
Total Operating Revenues			14,321.00	170,404.70	171,501.00	(1,096.30)
Total Operating Revenues and Expenses			2,191.50	(9,372.60)	(12,791.00)	3,418.40
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00	5	0.00	51.82	65.00	(13.18)
Investment Income - Unrestricted	02 002 3610.00	5	2.76	23.18	30.00	(6.82)
Other Income - Tenant	02 002 3690.00	5	198.00	5,751.70	6,420.00	(668.30)
Other Income - Non Tenant	02 002 3690.3	5	0.00	0.00	500.00	(500.00)
Total Other Revenues and Expenses			200.76	5,826.70	7,015.00	(1,188.30)
Total Other Revenues and Expenses			200.76	5,826.70	7,015.00	(1,188.30)
Total Net Income (Loss)			2,392.26	(3,545.90)	(5,776.00)	2,230.10

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended December 31, 2016	12 Month(s) Ended December 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		0.00	0.00	7,883.00	7,883.00
Legal Expense	03 001 4130.00 5		40.00	1,982.50	500.00	(1,482.50)
Accounting Fees	03 001 4170.00 5		250.00	2,532.00	750.00	(1,782.00)
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	144.00	0.00	(144.00)
Employee Benefits Cont - Admin	03 001 4182.00 5		0.00	0.00	11,583.00	11,583.00
Sundry	03 001 4190.00 5		0.00	3,364.73	1,000.00	(2,364.73)
Non Capitalized Admin	03 001 4190.01 5		0.00	4,328.38	0.00	(4,328.38)
Advertising and Marketing	03 001 4190.08 5		0.00	1,542.24	0.00	(1,542.24)
Bank Fees	03 001 4190.19 5		0.00	15.00	0.00	(15.00)
Telephone/Communications	03 001 4190.20 5		809.07	921.03	1,000.00	78.97
Postage	03 001 4190.30 5		0.00	47.00	80.00	33.00
Water	03 001 4310.00 5		14.91	96.47	6,600.00	6,503.53
Electricity	03 001 4320.00 5		145.33	5,231.39	3,971.00	(1,260.39)
Sewer	03 001 4390.00 5		31.20	168.06	6,600.00	6,431.94
Labor	03 001 4410.00 5		0.00	0.00	13,541.00	13,541.00
Materials	03 001 4420.00 5		4.99	5,650.23	5,000.00	(650.23)
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		2,329.16	6,472.90	0.00	(6,472.90)
Garbage and Trash Collection	03 001 4431.00 5		67.68	1,585.64	200.00	(1,385.64)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		0.00	0.00	23,739.00	23,739.00
Property Insurance	03 001 4510.00 5		1,586.58	9,519.48	10,000.00	480.52
Workers Comp	03 001 4510.10 5		43.25	129.75	100.00	(29.75)
Insurance - General Liability	03 001 4510.30 5		299.90	2,543.16	5,394.00	2,850.84
Payment in Lieu of Taxes	03 001 4520.00 5		0.00	3,456.00	0.00	(3,456.00)
Bad Debts - Other	03 001 4570.00 5		812.00	812.00	0.00	(812.00)
Management Fees	03 001 4590.01 5		0.00	0.00	3,690.00	3,690.00
Total Operating Expenses			6,592.07	51,489.96	101,631.00	50,141.04
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		22,372.00	83,626.43	61,503.00	22,123.43
Total Operating Revenues			22,372.00	83,626.43	61,503.00	22,123.43
Total Operating Revenues and Expenses			15,779.93	32,136.47	(40,128.00)	72,264.47
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	03 001 3690.00 5		578.00	1,480.50	0.00	1,480.50
Other General Expense	03 001 4590.02 5		0.00	(538.75)	0.00	(538.75)
Interest on Loan - Heartland National	03 001 5610.00 5		0.00	(46,066.50)	(37,509.00)	(8,557.50)
Total Other Revenues and Expenses			578.00	(45,124.75)	(37,509.00)	(7,615.75)
Total Other Revenues and Expenses			578.00	(45,124.75)	(37,509.00)	(7,615.75)
Total Net Income (Loss)			16,357.93	(12,988.28)	(77,637.00)	64,648.72

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended December 31, 2016	12 Month(s) Ended December 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	1,443.41	12,503.55	11,590.00	(913.55)
Staff Training	07 002 4140.00	5	795.00	795.00	0.00	(795.00)
Travel	07 002 4150.00	5	0.00	5.94	0.00	(5.94)
Accounting Fees	07 002 4170.00	5	250.00	3,505.63	3,500.00	(5.63)
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	1,069.50	0.00	(1,069.50)
Audit Fees	07 002 4171.00	5	0.00	2,820.00	4,700.00	1,880.00
Employee Benefits Cont - Admin	07 002 4182.00	5	107.04	6,129.97	6,207.00	77.03
Sundry	07 002 4190.00	5	0.00	720.16	3,550.00	2,829.84
Postage	07 002 4190.03	5	0.00	520.75	50.00	(470.75)
Advertising	07 002 4190.08	5	0.00	770.95	0.00	(770.95)
Coll Agent Fees	07 002 4190.15	5	0.00	114.97	0.00	(114.97)
Bank Fees	07 002 4190.18	5	8.15	112.04	0.00	(112.04)
Telephone	07 002 4190.2	5	115.41	1,632.00	1,750.00	118.00
Eviction Costs	07 002 4190.4	5	0.00	0.00	200.00	200.00
Contract Costs - Admin	07 002 4190.9	5	0.00	6,111.90	6,274.00	162.10
Tenant Services	07 002 4220.00	5	0.00	1,592.09	0.00	(1,592.09)
Tenant Services--Relocation	07 002 4295	5	0.00	719.88	0.00	(719.88)
Water	07 002 4310.00	5	638.92	7,015.77	6,750.00	(265.77)
Electricity	07 002 4320.00	5	316.57	4,005.57	3,370.00	(635.57)
Sewer	07 002 4390.00	5	1,048.30	11,646.08	11,000.00	(646.08)
Labor	07 002 4410.00	5	6,518.96	66,689.47	47,486.00	(19,203.47)
Maintenance Materials	07 002 4420.00	5	465.38	21,452.99	5,200.00	(16,252.99)
Contract Costs	07 002 4430.00	5	0.00	8,770.00	9,500.00	730.00
Pest Control	07 002 4430.1	5	122.00	1,586.00	2,000.00	414.00
Contract Costs-Lawn	07 002 4430.3	5	850.00	5,100.00	4,500.00	(600.00)
Contract Costs-Air Conditioning	07 002 4430.4	5	180.00	4,565.00	500.00	(4,065.00)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	500.00	500.00
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	2,000.00	2,000.00
Garbage and Trash Collection	07 002 4431.00	5	642.10	7,107.92	6,700.00	(407.92)
Emp Benefit Cont - Maintenance	07 002 4433.00	5	497.63	15,405.84	15,553.00	147.16
Insurance - Property	07 002 4510.00	5	750.18	9,201.76	12,296.00	3,094.24
Insurance - Workers Comp	07 002 4510.1	5	185.58	755.01	1,000.00	244.99
Insurance - Liability	07 002 4510.3	5	163.22	1,604.00	1,000.00	(604.00)
Payment in Lieu of Taxes	07 002 4520.00	5	0.00	0.00	1,000.00	1,000.00
Bad Debts - Other	07 002 4570.00	5	0.00	12,936.99	13,000.00	63.01
Interest on Notes Payable-Centennial	07 002 4580.03	5	3,146.64	41,509.43	57,780.00	16,270.57
Management Fees	07 002 4590.00	5	3,235.04	35,228.29	31,167.00	(4,061.29)
Other General Expense	07 002 4590.01	5	0.00	4,317.80	7,000.00	2,682.20
MIP Annual Premium to HUD	07 002 4590.03	5	0.00	4,737.56	0.00	(4,737.56)
Total Operating Expenses			21,479.53	302,759.81	277,123.00	(25,636.81)
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	2,742.00	35,300.70	43,619.00	(8,318.30)
HAP Subsidy	07 002 3110.01	5	0.00	234,173.00	346,298.00	(112,125.00)
Total Operating Revenues			2,742.00	269,473.70	389,917.00	(120,443.30)
Total Operating Revenues and Expenses			(18,737.53)	(33,286.11)	112,794.00	(146,080.11)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	50.00	(50.00)
Interest - Restricted	07 002 3431.00	5	32.56	447.90	450.00	(2.10)
Investment Income - Unrestricted	07 002 3610.00	5	4.09	42.45	0.00	42.45
Other Income - Tenant	07 002 3690.00	5	783.02	6,433.45	6,890.00	(456.55)
Collection Loss Recovery Prior Year	07 002 3690.01	5	0.00	127.87	0.00	127.87
Leave with no Notice	07 002 3690.16	5	0.00	0.00	1,100.00	(1,100.00)
Other Income - Scrap Metal Salvage	07 002 3690.4	5	0.00	120.00	0.00	120.00
Other Income/Laundry	07 002 3690.7	5	0.00	858.40	0.00	858.40
Total Other Revenues and Expenses			819.67	8,030.07	8,490.00	(459.93)

Report Criteria PHA: 07 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
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended December 31, 2016	12 Month(s) Ended December 31, 2016	Budget	Variance
Total Other Revenues and Expenses			819.67	8,030.07	8,490.00	(459.93)
Total Net Income (Loss)			(17,917.86)	(25,256.04)	121,284.00	(146,540.04)

Report Criteria PHA: 07 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

CASH Analysis

AVON PARK PUBLIC HOUSING

As Of Date: 12/31/2016

Balance

General Fund	65,819.74
Section 8 PH Funds	0.00
Security Deposits	24,945.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	43,308.77
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,097,205.27
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	5,115.76
Development Corporation	17,822.00
Cornell Colony - General Fund	5,445.76
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 1

As Of Date: 12/31/2016

	Balance
General Fund	125,539.26
Section 8 PH Funds	0.00
Security Deposits	13,400.00
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: 12/31/2016

	Balance
General Fund	73,508.05
Section 8 PH Funds	0.00
Security Deposits	10,150.00
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: 12/31/2016

Balance

General Fund	0.00
Section 8 PH Funds	0.00
Security Deposits	0.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	51,818.49
Development Corporation	0.00
Cornell Colony - General Fund	51,818.49
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	100.00
Cornell Colony-Security Deposit	13,604.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

RIDGEDALE

As Of Date: 12/31/2016

	Balance
General Fund	61,272.68
Section 8 PH Funds	0.00
Security Deposits	7,159.00
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

OCCUPANCY/VACANCY REPORT

February 2017

Public Housing

Delaney Heights

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
6(531)	1	2/20/17					In nursing home

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>	<u>Reason for Vacancy</u>
TOTAL LAKESIDE PARK I VACANT – 0							

Lakeside Park II

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<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 prnt rent
330(313)	1	12/29/16					No notice given

TOTAL LAKESIDE PARK II VACANT – 25

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT
February 2017

Ridgedale

<u>Unit #</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
34(707)	3	12/27/16	2/17	43	10	53	Moving to Texas
02(742)	3	1/3/17	2/1	21	9	30	Rent too high

TOTAL RIDGEDALE VACANT—0

North Central Heights I - (40 units total)

<u>Unit#</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
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TOTAL NCH I VACANT—0

North Central Heights II - (32 units total)

<u>Unit #</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u>#vacancy days</u>	<u>Reason for Vacancy</u>
403	3	1/17/17	2/1	9	7	16	Transferred to NCH I
305	3	2/21					No notice given

TOTAL NCH II VACANT—1

Cornell Colony - (44 units total)

<u>Unit #</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u>#vacancy days</u>	<u>Reason for Vacancy</u>
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TOTAL CORNELL COLONY VACANT - 0

OCCUPANCY/VACANCY REPORT

February 2017

Intent to Vacate -

Evictions-

Abandoned Units -

WAITING LIST

LAKE SIDE PARK II

1-BRM	190
2-BRM	187
3-BRM	133
4-BRM	42
5-BRM	11
TOTAL	563

RIDGEDALE

1-BRM	423
2-BRM	374
3-BRM	242
4-BRM	91
TOTAL	1130

LAKE SIDE PARK I

1-BRM	16
2-BRM	256
3-BRM	223
4-BRM	81
5-BRM	23
TOTAL	599

DELANEY HEIGHTS

1-BRM	172
TOTAL	172

NORTH CENTRAL HEIGHTS

2-BRM	507
3-BRM	387
4-BRM	156
TOTAL	1050

CORNELL COLONY

3-BRM	329
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Tenants Accounts Receivable

February 28, 2017

Delaney Heights

Jessica Snowden \$150.00 Pet deposit (making pmts)

DH Total \$150.00

Lakeside Park I

Lakeside I Total \$0.

Lakeside Park II

Vanessa Gonzalez \$68.00 Balance on rent (making pmts)

Lakeside II Total \$68.00

NCH I

NCH I Total \$0

NCH II

Marquitisha Packer 100.00 Security deposit (making pmts)

Sheldonia Sanders 1,492.00 Rent (evicting)

NCH II Total \$1,592.00

Cornell Colony

Nyree Mcalister \$ 659.00 Rent & late fees (making pmts)

CORNELL Total \$659.00

Ridgedale

Shelea Black \$ 453.16 Work order (making pmts)

RD Total \$453.16

GRAND TOTAL \$2,922.16

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

***WRITE OFFS for NCH**
Roberto Serrano \$278.00
Total NCH \$278.00

***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 CC \$0

Approved—Tracey Rudy, Chief Executive Officer

February 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. 24 hours were taken during the month of February for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	8
Lakeside I Preventive Maintenance Inspections	2
Lakeside Park II Preventive/Annual Inspections	13
Ridgedale Preventive/Annual Inspections	7
North Central Heights I Preventive/AI	5
North Central Heights II Preventive/AI	2
Cornell Colony Preventive/AI	9

Delaney Heights Vacancies	1
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	0
Ridgedale Move Ins	2
North Central Heights I Move Ins	0
North Central Heights II Move Ins	1
Cornell Colony Move Ins	0

Delaney Heights Move Outs	1
Lakeside Park I Move Outs	0
Lakeside Park II Move-Out's	0
Ridgedale Move Outs	0
North Central Heights I Move Outs	0
North Central Heights II Move Outs	1
Cornell Colony Move Outs	0

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended February 28, 2017	2 Month(s) Ended February 28, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	01 001 4110.00 5		15,136.78	26,591.68	28,564.16	1,972.48
Legal Expense	01 001 4130.00 5		141.90	141.90	775.00	633.10
Staff Training	01 001 4140.00 5		299.00	299.00	816.66	517.66
Travel	01 001 4150.00 5		32.10	68.99	1,075.00	1,006.01
Accounting Fees	01 001 4170.00 5		0.00	0.00	1,333.32	1,333.32
Computer Support/Licensing Fees	01 001 4170.2 5		690.00	690.00	0.00	(690.00)
Audit Fees	01 001 4171.00 5		0.00	0.00	2,333.32	2,333.32
Employee Benefits Cont - Admin	01 001 4182.00 5		4,952.13	17,744.86	10,530.16	(7,214.70)
Sundry	01 001 4190.00 5		409.36	777.58	2,250.00	1,472.42
Bank Fees	01 001 4190.19 5		15.00	15.00	0.00	(15.00)
Telephone/Communications	01 001 4190.2 5		832.74	1,536.16	1,466.66	(69.50)
Postage	01 001 4190.3 5		270.30	270.30	625.00	354.70
Eviction Costs	01 001 4190.4 5		0.00	0.00	166.66	166.66
Contract Costs- Copier	01 001 4190.6 5		70.83	70.83	20.00	(50.83)
Contract Costs-Admin Security	01 001 4190.7 5		0.00	120.00	80.00	(40.00)
Contract Costs-Admin	01 001 4190.9 5		0.00	0.00	4,000.00	4,000.00
Ten Services - RAB	01 001 4220.00 5		0.00	0.00	88.32	88.32
Water	01 001 4310.00 5		557.48	376.98	525.00	148.02
Electricity	01 001 4320.00 5		196.09	1,441.55	4,820.00	3,378.45
Natural Gas	01 001 4330.00 5		88.95	135.65	188.32	52.67
Sewer	01 001 4390.00 5		1,023.06	725.68	1,016.66	290.98
Labor	01 001 4410.00 5		5,487.95	11,136.75	11,831.50	694.75
Maintenance Materials	01 001 4420.00 5		917.92	1,052.10	4,770.00	3,717.90
Pest Control	01 001 4430.1 5		470.00	940.00	1,075.00	135.00
Contract Costs - Lawn	01 001 4430.3 5		2,000.00	4,000.00	4,000.00	0.00
Contract Costs-Air Conditioning	01 001 4430.4 5		0.00	75.00	1,500.00	1,425.00
Contract Costs-Plumbing	01 001 4430.5 5		0.00	0.00	375.00	375.00
GARBAGE AND TRASH	01 001 4431.00 5		1,311.00	930.06	(1,016.66)	(1,946.72)
Emp Benefit Cont - Maintenance	01 001 4433.00 5		1,577.07	6,166.24	4,576.82	(1,589.42)
Insurance - Property	01 001 4510.00 5		2,517.57	5,035.14	4,833.32	(201.82)
Worker's Comp Insurance	01 001 4510.1 5		678.25	1,356.50	1,447.50	91.00
Other Insurance-Crime, Auto, Direc&C	01 001 4510.2 5		22.94	45.88	333.32	287.44
Liability Insurance	01 001 4510.3 5		577.53	1,155.06	833.32	(321.74)
Payment in Lieu of Taxes	01 001 4520 5		0.00	0.00	1,965.50	1,965.50
Collection Losses	01 001 4570.00 5		0.00	0.00	1,315.00	1,315.00
FSS Monthly Contributions	01 001 4590.02 5		874.00	1,717.00	0.00	(1,717.00)
Other General Expense	01 001 4590.00 5		438.75	2,244.84	1,666.66	(578.18)
Extraordinary Maintenance	01 001 4610 5		0.00	0.00	2,500.00	2,500.00
Total Operating Expenses			41,588.70	86,860.73	102,680.52	15,819.79
Operating Revenues						
Dwelling Rent	01 001 3110.00 5		12,329.00	23,608.00	25,079.82	(1,471.82)
Operating Subsidy	01 001 3401.00 5		69,131.00	69,131.00	81,330.32	(12,199.32)
Total Operating Revenues			81,460.00	92,739.00	106,410.14	(13,671.14)
Total Operating Revenues and Expenses			39,871.30	5,878.27	3,729.62	2,148.65
Other Revenues and Expenses						
Other Revenues and Expenses						
RESTRICTED INTEREST	01 001 3431.00 5		0.00	0.00	8.32	(8.32)
Investment Income - Unrestricted	01 001 3610.00 5		148.35	314.71	398.32	(83.61)
Other Income - Tenant	01 001 3690.00 5		231.25	425.36	1,125.00	(699.64)
Other Income - Rent for Tulane Ave B	01 001 3690.13 5		750.00	900.00	2,533.32	(1,633.32)
Leave with no Notice	01 001 3690.16 5		0.00	190.50	0.00	190.50
Other Income - Copies & Fax	01 001 3690.2 5		0.00	10.00	0.00	10.00
Other Income - Misc - Non Tenant	01 001 3690.6 5		1,486.00	1,486.00	0.00	1,486.00
Other Income-Laundry	01 001 3690.7 5		726.50	726.50	0.00	726.50
Total Other Revenues and Expenses			3,342.10	4,053.07	4,064.96	(11.89)

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

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended February 28, 2017	2 Month(s) Ended February 28, 2017	Budget	Variance
Total Other Revenues and Expenses			3,342.10	4,053.07	4,064.96	(11.89)
Total Net Income (Loss)			43,213.40	9,931.34	7,794.58	2,136.76

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

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

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

Fiscal Year End Date: 12/31/2017		ACCOUNT	1 Month(s) Ended February 28, 2017	2 Month(s) Ended February 28, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Admin Salaries - NCH I	01 100 4110.01 5		799.26	1,404.17	2,500.00	1,095.83
Admin Salaries - NCH II	01 100 4110.02 5		642.34	1,128.79	2,390.66	1,261.87
Admin Salaries - Ridgedale	01 100 4110.03 5		885.04	1,555.48	3,333.32	1,777.84
Accounting Fees	01 100 4170.00 5		0.00	0.00	383.32	383.32
Audit Fees	01 100 4171.00 5		0.00	0.00	83.32	83.32
Employee Benefits Cont - Admin-Ridg	01 100 4182.00 5		167.13	563.50	1,166.66	603.16
Employee Benefits Cont - Admin - NC	01 100 4182.1 5		126.10	415.78	583.32	167.54
Employee Benefits Cont - Admin - NC	01 100 4182.2 5		115.09	385.70	540.00	154.30
Sundry	01 100 4190.00 5		0.00	0.00	25.00	25.00
Insurance - Workers Comp	01 100 4510.40 5		80.33	160.66	264.16	103.50
Other General Expense	01 100 4590 5		0.00	0.00	83.32	83.32
Total Operating Expenses			2,815.29	5,614.08	11,353.08	5,739.00
Total Operating Revenues and Expenses			(2,815.29)	(5,614.08)	(11,353.08)	5,739.00
Other Revenues and Expenses						
Other Revenues and Expenses						
Revenue-Management Fees-Ridgedal	01 100 3690.00 5		3,245.06	8,910.06	6,666.66	2,243.40
Revenue - Management Fees - NCH I	01 100 3690.1 5		898.21	1,803.87	1,833.32	(29.45)
Revenue - Management Fees - NCH I	01 100 3690.2 5		1,108.35	2,248.19	2,272.82	(24.63)
Other Income/Donations	01 100 3690.40 5		0.00	0.00	37,959.16	(37,959.16)
Total Other Revenues and Expenses			5,251.62	12,962.12	48,731.96	(35,769.84)
Total Other Revenues and Expenses			5,251.62	12,962.12	48,731.96	(35,769.84)
Total Net Income (Loss)			2,436.33	7,348.04	37,378.88	(30,030.84)

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 February 28, 2017	2 Month(s) Ended February 28, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,240.44	2,183.09	2,419.32	236.23
Accounting Fees	02 001 4170.00 5		0.00	0.00	683.32	683.32
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		210.00	210.00	0.00	(210.00)
Audit Fees	02 001 4171.00 5		0.00	0.00	833.32	833.32
Employee Benefits Cont - Admin	02 001 4182.00 5		509.25	1,564.40	1,185.66	(378.74)
Sundry	02 001 4190.00 5		0.00	0.00	866.66	866.66
Telephone	02 001 4190.2 5		86.03	174.83	286.66	111.83
Postage	02 001 4190.3 5		0.00	0.00	5.00	5.00
Eviction Costs	02 001 4190.4 5		0.00	0.00	91.66	91.66
Contract Costs - Admin	02 001 4190.9 5		0.00	0.00	1,845.16	1,845.16
DO NOT USE-Water	02 001 4310 5		0.00	0.00	200.00	200.00
Water	02 001 4310.00 5		61.39	61.39	235.00	173.61
Electricity	02 001 4320.00 5		330.93	369.32	991.66	622.34
Sewer	02 001 4390.00 5		49.63	49.63	171.66	122.03
Labor	02 001 4410.00 5		1,174.69	2,095.42	2,510.50	415.08
Maintenance Materials	02 001 4420.00 5		828.49	956.22	1,666.66	710.44
Contract Costs-Pest Control	02 001 4430.1 5		100.80	201.60	231.66	30.06
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	37.50	37.50
Contract Costs - AC	02 001 4430.4 5		0.00	0.00	1,116.66	1,116.66
Contract Costs - Lawn	02 001 4430.5 5		1,750.00	1,750.00	541.66	(1,208.34)
Garbage and Trash Collection	02 001 4431.00 5		45.00	45.00	91.66	46.66
Emp Benefit Cont - Maintenance	02 001 4433.00 5		660.87	2,063.21	1,597.32	(465.89)
Insurance - Property	02 001 4510.00 5		944.03	1,888.06	2,166.66	278.60
Insurance - Workers Comp	02 001 4510.1 5		71.08	142.16	166.66	24.50
Insurance - Liability	02 001 4510.3 5		175.77	351.54	334.32	(17.22)
Payment in Lieu of Taxes	02 001 4520 5		0.00	0.00	833.32	833.32
Bad Debts - Other	02 001 4570.00 5		0.00	0.00	533.32	533.32
Bonneville Interest	02 001 4580.01 5		3,836.44	11,515.10	8,608.32	(2,906.78)
Other General Expense	02 001 4590.00 5		0.00	0.00	16.66	16.66
Management Fees	02 001 4590.02 5		898.21	1,803.87	1,807.82	3.95
Total Operating Expenses			12,973.05	27,424.84	32,075.78	4,650.94
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		17,808.00	35,488.26	34,839.00	649.26
Total Operating Revenues			17,808.00	35,488.26	34,839.00	649.26
Total Operating Revenues and Expenses			4,834.95	8,063.42	2,763.22	5,300.20
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	13.32	(13.32)
Other Income - Tenant	02 001 3690.00 5		223.56	684.23	1,316.66	(632.43)
Other Income - Community Rental	02 001 3690.5 5		125.00	125.00	0.00	125.00
Total Other Revenues and Expenses			348.56	809.23	1,329.98	(520.75)
Total Other Revenues and Expenses			348.56	809.23	1,329.98	(520.75)
Total Net Income (Loss)			5,183.51	8,872.65	4,093.20	4,779.45

Report Criteria PHA: 02 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
NORTH CENTRAL HEIGHTS
NORTH CENTRAL HEIGHTS II

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended February 28, 2017	2 Month(s) Ended February 28, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,021.54	1,797.85	1,938.66	140.81
Legal Expense	02 002 4130.00 5		0.00	0.00	583.32	583.32
Accounting Fees	02 002 4170.00 5		0.00	0.00	683.32	683.32
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		165.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00 5		0.00	0.00	666.66	666.66
Employee Benefits Cont - Admin	02 002 4182.00 5		419.36	1,288.29	954.66	(333.63)
Sundry	02 002 4190.00 5		0.00	0.00	166.66	166.66
Telephone	02 002 4190.2 5		0.00	0.00	75.00	75.00
Postage	02 002 4190.3 5		0.00	0.00	4.16	4.16
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	583.32	583.32
Ten Services - After School Program	02 002 4220.20 5		0.00	0.00	166.66	166.66
Water	02 002 4310.00 5		42.92	42.92	67.50	24.58
Electricity	02 002 4320.00 5		112.82	123.15	206.82	83.67
Sewer	02 002 4390.00 5		10.27	10.27	15.82	5.55
Labor	02 002 4410.00 5		1,174.69	2,095.41	2,510.50	415.09
Maintenance Materials	02 002 4420.00 5		112.12	239.84	1,278.32	1,038.48
Contract Costs-Pest Control	02 002 4430.1 5		79.20	158.40	181.66	23.26
Contract Costs - Lawn	02 002 4430.3 5		1,190.00	1,190.00	393.32	(796.68)
Contract Costs - AC	02 002 4430.4 5		0.00	0.00	350.00	350.00
Contract Costs - Plumbing	02 002 4430.5 5		125.00	125.00	281.66	156.66
Garbage and Trash Collection	02 002 4431.00 5		7.50	7.50	95.00	87.50
Emp Benefit Cont - Maintenance	02 002 4433.00 5		660.80	2,063.02	1,597.32	(465.70)
Insurance - Property	02 002 4510.00 5		731.77	1,463.54	1,666.66	203.12
Insurance - Workers Comp	02 002 4510.1 5		64.33	128.66	185.66	57.00
Insurance - Liability	02 002 4510.3 5		138.11	276.22	250.00	(26.22)
Bad Debts - Other	02 002 4570.00 5		278.00	278.00	558.32	280.32
Bonneville Interest	02 002 4580.01 5		3,470.50	10,416.73	7,786.66	(2,630.07)
Other General Expense	02 002 4590.00 5		0.00	0.00	16.66	16.66
Management Fees	02 002 4590.02 5		1,108.35	2,248.19	2,372.32	124.13
Total Operating Expenses			11,147.28	24,352.99	25,636.62	1,283.63
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		14,321.00	28,548.00	28,583.50	(35.50)
Total Operating Revenues			14,321.00	28,548.00	28,583.50	(35.50)
Total Operating Revenues and Expenses			3,173.72	4,195.01	2,946.88	1,248.13
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00 5		0.00	0.00	10.82	(10.82)
Investment Income - Unrestricted	02 002 3610.00 5		3.05	6.70	5.00	1.70
Other Income - Tenant	02 002 3690.00 5		926.40	1,251.40	1,070.00	181.40
Other Income - Non Tenant	02 002 3690.3 5		0.00	0.00	83.32	(83.32)
Total Other Revenues and Expenses			929.45	1,258.10	1,169.14	88.96
Total Other Revenues and Expenses			929.45	1,258.10	1,169.14	88.96
Total Net Income (Loss)			4,103.17	5,453.11	4,116.02	1,337.09

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 February 28, 2017	2 Month(s) Ended February 28, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		0.00	0.00	1,623.16	1,623.16
Staff Training	03 001 4140.00 5		0.00	0.00	83.32	83.32
Accounting Fees	03 001 4170.00 5		0.00	0.00	583.32	583.32
Computer Support/Licensing Fees	03 001 4170.20 5		240.00	240.00	0.00	(240.00)
Audit Fees	03 001 4171.00 5		0.00	0.00	666.66	666.66
Employee Benefits Cont - Admin	03 001 4182.00 5		0.00	0.00	661.00	661.00
Sundry	03 001 4190.00 5		0.00	0.00	2,000.00	2,000.00
Bank Fees	03 001 4190.19 5		0.00	10.00	0.00	(10.00)
Telephone/Communications	03 001 4190.20 5		126.03	266.88	166.66	(100.22)
Postage	03 001 4190.30 5		0.00	0.00	13.32	13.32
Water	03 001 4310.00 5		14.91	14.91	1,155.00	1,140.09
Electricity	03 001 4320.00 5		159.49	159.49	674.66	515.17
Sewer	03 001 4390.00 5		31.20	31.20	1,155.00	1,123.80
Labor	03 001 4410.00 5		0.00	0.00	2,302.00	2,302.00
Materials	03 001 4420.00 5		1,269.57	1,269.57	833.32	(436.25)
Contract Costs - Pest Control	03 001 4430.10 5		158.00	316.00	0.00	(316.00)
Contract Costs-Lawn	03 001 4430.30 5		1,164.58	1,164.58	0.00	(1,164.58)
Garbage and Trash Collection	03 001 4431.00 5		70.18	70.18	33.32	(36.86)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		0.00	0.00	1,706.50	1,706.50
Property Insurance	03 001 4510.00 5		2,379.88	4,759.76	1,666.66	(3,093.10)
Workers Comp	03 001 4510.10 5		43.25	86.50	333.32	246.82
Insurance - General Liability	03 001 4510.30 5		349.41	698.74	596.50	(102.24)
Bad Debts - Other	03 001 4570.00 5		0.00	1,229.84	0.00	(1,229.84)
Management Fees	03 001 4590.01 5		0.00	0.00	2,678.82	2,678.82
Total Operating Expenses			6,006.50	10,317.65	18,932.54	8,614.89
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		22,345.13	44,717.13	44,646.82	70.31
Total Operating Revenues			22,345.13	44,717.13	44,646.82	70.31
Total Operating Revenues and Expenses			16,338.63	34,399.48	25,714.28	8,685.20
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	03 001 3690.00 5		131.50	898.34	0.00	898.34
Interest on Loan - Heartland National	03 001 5610.00 5		(2,915.98)	(13,281.75)	(13,562.82)	281.07
Total Other Revenues and Expenses			(2,784.48)	(12,383.41)	(13,562.82)	1,179.41
Total Other Revenues and Expenses			(2,784.48)	(12,383.41)	(13,562.82)	1,179.41
Total Net Income (Loss)			13,554.15	22,016.07	12,151.46	9,864.61

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended February 28, 2017	2 Month(s) Ended February 28, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		1,094.51	1,926.26	2,200.32	274.06
Staff Training	07 002 4140.00 5		0.00	973.00	0.00	(973.00)
Travel	07 002 4150.00 5		497.00	497.00	0.00	(497.00)
Accounting Fees	07 002 4170.00 5		0.00	0.00	583.32	583.32
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		195.00	195.00	0.00	(195.00)
Audit Fees	07 002 4171.00 5		0.00	0.00	783.32	783.32
Employee Benefits Cont - Admin	07 002 4182.00 5		449.34	1,380.35	1,073.00	(307.35)
Sundry	07 002 4190.00 5		153.27	153.27	591.66	438.39
Postage	07 002 4190.03 5		254.50	254.50	8.32	(246.18)
Bank Fees	07 002 4190.18 5		7.00	14.72	0.00	(14.72)
Telephone	07 002 4190.2 5		105.98	260.32	291.66	31.34
Eviction Costs	07 002 4190.4 5		0.00	0.00	33.32	33.32
Contract Costs - Admin	07 002 4190.9 5		25.00	25.00	1,045.66	1,020.66
Tenant Services	07 002 4220.00 5		0.00	0.00	10.00	10.00
Water	07 002 4310.00 5		667.47	728.43	1,125.00	396.57
Electricity	07 002 4320.00 5		320.04	330.04	561.66	231.62
Sewer	07 002 4390.00 5		1,054.49	1,147.06	1,833.32	686.26
Labor	07 002 4410.00 5		2,813.82	6,431.47	8,072.66	1,641.19
Maintenance Materials	07 002 4420.00 5		3,298.94	3,298.94	866.66	(2,432.28)
Contract Costs	07 002 4430.00 5		0.00	1,579.00	1,583.32	4.32
Pest Control	07 002 4430.1 5		122.00	244.00	333.32	89.32
Contract Costs-Lawn	07 002 4430.3 5		425.00	425.00	750.00	325.00
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	145.00	83.32	(61.68)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	83.32	83.32
Garbage and Trash Collection	07 002 4431.00 5		642.10	698.92	1,116.66	417.74
Emp Benefit Cont - Maintenance	07 002 4433.00 5		278.79	1,110.93	2,616.16	1,505.23
Insurance - Property	07 002 4510.00 5		750.18	1,500.36	1,666.66	166.30
Insurance - Workers Comp	07 002 4510.1 5		185.58	371.16	166.66	(204.50)
Insurance - Liability	07 002 4510.3 5		163.21	326.42	596.00	269.58
Payment in Lieu of Taxes	07 002 4520.00 5		0.00	0.00	166.66	166.66
Bad Debts - Other	07 002 4570.00 5		0.00	155.55	2,166.66	2,011.11
Interest on Notes Payable-Centennial	07 002 4580.03 5		3,130.92	9,416.35	11,063.32	1,646.97
Management Fees	07 002 4590.00 5		3,245.06	8,910.06	5,194.50	(3,715.56)
Other General Expense	07 002 4590.01 5		0.00	0.00	1,166.66	1,166.66
Total Operating Expenses			19,879.20	42,498.11	47,833.10	5,334.99
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		1,852.30	3,794.57	7,269.82	(3,475.25)
HAP Subsidy	07 002 3110.01 5		0.00	0.00	57,716.32	(57,716.32)
Total Operating Revenues			1,852.30	3,794.57	64,986.14	(61,191.57)
Total Operating Revenues and Expenses			(18,026.90)	(38,703.54)	17,153.04	(55,856.58)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	07 002 3431.00 5		27.97	58.86	75.00	(16.14)
Investment Income - Unrestricted	07 002 3610.00 5		2.70	6.36	8.32	(1.96)
Other Income - Tenant	07 002 3690.00 5		91.06	638.81	1,148.32	(509.51)
Other Income/Laundry	07 002 3690.7 5		562.70	562.70	183.32	379.38
Total Other Revenues and Expenses			684.43	1,266.73	1,414.96	(148.23)
Total Other Revenues and Expenses			684.43	1,266.73	1,414.96	(148.23)
Total Net Income (Loss)			(17,342.47)	(37,436.81)	18,568.00	(56,004.81)

AVON PARK HOUSING AUTHORITY

CASH Analysis

AVON PARK PUBLIC HOUSING

As Of Date: 2/28/2017

	Balance
General Fund	75,462.27
Section 8 PH Funds	0.00
Security Deposits	24,445.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	43,352.92
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,097,460.83
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	7,749.27
Development Corporation	56,985.14
Cornell Colony - General Fund	7,749.27
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 1

As Of Date: 2/28/2017

	Balance
General Fund	130,518.01
Section 8 PH Funds	0.00
Security Deposits	14,000.00
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: 2/28/2017

	Balance
General Fund	73,531.70
Section 8 PH Funds	0.00
Security Deposits	9,900.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

RIDGEDALE

As Of Date: 2/28/2017

	Balance
General Fund	69,265.95
Section 8 PH Funds	0.00
Security Deposits	6,483.00
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: 2/28/2017

	Balance
General Fund	0.00
Section 8 FH 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	61,567.09
Development Corporation	0.00
Cornell Colony - General Fund	61,567.09
Lakeside Park 2 - RAD	0.00
Cornell Colony Operating Deficit Reserves	100.00
Cornell Colony Security Deposit	13,801.00



AVON PARK TRANSITIONAL HOUSING

January/February 2017

Monthly Board Report

Case Management Updates

FSS Clients meetings and assessments with FSS Case Manager; Monthly

FSS Enrollment- 21 Participating Households

- Lakeside Park – 1 Clients
- Emergency Transitional Housing- 20 Clients – Enrolled in FSS
- 12 Resident's receiving services that reside in APHA's communities but are not enrolled in the FSS program.

Property Updates:

No Vacancies

Training Sessions for January/February 2017

- January 12, 2017: VITAS Healthcare Services, presenter is Marcela Restrepo, Hispanic Community Liaison. Training workshop at 3:00pm at the Delaney Heights Community Center.
- January 17, 2017: "Fundamentals of Small Business and Entrepreneurship". Training workshop at 4:00pm at the ETH office training room; 6:00pm at North Central Heights Community Center.
- January 18, 2017: "Diabetes Awareness & Prevention", presenter is Paula Allison with Florida Department of Health. Training workshop at 4:00pm at Cornell Community Center.
- January 26, 2017: "Income Tax Preparation", presenter is Elvaretta Butler, Senior Tax Specialist with H & R Block. Workshop starts at 6:00pm at North Central Heights Community Center.
- February 7, 2017: "Cover Letters & Resumes", Job Readiness training workshop at 4:00pm at Cornell Colony Community Center.
- February 23, 2017: "Diabetes Awareness & Prevention", presenter is Paula Allison with Florida Department of Health. Training workshop at North Central Heights at 6:00pm.

Resident Activities

- Every Friday of each month: Pastor Bill Day drops off Bread, Rolls, Pastries, to the ETH office for our residents. These food items are donated from Publix.
- January/February 2017: Weekly Community Garden Activities ("Tomatoes, Bok Choy, Cabbage, Onions to Harvest in February)
- January 19, 2017: "4-H Junior Master Gardeners Club", looking to provide an educational and "hands on" horticultural activity for all children in APHA's families. This event starts at 4:00pm at the Cornell Colony Community Center. A parent must accompany their child/children for registration requirements.
- February 17, 2017: "Couponing 101" with Toni at ETH office at 4:00pm.

Employment Update:

- 12 of our 20 HOUSEHOLDS currently employed.
- Lakeside Park- 0 out of 1 HOUSEHOLD currently employed.

Education Update:

3 ETH Residents enrolled in Secondary Education @ SFSC.

1 ETH Resident enrolled at University of South Florida, Bachelors of Science curriculum.

2 ETH Residents enrolled in GED program @ SFSC.

1 ETH Resident enrolled in parenting classes at Choices Pregnancy Care Center

1 ETH Resident Graduated 7/25/2016, Cosmetology studies, Received State of Florida Nail Technician License.

1 ETH Resident recently passed the Criminal Justice Basic Abilities Test "CJBAT" exam.

1 FSS Resident enrolled in SFSC's Dental Program.

(Study Programs Include: Medical/Office Management/Business Management/Law Enforcement/Human Services, Dental Assistant Program)

Community Partners:

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

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



March 2, 2017

Tracey Rudy, CEO
Cornell Colony, LLC
c/o Avon Park Housing Development Corporation
21 Tulane Drive
Avon Park, FL 33825

RE: Initial Management Review and Physical Inspection
Cornell Colony
ID # 2014-404H / RFA 2014-109
October 18, 2016 and October 19, 2016
Close Out

Dear Ms. Rudy,

The response to the above-referenced Management Review and Physical Inspection Report has been reviewed. All noted discrepancies appear to have been satisfactorily corrected. This letter serves as the official close-out for the review.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Sue A. McGuire", with a long horizontal flourish extending to the right.

Sue A. McGuire, HCCP
Sr. Compliance Specialist

cc: David Hines
Martin M. Wohl
Property Manager
Bea Gillians



October 24, 2016

Larry P. Shoeman
Cornell Colony, LLC
c/o Avon Park Housing Development Corporation
21 Tulane Drive
Avon Park, FL 33825

Re: Initial Management Review and Physical Inspection
Cornell Colony
ID # 2014-404H / RFA 2014-109
October 18, 2016 and October 19, 2016

Notice of NonCompliance

Dear Mr. Shoeman,

Attached is the Annual Management Review and Physical Inspection Report for the above referenced property which was conducted on October 18, 2016 and October 19, 2016. Please acknowledge by executing a copy of the signature page and returning it to AmeriNat no later than November 3, 2016. A written response stating how the discrepancies listed have been corrected is due by November 23, 2016 to both AmeriNat and the Florida Housing Finance Corporation (FHFC). This response can be a signed PDF emailed to both offices; per FHFC a hard copy is not necessary.

Sue A McGuire
Sr. Compliance Specialist
AmeriNat
smcguire@amerinatls.com

David Hines
Director of Asset Management & Guarantee
Florida Housing Finance Corporation
compliancereview@floridahousing.org

It was a pleasure visiting your property. Should you have any questions or concerns regarding the Review and Inspection, please do not hesitate to contact our office.

Sincerely,

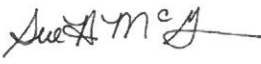
A handwritten signature in black ink, appearing to read "Sue A McGuire", with a long horizontal flourish extending to the right.

Sue A. McGuire, HCCP
Sr. Compliance Specialist

Attachments

cc: David Hines
Martin M. Wohl
Property Manager
Bea Gillians

Manager Name/Property Name and Address:		Property Number(s):		Date of Review:	
Property Manager Cornell Colony 517 W Cornell Street Avon Park, FL 33825		ID # 2014-404H / RFA 2014-109		October 18, 2016	
Management Agent Name and Address:		Type of Review:		Type of Property:	
Bea Gillians Avon Park Housing Authority 21 Tulane Drive Avon Park, FL 33825		<input checked="" type="checkbox"/> Initial <input type="checkbox"/> Follow-Up # of this review: 1 # of this Follow-Up Review: 10/18/2016		GUARANTEE FUND MMRB S.A.I.L. HC HOME RRLP	
alpha3@avonparkha.org		# of Units in Property: 44 Total: 44 Occupied: 43 Vacant: 1		# of Units Inspected: 44 Total: 44 Occupied: 43 Vacant: 1	
Owner Contact Name and Address:		# of Files Examined: 43 Total: 43 Occupied: 43 Vacant: 1		% of Files Examined: 97.7273% Total: 43 Occupied: 43 Vacant: 1	
Larry P. Shoeman Cornell Colony, LLC c/o Avon Park Housing Development Corporation 21 Tulane Drive Avon Park, FL 33825 director@avonparkha.org		# of Buildings in the Property: 1 Total: 1 Occupied: 1 Vacant: 1		Set-Aside Requirement(s): 20% @ 50% HOME (9 units minimum) 80% @ 60% HOME (remaining 35 units) 9 LOW; 35 HIGH or FMR, lessor or	
A. Examination of Records		S	U	See Comments	
1. Tenant Files and Records	X				
2. Applications and Processing	X				
3. Rents	X				
4. Verifications of Income	X				
5. Income Certification/Recertification	X				
6. Leases	X				
7. Next Available Unit Documentation	X				
8. Tenant File Discrepancies		X	X		
9. Public Policy Options			NA		
10. Rent Roll	X				
11. Program Reports	X				
12. Regulatory Agreements (ELHA/LURA)	X				
13. Utility Allowance	X				
14. Memorandum of Understanding (MOU)			NA		
B. Administrative Procedures		S	U	See Comments	
1. Credit History Check	X				
2. Tenant Selection & Orientation	X				
3. Drug Free Housing Policy	X				
4. Maintenance Program	X				
5. Security Program	X				
6. Vacancy & Occupancy Date of Review	X				
7. Organization and Supervision	X				
8. Staffing	X				
9. Office Hours	X				
10. Operating Procedures and Manuals	X				
11. Training	X				
12. Advertising	X				
13. Tenant Programs & Services	X				
14. Affirmative Fair Housing Marketing Plan (AFHMP)			X	X	
C. Physical Inspection					
Interior Items		Property Equipped	See	Miscellaneous Items	
		With	Comments		
1. Lever action faucets bathroom sink		X		1. Project Sign	X
2. Lever action faucets bathroom shower		X		2. Equal Opportunity Logo displayed	X
3. Grab Bar - Shower (S), Toilet (T)		X		3. Handicap Accessible Parking Route	X
4. Roll-in Shower, Walk-in Shower		X		4. Smoke Detectors	NA
5. At least 2 full bathrooms in all 3 bedroom or larger new construction units	R	X		5. Fire Extinguisher/Sprinklers	X
Bathtub with shower in at least 1 bathroom in at least 90% of the new				HUD Logo on all property signs / advertising / lease / application with phrase	
6. construction non-Elderly units	R	X		6. "Fair Housing Opportunity"	R
Units located on accessible route, must have lever handles on all				7. Affirmative Fair Housing Marketing Plan (AFHMP)	R
7. bathroom faucets	R	X		All advertising and promotional material shall contain the phrase "Fair	
Units located on accessible route, must have cabinet drawer handles and				8. Housing Opportunity"	R
8. that operate easily using a single closed fist	R	X		9. Clubhouse with meeting space	X
9. Low-flow Toilets: 1.6 gallons/flush or less (installed)	R	X		10. Computer lab	X
10. Low-flow Faucets: 1.5 gallons/minute or less (installed)	R	X		11. Kitchen facility	X
11. Low-flow Showerheads: 2.2 gallons/minute or less (installed)	R	X		12. Children's Playground	X
12. Exhaust Fan and/or AC Vent	R	X	X	13.	
13. Pest Infestation			NA	14.	
14. Termite Prevention	R		X	15.	
15. Pest Control	R	X		16.	
16. Window covering for each window and glass door inside each unit	R	X			
Cable or satellite TV hook-up in each unit and, if the Development offers					
cable or satellite TV service to the residents, the price cannot exceed the					
market rate for service of similar quality available to the Development's					
17. residents from a primary provider of cable or satellite TV	R	X		17.	
18. Full-size range and oven in all units	R	X	X	18.	
Units located on accessible route, must have primary entrance door that					
19. shall have a threshold with no more than a 1/2" rise	R	X		19.	
Units located on accessible route, must have all door handles on primary					
20. entrance door and interior doors must have lever handles	R	X		20.	
Units located on accessible route, must have lever handles on all kitchen					
21. sink faucets	R	X		21.	
Units located on accessible route, must have mid-point on light switches					
22. and thermostats that shall not be more than 48" above finished floor level	R	X		22.	
Units located on accessible route, must have cabinet drawer handles and					
23. cabinet door handles in the kitchen that shall be lever or D-pull type that	R	X		23.	
operate easily using a single closed fist					
Provide reinforced walls for future installation of grab bars that meet or					
24. exceed 2010 ADA Standards for Accessible Design around each	R	X		24.	
25. tub/shower unit in each dwelling unit.	R	X		25.	
26. paint; 150 grams per liter or less for non-flat paint)	R	X		26.	
27. Energy Star qualified refrigerator	R	X	X	27.	
28. Energy Star qualified dishwasher	R	X	X	28.	
Water Heating minimum efficiency specifications: Electric 38 gal = .95EF					
29. standard units	R	X	X	29.	
Water Heating minimum efficiency specifications: Electric 40 gal = .95EF					
30. mobility and sensory units	R	X	X	30.	
31. Energy Star qualified ceiling fans with lighting fixtures in the bedrooms	R	X	X	31.	
32. Air conditioning: In-unit air conditioning: minimum 14 SEER		X	X	32.	
At least 5% of the Development's total units shall be accessible to					
33. individuals with mobility impairments (3)		X		33.	
An additional 2% at a minimum of the development's total units (but not					
34. less than 1 unit) must be accessible to individuals with sensory		X		34.	
35. Ceramic floor tile		X		35.	
36. Washer and dryer in each unit/home		X	X	36.	
37. Ceilings/Floors/Walls/Windows		X		37.	
38. Doors		X		38.	
39. Electrical/Lighting/Outlets/Switches		X		39.	
40. Kitchen		X		40.	
41. Patio/Porch/Balcony		X		41.	
42. Smoke Detectors		X			

Property Name: Cornell Colony			Property Number(s): ID # 2014-404H / RFA 2014-109		Date of Review: October 18, 2016	
C. Physical Inspection (con't)						
Exterior Items		Inspected	See Comments	Visual Inspection	S	U
1. Exterior Walls		X		1. Occupied Unit Inspection		X
2. Exterior Painting		X		2. Vacant Unit Preparation		X
3. Roofs, Flashing, and Vents		X		3. General Physical Condition	X	
4. Gutters and Downspouts, Fascia and Soffits		X		4. On-Site Office Administration	X	
5. Drives, Parking Lots, Paving and Curbs		X		5. Use of Community Space	X	
6. Walks, Steps, Guardrails, Ramps		X		D. Miscellaneous Observations		
7. Fences, Walls, and Gates		X				
8. Porches, Balconies, and Fire Escapes		X				
9. Doors, Windows, and Screens		X				
10. Lawns and Landscaping		X				
11. Sprinkler and Drainage Systems		X				
12. Exterior Lighting in all common areas		X				
13. Gated Entry with card/code access			NA			
14. Perimeter Fencing		X				
15.						
16.						
Note: Items marked with an "R" are required by the Land Use Restriction Agreement/Extended Use Agreement						
E. Ratings:				Project in Compliance:		
	S	U	See Comments	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		
1. Examination of Records	X					
2. Administrative Procedures	X					
3. Physical Inspection	X					
Follow-Up Review Required Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Response Required Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
<p>Please acknowledge receipt by signing, dating and returning a copy of the Review to the Monitoring Agent no later than : November 3, 2016</p> <p>A written response addressing each section of the Review stating how the discrepancies/comments have been corrected is due to AmeriNat and to Florida Housing Finance Corporation no later than: November 23, 2016</p>						
AmeriNat (Agent)  (Signature) Sue A. McGuire, HCCP (Name) Sr. Compliance Specialist (Title) October 24, 2016 (Date)				Cornell Colony / Cornell Colony LLC (Property/Company) (Signature) (Name) (Title) (Date)		

Summary

A Examination of Records

9 Tenant File Discrepancies

<u>Unit / Resident(s)</u>	<u>Discrepancy</u>
38296/Mori-Rodriguez	Two retirement payment stubs from Policia de Puerto Rico do not provide gross amount to be received for the year. Please obtain a statement in regards to annual retirement award amount and correct the file accordingly.
38207/Cardona	Paystubs obtained were missing week # 4 (6/19-6/25/16). Income appears to be miscalculated on the Tenant Income Certification (TIC). Year to date calculation is greater than the dollar amount management utilized. Please correct the TIC.

B Administrative Procedures

14 Affirmative Fair Housing Marketing Plan (AFHMP)

The Affirmative Marketing Plan that was provided at the review has not been approved or executed by Florida Housing. This form is to be submitted to Florida Housing.

C Physical Inspection

Interior Items

14 Termite Prevention

Management was unable to provide the current termite prevention contract, including proof of current coverage. Please provide a copy of the executed contract and copy of a cancelled check or accounting ledger, or a current service record with your written response.

29 Water Heating minimum efficiency specifications: Electric 38 gal = .95EF standard units

Observation: During the physical inspection 40 units were observed to have 38 gallon electric water heaters with .95 EF. *No response Required.*

30 Water Heating minimum efficiency specifications: Electric 40 gal = .95EF mobility and sensory units

Observation: During the physical inspection 4 units were observed to have 40 gallon electric water heaters with .95 EF. *No Response Required.*

Visual Inspection

1 Occupied Unit Inspection

Unit 38296

There was no power in this unit, due to new move-in and no activated utilities. Maintenance confirmed the power was not activated by the resident with the utility company. Without power, unable to verify the appliances in the unit are working. However, we were able to activate all the smoke detectors and they were working. Once the power has been activated in the unit, please inspect the appliances and provide photographs of working utilities (working lighted ceiling fans, refrigerator, stove electric panel, etc.) with your written response.

Summary

C Physical Inspection

2 Vacant Unit Preparation

Unit 38206

There was no power in this Never Rented/Vacant unit. Once the power has been activated in the unit, please inspect the appliances and provide photographs of working utilities (working lighted ceiling fans, refrigerator, stove electric panel, etc.) with your written response.

E Ratings

Project in Compliance

This property is in noncompliance for the following:

- Missing Termite Prevention contract
- No Electricity in the unit

Cornell Colony
ID # 2014-404H / RFA 2014-109
October 18, 2016

1



COMMENTS

3

2



COMMENTS

4



COMMENTS

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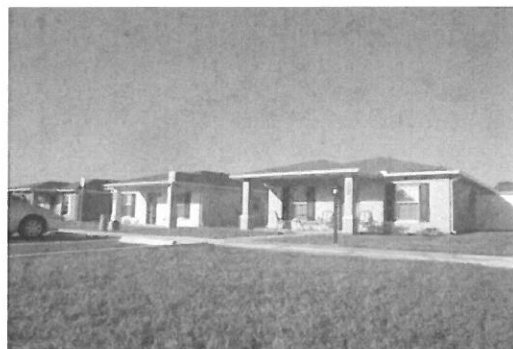


COMMENTS

6



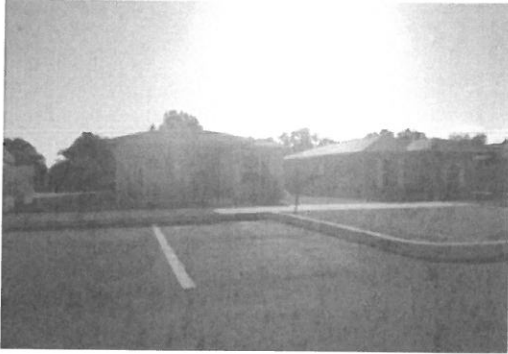
COMMENTS



COMMENTS

Cornell Colony
ID # 2014-404H / RFA 2014-109
October 18, 2016

7



COMMENTS

9

8



COMMENTS

10



COMMENTS

11



COMMENTS

12

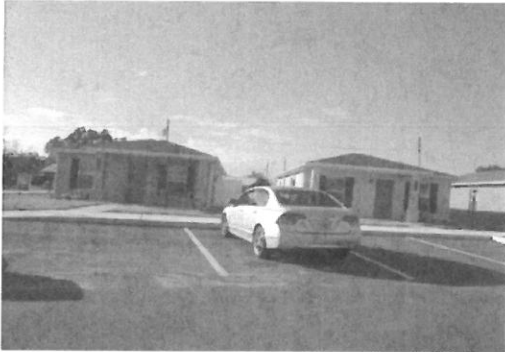


COMMENTS



COMMENTS

13



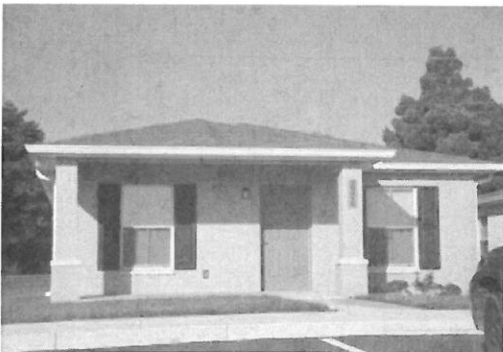
COMMENTS

15



COMMENTS

17



COMMENTS

14



COMMENTS

16



COMMENTS

18



COMMENTS

19



COMMENTS

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COMMENTS

22



COMMENTS

23



COMMENTS

24



COMMENTS



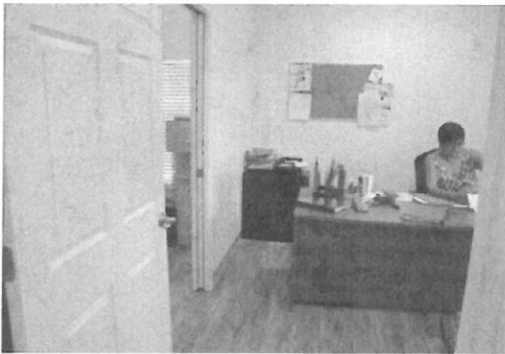
COMMENTS

25



COMMENTS

27



COMMENTS

29



COMMENTS

Kitchen facility

26



COMMENTS

28



COMMENTS

Large Community Room

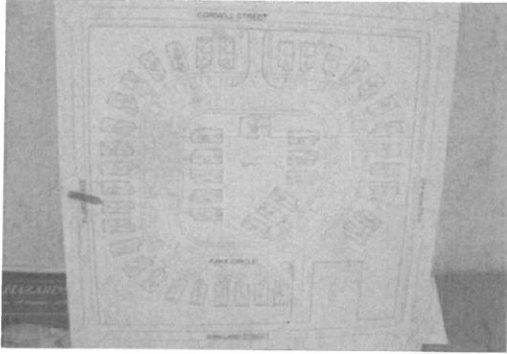
30



COMMENTS

Computer lab (2 computer + 1 printer)

31



COMMENTS

33

32



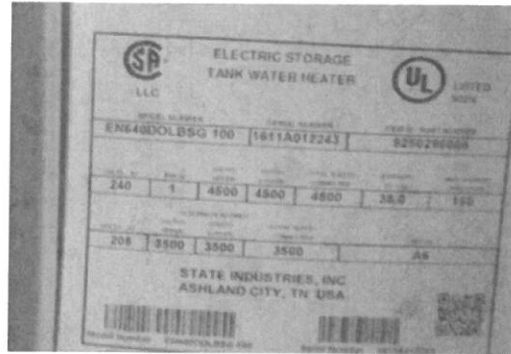
COMMENTS

34



COMMENTS

35



COMMENTS

38 gallon water heater in 40 units/specs

36



COMMENTS

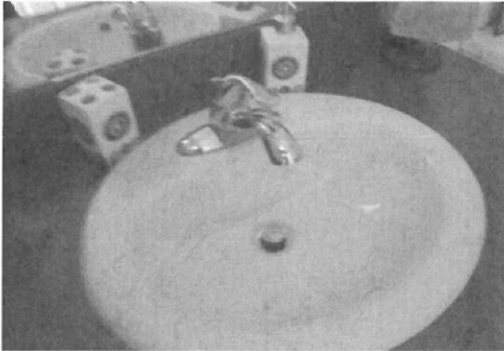
38 gallon water heater in 40 units



COMMENTS

Currently provided washer and dryer

37



COMMENTS

39

38



COMMENTS

40



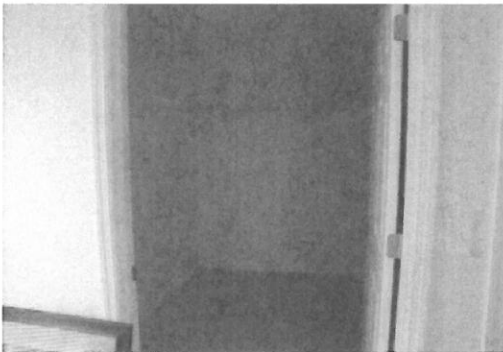
COMMENTS

41



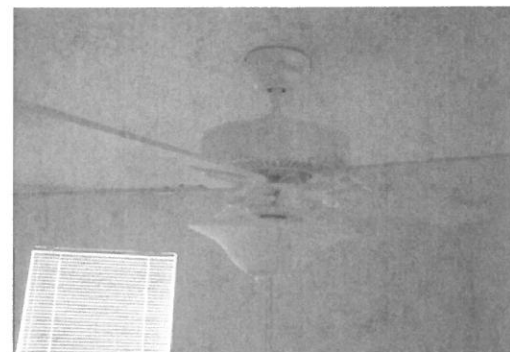
COMMENTS

42



COMMENTS

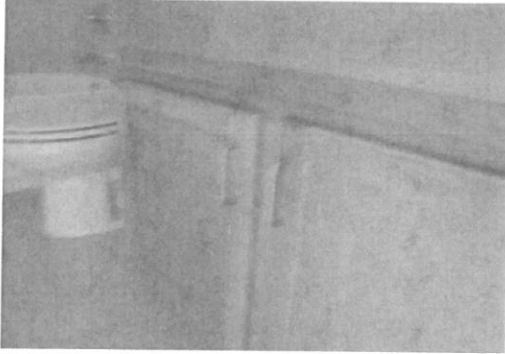
Walk-in closet in master bedroom



COMMENTS

Reversible lighted ceiling fans

43



COMMENTS

D-pull type cabinet door handles in bathroom

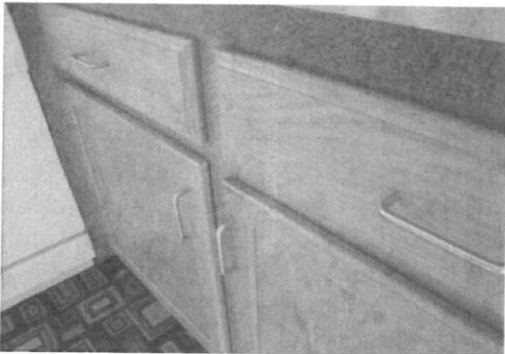
45

44



COMMENTS

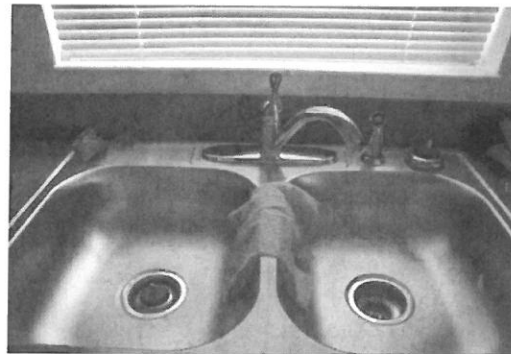
46



COMMENTS

D-pull type cabinet door handles and cabinet drawer handles in kitchen

47



COMMENTS

48



COMMENTS



COMMENTS

49

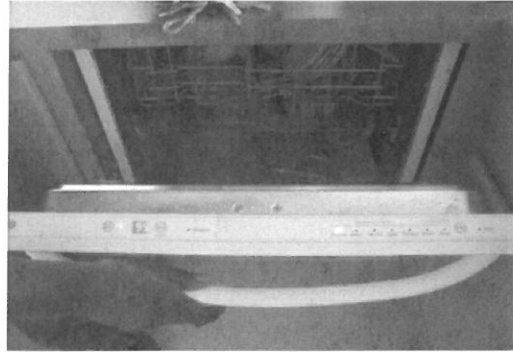


COMMENTS

Dishwasher in 40 units

51

50



COMMENTS

Dishwasher in 4 mobility and sensory units

52



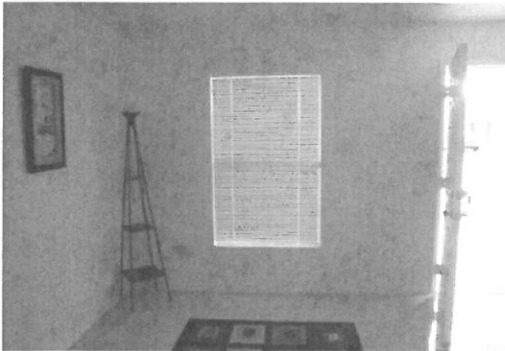
COMMENTS

53



COMMENTS

54



COMMENTS



COMMENTS

Less than 1/2 inch rise at primary entrance door threshold

55



COMMENTS

Thermostats mid-point less than 48" above finished floor level

57



COMMENTS

59



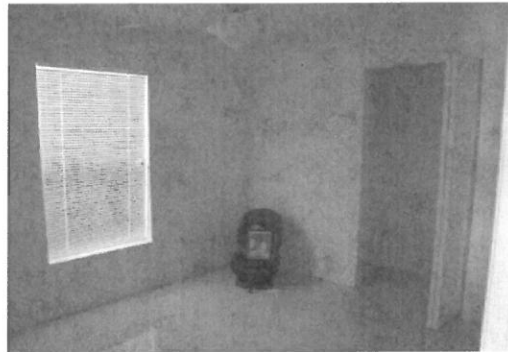
COMMENTS

56



COMMENTS

58



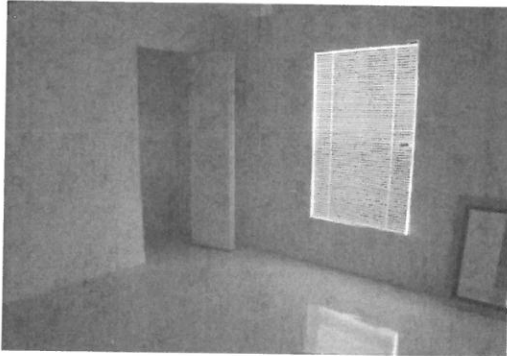
COMMENTS

60



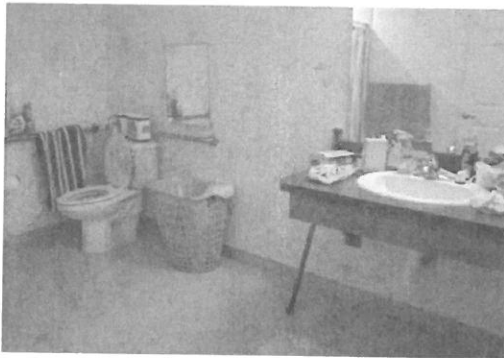
COMMENTS

61



COMMENTS

63



COMMENTS

Mobility and sensory unit bathroom vanity

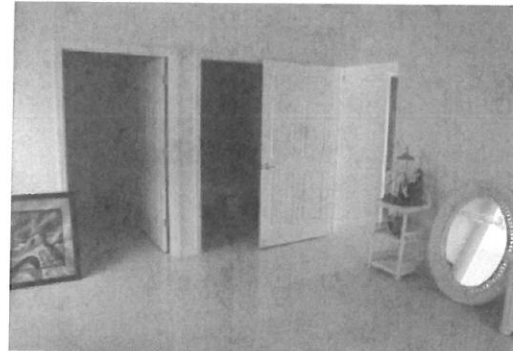
65



COMMENTS

Mobility and sensory unit 40 gallon water heater and front load washer and dryer

62



COMMENTS

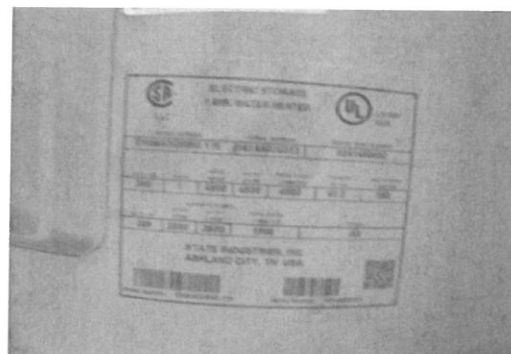
64



COMMENTS

Roll-in shower with seat, grab bars in shower and around toilet

66



COMMENTS