

AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2017

2017

BUDGET REV #1

RIDGEDALE ONLY

MEETING OF THE BOARD OF COMMISSIONERS

BOC Meeting - November 15, 2017

RIDGEDALE

LINE	ACCT		2017	2017		PERCENT	2017	2017 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED		TO	BUDGET	ACTUAL COSTS
			ACTUAL	BUDGET	DIFF	BUDGET	REV #1	VS 2017 REV #1
REVENUE								
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	16,119	43,619	(27,500)	37%	16,120	1
704	3422	TENANT REVENUE - OTHER	4,184	6,890	(2,706)	61%	4,200	16
704	3422	TENANT REVENUE - WASHER/DRYER	-	-	-	-	-	-
705	TOTAL TENANT REVENUE		20,303	50,509	(30,206)	40%	20,320	17
706	3401	HUD PHA GRANTS	3,492	346,298	(342,806)	1%	3,492	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	38	50	(12)	75%	50	12
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	1,536	1,100	436	140%	1,540	4
715	3480.01	MANAGEMENT FEES	-	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	276	450	(174)	61%	270	(6)
700	TOTAL REVENUES		25,645	398,407	(372,762)	6%	25,672	27
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	12,133	13,202	(1,069)	92%	12,150	17
912	4171	AUDITING FEES	4,700	4,700	-	100%	4,700	-
914	4120	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	5,475	6,438	(963)	85%	5,475	(0)
916	4190	OTHER	11,345	15,324	(3,979)	74%	11,343	(2)
	TOTAL ADMINISTRATIVE		33,653	39,664	(6,011)	85%	33,668	15
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	-	60	(60)	0%	60	60
	TOTAL TENANT SERVICES		-	60	(60)	0%	60	60
UTILITIES								
931	4310	WATER	8,265	6,750	1,515	122%	8,265	(0)
932	4320	ELECTRICITY	3,358	3,370	(12)	100%	3,358	0
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	11,481	11,000	481	104%	11,500	19
	TOTAL UTILITIES		23,104	21,120	1,984	109%	23,123	19
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	35,277	48,436	(13,159)	73%	35,250	(27)
942	4420	MATERIALS	9,543	5,200	4,343	184%	9,500	(43)
943	4430	CONTRACT COSTS	73,602	23,700	49,902	311%	73,613	11
945	4433	EBC - OM&O	6,255	15,697	(9,442)	40%	6,250	(5)
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
	TOTAL ORDINARY MAINT & OPER		124,677	93,033	31,644	134%	124,613	(64)
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	13,414	14,576	(1,162)	92%	13,414	(0)
962	4590	OTHER GENERAL EXPENSES	5,424	7,000	(1,576)	77%	5,425	1
962	4590.01	MANAGEMENT FEES	30,109	31,167	(1,057)	97%	30,109	(0)
963	4520	PAYMENTS IN LIEU OF TAXES	-	1,000	(1,000)	0%	1,000	1,000
964	4571	BAD DEBTS	231	13,000	(12,769)	2%	250	19
967	5610	PRINCIPAL / INTEREST EXPENSE	66,380	66,380	-	100%	66,380	(0)
	TOTAL GENERAL EXPENSES		115,559	133,123	(17,564)	87%	116,578	1,019
969	TOTAL OPERATING EXPENSES		296,993	287,000	9,993	103%	298,042	1,049
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		(271,348)	111,407	(382,755)	-244%	(272,370)	(1,022)
OTHER EXPENSES								
971	4610	EXT-MAINT, B/A, REPLACEMENTS	123,700	-	123,700	-	123,700	-
974	4800	DEPRECIATION EXPENSE	37,300	37,300	-	100%	37,300	-
	TOTAL OTHER EXPENSES		161,000	37,300	123,700	432%	161,000	-
900	TOTAL EXPENSES		457,993	324,300	133,693	141%	459,042	1,049
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-	-
1010	TTL OTHER FINANCING SOURCES(USES)		-	-	-	-	-	-
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER(UNDER) EXPENSES		(432,348)	74,107	(506,455)	-583%	(433,370)	(1,022)
	DEPRECIATION ADD-BACK		37,300	37,300	-	100%	37,300	-
	NET CASH FLOW		(395,048)	111,407	(506,455)	-355%	(396,070)	(1,022)

RIDGEDALE DETAIL

LINE	ACCT		2017	2017		PERCENT	2017	2017 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	TO	BUDGET	ACTUAL COSTS
			ACTUAL	BUDGET		BUDGET	REV #1	VS 2017 REV #1
INCOME								
HUD PHA GRANTS								
3401		HUD PHA OPERATING SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401		HUD PHA OPERATING SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SUBSIDY	3,492	346,298	(342,806)	1%	3,492	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			3,492	346,298	(342,806)	1%	3,492	-
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	-	-	-	-	-	-
4140		STAFF TRAINING	1,977	-	(1,977)	-	1,977	(0)
4150		TRAVEL	1,692	-	(1,692)	-	1,692	-
4170		ACCOUNTING	2,498	3,500	1,002	71%	2,500	2
4180		TELEPHONE/COMMUNICATIONS	1,336	1,750	414	76%	1,330	(6)
4190		SUNDRY	1,336	3,550	2,214	38%	1,330	(6)
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	1,014	50	(964)	2027%	1,014	0
4190.3		CONTRACT COSTS-COPIER/SECURITY	400	-	(400)	-	400	-
4190.4		EVICITION COSTS	-	200	200	0%	-	-
4190.5		CONTRACT COSTS ADMIN	1,092	6,274	5,182	17%	1,100	8
TOTAL ADMINISTRATIVE			11,345	15,324	3,979	74%	11,343	(2)
CONTRACT COSTS								
443000		CONTRACT COSTS	56,332	9,500	(46,832)	593%	56,335	3
443001		HEATING AND COOLING	2,541	500	(2,041)	508%	2,540	(1)
443002		CAMERA SECURITY	-	-	-	-	-	-
443003		LADSCAPE & GROUNDS	5,473	4,500	(973)	122%	5,475	2
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	867	500	(367)	173%	868	1
443007		PEST CONTROL	1,464	2,000	536	73%	1,470	6
443100		REFUSE COLLECTION	6,925	6,700	(225)	103%	6,925	0
TOTAL CONTRACT COSTS			73,602	23,700	(49,902)	311%	73,613	11

RIDGEDALE CASH FLOW

LINE ACCT	2017
<u>ITEM # DESCRIPTION</u>	<u>BUDGET</u>
<u>REVENUE</u>	<u>REV #1</u>
700 TOTAL REVENUES	<u>25,672</u>
EXPENSES	
TOTAL ADMINISTRATIVE	<u>33,668</u>
TOTAL TENANT SERVICES	<u>60</u>
TOTAL UTILITIES	<u>23,123</u>
TOTAL ORDINARY MAINT & OPER	<u>124,613</u>
TOTAL GENERAL EXPENSES	<u>116,578</u>
969 TOTAL OPERATING EXPENSES	<u>298,042</u>
970 EXCESS OPERATING REVENUE OVER	
OPERATING EXPENSES	<u>(272,370)</u>
OTHER EXPENSES	
EX-MAINT, B/A, REPLACEMENTS	-
RESERVE CONTRIBUTIONS	(369,227)
OTHER CASH ITEMS - HAP	-
TOTAL OTHER EXPENSES	<u>(369,227)</u>
900 TOTAL EXPENSES	<u>(71,185)</u>
OTHER FINANCING SOURCES (USES):	
1001 9110 OPERATING TRANSFER IN	-
1002 9111 OPERATING TRANSFERS OUT	-
1010 TTL OTHER FINANCING SOURCES(USES)	<u>-</u>
1000 EXCESS (DEFICIENCY) OPERATING	
CASH	<u>96,857</u>

*** Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

RIDGEDALE REPLACEMENT OF EQUIPMENT

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NONE FOR THE ORIGINAL BUDGET								
TOTAL				\$ -	\$ -	\$ -	\$ -	\$ -

RIDGEDALE BETTERMENTS AND ADDITIONS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	BSC FUNDING	S8 GRANT FUNDING
EXTERIOR PAINTING				51,000				
REPLACE ROOF				72,700				
TOTAL				123,700	-	-	-	-

RIDGEDALE EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NONE FOR THE ORIGINAL BUDGET								
TOTAL			0.00	0.00	0.00	0.00	0.00	0.00