

# **AVON PARK HOUSING DEVELOPMENT CORPORATION**

**Board of Directors Regular Meeting  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, Florida  
Wednesday February 28, 2018; 4:00 P.M.  
Meeting Agenda**

**ROLL CALL;**

**PREVIOUS MINUTES:** Previous Minutes

**COMMUNICATIONS:** None

## **I. OLD BUSINESS;**

1. APHA- RAD Conversion: Secretary will provide the Board with an update on the APHA's progress in completing conversion process.
2. Ridgedale Exterior improvements

## **II. NEW BUSINESS;**

1. Board composition

Other matters to come before the Board:

Next Board Meeting(s): March 21, 2018

## **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  
Wednesday November 15, 2017; 4:00 P.M.

## Meeting Minutes

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

**PREVIOUS MINUTES:** Regular Board Meeting Minutes; October 2017 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;

Projects Report; The Secretary provided the Board with a summary narrative & general performance status of each of the respective projects.

Rental Assistance Demonstration Application: Rudy informed the Board that the rehab project of Lakeside II was still in process with a revised completion schedule of April 20, 2018. The delay was the direct result of Hurricane Irma.

Potential Development Opportunity: Rudy informed the Board that this deal seemed to be stalled but was still a possibility

### NEW BUSINESS;

Pet policies – Secretary Rudy asked the Board to support the decision of the management company for APHDC properties, APHA, to adopt a no pet policy with a grandfather clause for existing animals. This policy does not include individuals or families with a documented medical need for an assistive or companion animal. Director Eldred moved to adopt the policy; the motion was seconded by Director Wade and carried unanimously.

Personnel Changes: Secretary Rudy informed the Board of the resignation and retirement of Bea Gillians after many years of service.

Incentive Compensation: Secretary Rudy asked the Board to approve the expense approved by the management company, APHA, of incentive compensation for staff up to \$2,000. On a motion by Director Stukes, seconded by Director Brojek the incentive compensation was unanimously approved.

2018 Budget. David Cornwell presented the Board with a proposed 2018 budget. On a motion by Director Brojek, seconded by Director Eldred the budget was unanimously approved.

**VI. ADJOURN;** There being no further business to come before the Board, Chairman Wade adjourned the meeting at 4:40 pm.

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Accepted

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Attest

SEAL

**AVON PARK**  
**HOUSING AUTHORITY**

**FISCAL YEAR ENDING DECEMBER 31, 2017**

**CONSOLIDATED**

**Financial Statements**

**October 31, 2017**

## AVON PARK HOUSING AUTHORITY

### FINANCIAL STATEMENT SUMMARY

#### **PUBLIC HOUSING**

##### **INCOME**

1. Total income is down by (\$124,733). Total tenant rental revenue is down by (\$37,839). Other tenant revenue is up by \$3,374.

##### **EXPENSES**

2. Total operating expense are down by (\$89,410) compared to the budgeted amount.

3. Administrative expenses are down by (\$46,104).

4. Maintenance expenses are down by (\$37,391).

5. Utility expenses are down by (\$4,271).

6. Total insurance expense is up by \$7,509.

7. Total General expense is down by (\$8,712).

**Public Housing's projected net income is scheduled YTD to be \$28,807. Current net income is (\$91,539).**

#### **NORTH CENTRAL HEIGHTS I**

##### **INCOME**

1. Total income is down by (\$3,342) compared to budgeted amounts. Total tenant revenue is down by (\$1,671).

##### **EXPENSES**

2. Total operating expense are down by (\$8,147), compared to the budgeted amount.

3. Administrative expenses are down by (\$15,672).

4. Maintenance expenses are up by \$16,608.

5. Utility expense is down by (\$2,083).

6. Total insurance expense is down by (\$2,069).

7. Total General expense is down by (\$3,931).

**North Central Heights I projected net income is scheduled YTD to be \$20,465. Current net income is \$27,446.**

#### **NORTH CENTRAL Height II**

##### **INCOME**

1. Total income is down by (\$2,337) compared to budgeted amounts. Total tenant revenue is down by (\$1,936).

##### **EXPENSES**

2. Total operating expense is up by \$11,433, compared to the budgeted amount.

3. Administrative expenses are down by (\$6,782).

4. Maintenance expenses are up by \$15,390.

5. Utility expense is down up \$45.

6. Total insurance expense is up by \$216.

7. Total General expense is up by \$3,398.

**North Central Heights II projected net income is scheduled YTD to be \$20,579. Current net income is \$6,809.**

**AVON PARK HOUSING AUTHORITY**  
FINANCIAL STATEMENT SUMMARY

**RIDGEDALE**

**INCOME**

1. Total income is down by (\$281,151) compared to budgeted amounts. Total tenant revenue is down by (\$26,514). Grant subsidy is down compared to budgeted amounts by (\$254,711). Other revenue is up by \$73.

**EXPENSES**

2. Total operating expense is up by \$19,323 compared to the budgeted amount.
3. Administrative expense is down by (\$1,470).
4. Maintenance expenses are up by \$53,628.
5. Utility expense is up \$1,799.
6. Total insurance expense is down by (\$1,020).
7. Total General expense are down by (\$33,564).

**Ridgedale's projected net income is scheduled YTD to be \$92,838. Current net income is \$69,284.**

**CORNELL COLONY**

**INCOME**

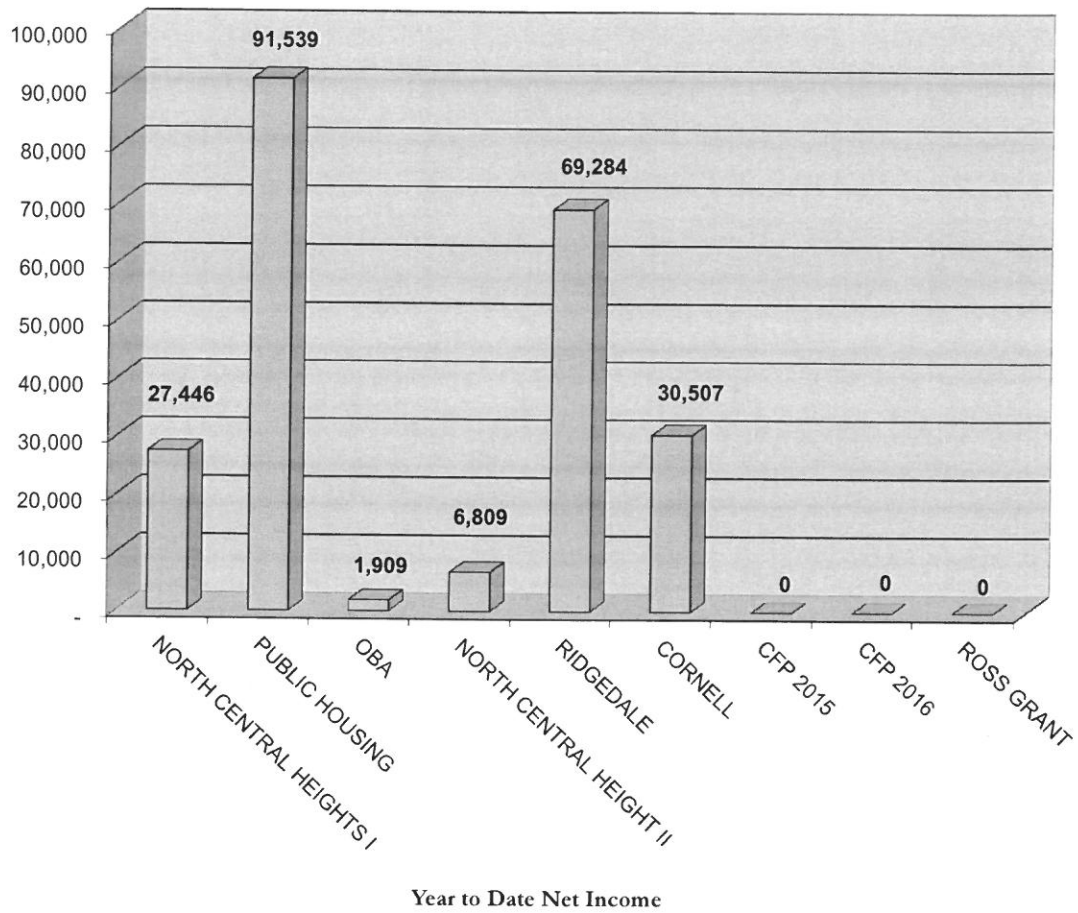
1. Total income is up by \$1,374 compared to budgeted amounts. Total tenant revenue is down by (\$6,823).

**EXPENSES**

2. Total operating expense is down by (\$6,115) compared to the budgeted amount.
3. Administrative expense is down by (\$13,056).
4. Maintenance expenses are up by \$2,593.
5. Utility expense is down by (\$12,125).
6. Total insurance expense is up by \$10,361.
7. Total General expense are up by \$6,112.

**Ridgedale's projected net income is scheduled YTD to be \$64,923. Current net income is \$72,413.**

## Avon Park Housing Authority



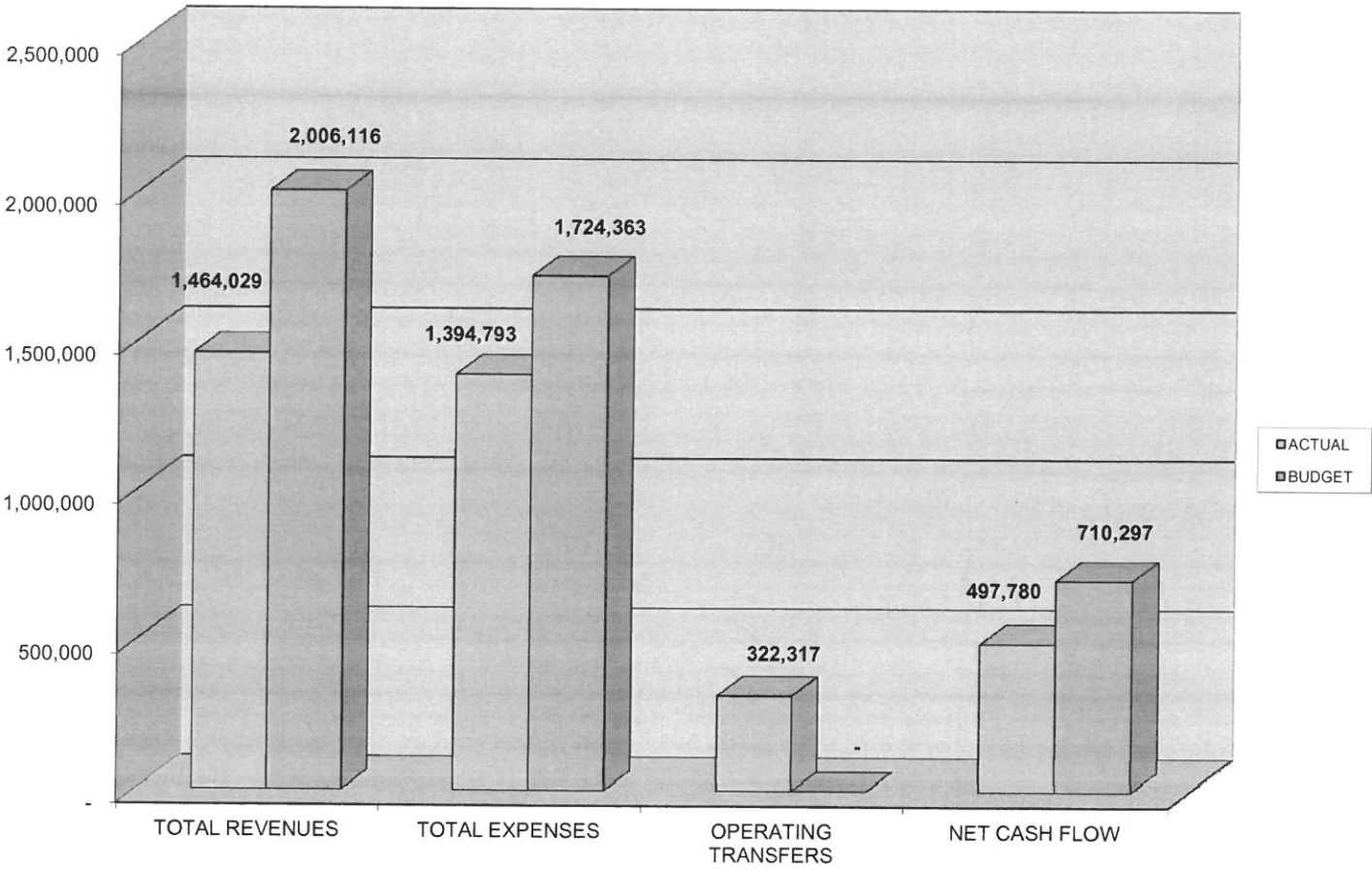




**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF UNRESTRICTED NET POSITION**  
**AS OF October 31, 2017**

<b>NORTH CENTRAL HEIGHTS I</b>			<b>NORTH CENTRAL HEIGHTS II</b>		
	UNRESTRICTED NET ASSETS	132,403		UNRESTRICTED NET ASSETS	68,826
	YEAR TO DATE EARNINGS	27,446		YEAR TO DATE EARNINGS	6,809
	TOTAL	<u>159,849</u>		TOTAL	<u>75,635</u>
<b>PUBLIC HOUSING</b>			<b>RIDGEDALE</b>		
	UNRESTRICTED NET ASSETS	1,399,440		UNRESTRICTED NET ASSETS	27,147
	YEAR TO DATE EARNINGS	91,539		YEAR TO DATE EARNINGS	69,284
	TOTAL	<u>1,490,979</u>		TOTAL	<u>96,431</u>
<b>OTHER BUSINESS</b>			<b>CAPITAL FUND 2016</b>		
	UNRESTRICTED NET ASSETS	89,094		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	1,909		YEAR TO DATE EARNINGS	-
	TOTAL	<u>91,003</u>		TOTAL	<u>-</u>
<b>CORNELL COLONY</b>			<b>CAPITAL FUND 2015</b>		
	UNRESTRICTED NET ASSETS	(41,905)		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	72,413		YEAR TO DATE EARNINGS	-
	TOTAL	<u>30,507</u>		TOTAL	<u>-</u>
<b>LAKDESIDE PARK I</b>			<b>LAKESIDE PARKII</b>		
	UNRESTRICTED NET ASSETS	-		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	5,359		YEAR TO DATE EARNINGS	35,078
	TOTAL	<u>5,359</u>		TOTAL	<u>35,078</u>
<b>DELANEY HEIGHTS LLC</b>			<b>COCC</b>		
	UNRESTRICTED NET ASSETS	-		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	31,983		YEAR TO DATE EARNINGS	119,002
	TOTAL	<u>31,983</u>		TOTAL	<u>119,002</u>
<b>TOTAL RESERVE BALANCES</b>					<b><u>2,135,828</u></b>

# APHA CONSOLIDATED



## APHA CONSOLIDATED- STATEMENT OF NET POSITION

<b>ASSETS</b>				<b>LIABILITIES</b>		
<b>Current Assets:</b>				<b>Current Liabilities:</b>		
<b>Cash</b>						
111	Unrestricted	812,364		311	Bank Overdraft	-
115	Cash - Restricted for Payment of Current Liabilities	10,622		312	Accounts Payable <= 90 Days	5,992
112	Cash - Restricted Mod and Development	99,866		313	Accounts payable >90 Days Past Due	-
113	Cash - Other restricted	69,739		321	Accrued Wage/Payroll Taxes Payable	1,644
114	Cash - Tenant Security Deposits	65,715		322	Accrued Compensated Absences - Current Portion	12,657
100	<b>Total Cash</b>	<u>1,058,306</u>		324	Accrued Contingency Liability	-
				325	Accrued Interest Payable	-
<b>Receivables</b>				331	Accounts Payable - HUD PHA Programs	-
121	Accounts Receivable - PHA Projects	-		332	Accounts Payable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-		333	Accounts Payable - Other Government	30,372
124	Accounts Receivable - Other Government	263,703		341	Tenant Security Deposits	65,890
125	Accounts Receivable - Miscellaneous	29,749		342	Unearned Revenue	1,154
126	Accounts Receivable - Tenants Dwelling Rents	3,204		343	Current Portion of Long-term Debt - Capital Projects	38,955
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(1,365)		344	Current Portion of Long-term Debt - Operating Borrowings	-
126.2	Allowance for Doubtful Accounts - Other	-		348	Loan Liability - Current	-
127	Notes and Mortgages Receivable - Current	16,060		345	Other Current Liabilities	-
128	Fraud Recovery	-		346	Accrued Liabilities - Other	-
128.1	Allowance for Doubtful Accounts - Fraud	-		347	Interprogram Due To	90,757
129	Accrued Interest Receivable	-		310		<u>247,421</u>
120	<b>Total Receivables - Net of Allowances for doubtful accts</b>	<u>311,291</u>		<b>Total Current Liabilities</b>		<u>247,421</u>
131	Investments - Unrestricted	-		<b>Non-current Liabilities:</b>		
135	Investments - Restricted for Payments of Current Liabilities	-		351	Long-term Debt, Net of Current - Capital Projects	21,976,868
132	Investments - Restricted	218,409		352	Net Pension Liability & OPEB	-
142	Prepaid Expenses and Other Assets	1,062,780		354	Accrued Compensated Absences - Non Current	7,622
143	Inventories	-		355	Loan Liability - Non Current	-
143.1	Allowance for Obsolete Inventory	-		353	Noncurrent Liabilities - Other	-
144	Interprogram Due From	90,757			<b>Total Noncurrent Liabilities</b>	<u>21,984,490</u>
145	Assets Held for Sale	-			<b>Total Liabilities</b>	<u>22,231,911</u>
146	Amounts To Be Provided	-		<b>DEFERRED INFLOWS OF RESOURCES</b>		
	<b>Total Other Current Assets</b>	<u>1,371,947</u>		400	Deferred Inflows of Resources - Pension Related Items	-
150	<b>Total Current Assets</b>	<u>2,741,543</u>		<b>EQUITY:</b>		
<b>Non-current Assets:</b>				501	Investment in General Fixed Assets	-
<b>Fixed Assets</b>				<b>Contributed Capital</b>		
161	Land	1,492,993		502	Project Notes (HUD)	-
168	Infrastructure	358,482		503	Long-term Debt - HUD Guaranteed	-
162	Buildings	18,043,934		504	Net HUD PHA Contributions	-
163	Furniture, Equipment & Machinery- Dwellings	49,935		505	Other HUD Contributions	-
164	Furniture, Equipment & Machinery - Administration	212,570		507	Other Contributions	-
165	Leasehold Improvements	-			<b>Total Contributed Capital</b>	<u>-</u>
166	Accumulated Depreciation	(6,148,818)		508.1	Net Investment in Capital Assets	(984,791)
167	Construction in Progress	7,005,466		<b>Reserved Fund Balance:</b>		
160	Total Fixed Assets - Net of Accumulated Depreciation	<u>21,014,562</u>		509	Fund Balance Reserved for Encumbrances/	-
171	Notes, Loans, Mortgages Receivable - Non Current	-			Designated Fund Balance	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-		510	Fund Balance Reserved for Capital Activities	-
173	Grants Receivable - Non Current	-		511		<u>-</u>
174	Other Assets	-			<b>Total Reserved Fund Balance</b>	<u>-</u>
176	Investments in Joint Ventures	-		511.1	Restricted Net Position	371,768
	<b>Total Non-Current Assets</b>	<u>-</u>		512	Undesignated Fund Balance/Retained Earnings	-
	<b>Total Assets</b>	<u>23,756,106</u>		512.1	Unrestricted Net Position	2,137,218
200	Deferred Outflows of Resources - Pension Plan	-		513		<u>1,524,195</u>
	<b>Total Assets &amp; Deferred Outflows of Resources</b>	<u>23,756,106</u>		600		<u>23,756,105</u>

## 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
<b>REVENUE</b>										
<b>OPERATING INCOME</b>										
703 3110 GROSS POTENTIAL RENT	55,529	70,210	(14,680)	79%	641,391	702,095	(60,704)	91%	842,514	201,123
	-	-	-	-	-	-	-	-	-	-
	<b>55,529</b>	<b>70,210</b>	<b>(14,680)</b>	<b>79%</b>	<b>641,391</b>	<b>702,095</b>	<b>(60,704)</b>	<b>91%</b>	<b>842,514</b>	<b>201,123</b>
3401 TENANT REVENUE - OTHER	1,953	2,330	(377)	84%	21,786	23,300	(1,514)	94%	27,960	6,174
3404 TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430 TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450 TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431 <b>NET OPERATING REVENUE</b>	<b>57,482</b>	<b>72,540</b>	<b>(15,057)</b>	<b>79%</b>	<b>663,177</b>	<b>725,395</b>	<b>(62,218)</b>	<b>91%</b>	<b>870,474</b>	<b>207,297</b>
706 HUD PHA OPERATING GRANT CFP	191,494	73,188	118,306	262%	510,765	731,883	(221,118)	70%	878,260	367,495
708 OTHER GOVERNMENT GRANTS	30,379	28,858	1,521	105%	33,871	288,582	(254,711)	12%	346,298	312,427
711 INVESTMENT INCOME - UNRESTRICTED	84	213	(128)	40%	1,306	2,125	(819)	61%	2,550	1,244
MANAGEMENT FEE INCOME	11,711	5,386	6,324	217%	52,114	53,864	(1,750)	97%	64,637	12,523
BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714 FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715 OTHER REVENUE	4,404	20,380	(15,976)	22%	202,538	203,796	(1,258)	99%	244,555	42,017
720 INVESTMENT INCOME - RESTRICTED	17	47	(30)	36%	258	471	(212)	55%	565	274
700 <b>TOTAL REVENUES</b>	<b>295,571</b>	<b>200,612</b>	<b>94,959</b>	<b>147%</b>	<b>1,464,029</b>	<b>2,006,116</b>	<b>(542,087)</b>	<b>73%</b>	<b>2,407,339</b>	<b>943,278</b>
<b>OPERATING EXPENDITURES</b>										
<b>ADMINISTRATIVE</b>										
911 4110 ADMINISTRATIVE SALARIES	30,197	22,485	7,712	134%	223,933	224,848	(916)	100%	269,818	45,885
912 4182 EBC - ADMIN	6,791	8,347	(1,556)	81%	79,972	83,473	(3,500)	96%	100,167	20,195
4171 AUDITING FEES	20,500	2,683	17,817	764%	20,500	26,833	(6,333)	76%	32,200	11,700
MANAGEMENT FEES	11,711	6,027	5,684	194%	68,373	60,268	8,105	113%	72,321	3,948
BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
ADVERTISING & MARKETING	-	-	-	-	542	-	542	-	-	(542)
OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
TRAVEL	-	-	-	-	-	-	-	-	-	-
916 4190 OTHER	8,649	11,425	(2,776)	76%	66,785	114,250	(47,465)	58%	137,100	70,315
<b>TOTAL ADMINISTRATIVE</b>	<b>77,849</b>	<b>50,967</b>	<b>26,882</b>	<b>153%</b>	<b>460,104</b>	<b>509,672</b>	<b>(49,567)</b>	<b>90%</b>	<b>611,606</b>	<b>151,502</b>
<b>TENANT SERVICES</b>										
921 4210 SALARIES	-	-	-	-	-	-	-	-	-	-
923 4222 EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924 4230 OTHER	-	233	(233)	0%	-	2,325	(2,325)	0%	2,790	2,790
<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>233</b>	<b>(233)</b>	<b>0%</b>	<b>-</b>	<b>2,325</b>	<b>(2,325)</b>	<b>0%</b>	<b>2,790</b>	<b>2,790</b>
<b>UTILITIES</b>										
931 4310 WATER	1,326	1,554	(228)	85%	10,772	15,538	(4,766)	69%	18,645	7,873
932 4320 ELECTRICITY	6,508	3,627	2,880	179%	37,335	36,274	1,061	103%	43,529	6,194
933 4330 NATURAL GAS	81	94	(13)	86%	830	942	(112)	88%	1,130	300
938 4390 SEWER AND OTHER	1,967	2,096	(129)	94%	15,525	20,963	(5,437)	74%	25,155	9,630
<b>TOTAL UTILITIES</b>	<b>9,882</b>	<b>7,372</b>	<b>2,510</b>	<b>134%</b>	<b>64,462</b>	<b>73,716</b>	<b>(9,254)</b>	<b>87%</b>	<b>88,459</b>	<b>23,997</b>

## 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
<b>ORDINARY MAINT &amp; OPERATIONS</b>										
941 4410 LABOR	17,356	13,614	3,742	127%	125,985	136,136	(10,151)	93%	163,363	37,378
945 4433 EMPLOYEE BENEFITS - MAINTENANCE	2,114	6,047	(3,933)	35%	43,455	60,471	(17,016)	72%	72,565	29,110
945 4420 MATERIALS	2,690	4,291	(1,601)	63%	34,890	42,908	(8,019)	81%	56,490	21,600
<b>CONTRACT COSTS</b>										
943 GARBAGE & TRASH	2,083	1,177	906	177%	13,879	11,767	2,112	118%	14,120	241
COOLING / AIR CONDITIONING	1,075	1,525	(450)	70%	7,892	15,250	(7,358)	52%	18,300	10,408
ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
LANDSCAPE & GROUNDS	8,445	2,843	5,603	297%	74,873	28,425	46,448	263%	34,110	(40,763)
UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
ELECTRICAL	-	-	-	-	-	-	-	-	-	-
PLUMBING	-	389	(389)	0%	3,105	3,888	(783)	80%	4,665	1,560
EXTERMINATION	930	911	19	102%	9,300	9,108	192	102%	10,930	1,630
JANITORIAL	-	-	-	-	-	-	-	-	-	-
ROUTINE MAINTENANCE	76	3,665	(3,589)	2%	4,560	36,650	(32,090)	12%	43,980	39,420
943 4430 OTHER MISCELLANEOUS CONTRACT COSTS	33,260	792	32,469	4201%	75,789	7,917	67,873	957%	9,500	(66,289)
<b>TOTAL ORDINARY MAINT &amp; OPER</b>	<b>68,029</b>	<b>35,252</b>	<b>32,777</b>	<b>193%</b>	<b>393,727</b>	<b>352,519</b>	<b>41,208</b>	<b>112%</b>	<b>428,023</b>	<b>34,296</b>
<b>PROTECTIVE SERVICES</b>										
4480 PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
<b>TOTAL PROTECTIVE SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>INSURANCE</b>										
961 4510 PROPERTY	6,884	6,501	383	106%	70,597	65,008	5,588	109%	78,010	7,413
GENERAL LIABILITY	2,978	497	2,481	599%	12,773	4,971	7,802	257%	5,965	(6,908)
WORKER'S COMPENSATION	927	1,160	(233)	80%	11,032	11,597	(564)	95%	13,916	2,884
AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
OTHER INSURANCE	1,605	596	1,009	269%	9,753	5,962	3,791	164%	7,154	(2,599)
969 <b>TOTAL INSURANCE EXPENSES</b>	<b>12,394</b>	<b>8,754</b>	<b>3,640</b>	<b>142%</b>	<b>104,155</b>	<b>87,538</b>	<b>16,617</b>	<b>119%</b>	<b>105,045</b>	<b>890</b>
<b>GENERAL EXPENSES</b>										
962 4590 OTHER GENERAL EXPENSES	5,980	1,475	4,505	405%	30,484	14,750	15,734	207%	17,700	(12,784)
COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
PAYMENTS IN LIEU OF TAXES	-	1,483	(1,483)	0%	-	14,828	(14,828)	0%	17,793	17,793
BAD DEBTS	2,335	2,287	48	102%	20,830	22,867	(2,036)	91%	27,440	6,610
INTEREST EXPENSE	14,851	20,511	(5,660)	72%	169,122	205,106	(35,984)	82%	246,127	77,005
<b>TOTAL GENERAL EXPENSES</b>	<b>23,166</b>	<b>25,755</b>	<b>(2,589)</b>	<b>90%</b>	<b>220,436</b>	<b>257,550</b>	<b>(37,114)</b>	<b>86%</b>	<b>309,060</b>	<b>88,624</b>
969 <b>TOTAL OPERATING EXPENDITURES</b>	<b>191,319</b>	<b>128,332</b>	<b>62,987</b>	<b>149%</b>	<b>1,242,884</b>	<b>1,283,319</b>	<b>(40,436)</b>	<b>97%</b>	<b>1,544,983</b>	<b>302,099</b>
970 <b>CASH FLOW FROM OPERATIONS</b>	<b>104,252</b>	<b>72,280</b>	<b>31,972</b>	<b>144%</b>	<b>221,146</b>	<b>722,797</b>	<b>(501,651)</b>	<b>31%</b>	<b>862,356</b>	<b>641,178</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>										
OPERATING TRANSFERS IN	(147,317)	-	(147,317)	-	(322,317)	-	(322,317)	-	-	322,317
OPERATING TRANSFERS OUT	147,317	-	147,317	-	322,317	-	322,317	-	-	(322,317)
DEBT SERVICE PAYMENT - INTEREST	105	-	105	-	286	-	286	-	-	(286)
DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971 4610 EXTRAORDINARY MAINTENANCE	-	1,250	(1,250)	0%	-	12,500	(12,500)	0%	15,000	15,000
CAPITAL EXPENDITURES	42,854	42,854	-	100%	428,543	428,543	-	100%	514,252	85,709
973 4715 HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
OTHER ITEMS	-	-	-	-	(276,920)	-	(276,920)	-	-	276,920
<b>TOTAL OTHER EXPENSES</b>	<b>42,960</b>	<b>44,104</b>	<b>(1,145)</b>	<b>97%</b>	<b>151,909</b>	<b>441,043</b>	<b>(289,134)</b>	<b>34%</b>	<b>529,252</b>	<b>377,343</b>
900 <b>TOTAL EXPENDITURES</b>	<b>234,279</b>	<b>172,436</b>	<b>61,843</b>	<b>136%</b>	<b>1,394,793</b>	<b>1,724,363</b>	<b>(329,570)</b>	<b>81%</b>	<b>2,074,235</b>	<b>679,442</b>
<b>DEPRECIATION ADD BACK</b>	<b>42,854</b>	<b>42,854</b>	<b>-</b>	<b>100%</b>	<b>428,543</b>	<b>428,543</b>	<b>-</b>	<b>100%</b>	<b>514,252</b>	<b>85,709</b>
<b>NET CASH FLOW</b>	<b>104,146</b>	<b>71,030</b>	<b>33,116</b>	<b>147%</b>	<b>497,780</b>	<b>710,297</b>	<b>(212,517)</b>	<b>70%</b>	<b>847,356</b>	<b>349,544</b>

# 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
<b>INCOME</b>										
<b>HUD PHA GRANTS</b>										
3401.01 CAPITAL FUND REVENUE - SOFT COSTS	129,541	44,330	85,211	292%	445,320	443,302	2,018	100%	531,962	86,642
3401.1 CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410 SECTION 8 HAP INCOME	61,953	28,858	33,095	215%	65,445	288,582	(223,137)	23%	346,298	280,853
3410.1 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2 PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>	<b>191,494</b>	<b>73,188</b>	<b>118,306</b>	<b>262%</b>	<b>510,765</b>	<b>731,883</b>	<b>(221,118)</b>	<b>70%</b>	<b>878,260</b>	<b>367,495</b>
<b>EXPENSES</b>										
<b>ADMINISTRATIVE OFFICE EXPENSES</b>										
4130 LEGAL	69	721	(652)	10%	3,726	7,208	(3,482)	52%	8,650	4,924
4140 STAFF TRAINING	-	408	(408)	0%	1,782	4,083	(2,301)	44%	4,900	3,118
4150 TRAVEL	379	538	(159)	70%	3,725	5,375	(1,650)	69%	6,450	2,725
4170 ACCOUNTING	3,159	2,125	1,034	149%	17,305	21,250	(3,945)	81%	25,500	8,195
4190 SUNDRY	2,056	2,950	(894)	70%	17,858	29,500	(11,642)	61%	35,400	17,542
4190.2 TELEPHONE/COMMUNICATIONS	1,373	1,143	230	120%	12,497	11,433	1,064	109%	13,720	1,223
4190.3 POSTAGE	586	328	258	179%	2,952	3,279	(328)	90%	3,935	983
4190 OFFICE SUPPLIES	407	-	407	-	640	-	640	-	-	(640)
4190 CONTRACT COST-COPIER/SECURITY	100	50	50	200%	1,814	500	1,314	363%	600	(1,214)
4190 EVICTION COST	470	146	324	322%	1,550	1,458	92	106%	1,750	200
4190.9 CONTRACT COST - ADMIN	120	3,737	(3,617)	3%	6,662	37,371	(30,709)	18%	44,845	38,183
<b>TOTAL ADMINISTRATIVE</b>	<b>8,649</b>	<b>11,425</b>	<b>(2,776)</b>	<b>76%</b>	<b>66,785</b>	<b>114,250</b>	<b>(47,465)</b>	<b>58%</b>	<b>137,100</b>	<b>70,315</b>
<b>TOTAL GENERAL EXPENSES</b>										
4590 OTHER GENERAL EXPENSE	5,980	1,073	4,908	558%	23,154	10,725	12,429	216%	12,870	(10,284)
4590 FSS CONTRIBUTIONS	-	403	(403)	0%	7,330	4,025	3,305	182%	4,830	(2,500)
4590.5 ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6 OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>5,980</b>	<b>1,475</b>	<b>4,505</b>	<b>405%</b>	<b>30,484</b>	<b>14,750</b>	<b>15,734</b>	<b>207%</b>	<b>17,700</b>	<b>(12,784)</b>

**AVON PARK**  
**HOUSING AUTHORITY**

FISCAL YEAR ENDING DECEMBER 31, 2017

CONSOLIDATED

**Financial Statements**

November 30, 2017

**AVON PARK HOUSING AUTHORITY**  
FINANCIAL STATEMENT SUMMARY

**PUBLIC HOUSING**

**INCOME**

1. Total income is down by (\$177,809). Total tenant rental revenue is down by (\$49,082). Other tenant revenue is up by \$264.

**EXPENSES**

2. Total operating expense are down by (\$134,580) compared to the budgeted amount.
3. Administrative expenses are down by (\$71,940).
4. Maintenance expenses are down by (\$51,963).
5. Utility expenses are down by (\$7,546) .
6. Total insurance expense is up by \$8,541.
7. Total General expense is down by (\$11,185).

**Public Housing's projected net income is scheduled YTD to be \$31,687. Current net income is \$87,764.**

**NORTH CENTRAL HEIGHTS I**

**INCOME**

1. Total income is down by (\$5,447) compared to budgeted amounts. Total tenant revenue is down by (\$2,723).

**EXPENSES**

2. Total operating expense are down by (\$10,987), compared to the budgeted amount.
3. Administrative expenses are down by (\$17,383).
4. Maintenance expenses are up by \$16,610.
5. Utility expense is down by (\$1,933).
6. Total insurance expense is down by (\$2,339).
7. Total General expense is down by (\$4,842).

**North Central Heights I projected net income is scheduled YTD to be \$22,512. Current net income is \$31,273.**

**NORTH CENTRAL Height II**

**INCOME**

1. Total income is down by (\$1,901) compared to budgeted amounts. Total tenant revenue is down by (\$4,027).

**EXPENSES**

2. Total operating expense is up by \$11,579, compared to the budgeted amount.
3. Administrative expenses are down by (\$6,990).
4. Maintenance expenses are up by \$15,659.
5. Utility expense is down by (\$3).
6. Total insurance expense is up by \$319.
7. Total General expense is up by \$3,510.

**North Central Heights II projected net income is scheduled YTD to be \$22,637. Current net income is \$9,157.**



**AVON PARK HOUSING AUTHORITY**  
FINANCIAL STATEMENT SUMMARY

**RIDGEDALE**

**INCOME**

1. Total income is down by (\$286,307) compared to budgeted amounts. Total tenant revenue is down by (\$30,312). Grant subsidy is down compared to budgeted amounts by (\$255,951). Other revenue is down by \$36.

**EXPENSES**

2. Total operating expense is up by \$11,997 compared to the budgeted amount.
  3. Administrative expense is down by (\$2,559).
  4. Maintenance expenses are up by \$51,441.
  5. Utility expense is up \$2,124.
  6. Total insurance expense is down by (\$1,167).
  7. Total General expense are down by (\$37,786).
- Ridgedale's projected net income is scheduled YTD to be \$102,122. Current net income is \$80,738.**

**CORNELL COLONY**

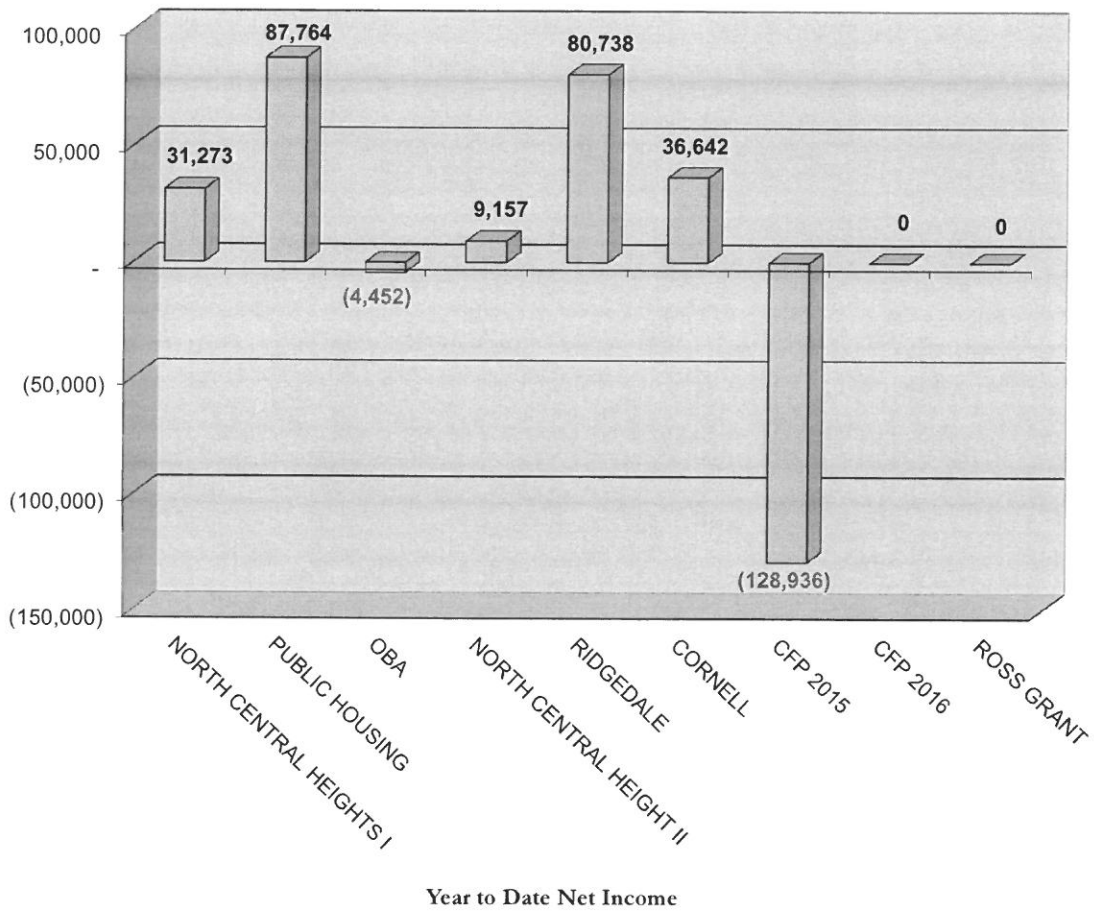
**INCOME**

1. Total income is up by \$427 compared to budgeted amounts. Total tenant revenue is down by (\$8,997).

**EXPENSES**

2. Total operating expense is down by (\$6,705) compared to the budgeted amount.
  3. Administrative expense is down by (\$15,073).
  4. Maintenance expenses are up by \$3,279.
  5. Utility expense is down by (\$13,328).
  6. Total insurance expense is up by \$11,129.
  7. Total General expense are up by \$7,288.
- Ridgedale's projected net income is scheduled YTD to be \$71,416. Current net income is \$78,547.**

## Avon Park Housing Authority



**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES**

**As of November 30, 2017**

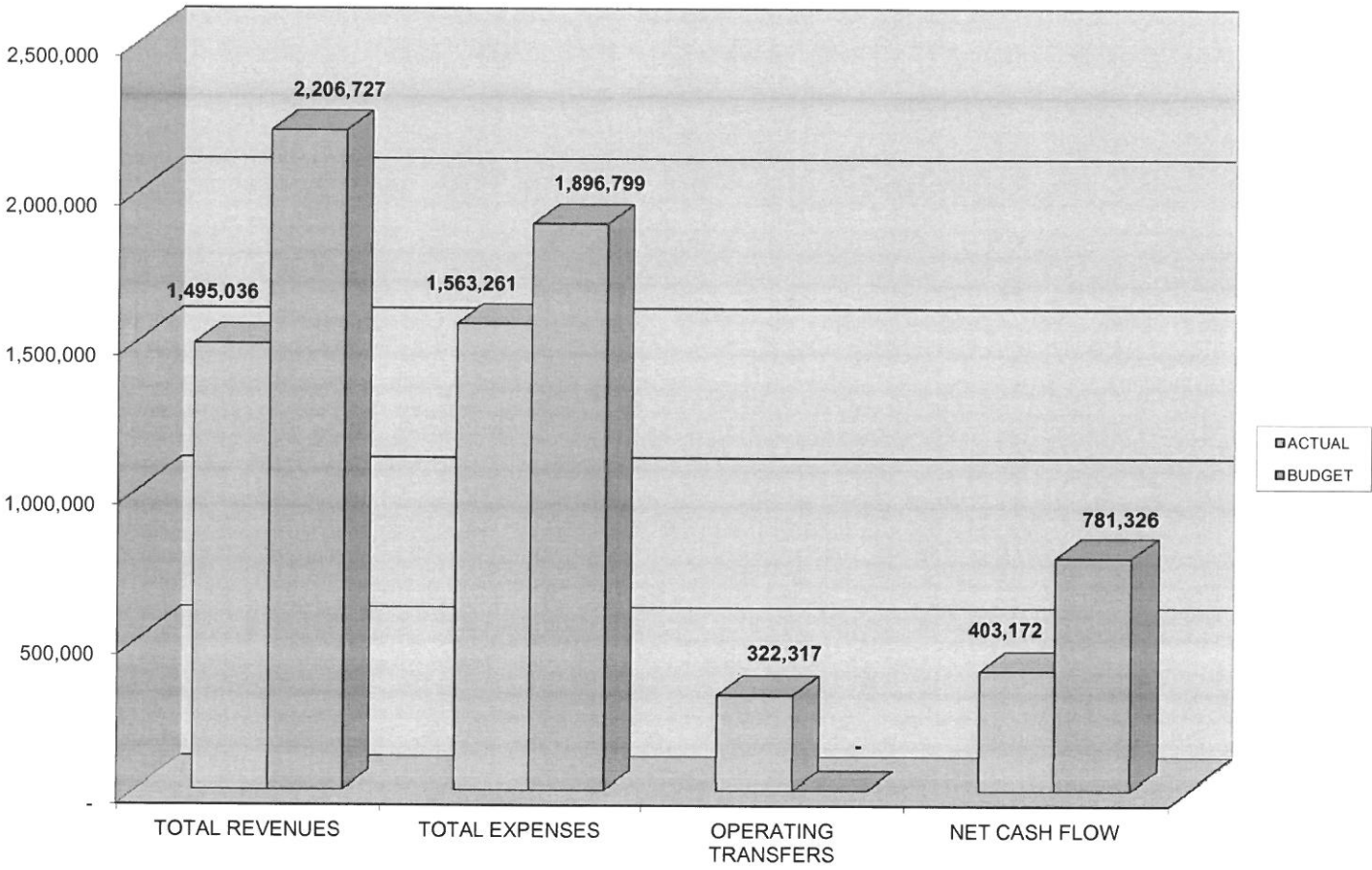
<b>PUBLIC HOUSING</b>		<b>NORTH CENTRAL HEIGHTS I</b>	
1111.01 GENERAL FUND CHECKING	138,211	1111.01 GENERAL FUND CHECKING	52,448
1111.40 FSS ESCROW	6,027	1114.00 SECURITY DEPOSITS	13,016
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000	1162.1 ESCROW -BONNEVILLE-TAXES	35,308
1111.09 S8 FUNDS	-	1162.11 ESCROW-BONNEVILLE-INSURANCE	13,759
1114.00 SECURITY DEPOSITS	-	1162.12 ESCROW-BONNEVILLE-REPL RS	72,462
1117.00 PETTY CASH	100		
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,548	TOTAL	<u>186,993</u>
1162.01 LAKESIDE PARK I ESCROW	2,087	<b>NORTH CENTRAL HEIGHT II</b>	
1162.02 LAKESIDE PARK I RESERVES	22,340	1111.01 GENERAL FUND CHECKING	26,679
1162.60 NEW INVESTMENT ACCOUNT	129,033	1114.00 SECURITY DEPOSITS	10,600
TOTAL	<u>344,345</u>	1162.1 ESCROW-BONNEVILLE-TAXES	28,392
		1162.11 ESCROW-BONNEVILLE - INSURANCE	16,984
<b>OTHER BUSINESS ACTIVITY</b>		1162.12 ESCROW-BONNEVILLE-REPL RES	57,983
1111.3 APHDC--OBA	54,059	TOTAL	<u>140,638</u>
1111.50 LAKE SIDE PARK - RAD	100	<b>RIDGEDALE</b>	
TOTAL	<u>54,159</u>	1111.01 GENERAL FUND CHECKING	100,859
		1114.00 SECURITY DEPOSITS	6,357
<b>CORNELL COLONY</b>		1162.05 ESCROW MIP	1,148
1111.40 GENERAL FUND-CORNELL COLONY	150,782	1162.06 ESCROW RESERVE REPLACEMENT	45,832
1111.60 CORNELL COLONY - OP DEF RESERVES	-	1162.07 ESCROW INSURANCE	8,773
1114.00 CORNELL COLONY - SECURITY DEPOSITS	12,901	1162.08 RESIDUAL RECEIPTS RESERVERS	47,434
1162.10 ESCROW INSURANCE & TAXES	14,301	TOTAL	<u>210,383</u>
1162.12 ESCROW REPLACE RESERVE	18,508		
TOTAL	<u>196,492</u>	<b>LAKESIDE PARK II</b>	
		1111.00 GENERAL FUND-LAKESIDE PARK II	5,121
<b>LAKESIDE PARK I</b>		1114.00 SECURITY DEPOSIT	9,221
1111.00 GENERAL FUND-LAKESIDE PARK I	5,476	1162.00 ESCROW - CHURCHHILL	2,133
1114.00 SECURITY DEPOSIT	4,357	1162.01 ESCROW - INSURANCE	7,223
1162.01 ESCROW	1,423	1162.02 RESERVES	9,975
1162.02 RESERVES	1,200	TOTAL	<u>33,673</u>
TOTAL	<u>12,456</u>		
		<b>COCC</b>	
<b>DELANEY HEIGHTS LLC</b>		1111.00 GENERAL FUND-COCC	1,291
1111.00 GENERAL FUND-DELANEY HEIGHTS LLC	47,050	TOTAL	<u>1,291</u>
1114.00 SECURITY DEPOSIT	9,604		
TOTAL	<u>56,654</u>		

GRAND TOTAL CASH ACCOUNTS 1,237,084

**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF UNRESTRICTED NET POSITION**  
**As of November 30, 2017**

<b>NORTH CENTRAL HEIGHTS I</b>			<b>NORTH CENTRAL HEIGHTS II</b>		
	UNRESTRICTED NET ASSETS	132,403		UNRESTRICTED NET ASSETS	68,826
	YEAR TO DATE EARNINGS	<u>31,273</u>		YEAR TO DATE EARNINGS	<u>9,157</u>
	TOTAL	<u><b>163,676</b></u>		TOTAL	<u><b>77,983</b></u>
<b>PUBLIC HOUSING</b>			<b>RIDGEDALE</b>		
	UNRESTRICTED NET ASSETS	1,399,440		UNRESTRICTED NET ASSETS	27,147
	YEAR TO DATE EARNINGS	<u>87,764</u>		YEAR TO DATE EARNINGS	<u>80,738</u>
	TOTAL	<u><b>1,487,204</b></u>		TOTAL	<u><b>107,885</b></u>
<b>OTHER BUSINESS</b>			<b>CAPITAL FUND 2016</b>		
	UNRESTRICTED NET ASSETS	89,094		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	<u>(4,452)</u>		YEAR TO DATE EARNINGS	<u>-</u>
	TOTAL	<u><b>84,643</b></u>		TOTAL	<u>-</u>
<b>CORNELL COLONY</b>			<b>CAPITAL FUND 2015</b>		
	UNRESTRICTED NET ASSETS	(41,905)		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	<u>78,547</u>		YEAR TO DATE EARNINGS	<u>(128,936.00)</u>
	TOTAL	<u><b>36,642</b></u>		TOTAL	<u><b>(128,936.00)</b></u>
<b>LAKDESIDE PARK I</b>			<b>LAKESIDE PARKII</b>		
	UNRESTRICTED NET ASSETS	-		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	<u>8,228</u>		YEAR TO DATE EARNINGS	<u>51,484</u>
	TOTAL	<u><b>8,228</b></u>		TOTAL	<u><b>51,484</b></u>
<b>DELANEY HEIGHTS LLC</b>			<b>COCC</b>		
	UNRESTRICTED NET ASSETS	-		UNRESTRICTED NET ASSETS	-
	YEAR TO DATE EARNINGS	<u>46,499</u>		YEAR TO DATE EARNINGS	<u>78,618</u>
	TOTAL	<u><b>46,499</b></u>		TOTAL	<u><b>78,618</b></u>
<b>TOTAL RESERVE BALANCES</b>			<b><u><u>2,013,927</u></u></b>		

# APHA CONSOLIDATED



# APHA CONSOLIDATED- STATEMENT OF NET POSITION

<u>ASSETS</u>		<u>LIABILITIES</u>	
<b>Current Assets:</b>		<b>Current Liabilities:</b>	
<b>Cash</b>		<b>Bank Overdraft</b>	
111	Unrestricted	311	-
115	Cash - Restricted for Payment of Current Liabilities	312	Accounts Payable <=90 Days
112	Cash - Restricted Mod and Development	313	Accounts payable >90 Days Past Due
113	Cash - Other restricted	321	Accrued Wage/Payroll Taxes Payable
114	Cash - Tenant Security Deposits	322	Accrued Compensated Absences - Current Portion
100	<b>Total Cash</b>	324	Accrued Contingency Liability
		325	Accrued Interest Payable
		331	Accounts Payable - HUD PHA Programs
		332	Accounts Payable - PHA Projects
		333	Accounts Payable - Other Government
		341	Tenant Security Deposits
		342	Unearned Revenue
		343	Current Portion of Long-term Debt - Capital Projects
		344	Current Portion of Long-term Debt - Operating Borrowings
		348	Loan Liability - Current
		345	Other Current Liabilities
		346	Accrued Liabilities - Other
		347	Interprogram Due To
		310	
			<b>Total Current Liabilities</b>
			<u>218,395</u>
			<b>Non-current Liabilities:</b>
		351	Long-term Debt, Net of Current - Capital Projects
		352	Net Pension Liability & OPEB
		354	Accrued Compensated Absences - Non Current
		355	Loan Liability - Non Current
		353	Noncurrent Liabilities - Other
			<b>Total Noncurrent Liabilities</b>
			<u>22,142,222</u>
			<b>Total Liabilities</b>
			<u>22,360,617</u>
			<b>DEFERRED INFLOWS OF RESOURCES</b>
		400	Deferred Inflows of Resources - Pension Related Items
			<b>EQUITY:</b>
		501	Investment in General Fixed Assets
			<b>Contributed Capital</b>
		502	Project Notes (HUD)
		503	Long-term Debt - HUD Guaranteed
		504	Net HUD PHA Contributions
		505	Other HUD Contributions
		507	Other Contributions
			<b>Total Contributed Capital</b>
			<u>-</u>
		508.1	Net Investment in Capital Assets
			(960,213)
			<b>Reserved Fund Balance:</b>
		509	Fund Balance Reserved for Encumbrances/
			Designated Fund Balance
		510	Fund Balance Reserved for Capital Activities
		511	
			<b>Total Reserved Fund Balance</b>
			<u>-</u>
		511.1	Restricted Net Position
		512	Undesignated Fund Balance/Retained Earnings
		512.1	Unrestricted Net Position
		513	
			<b>Total Equity</b>
			<u>2,106,133</u>
			<u>1,531,230</u>
			<b>Total Liabilities and Equity</b>
			<u>23,891,847</u>
		600	

# 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
<b>REVENUE</b>												
<b>OPERATING INCOME</b>												
705	3110	GROSS POTENTIAL RENT	56,683	70,210	(13,527)	81%	698,073	772,305	(74,231)	90%	842,514	144,441
		<b>NET TENANT REVENUE</b>	<b>56,683</b>	<b>70,210</b>	<b>(13,527)</b>	<b>81%</b>	<b>698,073</b>	<b>772,305</b>	<b>(74,231)</b>	<b>90%</b>	<b>842,514</b>	<b>144,441</b>
3401		TENANT REVENUE - OTHER	4,685	2,330	2,355	201%	26,470	25,630	840	103%	27,960	1,490
3404		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431		<b>NET OPERATING REVENUE</b>	<b>61,367</b>	<b>72,540</b>	<b>(11,172)</b>	<b>85%</b>	<b>724,544</b>	<b>797,935</b>	<b>(73,391)</b>	<b>91%</b>	<b>870,474</b>	<b>145,930</b>
706		HUD PHA OPERATING GRANT CFP	(65,935)	73,188	(139,123)	-90%	444,830	805,072	(360,242)	55%	878,260	433,430
708		OTHER GOVERNMENT GRANTS	27,618	28,858	(1,240)	96%	61,489	317,440	(255,951)	19%	346,298	284,809
711		INVESTMENT INCOME - UNRESTRICTED	45	213	(168)	21%	1,350	2,338	(987)	58%	2,550	1,200
		MANAGEMENT FEE INCOME	5,806	5,386	420	108%	57,920	59,251	(1,331)	98%	64,637	6,717
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	2,096	20,380	(18,284)	10%	204,634	224,175	(19,541)	91%	244,555	39,921
720		INVESTMENT INCOME - RESTRICTED	10	47	(37)	21%	268	518	(250)	52%	565	264
700		<b>TOTAL REVENUES</b>	<b>31,007</b>	<b>200,612</b>	<b>(169,605)</b>	<b>15%</b>	<b>1,495,036</b>	<b>2,206,727</b>	<b>(711,692)</b>	<b>68%</b>	<b>2,407,339</b>	<b>912,271</b>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	29,508	22,485	7,023	131%	253,441	247,333	6,107	102%	269,818	16,377
912	4182	EBC - ADMIN	8,403	8,347	56	101%	88,375	91,820	(3,444)	96%	100,167	11,792
4171		AUDITING FEES	-	2,683	(2,683)	0%	20,500	29,517	(9,017)	69%	32,200	11,700
		MANAGEMENT FEES	5,806	6,027	(221)	96%	74,179	66,294	7,885	112%	72,321	(1,858)
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	542	-	542	-	(542)	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	11,307	11,425	(118)	99%	78,091	125,675	(47,584)	62%	137,100	59,009
		<b>TOTAL ADMINISTRATIVE</b>	<b>55,024</b>	<b>50,967</b>	<b>4,056</b>	<b>108%</b>	<b>515,128</b>	<b>560,639</b>	<b>(45,511)</b>	<b>92%</b>	<b>611,606</b>	<b>96,478</b>
<b>TENANT SERVICES</b>												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	233	(233)	0%	-	2,558	(2,558)	0%	2,790	2,790
		<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>233</b>	<b>(233)</b>	<b>0%</b>	<b>-</b>	<b>2,558</b>	<b>(2,558)</b>	<b>0%</b>	<b>2,790</b>	<b>2,790</b>
<b>UTILITIES</b>												
931	4310	WATER	1,119	1,554	(435)	72%	11,890	17,091	(5,201)	70%	18,645	6,755
932	4320	ELECTRICITY	3,214	3,627	(414)	89%	40,549	39,902	647	102%	43,529	2,980
933	4330	NATURAL GAS	88	94	(6)	93%	918	1,036	(118)	89%	1,130	212
938	4390	SEWER AND OTHER	1,319	2,096	(777)	63%	16,844	23,059	(6,215)	73%	25,155	8,311
		<b>TOTAL UTILITIES</b>	<b>5,739</b>	<b>7,372</b>	<b>(1,632)</b>	<b>78%</b>	<b>70,201</b>	<b>81,087</b>	<b>(10,887)</b>	<b>87%</b>	<b>88,459</b>	<b>18,258</b>

# 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	
<b>ORDINARY MAINT &amp; OPERATIONS</b>											
941 4410 LABOR	14,193	13,614		580	104%	140,178	149,749	(9,572)	94%	163,363	23,185
945 4433 EMPLOYEE BENEFITS - MAINTENANCE	2,689	6,047	(3,358)	44%	46,144	66,518	(20,374)	69%	72,565	26,421	
945 4420 MATERIALS	3,342	4,291	(949)	78%	38,231	47,199	(8,968)	81%	56,490	18,259	
<b>CONTRACT COSTS</b>											
943 GARBAGE & TRASH	1,371	1,177	194	116%	15,250	12,943	2,306	118%	14,120	(1,130)	
COOLING / AIR CONDITIONING	300	1,525	(1,225)	20%	8,192	16,775	(8,583)	49%	18,300	10,108	
ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-	
LANDSCAPE & GROUNDS	8,445	2,843	5,603	297%	83,318	31,268	52,050	266%	34,110	(49,208)	
UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-	
ELECTRICAL	-	-	-	-	-	-	-	-	-	-	
PLUMBING	375	389	(14)	96%	3,480	4,276	(796)	81%	4,665	1,185	
EXTERMINATION	930	911	19	102%	10,230	10,019	211	102%	10,930	700	
JANITORIAL	-	-	-	-	-	-	-	-	-	-	
ROUTINE MAINTENANCE	1,469	3,665	(2,196)	40%	6,029	40,315	(34,286)	15%	43,980	37,951	
943 4430 OTHER MISCELLANEOUS CONTRACT COSTS	422	792	(370)	53%	76,211	8,708	67,503	875%	9,500	(66,711)	
<b>TOTAL ORDINARY MAINT &amp; OPER</b>	<b>33,536</b>	<b>35,252</b>	<b>(1,716)</b>	<b>95%</b>	<b>427,263</b>	<b>387,771</b>	<b>39,491</b>	<b>110%</b>	<b>428,023</b>	<b>760</b>	
<b>PROTECTIVE SERVICES</b>											
4480 PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-	
PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-	
<b>TOTAL PROTECTIVE SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>INSURANCE</b>											
961 4510 PROPERTY	6,884	6,501	383	106%	77,481	71,509	5,971	108%	78,010	529	
GENERAL LIABILITY	1,348	497	851	271%	14,121	5,468	8,653	258%	5,965	(8,156)	
WORKERS COMPENSATION	931	1,160	(229)	80%	11,963	12,756	(793)	94%	13,916	1,953	
AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-	
OTHER INSURANCE	1,656	596	1,060	278%	11,409	6,558	4,851	174%	7,154	(4,255)	
<b>969 TOTAL INSURANCE EXPENSES</b>	<b>10,819</b>	<b>8,754</b>	<b>2,065</b>	<b>124%</b>	<b>114,974</b>	<b>96,291</b>	<b>18,682</b>	<b>119%</b>	<b>105,045</b>	<b>(9,929)</b>	
<b>GENERAL EXPENSES</b>											
962 4590 OTHER GENERAL EXPENSES	1,000	1,475	(475)	68%	31,484	16,225	15,259	194%	17,700	(13,784)	
COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-	
PAYMENTS IN LIEU OF TAXES	3,456	1,483	1,973	233%	3,456	16,310	(12,854)	21%	17,793	14,337	
BAD DEBTS	1,106	2,287	(1,181)	48%	21,936	25,153	(3,217)	87%	27,440	5,504	
INTEREST EXPENSE	14,833	20,511	(5,678)	72%	183,955	225,616	(41,662)	82%	246,127	62,172	
<b>TOTAL GENERAL EXPENSES</b>	<b>20,394</b>	<b>25,755</b>	<b>(5,361)</b>	<b>79%</b>	<b>240,831</b>	<b>283,305</b>	<b>(42,474)</b>	<b>85%</b>	<b>309,060</b>	<b>68,229</b>	
<b>969 TOTAL OPERATING EXPENDITURES</b>	<b>125,512</b>	<b>128,332</b>	<b>(2,820)</b>	<b>98%</b>	<b>1,368,396</b>	<b>1,411,651</b>	<b>(43,255)</b>	<b>97%</b>	<b>1,544,983</b>	<b>176,587</b>	
<b>970 CASH FLOW FROM OPERATIONS</b>	<b>(94,506)</b>	<b>72,280</b>	<b>(166,785)</b>	<b>-131%</b>	<b>126,640</b>	<b>795,076</b>	<b>(668,436)</b>	<b>16%</b>	<b>862,356</b>	<b>735,684</b>	
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>											
OPERATING TRANSFERS IN	-	-	-	-	(322,317)	-	(322,317)	-	-	322,317	
OPERATING TRANSFERS OUT	-	-	-	-	322,317	-	322,317	-	-	(322,317)	
DEBT SERVICE PAYMENT - INTEREST	102	-	102	-	-	-	388	-	-	(388)	
DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-	
971 4610 EXTRAORDINARY MAINTENANCE	-	1,250	(1,250)	0%	-	13,750	(13,750)	0%	15,000	15,000	
CAPITAL EXPENDITURES	42,854	42,854	-	100%	471,398	471,398	-	100%	514,252	42,854	
973 4715 HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-	
OTHER ITEMS	-	-	-	-	(276,920)	-	(276,920)	-	-	276,920	
<b>TOTAL OTHER EXPENSES</b>	<b>42,956</b>	<b>44,104</b>	<b>(1,148)</b>	<b>97%</b>	<b>194,866</b>	<b>485,148</b>	<b>(290,282)</b>	<b>40%</b>	<b>529,252</b>	<b>334,386</b>	
<b>900 TOTAL EXPENDITURES</b>	<b>168,469</b>	<b>172,436</b>	<b>(3,968)</b>	<b>98%</b>	<b>1,563,261</b>	<b>1,896,799</b>	<b>(333,537)</b>	<b>82%</b>	<b>2,074,235</b>	<b>510,974</b>	
<b>DEPRECIATION ADD BACK</b>	<b>42,854</b>	<b>42,854</b>	<b>-</b>	<b>100%</b>	<b>471,398</b>	<b>471,398</b>	<b>-</b>	<b>100%</b>	<b>514,252</b>	<b>42,854</b>	
<b>NET CASH FLOW</b>	<b>(94,608)</b>	<b>71,030</b>	<b>(165,637)</b>	<b>-133%</b>	<b>403,172</b>	<b>781,326</b>	<b>(378,154)</b>	<b>52%</b>	<b>847,356</b>	<b>444,152</b>	



## 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	
<b>INCOME</b>											
<b>HUD PHA GRANTS</b>											
3401.01	CAPITAL FUND REVENUE - SOFT COSTS	(128,936)	44,330	(173,266)	-291%	316,384	487,632	(171,248)	65%	531,962	215,578
3401.1	CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410	SECTION 8 HAP INCOME	63,001	28,858	34,143	218%	128,446	317,440	(188,994)	40%	346,298	217,852
3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2	PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>		<b>(65,935)</b>	<b>73,188</b>	<b>(139,123)</b>	<b>-90%</b>	<b>444,830</b>	<b>805,072</b>	<b>(360,242)</b>	<b>55%</b>	<b>878,260</b>	<b>433,430</b>
<b>EXPENSES</b>											
<b>ADMINISTRATIVE OFFICE EXPENSES</b>											
4130	LEGAL	155	721	(566)	22%	3,881	7,929	(4,048)	49%	8,650	4,769
4140	STAFF TRAINING	724	408	316	177%	2,506	4,492	(1,985)	56%	4,900	2,394
4150	TRAVEL	15	538	(523)	3%	3,740	5,913	(2,173)	63%	6,450	2,710
4170	ACCOUNTING	3,472	2,125	1,347	163%	20,777	23,375	(2,598)	89%	25,500	4,723
4190	SUNDRY	4,907	2,950	1,957	166%	22,765	32,450	(9,685)	70%	35,400	12,635
4190.2	TELEPHONE/COMMUNICATIONS	602	1,143	(541)	53%	13,099	12,577	523	104%	13,720	621
4190.3	POSTAGE	577	328	249	176%	3,528	3,607	(79)	98%	3,935	407
4190	OFFICE SUPPLIES	480	-	480	-	1,120	-	1,120	-	-	(1,120)
4190	CONTRACT COST-COPIER/SECURITY	110	50	60	221%	1,925	550	1,375	350%	600	(1,325)
4190	EVICTON COST	360	146	214	247%	1,910	1,604	305	119%	1,750	(160)
4190.9	CONTRACT COST - ADMIN	60	3,737	(3,677)	2%	6,722	41,108	(34,386)	16%	44,845	38,123
<b>TOTAL ADMINISTRATIVE</b>		<b>11,307</b>	<b>11,425</b>	<b>(118)</b>	<b>99%</b>	<b>78,091</b>	<b>125,675</b>	<b>(47,584)</b>	<b>62%</b>	<b>137,100</b>	<b>59,009</b>
<b>TOTAL GENERAL EXPENSES</b>											
4590	OTHER GENENERAL EXPENSE	1,000	1,073	(73)	93%	24,154	11,798	12,357	205%	12,870	(11,284)
4590	FSS CONTRIBUTIONS	-	403	(403)	0%	7,330	4,428	2,903	166%	4,830	(2,500)
4590.5	ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-
4590.6	OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>		<b>1,000</b>	<b>1,475</b>	<b>(475)</b>	<b>68%</b>	<b>31,484</b>	<b>16,225</b>	<b>15,259</b>	<b>194%</b>	<b>17,700</b>	<b>(13,784)</b>

**CASH ANALYSIS  
AS OF 12/31/2017**

Public Hsg General Fund	\$ 140,279.56
CD @ Harbor	\$ -
Petty Cash	\$ 100.00
MM Account	\$ 129,048.48
Utility Deposit Escrow Fund	\$ -
FSS Escrow	\$ 4,146.21
Avon Park Development Corp	\$ 51,075.70
North Central Heights I General Fund	\$ 55,858.74
NCH I Security Deposit	\$ 12,768.00
North Central Heights II General Fund	\$ 29,614.15
NCH II Security Deposit	\$ 10,650.00
Cornell Colony General Fund	\$ 164,169.56
Cornell Colony Security Deposit	\$ 12,301.00
Lakeside Park I General Fund	\$ 9,045.38
LPI Security Deposit	\$ 4,107.56
Lakeside Park II General Fund	\$ 40,955.60
LPII Security Deposit	\$ 9,221.24
Delaney Heights General Fund	\$ 63,027.81
DH Security Deposit	\$ 9,604.25
COCC	\$ 31,828.33
Ridgedale General Fund	\$ 39,477.44
Ridgedale Security Deposit	\$ 5,988.66

SUBMITTED BY: PENNY PIERATT, COMPTROLLER

**OCCUPANCY/VACANCY REPORT**

December 2017

<u>Delaney Heights</u>						
<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>
524	1	11/17				Reason for Vacancy Health issues
<b>TOTAL DELANEY HEIGHTS VACANT - 1</b>						
<u>Lakeside Park I</u>						
<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>
27	3	12/8				Reason for Vacancy Moved into home
<b>TOTAL LAKESIDE PARK I VACANT - 1</b>						

Submitted by: Penny Pieratt, Comptroller

**OCCUPANCY/VACANCY REPORT**

December 2017

<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 #Add</u>	<u>Brms.</u>						
207(232)	1	6/1/15					Tax fraud
313(350)	1	7/31/15					Transferred to NCH
329(317)	1	8/18/15					Abandoned unit
309(334)	3	8/31/15					Moved out of town
214(245)	2	8/31/15					Moved in with aunt/medical
310(338)	2	9/3/15					Criminal activity
325(333)	1	12/10/15					No notice given
322(345)	3	1/19/16					Abandoned unit
306(322)	2	2/16/16					Evicted
215(241)	3	4/1/16					Abandoned unit
303(310)	3	4/21/16					Evicted
302(306)	3	5/10/16					Abandoned unit
218(233)	3	7/5/16					Moved to Highlands Apts
314(354)	2	7/12/16					Tax fraud
216(239)	4	8/9/16					Unreported income
317(363)	1	10/10/16					Moved to Cornell Colony
209(240)	5	11/16/16					Evicted/tattoo business in unit
219(229)	4	11/30/16					Moved to NCH
330(313)	1	12/29/16					Tenant passed away
204(220)	4	3/31/17					Abandoned/non pmt rent
331(309)	3	7/10/17					No notice given
318(359)	2	10/9/17					No notice given
205(224)	2	10/12/17					Cannot afford/going school
217(237)	2	10/26/17					No reason given
210(244)	3	10/26/17					Wanted a house
206(228)	3	11/1/17					Transferred to 203(RAD)
301(302)	3	11/1/17					Transferred to 213(RAD)
211(248)	3	11/15/17					Transferred to 201 (RAD)
308(330)	2	11/15/17					Transferred to 207(RAD)
321(349)	2	11/15/17					Transferred to 221(RAD)
213(255)	3	11/21/17					Transferred to 212(RAD)
							Transferred to 208(RAD)
							Transferred to 216(RAD)

TOTAL LAKESIDE PARK II VACANT - 31

OCCUPANCY/VACANCY REPORT  
December 2017

<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>
05(736)	1	8/15			41	
07(732)	2	10/27			10	
25(725)	2	10/31			3	
12(722)	3	11/28				
<b>TOTAL RIDGEDALE VACANT—4</b>						
<u>Reason for Vacancy</u>						
Health issues						
New Home						
No reason stated						
Safely issues						

<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>
641	3	8/25	12/8		28	
640	3	10/9			8	
663	3	11/8				
625	2	11/29				
644	2	12/12				
<b>TOTAL NCH I VACANT—4</b>						
<u>Reason for Vacancy</u>						
Passed away						
Moved to Orlando						
None given						
Non pmt rent						

<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>
<b>TOTAL NCH II VACANT—0</b>						
<u>Reason for Vacancy</u>						

<u>Cornell Colony - (44 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>
38274	3	9/21			42	
38188	3	9/28	12/27	70	20	90
38196	3	10/3			19	
38222	3	12/12				
38288	3	12/12				
<b>TOTAL CORNELL COLONY VACANT - 4</b>						
<u>Reason for Vacancy</u>						
Moved to PR						
Moved to Mississippi						
Non pmt rent						
Non pmt rent						
Passed away						

OCCUPANCY/VACANCY REPORT

December 2017

Intent to Vacate --

Evictions-

Abandoned Units --

WAITING LIST

LAKESIDE PARK II

1-BRM	368
2-BRM	411
3-BRM	299
4-BRM	98
5-BRM	21
TOTAL	<u>1197</u>

DELANEY HEIGHTS

1-BRM	251
TOTAL	<u>251</u>

RIDGEDALE

1-BRM	590
2-BRM	580
3-BRM	383
4-BRM	131
TOTAL	<u>1684</u>

NORTH CENTRAL HEIGHTS

2-BRM	739
3-BRM	523
4-BRM	193
TOTAL	<u>1455</u>

LAKESIDE PARK I

1-BRM	9
2-BRM	466
3-BRM	372
4-BRM	128
5-BRM	25
TOTAL	<u>1000</u>

CORNELL COLONY

3-BRM	<u>484</u>
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Tenants Accounts Receivable  
December 30, 2017

Delaney Heights

Betty Cheeks	\$19.80	Water
Diane Muro	4.25	Balance on rent
<b>DH Total</b>	<b>\$24.05</b>	

Lakeside Park I

Khalilah Debrown	\$220.55	Water, electric (Sept & Oct)
Earnest Dorn	192.54	Electric, water (pmts)
Ajaita Hampton	16.72	Water, electric
Madalaine Russell	43.01	Electric, Water
Chelsea Seivwright	79.52	Electric, Water
Jessica Toney	61.66	Electric
Carol Wooden	73.69	Electric, Water
<b>Lakeside I Total</b>	<b>\$687.69</b>	

Lakeside Park II

Flormarie Baez	\$ 551.00	Rent
Xylina Gauss	38.47	Work order
Vanessa Gonzalez	126.98	Rent (making pmts)
Tammarion Newkirk	600.00	Rent and Late fee
Wilencia Perry	4.00	Balance on rent
Marta Rivera	5.00	Balance on work order
<b>Lakeside II Total</b>	<b>\$1,325.45</b>	

NCH I

Karen Morales	\$ 39.00	Late fee
<b>NCH I Total</b>	<b>\$39.00</b>	

NCH II

Dora Cuevas	\$41.00	Late fee
Kianalee Garcia	70.00	Work order
Rokeisha Johnson	10.00	Balance on rent
Felicia Strouse	43.76	Balance on late fee
Abby Tolar	25.77	Work order
<b>NCH II Total</b>	<b>\$190.53</b>	

Cornell Colony

Cherelle Bivens	\$2,903.48	5 mths Rent, late fee, washer/dryer
Jeaveanna Caldwell	447.33	Sept. Rent (pmts)
Luz Fernandez	105.00	3 mths Washer/dryer
Daisy Figueroa	17.00	Balance on washer/dryer
Macguyver Gil	91.00	Late fee
Alexis Roper	547.00	Rent
Evena Sainital	30.00	Washer/dryer
Candeedress Simmons	39.00	Late fee
Shery Vazquez	511.00	Rent and washer/dryer
<b>CORNELL Total</b>	<b>\$4,690.81</b>	

**Ridgedale**

Shelea Black	\$ 36.00	Voided ck from 2016/tenant cashed
Sophia Coleman	7.24	Water
Erika Hankerson	36.59	Balance on work order
Lisa Jackson	147.00	Rent (lost money order)
Abimael Morales	582.97	Rent, late fee, Water
Barbara Roman	10.49	Water
Ashley Tate	135.00	Work order
<b>RD Total</b>	<b>\$955.29</b>	

**GRAND TOTAL \$7,912.82**

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

**\*WRITE OFFS for NCH  
Greene \$373.67, Perez \$820.00  
Total NCH \$1,193.67**

**\*WRITE OFFS for Ridgedale  
Total RD \$0**

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

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

**\*WRITE OFFS Cornell  
Mendoza \$3,389.14  
Total Cornell \$3,389.14**

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Approved—Tracey Rudy, Chief Executive Officer



December 2017

MAINTENANCE MONTHLY REPORT

Daily tasks:

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

Special Work:

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 18.5 hours were taken during the month of December for sick, annual and holiday leave.

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

**CASH ANALYSIS  
AS OF 1/31/2018**

Public Hsg General Fund	\$ 140,279.56
CD @ Harbor	\$ -
Petty Cash	\$ 100.00
MM Account	\$ 129,065.98
Utility Deposit Escrow Fund	\$ -
FSS Escrow	\$ 4,146.40
Avon Park Development Corp	\$ 51,075.70
North Central Heights I General Fund	\$ 55,621.07
NCH I Security Deposit	\$ 13,068.00
North Central Heights II General Fund	\$ 28,572.50
NCH II Security Deposit	\$ 10,700.00
Cornell Colony General Fund	\$ 157,969.25
Cornell Colony Security Deposit	\$ 12,301.00
Lakeside Park I General Fund	\$ 5,366.27
LPI Security Deposit	\$ 4,107.75
Lakeside Park II General Fund	\$ 14,750.31
LPII Security Deposit	\$ 9,041.99
Delaney Heights General Fund	\$ 56,067.22
DH Security Deposit	\$ 9,604.68
COCC	\$ 13,026.11
Ridgedale General Fund	\$ 34,248.98
Ridgedale Security Deposit	\$ 6,201.66

SUBMITTED BY: PENNY PIERATT, COMPTROLLER

# OCCUPANCY/VACANCY REPORT

January 2018

<u>Delaney Heights</u>	<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
	524	1	11/17	1/26	41	29	70	Health issues
	526	1	1/25					Deceased
	529	1	1/29					Mold issues/moved to 524
<b>TOTAL DELANEY HEIGHTS VACANT - 2</b>								
<u>Lakeside Park I</u>	<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
	27	3	1/28	1/30	9	44	53	Moved into home
<b>TOTAL LAKESIDE PARK I VACANT - 0</b>								

Submitted by: Penny Pieratt, Comptroller

315(358)	3	1/8/18
217(237)	2	1/8/18
305(318)	3	1/31/18
326(329)	1	1/31/18
323(341)	1	1/31/18

TOTAL LAKESIDE PARK II VACANT - 30

Page 3

OCCUPANCY/VACANCY REPORT  
January 2018

Transferred to 239(RAD)  
No notice given  
Transferred to 302(RAD)  
Transferred to 317(RAD)  
Transferred to 313(RAD)

<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>
05(736)	1	8/15			41	
07(732)	2	10/27	1/2	57	10	67
25(725)	2	10/31			3	
12(722)	3	11/28	1/3	6	30	36
36(703)	2	1/3				
TOTAL RIDGEDALE VACANT— 3						

Reason for Vacancy  
Health issues  
New Home  
No reason stated  
Safety issues  
Moved to 3 bdrm (722)

<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>
640	3	10/9	1/4	79	8	87
663	3	11/8	1/4	22	35	57
625	2	11/29			42	
644	2	12/12				
652	2	1/5				
TOTAL NCH I VACANT— 3						

Reason for Vacancy  
Moved to Orlando  
None given  
Non pmt rent  
Abandoned  
Wanted smaller home

<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>
TOTAL NCH II VACANT—0						

Reason for Vacancy

<u>Cornell Colony - (44 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>
38274	3	9/21			42	
38196	3	10/3			19	
38222	3	12/12				
38288	3	12/12				
38178	3	1/9				
38192	3	1/12				
TOTAL CORNELL COLONY VACANT - 6						

Reason for Vacancy  
Moved to PR  
Non pmt rent  
Non pmt rent  
Passed away  
Moved to NCH  
Evicted

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT  
January 2018

Intent to Vacate -

Evictions-

Abandoned Units -

WAITING LIST

LAKESIDE PARK II

1-BRM	381
2-BRM	354
3-BRM	218
4-BRM	61
5-BRM	16
TOTAL	<u>1030</u>

DELANEY HEIGHTS

1-BRM	270
TOTAL	<u>270</u>

RIDGEDALE

1-BRM	598
2-BRM	486
3-BRM	259
4-BRM	78
TOTAL	<u>1421</u>

NORTH CENTRAL HEIGHTS

2-BRM	648
3-BRM	395
4-BRM	136
	<u>1179</u>

LAKESIDE PARK I

1-BRM	9
2-BRM	405
3-BRM	256
4-BRM	79
5-BRM	6
TOTAL	<u>755</u>

CORNELL COLONY

3-BRM	<u>359</u>
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Tenants Accounts Receivable

January 31, 2018

<u>Delaney Heights</u>		
Nina Branch	\$ 15.50	Water
Betty Cheeks	9.37	Water
<b>DH Total</b>	<b>\$24.87</b>	
<u>Lakeside Park I</u>		
Khalilah Debrown	\$204.55	Water, electric (Sept & Oct)
Earnest Dorn	155.54	Electric, water (pmts)
Terranie Hill	59.59	Water, electric
Madalaine Russell	47.03	Electric, Water
Chelsea Seivwright	16.52	Electric, Water
Carol Wooden	64.69	Electric, Water
<b>Lakeside I Total</b>	<b>\$547.92</b>	
<u>Lakeside Park II</u>		
Flormarie Baez	\$ 270.00	Balance on Rent
Crystal Bennett	11.79	Electric
Vanessa Gonzalez	126.98	Rent (making pmts)
Shacara Hodo	14.19	Electric
Roshayvious McNeil	28.84	Electric
Tammarion Newkirk	600.00	Rent and Late fee
Yomary Salas	6.00	Balance on rent
Daisy Valentin	16.38	Electric
<b>Lakeside II Total</b>	<b>\$1,074.18</b>	
<u>NCH I</u>		
Karen Morales	\$ 12.00	Balance on Late fee
<b>NCH I Total</b>	<b>\$12.00</b>	
<u>NCH II</u>		
Angie Cuevas	\$ 120.36	Work order
Dora Cuevas	41.00	Late fee
Kianalee Garcia	70.00	Work order
Leticia Owens	56.84	Electric, water
Nelida Perez	385.00	Rent
Abby Tolar	25.77	Work order
<b>NCH II Total</b>	<b>\$698.97</b>	
<u>Cornell Colony</u>		
Jeaveanna Caldwell	\$216.66	Sept. Rent (pmts)
Ashley Fernandez	693.00	Rent and Washer/dryer
Daisy Figueroa	7.00	Balance on washer/dryer
Alexis Roper	548.00	Rent
Candeedress Simmons	35.00	Late fee
<b>CORNELL Total</b>	<b>\$1,499.66</b>	

**Ridgedale**

Linette Figueroa	\$ 120.00	Balance on work order
Lisa Jackson	147.00	Rent (lost money order)
Abimael Morales	9.00	Balance late fee
Ashley Tate	433.00	Rent and Work order
<b>RD Total</b>	<b>\$709.00</b>	

**GRAND TOTAL \$4,566.60**

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

**\*WRITE OFFS for NCH**  
Velazquez \$161.00  
Total NCH \$161.00

**\*WRITE OFFS for Ridgedale**  
Total RD \$0

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

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

\_\_\_\_\_  
Approved—Tracey Rudy, Chief Executive Officer

Daily tasks:

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

Special Work:

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 152 hours were taken during the month of January for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	8
Lakeside I Preventive Maintenance Inspections	2
Lakeside Park II Preventive/Annual Inspections	10
Ridgedale Preventive/Annual Inspections	5
North Central Heights I Preventive/AI	6
North Central Heights II Preventive/AI	0
Cornell Colony Preventive/AI	7
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	2
Ridgedale Vacancies	0
North Central Heights I Vacancies	2
North Central Heights II Vacancies	0
Cornell Colony Vacancies	3
Delaney Heights Move Ins	1
Lakeside Park I Move Ins	1
Lakeside Park II Move-In's	12
Ridgedale Move Ins	1
North Central Heights I Move Ins	2
North Central Heights II Move Ins	0
Cornell Colony Move Ins	0
Delaney Heights Move Outs	2
Lakeside Park I Move Outs	0
Lakeside Park II Move-Out's	11
Ridgedale Move Outs	1
North Central Heights I Move Outs	1
North Central Heights II Move Outs	0
Cornell Colony Move Outs	2