

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 July 19, 2016;

COMMUNICATIONS: None

I. OLD BUSINESS;

- A. 695 Palmetto Ave property; Secretary will provide a briefing on the status of Site Plan by Cool & Cobb Engineering.
- B. Cornell Colony Project Status/Update; The Secretary will provide a project status report.
- C. APHA- RAD Conversion: Secretary will provide the Board with an update on the APHA's progress in completing conversion process.

II. NEW BUSINESS;

- A. Chief Executive Officer authorization
- B. Strategic Plan review and acceptance
- C. 2017 Budgeting Process

Other matters to come before the Board:

Next Board Meeting(s): October 16, 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, July 19, 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, Barnard, Windsor, and Brojek. Director Absent; Daffner, Stukes, Johnson, Eldred and Harris. Secretary Shoeman declared quorum present.

PREVIOUS MINUTES: Regular Board Meeting Minutes; June 21, 2016
APHDC/APHA Executive Search Committee Meeting, June 18, 2016
Were circulated by the Secretary in advance of the Meeting; moved by Director Roberts, seconded by Director Brojek to approve the minutes of the collective Meetings as circulated; motion carried unanimously.

COMMUNICATIONS: July 1, 2016 Notice of Termination by retiring Executive Director Larry Shoeman was acknowledged and accepted.

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 Plan should be completed and available for development proposal circulation by sometime mid-to-late August 2016.
- B. Cornell Colony Project Status/Update; The Secretary informed the Board that the Ribbon Cutting Ceremony occurred Thursday, June 23, 2016; 10:00am, Community Clubhouse and Open House event Saturday, June 26, 2016; both events were well attended. Lease-up was moving forward timely with average 8 to 10 families per week. Full lease up expected by month end August
- C. APHA-RAD Conversion; The Secretary provided the Board with an update of the APHA's progress on their conversion process, with closing on project finance loan expected by August month end.
- D. Executive Search/Strategic Plan; Secretary reported that the Executive Search Committee completed Final Candidate Interviews from their Meeting June 18, 2016 & that the Candidate select Employment Agreement has successfully concluded with Tracey Rudy as new CEO. Secretary also informed the Board that the planned Strategic Planning event has been scheduled for August 6, 2016; NCH Community Center; 9am-3pm. and to please reserve their Calendars to attend.

NEW BUSINESS;

- A. Chief Executive Officer Employment Agreement; The Secretary reported the Employment Agreement with new CEO Tracey Rudy had been vetted with APHA Legal Counsel, Tracey Rudy & Consultant Leo Dauwer Executive and now before the Board for endorsement by APHDC for APHA execution; Moved by Director Brojek, seconded by Director Roberts for APHDC to endorse APHA to authorize acceptance of the CEO Employment Agreement with Tracey Rudy with vesting authority to act effective August 1, 2016; motion passed unanimously.

The next scheduled Regular APHDC Board Meeting; August 16th, 2016; 6pm was cancelled due to conflict with FAHRO Conference and next meeting to be scheduled for Tuesday, Sept. 20, 2016, same time & place

VI. ADJOURN ; Chairman Wade adjourned the meeting at 6:25pm.

ADOPTED THIS 20th DAY OF SEPTEMBER 2016

Accepted

Attest

SEAL

OCCUPANCY/VACANCY REPORT

August 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>						
12(519)	1	6/24	8/18	53	4	57	In Nursing home
41(526)	1	8/10	8/25	3	13	16	Wife non citizen
TOTAL DELANEY HEIGHTS VACANT - 0							

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>
407(1317)	3	8/30					Moved to Cornell

TOTAL LAKESIDE PARK I VACANT - 1

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			1		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							

OCCUPANCY/VACANCY REPORT
August 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>
33(709)	3	7/12	8/8	6	22	28
20(706)	4	8/31				
TOTAL RIDGEDALE VACANT—1						

Reason for Vacancy
Moved to Cornell
Lease violations

<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>
636	2	7/31				
611	2	8/11				
617	2	8/22				
TOTAL NCH I VACANT—3						

Reason for Vacancy
Moved into 3 bdrm NCH III/8/1
Abandoned Unit
Abandoned Unit

<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>
718	3	6/24	8/9	43	3	46
743	3	7/11	8/1	8	14	22
306	3	7/26	8/9	7	8	15
656	3	8/4	8/16	5	8	13
TOTAL NCH II VACANT—0						

Reason for Vacancy
Over Income
Over Income
Unable to pay rent
Purchased home

OCCUPANCY/VACANCY REPORT

August 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>
38267	3		8/1				
38207	3		8/9				
38220	3		8/9				
38274	3		8/22				
38193	3		8/24				
38292	3		8/25				
38275	3		8/25				
38235	3		8/28				
38180	3		8/29				
38184	3		8/29				
38189	3		8/29				
38257	3		8/29				
38266	3		8/30				
38212	3		8/30				
38174	3		8/30				
38253	3		8/30				
38202	3		8/30				

TOTAL CORNELL COLONY VACANT – 18

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT
August 2016

Intent to Vacate -

Evictions-

Abandoned Units -

WAITING LIST

LAKESIDE PARK II

1-BRM	99
2-BRM	73
3-BRM	44
4-BRM	16
5-BRM	7
TOTAL	<u>239</u>

DELANEY HEIGHTS

1-BRM	125
TOTAL	<u>125</u>

RIDGEDALE

1-BRM	340
2-BRM	335
3-BRM	247
4-BRM	21
TOTAL	<u>943</u>

NORTH CENTRAL HEIGHTS

2-BRM	482
3-BRM	347
4-BRM	163
	<u>992</u>

LAKESIDE PARK I

1-BRM	19
2-BRM	175
3-BRM	123
4-BRM	47
5-BRM	14
TOTAL	<u>378</u>

CORNELL COLONY

3-BRM	<u>338</u>
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AVON PARK TRANSITIONAL HOUSING

August/September 2016

Monthly Board Report

Case Management Updates

FSS Clients meetings and assessments with FSS Case Manager; Monthly

FSS Enrollment- 24 Participating Households

- Lakeside Park – 5 Clients
- Emergency Transitional Housing- 19 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:

LP1 – 1 Vacancy

Training Sessions for August/September 2016

- August 23, 2016: "Preparing Nutritious Meals – Healthful Tips to Handling Food Safely", training workshop at ETH's conference room.
- September 21, 2016: "Foodborne Illness Is Serious Business", 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.
- August/September 2016: Weekly Community Garden Activities
- August 4, 2016: "After School Program Meet & Greet", 6:00pm – 7:00pm at NCH's Community Center
- August 9, 2016: "Meet & Greet" New CEO, 4:00pm – 5:00pm at ETH Office
- August 31, 2016: ALDI's Hiring Job Fair, 7:00am – Noon at Sebring Store
- September 23, 2016: Couponing 101, 3:00pm – 4:00pm at ETH Office

Employment Update:

- 9 of our 19 HOUSEHOLDS currently employed.
- Lakeside Park- 1 out of 5 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 ETH Resident to be enrolling in the 45 hour Child Care Education Program
- 2 FSS Resident enrolled in Secondary Education @ SFSC.
- 1 FSS Resident enrolled in SFSC’s Dental Program starting August 22, 2016.
- 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:

- HAVEN Home Health, Community Outreach Specialists (New Contact)
- Crossroads Community Church Partnership On-going
- Aktion Club On-going
- Highlands Prosperity Partnership 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

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

August 31, 2016

Delaney Heights

Serena Austin	\$ 24.94	Electric
Sylvester Evans	66.00	Rent
DH Total	\$90.94	

Lakeside Park I

Khaliliah Debrown	\$868.18	Rent & Balance on late fee
Ajaita Hampton	9.30	Electric overage
Terranie Hill	26.00	Work order
Temika Jones	74.00	Electric overage
Kayla Springfield	9.07	Electric overage
Jessica Toney	21.73	Electric overage
Lakeside I Total	\$1,008.28	

Lakeside Park II

Lakeside II Total \$0

NCH I

Roberto Colon	\$ 50.00	Pet deposit (pmts)
NCH I Total	\$50.00	

NCH II

Awilda Burgos	\$ 24.49	Work Order
Rokeisha Johnson	20.00	Work order
Naketa McQueen	234.13	Work order
Nelida Perez	200.00	Pet deposit (making pmts)
Nelida Perez	20.13	Electric
NCH II Total	\$498.75	

Ridgedale

Latrisha Lowe	\$100.33	Balance on rent (making pmts)
Abimael Morales	208.00	Balance on rent (making pmts)
RD Total	\$308.33	

GRAND TOTAL \$1,956.30

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

***WRITE OFFS for NCH
Alexis Rosa \$333.92
Wanda Vega \$1,350.18
Total NCH \$1,684.10**

***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

August 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. 4.5 hours were taken during the month of August for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	8
Lakeside I Preventive Maintenance Inspections	6
Lakeside Park II Preventive/Annual Inspections	3
Ridgedale Preventive/Annual Inspections	7
North Central Heights I Preventive/AI	4
North Central Heights II Preventive/AI	3
Delaney Heights Vacancies	1
Lakeside Park I Vacancies	1
Lakeside Park II Vacancies	0
Ridgedale Vacancies	1
North Central Heights I Vacancies	3
North Central Heights II Vacancies	2
Delaney Heights Move Ins	2
Lakeside Park I Move Ins	0
Lakeside Park II Move-In's	0
Ridgedale Move Ins	1
North Central Heights I Move Ins	0
North Central Heights II Move Ins	4
Delaney Heights Move Outs	1
Lakeside Park I Move Outs	1
Lakeside Park II Move-Out's	1
Ridgedale Move Outs	1
North Central Heights I Move Outs	2
North Central Heights II Move Outs	1

AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2016

CONSOLIDATED

Financial Statements

July 31, 2016

AVON PARK HOUSING AUTHORITY

FINANCIAL STATEMENT SUMMARY

PUBLIC HOUSING

INCOME

1. Total income is down by (\$32,797). Total tenant rental revenue is up by \$8,593. Other tenant revenue is down by (\$5,458).

EXPENSES

2. Total operating expense are down by (\$29,768) compared to the budgeted amount.
3. Administrative expenses are up by \$36,891.
4. Maintenance expenses are down by (\$31,049).
5. Utility expenses are down by (\$3,730).
6. Total insurance expense is up by \$3,190.
7. Total General expense is down by (\$2,190).

Public Housing's projected net income is scheduled YTD to be \$10,194. Current net income is \$20,709.

NORTH CENTRAL HEIGHTS I

INCOME

1. Total income is up by \$23,987 compared to budgeted amounts. Total tenant revenue is up by \$9,009.

EXPENSES

2. Total operating expense is down by (\$4,194) compared to the budgeted amount.
3. Administrative expenses are up by \$9,308.
4. Maintenance expenses are down by (\$2,905).
5. Utility expense is down (\$746).
6. Total insurance expense is down by (\$1,001).
7. Total General expense is down by (\$9,051).

North Central Heights I projected net income is scheduled YTD to be \$2,185. Current net income is \$18,405.

AVON PARK HOUSING AUTHORITY
FINANCIAL STATEMENT SUMMARY

NORTH CENTRAL Height II

INCOME

1. Total income is up by \$6,099 compared to budgeted amounts. Total tenant revenue is up by \$6,709.

EXPENSES

2. Total operating expense is up by \$21,502, compared to the budgeted amount.

3. Administrative expenses are up by \$34,363.

4. Maintenance expenses are down by (\$6,841).

5. Utility expense is down by (\$800).

6. Total insurance expense is down by (\$1,105).

7. Total General expense is up down (\$4,315).

North Central Heights II projected net income is scheduled YTD to be \$1,584. Current net income is (\$13,819).

RIDGEDALE

INCOME

1. Total income is up by \$4,402 compared to budgeted amounts. Total tenant revenue is down by (\$2,264).

Grant subsidy is up compared to budgeted amounts by \$10,090. Other revenue is down by (\$2,851).

EXPENSES

2. Total operating expense is up by \$1,369 compared to the budgeted amount.

3. Administrative expense is up by \$7,589.

4. Maintenance expenses are up by \$1,376.

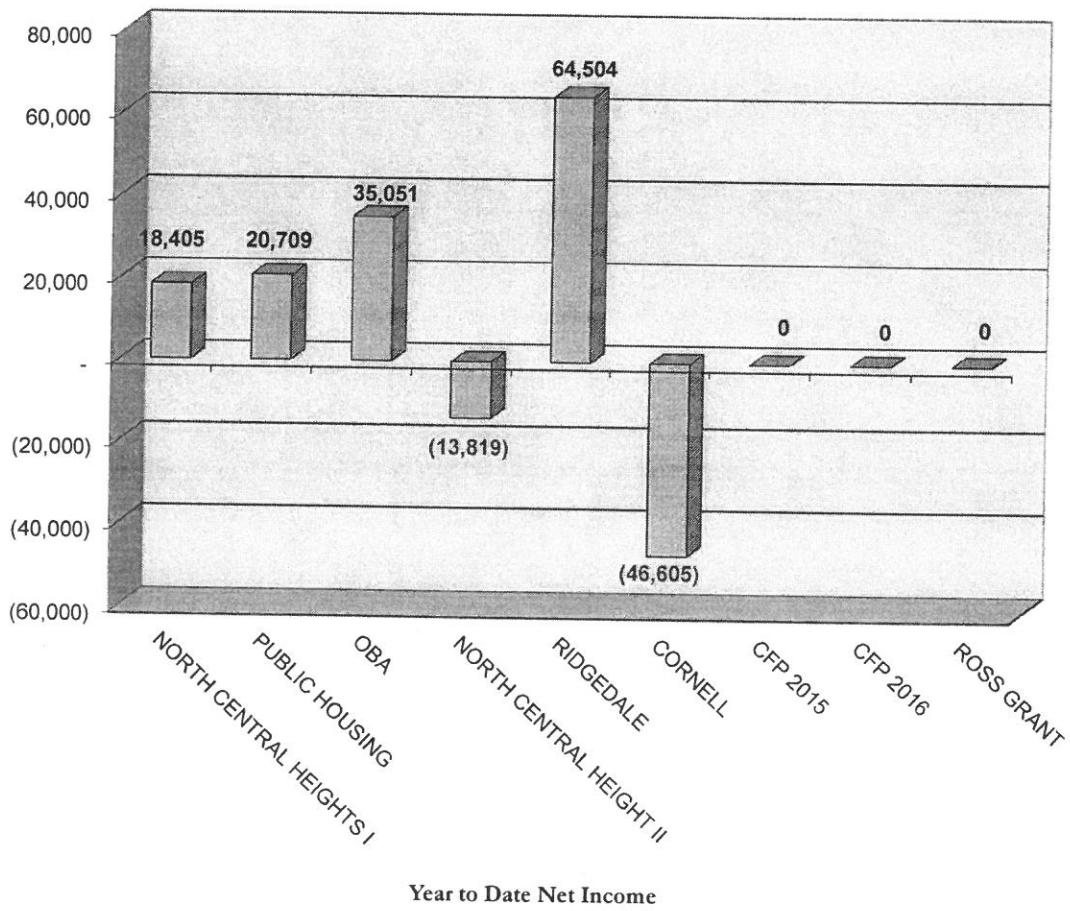
5. Utility expense is down (\$3,996).

6. Total insurance expense is down by (\$2,063).

7. Total General expense are up by (\$1,502).

Ridgedale's projected net income is scheduled YTD to be \$61,472. Current net income is \$64,504.

Avon Park Housing Authority



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

PUBLIC HOUSING

1111.01 GENERAL FUND CHECKING	237,855
1111.40 FSS ESCROW	3,947
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	25,795
1117.00 PETTY CASH	100
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,200
1162.01 LAKESIDE PARK I ESCROW	1,081
1162.02 LAKESIDE PARK I RESERVES	17,094
1162.60 NEW INVESTMENT ACCOUNT	1,096,511
TOTAL	<u>1,428,583</u>

OTHER BUSINESS ACTIVITY

1111.3 APHDC--OBA	26,908
1111.50 LAKE SIDE PARK - RAD	100
TOTAL	<u>27,008</u>

CORNELL COLONY

1111.40 GENERAL FUND-CORNELL COLONY	5,933
1111.60 CORNELL COLONY - OP DEF RESERVES	100
1114.00 CORNELL COLONY - SECURITY DEPOSITS	2,700
TOTAL	<u>8,733</u>

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	31,842
1114.00 SECURITY DEPOSITS	13,700
1162.1 ESCROW -BONNEVILLE-TAXES	19,103
1162.11 ESCROW-BONNEVILLE-INSURANCE	92,551
1162.12 ESCROW-BONNEVILLE-REPL RS	54,587
TOTAL	<u>211,782</u>

NORTH CENTRAL HEIGHT II

1111.01 GENERAL FUND CHECKING	7,629
1114.00 SECURITY DEPOSITS	9,100
1162.1 ESCROW-BONNEVILLE-TAXES	15,302
1162.11 ESCROW-BONNEVILLE - INSURANCE	71,654
1162.12 ESCROW-BONNEVILLE-REPL RES	43,679
TOTAL	<u>147,364</u>

RIDGEDALE

1111.01 GENERAL FUND CHECKING	49,901
1114.00 SECURITY DEPOSITS	7,200
1162.05 ESCROW MIP	4,411
1162.06 ESCROW RESERVE REPLACEMENT	89,819
1162.07 ESCROW INSURANCE	3,903
1162.08 RESIDUAL RECEIPTS RESERVERS	406,415
TOTAL	<u>561,650</u>

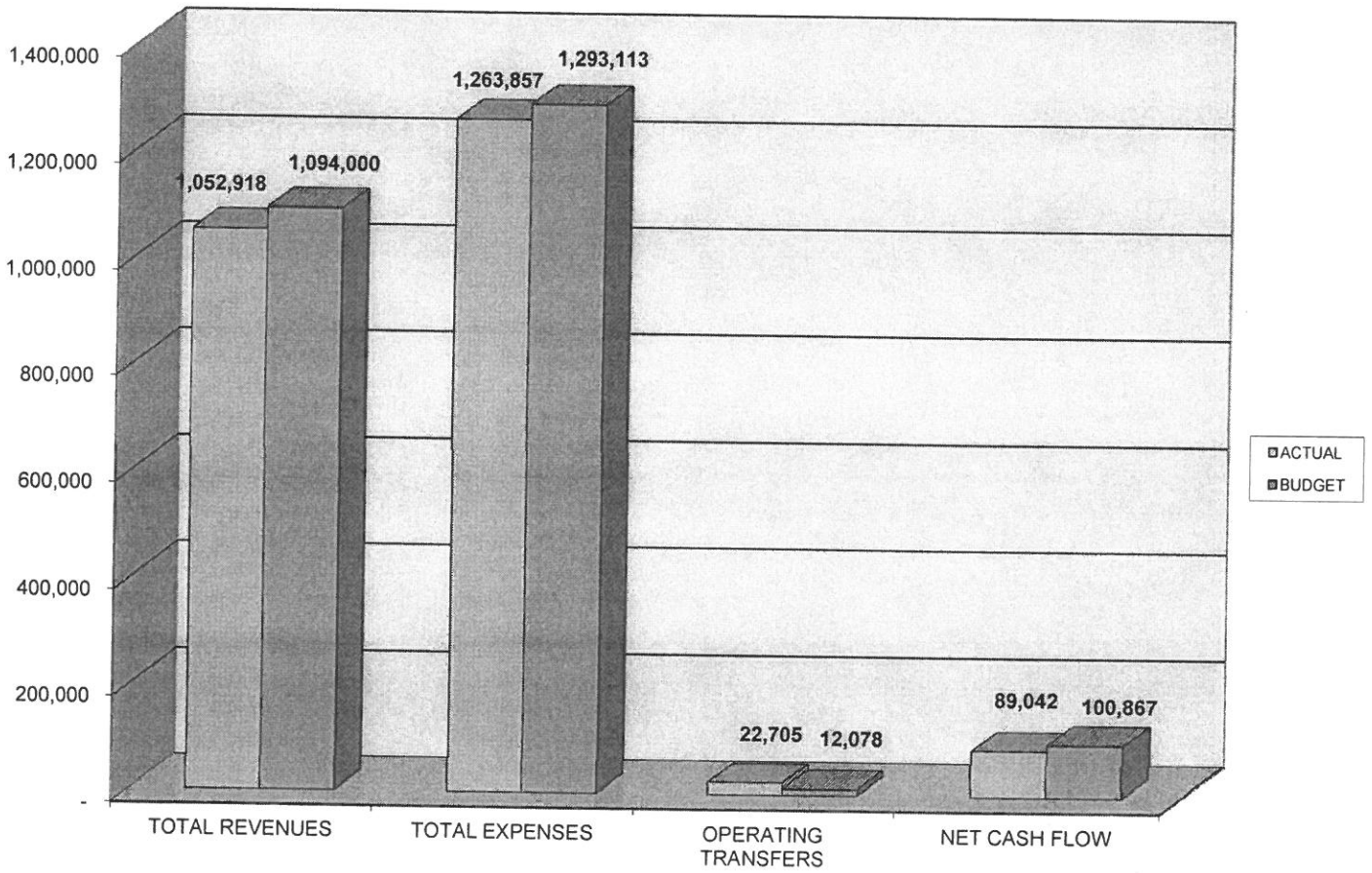
GRAND TOTAL CASH ACCOUNTS **2,385,120**

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

NORTH CENTRAL HEIGHTS I			NORTH CENTRAL HEIGHTS II		
	UNRESTRICTED NET ASSETS	48,443		UNRESTRICTED NET ASSETS	34,715
	YEAR TO DATE EARNINGS	18,405		YEAR TO DATE EARNINGS	(13,819)
	TOTAL	<u>66,847</u>		TOTAL	<u>20,896</u>
PUBLIC HOUSING			RIDGEDALE		
	UNRESTRICTED NET ASSETS	1,427,936		UNRESTRICTED NET ASSETS	115,389
	YEAR TO DATE EARNINGS	20,709		YEAR TO DATE EARNINGS	64,504
	TOTAL	<u>1,448,645</u>		TOTAL	<u>179,893</u>
OTHER BUSINESS			CAPITAL FUND 2016		
	UNRESTRICTED NET ASSETS	60,126		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	35,051		YEAR TO DATE EARNINGS	-
	TOTAL	<u>95,177</u>		TOTAL	<u>-</u>
CORNELL COLONY			CAPITAL FUND 2015		
	UNRESTRICTED NET ASSETS	(10,797)		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	(35,809)		YEAR TO DATE EARNINGS	-
	TOTAL	<u>(46,605)</u>		TOTAL	<u>-</u>

TOTAL RESERVE BALANCES **1,764,853**

APHA CONSOLIDATED



APHA CONSOLIDATED- BALANCE SHEET

<u>ASSETS</u>				<u>LIABILITIES AND EQUITY</u>	
Current Assets:				Current Liabilities:	
Cash				Bank Overdraft	
111	Unrestricted	1,500,079		311	-
115	Cash - Restricted for Payment of Current Liabilities	-		312	5,992
112	Cash - Restricted Mod and Development	130,635		313	-
113	Cash - Other restricted	6,947		321	-
114	Cash - Tenant Security Deposits	58,495		322	-
100	Total Cash	<u>1,696,156</u>		324	16,398
Receivables				325	-
121	Accounts Receivable - PHA Projects	-		331	-
122	Accounts Receivable - HUD Other Projects	-		332	-
124	Accounts Receivable - Other Government	49,838		333	-
125	Accounts Receivable - Miscellaneous	21,203		341	6,423
126	Accounts Receivable - Tenants Dwelling Rents	(398)		342	58,495
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(951)		343	-
126.2	Allowance for Doubtful Accounts - Other	-		344	65,845
127	Notes and Mortgages Receivable - Current	16,000		348	-
128	Fraud Recovery	-		345	-
128.1	Allowance for Doubtful Accounts - Fraud	-		346	-
129	Accrued Interest Receivable	-		347	3,947
120	Total Receivables - Net of Allowances for doubtful accts	<u>85,691</u>		310	-
Investments				Total Current Liabilities	
131	Investments - Unrestricted	-		<u>219,808</u>	
135	Investments - Restricted for Payments of Current Liabilities	-		Non-current Liabilities:	
132	Investments - Restricted	688,964		351	-
142	Prepaid Expenses and Other Assets	77,064		352	20,483,163
143	Inventories	(24)		354	-
143.1	Allowance for Obsolete Inventory	-		355	11,308
144	Inteprgram Due From	62,708		353	78,471
145	Assets Held for Sale	-		350	-
146	Amounts To Be Provided	-		300	-
150	Total Other Current Assets	<u>828,712</u>		Total Noncurrent Liabilities	
Non-current Assets:				<u>20,572,942</u>	
Fixed Assets				Total Liabilities	
161	Land	1,492,993		<u>20,792,750</u>	
168	Infrastructure	358,482		Equity:	
162	Buildings	18,043,934		501	-
163	Furniture, Equipment & Machinery- Dwellings	49,935		Investment in General Fixed Assers	
164	Furniture, Equipment & Machinery - Administration	201,539		Contributed Capital	
165	Leasehold Improvements	-		502	-
166	Accumulated Depreciation	(5,637,877)		503	-
167	Construction in Progress	5,588,302		504	-
160	Total Fixed Assets - Net of Accumulated Depreciation	<u>20,097,310</u>		505	-
171	Notes, Loans, Mortgages Receivable - Non Current	-		507	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-		508	-
173	Grants Receivable - Non Current	-		Total Contributed Capital	
174	Other Assets	-		<u>-</u>	
176	Investments in Joint Ventures	-		508.1	Invested in Capital Assers, Net of Related Debt
180	Total Non-Current Assets	<u>-</u>		(530,170)	
190	Total Assets	<u>22,707,869</u>		Reserved Fund Balance:	
				509	-
				510	-
				511	-
				Total Reserved Fund Balance	
				<u>-</u>	
				511.1	Restricted Net Assers
				512	826,546
				512.1	Undesignated Fund Balance/Retained Earnings
				513	-
				Total Equity	
				<u>1,618,742</u>	
				Total Liabilities and Equity	
				<u>22,707,869</u>	

APHA CONSOLIDATED

LINE ACCT	CURRENT MONTH	CURRENT MONTH	% OF	YEAR	YEAR	% OF	ANNUAL	BUDGET		
ITEM # DESCRIPTION	ACTUAL	BUDGET	MTD	TO DATE	TO DATE	YTD	BUDGET	BALANCE		
REVENUE			BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	REMAINING		
OPERATING INCOME										
703 3110 GROSS POTENTIAL RENT	50,505	60,564	(10,059)	83%	337,440	423,946	(86,506)	80%	726,764	389,324
NET TENANT REVENUE										
3401 TENANT REVENUE - OTHER	50,505	60,564	(10,059)	83%	337,440	423,946	(86,506)	80%	726,764	389,324
3404 TENANT REVENUE - EXCESS UTILITY	6,072	2,859	3,213	212%	16,628	20,014	(3,386)	83%	34,310	17,682
3430 TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450 TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431 NET OPERATING REVENUE	56,577	63,423	(6,846)	89%	354,069	443,960	(89,891)	80%	761,074	407,005
706 HUD PHA OPERATING GRANT CFP	36,533	53,881	(17,348)	68%	419,161	377,167	41,994	111%	646,572	227,411
708 OTHER GOVERNMENT GRANTS	26,512	27,417	(905)	97%	210,917	191,917	19,001	110%	329,000	118,083
711 INVESTMENT INCOME - UNRESTRICTED	379	205	174	184%	1,486	1,438	48	103%	2,465	979
MANAGEMENT FEE INCOME	4,655	5,386	(731)	86%	34,560	37,705	(3,145)	92%	64,637	30,077
BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714 FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715 OTHER REVENUE	962	5,967	(5,005)	16%	32,410	41,767	(9,356)	78%	71,600	30,190
720 INVESTMENT INCOME - RESTRICTED	54	7	47	808%	315	47	269	675%	80	(235)
700 TOTAL REVENUES	125,672	156,286	(30,614)	80%	1,052,918	1,094,000	(41,081)	96%	1,875,428	822,510
OPERATING EXPENDITURES										
ADMINISTRATIVE										
911 4110 ADMINISTRATIVE SALARIES	17,520	16,680	840	105%	130,927	116,760	14,167	112%	200,160	69,233
912 4182 EBC - ADMIN	6,575	7,521	(946)	87%	59,876	52,646	7,229	114%	90,251	30,375
4171 AUDITING FEES	9,000	2,683	6,317	335%	18,525	18,783	(258)	99%	32,200	13,675
MANAGEMENT FEES	4,655	5,386	(731)	86%	34,560	37,705	(3,145)	92%	64,637	30,077
BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
ADVERTISING & MARKETING	1,450	-	1,450	-	4,899	-	4,899	-	-	(4,899)
OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
TRAVEL	-	-	-	-	-	-	-	-	-	-
916 4190 OTHER	19,623	11,531	8,093	170%	109,901	80,714	29,187	136%	138,366	28,465
TOTAL ADMINISTRATIVE	58,823	43,801	15,022	134%	358,688	306,608	52,079	117%	525,614	166,926
TENANT SERVICES										
921 4210 SALARIES	-	2,881	(2,881)	0%	6,759	20,166	(13,407)	34%	34,570	27,811
923 4222 EBC - TNT SVCS	-	1,778	(1,778)	0%	2,190	12,444	(10,254)	18%	21,333	19,143
924 4230 OTHER	-	291	(291)	0%	1,800	2,036	(236)	88%	3,490	1,690
TOTAL TENANT SERVICES	-	4,949	(4,949)	0%	10,749	34,646	(23,897)	31%	59,393	48,644
UTILITIES										
931 4310 WATER	1,017	1,913	(896)	53%	6,557	13,393	(6,837)	49%	22,960	16,403
932 4320 ELECTRICITY	7,035	3,975	3,060	177%	25,169	27,825	(2,656)	90%	47,700	22,531
933 4330 NATURAL GAS	95	117	(22)	81%	661	817	(156)	81%	1,400	739
938 4390 SEWER AND OTHER	1,695	2,230	(535)	76%	10,468	15,610	(5,142)	67%	26,760	16,292
TOTAL UTILITIES	9,842	8,235	1,607	120%	42,856	57,645	(14,789)	74%	98,820	55,964

APHA CONSOLIDATED

LINE	ACCT	DESCRIPTION	CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	DIFF	% OF MTD BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	DIFF	% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE REMAINING
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	12,294	13,346	(1,051)	92%	96,956	93,419	3,537	104%	160,147	63,191
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	4,887	7,135	(2,248)	68%	39,018	49,944	(10,927)	78%	85,619	46,601
943	4420	MATERIALS	4,543	6,167	(1,624)	74%	35,302	43,167	(7,865)	82%	79,000	43,698
CONTRACT COSTS												
943		GARBAGE & TRASH	1,328	1,848	(519)	72%	7,820	12,933	(5,112)	60%	22,170	14,350
		COOLING / AIR CONDITIONING	2,950	917	2,033	322%	10,601	6,417	4,184	165%	11,000	399
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,255	2,128	128	106%	13,610	14,893	(1,283)	91%	25,530	11,920
		UNIT TURNAROUNDS	-	2,224	(2,224)	0%	-	15,569	(15,569)	0%	26,690	26,690
		ELECTRICAL	-	42	(42)	0%	-	292	(292)	0%	500	500
		PLUMBING	1,869	288	1,581	650%	2,427	2,013	414	121%	3,450	1,023
		EXTERMINATION	1,544	930	614	166%	6,176	6,510	(334)	95%	11,160	4,984
		JANITORIAL	-	626	(626)	0%	-	4,381	(4,381)	0%	7,510	7,510
		ROUTINE MAINTENANCE	-	11,192	(11,192)	0%	-	78,342	62,653	180%	134,300	(6,695)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	292	(292)	0%	5,538	2,042	3,496	271%	3,500	(2,038)
TOTAL ORDINARY MAINT & OPER			31,670	47,131	(15,461)	67%	358,442	329,919	28,523	109%	570,576	212,134
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	PROPERTY	6,530	6,501	29	100%	37,421	45,506	(8,085)	82%	78,010	40,589
		GENERAL LIABILITY	1,355	497	857	272%	7,017	3,480	3,537	202%	5,965	(1,052)
		WORKER'S COMPENSATION	1,101	1,160	(58)	95%	7,710	8,117	(407)	95%	13,915	6,205
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	23	596	(573)	4%	1,959	4,173	(2,215)	47%	7,154	5,195
969		TOTAL INSURANCE EXPENSES	9,009	8,754	255	103%	54,106	61,276	(7,169)	88%	105,044	50,938
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	10,700	7,159	3,540	149%	10,547	50,114	(39,566)	21%	85,909	75,362
		COMPENSATED ABSENCES	-	1,798	(1,798)	0%	-	12,588	(12,588)	0%	21,580	21,580
		PAYMENTS IN LIEU OF TAXES	-	2,779	(2,779)	0%	-	19,454	2,701	114%	33,350	11,195
		BAD DEBTS	2,571	10,518	(7,947)	24%	22,155	117,966	(95,811)	20%	202,227	95,893
		INTEREST EXPENSE	-	16,852	(16,852)	0%	-	106,334	(106,334)	0%	202,227	95,893
TOTAL GENERAL EXPENSES			23,789	28,589	(4,800)	83%	139,036	200,122	(61,086)	69%	343,066	204,030
969		TOTAL OPERATING EXPENDITURES	133,133	141,459	(8,326)	94%	963,877	990,216	(26,339)	97%	1,702,513	738,636
970		CASH FLOW FROM OPERATIONS	(7,461)	14,826	(22,287)	-50%	89,042	103,784	(14,742)	86%	172,915	83,873
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	(1,725)	1,725	0%	(22,705)	(12,078)	(10,627)	188%	(20,705)	2,000
		OPERATING TRANSFERS OUT	-	1,725	(1,725)	0%	22,705	12,078	10,627	188%	20,705	(2,000)
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	417	(417)	0%	-	2,917	(2,917)	0%	5,000	5,000
		CAPITAL EXPENDITURES	42,854	42,854	-	100%	299,980	299,980	-	100%	514,252	214,272
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			42,854	43,271	(417)	99%	299,980	302,897	(2,917)	99%	519,252	219,272
900		TOTAL EXPENDITURES	175,987	184,730	(8,743)	95%	1,263,857	1,293,113	(29,256)	98%	2,221,765	957,908
		DEPRECIATION ADD BACK	42,854	42,854	-	100%	299,980	299,980	-	100%	514,252	214,272
NET CASH FLOW			(7,461)	14,410	(21,871)	-52%	89,042	100,867	(11,825)	88%	167,915	78,873

APHA CONSOLIDATED ACCOUNT DETAIL

LINE ACCT ITEM # DESCRIPTION	CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	DIFF	% OF MTD BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	DIFF	% OF YTD BUDGET	ANNUAL BUDGET	BUDGET BALANCE REMAINING
INCOME										
HUD PHA GRANTS										
3401.01 CAPITAL FUND REVENUE - SOFT COSTS	36,533	52,470	(15,937)	70%	428,071	367,292	60,780	117%	629,643	201,572
3401.1 CFP CAPITAL EXPENDITURES	-	1,411	(1,411)	0%	-	9,875	(9,875)	0%	16,929	16,929
3410 SECTION 8 HAP INCOME	26,512	27,417	(905)	97%	202,007	191,917	10,090	105%	329,000	126,993
3410.1 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2 PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS	63,045	81,298	(18,253)	78%	630,078	569,084	60,995	111%	975,572	345,494
EXPENSES										
ADMINISTRATIVE OFFICE EXPENSES										
4130 LEGAL	4,199	798	3,400	526%	29,410	5,588	23,822	526%	9,580	(19,830)
4140 STAFF TRAINING	-	792	(792)	0%	3,160	5,542	(2,382)	57%	9,500	6,340
4150 TRAVEL	212	702	(490)	30%	3,753	4,912	(1,158)	76%	8,420	4,667
4170 ACCOUNTING	-	2,872	(2,872)	0%	13,733	20,104	(6,372)	68%	34,464	20,732
4190 SUNDRY	(2,381)	2,879	(5,261)	-83%	13,832	20,154	(6,322)	69%	34,550	20,718
4190.2 TELEPHONE/COMMUNICATIONS	1,100	1,486	(386)	74%	7,428	10,405	(2,977)	71%	17,837	10,409
4190.3 POSTAGE	4,689	357	4,332	1313%	8,335	2,500	5,836	333%	4,285	(4,050)
4190 OFFICE SUPPLIES	-	83	(83)	0%	-	583	(583)	0%	1,000	1,000
4190 CONTRACT COST-COPIER/SECURITY	178	335	(157)	53%	1,613	2,345	(732)	69%	4,020	2,407
4190 EVICTION COST	360	167	193	216%	595	1,167	(572)	51%	2,000	1,405
4190.9 CONTRACT COST - ADMIN	11,267	1,059	10,208	1064%	28,105	7,414	20,690	379%	12,710	(15,395)
TOTAL ADMINISTRATIVE	15,425	10,732	4,693	144%	80,554	75,125	5,428	107%	128,786	48,232
TOTAL GENERAL EXPENSES										
4590 OTHER GENERAL EXPENSE	10,269	1,625	8,644	632%	7,954	11,375	(3,421)	70%	19,501	11,547
4590 FSS CONTRIBUTIONS	4,681	1,332	3,349	351%	9,050	9,326	(276)	97%	15,987	6,937
4590.5 ASSET MANAGEMENT FEE	4,250	1,332	2,918	319%	6,457	9,326	(2,869)	69%	15,987	9,530
4590.6 OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES	19,200	4,290	14,911	448%	23,461	30,027	(6,566)	78%	51,475	28,014

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
DO NOT USE-Administrative Salaries	01 001 4110 5		(95,709.67)	0.00	0.00	0.00
Nontechnical Salaries	01 001 4110.00 5		123,377.36	123,377.36	112,363.28	(11,014.08)
DO NOT USE-Legal Expense	01 001 4130 5		(2,728.00)	0.00	0.00	0.00
Legal Expense	01 001 4130.00 5		3,035.50	3,035.50	3,333.28	297.78
DO NOT USE-Training	01 001 4140 5		(2,862.00)	0.00	0.00	0.00
Staff Training	01 001 4140.00 5		3,257.00	3,257.00	2,000.00	(1,257.00)
DO NOT USE-Travel	01 001 4150 5		(3,753.39)	0.00	0.00	0.00
Travel	01 001 4150.00 5		5,064.22	5,064.22	4,666.64	(397.58)
DO NOT USE-Accounting Fees	01 001 4170 5		(5,213.63)	0.00	0.00	0.00
Accounting Fees	01 001 4170.00 5		5,813.63	5,813.63	5,666.64	(146.99)
Computer Support/Licensing Fees	01 001 4170.2 5		0.00	3,952.27	5,351.28	1,399.01
Audit Fees	01 001 4171.00 5		9,450.00	9,450.00	9,333.28	(116.72)
DO NOT USE-Audit Fees	01 001 417100 5		(9,450.00)	0.00	0.00	0.00
DO NOT USE-Employee Benefits Con	01 001 4182 5		(43,021.46)	0.00	0.00	0.00
Employee Benefits Cont - Admin	01 001 4182.00 5		47,898.94	47,898.94	50,326.00	2,427.06
DO NOT USE-Sundry	01 001 4190 5		(5,218.07)	0.00	0.00	0.00
Sundry	01 001 4190.00 5		5,978.49	5,978.49	9,000.00	3,021.51
Advertising	01 001 4190.18 5		311.99	2,208.52	4,000.00	1,791.48
Bank Fees	01 001 4190.19 5		5.00	182.90	0.00	(182.90)
Telephone/Communications	01 001 4190.2 5		721.20	5,858.84	6,666.64	807.80
Collection Loss Recovery Contract Fe	01 001 4190.21 5		0.00	86.40	0.00	(86.40)
Postage	01 001 4190.3 5		54.10	2,231.75	1,666.64	(565.11)
Eviction Costs	01 001 4190.4 5		0.00	595.00	666.64	71.64
Contract Costs- Copier	01 001 4190.6 5		62.18	426.33	333.28	(93.05)
Contract Costs-Admin Security	01 001 4190.7 5		0.00	360.00	333.28	(26.72)
Pre-employment testing	01 001 4190.8 5		5.00	106.95	333.28	226.33
Contract Costs-Admin	01 001 4190.9 5		4,026.85	16,870.85	2,666.64	(14,204.21)
DO NOT USE-Ten Services - RAB	01 001 4220 5		(38.52)	0.00	0.00	0.00
Ten Services - RAB	01 001 4220.00 5		38.52	38.52	353.28	314.76
DO NOT USE-Water	01 001 4310 5		(1,838.55)	0.00	0.00	0.00
Water	01 001 4310.00 5		2,124.93	2,124.93	2,666.64	541.71
DO NOT USE-Electricity	01 001 4320 5		(16,868.67)	0.00	0.00	0.00
Electricity	01 001 4320.00 5		19,596.44	19,596.44	22,666.64	3,070.20
DO NOT USE-Natural Gas	01 001 4330 5		(661.04)	0.00	0.00	0.00
Natural Gas	01 001 4330.00 5		721.41	721.41	933.28	211.87
DO NOT USE-Sewer & Other	01 001 4390 5		(3,560.14)	0.00	0.00	0.00
Sewer	01 001 4390.00 5		4,119.94	4,119.94	4,200.00	80.06
DO NOT USE-Maintenance Salaries	01 001 4410 5		(42,224.48)	0.00	0.00	0.00
Labor	01 001 4410.00 5		47,472.48	47,472.48	46,392.00	(1,080.48)
DO NOT USE-Maintenance Materials	01 001 4420 5		(16,691.82)	0.00	0.00	0.00
Maintenance Materials	01 001 4420.00 5		18,595.85	18,595.85	29,333.28	10,737.43
Contract Costs	01 001 4430.00 5		0.00	0.00	30,000.00	30,000.00
Pest Control	01 001 4430.1 5		0.00	3,760.00	4,000.00	240.00
Contract Costs - Lawn	01 001 4430.3 5		1,300.00	9,100.00	9,333.28	233.28
Contract Costs-Air Conditioning	01 001 4430.4 5		0.00	5,248.00	2,333.28	(2,914.72)
Contract Costs-Plumbing	01 001 4430.5 5		0.00	1,312.50	1,333.28	20.78
Contract Costs - Vacancy Turnaround	01 001 4430.6 5		0.00	0.00	4,666.64	4,666.64
DO NOT USE-Garbage/Trash Remov:	01 001 4431 5		(3,555.74)	0.00	0.00	0.00
Garbage and Trash Collection	01 001 4431.00 5		4,220.24	4,220.24	4,000.00	(220.24)
DO NOT USE-Emp Benefit Cont- Mair	01 001 4433 5		(19,222.04)	0.00	0.00	0.00
Emp Benefit Cont - Maintenance	01 001 4433.00 5		20,864.46	20,864.46	18,166.00	(2,698.46)
DO NOT USE-General Insurance--Pro	01 001 4510 5		(18,240.91)	0.00	0.00	0.00
Insurance - Property	01 001 4510.00 5		20,758.48	20,758.48	19,133.28	(1,625.20)
Worker's Comp Insurance	01 001 4510.1 5		826.06	6,608.48	6,333.28	(275.20)
Other Insurance-Crime, Auto, Direc&C	01 001 4510.2 5		22.94	1,981.60	1,860.64	(120.96)
Liability Insurance	01 001 4510.3 5		577.54	4,204.88	2,866.64	(1,338.24)
Payment in Lieu of Taxes	01 001 4520 5		0.00	0.00	7,053.28	7,053.28
Collection Losses	01 001 4570.00 5		0.00	4,602.85	6,666.64	2,063.79
Other General Expense	01 001 459000 5		3,005.46	6,791.29	1,333.28	(5,458.01)
Extraordinary Maintenance	01 001 4610 5		0.00	0.00	3,333.28	3,333.28
Total Operating Expenses			62,448.08	418,877.30	447,664.72	28,787.42
Operating Revenues						
Dwelling Rent	01 001 3110.00 5		12,051.00	99,393.89	90,000.00	9,393.89

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:	12/31/2016	ACCOUNT	1 Month(s) Ended August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Operating Subsidy	01 001 3401.00	5	36,532.00	291,993.00	319,638.64	(27,645.64)
Total Operating Revenues			48,583.00	391,386.89	409,638.64	(18,251.75)
Total Operating Revenues and Expenses			(13,865.08)	(27,490.41)	(38,026.08)	10,535.67
Other Revenues and Expenses						
Other Revenues and Expenses						
RESTRICTED INTEREST	01 001 3431.00	5	0.00	28.57	6.64	21.93
DO NOT USE-Investment Inc - Unrest	01 001 3610	5	(1,243.51)	148.70	0.00	148.70
Investment Income - Unrestricted	01 001 3610.00	5	1,414.22	1,414.22	1,533.28	(119.06)
Other Income - Tenant	01 001 3690.00	5	542.41	4,471.05	11,000.00	(6,528.95)
Collection Loss Recovery Prior Year	01 001 3690.01	5	0.00	238.33	1,333.28	(1,094.95)
Other Income - FSS Forfeitures	01 001 3690.08	5	0.00	475.08	0.00	475.08
DO NOT USE Leave with no Notice	01 001 3690.1	5	(237.50)	0.00	0.00	0.00
Other Income - Rent for Tulane Ave B	01 001 3690.13	5	950.00	6,850.00	7,666.64	(816.64)
Other Income - Insurance	01 001 3690.14	5	503.43	1,114.43	7,266.64	(6,152.21)
Other Income - Retirement Forfeiture	01 001 3690.15	5	0.00	0.00	2,666.64	(2,666.64)
Leave with no Notice	01 001 3690.16	5	237.50	237.50	666.64	(429.14)
Other Income - Copies & Fax	01 001 3690.2	5	0.00	24.55	66.64	(42.09)
Other Income - Scrap Metal Salvage	01 001 3690.4	5	0.00	232.00	666.64	(434.64)
Other Income - Misc - Non Tenant	01 001 3690.6	5	0.00	0.00	1,333.28	(1,333.28)
Other Income-Laundry	01 001 3690.7	5	395.50	1,350.13	1,000.00	350.13
Other Income - Community Rm Rent	01 001 3690.8	5	0.00	200.00	666.64	(466.64)
FSS Monthly Contributions	01 001 4590.02	5	(449.00)	(3,042.00)	0.00	(3,042.00)
DO NOT USE-Operating Transfer In	01 001 9110	5	(22,705.00)	0.00	0.00	0.00
Operating Transfer In	01 001 9110.00	5	22,705.00	22,705.00	13,803.28	8,901.72
Total Other Revenues and Expenses			2,113.05	36,447.56	49,676.24	(13,228.68)
Total Other Revenues and Expenses			2,113.05	36,447.56	49,676.24	(13,228.68)
Total Net Income (Loss)			(11,752.03)	8,957.15	11,650.16	(2,693.01)

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 August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	01 100 4110.00 5		9,751.20	9,751.20	0.00	(9,751.20)
Admin Salaries - NCH I	01 100 4110.01 5		2,047.26	7,339.46	9,387.28	2,047.82
Admin Salaries - NCH II	01 100 4110.02 5		1,470.11	5,815.12	6,333.28	518.16
Admin Salaries - Ridgedale	01 100 4110.03 5		1,916.61	7,960.67	10,666.64	2,705.97
Travel	01 100 4150.00 5		0.00	0.00	46.64	46.64
Accounting Fees	01 100 4170.00 5		150.00	1,050.00	2,400.00	1,350.00
Audit Fees	01 100 4171.00 5		0.00	0.00	333.28	333.28
DO NOT USE-Emp Ben Cont- Admin/	01 100 4182 5		(1,986.95)	0.00	0.00	0.00
Employee Benefits Cont - Admin-Ridg	01 100 4182.00 5		2,992.91	2,992.91	4,000.00	1,007.09
Employee Benefits Cont - Admin - NC	01 100 4182.1 5		85.57	1,718.77	3,000.00	1,281.23
Employee Benefits Cont - Admin - NC	01 100 4182.2 5		85.56	1,487.20	3,482.00	1,994.80
DO NOT USE-SUNDRY	01 100 4190 5		(85.25)	0.00	0.00	0.00
Sundry	01 100 4190.00 5		150.82	150.82	240.00	89.18
Contract Costs/Admin	01 100 4190.90 5		0.00	0.00	240.00	240.00
Insurance - Workers Comp	01 100 4510.40 5		154.20	1,233.60	930.00	(303.60)
Other General Expense	01 100 4590 5		0.00	0.00	333.28	333.28
Total Operating Expenses			16,732.04	39,499.75	41,392.40	1,892.65
Total Operating Revenues and Expenses			(16,732.04)	(39,499.75)	(41,392.40)	1,892.65
Other Revenues and Expenses						
Other Revenues and Expenses						
DO NOT USE - Management Fees--R	01 100 3690 5		(20,452.86)	0.00	0.00	0.00
Revenue-Management Fees-Ridgedal	01 100 3690.00 5		23,691.11	23,691.11	24,000.00	(308.89)
Revenue - Management Fees - NCH I	01 100 3690.1 5		852.10	7,026.80	8,000.00	(973.20)
Revenue - Management Fees - NCH I	01 100 3690.2 5		1,149.14	9,081.91	11,091.28	(2,009.37)
Other Income - Contribution-NCH	01 100 3690.50 5		0.00	23,258.63	20,000.00	3,258.63
Total Other Revenues and Expenses			5,239.49	63,058.45	63,091.28	(32.83)
Total Other Revenues and Expenses			5,239.49	63,058.45	63,091.28	(32.83)
Total Net Income (Loss)			(11,492.55)	23,558.70	21,698.88	1,859.82

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	8 Month(s) Ended	Budget	Variance
				August 31, 2016	August 31, 2016		
Operating Revenues and Expenses							
Operating Expenses							
DO NOT USE-Nontechnical Salaries	02 001 4110 5		(7,219.72)	0.00	0.00	0.00	0.00
Nontechnical Salaries	02 001 4110.00 5		8,648.00	8,648.00	4,598.00	(4,050.00)	
Legal Expense	02 001 4130.00 5		0.00	0.00	2,000.00	2,000.00	
Staff Training	02 001 4140.00 5		0.00	0.00	100.00	100.00	
Travel	02 001 4150.00 5		0.00	0.00	100.00	100.00	
DO NOT USE-Accounting Fees	02 001 4170 5		(2,810.62)	0.00	0.00	0.00	
Accounting Fees	02 001 4170.00 5		3,110.62	3,110.62	2,333.28	(777.34)	
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	1,079.00	1,083.28	4.28	
DO NOT USE-Audit Fees	02 001 4171 5		(3,390.00)	0.00	0.00	0.00	
Audit Fees	02 001 4171.00 5		3,390.00	3,390.00	3,333.28	(56.72)	
DO NOT USE-Employee Benefits Cont	02 001 4182 5		(4,372.92)	0.00	0.00	0.00	
Employee Benefits Cont - Admin	02 001 4182.00 5		4,897.63	4,897.63	2,158.64	(2,738.99)	
DO NOT USE-Sundry	02 001 4190 5		(1,097.32)	0.00	0.00	0.00	
Sundry	02 001 4190.00 5		1,253.79	1,253.79	3,333.28	2,079.49	
Advertising and Marketing	02 001 4190.08 5		98.22	928.60	933.28	4.68	
Bank Fees	02 001 4190.18 5		0.00	10.00	0.00	(10.00)	
Telephone	02 001 4190.2 5		165.34	1,169.96	666.64	(503.32)	
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	
Contract Costs - Admin	02 001 4190.9 5		1,220.49	7,678.49	1,900.00	(5,778.49)	
Ten Services - After School Program	02 001 4220.2 5		70.00	970.00	800.00	(170.00)	
DO NOT USE-Water	02 001 4310 5		(553.96)	0.00	0.00	0.00	
Water	02 001 4310.00 5		585.35	585.35	940.00	354.65	
DO NOT USE-Electricity	02 001 4320 5		(3,464.05)	0.00	0.00	0.00	
Electricity	02 001 4320.00 5		3,945.43	3,945.43	4,333.28	387.85	
DO NOT USE-Sewer	02 001 4390 5		(451.11)	0.00	0.00	0.00	
Sewer	02 001 4390.00 5		520.34	520.34	686.64	166.30	
DO NOT USE-Labor	02 001 4410 5		(8,084.74)	0.00	0.00	0.00	
Labor	02 001 4410.00 5		9,198.34	9,198.34	9,844.00	645.66	
DO NOT USE-MAINTENANCE MATE	02 001 4420 5		(6,712.19)	0.00	0.00	0.00	
Maintenance Materials	02 001 4420.00 5		7,398.02	7,398.02	6,666.64	(731.38)	
Contract Costs	02 001 4430.00 5		0.00	0.00	1,666.64	1,666.64	
Contract Costs-Pest Control	02 001 4430.1 5		0.00	806.40	786.64	(19.76)	
Contact Costs-Plumbing	02 001 4430.2 5		0.00	130.40	133.28	2.88	
Contract Costs - AC	02 001 4430.4 5		560.00	4,449.00	1,666.64	(2,782.36)	
Contract Costs - Lawn	02 001 4430.5 5		310.00	2,195.00	2,333.28	138.28	
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		0.00	0.00	3,333.28	3,333.28	
Contract Costs - Camera	02 001 4430.7 5		0.00	0.00	473.28	473.28	
DO NOT USE-Garbage and Trash Col	02 001 4431 5		(303.00)	0.00	0.00	0.00	
Garbage and Trash Collection	02 001 4431.00 5		343.50	343.50	1,000.00	656.50	
DO NOT USE-Emp Benefit Cont- Mai	02 001 4433 5		(5,265.03)	0.00	0.00	0.00	
Emp Benefit Cont - Maintenance	02 001 4433.00 5		5,907.65	5,907.65	6,359.28	451.63	
DO NOT USE-Insurance-Property, Co	02 001 4510 5		(6,821.69)	0.00	0.00	0.00	
Insurance - Property	02 001 4510.00 5		7,765.72	7,765.72	8,000.00	234.28	
Insurance - Workers Comp	02 001 4510.1 5		77.10	616.80	466.64	(150.16)	
Insurance - Liability	02 001 4510.3 5		175.77	1,041.08	2,079.28	1,038.20	
Payment in Lieu of Taxes	02 001 4520 5		0.00	0.00	3,333.28	3,333.28	
Bad Debts - Other	02 001 4570.00 5		1,684.10	3,524.48	6,666.64	3,142.16	
Bonneville Interest	02 001 4580.01 5		3,847.85	34,696.73	34,433.28	(263.45)	
DO NOT USE-Management Fees	02 001 4590 5		(6,174.70)	0.00	0.00	0.00	
Other General Expense	02 001 4590.00 5		852.10	908.10	3,333.28	2,425.18	
Management Fees	02 001 4590.02 5		6,174.70	6,174.70	6,546.64	371.94	
Total Operating Expenses			15,479.01	123,680.83	128,451.60	4,770.77	
Operating Revenues							
Dwelling Rent	02 001 3110.00 5		17,218.00	139,154.69	129,060.00	10,094.69	
Total Operating Revenues			17,218.00	139,154.69	129,060.00	10,094.69	
Total Operating Revenues and Expenses			1,738.99	15,473.86	608.40	14,865.46	

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	8 Month(s) Ended	Budget	Variance
			August 31, 2016	August 31, 2016		
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	02 001 3431.00 5		0.00	46.53	16.64	29.89
Other Income - Tenant	02 001 3690.00 5		1,228.10	4,832.43	1,873.28	2,959.15
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			1,228.10	5,897.96	1,889.92	4,008.04
Total Other Revenues and Expenses			1,228.10	5,897.96	1,889.92	4,008.04
Total Net Income (Loss)			2,967.09	21,371.82	2,498.32	18,873.50

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 August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
DO NOT USE-Nontechnical Salaries	02 002 4110 5		(5,945.59)	0.00	0.00	0.00
Nontechnical Salaries	02 002 4110.00 5		7,067.52	7,067.52	3,612.64	(3,454.88)
DO NOT USE-Legal Expense	02 002 4130 5		(22,698.01)	0.00	0.00	0.00
Legal Expense	02 002 4130.00 5		22,698.01	22,698.01	666.64	(22,031.37)
Legal Expense-Development	02 002 4130.1 5		363.63	4,347.63	0.00	(4,347.63)
Staff Training	02 002 4140.00 5		0.00	0.00	333.28	333.28
Travel	02 002 4150.00 5		0.00	0.00	333.28	333.28
DO NOT USE-Accounting Fees	02 002 4170 5		(2,810.62)	0.00	0.00	0.00
Accounting Fees	02 002 4170.00 5		3,110.62	3,110.62	2,333.28	(777.34)
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	889.00	400.00	(489.00)
DO NOT USE-Audit Fees	02 002 4171 5		(2,865.00)	0.00	0.00	0.00
Audit Fees	02 002 4171.00 5		4,315.00	4,315.00	2,666.64	(1,648.36)
DO NOT USE-Employee Benefits Con	02 002 4182 5		(3,601.14)	0.00	0.00	0.00
Employee Benefits Cont - Admin	02 002 4182.00 5		4,029.09	4,029.09	1,696.00	(2,333.09)
DO NOT USE-Sundry	02 002 4190 5		(847.53)	0.00	0.00	0.00
Sundry	02 002 4190.00 5		985.27	985.27	2,000.00	1,014.73
Advertising and Marketing	02 002 4190.08 5		80.89	808.85	666.64	(142.21)
Bank Service Fee	02 002 4190.18 5		0.00	78.57	0.00	(78.57)
Telephone	02 002 4190.2 5		65.38	328.15	0.00	(328.15)
Postage	02 002 4190.3 5		0.00	14.00	26.64	12.64
Contract Costs - Admin	02 002 4190.9 5		1,005.10	5,148.10	2,000.00	(3,148.10)
Ten Services - After School Program	02 002 4220.20 5		70.00	970.00	800.00	(170.00)
DO NOT USE-Water	02 002 4310 5		(224.84)	0.00	0.00	0.00
Water	02 002 4310.00 5		353.60	353.60	466.64	113.04
DO NOT USE-Electricity	02 002 4320 5		(689.55)	0.00	0.00	0.00
Electricity	02 002 4320.00 5		932.67	932.67	1,400.00	467.33
DO NOT USE-Sewer	02 002 4390 5		(52.62)	0.00	0.00	0.00
Sewer	02 002 4390.00 5		84.35	84.35	153.28	68.93
DO NOT USE-Labor	02 002 4410 5		(8,084.73)	0.00	0.00	0.00
Labor	02 002 4410.00 5		9,198.33	9,198.33	9,844.00	645.67
DO NOT USE-MAINTENANCE MATE	02 002 4420 5		(4,474.58)	0.00	0.00	0.00
Maintenance Materials	02 002 4420.00 5		5,139.12	5,139.12	6,666.64	1,527.52
Contract Costs	02 002 4430.00 5		0.00	0.00	1,200.00	1,200.00
Contract Costs-Pest Control	02 002 4430.1 5		0.00	633.60	653.28	19.68
Contract Costs - Lawn	02 002 4430.3 5		250.00	1,625.00	1,686.64	61.64
Contract Costs - AC	02 002 4430.4 5		205.00	1,429.00	1,666.64	237.64
Contract Costs - Plumbing	02 002 4430.5 5		0.00	983.75	166.64	(817.11)
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		0.00	0.00	4,453.28	4,453.28
DO NOT USE-Garbage and Trash Col	02 002 4431 5		(61.00)	0.00	0.00	0.00
Garbage and Trash Collection	02 002 4431.00 5		106.00	106.00	380.00	274.00
DO NOT USE-Emp Benefit Cont- Mair	02 002 4433 5		(5,264.90)	0.00	0.00	0.00
Emp Benefit Cont - Maintenance	02 002 4433.00 5		5,907.50	5,907.50	6,359.28	451.78
DO NOT USE-Insurance-Property, Co	02 002 4510 5		(5,320.63)	0.00	0.00	0.00
Insurance - Property	02 002 4510.00 5		6,052.40	6,052.40	7,178.64	1,126.24
Insurance - Workers Comp	02 002 4510.1 5		22.03	176.24	466.64	290.40
Insurance - Liability	02 002 4510.3 5		138.11	830.80	666.64	(164.16)
Payment in Lieu of Taxes	02 002 4520 5		0.00	0.00	3,333.28	3,333.28
Bad Debts - Other	02 002 4570.00 5		0.00	2,774.64	2,233.28	(541.36)
Bonneville Interest	02 002 4580.01 5		3,480.82	31,387.20	31,146.64	(240.56)
DO NOT USE-Management Fees	02 002 4590 5		(7,932.77)	0.00	0.00	0.00
Other General Expense	02 002 4590.00 5		2,319.14	2,363.94	3,333.28	969.34
Management Fees	02 002 4590.02 5		7,932.77	7,932.77	8,906.64	973.87
Total Operating Expenses			15,038.84	132,700.72	109,896.40	(22,804.32)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		13,902.01	113,943.99	106,666.64	7,277.35
Total Operating Revenues			13,902.01	113,943.99	106,666.64	7,277.35
Total Operating Revenues and Expenses			(1,136.83)	(18,756.73)	(3,229.76)	(15,526.97)

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 August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00 5		0.00	37.23	13.28	23.95
DO NOT USE-Investment Inc - Unrest	02 002 3610 5		(17.65)	0.65	0.00	0.65
Investment Income - Unrestricted	02 002 3610.00 5		18.30	18.30	26.64	(8.34)
Other Income - Tenant	02 002 3690.00 5		567.67	4,312.79	4,666.64	(353.85)
Other Income - Non Tenant	02 002 3690.3 5		0.00	0.00	333.28	(333.28)
Total Other Revenues and Expenses			568.32	4,368.97	5,039.84	(670.87)
Total Other Revenues and Expenses			568.32	4,368.97	5,039.84	(670.87)
Total Net Income (Loss)			(568.51)	(14,387.76)	1,810.08	(16,197.84)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
DO NOT USE-Non-Technical Salaries	07 002 4110 5		(6,370.39)	0.00	0.00	0.00
Nontechnical Salaries	07 002 4110.00 5		7,613.68	7,613.68	4,270.00	(3,343.68)
Legal Expense	07 002 4130.00 5		0.00	0.00	386.64	386.64
Staff Training	07 002 4140.00 5		0.00	0.00	333.28	333.28
Travel	07 002 4150.00 5		0.00	0.00	133.28	133.28
DO NOT USE-Accounting Fees	07 002 4170 5		(1,997.63)	0.00	0.00	0.00
Accounting Fees	07 002 4170.00 5		2,247.63	2,247.63	2,408.00	160.37
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	952.50	666.64	(285.86)
DO NOT USE-Audit Fees	07 002 4171 5		(2,820.00)	0.00	0.00	0.00
Audit Fees	07 002 4171.00 5		2,820.00	2,820.00	3,133.28	313.28
DO NOT USE-Employee Benefit Cont	07 002 4182 5		(3,858.32)	0.00	0.00	0.00
Employee Benefits Cont - Admin	07 002 4182.00 5		4,319.99	4,319.99	2,004.64	(2,315.35)
DO NOT USE-Sundry	07 002 4190 5		(536.52)	0.00	0.00	0.00
Sundry	07 002 4190.00 5		630.16	630.16	1,733.28	1,103.12
Postage	07 002 4190.03 5		0.00	15.00	466.64	451.64
Advertising	07 002 4190.08 5		86.66	598.73	1,333.28	734.55
Coll Agent Fees	07 002 4190.15 5		0.00	114.97	133.28	18.31
Bank Fees	07 002 4190.18 5		10.49	72.87	133.28	60.41
Telephone	07 002 4190.2 5		175.95	1,198.86	800.00	(398.86)
Collection Loss Recovery Contract Fe	07 002 4190.21 5		0.00	0.00	80.00	80.00
Eviction Costs	07 002 4190.4 5		0.00	0.00	666.64	666.64
Contract Costs - Admin	07 002 4190.9 5		1,101.90	4,761.90	1,333.28	(3,428.62)
DO NOT USE-Water	07 002 4310 5		(3,939.36)	0.00	0.00	0.00
Water	07 002 4310.00 5		4,540.85	4,540.85	6,833.28	2,292.43
DO NOT USE-Electricity	07 002 4320 5		(1,964.14)	0.00	0.00	0.00
Electricity	07 002 4320.00 5		2,364.55	2,364.55	3,400.00	1,035.45
DO NOT USE-Sewer	07 002 4390 5		(6,404.58)	0.00	0.00	0.00
Sewer	07 002 4390.00 5		7,452.88	7,452.88	8,400.00	947.12
DO NOT USE-Labor	07 002 4410 5		(38,562.35)	0.00	0.00	0.00
Labor	07 002 4410.00 5		43,349.55	43,349.55	31,657.28	(11,692.27)
DO NOT USE-Materials and Other	07 002 4420 5		(3,025.53)	0.00	0.00	0.00
Maintenance Materials	07 002 4420.00 5		3,043.52	3,043.52	6,666.64	3,623.12
DO NOT USE-Contract Costs	07 002 4430 5		(5,538.00)	0.00	0.00	0.00
Contract Costs	07 002 4430.00 5		5,538.00	5,538.00	2,333.28	(3,204.72)
Pest Control	07 002 4430.1 5		0.00	976.00	1,333.28	357.28
Contract Costs-Lawn	07 002 4430.3 5		425.00	2,975.00	3,000.00	25.00
Contract Costs-Air Conditioning	07 002 4430.4 5		3,825.00	4,065.00	1,000.00	(3,065.00)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	333.28	333.28
Contract Costs - Vacancy Turnaround	07 002 4430.6 5		0.00	0.00	5,006.64	5,006.64
Contract Costs-Camera Security	07 002 4430.7 5		0.00	0.00	4,533.28	4,533.28
DO NOT USE-Garbage and Trash Col	07 002 4431 5		(3,897.42)	0.00	0.00	0.00
Garbage and Trash Collection	07 002 4431.00 5		4,539.52	4,539.52	5,400.00	860.48
DO NOT USE-Employee Benefit Cont	07 002 4433 5		(9,265.78)	0.00	0.00	0.00
Emp Benefit Cont - Maintenance	07 002 4433.00 5		10,225.98	10,225.98	10,368.64	142.66
DO NOT USE-Insurance-Property, Co	07 002 4510 5		(5,450.86)	0.00	0.00	0.00
Insurance - Property	07 002 4510.00 5		6,201.04	6,201.04	8,330.64	2,129.60
Insurance - Workers Comp	07 002 4510.1 5		22.03	176.24	666.64	490.40
Insurance - Liability	07 002 4510.3 5		163.22	951.12	666.64	(284.48)
Payment in Lieu of Taxes	07 002 4520.00 5		0.00	0.00	666.64	666.64
Bad Debts - Other	07 002 4570.00 5		0.00	12,936.99	6,666.64	(6,270.35)
Interest on Notes Payable-Centennial	07 002 4580.03 5		3,177.79	28,876.01	38,520.00	9,643.99
DO NOT USE	07 002 4590 5		(20,452.86)	0.00	0.00	0.00
Management Fees	07 002 4590.00 5		23,691.11	23,691.11	19,740.00	(3,951.11)
Other General Expense	07 002 4590.01 5		0.00	4,067.80	4,666.64	598.84
Total Operating Expenses			23,482.76	191,317.45	190,204.88	(1,112.57)
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		1,797.00	27,241.14	31,666.64	(4,425.50)
HAP Subsidy	07 002 3110.01 5		32,166.00	234,173.00	219,333.28	14,839.72
Total Operating Revenues			33,963.00	261,414.14	250,999.92	10,414.22

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended August 31, 2016	8 Month(s) Ended August 31, 2016	Budget	Variance
Total Operating Revenues and Expenses			<u>10,480.24</u>	<u>70,096.69</u>	<u>60,795.04</u>	<u>9,301.65</u>
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	66.64	(66.64)
Interest - Restricted	07 002 3431.00	5	41.92	291.33	33.28	258.05
DO NOT USE-Interest Earned	07 002 3610	5	(25.16)	3.35	0.00	3.35
Investment Income - Unrestricted	07 002 3610.00	5	28.51	28.51	0.00	28.51
Other Income - Tenant	07 002 3690.00	5	163.00	4,178.70	5,333.28	(1,154.58)
Collection Loss Recovery Prior Year	07 002 3690.01	5	50.50	127.87	0.00	127.87
Leave with no Notice	07 002 3690.16	5	0.00	0.00	4,066.64	(4,066.64)
Other Income/Laundry	07 002 3690.7	5	270.10	787.00	0.00	787.00
Total Other Revenues and Expenses			<u>528.87</u>	<u>5,416.76</u>	<u>9,499.84</u>	<u>(4,083.08)</u>
Total Other Revenues and Expenses			<u>528.87</u>	<u>5,416.76</u>	<u>9,499.84</u>	<u>(4,083.08)</u>
Total Net Income (Loss)			<u><u>11,009.11</u></u>	<u><u>75,513.45</u></u>	<u><u>70,294.88</u></u>	<u><u>5,218.57</u></u>

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

Fiscal Year End Date:	12/31/2016	ACCOUNT	1 Month(s) Ended	8 Month(s) Ended	Budget	Variance
			August 31, 2016	August 31, 2016		
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		0.00	0.00	5,255.28	5,255.28
Legal Expense	03 001 4130.00 5		0.00	298.00	3,566.64	3,268.64
Staff Training	03 001 4140.00 5		0.00	0.00	333.28	333.28
Travel	03 001 4150.00 5		0.00	0.00	666.64	666.64
Accounting Fees	03 001 4170.00 5		1,500.00	1,500.00	3,758.00	2,258.00
Audit Fees	03 001 4171.00 5		0.00	0.00	2,666.64	2,666.64
Employee Benefits Cont - Admin	03 001 4182.00 5		0.00	0.00	7,722.00	7,722.00
Sundry	03 001 4190.00 5		838.79	3,075.07	1,000.00	(2,075.07)
Non Capitalized Admin	03 001 4190.01 5		467.98	4,328.38	0.00	(4,328.38)
Advertising and Marketing	03 001 4190.08 5		499.00	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	666.64	666.64
Postage	03 001 4190.30 5		0.00	47.00	333.28	286.28
Eviction Costs	03 001 4190.40 5		0.00	0.00	333.28	333.28
Water	03 001 4310.00 5		40.51	40.51	4,400.00	4,359.49
Electricity	03 001 4320.00 5		1,671.66	3,854.66	0.00	(3,854.66)
Sewer	03 001 4390.00 5		43.26	43.26	4,400.00	4,356.74
Labor	03 001 4410.00 5		0.00	0.00	9,027.28	9,027.28
Materials	03 001 4420.00 5		444.84	4,842.30	3,333.28	(1,509.02)
Contract Costs - Pest Control	03 001 4430.10 5		158.00	158.00	666.64	508.64
Contract Costs-Lawn	03 001 4430.30 5		650.00	650.00	666.64	16.64
Contract Costs - AC	03 001 4430.40 5		0.00	0.00	1,000.00	1,000.00
Contract Costs - Plumbing	03 001 4430.50 5		0.00	0.00	333.28	333.28
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	0.00	333.28	333.28
Garbage and Trash Collection	03 001 4431.00 5		362.42	365.42	4,000.00	3,634.58
Emp Benefit Cont - Maintenance	03 001 4433.00 5		0.00	0.00	15,826.00	15,826.00
Property Insurance	03 001 4510.00 5		1,586.58	3,173.16	0.00	(3,173.16)
Insurance - General Liability	03 001 4510.30 5		299.90	1,343.56	10,384.64	9,041.08
Management Fees	03 001 4590.01 5		0.00	0.00	7,898.00	7,898.00
Total Operating Expenses			8,562.94	25,165.72	88,570.72	63,405.00
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		5,535.42	8,209.77	127,116.00	(118,906.23)
Total Operating Revenues			5,535.42	8,209.77	127,116.00	(118,906.23)
Total Operating Revenues and Expenses			(3,027.52)	(16,955.95)	38,545.28	(55,501.23)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	03 001 3690.00 5		83.48	83.48	0.00	83.48
Contract Costs	03 001 4430.00 5		0.00	0.00	(3,333.28)	3,333.28
Other General Expense	03 001 4590.02 5		(538.75)	(538.75)	0.00	(538.75)
Interest on Loan - Heartland National	03 001 5610.00 5		(9,801.00)	(31,681.16)	(30,718.00)	(963.16)
Total Other Revenues and Expenses			(10,256.27)	(32,136.43)	(34,051.28)	1,914.85
Total Other Revenues and Expenses			(10,256.27)	(32,136.43)	(34,051.28)	1,914.85
Total Net Income (Loss)			(13,283.79)	(49,092.38)	4,494.00	(53,586.38)

AVON PARK HOUSING AUTHORITY

CASH Analysis

AVON PARK PUBLIC HOUSING

As Of Date: 8/31/2016

	Balance
General Fund	195,214.17
Section 8 PH Funds	0.00
Security Deposits	25,745.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	43,222.01
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,096,659.84
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	4,378.07
Development Corporation	10,888.80
Cornell Colony - General Fund	4,378.07
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

RIDGEDALE

As Of Date: 8/31/2016

	Balance
General Fund	59,406.25
Section 8 PH Funds	0.00
Security Deposits	7,292.00
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 I

As Of Date: 8/31/2016

Balance

General Fund	32,710.32
Section 8 PH Funds	0.00
Security Deposits	12,850.00
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: 8/31/2016

	Balance
General Fund	4,408.81
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

CORNELL COLONY

As Of Date: 8/31/2016

	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	12,058.12
Development Corporation	0.00
Cornell Colony - General Fund	12,058.12
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	100.00
Cornell Colony-Security Deposit	6,050.00

**AVON PARK HOUSING DEVELOPMENT
CORPORATION RESOLUTION NO. 16-03**

**REGULAR MEETING OF
AVON PARK HOUSING DEVELOPMENT
CORPORATION,**

A RESOLUTION AUTHORIZING – THE CEO OF THE AVON PARK HOUSING AUTHORITY TO SERVE AS THE SECRETARY OF THE AVON PARK HOUSING DEVELOPMENT CORPORATION AND ASSUME ALL AUTHORITIES PREVIOUSLY GRANTED TO THE POSTION BY THE BOARD.

WHEREAS, Avon Park Housing Development Corporation (the "Corporation"), endorsed the Avon Park Housing Authority to enter into an employment agreement with the selected CEO candidate; and

WHEREAS, the Corporation is an affiliate entity of the Avon Park Housing Authority and desires the CEO of the Avon Park Housing Authority to serve as the Secretary of the Corporation.

NOW, THEREFORE, BE IT RESOLVED, that whoever serves as CEO of the Avon Park Housing Authority shall automatically be deemed appointed, and shall serve, as Secretary of the Avon Park Housing Development Corporation.

BE IT FURTHER RESOLVED, that any action taken heretofore by said CEO is hereby ratified and confirmed.

ADOPTED THIS 20th DAY OF SEPTEMBER, 2016.

Accepted: _____

Attest: _____

_____ SEAL

**AVON PARK HOUSING AUTHORITY - STRATEGIC PLAN
GOALS MONITORING SYSTEM 2016 - 2018**

APHA / APHDC Corp./Exec. Level - Chief Executive Officer	GOAL/TASK	RESPONSIBLE PARTIES	PROJECTED STARTING DATE	PROJECTED ENDING DATE	CURRENT STATUS
Palmetto Homes Development	Complete Site Plan & Solicit Construction Proposals Select Co-Developer, obtain financing, complete development construction. Complete Sale of Single Family Home Development	New CEO, Staff & Boards	1-Sept.-16	18-Jun-17	Ongoing
PH Housing RAD Conversion : Lakeside Park & Delaney Heights	Close Project financing, initiate & complete rehab. Close RAD Conversion & Execute HUD Multi-Family HAP Contracts	New CEO, Staff & Consultant	1-Dec-14	1-Mar-2017	Ongoing
Cornell Colony Stabilization	Complete project financing closing Complete project lease-up Complete project stabilization, draw developer fee	New CEO, Staff & Blvd. consultant	1-Sept.-16 1-Jul-16	1-Mar-2017 31-Dec-16	In process Ongoing
Standard Operational Procedures & Policy Restucture Analysis	Review/Revise & Adopt new operating policies for new multi-family properties Review/Revise administrative SOP's to implement revised/new policies	New CEO, Staff, Boards & consultant	1-Apr-17	1-Jun-17	Pending
Community Resource Partners	Support & expand H.C. Prosperity Partners networking community partners relations	New CEO, Staff	1-Mar-16 1-Sept-16	1-Jul-18	Ongoing
Administrative Office Alternatives/Expansion	Review financial capacity & capability to relocate existing Admin Office Space. Survey local office space availability and feasibility	New CEO, Staff & Board New CEO, Staff & Boards	1-Sept-16 1-Sept-16	ongoing 1-Jan-18	ongoing Pending
Complete 2016 - 2018 Strategic Plan	Set up monthly reporting system to Board After 90 days, provide comprehensive review & revisions as necessary to Board re:LRP	New CEO, Staff & Board New CEO, Staff & Boards	1-Sept-16 1-Aug-16	1-Jan-18 30-Sep-16	In process Pending
		New CEO, Board	1-Oct-16 1-Dec-16	1-Aug-17 1-Jan-17	Pending Pending

**AVON PARK HOUSING AUTHORITY - STRATEGIC PLAN
GOALS MONITORING SYSTEM 2016 - 2018**

GOAL/TASK	RESPONSIBLE PARTIES	PROJECTED STARTING DATE	PROJECTED ENDING DATE	CURRENT STATUS
<p>APHA / APHDC Corp./Exec. Level - Chief Executive Officer</p> <p>Engage & complete 30 day period of orientation with outgoing ED</p> <p>with staff</p> <p>with local officials with HUD</p> <p>with vendors, local stakeholders with resident groups</p> <p>with Local Non-Profit Partners</p>	<p>Outgoing ED and New CEO</p> <p>ED and New CEO</p> <p>ED and New CEO</p> <p>ED and New CEO</p> <p>ED and New CEO</p> <p>ED and New CEO</p>	<p>1-Aug-16</p> <p>1-Aug-16</p> <p>1-Aug-16</p> <p>1-Aug-16</p> <p>1-Aug-16</p> <p>1-Aug-16</p>	<p>31-Aug-16</p> <p>31-Aug-16</p> <p>31-Aug-16</p> <p>31-Aug-16</p> <p>31-Aug-16</p> <p>31-Aug-16</p>	<p>Pending</p> <p>Complete</p> <p>Complete</p> <p>Pending</p> <p>Complete</p> <p>Complete</p> <p>Complete</p>
<p>Determine & certification requirements</p> <p>FH&EO</p> <p>HOME & FHLB Income Limits</p> <p>HUD Multi-Family Rent & Income Limits (HAP)</p> <p>Conduct meeting with Fiscal Reporting Entities</p> <p>Lending institutions</p> <p>Auditors</p> <p>Fee Accountant</p> <p>Complete orientation of financial status</p> <p>As part of 90 day review, determine feasibility</p> <p>Conducting Organizational Analysis of APHA</p> <p>Organizational Structure</p> <p>Reviewing ongoing vendor contracts</p> <p>Creating Compliance monitoring systems</p> <p>Revising Monthly Board Package contents</p>	<p>New CEO</p> <p>New CEO</p> <p>New CEO</p> <p>New CEO</p> <p>New CEO</p> <p>New CEO</p> <p>New CEO</p> <p>New CEO</p> <p>New CEO</p> <p>New CEO</p> <p>New CEO, Staff</p> <p>New CEO, Vendors</p> <p>New CEO, Staff</p> <p>New CEO, Board</p>	<p>1-Oct-16</p> <p>1-Oct-16</p> <p>1-Oct-16</p> <p>1-Oct-16</p> <p>1-Sep-16</p> <p>1-Sep-16</p> <p>1-Sep-16</p> <p>1-Sep-16</p> <p>1-Sep-16</p> <p>1-Aug-16</p> <p>1-Aug-16</p> <p>1-Aug-16</p> <p>1-Aug-16</p> <p>1-Aug-16</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>1-Oct-16</p> <p>1-Oct-16</p> <p>1-Oct-16</p> <p>1-Oct-16</p> <p>1-Nov-16</p> <p>31-Oct-16</p> <p>31-Oct-16</p> <p>31-Oct-16</p> <p>31-Oct-16</p>	<p>Pending</p> <p>Pending</p> <p>Pending</p> <p>Pending</p> <p>Pending</p> <p>Complete</p> <p>Pending</p> <p>Complete</p> <p>Complete</p> <p>Pending</p> <p>In process</p> <p>In process</p> <p>In process</p> <p>Pending</p>