

AVON PARK HOUSING DEVELOPMENT CORPORATION

**Board of Directors Regular Meeting
North Central Heights Community Center
709 Juneberry Street, Avon Park, Florida
Tuesday, September 20, 2016; 6:00 P.M.
Meeting Agenda**

ROLL CALL;

PREVIOUS MINUTES: Regular Board Meeting Minutes September, 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.
4. APHA/APHDC Budgets

II. NEW BUSINESS;

Other matters to come before the Board:

Next Board Meeting(s): November 15, 2016, Regular 6:00pm Board Meeting.

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, September 20, 2016; 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, Windsor, Eldred Johnson and Stukes. Directors Absent; Daffner, Brojek, and Harris. Secretary Rudy declared quorum present.

PREVIOUS MINUTES: Regular Board Meeting Minutes; July 19, 2016 were circulated by the Secretary in advance of the Meeting; moved by Director Roberts, seconded by Director Johnson to approve the minutes; motion carried unanimously.

COMMUNICATIONS: None

OLD BUSINESS;

- A. 695 Palmetto Ave. Property; The Secretary provided the Board with a briefing on the status of the Site Plans for Palmetto Homes. The site plans from Cool and Cobb Engineering were presented and reviewed. It was noted that the current drawings do not include sidewalks. After some discussion on the need for sidewalks in a cul-de-sac development the Board asked that the Secretary get an estimate on what it would cost to add sidewalks.
- B. Cornell Colony Project Status/Update; The Secretary informed the Board that there were 37 occupied units at Cornell Colony with a plan to reach 90% occupancy by end of month. 90% is a necessary milestone to enter into the test phase for transfer from development phase to operational phase. After 90% occupancy for 90 consecutive days was achieved stabilization is realized and at that time remaining developer fees are paid out and transition is made to permanent financing.
- C. APHA-RAD Conversion; The Secretary informed the Board that the final loan documents had been signed and could now be submitted to HUD. Upon HUD review the project would then move to closing which is expected to happen in 30-60 days.

NEW BUSINESS;

- A. Resolution 16-03; The Secretary presented Resolution 16-03, authorizing the CEO of the Avon Park Housing Authority to serve as the Secretary of the Avon Park Development Corporation, to the Board. On a motion Director Roberts, seconded by Director Stukes, the motion carried unanimously.
- B. Strategic Plan Review and acceptance; CEO Rudy presented the Board with the APHA strategic plans with revisions made as a result of the August Strategic Planning Workshop. The plan was accepted by consensus.
- C. 2017 Budgeting Process; CEO Rudy informed the Board that the 2017 budgeting process had begun and that she would be presenting them with revised 2016 and draft 2017 budgets at the next meeting.

The next scheduled Regular APHDC Board Meeting is scheduled for Tuesday October 18th, same time & place

VI. ADJOURN; Chairman Wade adjourned the meeting at 6:35pm.

ADOPTED THIS 18th DAY OF OCTOBER 2016

Accepted

Attest

SEAL

OCCUPANCY/VACANCY REPORT
September 2016

Public Housing

<u>Delaney Heights</u>		<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
<u>Unit #</u>	<u>Brms.</u>						
TOTAL DELANEY HEIGHTS VACANT – 0							
<u>Lakeside Park I</u>		<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
<u>Unit #</u>	<u>Brms.</u>						
407(1317)	3	8/30	9/28	27	3	30	Moved to Cornell
TOTAL LAKESIDE PARK I VACANT – 0							

<u>Lakeside Park II</u>		<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
<u>Unit #</u>	<u>Brms.</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
TOTAL LAKESIDE PARK II VACANT – 21							

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT
September 2016

<u>Ridgedale</u>							
<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
20(706)	4	8/31					Lease violations
3(740)	2	9/12					Moved to NCH
8(730)	3	9/16					Moved to Cornell
15(716)	2	9/30					Cannot afford

TOTAL RIDGEDALE VACANT—4

<u>North Central Heights I - (40 units total)</u>							
<u>Unit#</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
636	2	7/31	9/8	31	15	40	Moved into 3 bdrm NCH II/8/1
611	2	8/11					Abandoned Unit
617	2	8/22	9/7	8	9	17	Abandoned Unit

TOTAL NCH I VACANT—1

<u>North Central Heights II – (32 units total)</u>							
<u>Unit #</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u>#vacancy days</u>	<u>Reason for Vacancy</u>
732	3	9/6	9/27	8	14	22	Criminal Activity/drugs
738	4	9/28					Non payment rent

TOTAL NCH II VACANT—1

OCCUPANCY/VACANCY REPORT
September 2016

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>
38197	3		9/1				
38172	3		9/6				
38222	3		9/9				
38228	3	9/15	9/27	11	1	12	Daycare issues
38201	3		9/12				
38236	3		9/12				
38282	3		9/13				
38196	3		9/16				
38271	3		9/19				
38188	3		9/23				
38210	3		9/23				
38218	3		9/23				
38278	3		9/26				
38288	3		9/28				
38232	3		9/30				
TOTAL CORNELL COLONY VACANT – 3							

OCCUPANCY/VACANCY REPORT
September 2016

Intent to Vacate –

Evictions-

Abandoned Units –

WAITING LIST

LAKESIDE PARK II

1-BRM	123
2-BRM	108
3-BRM	65
4-BRM	24
5-BRM	9
TOTAL	329

DELANEY HEIGHTS

1-BRM	134
TOTAL	134

RIDGEDALE

1-BRM	359
2-BRM	361
3-BRM	258
4-BRM	128
TOTAL	1106

NORTH CENTRAL HEIGHTS

2-BRM	488
3-BRM	363
4-BRM	168
TOTAL	1019

LAKESIDE PARK I

1-BRM	25
2-BRM	199
3-BRM	136
4-BRM	53
5-BRM	15
TOTAL	428

CORNELL COLONY

3-BRM	329
-------	-----



AVON PARK TRANSITIONAL HOUSING

September/October 2016

Monthly Board Report

Case Management Updates

FSS Clients meetings and assessments with FSS Case Manager; Monthly

FSS Enrollment- 24 Participating Households

- Lakeside Park – 4 Clients (1 Resident has successfully transferred to North Central Heights)
- Emergency Transitional Housing- 20 Clients – Enrolled in FSS
- ETH Resident transitioned over to Cornell Colony.
- 9 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 September/October 2016

- September 21, 2016: "Foodborne Illness Is Serious Business", training workshop at ETH's conference room.
- October 25, 2016: "Comparison Shopping on a Tight Budget- Learn to be Thrifty", training workshop at ETH's conference room.

Resident Activities

- Every Friday of each month: Crossroads Community Church drops off Bread, Rolls, Pastries, to the ETH office for our residents. These are donated to the Church from Publix.
- September/October 2016: Weekly Community Garden Activities ("Beans & Peas to Harvest in October)
- September 23, 2016: "Couponing 101", 3:00pm – 4:00pm at ETH Office
- September 28, 2016: "Emergency Preparedness" presented by Scott Canady, Emergency Management Director of Highlands County, at the NCH's Community Center.
- October 12, 2016: Deadline to hand in Sign Up Requests "Christmas in the Highlands" Christmas Celebration on December 25, 2016. Food, Gifts, and Festivities. Free to all registered guests.
- October 17, 18, 19, 27, 28, 2016: Salvation Army "Christmas Angel Tree" applications must be completed on days listed.
- October 27, 2016: Halloween Activity "Get Your Spook On" 6:00pm at the NCH's Community Center.

Employment Update:

- 11 of our 20 HOUSEHOLDS currently employed.
- Lakeside Park- 1 out of 4 HOUSEHOLDS 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 enrolled in Cosmetology studies, **Graduated 7/25/2016, Received State of Florida Nail**

Technician License.

- 1 FSS Resident enrolled in Secondary Education @ SFSC.
- 1 FSS Resident enrolled in SFSC's Dental Program.
- 1 FSS Resident enrolled in GED program @ SFSC.
- 1 FSS Resident completed an Internship program in CPA/Accounting with a local CPA/Accounting Firm.
- 1 FSS Resident participated in the Future Business Leaders of America, National Conference in Atlanta, GA. (Study Programs Include: Medical/Office Management/Business Management/Law Enforcement/Human Services, Dental Assistant Program)
- 2 Resident's have obtained their Florida State CNA Certification.

Community Partners:

Emergency Preparedness Management Services	On-going
Christmas in the Highlands	On-going
Crossroads Community Church Partnership	On-going
Aktion Club	On-going
Florida Health Department	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
Choices Pregnancy Care Center Services	On-going
ALPI/GED/Secondary Funding Services	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
AARP, Grant funded Clerical/Office assistance	On-going
Salvation Army Community Assistance programs	On-going
Team Jesus Wins	
Cornerstone Hospice	
All Learning Center, new provider in Avon Park	
Florida Prosperity Partnership, educational training programs.	
Habitat for Humanity	
HAVEN Home Health, Community Outreach Specialists	

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.

Tenants Accounts Receivable
September 30, 2016

Delaney Heights

Serena Austin	\$ 4.44	Electric
Melisande Avila	200.00	Pet deposit (making pmts)
Sylvester Evans	66.00	August Rent
Glory Gibbs	13.95	Electric
DH Total	\$284.39	

Lakeside Park I

Khaliliah Debrown	\$1,025.18	Rent & Balance on late fee
Terranie Hill	3.25	Balance on Work order
Lakeside I Total	\$1,028.43	

Lakeside Park II

Marta Rivera	\$8.50	Garbage
Lakeside II Total	\$8.50	

NCH I

NCH I Total \$0.00

NCH II

Awilda Burgos	\$ 24.49	Work Order
Rokeisha Johnson	20.00	Work order
Kianalee Garcia	300.00	Security deposit
Naketa McQueen	950.97	Rent and Work order
Nelida Perez	150.00	Pet deposit (making pmts)
NCH II Total	\$1,445.46	

Cornell Colony

Francisco Pellon	\$200.00	Pet deposit (making pmts)
Elizabeth Sisson	300.00	Security deposit (making pmts)
CORNELL Total	\$500.00	

Ridgedale

Linette Figueroa	\$ 40.00	Work order
Tykesha McNeil	26.00	Late fees
Abimael Morales	138.00	Balance on rent (making pmts)
Ashley Tate	122.60	Balance on rent (making pmts)
RD Total	\$326.60	

GRAND TOTAL \$3,593.38

*WRITE OFFS for Delaney
Total Delaney \$0

*WRITE OFFS for NCH
Valerie Hunts
Total NCH \$122.52

*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

Approved—Tracey Rudy, Chief Executive Officer

Submitted by: Penny Pieratt, Comptroller

September 2016

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. 77 hours were taken during the month of September for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	4
Lakeside I Preventive Maintenance Inspections	1
Lakeside Park II Preventive/Annual Inspections	4
Ridgedale Preventive/Annual Inspections	1
North Central Heights I Preventive/AI	5
North Central Heights II Preventive/AI	4
Cornell Colony Preventive/AI	2
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	1
Lakeside Park II Vacancies	0
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	1
Lakeside Park II Move-In's	0
Ridgedale Move Ins	0
North Central Heights I Move Ins	2
North Central Heights II Move Ins	1
Cornell Colony Move Ins	15
Delaney Heights Move Outs	0
Lakeside Park I Move Outs	0
Lakeside Park II Move-Out's	0
Ridgedale Move Outs	3
North Central Heights I Move Outs	0
North Central Heights II Move Outs	2
Cornell Colony Move Outs	1

AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2016

CONSOLIDATED

Financial Statements

August 31, 2016

AVON PARK HOUSING AUTHORITY

FINANCIAL STATEMENT SUMMARY

PUBLIC HOUSING

INCOME

1. Total income is down by (\$37,341). Total tenant rental revenue is up by \$9,394. Other tenant revenue is down by (\$6,291).

EXPENSES

2. Total operating expense are down by (\$22,413) compared to the budgeted amount.

3. Administrative expenses are up by \$55,316.

4. Maintenance expenses are down by (\$38,984).

5. Utility expenses are down by (\$3,904).

6. Total insurance expense is up by \$3,360.

7. Total General expense is down by (\$617).

Public Housing's projected net income is scheduled YTD to be \$11,650. Current net income is \$8,957.

NORTH CENTRAL HEIGHTS I

INCOME

1. Total income is up by \$28,146 compared to budgeted amounts. Total tenant revenue is up by \$14,073.

EXPENSES

2. Total operating expense is down by (\$4,772) compared to the budgeted amount.

3. Administrative expenses are up by \$9,562.

4. Maintenance expenses are down by (\$3,835).

5. Utility expense is down (\$909).

6. Total insurance expense is down by (\$1,122).

7. Total General expense is down by (\$8,637).

North Central Heights I projected net income is scheduled YTD to be \$2,497. Current net income is \$21,372.

AVON PARK HOUSING AUTHORITY
FINANCIAL STATEMENT SUMMARY

NORTH CENTRAL Height II

INCOME

1. Total income is up by \$6,606 compared to budgeted amounts. Total tenant revenue is up by \$6,923.

EXPENSES

2. Total operating expense is up by \$22,804, compared to the budgeted amount.

3. Administrative expenses are up by \$36,111.

4. Maintenance expenses are down by (\$8,054).

5. Utility expense is down by (\$649).

6. Total insurance expense is down by (\$1,252).

7. Total General expense is up down (\$3,521).

North Central Heights II projected net income is scheduled YTD to be \$1,810. Current net income is (\$14,388).

RIDGEDALE

INCOME

1. Total income is up by \$6,331 compared to budgeted amounts. Total tenant revenue is down by (\$5,452).

Grant subsidy is up compared to budgeted amounts by \$14,842. Other revenue is down by (\$3,057).

EXPENSES

2. Total operating expense is up by \$1,071 compared to the budgeted amount.

3. Administrative expense is up by \$9,281.

4. Maintenance expenses are up by \$3,080.

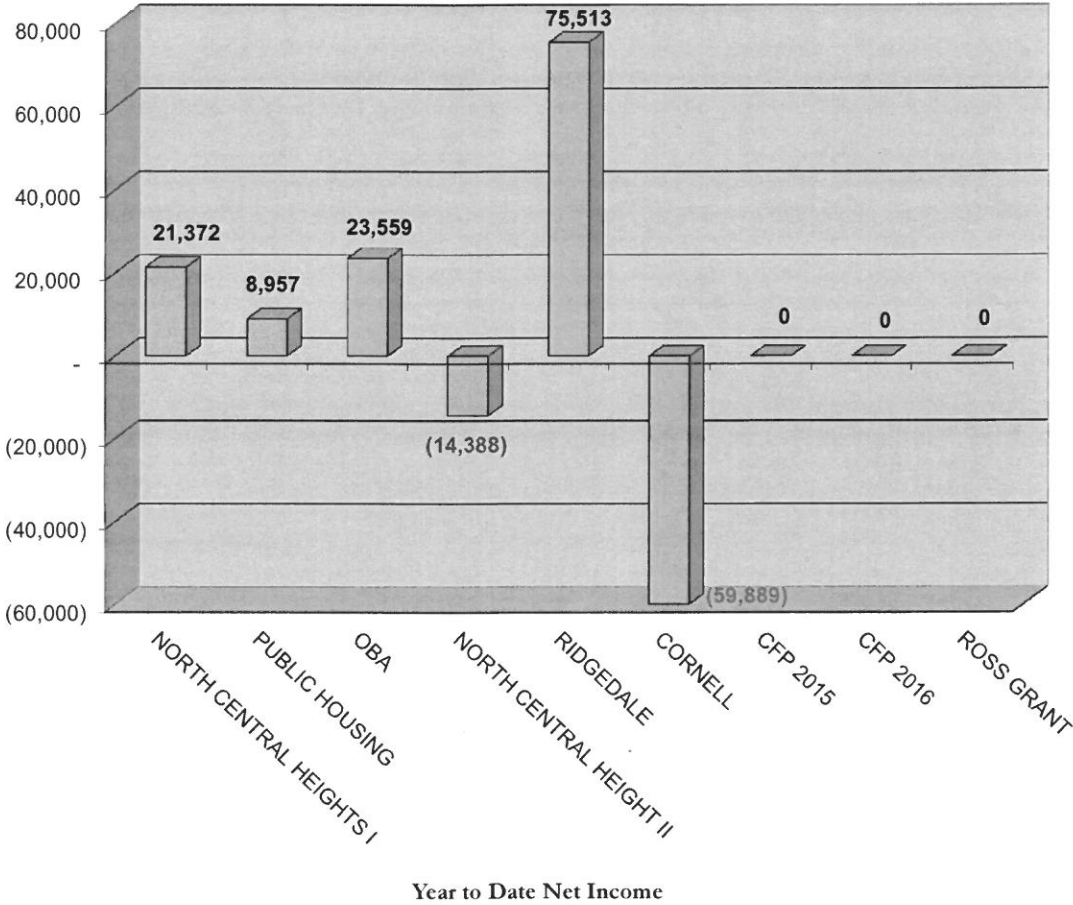
5. Utility expense is down (\$4,275).

6. Total insurance expense is down by (\$2,336).

7. Total General expense are up by (\$4,639).

Ridgedale's projected net income is scheduled YTD to be \$70,254. Current net income is \$75,513.

Avon Park Housing Authority



AVON PARK HOUSING AUTHORITY
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES
AS OF August 31, 2016

PUBLIC HOUSING

1111.01 GENERAL FUND CHECKING	195,214
1111.40 FSS ESCROW	4,378
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	25,745
1117.00 PETTY CASH	100
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,222
1162.01 LAKESIDE PARK 1 ESCROW	1,972
1162.02 LAKESIDE PARK I RESERVES	17,894
1162.60 NEW INVESTMENT ACCOUNT	1,096,660

TOTAL 1,388,186

OTHER BUSINESS ACTIVITY

1111.3 APHDC--OBA	10,889
1111.50 LAKE SIDE PARK - RAD	100

TOTAL 10,989

CORNELL COLONY

1111.40 GENERAL FUND-CORNELL COLONY	12,058
1111.60 CORNELL COLONY - OP DEF RESERVES	100
1114.00 CORNELL COLONY - SECURITY DEPOSITS	6,050

TOTAL 18,208

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	32,710
1114.00 SECURITY DEPOSITS	12,850
1162.1 ESCROW -BONNEVILLE-TAXES	20,116
1162.11 ESCROW-BONNEVILLE-INSURANCE	94,849
1162.12 ESCROW-BONNEVILLE-REPL RS	55,698

TOTAL 216,223

NORTH CENTRAL HEIGHT II

1111.01 GENERAL FUND CHECKING	4,409
1114.00 SECURITY DEPOSITS	9,900
1162.1 ESCROW-BONNEVILLE-TAXES	16,120
1162.11 ESCROW-BONNEVILLE - INSURANCE	73,439
1162.12 ESCROW-BONNEVILLE-REPL RES	44,568

TOTAL 148,436

RIDGEDALE

1111.01 GENERAL FUND CHECKING	59,406
1114.00 SECURITY DEPOSITS	7,292
1162.05 ESCROW MIP	4,789
1162.06 ESCROW RESERVE REPLACEMENT	89,529
1162.07 ESCROW INSURANCE	4,875
1162.08 RESIDUAL RECEIPTS RESERVERS	406,441

TOTAL 572,332

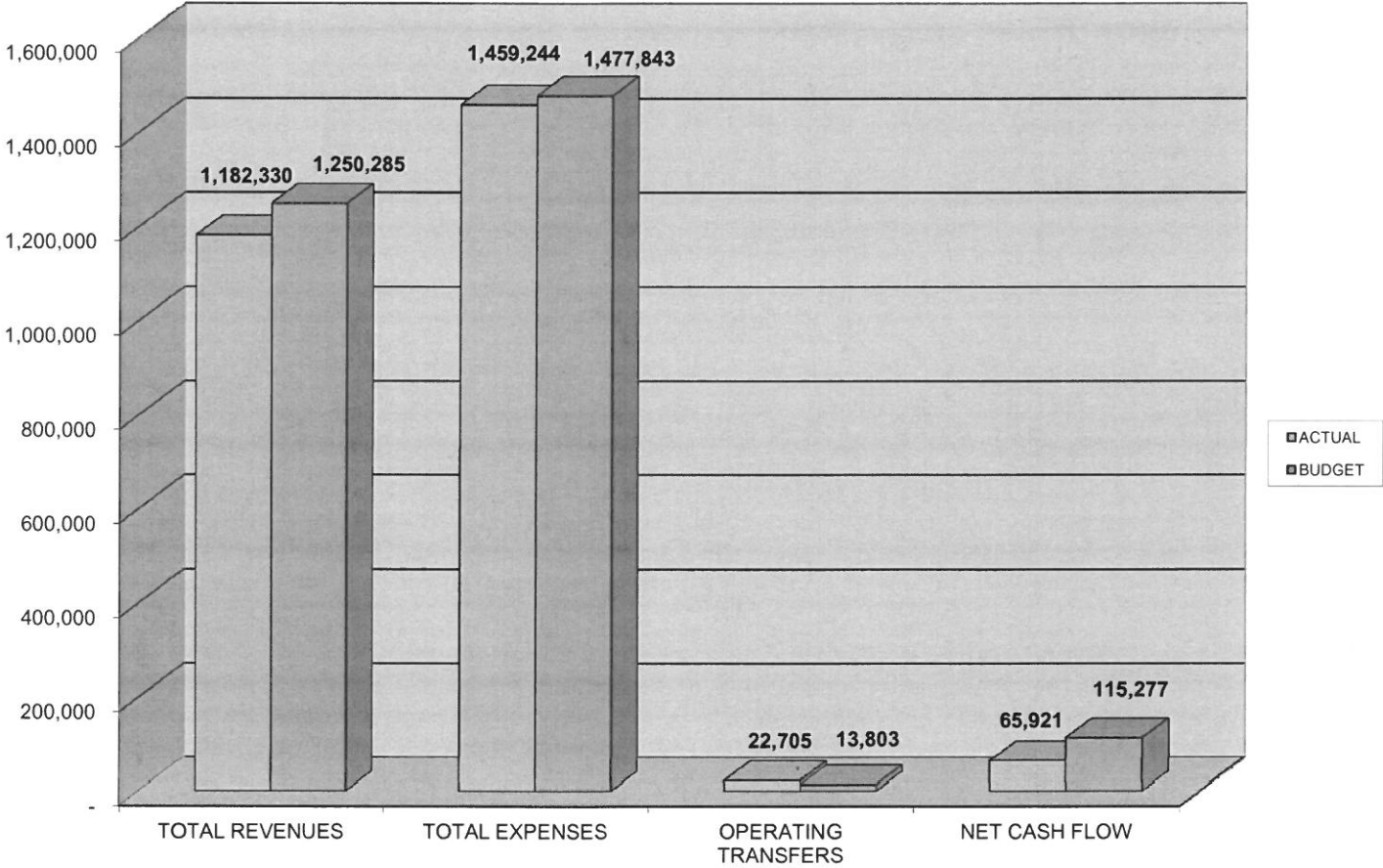
GRAND TOTAL CASH ACCOUNTS 2,354,374

AVON PARK HOUSING AUTHORITY
SCHEDULE OF UNRESTRICTED NET ASSETS
AS OF August 31, 2016

NORTH CENTRAL HEIGHTS I			NORTH CENTRAL HEIGHTS II		
	UNRESTRICTED NET ASSETS	48,443		UNRESTRICTED NET ASSETS	34,715
	YEAR TO DATE EARNINGS	21,372		YEAR TO DATE EARNINGS	(14,388)
	TOTAL	<u>69,815</u>		TOTAL	<u>20,327</u>
PUBLIC HOUSING			RIDGEDALE		
	UNRESTRICTED NET ASSETS	1,427,936		UNRESTRICTED NET ASSETS	115,389
	YEAR TO DATE EARNINGS	8,957		YEAR TO DATE EARNINGS	75,513
	TOTAL	<u>1,436,893</u>		TOTAL	<u>190,902</u>
OTHER BUSINESS			CAPITAL FUND 2016		
	UNRESTRICTED NET ASSETS	60,126		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	23,559		YEAR TO DATE EARNINGS	-
	TOTAL	<u>83,684</u>		TOTAL	<u>-</u>
CORNELL COLONY			CAPITAL FUND 2015		
	UNRESTRICTED NET ASSETS	(10,797)		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	(49,092)		YEAR TO DATE EARNINGS	-
	TOTAL	<u>(59,889)</u>		TOTAL	<u>-</u>

TOTAL RESERVE BALANCES **1,741,732**

APHA CONSOLIDATED



APHA CONSOLIDATED- BALANCE SHEET

ASSETS

Current Assets:	
Cash	
111	Unrestricted 1,411,646
115	Cash - Restricted for Payment of Current Liabilities -
112	Cash - Restricted Mod and Development 134,127
113	Cash - Other restricted 27,245
114	Cash - Tenant Security Deposits 61,837
100	Total Cash
	1,634,855
Receivables	
121	Accounts Receivable - PHA Projects -
122	Accounts Receivable - HUD Other Projects -
124	Accounts Receivable - Other Government 70,104
125	Accounts Receivable - Miscellaneous 21,796
126	Accounts Receivable - Tenants Dwelling Rents (3,021)
126.1	Allowance for Doubtful Accounts - Dwelling Rents (951)
126.2	Allowance for Doubtful Accounts - Other -
127	Notes and Mortgages Receivable - Current 16,000
128	Fraud Recovery -
128.1	Allowance for Doubtful Accounts - Fraud -
129	Accrued Interest Receivable -
120	Total Receivables - Net of Allowances for doubtful accts
	103,927
131	Investments - Unrestricted -
135	Investments - Restricted for Payments of Current Liabilities -
132	Investments - Restricted 719,518
142	Prepaid Expenses and Other Assets 68,055
143	Inventories -
143.1	Allowance for Obsolete Inventory -
144	Interprogram Due From 81,903
145	Assets Held for Sale -
146	Amounts To Be Provided -
	Total Other Current Assets
	869,476
150	Total Current Assets
	2,608,259
Non-current Assets:	
Fixed Assets	
161	Land 1,492,993
168	Infrastructure 358,482
162	Buildings 18,043,934
163	Furniture, Equipment & Machinery- Dwellings 49,935
164	Furniture, Equipment & Machinery - Administration 201,539
165	Leasehold Improvements -
166	Accumulated Depreciation (5,637,877)
167	Construction in Progress 5,589,630
160	Total Fixed Assets - Net of Accumulated Depreciation
	20,098,638
171	Notes, Loans, Mortgages Receivable - Non Current -
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due -
173	Grants Receivable - Non Current -
174	Other Assets -
176	Investments in Joint Ventures -
180	Total Non-Current Assets
	-
190	Total Assets
	22,706,897

LIABILITIES AND EQUITY

Current Liabilities:	
311	Bank Overdraft -
312	Accounts Payable <=90 Days 5,992
313	Accounts payable >90 Days Past Due -
321	Accrued Wage/Payroll Taxes Payable 2,124
322	Accrued Compensated Absences - Current Portion 16,398
324	Accrued Contingency Liability -
325	Accrued Interest Payable -
331	Accounts Payable - HUD PHA Programs -
332	Accounts Payable - PHA Projects -
333	Accounts Payable - Other Government 6,423
341	Tenant Security Deposits 61,837
342	Deferred Revenue -
343	Current Portion of Long-term Debt - Capital Projects 62,901
344	Current Portion of Long-term Debt - Operating Borrowings -
348	Loan Liability - Current -
345	Other Current Liabilities -
346	Accrued Liabilities - Other 4,378
347	Interprogram Due To 81,903
310	Total Current Liabilities
	241,956
Non-current Liabilities:	
351	Long-term Debt, Net of Current - Capital Projects 20,483,163
352	Long-term Debt, Net of Current - Operating Borrowings -
354	Accrued Compensated Absences - Non Current 11,308
355	Loan Liability - Non Current 78,471
353	Noncurrent Liabilities - Other -
	Total Noncurrent Liabilities
	20,572,942
	Total Liabilities
	20,814,899
Equity:	
501	Investment in General Fixed Assets -
Contributed Capital	
502	Project Notes (HUD) -
503	Long-term Debt - HUD Guaranteed -
504	Net HUD PHA Contributions -
505	Other HUD Contributions -
507	Other Contributions -
	Total Contributed Capital
	-
508.1	Invested in Capital Assets, Net of Related Debt (525,898)
Reserved Fund Balance:	
509	Fund Balance Reserved for Encumbrances/ -
	Designated Fund Balance -
510	Fund Balance Reserved for Capital Activities -
	Total Reserved Fund Balance
	-
511.1	Restricted Net Assets 880,890
512	Undesignated Fund Balance/Retained Earnings -
512.1	Unrestricted Net Assets 1,537,005
513	Total Equity
	1,891,998
600	Total Liabilities and Equity
	22,706,897

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	50,503	60,564	(10,060)	83%	387,943	484,509	(96,566)	80%	726,764	338,821
		NET TENANT REVENUE	50,503	60,564	(10,060)	83%	387,943	484,509	(96,566)	80%	726,764	338,821
3401		TENANT REVENUE - OTHER	2,552	2,859	(307)	89%	19,180	22,873	(3,693)	84%	34,310	15,130
3404		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431		NET OPERATING REVENUE	53,055	63,423	(10,368)	84%	407,124	507,383	(100,259)	80%	761,074	355,950
706		HUD PHA OPERATING GRANT CFP	36,532	53,881	(17,349)	68%	455,693	431,048	24,645	106%	646,572	190,879
708		OTHER GOVERNMENT GRANTS	32,166	27,417	4,749	117%	243,083	219,333	23,750	111%	329,000	85,917
711		INVESTMENT INCOME - UNRESTRICTED	175	205	(31)	85%	1,660	1,643	17	101%	2,465	805
		MANAGEMENT FEE INCOME	5,239	5,386	(147)	97%	39,800	43,091	(3,292)	92%	64,637	24,837
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	2,203	5,967	(3,764)	37%	34,613	47,733	(13,121)	73%	71,600	36,987
720		INVESTMENT INCOME - RESTRICTED	42	7	35	629%	357	53	304	670%	80	(277)
700		TOTAL REVENUES	129,412	156,286	(26,874)	83%	1,182,330	1,250,285	(67,955)	95%	1,875,428	693,098
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	46,646	16,680	29,966	280%	177,573	133,440	44,133	133%	200,160	22,587
912	4182	EBC - ADMIN	7,469	7,521	(52)	99%	67,345	60,167	7,177	112%	90,251	22,906
4171		AUDITING FEES	1,450	2,683	(1,233)	54%	19,975	21,467	(1,492)	93%	32,200	12,225
		MANAGEMENT FEES	3,238	5,386	(2,148)	60%	37,799	43,091	(5,293)	88%	64,637	26,838
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	1,077	-	1,077	-	5,976	-	5,976	-	-	(5,976)
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	16,617	11,531	5,086	144%	126,517	92,244	34,273	137%	138,366	11,849
		TOTAL ADMINISTRATIVE	76,497	43,801	32,696	175%	435,184	350,409	84,775	124%	525,614	90,430
TENANT SERVICES												
921	4210	SALARIES	-	2,881	(2,881)	0%	6,720	23,047	(16,327)	29%	34,570	27,850
923	4222	EBC - TNT SVCS	-	1,778	(1,778)	0%	2,190	14,222	(12,032)	15%	21,333	19,143
924	4230	OTHER	140	291	(151)	48%	1,979	2,327	(348)	85%	3,490	1,511
		TOTAL TENANT SERVICES	140	4,949	(4,809)	3%	10,889	39,595	(28,707)	28%	59,393	48,504
UTILITIES												
931	4310	WATER	1,089	1,913	(825)	57%	7,645	15,307	(7,661)	50%	22,960	15,315
932	4320	ELECTRICITY	5,524	3,975	1,549	139%	30,694	31,800	(1,106)	97%	47,700	17,006
933	4330	NATURAL GAS	60	117	(56)	52%	721	933	(212)	77%	1,400	679
938	4390	SEWER AND OTHER	1,752	2,230	(478)	79%	12,221	17,840	(5,619)	69%	26,760	14,539
		TOTAL UTILITIES	8,426	8,235	191	102%	51,281	65,880	(14,599)	78%	98,820	47,539

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
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	12,262	13,346	(1,083)	92%	109,219	106,765	2,454	102%	160,147	50,928
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	3,888	7,135	(3,247)	54%	42,906	57,079	(14,174)	75%	85,619	42,713
943	4420	MATERIALS	3,717	6,167	(2,449)	60%	39,019	49,333	(10,315)	79%	79,000	39,981
CONTRACT COSTS												
943		GARBAGE & TRASH	1,755	1,848	(93)	95%	9,575	14,780	(5,205)	65%	22,170	12,595
		COOLING / AIR CONDITIONING	4,590	917	3,673	501%	15,191	7,333	7,858	207%	11,000	(4,191)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,935	2,128	808	138%	16,545	17,020	(475)	97%	25,530	8,985
		UNIT TURNAROUNDS	-	2,224	(2,224)	0%	-	17,793	(17,793)	0%	26,690	26,690
		ELECTRICAL	-	42	(42)	0%	-	333	(333)	0%	500	500
		PLUMBING	-	288	(288)	0%	2,427	2,300	127	106%	3,450	1,023
		EXTERMINATION	158	930	(772)	17%	6,334	7,440	(1,106)	85%	11,160	4,826
		JANITORIAL	-	626	(626)	0%	-	5,007	(5,007)	0%	7,510	7,510
		ROUTINE MAINTENANCE	-	11,192	(11,192)	0%	140,995	89,533	51,462	157%	134,300	(6,695)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	292	(292)	0%	5,538	2,333	3,205	237%	3,500	(2,038)
TOTAL ORDINARY MAINT & OPER			29,305	47,131	(17,826)	62%	387,747	377,051	10,697	103%	570,576	182,829
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	PROPERTY	6,530	6,501	29	100%	43,951	52,007	(8,056)	85%	78,010	34,059
		GENERAL LIABILITY	1,355	497	857	272%	8,371	3,977	4,395	211%	5,965	(2,406)
		WORKERS COMPENSATION	1,101	1,160	(58)	95%	8,811	9,277	(465)	95%	13,915	5,104
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	23	596	(573)	4%	1,982	4,769	(2,788)	42%	7,154	5,172
969		TOTAL INSURANCE EXPENSES	9,009	8,754	255	103%	63,115	70,029	(6,914)	90%	105,044	41,929
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	7,164	7,159	5	100%	17,712	57,273	(39,561)	31%	85,909	68,197
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	1,798	(1,798)	0%	-	14,387	(14,387)	0%	21,580	21,580
		BAD DEBTS	1,684	2,779	(1,095)	61%	23,839	22,233	1,606	107%	33,350	9,511
		INTEREST EXPENSE	20,307	16,852	3,455	121%	126,641	134,818	(8,177)	94%	202,227	75,586
TOTAL GENERAL EXPENSES			29,156	28,589	567	102%	168,192	228,711	(60,519)	74%	343,066	174,874
969		TOTAL OPERATING EXPENDITURES	152,532	141,459	11,073	108%	1,116,409	1,131,675	(15,266)	99%	1,702,513	586,104
970		CASH FLOW FROM OPERATIONS	(23,121)	14,826	(37,947)	-156%	65,921	118,610	(52,689)	56%	172,915	106,994
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	(1,725)	1,725	0%	(22,705)	(13,803)	(8,902)	164%	(20,705)	2,000
		OPERATING TRANSFERS OUT	-	1,725	(1,725)	0%	22,705	13,803	8,902	164%	20,705	(2,000)
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	417	(417)	0%	-	3,333	(3,333)	0%	5,000	5,000
		CAPITAL EXPENDITURES	42,854	42,854	-	100%	342,835	342,835	-	100%	514,252	171,417
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			42,854	43,271	(417)	99%	342,835	346,168	(3,333)	99%	519,252	176,417
900		TOTAL EXPENDITURES	195,387	184,730	10,656	106%	1,459,244	1,477,843	(18,600)	99%	2,221,765	762,521
		DEPRECIATION ADD BACK	42,854	42,854	-	100%	342,835	342,835	-	100%	514,252	171,417
		NET CASH FLOW	(23,121)	14,410	(37,530)	-160%	65,921	115,277	(49,356)	57%	167,915	101,994

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	36,532	52,470	(15,938)	70%	464,603	419,762	44,841	111%	629,643	165,040
3401.1	CFP CAPITAL EXPENDITURES	-	1,411	(1,411)	0%	-	11,286	(11,286)	0%	16,929	16,929
3410	SECTION 8 HAP INCOME	32,166	27,417	4,749	117%	234,173	219,333	14,840	107%	329,000	94,827
3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2	PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS		68,698	81,298	(12,600)	85%	698,776	650,381	48,395	107%	975,572	276,796
EXPENSES											
ADMINISTRATIVE OFFICE EXPENSES											
4130	LEGAL	671	798	(127)	84%	30,081	6,387	23,694	471%	9,580	(20,501)
4140	STAFF TRAINING	395	792	(397)	50%	3,555	6,333	(2,778)	56%	9,500	5,945
4150	TRAVEL	1,311	702	609	187%	5,064	5,613	(549)	90%	8,420	3,356
4170	ACCOUNTING	1,600	2,872	(1,272)	56%	15,333	22,976	(7,644)	67%	34,464	19,132
4190	SUNDRY	1,234	2,879	(1,645)	43%	15,066	23,033	(7,967)	65%	34,550	19,484
4190.2	TELEPHONE/COMMUNICATIONS	2,628	1,486	1,141	177%	10,056	11,891	(1,836)	85%	17,837	7,781
4190.3	POSTAGE	1,361	357	1,004	381%	9,696	2,857	6,840	339%	4,285	(5,411)
4190	OFFICE SUPPLIES	-	83	(83)	0%	-	667	(667)	0%	1,000	1,000
4190	CONTRACT COST-COPIER/SECURITY	62	335	(273)	19%	1,675	2,680	(1,005)	63%	4,020	2,345
4190	EVICTON COST	-	167	(167)	0%	595	1,333	(738)	45%	2,000	1,405
4190.9	CONTRACT COST - ADMIN	7,354	1,059	6,295	694%	35,459	8,473	26,986	418%	12,710	(22,749)
TOTAL ADMINISTRATIVE		15,945	10,732	5,213	149%	96,499	85,857	10,642	112%	128,786	32,287
TOTAL GENERAL EXPENSES											
4590	OTHER GENENERAL EXPENSE	6,177	1,625	4,552	380%	14,131	13,000	1,131	109%	19,501	5,370
4590	FSS CONTRIBUTIONS	3,256	1,332	1,924	244%	12,305	10,658	1,647	115%	15,987	3,682
4590.5	ASSET MANAGEMENT FEE	2,807	1,332	1,475	211%	9,263	10,658	(1,395)	87%	15,987	6,724
4590.6	OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES		12,239	4,290	7,950	285%	35,700	34,316	1,384	104%	51,475	15,775

AVON PARK HOUSING AUTHORITY

CASH Analysis

AVON PARK PUBLIC HOUSING

As Of Date: 9/30/2016

	Balance
General Fund	183,445.20
Section 8 PH Funds	0.00
Security Deposits	25,545.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	43,244.04
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,096,795.04
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	4,155.18
Development Corporation	31,674.07
Cornell Colony - General Fund	4,155.18
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

CORNELL COLONY

As Of Date: 9/30/2016

	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	5,786.10
Development Corporation	0.00
Cornell Colony - General Fund	5,786.10
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	100.00
Cornell Colony-Security Deposit	11,200.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

NORTH CENTRAL HEIGHTS I

As Of Date: 9/30/2016

	Balance
General Fund	30,192.79
Section 8 PH Funds	0.00
Security Deposits	13,500.00
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 Escorw	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: 9/30/2016

	Balance
General Fund	2,693.63
Section 8 PH Funds	0.00
Security Deposits	9,950.00
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: 9/30/2016

	Balance
General Fund	39,587.32
Section 8 PH Funds	0.00
Security Deposits	6,206.00
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 Escorw	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
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended September 30, 2016	9 Month(s) Ended September 30, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	01 001 4110.00 5		14,250.66	137,628.02	126,408.69	(11,219.33)
Legal Expense	01 001 4130.00 5		0.00	3,035.50	3,749.94	714.44
Staff Training	01 001 4140.00 5		0.00	3,257.00	2,250.00	(1,007.00)
Travel	01 001 4150.00 5		1,652.28	6,716.50	5,249.97	(1,466.53)
Accounting Fees	01 001 4170.00 5		805.00	6,618.63	6,374.97	(243.66)
Computer Support/Licensing Fees	01 001 4170.2 5		0.00	3,952.27	6,020.19	2,067.92
Audit Fees	01 001 4171.00 5		0.00	9,450.00	10,499.94	1,049.94
Employee Benefits Cont - Admin	01 001 4182.00 5		4,398.83	52,297.77	56,616.75	4,318.98
Sundry	01 001 4190.00 5		2,931.53	8,910.02	10,125.00	1,214.98
Advertising	01 001 4190.18 5		295.79	2,504.31	4,500.00	1,995.69
Bank Fees	01 001 4190.19 5		0.00	182.90	0.00	(182.90)
Telephone/Communications	01 001 4190.2 5		1,044.40	6,903.24	7,499.97	596.73
Collection Loss Recovery Contract Fe	01 001 4190.21 5		0.00	86.40	0.00	(86.40)
Postage	01 001 4190.3 5		528.00	2,759.75	1,874.97	(884.78)
Eviction Costs	01 001 4190.4 5		0.00	595.00	749.97	154.97
Contract Costs- Copier	01 001 4190.6 5		68.73	495.06	374.94	(120.12)
Contract Costs-Admin Security	01 001 4190.7 5		0.00	360.00	374.94	14.94
Pre-employment testing	01 001 4190.8 5		35.00	141.95	374.94	232.99
Contract Costs-Admin	01 001 4190.9 5		0.00	16,870.85	2,999.97	(13,870.88)
Ten Services - RAB	01 001 4220.00 5		0.00	38.52	397.44	358.92
Water	01 001 4310.00 5		301.89	2,426.82	2,999.97	573.15
Electricity	01 001 4320.00 5		926.35	20,522.79	25,499.97	4,977.18
Natural Gas	01 001 4330.00 5		52.44	773.85	1,049.94	276.09
Sewer	01 001 4390.00 5		562.76	4,682.70	4,725.00	42.30
Labor	01 001 4410.00 5		5,248.00	52,720.48	52,191.00	(529.48)
Maintenance Materials	01 001 4420.00 5		1,434.66	20,030.51	32,999.94	12,969.43
Contract Costs	01 001 4430.00 5		425.00	425.00	33,750.00	33,325.00
Pest Control	01 001 4430.1 5		470.00	4,230.00	4,500.00	270.00
Contract Costs - Lawn	01 001 4430.3 5		1,300.00	10,400.00	10,499.94	99.94
Contract Costs-Air Conditioning	01 001 4430.4 5		2,950.00	8,198.00	2,624.94	(5,573.06)
Contract Costs-Plumbing	01 001 4430.5 5		0.00	1,312.50	1,499.94	187.44
Contract Costs - Vacancy Turnaround	01 001 4430.6 5		0.00	0.00	5,249.97	5,249.97
Garbage and Trash Collection	01 001 4431.00 5		680.00	4,900.24	4,500.00	(400.24)
Emp Benefit Cont - Maintenance	01 001 4433.00 5		2,485.62	23,350.08	20,436.75	(2,913.33)
Insurance - Property	01 001 4510.00 5		2,517.57	23,276.05	21,524.94	(1,751.11)
Worker's Comp Insurance	01 001 4510.1 5		826.06	7,434.54	7,124.94	(309.60)
Other Insurance-Crime, Auto, Direc&C	01 001 4510.2 5		22.94	2,004.54	2,093.22	88.68
Liability Insurance	01 001 4510.3 5		577.54	4,782.42	3,224.97	(1,557.45)
Payment in Lieu of Taxes	01 001 4520 5		0.00	0.00	7,934.94	7,934.94
Collection Losses	01 001 4570.00 5		0.00	4,602.85	7,499.97	2,897.12
FSS Monthly Contributions	01 001 4590.02 5		577.00	3,619.00	0.00	(3,619.00)
Other General Expense	01 001 459000 5		85.00	6,876.29	1,499.94	(5,376.35)
Extraordinary Maintenance	01 001 4610 5		0.00	0.00	3,749.94	3,749.94
Total Operating Expenses			47,453.05	469,372.35	503,622.81	34,250.46
Operating Revenues						
Dwelling Rent	01 001 3110.00 5		11,175.00	110,568.89	101,250.00	9,318.89
Operating Subsidy	01 001 3401.00 5		36,610.00	328,603.00	359,593.47	(30,990.47)
Total Operating Revenues			47,785.00	439,171.89	460,843.47	(21,671.58)
Total Operating Revenues and Expenses			331.95	(30,200.46)	(42,779.34)	12,578.88
Other Revenues and Expenses						
Other Revenues and Expenses						
RESTRICTED INTEREST	01 001 3431.00 5		0.00	28.57	7.47	21.10
DO NOT USE-Investment Inc - Unrest	01 001 3610 5		(148.70)	0.00	0.00	0.00
Investment Income - Unrestricted	01 001 3610.00 5		305.93	1,720.15	1,724.94	(4.79)
Other Income - Tenant	01 001 3690.00 5		280.95	4,752.00	12,375.00	(7,623.00)
Collection Loss Recovery Prior Year	01 001 3690.01 5		2.35	240.68	1,499.94	(1,259.26)
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	7,800.00	8,624.97	(824.97)

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

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended September 30, 2016	9 Month(s) Ended September 30, 2016	Budget	Variance
Other Income - Insurance	01 001 3690.14	5	(16.26)	1,098.17	8,174.97	(7,076.80)
Other Income - Retirement Forfeiture	01 001 3690.15	5	0.00	0.00	2,999.97	(2,999.97)
Leave with no Notice	01 001 3690.16	5	0.00	237.50	749.97	(512.47)
Other Income - Copies & Fax	01 001 3690.2	5	0.00	24.55	74.97	(50.42)
Other Income - Scrap Metal Salvage	01 001 3690.4	5	0.00	232.00	749.97	(517.97)
Other Income - Misc - Non Tenant	01 001 3690.6	5	0.00	0.00	1,499.94	(1,499.94)
Other Income-Laundry	01 001 3690.7	5	0.00	1,350.13	1,125.00	225.13
Other Income - Community Rm Rent	01 001 3690.8	5	0.00	200.00	749.97	(549.97)
Operating Transfer In	01 001 9110.00	5	0.00	22,705.00	15,528.69	7,176.31
Total Other Revenues and Expenses			1,374.27	40,863.83	55,885.77	(15,021.94)
Total Other Revenues and Expenses			1,374.27	40,863.83	55,885.77	(15,021.94)
Total Net Income (Loss)			1,706.22	10,663.37	13,106.43	(2,443.06)

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
OTHER BUSINESS ACTIVITIES

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended September 30, 2016	9 Month(s) Ended September 30, 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		777.40	8,116.86	10,560.69	2,443.83
Admin Salaries - NCH II	01 100 4110.02 5		623.56	6,438.68	7,124.94	686.26
Admin Salaries - Ridgedale	01 100 4110.03 5		858.40	8,819.07	11,999.97	3,180.90
Travel	01 100 4150.00 5		0.00	0.00	52.47	52.47
Accounting Fees	01 100 4170.00 5		150.00	1,200.00	2,700.00	1,500.00
Audit Fees	01 100 4171.00 5		0.00	0.00	374.94	374.94
Employee Benefits Cont - Admin-Ridg	01 100 4182.00 5		212.66	3,205.57	4,500.00	1,294.43
Employee Benefits Cont - Admin - NC	01 100 4182.1 5		153.15	1,871.92	3,375.00	1,503.08
Employee Benefits Cont - Admin - NC	01 100 4182.2 5		144.61	1,631.81	3,917.25	2,285.44
Sundry	01 100 4190.00 5		541.68	692.50	270.00	(422.50)
Contract Costs/Admin	01 100 4190.90 5		0.00	0.00	270.00	270.00
Insurance - Workers Comp	01 100 4510.40 5		154.20	1,387.80	1,046.25	(341.55)
Other General Expense	01 100 4590 5		0.00	0.00	374.94	374.94
Total Operating Expenses			3,615.66	43,115.41	46,566.45	3,451.04
Total Operating Revenues and Expenses			(3,615.66)	(43,115.41)	(46,566.45)	3,451.04
Other Revenues and Expenses						
Other Revenues and Expenses						
Revenue-Management Fees-Ridgedal	01 100 3690.00 5		328.95	24,020.06	27,000.00	(2,979.94)
Revenue - Management Fees - NCH I	01 100 3690.1 5		861.32	7,888.12	9,000.00	(1,111.88)
Revenue - Management Fees - NCH I	01 100 3690.2 5		1,023.42	10,105.33	12,477.69	(2,372.36)
Other Income - Contribution-NCH	01 100 3690.50 5		0.00	23,258.63	22,500.00	758.63
Total Other Revenues and Expenses			2,213.69	65,272.14	70,977.69	(5,705.55)
Total Other Revenues and Expenses			2,213.69	65,272.14	70,977.69	(5,705.55)
Total Net Income (Loss)			(1,401.97)	22,156.73	24,411.24	(2,254.51)

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended September 30, 2016	9 Month(s) Ended September 30, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		0.00	0.00	5,912.19	5,912.19
Legal Expense	03 001 4130.00 5		0.00	298.00	4,012.47	3,714.47
Staff Training	03 001 4140.00 5		0.00	0.00	374.94	374.94
Travel	03 001 4150.00 5		0.00	0.00	749.97	749.97
Accounting Fees	03 001 4170.00 5		282.00	1,782.00	4,227.75	2,445.75
Audit Fees	03 001 4171.00 5		0.00	0.00	2,999.97	2,999.97
Employee Benefits Cont - Admin	03 001 4182.00 5		0.00	0.00	8,687.25	8,687.25
Sundry	03 001 4190.00 5		214.60	3,289.67	1,125.00	(2,164.67)
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	1,431.40	0.00	(1,431.40)
Bank Fees	03 001 4190.19 5		0.00	15.00	0.00	(15.00)
Telephone/Communications	03 001 4190.20 5		0.00	0.00	749.97	749.97
Postage	03 001 4190.30 5		0.00	47.00	374.94	327.94
Eviction Costs	03 001 4190.40 5		0.00	0.00	374.94	374.94
Water	03 001 4310.00 5		16.40	56.91	4,950.00	4,893.09
Electricity	03 001 4320.00 5		563.25	4,417.91	0.00	(4,417.91)
Sewer	03 001 4390.00 5		31.20	74.46	4,950.00	4,875.54
Labor	03 001 4410.00 5		0.00	0.00	10,155.69	10,155.69
Materials	03 001 4420.00 5		150.93	4,993.23	3,749.94	(1,243.29)
Contract Costs - Pest Control	03 001 4430.10 5		158.00	316.00	749.97	433.97
Contract Costs-Lawn	03 001 4430.30 5		1,164.58	1,814.58	749.97	(1,064.61)
Contract Costs - AC	03 001 4430.40 5		0.00	0.00	1,125.00	1,125.00
Contract Costs - Plumbing	03 001 4430.50 5		0.00	0.00	374.94	374.94
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	0.00	374.94	374.94
Garbage and Trash Collection	03 001 4431.00 5		606.18	971.60	4,500.00	3,528.40
Emp Benefit Cont - Maintenance	03 001 4433.00 5		0.00	0.00	17,804.25	17,804.25
Property Insurance	03 001 4510.00 5		1,586.58	4,759.74	0.00	(4,759.74)
Insurance - General Liability	03 001 4510.30 5		299.90	1,643.46	11,682.72	10,039.26
Management Fees	03 001 4590.01 5		0.00	0.00	8,885.25	8,885.25
Total Operating Expenses			5,073.62	30,239.34	99,642.06	69,402.72
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		8,970.28	17,180.05	143,005.50	(125,825.45)
Total Operating Revenues			8,970.28	17,180.05	143,005.50	(125,825.45)
Total Operating Revenues and Expenses			3,896.66	(13,059.29)	43,363.44	(56,422.73)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	03 001 3690.00 5		0.00	83.48	0.00	83.48
Contract Costs	03 001 4430.00 5		0.00	0.00	(3,749.94)	3,749.94
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		(4,742.42)	(36,423.58)	(34,557.75)	(1,865.83)
Total Other Revenues and Expenses			(4,742.42)	(36,878.85)	(38,307.69)	1,428.84
Total Other Revenues and Expenses			(4,742.42)	(36,878.85)	(38,307.69)	1,428.84
Total Net Income (Loss)			(845.76)	(49,938.14)	5,055.75	(54,993.89)

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 September 30, 2016	9 Month(s) Ended September 30, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,072.76	9,720.76	5,172.75	(4,548.01)
Legal Expense	02 001 4130.00 5		0.00	0.00	2,250.00	2,250.00
Staff Training	02 001 4140.00 5		0.00	0.00	112.50	112.50
Travel	02 001 4150.00 5		0.00	0.00	112.50	112.50
Accounting Fees	02 001 4170.00 5		328.00	3,438.62	2,624.94	(813.68)
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	1,079.00	1,218.69	139.69
Audit Fees	02 001 4171.00 5		0.00	3,390.00	3,749.94	359.94
Employee Benefits Cont - Admin	02 001 4182.00 5		650.78	5,548.41	2,428.47	(3,119.94)
Sundry	02 001 4190.00 5		71.76	1,325.55	3,749.94	2,424.39
Advertising and Marketing	02 001 4190.08 5		93.12	1,021.72	1,049.94	28.22
Bank Fees	02 001 4190.18 5		0.00	10.00	0.00	(10.00)
Telephone	02 001 4190.2 5		85.96	1,255.92	749.97	(505.95)
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	33.75	16.75
Contract Costs - Admin	02 001 4190.9 5		0.00	7,678.49	2,137.50	(5,540.99)
Ten Services - After School Program	02 001 4220.2 5		210.90	1,180.90	900.00	(280.90)
Water	02 001 4310.00 5		164.31	749.66	1,057.50	307.84
Electricity	02 001 4320.00 5		579.75	4,525.18	4,874.94	349.76
Sewer	02 001 4390.00 5		58.96	579.30	772.47	193.17
Labor	02 001 4410.00 5		1,113.60	10,311.94	11,074.50	762.56
Maintenance Materials	02 001 4420.00 5		1,080.43	8,478.45	7,499.97	(978.48)
Contract Costs	02 001 4430.00 5		1,025.00	1,025.00	1,874.97	849.97
Contract Costs-Pest Control	02 001 4430.1 5		100.80	907.20	884.97	(22.23)
Contract Costs-Plumbing	02 001 4430.2 5		0.00	130.40	149.94	19.54
Contract Costs - AC	02 001 4430.4 5		700.00	5,149.00	1,874.97	(3,274.03)
Contract Costs - Lawn	02 001 4430.5 5		400.00	2,595.00	2,624.94	29.94
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		0.00	0.00	3,749.94	3,749.94
Contract Costs - Camera	02 001 4430.7 5		0.00	0.00	532.44	532.44
Garbage and Trash Collection	02 001 4431.00 5		54.00	397.50	1,125.00	727.50
Emp Benefit Cont - Maintenance	02 001 4433.00 5		790.94	6,698.59	7,154.19	455.60
Insurance - Property	02 001 4510.00 5		944.03	8,709.75	9,000.00	290.25
Insurance - Workers Comp	02 001 4510.1 5		77.10	693.90	524.97	(168.93)
Insurance - Liability	02 001 4510.3 5		175.77	1,216.85	2,339.19	1,122.34
Payment in Lieu of Taxes	02 001 4520 5		0.00	0.00	3,749.94	3,749.94
Bad Debts - Other	02 001 4570.00 5		0.00	3,524.48	7,499.97	3,975.49
Bonneville Interest	02 001 4580.01 5		3,845.97	38,542.70	38,737.44	194.74
Other General Expense	02 001 4590.00 5		861.32	1,769.42	3,749.94	1,980.52
Management Fees	02 001 4590.02 5		0.00	6,174.70	7,364.97	1,190.27
Total Operating Expenses			14,485.26	138,166.09	144,508.05	6,341.96
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		16,955.12	156,109.81	145,192.50	10,917.31
Total Operating Revenues			16,955.12	156,109.81	145,192.50	10,917.31
Total Operating Revenues and Expenses			2,469.86	17,943.72	684.45	17,259.27
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	02 001 3431.00 5		0.00	46.53	18.72	27.81
Other Income - Tenant	02 001 3690.00 5		237.00	5,069.43	2,107.44	2,961.99
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			237.00	6,134.96	2,126.16	4,008.80
Total Other Revenues and Expenses			237.00	6,134.96	2,126.16	4,008.80
Total Net Income (Loss)			2,706.86	24,078.68	2,810.61	21,268.07

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 September 30, 2016	9 Month(s) Ended September 30, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		883.44	7,950.96	4,064.22	(3,886.74)
Legal Expense	02 002 4130.00 5		0.00	22,698.01	749.97	(21,948.04)
Legal Expense-Development	02 002 4130.1 5		0.00	4,347.63	0.00	(4,347.63)
Staff Training	02 002 4140.00 5		0.00	0.00	374.94	374.94
Travel	02 002 4150.00 5		0.00	0.00	374.94	374.94
Accounting Fees	02 002 4170.00 5		321.00	3,431.62	2,624.94	(806.68)
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	889.00	450.00	(439.00)
Audit Fees	02 002 4171.00 5		0.00	4,315.00	2,999.97	(1,315.03)
Employee Benefits Cont - Admin	02 002 4182.00 5		535.93	4,565.02	1,908.00	(2,657.02)
Sundry	02 002 4190.00 5		61.25	1,046.52	2,250.00	1,203.48
Advertising and Marketing	02 002 4190.08 5		76.69	885.54	749.97	(135.57)
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	29.97	15.97
Contract Costs - Admin	02 002 4190.9 5		0.00	5,148.10	2,250.00	(2,898.10)
Ten Services - After School Program	02 002 4220.20 5		210.90	1,180.90	900.00	(280.90)
Water	02 002 4310.00 5		42.92	396.52	524.97	128.45
Electricity	02 002 4320.00 5		79.64	1,012.31	1,575.00	562.69
Sewer	02 002 4390.00 5		9.33	93.68	172.44	78.76
Labor	02 002 4410.00 5		1,113.60	10,311.93	11,074.50	762.57
Maintenance Materials	02 002 4420.00 5		550.18	5,689.30	7,499.97	1,810.67
Contract Costs	02 002 4430.00 5		800.00	800.00	1,350.00	550.00
Contract Costs-Pest Control	02 002 4430.1 5		79.20	712.80	734.94	22.14
Contract Costs - Lawn	02 002 4430.3 5		250.00	1,875.00	1,897.47	22.47
Contract Costs - AC	02 002 4430.4 5		735.00	2,164.00	1,874.97	(289.03)
Contract Costs - Plumbing	02 002 4430.5 5		0.00	983.75	187.47	(796.28)
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		0.00	0.00	5,009.94	5,009.94
Garbage and Trash Collection	02 002 4431.00 5		7.00	113.00	427.50	314.50
Emp Benefit Cont - Maintenance	02 002 4433.00 5		790.92	6,698.42	7,154.19	455.77
Insurance - Property	02 002 4510.00 5		731.77	6,784.17	8,075.97	1,291.80
Insurance - Workers Comp	02 002 4510.1 5		22.03	198.27	524.97	326.70
Insurance - Liability	02 002 4510.3 5		138.11	968.91	749.97	(218.94)
Payment in Lieu of Taxes	02 002 4520 5		0.00	0.00	3,749.94	3,749.94
Bad Debts - Other	02 002 4570.00 5		122.52	2,897.16	2,512.44	(384.72)
Bonneville Interest	02 002 4580.01 5		3,479.13	34,866.33	35,039.97	173.64
Other General Expense	02 002 4590.00 5		(146.58)	2,217.36	3,749.94	1,532.58
Management Fees	02 002 4590.02 5		0.00	7,932.77	10,019.97	2,087.20
Total Operating Expenses			10,893.98	143,594.70	123,633.45	(19,961.25)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		13,927.67	127,871.66	119,999.97	7,871.69
Total Operating Revenues			13,927.67	127,871.66	119,999.97	7,871.69
Total Operating Revenues and Expenses			3,033.69	(15,723.04)	(3,633.48)	(12,089.56)
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00 5		0.00	37.23	14.94	22.29
DO NOT USE-Investment Inc - Unrest	02 002 3610 5		(0.65)	0.00	0.00	0.00
Investment Income - Unrestricted	02 002 3610.00 5		1.15	19.45	29.97	(10.52)
Other Income - Tenant	02 002 3690.00 5		790.36	5,103.15	5,249.97	(146.82)
Other Income - Non Tenant	02 002 3690.3 5		0.00	0.00	374.94	(374.94)
Total Other Revenues and Expenses			790.86	5,159.83	5,669.82	(509.99)
Total Other Revenues and Expenses			790.86	5,159.83	5,669.82	(509.99)
Total Net Income (Loss)			3,824.55	(10,563.21)	2,036.34	(12,599.55)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended September 30, 2016	9 Month(s) Ended September 30, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	946.56	8,560.24	4,803.75	(3,756.49)
Legal Expense	07 002 4130.00	5	0.00	0.00	434.97	434.97
Staff Training	07 002 4140.00	5	0.00	0.00	374.94	374.94
Travel	07 002 4150.00	5	5.94	5.94	149.94	144.00
Accounting Fees	07 002 4170.00	5	276.00	2,523.63	2,709.00	185.37
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	952.50	749.97	(202.53)
Audit Fees	07 002 4171.00	5	0.00	2,820.00	3,524.94	704.94
Employee Benefits Cont - Admin	07 002 4182.00	5	574.19	4,894.18	2,255.22	(2,638.96)
Sundry	07 002 4190.00	5	50.00	680.16	1,949.94	1,269.78
Postage	07 002 4190.03	5	0.00	15.00	524.97	509.97
Advertising	07 002 4190.08	5	82.16	680.89	1,499.94	819.05
Coll Agent Fees	07 002 4190.15	5	0.00	114.97	149.94	34.97
Bank Fees	07 002 4190.18	5	10.51	83.38	149.94	66.56
Telephone	07 002 4190.2	5	105.91	1,304.77	900.00	(404.77)
Collection Loss Recovery Contract Fe	07 002 4190.21	5	0.00	0.00	90.00	90.00
Eviction Costs	07 002 4190.4	5	0.00	0.00	749.97	749.97
Contract Costs - Admin	07 002 4190.9	5	0.00	4,761.90	1,499.94	(3,261.96)
Tenant Services	07 002 4220.00	5	1,592.09	1,592.09	0.00	(1,592.09)
Water	07 002 4310.00	5	604.69	5,145.54	7,687.44	2,541.90
Electricity	07 002 4320.00	5	342.47	2,707.02	3,825.00	1,117.98
Sewer	07 002 4390.00	5	1,048.30	8,501.18	9,450.00	948.82
Labor	07 002 4410.00	5	4,852.96	48,202.51	35,614.44	(12,588.07)
Maintenance Materials	07 002 4420.00	5	406.65	3,450.17	7,499.97	4,049.80
Contract Costs	07 002 4430.00	5	925.00	6,463.00	2,624.94	(3,838.06)
Pest Control	07 002 4430.1	5	122.00	1,098.00	1,499.94	401.94
Contract Costs-Lawn	07 002 4430.3	5	425.00	3,400.00	3,375.00	(25.00)
Contract Costs-Air Conditioning	07 002 4430.4	5	245.00	4,310.00	1,125.00	(3,185.00)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	374.94	374.94
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	5,632.47	5,632.47
Contract Costs-Camera Security	07 002 4430.7	5	0.00	0.00	5,099.94	5,099.94
Garbage and Trash Collection	07 002 4431.00	5	642.10	5,181.62	6,075.00	893.38
Emp Benefit Cont - Maintenance	07 002 4433.00	5	1,411.84	11,637.82	11,664.72	26.90
Insurance - Property	07 002 4510.00	5	750.18	6,951.22	9,371.97	2,420.75
Insurance - Workers Comp	07 002 4510.1	5	22.03	198.27	749.97	551.70
Insurance - Liability	07 002 4510.3	5	163.22	1,114.34	749.97	(364.37)
Payment in Lieu of Taxes	07 002 4520.00	5	0.00	0.00	749.97	749.97
Bad Debts - Other	07 002 4570.00	5	0.00	12,936.99	7,499.97	(5,437.02)
Interest on Notes Payable-Centennial	07 002 4580.03	5	3,170.04	32,046.05	43,335.00	11,288.95
Management Fees	07 002 4590.00	5	328.95	24,020.06	22,207.50	(1,812.56)
Other General Expense	07 002 4590.01	5	0.00	4,067.80	5,249.97	1,182.17
Total Operating Expenses			19,103.79	210,421.24	213,980.49	3,559.25
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	2,154.60	29,395.74	35,624.97	(6,229.23)
HAP Subsidy	07 002 3110.01	5	0.00	234,173.00	246,749.94	(12,576.94)
Total Operating Revenues			2,154.60	263,568.74	282,374.91	(18,806.17)
Total Operating Revenues and Expenses			(16,949.19)	53,147.50	68,394.42	(15,246.92)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	74.97	(74.97)
Interest - Restricted	07 002 3431.00	5	42.02	333.35	37.44	295.91
DO NOT USE-Interest Earned	07 002 3610	5	(3.35)	0.00	0.00	0.00
Investment Income - Unrestricted	07 002 3610.00	5	5.50	34.01	0.00	34.01
Other Income - Tenant	07 002 3690.00	5	629.60	4,808.30	5,999.94	(1,191.64)
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	4,574.97	(4,574.97)
Other Income - Scrap Metal Salvage	07 002 3690.4	5	120.00	120.00	0.00	120.00
Other Income/Laundry	07 002 3690.7	5	0.00	787.00	0.00	787.00

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
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended September 30, 2016	9 Month(s) Ended September 30, 2016	Budget	Variance
Total Other Revenues and Expenses			<u>793.77</u>	<u>6,210.53</u>	<u>10,687.32</u>	<u>(4,476.79)</u>
Total Other Revenues and Expenses			793.77	6,210.53	10,687.32	(4,476.79)
Total Net Income (Loss)			<u>(16,155.42)</u>	<u>59,358.03</u>	<u>79,081.74</u>	<u>(19,723.71)</u>

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