

**Housing Authority of Avon Park**  
**Board of Commissioners Regular Meeting**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, Fl.  
Tuesday, June 20, 2017, 7:00 PM

**AGENDA**

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations: None
- C. Consent Agenda
  - 1. Regular Board Meeting Minutes March, 2017.
  - 2. Occupancy Report; March April and May 2017
  - 3. TAR & Maintenance Reports; March April and May 2017
  - 4. March and April Fee Accounting Reports, March April and May Cash Analysis Schedules APHA - Project Budgeted Income Statement Reports
- D. Secretary Reports & Old Business
  - 1. Project/Services Status Reports;
    - a. Cornell Colony
    - b. RAD Conversion
- D. New Business;
  - Brickell Building
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: Regular Board Meeting; July 18
- H. Adjournment

Any person who might wish to appeal any decision made by the Avon Park Housing Authority, in public hearing or meeting, is hereby advised that he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such an appeal is to be based. 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.

THE HOUSING AUTHORITY OF AVON PARK  
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, FL 33825

**March 21, 2017 7:00 P.M.**

**A. Opening/Roll Call:** Chairman Roberts called the Board Meeting to order at 7:00 pm and the Secretary called the member attendance roll: Commissioners Present: Chairman Roberts, Vice-Chairman Bill Day; Commissioners, Greg Wade and Michael Eldred. Commissioners absent: Cameron Barnard. Also in attendance: APHA CEO Tracey Rudy and Facilities Manager David Herbert. CEO Rudy declared a Quorum was present.

**B. Public Comments/Presentations:** None

**C. Consent Agenda:** Chairman Roberts called for a motion to approve the Consent Agenda as circulated, moved by Commissioner Wade seconded by Commissioner Day to approve the Consent Agenda; motion carried unanimously.

**D. Secretary Report & Old Business:**

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

Rental Assistance Demonstration Application: CEO Rudy informed the Board that the RAD conversion was still in process pending HUD approvals and a closing was expected soon and not later than the end of June.

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

695 Palmetto Ave: CEO Rudy informed the Board that the Florida Housing RFA included a priority for small counties and for CHODOs so it was not a good time to submit an application for development of Palmetto.

**E. New Business:**

Cornell Colony Initial Monitoring Review: Rudy informed the Board that the initial monitoring review was complete with no material findings.

APHA annual audit; Rudy informed the Board that the 2016 annual audit was underway. With fieldwork complete there were no findings.

PBRA policies; Rudy presented the Board with revised policies consistent with the Project Based Rental Assistance program and recommended approval of same for implementation at the time of conversion. Chairman Roberts called for a motion on the approval of policies as presented. It was so moved by Commissioner Eldred and seconded by Commissioner Wade, the motion passed unanimously.

F. Unfinished Business, Concerns of Commissioners; None

G. Next Meeting: TBD

Being no further business to come before the Board Chair adjourned the meeting at 7:40 pm.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_  
SEAL

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

FISCAL YEAR ENDING DECEMBER 31, 2017

CONSOLIDATED

**Financial Statements**

February 28, 2017



# AVON PARK HOUSING AUTHORITY

## FINANCIAL STATEMENT SUMMARY

### PUBLIC HOUSING

#### INCOME

1. Total income is down by (\$13,683). Total tenant rental revenue is down by (\$1,472). Other tenant revenue is down by (\$700).

#### EXPENSES

2. Total operating expense are down by (\$15,353) compared to the budgeted amount.
3. Administrative expenses are down by (\$5,710).
4. Maintenance expenses are down by (\$4,845).
5. Utility expenses are down by (\$3,870).
6. Total insurance expense is up by \$145.
7. Total General expense is down by (\$985).

**Public Housing's projected net income is scheduled YTD to be \$5,761. Current net income is \$9,931.**

### NORTH CENTRAL HEIGHTS I

#### INCOME

1. Total income is up by \$34 compared to budgeted amounts. Total tenant revenue is up by \$649.

#### EXPENSES

2. Total operating expense is down by (\$4,651) compared to the budgeted amount.
3. Administrative expenses are down by (\$4,088).
4. Maintenance expenses are down by (\$682).
5. Utility expense is down (\$918).
6. Total insurance expense is down by (\$286).
7. Total General expense is up by \$1,523.

**North Central Heights I projected net income is scheduled YTD to be \$4,0936. Current net income is \$8,873.**

# AVON PARK HOUSING AUTHORITY

## FINANCIAL STATEMENT SUMMARY

### NORTH CENTRAL Height II

#### INCOME

1. Total income is up by \$53 compared to budgeted amounts. Total tenant revenue is down by (\$36).

#### EXPENSES

2. Total operating expense is down by (\$1,284), compared to the budgeted amount.

3. Administrative expenses are down by (\$2,294).

4. Maintenance expenses are down by (\$809).

5. Utility expense is down by (\$114).

6. Total insurance expense is down by (\$234).

7. Total General expense is up by \$2,333.

**North Central Heights II projected net income is scheduled YTD to be \$4,116. Current net income is \$5,453.**

### RIDGEDALE

#### INCOME

1. Total income is down by (\$61,340) compared to budgeted amounts. Total tenant revenue is down by (\$3,985).

Grant subsidy is down compared to budgeted amounts by (\$57,716). Other revenue is up by \$361..

#### EXPENSES

2. Total operating expense is down by (\$5,335) compared to the budgeted amount.

3. Administrative expense is up by \$2,784.

4. Maintenance expenses are down by (\$1,572).

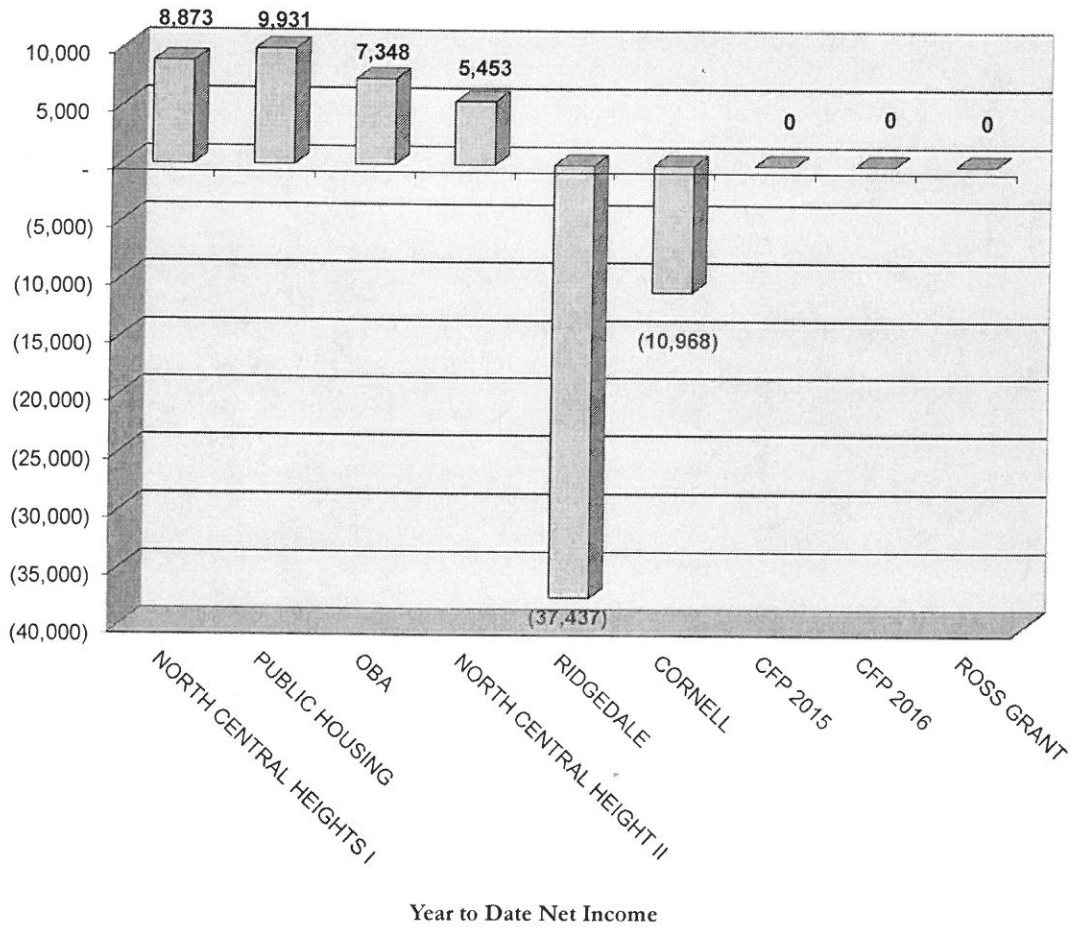
5. Utility expense is down (\$232).

6. Total insurance expense is down by (\$1,314).

7. Total General expense are down by (\$4,991).

**Ridgedale's projected net income is scheduled YTD to be \$18,568. Current net income is (\$37,437).**

## Avon Park Housing Authority



**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES**  
**AS OF February 28, 2017**

**PUBLIC HOUSING**

1111.01 GENERAL FUND CHECKING	75,462
1111.40 FSS ESCROW	7,749
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	24,445
1117.00 PETTY CASH	100
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,353
1162.01 LAKESIDE PARK 1 ESCROW	4,240
1162.02 LAKESIDE PARK I RESERVES	19,940
1162.60 NEW INVESTMENT ACCOUNT	1,097,461
TOTAL	<u>1,275,751</u>

**OTHER BUSINESS ACTIVITY**

1111.3 APHDC--OBA	56,985
1111.50 LAKE SIDE PARK - RAD	100
TOTAL	<u>57,085</u>

**CORNELL COLONY**

1111.40 GENERAL FUND-CORNELL COLONY	61,567
1111.60 CORNELL COLONY - OP DEF RESERVES	100
1114.00 CORNELL COLONY - SECURITY DEPOSITS	13,801
1162.10 ESCROW INSURANCE & TAXES	4,400
1162.12 ESCROW REPLACE RESERVE	16,022
TOTAL	<u>95,891</u>

**NORTH CENTRAL HEIGHTS I**

1111.01 GENERAL FUND CHECKING	130,518
1114.00 SECURITY DEPOSITS	14,000
1162.1 ESCROW -BONNEVILLE-TAXES	26,193
1162.11 ESCROW-BONNEVILLE-INSURANCE	12,523
1162.12 ESCROW-BONNEVILLE-REPL RS	62,400
TOTAL	<u>245,634</u>

**NORTH CENTRAL HEIGHT II**

1111.01 GENERAL FUND CHECKING	73,532
1114.00 SECURITY DEPOSITS	9,900
1162.1 ESCROW-BONNEVILLE-TAXES	21,029
1162.11 ESCROW-BONNEVILLE - INSURANCE	14,151
1162.12 ESCROW-BONNEVILLE-REPL RES	49,932
TOTAL	<u>168,544</u>

**RIDGEDALE**

1111.01 GENERAL FUND CHECKING	69,266
1114.00 SECURITY DEPOSITS	6,483
1162.05 ESCROW MIP	2,323
1162.06 ESCROW RESERVE REPLACEMENT	74,644
1162.07 ESCROW INSURANCE	10,878
1162.08 RESIDUAL RECEIPTS RESERVERS	234,977
TOTAL	<u>398,571</u>

GRAND TOTAL CASH ACCOUNTS 2,241,474

**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF UNRESTRICTED NET ASSETS**  
**AS OF February 28, 2017**

**NORTH CENTRAL HEIGHTS I**

UNRESTRICTED NET ASSETS	132,403
YEAR TO DATE EARNINGS	8,873
TOTAL	<u>141,276</u>

**NORTH CENTRAL HEIGHTS II**

UNRESTRICTED NET ASSETS	68,826
YEAR TO DATE EARNINGS	5,453
TOTAL	<u>74,279</u>

**PUBLIC HOUSING**

UNRESTRICTED NET ASSETS	1,399,440
YEAR TO DATE EARNINGS	9,931
TOTAL	<u>1,409,372</u>

**RIDGEDALE**

UNRESTRICTED NET ASSETS	27,147
YEAR TO DATE EARNINGS	(37,437)
TOTAL	<u>(10,290)</u>

**OTHER BUSINESS**

UNRESTRICTED NET ASSETS	89,094
YEAR TO DATE EARNINGS	7,348
TOTAL	<u>96,442</u>

**CAPITAL FUND 2016**

UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	-
TOTAL	<u>-</u>

**CORNELL COLONY**

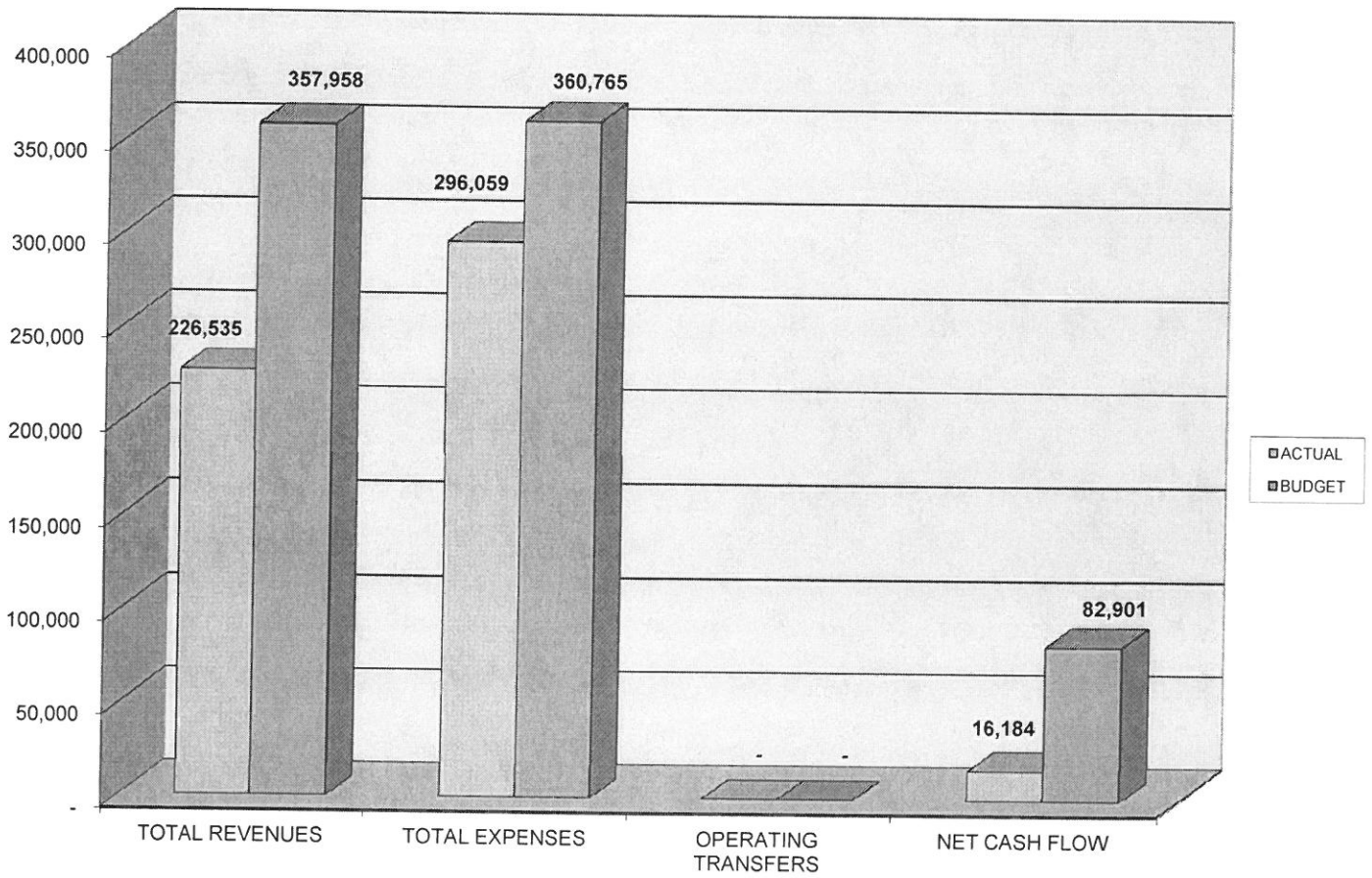
UNRESTRICTED NET ASSETS	(32,984)
YEAR TO DATE EARNINGS	22,016
TOTAL	<u>(10,968)</u>

**CAPITAL FUND 2015**

UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	-
TOTAL	<u>-</u>

TOTAL RESERVE BALANCES **1,700,112**

# APHA CONSOLIDATED



# APHA CONSOLIDATED- BALANCE SHEET

## ASSETS

### Current Assets:

#### Cash

111	Unrestricted	
115	Cash - Restricted for Payment of Current Liabilities	1,608,444
112	Cash - Restricted Mod and Development	10,749
113	Cash - Other restricted	85,112
114	Cash - Tenant Security Deposits	44,603
100		<u>68,629</u>
	<b>Total Cash</b>	<b><u>1,817,537</u></b>

#### Receivables

121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	173,519
125	Accounts Receivable - Miscellaneous	29,249
126	Accounts Receivable - Tenants Dwelling Rents	582
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(1,365)
126.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	16,000
128	Fraud Recovery	-
128.1	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120		<u>217,985</u>
	<b>Total Receivables - Net of Allowances for doubtful accts</b>	<b><u>217,985</u></b>

131	Investments - Unrestricted	-
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	423,938
142	Prepaid Expenses and Other Assets	25,682
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	33,351
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	<b>Total Other Current Assets</b>	<b><u>482,971</u></b>
150		<b><u>2,518,492</u></b>

### Non-current Assets:

#### Fixed Assets

161	Land	1,492,993
168	Infrastructure	358,482
162	Buildings	18,043,934
163	Furniture, Equipment & Machinery - Dwellings	49,935
164	Furniture, Equipment & Machinery - Administration	212,570
165	Leasehold Improvements	-
166	Accumulated Depreciation	(6,148,818)
167	Construction in Progress	6,322,398
160		<u>20,331,494</u>
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
180		<u>22,849,986</u>
190		<u>600</u>
	<b>Total Non-Current Assets</b>	<b><u>22,849,986</u></b>
	<b>Total Assets</b>	<b><u>22,849,986</u></b>

## LIABILITIES AND EQUITY

### Current Liabilities:

311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	8,840
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	-
322	Accrued Compensated Absences - Current Portion	12,657
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	30,372
341	Tenant Security Deposits	68,629
342	Deferred Revenue	-
343	Current Portion of Long-term Debt - Capital Projects	65,644
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	33,351
310		<u>219,492</u>
	<b>Total Current Liabilities</b>	<b><u>219,492</u></b>

### Non-current Liabilities:

351	Long-term Debt, Net of Current - Capital Projects	21,266,268
352	Long-term Debt, Net of Current - Operating Borrowings	-
354	Accrued Compensated Absences - Non Current	7,749
355	Loan Liability - Non Current	-
353	Noncurrent Liabilities - Other	-
350		<u>21,274,017</u>
300		<u>21,274,017</u>
	<b>Total Noncurrent Liabilities</b>	<b><u>21,274,017</u></b>
	<b>Total Liabilities</b>	<b><u>21,493,509</u></b>

### Equity:

501	Investment in General Fixed Assets	-
	<b>Contributed Capital</b>	<b>-</b>
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508		<u>-</u>
	<b>Total Contributed Capital</b>	<b><u>-</u></b>
508.1	Invested in Capital Assets, Net of Related Debt	(1,019,577)

### Reserved Fund Balance:

509	Fund Balance Reserved for Encumbrances/	-
	Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511		<u>-</u>
	<b>Total Reserved Fund Balance</b>	<b><u>-</u></b>
511.1	Restricted Net Assets	553,652
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Assets	1,822,402
513		<u>1,356,477</u>
600		<u>1,356,477</u>
	<b>Total Equity</b>	<b><u>1,356,477</u></b>
	<b>Total Liabilities and Equity</b>	<b><u>22,849,987</u></b>

## APHA CONSOLIDATED

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
<b>REVENUE</b>										
<b>OPERATING INCOME</b>										
703 3110 GROSS POTENTIAL RENT	68,655	70,210	(1,554)	98%	136,156	140,419	(4,263)	97%	842,514	706,358
<b>NET TENANT REVENUE</b>	<b>68,655</b>	<b>70,210</b>	<b>(1,554)</b>	<b>98%</b>	<b>136,156</b>	<b>140,419</b>	<b>(4,263)</b>	<b>97%</b>	<b>842,514</b>	<b>706,358</b>
3401 TENANT REVENUE - OTHER	1,472	2,330	(858)	63%	3,000	4,660	(1,660)	64%	27,960	24,960
3404 TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430 TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450 TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431 <b>NET OPERATING REVENUE</b>	<b>70,128</b>	<b>72,540</b>	<b>(2,412)</b>	<b>97%</b>	<b>139,156</b>	<b>145,079</b>	<b>(5,923)</b>	<b>96%</b>	<b>870,474</b>	<b>731,318</b>
706 HUD PHA OPERATING GRANT CFP	69,131	51,556	17,575	134%	69,131	103,111	(33,980)	67%	618,667	549,536
708 OTHER GOVERNMENT GRANTS	-	28,858	(28,858)	0%	-	57,716	(57,716)	0%	346,298	346,298
711 INVESTMENT INCOME - UNRESTRICTED	154	213	(58)	73%	328	425	(97)	77%	2,550	2,222
MANAGEMENT FEE INCOME	5,252	5,386	(135)	97%	12,962	10,773	2,189	121%	64,637	51,675
BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714 FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715 OTHER REVENUE	3,782	20,380	(16,598)	19%	4,899	40,759	(35,860)	12%	244,555	239,656
720 INVESTMENT INCOME - RESTRICTED	28	47	(19)	59%	59	94	(35)	63%	565	506
<b>700 TOTAL REVENUES</b>	<b>148,474</b>	<b>178,979</b>	<b>(30,505)</b>	<b>83%</b>	<b>226,535</b>	<b>357,958</b>	<b>(131,423)</b>	<b>63%</b>	<b>2,147,746</b>	<b>1,921,211</b>
<b>OPERATING EXPENDITURES</b>										
<b>ADMINISTRATIVE</b>										
911 4110 ADMINISTRATIVE SALARIES	20,820	22,485	(1,665)	93%	36,587	44,970	(8,382)	81%	269,818	233,231
912 4182 EBC - ADMIN	6,738	8,347	(1,609)	81%	23,343	16,695	6,648	140%	100,167	76,824
4171 AUDITING FEES	-	2,683	(2,683)	0%	-	5,367	(5,367)	0%	32,200	32,200
MANAGEMENT FEES	5,252	6,027	(775)	87%	12,962	12,054	909	108%	72,321	59,359
BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
TRAVEL	-	-	-	-	-	-	-	-	-	-
916 4190 OTHER	5,061	12,146	(7,085)	42%	7,664	24,292	(16,627)	32%	145,750	138,086
<b>TOTAL ADMINISTRATIVE</b>	<b>37,871</b>	<b>51,688</b>	<b>(13,817)</b>	<b>73%</b>	<b>80,557</b>	<b>103,376</b>	<b>(22,819)</b>	<b>78%</b>	<b>620,256</b>	<b>539,699</b>
<b>TENANT SERVICES</b>										
921 4210 SALARIES	-	-	-	-	-	-	-	-	-	-
923 4222 EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924 4230 OTHER	-	233	(233)	0%	-	465	(465)	0%	2,790	2,790
<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>233</b>	<b>(233)</b>	<b>0%</b>	<b>-</b>	<b>465</b>	<b>(465)</b>	<b>0%</b>	<b>2,790</b>	<b>2,790</b>
<b>UTILITIES</b>										
931 4310 WATER	1,344	1,554	(210)	87%	1,225	3,108	(1,883)	39%	18,645	17,420
932 4320 ELECTRICITY	1,119	3,627	(2,508)	31%	2,424	7,255	(4,831)	33%	43,529	41,105
933 4330 NATURAL GAS	89	94	(5)	94%	136	188	(53)	72%	1,130	994
938 4390 SEWER AND OTHER	2,169	2,096	72	103%	1,964	4,193	(2,229)	47%	25,155	23,191
<b>TOTAL UTILITIES</b>	<b>4,721</b>	<b>7,372</b>	<b>(2,650)</b>	<b>64%</b>	<b>5,748</b>	<b>14,743</b>	<b>(8,995)</b>	<b>39%</b>	<b>88,459</b>	<b>82,711</b>



# APHA CONSOLIDATED

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>ORDINARY MAINT &amp; OPERATIONS</b>										
941 4410 LABOR	10,651	13,614	(2,962)	78%	21,759	27,227	(5,468)	80%	163,363	141,604
945 4433 EMPLOYEE BENEFITS - MAINTENANCE	3,178	6,047	(2,870)	53%	11,403	12,094	(691)	94%	72,565	61,162
943 4420 MATERIALS	6,427	4,291	2,136	150%	6,817	8,382	(1,765)	79%	56,490	49,673
<b>CONTRACT COSTS</b>										
943 GARBAGE & TRASH	2,076	1,177	899	176%	1,752	2,353	(602)	74%	14,120	12,368
COOLING / AIR CONDITIONING	-	1,525	(1,525)	0%	220	3,050	(2,830)	7%	18,300	18,080
ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
LANDSCAPE & GROUNDS	6,530	2,843	3,687	230%	8,530	5,685	2,845	150%	34,110	25,580
UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
ELECTRICAL	-	-	-	-	-	-	-	-	-	-
PLUMBING	125	389	(264)	32%	125	778	(653)	16%	4,665	4,540
EXTERMINATION	930	911	19	102%	1,860	1,822	38	102%	10,930	9,070
JANITORIAL	-	-	-	-	-	-	-	-	-	-
ROUTINE MAINTENANCE	-	10,890	(10,890)	0%	-	21,781	(21,781)	0%	130,685	130,685
943 4430 OTHER MISCELLANEOUS CONTRACT COSTS	-	792	(792)	0%	1,579	1,583	(4)	100%	9,500	7,921
<b>TOTAL ORDINARY MAINT &amp; OPER</b>	<b>29,916</b>	<b>42,477</b>	<b>(12,561)</b>	<b>70%</b>	<b>54,044</b>	<b>84,955</b>	<b>(30,910)</b>	<b>64%</b>	<b>514,728</b>	<b>460,684</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	7,323	6,501	823	113%	14,647	13,002	1,645	113%	78,010	63,363
GENERAL LIABILITY	1,404	497	907	282%	2,808	994	1,814	282%	5,965	3,157
WORKER'S COMPENSATION	1,123	1,160	(37)	97%	2,246	2,319	(74)	97%	13,916	11,670
AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
OTHER INSURANCE	23	596	(573)	4%	46	1,192	(1,146)	4%	7,154	7,108
<b>969 TOTAL INSURANCE EXPENSES</b>	<b>9,873</b>	<b>8,754</b>	<b>1,119</b>	<b>113%</b>	<b>19,746</b>	<b>17,508</b>	<b>2,239</b>	<b>113%</b>	<b>105,045</b>	<b>85,299</b>
<b>GENERAL EXPENSES</b>										
962 4590 OTHER GENERAL EXPENSES	1,313	1,475	(162)	89%	3,962	2,950	1,012	134%	17,700	13,738
COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
PAYMENTS IN LIEU OF TAXES	-	1,483	(1,483)	0%	-	2,966	(2,966)	0%	17,793	17,793
BAD DEBTS	278	2,287	(2,009)	12%	1,663	4,573	(2,910)	36%	27,440	25,777
INTEREST EXPENSE	13,354	20,511	(7,157)	65%	44,630	41,021	3,609	109%	246,127	201,497
<b>TOTAL GENERAL EXPENSES</b>	<b>14,945</b>	<b>25,755</b>	<b>(10,810)</b>	<b>58%</b>	<b>50,255</b>	<b>51,510</b>	<b>(1,255)</b>	<b>98%</b>	<b>309,060</b>	<b>258,805</b>
<b>969 TOTAL OPERATING EXPENDITURES</b>	<b>97,326</b>	<b>136,278</b>	<b>(38,952)</b>	<b>71%</b>	<b>210,350</b>	<b>272,556</b>	<b>(62,206)</b>	<b>77%</b>	<b>1,640,338</b>	<b>1,422,988</b>
<b>970 CASH FLOW FROM OPERATIONS</b>	<b>51,148</b>	<b>42,701</b>	<b>8,447</b>	<b>120%</b>	<b>16,184</b>	<b>85,401</b>	<b>(69,217)</b>	<b>19%</b>	<b>507,408</b>	<b>491,224</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>										
OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971 4610 EXTRAORDINARY MAINTENANCE	-	1,250	(1,250)	0%	-	2,500	(2,500)	0%	15,000	15,000
CAPITAL EXPENDITURES	42,854	42,854	-	100%	85,709	85,709	-	100%	514,252	428,543
973 4715 HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>	<b>42,854</b>	<b>44,104</b>	<b>(1,250)</b>	<b>97%</b>	<b>85,709</b>	<b>88,209</b>	<b>(2,500)</b>	<b>97%</b>	<b>529,252</b>	<b>443,543</b>
<b>900 TOTAL EXPENDITURES</b>	<b>140,180</b>	<b>180,383</b>	<b>(40,202)</b>	<b>78%</b>	<b>296,059</b>	<b>360,765</b>	<b>(64,706)</b>	<b>82%</b>	<b>2,169,590</b>	<b>1,873,531</b>
<b>DEPRECIATION ADD BACK</b>	<b>42,854</b>	<b>42,854</b>	<b>-</b>	<b>100%</b>	<b>85,709</b>	<b>85,709</b>	<b>-</b>	<b>100%</b>	<b>514,252</b>	<b>428,543</b>
<b>NET CASH FLOW</b>	<b>51,148</b>	<b>41,451</b>	<b>9,697</b>	<b>123%</b>	<b>16,184</b>	<b>82,901</b>	<b>(66,717)</b>	<b>20%</b>	<b>492,408</b>	<b>476,224</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
INCOME	ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>HUD PHA GRANTS</b>										
3401.01 CAPITAL FUND REVENUE - SOFT COSTS	69,131	51,556	17,575	134%	69,131	103,111	(33,980)	67%	618,667	549,536
3401.1 CPP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410 SECTION 8 HAP INCOME	-	28,858	(28,858)	0%	-	57,716	(57,716)	0%	346,298	346,298
3410.1 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2 PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>	<b>69,131</b>	<b>80,414</b>	<b>(11,283)</b>	<b>86%</b>	<b>69,131</b>	<b>160,828</b>	<b>(91,697)</b>	<b>43%</b>	<b>964,965</b>	<b>895,834</b>
<b>EXPENSES</b>										
<b>ADMINISTRATIVE OFFICE EXPENSES</b>										
4130 LEGAL	142	679	(537)	21%	142	1,358	(1,216)	10%	8,150	8,008
4140 STAFF TRAINING	209	450	(151)	66%	1,272	900	372	141%	5,400	4,128
4150 TRAVEL	529	538	(8)	98%	566	1,075	(509)	53%	6,450	5,884
4170 ACCOUNTING	-	1,833	(1,833)	0%	-	3,667	(3,667)	0%	22,000	22,000
4190 SUNDRY	795	1,950	(1,155)	41%	1,234	3,900	(2,666)	32%	23,400	22,166
4190.2 TELEPHONE/COMMUNICATIONS	1,025	1,352	(327)	76%	1,971	2,703	(732)	73%	16,220	14,249
4190.3 POSTAGE	765	1,321	(556)	58%	775	2,643	(1,868)	29%	15,855	15,080
4190 OFFICE SUPPLIES	126	83	43	151%	267	167	100	160%	1,000	733
4190 CONTRACT COST-COPIER/SECURITY	236	50	186	472%	356	100	256	356%	600	244
4190 EVICTION COST	235	146	89	161%	235	292	(57)	81%	1,750	1,515
4190.9 CONTRACT COST - ADMIN	910	3,744	(2,834)	24%	910	7,488	(6,578)	12%	44,925	44,015
<b>TOTAL ADMINISTRATIVE</b>	<b>4,919</b>	<b>11,467</b>	<b>(6,548)</b>	<b>43%</b>	<b>7,585</b>	<b>22,933</b>	<b>(15,348)</b>	<b>33%</b>	<b>137,600</b>	<b>130,015</b>
<b>TOTAL GENERAL EXPENSES</b>										
4590 OTHER GENERAL EXPENSE	439	1,073	(634)	41%	2,245	2,145	100	105%	12,871	10,626
4590 FSS CONTRIBUTIONS	1,240	1,826	(586)	68%	2,234	3,652	(1,418)	61%	21,910	19,676
4590.5 ASSET MANAGEMENT FEE	366	1,423	(1,057)	26%	517	2,847	(2,330)	18%	17,080	16,563
4590.6 OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>2,045</b>	<b>4,322</b>	<b>(2,277)</b>	<b>47%</b>	<b>4,996</b>	<b>8,643</b>	<b>(3,648)</b>	<b>58%</b>	<b>51,861</b>	<b>46,865</b>

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

FISCAL YEAR ENDING DECEMBER 31, 2017

CONSOLIDATED

**Financial Statements**

March 31, 2017

# AVON PARK HOUSING AUTHORITY

## FINANCIAL STATEMENT SUMMARY

### PUBLIC HOUSING

#### INCOME

1. Total income is down by (\$28,104). Total tenant rental revenue is down by (\$2,142). Other tenant revenue is down by (\$473).

#### EXPENSES

2. Total operating expense are down by (\$19,766) compared to the budgeted amount.
3. Administrative expenses are down by (\$8,693).
4. Maintenance expenses are down by (\$7,766).
5. Utility expenses are down by (\$2,229).
6. Total insurance expense is up by \$218.
7. Total General expense is down by (\$1,163).

**Public Housing's projected net income is scheduled YTD to be \$8,642. Current net income is \$4,054.**

### NORTH CENTRAL HEIGHTS I

#### INCOME

1. Total income is up by \$,764 compared to budgeted amounts. Total tenant revenue is up by \$1,396.

#### EXPENSES

2. Total operating expense is down by (\$5,878) compared to the budgeted amount.
3. Administrative expenses are down by (\$5,649).
4. Maintenance expenses are up by \$332.
5. Utility expense is down (\$1,335).
6. Total insurance expense is down by (\$429).
7. Total General expense is up by \$1,503.

**North Central Heights I projected net income is scheduled YTD to be \$6,140. Current net income is \$13,004.**

**AVON PARK HOUSING AUTHORITY**  
FINANCIAL STATEMENT SUMMARY

**NORTH CENTRAL Height II**

**INCOME**

1. Total income is up by \$364 compared to budgeted amounts. Total tenant revenue is down by (\$100).

**EXPENSES**

2. Total operating expense is up by (\$518), compared to the budgeted amount.
3. Administrative expenses are down by (\$3,072).
4. Maintenance expenses are up by (\$2,048).
5. Utility expense is down by (\$131).
6. Total insurance expense is down by (\$351).
7. Total General expense is up by \$2,274.

**North Central Heights II projected net income is scheduled YTD to be \$6,174. Current net income is \$6,020.**

**RIDGEDALE**

**INCOME**

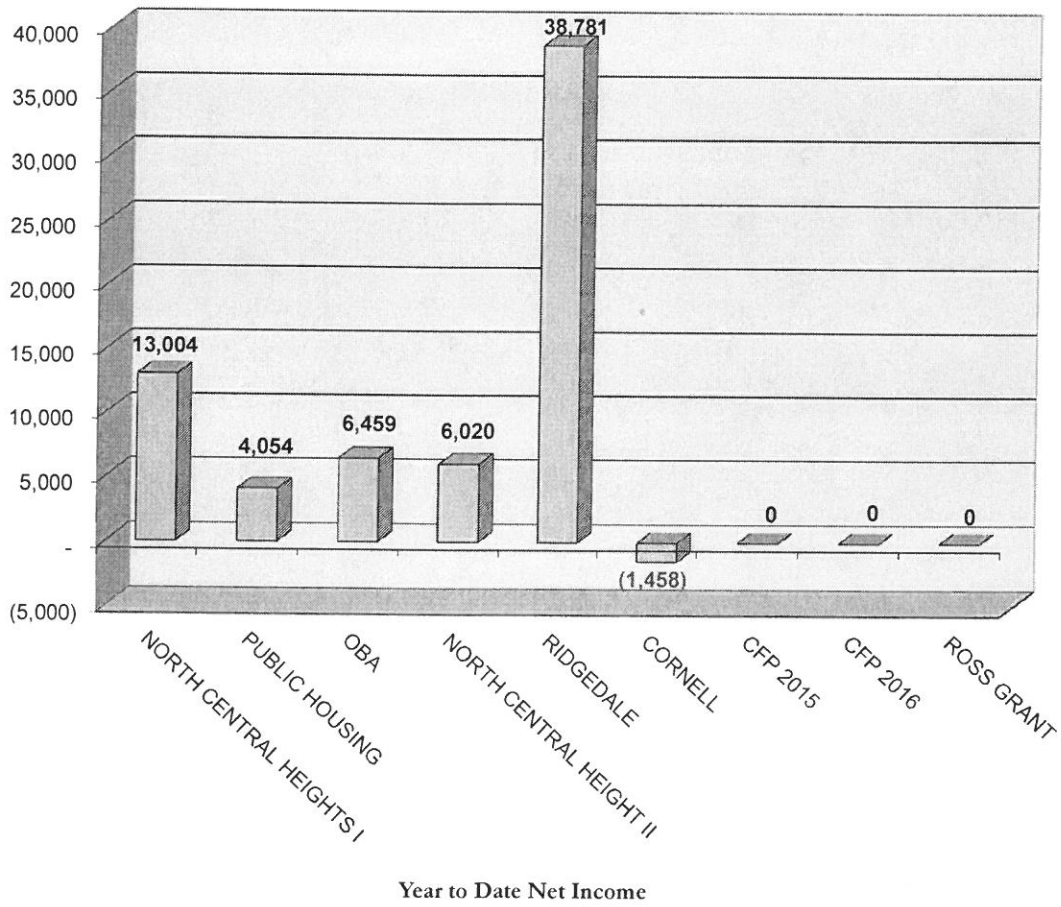
1. Total income is down by (\$92,483) compared to budgeted amounts. Total tenant revenue is down by (\$6,163).  
Grant subsidy is down compared to budgeted amounts by (\$86,575). Other revenue is up by \$256.

**EXPENSES**

2. Total operating expense is down by (\$14,126) compared to the budgeted amount.
3. Administrative expense is down by (\$167).
4. Maintenance expenses are down by (\$3,602).
5. Utility expense is down (\$844).
6. Total insurance expense is down by (\$347).
7. Total General expense are down by (\$9150).

**Ridgedale's projected net income is scheduled YTD to be \$27,852. Current net income is (\$50,505).**

# Avon Park Housing Authority



**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES**  
**AS OF March 31, 2017**

**PUBLIC HOUSING**

1111.01 GENERAL FUND CHECKING	47,414
1111.40 FSS ESCROW	8,472
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	24,295
1117.00 PETTY CASH	100
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,373
1162.01 LAKESIDE PARK I ESCROW	4,715
1162.02 LAKESIDE PARK I RESERVES	20,340
1162.60 NEW INVESTMENT ACCOUNT	1,097,616

TOTAL 1,249,325

**OTHER BUSINESS ACTIVITY**

1111.3 APHDC--OBA	59,063
1111.50 LAKE SIDE PARK - RAD	100

TOTAL 59,163

**CORNELL COLONY**

1111.40 GENERAL FUND-CORNELL COLONY	70,144
1111.60 CORNELL COLONY - OP DEF RESERVES	100
1114.00 CORNELL COLONY - SECURITY DEPOSITS	13,801
1162.10 ESCROW INSURANCE & TAXES	5,500
1162.12 ESCROW REPLACE RESERVE	18,311

TOTAL 107,856

**NORTH CENTRAL HEIGHTS I**

1111.01 GENERAL FUND CHECKING	132,573
1114.00 SECURITY DEPOSITS	14,000
1162.1 ESCROW -BONNEVILLE-TAXES	27,205
1162.11 ESCROW-BONNEVILLE-INSURANCE	13,998
1162.12 ESCROW-BONNEVILLE-REPL RS	63,511

TOTAL 251,287

**NORTH CENTRAL HEIGHT II**

1111.01 GENERAL FUND CHECKING	70,879
1114.00 SECURITY DEPOSITS	10,050
1162.1 ESCROW-BONNEVILLE-TAXES	21,847
1162.11 ESCROW-BONNEVILLE - INSURANCE	15,937
1162.12 ESCROW-BONNEVILLE-REPL RES	50,821

TOTAL 169,534

**RIDGEDALE**

1111.01 GENERAL FUND CHECKING	49,904
1114.00 SECURITY DEPOSITS	6,541
1162.05 ESCROW MIP	2,702
1162.06 ESCROW RESERVE REPLACEMENT	75,940
1162.07 ESCROW INSURANCE	11,907
1162.08 RESIDUAL RECEIPTS RESERVERS	234,991

TOTAL 381,985

GRAND TOTAL CASH ACCOUNTS 2,219,150

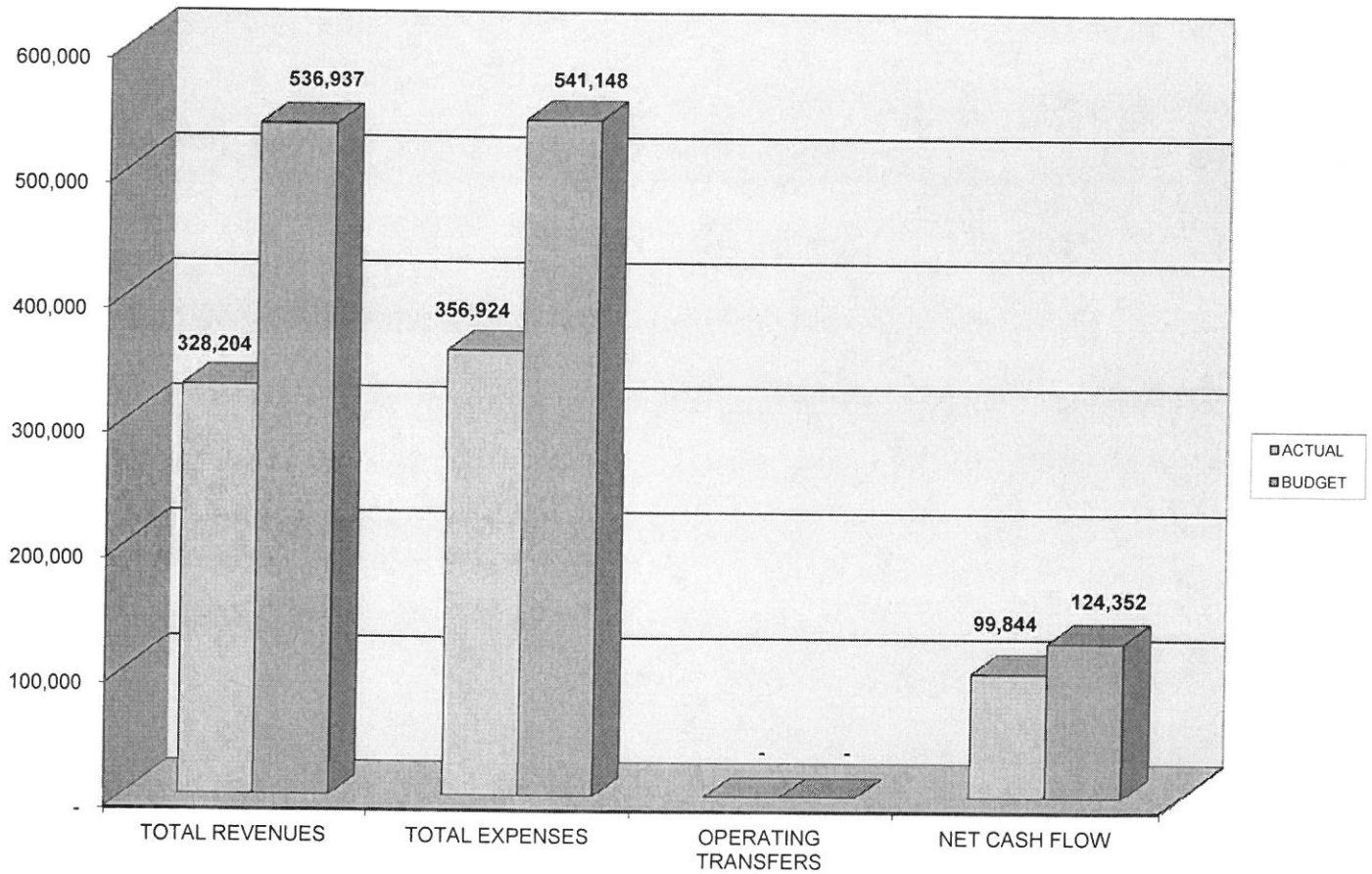
**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF UNRESTRICTED NET POSITION**  
**AS OF March 31, 2017**

<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	13,004	YEAR TO DATE EARNINGS	6,020
TOTAL	<u>145,408</u>	TOTAL	<u>74,846</u>
<b>PUBLIC HOUSING</b>		<b>RIDGEDALE</b>	
UNRESTRICTED NET ASSETS	1,399,440	UNRESTRICTED NET ASSETS	27,147
YEAR TO DATE EARNINGS	4,054	YEAR TO DATE EARNINGS	38,781
TOTAL	<u>1,403,495</u>	TOTAL	<u>65,927</u>
<b>OTHER BUSINESS</b>		<b>CAPITAL FUND 2016</b>	
UNRESTRICTED NET ASSETS	89,094	UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	6,459	YEAR TO DATE EARNINGS	-
TOTAL	<u>95,554</u>	TOTAL	<u>-</u>
<b>CORNELL COLONY</b>		<b>CAPITAL FUND 2015</b>	
UNRESTRICTED NET ASSETS	(32,984)	UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	31,526	YEAR TO DATE EARNINGS	-
TOTAL	<u>(1,458)</u>	TOTAL	<u>-</u>

TOTAL RESERVE BALANCES **1,783,771**



## APHA CONSOLIDATED





## 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>												
703	3110	GROSS POTENTIAL RENT	67,883	70,210	(2,327)	97%	204,038	210,629	(6,590)	97%	842,514	638,476
		<b>NET TENANT REVENUE</b>	<b>67,883</b>	<b>70,210</b>	<b>(2,327)</b>	<b>97%</b>	<b>204,038</b>	<b>210,629</b>	<b>(6,590)</b>	<b>97%</b>	<b>842,514</b>	<b>638,476</b>
3401		TENANT REVENUE - OTHER	3,187	2,330	857	137%	6,187	6,990	(803)	89%	27,960	21,773
3404		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431		<b>NET OPERATING REVENUE</b>	<b>71,069</b>	<b>72,540</b>	<b>(1,470)</b>	<b>98%</b>	<b>210,225</b>	<b>217,619</b>	<b>(7,393)</b>	<b>97%</b>	<b>870,474</b>	<b>660,349</b>
706		HUD PHA OPERATING GRANT CFP	26,498	51,556	(25,058)	51%	95,629	154,667	(59,038)	62%	618,667	523,038
708		OTHER GOVERNMENT GRANTS	-	28,858	(28,858)	0%	-	86,575	(86,575)	0%	346,298	346,298
711		INVESTMENT INCOME - UNRESTRICTED	166	213	(47)	78%	494	638	(144)	77%	2,530	2,056
		MANAGEMENT FEE INCOME	2,365	5,386	(3,021)	44%	15,328	16,159	(832)	95%	64,637	49,309
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	1,546	20,380	(18,833)	8%	6,445	61,139	(54,693)	11%	244,555	238,110
720		INVESTMENT INCOME - RESTRICTED	25	47	(22)	52%	83	141	(58)	59%	565	482
700		<b>TOTAL REVENUES</b>	<b>101,670</b>	<b>178,979</b>	<b>(77,309)</b>	<b>57%</b>	<b>328,204</b>	<b>536,937</b>	<b>(208,732)</b>	<b>61%</b>	<b>2,147,746</b>	<b>1,819,542</b>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	20,852	22,485	(1,633)	93%	57,439	67,455	(10,016)	85%	269,818	212,379
912	4182	EBC - ADMIN	7,654	8,347	(694)	92%	30,996	25,042	5,955	124%	100,167	69,171
4171		AUDITING FEES	-	2,683	(2,683)	0%	-	8,050	(8,050)	0%	32,200	32,200
		MANAGEMENT FEES	2,365	6,027	(3,661)	39%	15,328	18,080	(2,753)	85%	72,321	56,993
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	-	-	-	-	-	-	-	-	-	-
		OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
		LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
		TRAVEL	-	-	-	-	-	-	-	-	-	-
916	4190	OTHER	6,999	12,146	(5,147)	58%	14,663	36,438	(21,774)	40%	145,750	131,087
		<b>TOTAL ADMINISTRATIVE</b>	<b>37,862</b>	<b>51,688</b>	<b>(13,819)</b>	<b>73%</b>	<b>118,426</b>	<b>155,064</b>	<b>(36,638)</b>	<b>76%</b>	<b>620,256</b>	<b>501,830</b>
<b>TENANT SERVICES</b>												
921	4210	SALARIES	-	-	-	-	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924	4230	OTHER	-	233	(233)	0%	-	698	(698)	0%	2,790	2,790
		<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>233</b>	<b>(233)</b>	<b>0%</b>	<b>-</b>	<b>698</b>	<b>(698)</b>	<b>0%</b>	<b>2,790</b>	<b>2,790</b>
<b>UTILITIES</b>												
931	4310	WATER	1,115	1,554	(438)	72%	2,340	4,661	(2,321)	50%	18,645	16,305
932	4320	ELECTRICITY	4,776	3,627	1,149	132%	7,200	10,882	(3,682)	66%	43,529	36,329
933	4330	NATURAL GAS	71	94	(24)	75%	206	283	(76)	73%	1,130	924
938	4390	SEWER AND OTHER	1,791	2,096	(305)	85%	3,755	6,289	(2,534)	60%	25,155	21,400
		<b>TOTAL UTILITIES</b>	<b>7,753</b>	<b>7,372</b>	<b>382</b>	<b>105%</b>	<b>13,501</b>	<b>22,115</b>	<b>(8,614)</b>	<b>61%</b>	<b>88,459</b>	<b>74,958</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	10,491	13,614	(3,123)	77%	32,250	40,841	(8,591)	79%	163,363	131,113
945 4433 EMPLOYEE BENEFITS - MAINTENANCE	4,016	6,047	(2,031)	66%	15,419	18,141	(2,722)	85%	72,565	57,146
943 4420 MATERIALS	3,894	4,291	(397)	91%	10,710	12,873	(2,162)	83%	56,490	45,780
<b>CONTRACT COSTS</b>										
943 GARBAGE & TRASH	1,455	1,177	278	124%	3,206	3,530	(324)	91%	14,120	10,914
COOLING / AIR CONDITIONING	-	1,525	(1,525)	0%	220	4,575	(4,355)	5%	18,300	18,080
ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
LANDSCAPE & GROUNDS	6,530	2,843	3,687	230%	15,059	8,528	6,532	177%	34,110	19,051
UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
ELECTRICAL	-	-	-	-	-	-	-	-	-	-
PLUMBING	2,330	389	1,941	599%	2,455	1,166	1,289	211%	4,665	2,210
EXTERMINATION	930	911	19	102%	2,790	2,733	58	102%	10,930	8,140
JANITORIAL	-	-	-	-	-	-	-	-	-	-
ROUTINE MAINTENANCE	435	10,890	(10,455)	4%	435	32,671	(32,236)	1%	130,685	130,250
943 4430 OTHER MISCELLANEOUS CONTRACT COSTS	-	792	(792)	0%	1,579	2,375	(796)	66%	9,500	7,921
<b>TOTAL ORDINARY MAINT &amp; OPER</b>	<b>30,080</b>	<b>42,477</b>	<b>(12,397)</b>	<b>71%</b>	<b>84,124</b>	<b>127,432</b>	<b>(43,308)</b>	<b>66%</b>	<b>514,728</b>	<b>430,604</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	7,323	6,501	823	113%	21,970	19,503	2,468	113%	78,010	56,040
GENERAL LIABILITY	1,404	497	907	282%	4,212	1,491	2,721	282%	5,965	1,753
WORKER'S COMPENSATION	1,123	1,160	(37)	97%	3,368	3,479	(111)	97%	13,916	10,548
AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
OTHER INSURANCE	23	596	(573)	4%	69	1,789	(1,720)	4%	7,154	7,085
<b>969 TOTAL INSURANCE EXPENSES</b>	<b>9,873</b>	<b>8,754</b>	<b>1,119</b>	<b>113%</b>	<b>29,620</b>	<b>26,261</b>	<b>3,358</b>	<b>113%</b>	<b>105,045</b>	<b>75,425</b>
<b>GENERAL EXPENSES</b>										
962 4590 OTHER GENERAL EXPENSES	2,296	1,475	821	156%	6,257	4,425	1,832	141%	17,700	11,443
COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
PAYMENTS IN LIEU OF TAXES	-	1,483	(1,483)	0%	-	4,448	(4,448)	0%	17,793	17,793
BAD DEBTS	1,795	2,287	(492)	78%	3,458	6,860	(3,402)	50%	27,440	23,982
INTEREST EXPENSE	17,630	20,511	(2,880)	86%	62,260	61,532	729	101%	246,127	183,867
<b>TOTAL GENERAL EXPENSES</b>	<b>21,721</b>	<b>25,755</b>	<b>(4,034)</b>	<b>84%</b>	<b>71,976</b>	<b>77,265</b>	<b>(5,289)</b>	<b>93%</b>	<b>309,060</b>	<b>237,084</b>
<b>969 TOTAL OPERATING EXPENDITURES</b>	<b>107,296</b>	<b>136,278</b>	<b>(28,982)</b>	<b>79%</b>	<b>317,647</b>	<b>408,835</b>	<b>(91,188)</b>	<b>78%</b>	<b>1,640,338</b>	<b>1,322,691</b>
<b>970 CASH FLOW FROM OPERATIONS</b>	<b>(5,627)</b>	<b>42,701</b>	<b>(48,327)</b>	<b>-13%</b>	<b>10,558</b>	<b>128,102</b>	<b>(117,544)</b>	<b>8%</b>	<b>507,408</b>	<b>496,850</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>										
OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971 4610 EXTRAORDINARY MAINTENANCE	-	1,250	(1,250)	0%	-	3,750	(3,750)	0%	15,000	15,000
CAPITAL EXPENDITURES	42,854	42,854	-	100%	128,563	128,563	-	100%	514,252	385,689
973 4715 HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
OTHER ITEMS	(30,000)	-	(30,000)	-	(89,286)	-	(89,286)	-	-	89,286
<b>TOTAL OTHER EXPENSES</b>	<b>12,854</b>	<b>44,104</b>	<b>(31,250)</b>	<b>29%</b>	<b>39,277</b>	<b>132,313</b>	<b>(93,036)</b>	<b>30%</b>	<b>529,252</b>	<b>489,975</b>
<b>900 TOTAL EXPENDITURES</b>	<b>120,151</b>	<b>180,383</b>	<b>(60,232)</b>	<b>67%</b>	<b>356,924</b>	<b>541,148</b>	<b>(184,224)</b>	<b>66%</b>	<b>2,169,590</b>	<b>1,812,666</b>
DEPRECIATION ADD BACK	42,854	42,854	-	100%	128,563	128,563	-	100%	514,252	385,689
<b>NET CASH FLOW</b>	<b>24,373</b>	<b>41,451</b>	<b>(17,077)</b>	<b>59%</b>	<b>99,844</b>	<b>124,352</b>	<b>(24,508)</b>	<b>80%</b>	<b>492,408</b>	<b>392,564</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
INCOME	ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>HUD PHA GRANTS</b>										
3401.01 CAPITAL FUND REVENUE - SOFT COSTS	26,498	51,556	(25,058)	51%	95,629	154,667	(59,038)	62%	618,667	523,038
3401.1 CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410 SECTION 8 HAP INCOME	-	28,858	(28,858)	0%	-	86,575	(86,575)	0%	346,298	346,298
3410.1 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2 PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>	<b>26,498</b>	<b>80,414</b>	<b>(53,916)</b>	<b>33%</b>	<b>95,629</b>	<b>241,241</b>	<b>(145,612)</b>	<b>40%</b>	<b>964,965</b>	<b>869,336</b>
<b>EXPENSES</b>										
<b>ADMINISTRATIVE OFFICE EXPENSES</b>										
4130 LEGAL	-	679	(679)	0%	142	2,038	(1,896)	7%	8,150	8,008
4140 STAFF TRAINING	-	450	(450)	0%	1,272	1,350	(78)	94%	5,400	4,128
4150 TRAVEL	-	538	(538)	0%	566	1,613	(1,047)	35%	6,450	5,884
4170 ACCOUNTING	-	1,833	(1,833)	0%	-	5,500	(5,500)	0%	22,000	22,000
4190 SUNDRY	1,491	1,950	(459)	76%	2,724	5,850	(3,126)	47%	23,400	20,676
4190.2 TELEPHONE/COMMUNICATIONS	1,039	1,352	(313)	77%	3,010	4,055	(1,045)	74%	16,220	13,210
4190.3 POSTAGE	896	1,321	(425)	68%	1,671	3,964	(2,293)	42%	15,855	14,184
4190 OFFICE SUPPLIES	126	83	43	151%	393	250	143	157%	1,000	607
4190 CONTRACT COST-COPIER/SECURITY	567	50	517	1134%	923	150	773	615%	600	(323)
4190 EVICTION COST	125	146	(21)	86%	360	438	(78)	82%	1,750	1,390
4190.9 CONTRACT COST - ADMIN	2,755	3,744	(989)	74%	3,665	11,231	(7,566)	33%	44,925	41,260
<b>TOTAL ADMINISTRATIVE</b>	<b>6,999</b>	<b>11,467</b>	<b>(4,468)</b>	<b>61%</b>	<b>14,584</b>	<b>34,400</b>	<b>(19,816)</b>	<b>42%</b>	<b>137,600</b>	<b>123,016</b>
<b>TOTAL GENERAL EXPENSES</b>										
4590 OTHER GENERAL EXPENSE	1,074	1,073	1	100%	3,318	3,218	101	103%	12,871	9,553
4590 FSS CONTRIBUTIONS	2,244	1,826	418	123%	4,478	5,478	(1,000)	82%	21,910	17,432
4590.5 ASSET MANAGEMENT FEE	1,022	1,423	(401)	72%	1,539	4,270	(2,731)	36%	17,080	15,541
4590.6 OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>4,340</b>	<b>4,322</b>	<b>18</b>	<b>100%</b>	<b>9,335</b>	<b>12,965</b>	<b>(3,630)</b>	<b>72%</b>	<b>51,861</b>	<b>42,526</b>

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

FISCAL YEAR ENDING DECEMBER 31, 2017

CONSOLIDATED

**Financial Statements**

April 30, 2017

**AVON PARK HOUSING AUTHORITY**  
FINANCIAL STATEMENT SUMMARY

**PUBLIC HOUSING**

**INCOME**

1. Total income is down by (\$37,707). Total tenant rental revenue is down by (\$3,432). Other tenant revenue is down by (\$127).

**EXPENSES**

2. Total operating expense are down by (\$22,815) compared to the budgeted amount.

3. Administrative expenses are down by (\$9,014).

4. Maintenance expenses are down by (\$9,647).

5. Utility expenses are down by (\$2,609).

6. Total insurance expense is up by \$323.

7. Total General expense is down by (\$1,691).

**Public Housing's projected net income is scheduled YTD to be \$11,523. Current net income is \$1,630.**

**NORTH CENTRAL HEIGHTS I**

**INCOME**

1. Total income is up by \$2,008 compared to budgeted amounts. Total tenant revenue is up by \$1,588.

**EXPENSES**

2. Total operating expense is down by (\$6,475) compared to the budgeted amount.

3. Administrative expenses are down by (\$6,419).

4. Maintenance expenses are up by \$2,029.

5. Utility expense is down (\$1,486).

6. Total insurance expense is down by (\$572).

7. Total General expense is up by \$373.

**North Central Heights I projected net income is scheduled YTD to be \$8,186. Current net income is \$15,772.**

# AVON PARK HOUSING AUTHORITY

## FINANCIAL STATEMENT SUMMARY

### NORTH CENTRAL Height II

#### INCOME

1. Total income is up by \$954 compared to budgeted amounts. Total tenant revenue is up by \$1,543.

#### EXPENSES

2. Total operating expense is up by \$4,903, compared to the budgeted amount.

3. Administrative expenses are down by (\$1,990).

4. Maintenance expenses are up by (\$2,889).

5. Utility expense is up by \$12.

6. Total insurance expense is down by (\$468).

7. Total General expense is up by \$4,794.

**North Central Heights II projected net income is scheduled YTD to be \$8,232. Current net income is \$4,282.**

### RIDGEDALE

#### INCOME

1. Total income is down by (\$124,041) compared to budgeted amounts. Total tenant revenue is down by (\$8,759).

Grant subsidy is down compared to budgeted amounts by (\$115,433). Other revenue is up by \$151.

#### EXPENSES

2. Total operating expense is down by (\$21,030) compared to the budgeted amount.

3. Administrative expense is down by (\$102).

4. Maintenance expenses are down by (\$6,493).

5. Utility expense is down (\$665).

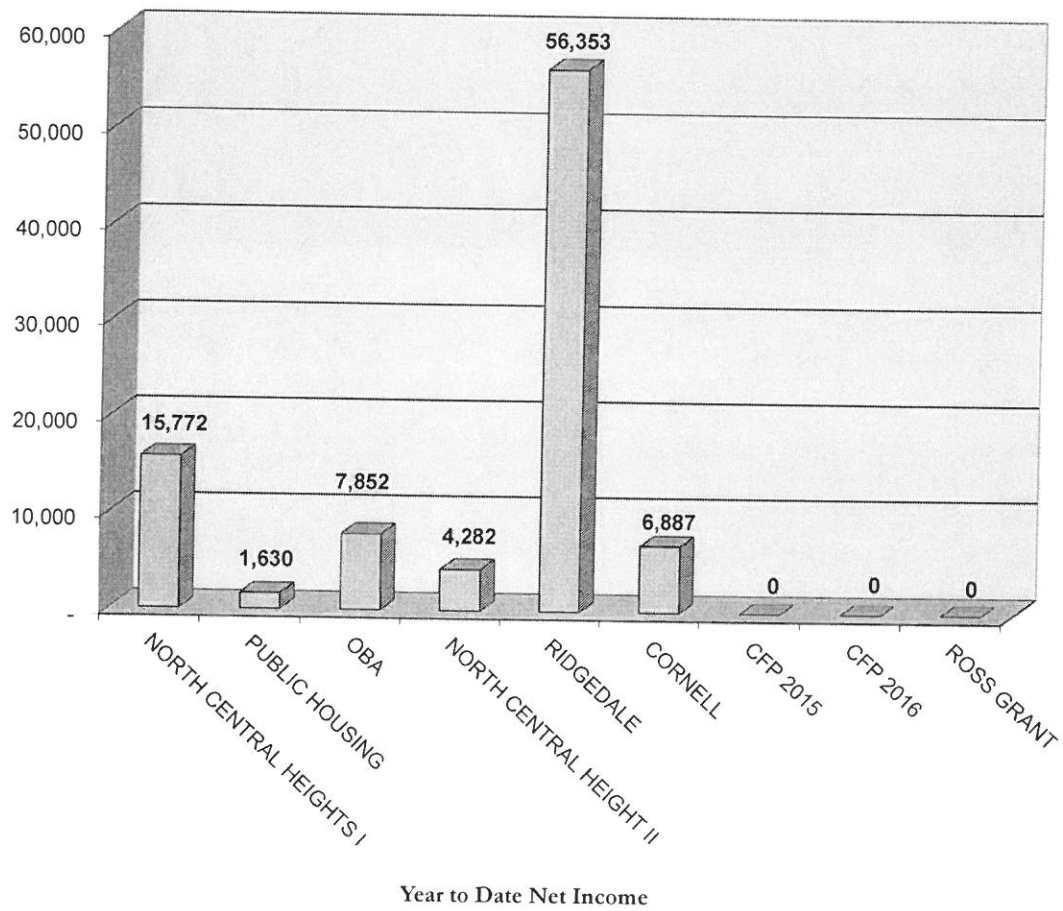
6. Total insurance expense is down by (\$463).

7. Total General expense are down by (\$13,287).

**Ridgedale's projected net income is scheduled YTD to be \$37,135. Current net income is (\$65,876).**



## Avon Park Housing Authority



**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES**  
**AS OF April 30, 2017**

**PUBLIC HOUSING**

1111.01 GENERAL FUND CHECKING	21,400
1111.40 FSS ESCROW	5,873
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	24,245
1117.00 PETTY CASH	100
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,395
1162.01 LAKESIDE PARK 1 ESCROW	5,189
1162.02 LAKESIDE PARK 1 RESERVES	20,740
1162.60 NEW INVESTMENT ACCOUNT	1,062,742

TOTAL 1,186,683

**OTHER BUSINESS ACTIVITY**

1111.3 APHDC--OBA	57,769
1111.50 LAKE SIDE PARK - RAD	100

TOTAL 57,869

**CORNELL COLONY**

1111.40 GENERAL FUND-CORNELL COLONY	50,830
1111.60 CORNELL COLONY - OP DEF RESERVES	100
1114.00 CORNELL COLONY - SECURITY DEPOSITS	13,801
1162.10 ESCROW INSURANCE & TAXES	6,600
1162.12 ESCROW REPLACE RESERVE	20,601

TOTAL 91,932

**NORTH CENTRAL HEIGHTS I**

1111.01 GENERAL FUND CHECKING	46,734
1114.00 SECURITY DEPOSITS	14,000
1162.1 ESCROW -BONNEVILLE-TAXES	28,218
1162.11 ESCROW-BONNEVILLE-INSURANCE	15,473
1162.12 ESCROW-BONNEVILLE-REPL RS	64,622

TOTAL 169,047

**NORTH CENTRAL HEIGHT II**

1111.01 GENERAL FUND CHECKING	29,773
1114.00 SECURITY DEPOSITS	10,100
1162.1 ESCROW-BONNEVILLE-TAXES	22,665
1162.11 ESCROW-BONNEVILLE - INSURANCE	17,722
1162.12 ESCROW-BONNEVILLE-REPL RES	51,710

TOTAL 131,970

**RIDGEDALE**

1111.01 GENERAL FUND CHECKING	54,367
1114.00 SECURITY DEPOSITS	6,599
1162.05 ESCROW MIP	3,082
1162.06 ESCROW RESERVE REPLACEMENT	77,237
1162.07 ESCROW INSURANCE	12,937
1162.08 RESIDUAL RECEIPTS RESERVERS	202,063

TOTAL 356,284

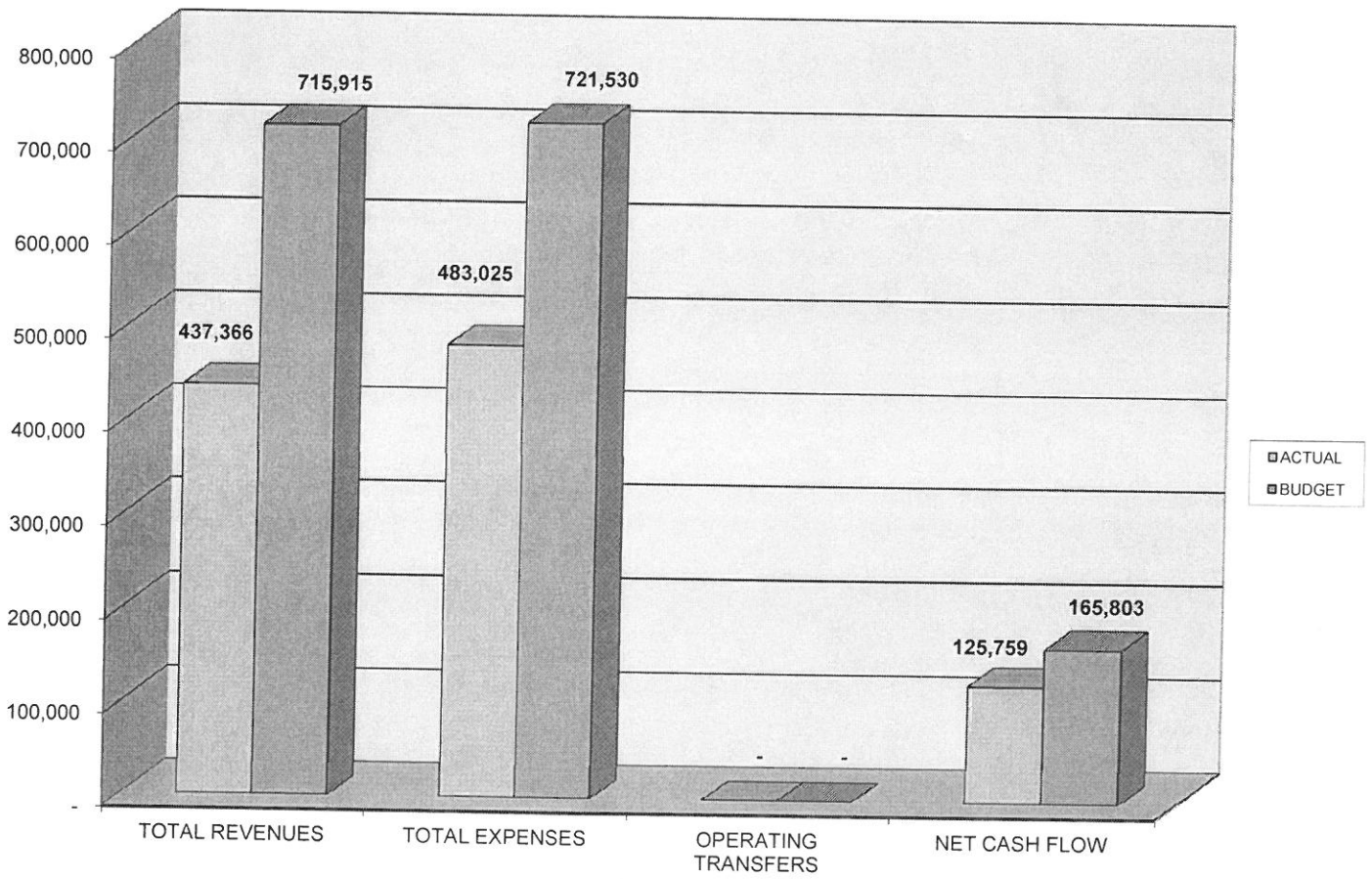
GRAND TOTAL CASH ACCOUNTS 1,993,786

**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF UNRESTRICTED NET POSITION**  
**AS OF April 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	15,772	YEAR TO DATE EARNINGS	4,282
TOTAL	<u>148,175</u>	TOTAL	<u>73,108</u>
<b>PUBLIC HOUSING</b>		<b>RIDGEDALE</b>	
UNRESTRICTED NET ASSETS	1,399,440	UNRESTRICTED NET ASSETS	27,147
YEAR TO DATE EARNINGS	1,630	YEAR TO DATE EARNINGS	56,353
TOTAL	<u>1,401,070</u>	TOTAL	<u>83,500</u>
<b>OTHER BUSINESS</b>		<b>CAPITAL FUND 2016</b>	
UNRESTRICTED NET ASSETS	89,094	UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	7,852	YEAR TO DATE EARNINGS	-
TOTAL	<u>96,946</u>	TOTAL	<u>-</u>
<b>CORNELL COLONY</b>		<b>CAPITAL FUND 2015</b>	
UNRESTRICTED NET ASSETS	(32,984)	UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	39,870	YEAR TO DATE EARNINGS	-
TOTAL	<u>6,887</u>	TOTAL	<u>-</u>

TOTAL RESERVE BALANCES **1,809,686**

# APHA CONSOLIDATED





## 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	66,634	70,210	(3,576)	95%	270,672	280,838	(10,166)	96%	842,514	571,842
<b>NET TENANT REVENUE</b>										
	<u>66,634</u>	<u>70,210</u>	<u>(3,576)</u>	<u>95%</u>	<u>270,672</u>	<u>280,838</u>	<u>(10,166)</u>	<u>96%</u>	<u>842,514</u>	<u>571,842</u>
3401 TENANT REVENUE - OTHER	3,035	2,330	705	130%	9,222	9,320	(98)	99%	27,960	18,738
3404 TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430 TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450 TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431 <b>NET OPERATING REVENUE</b>	<u>69,669</u>	<u>72,540</u>	<u>(2,871)</u>	<u>96%</u>	<u>279,895</u>	<u>290,158</u>	<u>(10,263)</u>	<u>96%</u>	<u>870,474</u>	<u>590,579</u>
706 HUD PHA OPERATING GRANT CFP	32,851	51,556	(18,705)	64%	128,480	206,222	(77,742)	62%	618,667	490,187
708 OTHER GOVERNMENT GRANTS	-	28,858	(28,858)	0%	-	115,433	(115,433)	0%	346,298	346,298
711 INVESTMENT INCOME - UNRESTRICTED	153	213	(59)	72%	647	850	(203)	76%	2,550	1,903
MANAGEMENT FEE INCOME	5,132	5,386	(255)	95%	20,459	21,546	(1,086)	95%	64,637	44,178
BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714 FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715 OTHER REVENUE	1,320	20,380	(19,050)	7%	7,775	81,518	(73,744)	10%	244,555	236,780
720 INVESTMENT INCOME - RESTRICTED	27	47	(20)	58%	111	188	(78)	59%	565	454
<b>700 TOTAL REVENUES</b>	<u>109,162</u>	<u>178,979</u>	<u>(69,817)</u>	<u>61%</u>	<u>437,366</u>	<u>715,915</u>	<u>(278,549)</u>	<u>61%</u>	<u>2,147,746</u>	<u>1,710,380</u>
<b>OPERATING EXPENDITURES</b>										
<b>ADMINISTRATIVE</b>										
911 4110 ADMINISTRATIVE SALARIES	20,882	22,485	(1,603)	93%	78,321	89,939	(11,619)	87%	269,818	191,497
912 4182 EBC - ADMIN	7,739	8,347	(608)	93%	38,735	33,389	5,346	116%	100,167	61,432
4171 AUDITING FEES	-	2,683	(2,683)	0%	-	10,733	(10,733)	0%	32,200	32,200
MANAGEMENT FEES	5,132	6,027	(895)	85%	20,459	24,107	(3,648)	85%	72,321	51,862
BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
ADVERTISING & MARKETING	49	-	49	-	49	-	49	-	-	(49)
OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
TRAVEL	-	-	-	-	-	-	-	-	-	-
916 4190 OTHER	13,309	12,146	1,163	110%	28,207	48,583	(20,377)	58%	145,750	117,543
<b>TOTAL ADMINISTRATIVE</b>	<u>47,110</u>	<u>51,688</u>	<u>(4,578)</u>	<u>91%</u>	<u>165,771</u>	<u>206,752</u>	<u>(40,981)</u>	<u>80%</u>	<u>620,256</u>	<u>454,485</u>
<b>TENANT SERVICES</b>										
921 4210 SALARIES	-	-	-	-	-	-	-	-	-	-
923 4222 EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924 4230 OTHER	-	233	(233)	0%	-	930	(930)	0%	2,790	2,790
<b>TOTAL TENANT SERVICES</b>	<u>-</u>	<u>233</u>	<u>(233)</u>	<u>0%</u>	<u>-</u>	<u>930</u>	<u>(930)</u>	<u>0%</u>	<u>2,790</u>	<u>2,790</u>
<b>UTILITIES</b>										
931 4310 WATER	929	1,554	(624)	60%	3,269	6,215	(2,946)	53%	18,645	15,376
932 4320 ELECTRICITY	3,572	3,627	(55)	98%	10,772	14,510	(3,738)	74%	43,529	32,757
933 4330 NATURAL GAS	96	94	2	102%	302	377	(75)	80%	1,130	828
938 4390 SEWER AND OTHER	1,270	2,096	(826)	61%	5,025	8,385	(3,360)	60%	25,155	20,130
<b>TOTAL UTILITIES</b>	<u>5,867</u>	<u>7,372</u>	<u>(1,505)</u>	<u>80%</u>	<u>19,368</u>	<u>29,486</u>	<u>(10,118)</u>	<u>66%</u>	<u>88,459</u>	<u>69,091</u>

# 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>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	10,498	13,614	(3,116)	77%	42,748	54,454	(11,707)	79%	163,363	120,615
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	4,514	6,047	(1,533)	75%	19,933	24,188	(4,255)	82%	72,565	52,632
943	4420	MATERIALS	4,095	4,291	(196)	95%	14,805	17,163	(2,358)	86%	56,490	41,685
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	885	1,177	(292)	75%	4,091	4,707	(615)	87%	14,120	10,029
		COOLING / AIR CONDITIONING	1,321	1,525	(204)	87%	1,541	6,100	(4,559)	25%	18,300	16,759
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	6,530	2,843	3,687	230%	21,589	11,370	10,219	190%	34,110	12,521
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	389	(389)	0%	2,455	1,555	900	158%	4,665	2,210
		EXTERMINATION	930	911	19	102%	3,720	3,643	77	102%	10,930	7,210
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	10,890	(10,890)	0%	435	43,562	(43,127)	1%	130,685	130,250
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	280	792	(512)	35%	1,859	3,167	(1,308)	59%	9,500	7,641
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>29,052</b>	<b>42,477</b>	<b>(13,426)</b>	<b>68%</b>	<b>113,176</b>	<b>169,909</b>	<b>(56,733)</b>	<b>67%</b>	<b>514,728</b>	<b>401,552</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	7,323	6,501	823	113%	29,294	26,003	3,290	113%	78,010	48,716
		GENERAL LIABILITY	1,404	497	907	282%	5,616	1,988	3,628	282%	5,965	349
		WORKER'S COMPENSATION	1,123	1,160	(37)	97%	4,491	4,639	(147)	97%	13,916	9,425
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	55	596	(541)	9%	124	2,385	(2,261)	5%	7,154	7,030
969		<b>TOTAL INSURANCE EXPENSES</b>	<b>9,906</b>	<b>8,754</b>	<b>1,152</b>	<b>113%</b>	<b>39,525</b>	<b>35,015</b>	<b>4,510</b>	<b>113%</b>	<b>105,045</b>	<b>65,520</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	4,665	1,475	3,190	316%	10,922	5,900	5,022	185%	17,700	6,778
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	1,483	(1,483)	0%	-	5,931	(5,931)	0%	17,793	17,793
		BAD DEBTS	3,795	2,287	1,508	166%	7,253	9,147	(1,894)	79%	27,440	20,187
		INTEREST EXPENSE	15,560	20,511	(4,950)	76%	77,821	82,042	(4,222)	95%	246,127	168,306
<b>TOTAL GENERAL EXPENSES</b>			<b>24,020</b>	<b>25,755</b>	<b>(1,735)</b>	<b>93%</b>	<b>95,996</b>	<b>103,020</b>	<b>(7,024)</b>	<b>93%</b>	<b>309,060</b>	<b>213,064</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>115,955</b>	<b>136,278</b>	<b>(20,323)</b>	<b>85%</b>	<b>433,836</b>	<b>545,113</b>	<b>(111,276)</b>	<b>80%</b>	<b>1,640,338</b>	<b>1,206,502</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>(6,793)</b>	<b>42,701</b>	<b>(49,493)</b>	<b>-16%</b>	<b>3,530</b>	<b>170,803</b>	<b>(167,273)</b>	<b>2%</b>	<b>507,408</b>	<b>503,878</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	1,250	(1,250)	0%	-	5,000	(5,000)	0%	15,000	15,000
		CAPITAL EXPENDITURES	42,854	42,854	-	100%	171,417	171,417	-	100%	514,252	342,835
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	(32,943)	-	(32,943)	-	(122,229)	-	(122,229)	-	-	122,229
<b>TOTAL OTHER EXPENSES</b>			<b>9,911</b>	<b>44,104</b>	<b>(34,193)</b>	<b>22%</b>	<b>49,188</b>	<b>176,417</b>	<b>(127,229)</b>	<b>28%</b>	<b>529,252</b>	<b>480,064</b>
900		<b>TOTAL EXPENDITURES</b>	<b>125,866</b>	<b>180,383</b>	<b>(54,516)</b>	<b>70%</b>	<b>483,025</b>	<b>721,530</b>	<b>(238,505)</b>	<b>67%</b>	<b>2,169,590</b>	<b>1,686,565</b>
		DEPRECIATION ADD BACK	42,854	42,854	-	100%	171,417	171,417	-	100%	514,252	342,835
<b>NET CASH FLOW</b>			<b>26,150</b>	<b>41,451</b>	<b>(15,300)</b>	<b>63%</b>	<b>125,759</b>	<b>165,803</b>	<b>(40,044)</b>	<b>76%</b>	<b>492,408</b>	<b>366,649</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
INCOME	ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>HUD PHA GRANTS</b>										
3401.01 CAPITAL FUND REVENUE - SOFT COSTS	32,851	51,556	(18,705)	64%	128,480	206,222	(77,742)	62%	618,667	490,187
3401.1 CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410 SECTION 8 HAP INCOME	-	28,858	(28,858)	0%	-	115,433	(115,433)	0%	346,298	346,298
3410.1 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2 PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>	<b>32,851</b>	<b>80,414</b>	<b>(47,563)</b>	<b>41%</b>	<b>128,480</b>	<b>321,655</b>	<b>(193,175)</b>	<b>40%</b>	<b>964,965</b>	<b>836,485</b>
<b>EXPENSES</b>										
<b>ADMINISTRATIVE OFFICE EXPENSES</b>										
4130 LEGAL	-	679	(679)	0%	142	2,717	(2,575)	5%	8,150	8,008
4140 STAFF TRAINING	149	450	(302)	33%	1,421	1,800	(380)	79%	5,400	3,980
4150 TRAVEL	660	538	123	123%	1,226	2,150	(924)	57%	6,450	5,224
4170 ACCOUNTING	8,149	1,833	6,315	444%	8,149	7,333	815	111%	22,000	13,852
4190 SUNDRY	963	1,950	(987)	49%	3,687	7,800	(4,113)	47%	23,400	19,713
4190.2 TELEPHONE/COMMUNICATIONS	2,047	1,352	696	151%	5,058	5,407	(349)	94%	16,220	11,162
4190.3 POSTAGE	765	1,321	(556)	58%	2,436	5,285	(2,849)	46%	15,855	13,419
4190 OFFICE SUPPLIES	126	83	43	151%	519	333	186	156%	1,000	481
4190 CONTRACT COST-COPIER/SECURITY	190	50	140	381%	1,113	200	913	557%	600	(513)
4190 EVICTION COST	-	146	(146)	0%	595	583	12	102%	1,750	1,155
4190.9 CONTRACT COST - ADMIN	25	3,744	(3,719)	1%	3,690	14,975	(11,285)	25%	44,925	41,235
<b>TOTAL ADMINISTRATIVE</b>	<b>13,074</b>	<b>11,467</b>	<b>1,607</b>	<b>114%</b>	<b>27,893</b>	<b>45,867</b>	<b>(17,974)</b>	<b>61%</b>	<b>137,600</b>	<b>109,707</b>
<b>TOTAL GENERAL EXPENSES</b>										
4590 OTHER GENERAL EXPENSE	1,447	1,073	375	135%	4,765	4,290	475	111%	12,871	8,106
4590 FSS CONTRIBUTIONS	1,682	1,826	(144)	92%	6,160	7,303	(1,143)	84%	21,910	15,750
4590.5 ASSET MANAGEMENT FEE	1,682	1,423	259	118%	3,221	5,693	(2,472)	57%	17,080	13,859
4590.6 OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>4,812</b>	<b>4,322</b>	<b>490</b>	<b>111%</b>	<b>14,147</b>	<b>17,287</b>	<b>(3,140)</b>	<b>82%</b>	<b>51,861</b>	<b>37,714</b>



**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**AVON PARK PUBLIC HOUSING**

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended April 30, 2017	4 Month(s) Ended April 30, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	01 001 4110.00 5		15,165.83	56,895.38	57,128.32	232.94
Legal Expense	01 001 4130.00 5		0.00	141.90	1,550.00	1,408.10
Staff Training	01 001 4140.00 5		0.00	299.00	1,633.32	1,334.32
Travel	01 001 4150.00 5		660.40	729.39	2,150.00	1,420.61
Accounting Fees	01 001 4170.00 5		2,880.00	2,880.00	2,666.64	(213.36)
Computer Support/Licensing Fees	01 001 4170.2 5		0.00	2,721.00	0.00	(2,721.00)
Audit Fees	01 001 4171.00 5		0.00	0.00	4,666.64	4,666.64
Employee Benefits Cont - Admin	01 001 4182.00 5		5,592.77	28,798.21	21,060.32	(7,737.89)
Sundry	01 001 4190.00 5		711.57	1,981.03	4,500.00	2,518.97
Advertising	01 001 4190.18 5		49.00	49.00	0.00	(49.00)
Telephone/Communications	01 001 4190.2 5		821.24	3,204.37	2,933.32	(271.05)
Postage	01 001 4190.3 5		626.42	896.72	1,250.00	353.28
Eviction Costs	01 001 4190.4 5		0.00	0.00	333.32	333.32
Contract Costs- Copier	01 001 4190.6 5		70.32	222.32	40.00	(182.32)
Contract Costs-Admin Security	01 001 4190.7 5		120.00	240.00	160.00	(80.00)
Contract Costs-Admin	01 001 4190.9 5		0.00	0.00	8,000.00	8,000.00
Ten Services - RAB	01 001 4220.00 5		0.00	0.00	176.64	176.64
Water	01 001 4310.00 5		58.72	731.35	1,050.00	318.65
Electricity	01 001 4320.00 5		2,641.47	8,073.02	9,640.00	1,566.98
Natural Gas	01 001 4330.00 5		95.68	301.92	376.64	74.72
Sewer	01 001 4390.00 5		99.50	1,384.98	2,033.32	648.34
Labor	01 001 4410.00 5		5,460.80	22,058.35	23,663.00	1,604.65
Maintenance Materials	01 001 4420.00 5		2,121.13	4,139.03	9,540.00	5,400.97
Pest Control	01 001 4430.1 5		470.00	1,880.00	2,150.00	270.00
Contract Costs - Lawn	01 001 4430.3 5		2,000.00	8,000.00	8,000.00	0.00
Contract Costs-Air Conditioning	01 001 4430.4 5		125.00	200.00	3,000.00	2,800.00
Contract Costs-Plumbing	01 001 4430.5 5		0.00	0.00	750.00	750.00
GARBAGE AND TRASH	01 001 4431.00 5		133.00	1,797.06	(2,033.32)	(3,830.38)
Emp Benefit Cont - Maintenance	01 001 4433.00 5		2,380.86	10,568.27	9,153.64	(1,414.63)
Insurance - Property	01 001 4510.00 5		2,517.57	10,070.28	9,666.64	(403.64)
Worker's Comp Insurance	01 001 4510.1 5		678.25	2,713.00	2,895.00	182.00
Other Insurance-Crime, Auto, Direc&C	01 001 4510.2 5		55.27	124.09	666.64	542.55
Liability Insurance	01 001 4510.3 5		577.53	2,310.12	1,666.64	(643.48)
Payment in Lieu of Taxes	01 001 4520 5		0.00	0.00	3,931.00	3,931.00
Collection Losses	01 001 4570.00 5		588.00	588.00	2,630.00	2,042.00
FSS Monthly Contributions	01 001 4590.02 5		0.00	2,939.00	0.00	(2,939.00)
Other General Expense	01 001 4590.00 5		1,358.00	4,676.34	3,333.32	(1,343.02)
Extraordinary Maintenance	01 001 4610 5		0.00	0.00	5,000.00	5,000.00
<b>Total Operating Expenses</b>			<b>48,058.33</b>	<b>181,613.13</b>	<b>205,361.04</b>	<b>23,747.91</b>
<b>Operating Revenues</b>						
Dwelling Rent	01 001 3110.00 5		11,250.00	46,728.00	50,159.64	(3,431.64)
Operating Subsidy	01 001 3401.00 5		32,851.00	128,480.00	162,660.64	(34,180.64)
<b>Total Operating Revenues</b>			<b>44,101.00</b>	<b>175,208.00</b>	<b>212,820.28</b>	<b>(37,612.28)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(3,957.33)</b>	<b>(6,405.13)</b>	<b>7,459.24</b>	<b>(13,864.37)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
RESTRICTED INTEREST	01 001 3431.00 5		0.00	0.00	16.64	(16.64)
Investment Income - Unrestricted	01 001 3610.00 5		147.97	622.45	796.64	(174.19)
Other Income - Tenant	01 001 3690.00 5		908.75	2,123.41	2,250.00	(126.59)
Other Income - Rent for Tulane Ave B	01 001 3690.13 5		0.00	2,400.00	5,066.64	(2,666.64)
Leave with no Notice	01 001 3690.16 5		0.00	190.50	0.00	190.50
Other Income - Copies & Fax	01 001 3690.2 5		0.00	10.00	0.00	10.00
Other Income - Misc - Non Tenant	01 001 3690.6 5		476.00	1,962.00	0.00	1,962.00
Other Income-Laundry	01 001 3690.7 5		0.00	726.50	0.00	726.50
<b>Total Other Revenues and Expenses</b>			<b>1,532.72</b>	<b>8,034.86</b>	<b>8,129.92</b>	<b>(95.06)</b>

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

AVON PARK HOUSING AUTHORITY  
Budgeted Income Statement  
AVON PARK PUBLIC HOUSING

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Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended April 30, 2017	4 Month(s) Ended April 30, 2017	Budget	Variance
<b>Total Other Revenues and Expenses</b>			<u>1,532.72</u>	<u>8,034.86</u>	<u>8,129.92</u>	<u>(95.06)</u>
<b>Total Net Income (Loss)</b>			<u>(2,424.61)</u>	<u>1,629.73</u>	<u>15,589.16</u>	<u>(13,959.43)</u>

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

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

Fiscal Year End Date:		12/31/2017		ACCOUNT	1 Month(s) Ended	4 Month(s) Ended	Budget	Variance
					April 30, 2017	April 30, 2017		
<b>Operating Revenues and Expenses</b>								
<b>Operating Expenses</b>								
Admin Salaries - NCH I	01	100	4110.01	5	799.26	3,002.69	5,000.00	1,997.31
Admin Salaries - NCH II	01	100	4110.02	5	642.34	2,413.47	4,781.32	2,367.85
Admin Salaries - Ridgedale	01	100	4110.03	5	885.04	3,325.56	6,666.64	3,341.08
Accounting Fees	01	100	4170.00	5	450.00	450.00	766.64	316.64
Audit Fees	01	100	4171.00	5	0.00	0.00	166.64	166.64
Employee Benefits Cont - Admin-Ridg	01	100	4182.00	5	310.95	1,113.49	2,333.32	1,219.83
Employee Benefits Cont - Admin - NC	01	100	4182.1	5	255.98	862.80	1,166.64	303.84
Employee Benefits Cont - Admin - NC	01	100	4182.2	5	219.47	772.45	1,080.00	307.55
Sundry	01	100	4190.00	5	95.74	95.74	50.00	(45.74)
MARKETING/ADVERTISING	01	100	4190.18	5	0.00	250.00	0.00	(250.00)
Insurance - Workers Comp	01	100	4510.40	5	80.33	321.32	528.32	207.00
Other General Expense	01	100	4590	5	0.00	0.00	166.64	166.64
<b>Total Operating Expenses</b>					<u>3,739.11</u>	<u>12,607.52</u>	<u>22,706.16</u>	<u>10,098.64</u>
<b>Total Operating Revenues and Expenses</b>					<u>(3,739.11)</u>	<u>(12,607.52)</u>	<u>(22,706.16)</u>	<u>10,098.64</u>
<b>Other Revenues and Expenses</b>								
<b>Other Revenues and Expenses</b>								
Revenue-Management Fees-Ridgedal	01	100	3690.00	5	3,158.09	12,418.61	13,333.32	(914.71)
Revenue - Management Fees - NCH I	01	100	3690.1	5	868.26	3,578.89	3,666.64	(87.75)
Revenue - Management Fees - NCH I	01	100	3690.2	5	1,105.36	4,461.74	4,545.64	(83.90)
Other Income/Donations	01	100	3690.40	5	0.00	0.00	75,918.32	(75,918.32)
<b>Total Other Revenues and Expenses</b>					<u>5,131.71</u>	<u>20,459.24</u>	<u>97,463.92</u>	<u>(77,004.68)</u>
<b>Total Other Revenues and Expenses</b>					<u>5,131.71</u>	<u>20,459.24</u>	<u>97,463.92</u>	<u>(77,004.68)</u>
<b>Total Net Income (Loss)</b>					<u>1,392.60</u>	<u>7,851.72</u>	<u>74,757.76</u>	<u>(66,906.04)</u>

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

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended April 30, 2017	4 Month(s) Ended April 30, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00 5		1,252.59	4,687.40	4,838.64	151.24
Accounting Fees	02 001 4170.00 5		1,149.00	1,149.00	1,366.64	217.64
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	828.00	0.00	(828.00)
Audit Fees	02 001 4171.00 5		0.00	0.00	1,666.64	1,666.64
Employee Benefits Cont - Admin	02 001 4182.00 5		502.56	2,656.65	2,371.32	(285.33)
Sundry	02 001 4190.00 5		138.75	138.75	1,733.32	1,594.57
Bank Fees	02 001 4190.18 5		10.00	10.00	0.00	(10.00)
Telephone	02 001 4190.2 5		86.03	346.89	573.32	226.43
Postage	02 001 4190.3 5		0.00	0.00	10.00	10.00
Eviction Costs	02 001 4190.4 5		235.00	235.00	183.32	(51.68)
Contract Costs - Admin	02 001 4190.9 5		0.00	0.00	3,690.32	3,690.32
DO NOT USE-Water	02 001 4310 5		0.00	0.00	400.00	400.00
Water	02 001 4310.00 5		61.39	141.25	470.00	328.75
Electricity	02 001 4320.00 5		432.55	1,024.84	1,983.32	958.48
Sewer	02 001 4390.00 5		54.30	144.23	343.32	199.09
Labor	02 001 4410.00 5		1,158.40	4,428.51	5,021.00	592.49
Maintenance Materials	02 001 4420.00 5		969.57	2,596.21	3,333.32	737.11
Contract Costs	02 001 4430.00 5		0.00	435.00	0.00	(435.00)
Contract Costs-Pest Control	02 001 4430.1 5		100.80	403.20	463.32	60.12
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	75.00	75.00
Contract Costs - AC	02 001 4430.4 5		725.00	725.00	2,233.32	1,508.32
Contract Costs - Lawn	02 001 4430.5 5		1,750.00	5,250.00	1,083.32	(4,166.68)
Garbage and Trash Collection	02 001 4431.00 5		35.50	105.50	183.32	77.82
Emp Benefit Cont - Maintenance	02 001 4433.00 5		854.24	3,672.43	3,194.64	(477.79)
Insurance - Property	02 001 4510.00 5		944.03	3,776.12	4,333.32	557.20
Insurance - Workers Comp	02 001 4510.1 5		71.08	284.32	333.32	49.00
Insurance - Liability	02 001 4510.3 5		175.77	703.08	668.64	(34.44)
Payment in Lieu of Taxes	02 001 4520 5		0.00	0.00	1,666.64	1,666.64
Bad Debts - Other	02 001 4570.00 5		0.00	1,141.18	1,066.64	(74.54)
Bonneville Interest	02 001 4580.01 5		3,832.54	19,182.14	17,216.64	(1,965.50)
Other General Expense	02 001 4590.00 5		33.00	33.00	33.32	0.32
Management Fees	02 001 4590.02 5		868.26	3,578.89	3,615.64	36.75
<b>Total Operating Expenses</b>			<b>15,440.36</b>	<b>57,676.59</b>	<b>64,151.56</b>	<b>6,474.97</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00 5		17,612.00	71,266.32	69,678.00	1,588.32
<b>Total Operating Revenues</b>			<b>17,612.00</b>	<b>71,266.32</b>	<b>69,678.00</b>	<b>1,588.32</b>
<b>Total Operating Revenues and Expenses</b>			<b>2,171.64</b>	<b>13,589.73</b>	<b>5,526.44</b>	<b>8,063.29</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	26.64	(26.64)
Other Income - Tenant	02 001 3690.00 5		588.00	2,049.17	2,633.32	(584.15)
Other Income - Non Tenant	02 001 3690.3 5		8.16	8.16	0.00	8.16
Other Income - Community Rental	02 001 3690.5 5		0.00	125.00	0.00	125.00
<b>Total Other Revenues and Expenses</b>			<b>596.16</b>	<b>2,182.33</b>	<b>2,659.96</b>	<b>(477.63)</b>
<b>Total Other Revenues and Expenses</b>			<b>596.16</b>	<b>2,182.33</b>	<b>2,659.96</b>	<b>(477.63)</b>
<b>Total Net Income (Loss)</b>			<b>2,767.80</b>	<b>15,772.06</b>	<b>8,186.40</b>	<b>7,585.66</b>

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

Fiscal Year End Date:		12/31/2017	ACCOUNT	1 Month(s) Ended April 30, 2017	4 Month(s) Ended April 30, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>							
<b>Operating Expenses</b>							
Nontechnical Salaries	02 002 4110.00	5		1,031.53	3,860.20	3,877.32	17.12
Legal Expense	02 002 4130.00	5		0.00	0.00	1,166.64	1,166.64
Accounting Fees	02 002 4170.00	5		2,546.00	2,546.00	1,366.64	(1,179.36)
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5		0.00	651.00	0.00	(651.00)
Audit Fees	02 002 4171.00	5		0.00	0.00	1,333.32	1,333.32
Employee Benefits Cont - Admin	02 002 4182.00	5		413.86	2,187.77	1,909.32	(278.45)
Sundry	02 002 4190.00	5		0.00	0.00	333.32	333.32
Telephone	02 002 4190.2	5		0.00	0.00	150.00	150.00
Postage	02 002 4190.3	5		0.00	0.00	8.32	8.32
Eviction Costs	02 002 4190.4	5		0.00	360.00	0.00	(360.00)
Contract Costs - Admin	02 002 4190.9	5		0.00	0.00	1,166.64	1,166.64
Ten Services - After School Program	02 002 4220.20	5		0.00	0.00	333.32	333.32
Water	02 002 4310.00	5		85.84	128.76	135.00	6.24
Electricity	02 002 4320.00	5		179.23	430.45	413.64	(16.81)
Sewer	02 002 4390.00	5		22.40	32.67	31.64	(1.03)
Labor	02 002 4410.00	5		1,158.40	4,428.50	5,021.00	592.50
Maintenance Materials	02 002 4420.00	5		807.42	1,718.97	2,556.64	837.67
Contract Costs-Pest Control	02 002 4430.1	5		79.20	316.80	363.32	46.52
Contract Costs - Lawn	02 002 4430.3	5		1,190.00	3,570.00	786.64	(2,783.36)
Contract Costs - AC	02 002 4430.4	5		75.00	75.00	700.00	625.00
Contract Costs - Plumbing	02 002 4430.5	5		0.00	2,455.00	563.32	(1,891.68)
Garbage and Trash Collection	02 002 4431.00	5		20.50	28.00	190.00	162.00
Emp Benefit Cont - Maintenance	02 002 4433.00	5		854.17	3,672.12	3,194.64	(477.48)
Insurance - Property	02 002 4510.00	5		731.77	2,927.08	3,333.32	406.24
Insurance - Workers Comp	02 002 4510.1	5		64.33	257.32	371.32	114.00
Insurance - Liability	02 002 4510.3	5		138.11	552.44	500.00	(52.44)
Bad Debts - Other	02 002 4570.00	5		3,207.00	4,138.44	1,116.64	(3,021.80)
Bonneville Interest	02 002 4580.01	5		3,466.98	17,352.46	15,573.32	(1,779.14)
Other General Expense	02 002 4590.00	5		26.00	26.00	33.32	7.32
Management Fees	02 002 4590.02	5		1,105.36	4,461.74	4,744.64	282.90
<b>Total Operating Expenses</b>				<b>17,203.10</b>	<b>56,176.72</b>	<b>51,273.24</b>	<b>(4,903.48)</b>
<b>Operating Revenues</b>							
Dwelling Rent	02 002 3110.00	5		13,969.00	56,744.46	57,167.00	(422.54)
<b>Total Operating Revenues</b>				<b>13,969.00</b>	<b>56,744.46</b>	<b>57,167.00</b>	<b>(422.54)</b>
<b>Total Operating Revenues and Expenses</b>				<b>(3,234.10)</b>	<b>567.74</b>	<b>5,893.76</b>	<b>(5,326.02)</b>
<b>Other Revenues and Expenses</b>							
<b>Other Revenues and Expenses</b>							
INTEREST - RESTRICTED	02 002 3431.00	5		0.00	0.00	21.64	(21.64)
Investment Income - Unrestricted	02 002 3610.00	5		3.03	13.14	10.00	3.14
Other Income - Tenant	02 002 3690.00	5		1,475.00	3,682.59	2,140.00	1,542.59
Other Income - Non Tenant	02 002 3690.3	5		18.74	18.74	166.64	(147.90)
<b>Total Other Revenues and Expenses</b>				<b>1,496.77</b>	<b>3,714.47</b>	<b>2,338.28</b>	<b>1,376.19</b>
<b>Total Other Revenues and Expenses</b>				<b>1,496.77</b>	<b>3,714.47</b>	<b>2,338.28</b>	<b>1,376.19</b>
<b>Total Net Income (Loss)</b>				<b>(1,737.33)</b>	<b>4,282.21</b>	<b>8,232.04</b>	<b>(3,949.83)</b>

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

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended April 30, 2017	4 Month(s) Ended April 30, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	03 001 4110.00 5		0.00	0.00	3,246.32	3,246.32
Legal Expense	03 001 4130.00 5		148.50	148.50	0.00	(148.50)
Staff Training	03 001 4140.00 5		0.00	0.00	166.64	166.64
Accounting Fees	03 001 4170.00 5		1,034.00	1,034.00	1,166.64	132.64
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	946.00	0.00	(946.00)
Audit Fees	03 001 4171.00 5		0.00	0.00	1,333.32	1,333.32
Employee Benefits Cont - Admin	03 001 4182.00 5		0.00	0.00	1,322.00	1,322.00
Sundry	03 001 4190.00 5		138.75	328.75	4,000.00	3,671.25
Bank Fees	03 001 4190.19 5		0.00	10.00	0.00	(10.00)
Telephone/Communications	03 001 4190.20 5		126.03	518.94	333.32	(185.62)
Postage	03 001 4190.30 5		0.00	0.00	26.64	26.64
Eviction Costs	03 001 4190.40 5		235.00	235.00	0.00	(235.00)
Water	03 001 4310.00 5		14.91	44.73	2,310.00	2,265.27
Electricity	03 001 4320.00 5		151.06	461.22	1,349.32	888.10
Sewer	03 001 4390.00 5		31.20	93.60	2,310.00	2,216.40
Labor	03 001 4410.00 5		0.00	0.00	4,604.00	4,604.00
Materials	03 001 4420.00 5		63.97	1,551.27	1,666.64	115.37
Contract Costs - Pest Control	03 001 4430.10 5		158.00	632.00	0.00	(632.00)
Contract Costs-Lawn	03 001 4430.30 5		1,164.58	3,493.74	0.00	(3,493.74)
Garbage and Trash Collection	03 001 4431.00 5		53.68	177.54	66.64	(110.90)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		0.00	0.00	3,413.00	3,413.00
Property Insurance	03 001 4510.00 5		2,379.88	9,519.52	3,333.32	(6,186.20)
Workers Comp	03 001 4510.10 5		43.25	173.00	666.64	493.64
Insurance - General Liability	03 001 4510.30 5		349.41	1,397.56	1,193.00	(204.56)
Bad Debts - Other	03 001 4570.00 5		0.00	1,229.84	0.00	(1,229.84)
Management Fees	03 001 4590.01 5		0.00	0.00	5,357.64	5,357.64
<b>Total Operating Expenses</b>			<b>6,092.22</b>	<b>21,995.21</b>	<b>37,865.08</b>	<b>15,869.87</b>
<b>Operating Revenues</b>						
Dwelling Rent	03 001 3110.00 5		22,253.00	89,223.13	89,293.64	(70.51)
<b>Total Operating Revenues</b>			<b>22,253.00</b>	<b>89,223.13</b>	<b>89,293.64</b>	<b>(70.51)</b>
<b>Total Operating Revenues and Expenses</b>			<b>16,160.78</b>	<b>67,227.92</b>	<b>51,428.56</b>	<b>15,799.36</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	03 001 3610.00 5		1.04	1.04	0.00	1.04
Other Income - Misc Other Revenue	03 001 3690.00 5		826.48	1,771.07	0.00	1,771.07
Contract Costs	03 001 4430.00 5		(280.00)	(280.00)	0.00	(280.00)
Other General Expense	03 001 4590.02 5		(3,218.00)	(3,218.00)	0.00	(3,218.00)
Interest on Loan - Heartland National	03 001 5610.00 5		(5,145.84)	(25,631.75)	(27,125.64)	1,493.89
<b>Total Other Revenues and Expenses</b>			<b>(7,816.32)</b>	<b>(27,357.64)</b>	<b>(27,125.64)</b>	<b>(232.00)</b>
<b>Total Other Revenues and Expenses</b>			<b>(7,816.32)</b>	<b>(27,357.64)</b>	<b>(27,125.64)</b>	<b>(232.00)</b>
<b>Total Net Income (Loss)</b>			<b>8,344.46</b>	<b>39,870.28</b>	<b>24,302.92</b>	<b>15,567.36</b>

Report Criteria PHA: 03 Project '001'

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**RIDGEDALE**  
**RIDGEDALE APARTMENTS LLC**

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended April 30, 2017	4 Month(s) Ended April 30, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00 5		1,105.22	4,135.94	4,400.64	264.70
Staff Training	07 002 4140.00 5		0.00	973.00	0.00	(973.00)
Travel	07 002 4150.00 5		0.00	497.00	0.00	(497.00)
Accounting Fees	07 002 4170.00 5		1,123.50	1,123.50	1,166.64	43.14
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	769.00	0.00	(769.00)
Audit Fees	07 002 4171.00 5		0.00	0.00	1,566.64	1,566.64
Employee Benefits Cont - Admin	07 002 4182.00 5		443.44	2,344.12	2,146.00	(198.12)
Sundry	07 002 4190.00 5		0.00	292.79	1,183.32	890.53
Postage	07 002 4190.03 5		0.00	254.50	16.64	(237.86)
Bank Fees	07 002 4190.18 5		6.58	27.45	0.00	(27.45)
Telephone	07 002 4190.2 5		105.98	472.28	583.32	111.04
Eviction Costs	07 002 4190.4 5		0.00	0.00	66.64	66.64
Contract Costs - Admin	07 002 4190.9 5		25.00	200.00	2,091.32	1,891.32
Tenant Services	07 002 4220.00 5		0.00	0.00	20.00	20.00
Water	07 002 4310.00 5		708.47	2,223.30	2,250.00	26.70
Electricity	07 002 4320.00 5		167.63	782.25	1,123.32	341.07
Sewer	07 002 4390.00 5		1,062.49	3,369.42	3,666.64	297.22
Labor	07 002 4410.00 5		2,720.18	11,832.30	16,145.32	4,313.02
Maintenance Materials	07 002 4420.00 5		132.57	4,799.65	1,733.32	(3,066.33)
Contract Costs	07 002 4430.00 5		0.00	1,579.00	3,166.64	1,587.64
Pest Control	07 002 4430.1 5		122.00	488.00	666.64	178.64
Contract Costs-Lawn	07 002 4430.3 5		425.00	1,275.00	1,500.00	225.00
Contract Costs-Air Conditioning	07 002 4430.4 5		396.00	541.00	166.64	(374.36)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	166.64	166.64
Garbage and Trash Collection	07 002 4431.00 5		642.10	1,983.12	2,233.32	250.20
Emp Benefit Cont - Maintenance	07 002 4433.00 5		424.54	2,020.30	5,232.32	3,212.02
Insurance - Property	07 002 4510.00 5		750.18	3,000.72	3,333.32	332.60
Insurance - Workers Comp	07 002 4510.1 5		185.58	742.32	333.32	(409.00)
Insurance - Liability	07 002 4510.3 5		163.21	652.84	1,192.00	539.16
Payment in Lieu of Taxes	07 002 4520.00 5		0.00	0.00	333.32	333.32
Bad Debts - Other	07 002 4570.00 5		0.00	155.55	4,333.32	4,177.77
Interest on Notes Payable-Centennial	07 002 4580.03 5		3,115.08	15,654.44	22,126.64	6,472.20
Management Fees	07 002 4590.00 5		3,158.09	12,418.61	10,389.00	(2,029.61)
Other General Expense	07 002 4590.01 5		30.00	30.00	2,333.32	2,303.32
<b>Total Operating Expenses</b>			<b>17,012.84</b>	<b>74,637.40</b>	<b>95,666.20</b>	<b>21,028.80</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00 5		1,550.00	6,710.57	14,539.64	(7,829.07)
HAP Subsidy	07 002 3110.01 5		0.00	0.00	115,432.64	(115,432.64)
<b>Total Operating Revenues</b>			<b>1,550.00</b>	<b>6,710.57</b>	<b>129,972.28</b>	<b>(123,261.71)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(15,462.84)</b>	<b>(67,926.83)</b>	<b>34,306.08</b>	<b>(102,232.91)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Interest - Restricted	07 002 3431.00 5		26.29	109.74	150.00	(40.26)
Investment Income - Unrestricted	07 002 3610.00 5		2.29	11.38	16.64	(5.26)
Other Income - Tenant	07 002 3690.00 5		63.66	1,366.92	2,296.64	(929.72)
Other Income/Laundry	07 002 3690.7 5		0.00	562.70	366.64	196.06
<b>Total Other Revenues and Expenses</b>			<b>92.24</b>	<b>2,050.74</b>	<b>2,829.92</b>	<b>(779.18)</b>
<b>Total Other Revenues and Expenses</b>			<b>92.24</b>	<b>2,050.74</b>	<b>2,829.92</b>	<b>(779.18)</b>
<b>Total Net Income (Loss)</b>			<b>(15,370.60)</b>	<b>(65,876.09)</b>	<b>37,136.00</b>	<b>(103,012.09)</b>

AVON PARK HOUSING AUTHORITY  
CASH Analysis  
AVON PARK PUBLIC HOUSING  
As Of Date: 4/30/2017

	Balance
General Fund	21,399.60
Section 8 PH Funds	0.00
Security Deposits	24,245.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	43,394.97
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,062,741.52
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	5,872.74
Development Corporation	57,769.39
Cornell Colony - General Fund	<del>5,872.74</del>
Lakeside Park 2 - RAD	100.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00



AVON PARK HOUSING AUTHORITY

CASH Analysis

NORTH CENTRAL HEIGHTS I

As Of Date: 4/30/2017

	Balance
General Fund	46,733.82
Section 8 PH Funds	0.00
Security Deposits	14,000.00
FNC 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: 4/30/2017

	Balance
General Fund	
Section 8 PH Funds	29,773.15
Security Deposits	0.00
PNC Account	10,100.00
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: 4/30/2017

	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	0.00
Development Corporation	<del>50,829.63</del>
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	50,829.63
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	100.00
	13,801.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

RIDGEDALE

As Of Date: 4/30/2017

	Balance
General Fund	
Section 8 PH Funds	54,367.23
Security Deposits	0.00
PNC Account	6,598.66
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

## OCCUPANCY/VACANCY REPORT

April 2017

### Public Housing Delaney Heights

Unit #	Brms.	Move-Out	Move-In Date	# days in Mgmt	#days in Maint	# vacancydays
7(529)	1	3/6	4/3	21	7	28

TOTAL DELANEY HEIGHTS VACANT - 0

Reason for Vacancy  
Passed away

### Lakeside Park I

Unit #	Brms.	Move-Out	Move-In Date	# days in Mgmt	#days in Maint	# vacancydays

TOTAL LAKESIDE PARK I VACANT - 0

Reason for Vacancy

### Lakeside Park II

Unit #	Brms.	Move-Out	Move-In Date	# days in Mgmt	#days in Maint	# vacancydays
207(232)	1	6/1/15			21	
222(213)	3	6/4/15			19	
102(202)	2	7/1/15				
313(350)	1	7/31/15			1	
329(317)	1	8/18/15			7	
309(334)	3	8/31/15			6	
214(245)	2	8/31/15			3	
310(338)	2	9/3/15			8	
223(207)	4	10/19/15			5	
325(333)	1	12/10/15			7	
322(345)	3	1/19/16			4	
306(322)	2	2/16/16			1	
215(241)	3	4/1/16			1	
303(310)	3	4/21/16			1	
302(306)	3	5/10/16			4	
225(201)	3	5/10/16			1	
101(200)	4	5/19/16			1	
218(233)	3	7/5/16			1	
314(354)	2	7/12/16				
103(204)	3	7/19/16				
216(239)	4	8/9/16				
317(363)	1	10/10/16				
209(240)	5	11/16/16				
219(229)	4	11/30/16				
330(313)	1	12/29/16				
204(220)	4	3/31/17				

TOTAL LAKESIDE PARK II VACANT - 26

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT

April 2017

Ridgedale  
Unit # Brms. Move-Out Move-In Date # days in Mgmt #days in Maint # vacancydays Reason for Vacancy  
 TOTAL RIDGEDALE VACANT— 0

North Central Heights I - (40 units total)  
Unit# Brms Move-Out Move-In # days in Mgmt #days in Maint # vacancydays Reason for Vacancy  
 TOTAL NCH I VACANT— 0

North Central Heights II - (32 units total)  
Unit # Brms Move-Out Move-In # days in Mgmt #days in Maint #vacancy days Reason for Vacancy  
 656 3 3/27 4/1 1 4 5 Abandoned unit  
 736 4 4/3 Eviction  
 TOTAL NCH II VACANT— 1

Cornell Colony - (44 units total)  
Unit # Brms Move-Out Move-In # days in Mgmt #days in Maint #vacancy days Reason for Vacancy  
 38271 3 4/26 Over income  
 TOTAL CORNELL COLONY VACANT - 1

OCCUPANCY/VACANCY REPORT

April 2017

Intent to Vacate -

Evictions-

Abandoned Units -

WAITING LIST

LAKESIDE PARK II

1-BRM	228
2-BRM	252
3-BRM	173
4-BRM	45
5-BRM	13
TOTAL	<u>711</u>

DELANEY HEIGHTS

1-BRM	191
TOTAL	<u>191</u>

RIDGEDALE

1-BRM	457
2-BRM	428
3-BRM	272
4-BRM	102
TOTAL	<u>1259</u>

NORTH CENTRAL HEIGHTS

2-BRM	570
3-BRM	394
4-BRM	157
TOTAL	<u>1121</u>

LAKESIDE PARK I

1-BRM	22
2-BRM	310
3-BRM	252
4-BRM	85
5-BRM	22
TOTAL	<u>691</u>

CORNELL COLONY

3-BRM	<u>364</u>
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**Tenants Accounts Receivable**

**April 30, 2017**

<b><u>Delaney Heights</u></b>		
Serena Austin	\$ 25.00	Late fee
Sylvester Evans	91.00	Rent and late fee
Jessica Snowden	50.00	Pet deposit (making pmts)
<b>DH Total</b>	<b>\$166.00</b>	
<b><u>Lakeside Park I</u></b>		
Khalilah Debrown	\$ 35.25	Excess electric
Darcel Dennis	80.00	Rent and late fee
Ajaita Hampton	60.00	Work order (making pmts)
Lyd Navarro	10.00	Excess electric
<b>Lakeside I Total</b>	<b>\$185.25</b>	
<b><u>Lakeside Park II</u></b>		
<b>Lakeside II Total</b>	<b>\$0</b>	
<b><u>NCH I</u></b>		
Briana Greene	\$ 7.00	Balance on late fee
Ralinzee Hunter	698.00	Rent and late fee
<b>NCH I Total</b>	<b>\$705.00</b>	
<b><u>NCH II</u></b>		
<b>NCH II Total</b>	<b>\$0</b>	
<b><u>Cornell Colony</u></b>		
Cherelle Bivens	\$ 55.48	Work order
Nyree Mcalister	1,418.00	Rent & late fees
Alexis Roper	554.00	Rent & late fees
<b>CORNELL Total</b>	<b>\$2,027.48</b>	
<b><u>Ridgedale</u></b>		
Shelea Black	\$ 178.16	Work order (making pmts)
Jasmine Childs	23.99	Work order
Abimael Morales	17.11	Excess water
Emily Marberry	58.00	Security deposit (making pmts)
Ashley Tate	25.00	Work order
<b>RD Total</b>	<b>\$302.26</b>	
<b>GRAND TOTAL</b>	<b>\$3,385.99</b>	

\*WRITE OFFS for Delaney  
Total Delaney \$0

\*WRITE OFFS for NCH  
Sheldonia Sanders \$3,182.00

\*WRITE OFFS for Ridgedale

Total NCH \$3,182.00

Total RD \$0

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

\*WRITE OFFS for Lakeside Park II  
Amanda Sutton \$588.00

\*WRITE OFFS Cornell

Total LPH \$588.00

Total CC \$0

Approved—Tracey Rudy, Chief Executive Officer

Submitted by: Penny Pieratt, Comptroller



**April 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. 76 hours were taken during the month of March for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	6
Lakeside I Preventive Maintenance Inspections	5
Lakeside Park II Preventive/Annual Inspections	4
Ridgedale Preventive/Annual Inspections	5
North Central Heights I Preventive/AI	5
North Central Heights II Preventive/AI	2
Cornell Colony Preventive/AI	15
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	1
Lakeside Park II Vacancies	0
Ridgedale Vacancies	0
North Central Heights I Vacancies	0
North Central Heights II Vacancies	2
Cornell Colony Vacancies	1
Delaney Heights Move Ins	1
Lakeside Park I Move Ins	0
Lakeside Park II Move-In's	0
Ridgedale Move Ins	0
North Central Heights I Move Ins	0
North Central Heights II Move Ins	1
Cornell Colony Move Ins	0
Delaney Heights Move Outs	0
Lakeside Park I Move Outs	0
Lakeside Park II Move-Out's	0
Ridgedale Move Outs	0
North Central Heights I Move Outs	0
North Central Heights II Move Outs	1
Cornell Colony Move Outs	1

AVON PARK HOUSING AUTHORITY

CASH Analysis

AVON PARK PUBLIC HOUSING

As Of Date: 5/31/2017

Balance

General Fund	6,553.78
Section 8 PH Funds	0.00
Security Deposits	24,045.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	43,416.37
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,056,460.41
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	7,815.07
Development Corporation	141,225.23
Cornell Colony - General Fund	7,815.07
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  
NORTH CENTRAL HEIGHTS *I*  
As Of Date: 5/31/2017

Balance

General Fund	56,333.08
Section 8 FH Funds	0.00
Security Deposits	13,550.00
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: 5/31/2017

Balance

General Fund	39,078.35
Section 8 PH Funds	0.00
Security Deposits	10,400.00
PNC Account	0.00
Petty Cash	0.00
Investment CD at Highlands Bank	0.00
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	0.00
FSS Escrow	0.00
Development Corporation	0.00
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY  
CASH Analysis  
CORNELL COLONY  
As Of Date: 5/31/2017

	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	62,382.57
Development Corporation	0.00
Cornell Colony - General Fund	62,382.57
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	100.00
Cornell Colony-Security Deposit	13,501.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

RIDGEDALE

As Of Date: 5/31/2017

Balance

General Fund	69,806.89
Section 8 PH Funds	0.00
Security Deposits	6,656.66
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**  
**Budgeted Income Statement**  
**AVON PARK PUBLIC HOUSING**

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended May 31, 2017	5 Month(s) Ended May 31, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	01 001 4110.00 5		21,718.24	78,613.62	71,410.40	(7,203.22)
Legal Expense	01 001 4130.00 5		170.50	312.40	1,937.50	1,625.10
Staff Training	01 001 4140.00 5		0.00	299.00	2,041.65	1,742.65
Travel	01 001 4150.00 5		614.12	1,343.51	2,687.50	1,343.99
Accounting Fees	01 001 4170.00 5		174.00	3,054.00	3,333.30	279.30
Computer Support/Licensing Fees	01 001 4170.2 5		0.00	2,721.00	0.00	(2,721.00)
Audit Fees	01 001 4171.00 5		0.00	0.00	5,833.30	5,833.30
Employee Benefits Cont - Admin	01 001 4182.00 5		5,772.72	34,570.93	26,325.40	(8,245.53)
Sundry	01 001 4190.00 5		820.35	2,801.38	5,625.00	2,823.62
Advertising	01 001 4190.18 5		49.00	98.00	0.00	(98.00)
Bank Fees	01 001 4190.19 5		25.00	25.00	0.00	(25.00)
Telephone/Communications	01 001 4190.2 5		823.46	4,027.83	3,666.65	(361.18)
Postage	01 001 4190.3 5		490.00	1,386.72	1,562.50	175.78
Eviction Costs	01 001 4190.4 5		0.00	0.00	416.65	416.65
Contract Costs- Copier	01 001 4190.6 5		59.28	281.60	50.00	(231.60)
Contract Costs-Admin Security	01 001 4190.7 5		0.00	240.00	200.00	(40.00)
Pre-employment testing	01 001 4190.8 5		103.00	103.00	0.00	(103.00)
Contract Costs-Admin	01 001 4190.9 5		1,747.04	1,747.04	10,000.00	8,252.96
Ten Services - RAB	01 001 4220.00 5		0.00	0.00	220.80	220.80
Water	01 001 4310.00 5		594.28	1,325.63	1,312.50	(13.13)
Electricity	01 001 4320.00 5		2,259.08	10,332.10	12,050.00	1,717.90
Natural Gas	01 001 4330.00 5		91.70	393.62	470.80	77.18
Sewer	01 001 4390.00 5		1,029.43	2,414.41	2,541.65	127.24
Labor	01 001 4410.00 5		8,234.64	30,292.99	29,578.75	(714.24)
Maintenance Materials	01 001 4420.00 5		1,473.17	5,612.20	11,925.00	6,312.80
Pest Control	01 001 4430.1 5		470.00	2,350.00	2,687.50	337.50
Contract Costs - Lawn	01 001 4430.3 5		2,000.00	10,000.00	10,000.00	0.00
Contract Costs-Air Conditioning	01 001 4430.4 5		0.00	200.00	3,750.00	3,550.00
Contract Costs-Plumbing	01 001 4430.5 5		0.00	0.00	937.50	937.50
GARBAGE AND TRASH	01 001 4431.00 5		1,362.50	3,159.56	(2,541.65)	(5,701.21)
Emp Benefit Cont - Maintenance	01 001 4433.00 5		2,317.36	12,885.63	11,442.05	(1,443.58)
Insurance - Property	01 001 4510.00 5		2,624.93	12,695.21	12,083.30	(611.91)
Worker's Comp Insurance	01 001 4510.1 5		678.25	3,391.25	3,618.75	227.50
Other Insurance-Crime, Auto, Direc&C	01 001 4510.2 5		1,362.82	1,486.91	833.30	(653.61)
Liability Insurance	01 001 4510.3 5		288.47	2,598.59	2,083.30	(515.29)
Payment in Lieu of Taxes	01 001 4520 5		0.00	0.00	4,913.75	4,913.75
Collection Losses	01 001 4570.00 5		0.00	588.00	3,287.50	2,699.50
FSS Monthly Contributions	01 001 4590.02 5		2,242.00	5,181.00	0.00	(5,181.00)
Other General Expense	01 001 459000 5		0.00	4,676.34	4,166.65	(509.69)
Extraordinary Maintenance	01 001 4610 5		0.00	0.00	6,250.00	6,250.00
<b>Total Operating Expenses</b>			<b>59,595.34</b>	<b>241,208.47</b>	<b>256,701.30</b>	<b>15,492.83</b>
<b>Operating Revenues</b>						
Dwelling Rent	01 001 3110.00 5		10,976.00	57,704.00	62,699.55	(4,995.55)
Operating Subsidy	01 001 3401.00 5		32,120.00	160,600.00	203,325.80	(42,725.80)
<b>Total Operating Revenues</b>			<b>43,096.00</b>	<b>218,304.00</b>	<b>266,025.35</b>	<b>(47,721.35)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(16,499.34)</b>	<b>(22,904.47)</b>	<b>9,324.05</b>	<b>(32,228.52)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
RESTRICTED INTEREST	01 001 3431.00 5		0.00	0.00	20.80	(20.80)
Investment Income - Unrestricted	01 001 3610.00 5		165.29	787.74	995.80	(208.06)
Other Income - Tenant	01 001 3690.00 5		183.02	2,306.43	2,812.50	(506.07)
Other Income - Rent for Tulane Ave B	01 001 3690.13 5		0.00	2,400.00	6,333.30	(3,933.30)
Other Income - Insurance	01 001 3690.14 5		6,696.00	6,696.00	0.00	6,696.00
Leave with no Notice	01 001 3690.16 5		0.00	190.50	0.00	190.50
Other Income - Copies & Fax	01 001 3690.2 5		0.00	10.00	0.00	10.00
Other Income - Misc - Non Tenant	01 001 3690.6 5		0.00	1,962.00	0.00	1,962.00
Other Income-Laundry	01 001 3690.7 5		0.00	726.50	0.00	726.50
Other Income - Community Rm Rent	01 001 3690.8 5		225.00	225.00	0.00	225.00

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

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**AVON PARK PUBLIC HOUSING**

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended May 31, 2017	5 Month(s) Ended May 31, 2017	Budget	Variance
Total Other Revenues and Expenses			7,269.31	15,304.17	10,162.40	5,141.77
Total Other Revenues and Expenses			7,269.31	15,304.17	10,162.40	5,141.77
Total Net Income (Loss)			(9,230.03)	(7,600.30)	19,486.45	(27,086.75)

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER



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

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended May 31, 2017	5 Month(s) Ended May 31, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Admin Salaries - NCH I	01 100 4110.01 5		1,198.89	4,201.58	6,250.00	2,048.42
Admin Salaries - NCH II	01 100 4110.02 5		963.51	3,376.98	5,976.65	2,599.67
Admin Salaries - Ridgedale	01 100 4110.03 5		1,327.56	4,653.12	8,333.30	3,680.18
Accounting Fees	01 100 4170.00 5		150.00	600.00	958.30	358.30
Audit Fees	01 100 4171.00 5		0.00	0.00	208.30	208.30
Employee Benefits Cont - Admin-Ridg	01 100 4182.00 5		239.05	1,352.54	2,916.65	1,564.11
Employee Benefits Cont - Admin - NC	01 100 4182.1 5		191.03	1,053.83	1,458.30	404.47
Employee Benefits Cont - Admin - NC	01 100 4182.2 5		167.28	939.73	1,350.00	410.27
Sundry	01 100 4190.00 5		0.00	95.74	62.50	(33.24)
MARKETING/ADVERTISING	01 100 4190.18 5		0.00	250.00	0.00	(250.00)
Insurance - Workers Comp	01 100 4510.40 5		80.33	401.65	660.40	258.75
Other General Expense	01 100 4590 5		0.00	0.00	208.30	208.30
<b>Total Operating Expenses</b>			<b>4,317.65</b>	<b>16,925.17</b>	<b>28,382.70</b>	<b>11,457.53</b>
<b>Total Operating Revenues and Expenses</b>			<b>(4,317.65)</b>	<b>(16,925.17)</b>	<b>(28,382.70)</b>	<b>11,457.53</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Revenue-Management Fees-Ridgedal	01 100 3690.00 5		3,087.52	15,506.13	16,666.65	(1,160.52)
Revenue - Management Fees - NCH I	01 100 3690.1 5		860.33	4,439.22	4,583.30	(144.08)
Revenue - Management Fees - NCH I	01 100 3690.2 5		1,145.31	5,607.05	5,682.05	(75.00)
Other Income/Donations	01 100 3690.40 5		0.00	0.00	94,897.90	(94,897.90)
Other Income - Contribution-NCH	01 100 3690.50 5		84,889.09	84,889.09	0.00	84,889.09
<b>Total Other Revenues and Expenses</b>			<b>89,982.25</b>	<b>110,441.49</b>	<b>121,829.90</b>	<b>(11,388.41)</b>
<b>Total Other Revenues and Expenses</b>			<b>89,982.25</b>	<b>110,441.49</b>	<b>121,829.90</b>	<b>(11,388.41)</b>
<b>Total Net Income (Loss)</b>			<b>85,664.60</b>	<b>93,516.32</b>	<b>93,447.20</b>	<b>69.12</b>

Report Criteria PHA: 01 Project '100'  
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

SUBMITTED BY PENNY PIERATT, COMPTROLLER

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

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended May 31, 2017	5 Month(s) Ended May 31, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00 5		1,561.93	6,249.33	6,048.30	(201.03)
Accounting Fees	02 001 4170.00 5		300.00	1,449.00	1,708.30	259.30
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	828.00	0.00	(828.00)
Audit Fees	02 001 4171.00 5		0.00	0.00	2,083.30	2,083.30
Employee Benefits Cont - Admin	02 001 4182.00 5		410.70	3,067.35	2,964.15	(103.20)
Sundry	02 001 4190.00 5		0.00	138.75	2,166.65	2,027.90
Bank Fees	02 001 4190.18 5		0.00	10.00	0.00	(10.00)
Telephone	02 001 4190.2 5		86.03	432.92	716.65	283.73
Postage	02 001 4190.3 5		0.00	0.00	12.50	12.50
Eviction Costs	02 001 4190.4 5		125.00	360.00	229.15	(130.85)
Contract Costs - Admin	02 001 4190.9 5		0.00	0.00	4,612.90	4,612.90
DO NOT USE-Water	02 001 4310 5		0.00	0.00	500.00	500.00
Water	02 001 4310.00 5		61.39	202.64	587.50	384.86
Electricity	02 001 4320.00 5		417.38	1,442.22	2,479.15	1,036.93
Sewer	02 001 4390.00 5		45.90	190.13	429.15	239.02
Labor	02 001 4410.00 5		1,794.62	6,223.13	6,276.25	53.12
Maintenance Materials	02 001 4420.00 5		720.98	3,317.19	4,166.65	849.46
Contract Costs	02 001 4430.00 5		0.00	435.00	0.00	(435.00)
Contract Costs-Pest Control	02 001 4430.1 5		100.80	504.00	579.15	75.15
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	93.75	93.75
Contract Costs - AC	02 001 4430.4 5		650.00	1,375.00	2,791.65	1,416.65
Contract Costs - Lawn	02 001 4430.5 5		1,750.00	7,000.00	1,354.15	(5,645.85)
Garbage and Trash Collection	02 001 4431.00 5		29.00	134.50	229.15	94.65
Emp Benefit Cont - Maintenance	02 001 4433.00 5		808.80	4,481.23	3,993.30	(487.93)
Insurance - Property	02 001 4510.00 5		832.33	4,608.45	5,416.65	808.20
Insurance - Workers Comp	02 001 4510.1 5		71.08	355.40	416.65	61.25
Other Insurance-Crime,Auto,Direct&O	02 001 4510.2 5		79.49	79.49	0.00	(79.49)
Insurance - Liability	02 001 4510.3 5		91.47	794.55	835.80	41.25
Payment in Lieu of Taxes	02 001 4520 5		0.00	0.00	2,083.30	2,083.30
Bad Debts - Other	02 001 4570.00 5		640.00	1,781.18	1,333.30	(447.88)
Bonneville Interest	02 001 4580.01 5		3,830.58	23,012.72	21,520.80	(1,491.92)
Other General Expense	02 001 4590.00 5		0.00	33.00	41.65	8.65
Management Fees	02 001 4590.02 5		860.33	4,439.22	4,519.55	80.33
<b>Total Operating Expenses</b>			<b>15,267.81</b>	<b>72,944.40</b>	<b>80,189.45</b>	<b>7,245.05</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00 5		17,495.64	88,761.96	87,097.50	1,664.46
<b>Total Operating Revenues</b>			<b>17,495.64</b>	<b>88,761.96</b>	<b>87,097.50</b>	<b>1,664.46</b>
<b>Total Operating Revenues and Expenses</b>			<b>2,227.83</b>	<b>15,817.56</b>	<b>6,908.05</b>	<b>8,909.51</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Interest - Restricted	02 001 3431.00 5		20.04	20.04	0.00	20.04
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	33.30	(33.30)
Other Income - Tenant	02 001 3690.00 5		641.00	2,690.17	3,291.65	(601.48)
Other Income - Non Tenant	02 001 3690.3 5		0.00	8.16	0.00	8.16
Other Income - Community Rental	02 001 3690.5 5		125.00	250.00	0.00	250.00
<b>Total Other Revenues and Expenses</b>			<b>786.04</b>	<b>2,968.37</b>	<b>3,324.95</b>	<b>(356.58)</b>
<b>Total Other Revenues and Expenses</b>			<b>786.04</b>	<b>2,968.37</b>	<b>3,324.95</b>	<b>(356.58)</b>
<b>Total Net Income (Loss)</b>			<b>3,013.87</b>	<b>18,785.93</b>	<b>10,233.00</b>	<b>8,552.93</b>

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

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended May 31, 2017	5 Month(s) Ended May 31, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110.00 5		1,286.28	5,146.48	4,846.65	(299.83)
Legal Expense	02 002 4130.00 5		0.00	0.00	1,458.30	1,458.30
Accounting Fees	02 002 4170.00 5		300.00	2,846.00	1,708.30	(1,137.70)
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	651.00	0.00	(651.00)
Audit Fees	02 002 4171.00 5		0.00	0.00	1,666.65	1,666.65
Employee Benefits Cont - Admin	02 002 4182.00 5		338.22	2,525.99	2,386.65	(139.34)
Sundry	02 002 4190.00 5		61.25	61.25	416.65	355.40
Telephone	02 002 4190.2 5		0.00	0.00	187.50	187.50
Postage	02 002 4190.3 5		0.00	0.00	10.40	10.40
Eviction Costs	02 002 4190.4 5		0.00	360.00	0.00	(360.00)
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	1,458.30	1,458.30
Ten Services - After School Program	02 002 4220.20 5		0.00	0.00	416.65	416.65
Water	02 002 4310.00 5		42.92	171.68	168.75	(2.93)
Electricity	02 002 4320.00 5		101.18	531.63	517.05	(14.58)
Sewer	02 002 4390.00 5		12.13	44.80	39.55	(5.25)
Labor	02 002 4410.00 5		1,794.61	6,223.11	6,276.25	53.14
Maintenance Materials	02 002 4420.00 5		829.64	2,548.61	3,195.80	647.19
Contract Costs-Pest Control	02 002 4430.1 5		79.20	396.00	454.15	58.15
Contract Costs - Lawn	02 002 4430.3 5		1,190.00	4,760.00	983.30	(3,776.70)
Contract Costs - AC	02 002 4430.4 5		685.00	760.00	875.00	115.00
Contract Costs - Plumbing	02 002 4430.5 5		0.00	2,455.00	704.15	(1,750.85)
Garbage and Trash Collection	02 002 4431.00 5		14.50	42.50	237.50	195.00
Emp Benefit Cont - Maintenance	02 002 4433.00 5		808.72	4,480.84	3,993.30	(487.54)
Insurance - Property	02 002 4510.00 5		915.04	3,842.12	4,166.65	324.53
Insurance - Workers Comp	02 002 4510.1 5		64.33	321.65	464.15	142.50
Other Insurance-Crime,Auto,Direct&O	02 002 4510.2 5		87.39	87.39	0.00	(87.39)
Insurance - Liability	02 002 4510.3 5		100.56	653.00	625.00	(28.00)
Bad Debts - Other	02 002 4570.00 5		0.00	4,138.44	1,395.80	(2,742.64)
Bonneville Interest	02 002 4580.01 5		3,465.20	20,817.66	19,466.65	(1,351.01)
Other General Expense	02 002 4590.00 5		0.00	26.00	41.65	15.65
Management Fees	02 002 4590.02 5		1,145.31	5,607.05	5,930.80	323.75
<b>Total Operating Expenses</b>			<b>13,321.48</b>	<b>69,498.20</b>	<b>64,091.55</b>	<b>(5,406.65)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110.00 5		14,135.39	70,879.85	71,458.75	(578.90)
<b>Total Operating Revenues</b>			<b>14,135.39</b>	<b>70,879.85</b>	<b>71,458.75</b>	<b>(578.90)</b>
<b>Total Operating Revenues and Expenses</b>			<b>813.91</b>	<b>1,381.65</b>	<b>7,367.20</b>	<b>(5,985.55)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
INTEREST - RESTRICTED	02 002 3431.00 5		16.04	16.04	27.05	(11.01)
Investment Income - Unrestricted	02 002 3610.00 5		3.21	16.35	12.50	3.85
Other Income - Tenant	02 002 3690.00 5		177.00	3,859.59	2,675.00	1,184.59
Other Income - Non Tenant	02 002 3690.3 5		0.00	18.74	208.30	(189.56)
<b>Total Other Revenues and Expenses</b>			<b>196.25</b>	<b>3,910.72</b>	<b>2,922.85</b>	<b>987.87</b>
<b>Total Other Revenues and Expenses</b>			<b>196.25</b>	<b>3,910.72</b>	<b>2,922.85</b>	<b>987.87</b>
<b>Total Net Income (Loss)</b>			<b>1,010.16</b>	<b>5,292.37</b>	<b>10,290.05</b>	<b>(4,997.68)</b>

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

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended May 31, 2017	5 Month(s) Ended May 31, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	03 001 4110.00 5		0.00	0.00	4,057.90	4,057.90
Legal Expense	03 001 4130.00 5		0.00	148.50	0.00	(148.50)
Staff Training	03 001 4140.00 5		0.00	0.00	208.30	208.30
Accounting Fees	03 001 4170.00 5		250.00	1,284.00	1,458.30	174.30
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	946.00	0.00	(946.00)
Audit Fees	03 001 4171.00 5		0.00	0.00	1,666.65	1,666.65
Employee Benefits Cont - Admin	03 001 4182.00 5		0.00	0.00	1,652.50	1,652.50
Sundry	03 001 4190.00 5		332.00	660.75	5,000.00	4,339.25
Bank Fees	03 001 4190.19 5		0.00	10.00	0.00	(10.00)
Telephone/Communications	03 001 4190.20 5		126.03	644.97	416.65	(228.32)
Postage	03 001 4190.30 5		0.00	0.00	33.30	33.30
Eviction Costs	03 001 4190.40 5		125.00	360.00	0.00	(360.00)
Water	03 001 4310.00 5		14.91	59.64	2,887.50	2,827.86
Electricity	03 001 4320.00 5		191.12	652.34	1,686.65	1,034.31
Sewer	03 001 4390.00 5		31.20	124.80	2,887.50	2,762.70
Labor	03 001 4410.00 5		0.00	0.00	5,755.00	5,755.00
Materials	03 001 4420.00 5		110.22	1,661.49	2,083.30	421.81
Contract Costs - Pest Control	03 001 4430.10 5		158.00	790.00	0.00	(790.00)
Contract Costs-Lawn	03 001 4430.30 5		1,164.58	4,658.32	0.00	(4,658.32)
Garbage and Trash Collection	03 001 4431.00 5		53.68	231.22	83.30	(147.92)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		0.00	0.00	4,266.25	4,266.25
Property Insurance	03 001 4510.00 5		1,725.58	11,245.10	4,166.65	(7,078.45)
Workers Comp	03 001 4510.10 5		43.25	216.25	833.30	617.05
Insurance - General Liability	03 001 4510.30 5		189.63	1,587.19	1,491.25	(95.94)
Bad Debts - Other	03 001 4570.00 5		0.00	1,229.84	0.00	(1,229.84)
Management Fees	03 001 4590.01 5		0.00	0.00	6,697.05	6,697.05
<b>Total Operating Expenses</b>			<b>4,515.20</b>	<b>26,510.41</b>	<b>47,331.35</b>	<b>20,820.94</b>
<b>Operating Revenues</b>						
Dwelling Rent	03 001 3110.00 5		21,777.00	111,000.13	111,617.05	(616.92)
<b>Total Operating Revenues</b>			<b>21,777.00</b>	<b>111,000.13</b>	<b>111,617.05</b>	<b>(616.92)</b>
<b>Total Operating Revenues and Expenses</b>			<b>17,261.80</b>	<b>84,489.72</b>	<b>64,285.70</b>	<b>20,204.02</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	03 001 3610.00 5		0.39	1.43	0.00	1.43
Other Income - Misc Other Revenue	03 001 3690.00 5		344.16	2,115.23	0.00	2,115.23
Contract Costs	03 001 4430.00 5		0.00	(280.00)	0.00	(280.00)
Other General Expense	03 001 4590.02 5		0.00	(3,218.00)	0.00	(3,218.00)
Interest on Loan - Heartland National	03 001 5610.00 5		(2,915.97)	(28,547.72)	(33,907.05)	5,359.33
<b>Total Other Revenues and Expenses</b>			<b>(2,571.42)</b>	<b>(29,929.06)</b>	<b>(33,907.05)</b>	<b>3,977.99</b>
<b>Total Other Revenues and Expenses</b>			<b>(2,571.42)</b>	<b>(29,929.06)</b>	<b>(33,907.05)</b>	<b>3,977.99</b>
<b>Total Net Income (Loss)</b>			<b>14,690.38</b>	<b>54,560.66</b>	<b>30,378.65</b>	<b>24,182.01</b>

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**RIDGEDALE**  
**RIDGEDALE APARTMENTS LLC**

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended May 31, 2017	5 Month(s) Ended May 31, 2017	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00 5		1,378.17	5,514.11	5,500.80	(13.31)
Staff Training	07 002 4140.00 5		0.00	973.00	0.00	(973.00)
Travel	07 002 4150.00 5		0.00	497.00	0.00	(497.00)
Accounting Fees	07 002 4170.00 5		250.00	1,373.50	1,458.30	84.80
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	769.00	0.00	(769.00)
Audit Fees	07 002 4171.00 5		0.00	0.00	1,958.30	1,958.30
Employee Benefits Cont - Admin	07 002 4182.00 5		362.38	2,706.50	2,682.50	(24.00)
Sundry	07 002 4190.00 5		138.75	431.54	1,479.15	1,047.61
Postage	07 002 4190.03 5		0.00	254.50	20.80	(233.70)
Bank Fees	07 002 4190.18 5		5.98	33.43	0.00	(33.43)
Telephone	07 002 4190.2 5		105.98	578.26	729.15	150.89
Eviction Costs	07 002 4190.4 5		0.00	0.00	83.30	83.30
Contract Costs - Admin	07 002 4190.9 5		0.00	200.00	2,614.15	2,414.15
Tenant Services	07 002 4220.00 5		0.00	0.00	25.00	25.00
Water	07 002 4310.00 5		756.90	2,980.20	2,812.50	(167.70)
Electricity	07 002 4320.00 5		295.63	1,077.88	1,404.15	326.27
Sewer	07 002 4390.00 5		1,048.30	4,417.72	4,583.30	165.58
Labor	07 002 4410.00 5		5,737.16	17,569.46	20,181.65	2,612.19
Maintenance Materials	07 002 4420.00 5		513.96	5,313.61	2,166.65	(3,146.96)
Contract Costs	07 002 4430.00 5		0.00	1,579.00	3,958.30	2,379.30
Pest Control	07 002 4430.1 5		122.00	610.00	833.30	223.30
Contract Costs-Lawn	07 002 4430.3 5		425.00	1,700.00	1,875.00	175.00
Contract Costs-Air Conditioning	07 002 4430.4 5		365.00	906.00	208.30	(697.70)
Contract Costs-Plumbing	07 002 4430.5 5		650.00	650.00	208.30	(441.70)
Garbage and Trash Collection	07 002 4431.00 5		642.10	2,625.22	2,791.65	166.43
Emp Benefit Cont - Maintenance	07 002 4433.00 5		438.89	2,459.19	6,540.40	4,081.21
Insurance - Property	07 002 4450.00 5		785.96	3,786.68	4,166.65	379.97
Insurance - Workers Comp	07 002 4510.1 5		185.58	927.90	416.65	(511.25)
Other Insurance-Crime,Auto,Direct&O	07 002 4510.2 5		75.06	75.06	0.00	(75.06)
Insurance - Liability	07 002 4510.3 5		86.37	739.21	1,490.00	750.79
Payment in Lieu of Taxes	07 002 4520.00 5		0.00	0.00	416.65	416.65
Bad Debts - Other	07 002 4570.00 5		0.00	155.55	5,416.65	5,261.10
Interest on Notes Payable-Centennial	07 002 4580.03 5		3,107.13	18,761.57	27,658.30	8,896.73
Management Fees	07 002 4590.00 5		3,087.52	15,506.13	12,986.25	(2,519.88)
Other General Expense	07 002 4590.01 5		0.00	30.00	2,916.65	2,886.65
<b>Total Operating Expenses</b>			<b>20,563.82</b>	<b>95,201.22</b>	<b>119,582.75</b>	<b>24,381.53</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00 5		844.00	7,554.57	18,174.55	(10,619.98)
HAP Subsidy	07 002 3110.01 5		0.00	0.00	144,290.80	(144,290.80)
<b>Total Operating Revenues</b>			<b>844.00</b>	<b>7,554.57</b>	<b>162,465.35</b>	<b>(154,910.78)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(19,719.82)</b>	<b>(87,646.65)</b>	<b>42,882.60</b>	<b>(130,529.25)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Interest - Restricted	07 002 3431.00 5		23.93	133.67	187.50	(53.83)
Investment Income - Unrestricted	07 002 3610.00 5		3.66	15.04	20.80	(5.76)
Other Income - Tenant	07 002 3690.00 5		355.32	1,722.24	2,870.80	(1,148.56)
Other Income/Laundry	07 002 3690.7 5		0.00	562.70	458.30	104.40
<b>Total Other Revenues and Expenses</b>			<b>382.91</b>	<b>2,433.65</b>	<b>3,537.40</b>	<b>(1,103.75)</b>
<b>Total Other Revenues and Expenses</b>			<b>382.91</b>	<b>2,433.65</b>	<b>3,537.40</b>	<b>(1,103.75)</b>
<b>Total Net Income (Loss)</b>			<b>(19,336.91)</b>	<b>(85,213.00)</b>	<b>46,420.00</b>	<b>(131,633.00)</b>

**OCCUPANCY/VACANCY REPORT**

May 2017

**Delaney Heights**

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
38(520)	1	5/26/17					Abandoned Unit

**TOTAL DELANEY HEIGHTS VACANT – 1**

**Lakeside Park I**

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
<b>TOTAL LAKESIDE PARK I VACANT – 0</b>							

**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
317(363)	1	10/10/16					Moved to NCH
209(240)	5	11/16/16					Tenant passed away
219(229)	4	11/30/16					Abandoned/non pmt rent
330(313)	1	12/29/16					No notice given
204(220)	4	3/31/17					No notice given
104(206)	4	5/25/17					Purchased home
202(212)	2	5/25/17					Moved to NCH

**TOTAL LAKESIDE PARK II VACANT – 28**

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT  
May 2017

Ridgedale

<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
<b>TOTAL RIDGEDALE VACANT— 0</b>							

North Central Heights I - (40 units total)

<u>Unit#</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
652	2	5/1	5/22	20	2	22	Purchased home
661	3	5/1	5/9	7	2	9	Over income
611	2	5/11					Only gave 6 day notice
616	3	5/22					Evicted/non pmt rent

**TOTAL NCH I VACANT— 2**

North Central Heights II - (32 units total)

<u>Unit #</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u>#vacancy days</u>	<u>Reason for Vacancy</u>
656	3	3/27	4/1	1	4	5	Abandoned unit
736	4	4/3	5/15	28	15	43	Eviction

**TOTAL NCH II VACANT—0**

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>
38271	3	4/26					Over income

**TOTAL CORNELL COLONY VACANT - 1**

May 2017

Intent to Vacate -

636 Barbary Loop, NCH, moving June 30, moving from Florida  
659 Barbary Loop, NCH, moving July 31 due to over income

Evictions-

Abandoned Units -

WAITING LIST

LAKESIDE PARK II

1-BRM	246
2-BRM	277
3-BRM	194
4-BRM	58
5-BRM	13
TOTAL	788

RIDGEDALE

1-BRM	489
2-BRM	449
3-BRM	284
4-BRM	102
TOTAL	1324

LAKESIDE PARK I

1-BRM	11
2-BRM	329
3-BRM	267
4-BRM	97
5-BRM	23
TOTAL	727

DELANEY HEIGHTS

1-BRM	204
TOTAL	204

NORTH CENTRAL HEIGHTS

2-BRM	590
3-BRM	412
4-BRM	160
TOTAL	1162

CORNELL COLONY

3-BRM	378
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**Tenants Accounts Receivable**

**May 31, 2017**

**Delaney Heights**

Virginia Antequerra \$ 2.94 Balance on Late fee

**DH Total \$2.94**

**Lakeside Park I**

Ajaita Hampton \$40.00 Work order (making pmts)

Temika Jones 34.40 Excess electric

**Lakeside I Total \$74.40**

**Lakeside Park II**

**Lakeside II Total \$0**

**NCH I**

Nery Pantoja \$150.00 Pet deposit (making pmts)

**NCH I Total \$150.00**

**NCH II**

Michael Mcelaney \$200.00 Pet deposit

**NCH II Total \$200.00**

**Cornell Colony**

Letrease Hartsfield \$ 60.16 Work order

Kameshia Johnson 476.00 Rent

Nyree Mcalister 2,138.00 Rent & late fees

Maria Mendoza 476.00 Rent

Alexis Roper 476.00 Rent

Evena Sainstal 6.00 Balance on rent

**CORNELL Total \$3,632.16**

**Ridgedale**

Shelea Black \$ 139.16 Work order (making pmts)

Natria Davis 94.00 Excess water

Abimael Morales 19.74 Excess water

John Rondon 152.00 Rent

Ashley Tate 1.35 Balance on Work order

**RD Total \$406.25**

**GRAND TOTAL \$4,465.75**

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

**\*WRITE OFFS for NCH  
Joshua Sanchez \$640.00**

**\*WRITE OFFS for Ridgedale**

**Total NCH \$640.00**

**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 CC \$0**

Approved—Tracey Rudy, Chief Executive Officer

**May 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. 32 hours were taken during the month of May for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	5
Lakeside I Preventive Maintenance Inspections	3
Lakeside Park II Preventive/Annual Inspections	6
Ridgedale Preventive/Annual Inspections	2
North Central Heights I Preventive/AI	4
North Central Heights II Preventive/AI	6
Cornell Colony Preventive/AI	4
Delaney Heights Vacancies	1
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	2
Ridgedale Vacancies	0
North Central Heights I Vacancies	4
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	2
North Central Heights II Move Ins	1
Cornell Colony Move Ins	0
Delaney Heights Move Outs	1
Lakeside Park I Move Outs	0
Lakeside Park II Move-Out's	2
Ridgedale Move Outs	0
North Central Heights I Move Outs	4
North Central Heights II Move Outs	0
Cornell Colony Move Outs	1

## AVON PARK HOUSING AUTHORITY

### RESOLUTION #17-02

At a meeting of the Board of Commissioners of Avon Park Housing Authority (the "Authority"), which was duly noticed, including by public notice, and with a quorum present, the following actions were taken:

RESOLVED that the forms, terms, and provisions of the documents in connection with that certain Florida Housing Finance Corporation ("FHFC") SAIL loan being assigned by the Avon Park Housing Authority to Lakeside I, who will assume same, and that certain FHFC Public Housing Mitigation Initiative Grant (the "Grant") being assigned by the Avon Park Housing Authority to Lakeside II, who will assume same and who will assign a portion of same to Lakeside I, are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of said assignment and assumption documents, to be dated as of the closing date, and such other documents as contemplated thereby, (collectively, the "FHFC Documents"), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with that certain PNC Bank, National Association ("PNC") AHP Mortgage and Security Agreement being assigned by the Avon Park Housing Authority to Lakeside I, who will assume same, are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of said assignment and assumption documents, to be dated as of the closing date, and such other documents as contemplated thereby, (collectively, the "PNC Documents"), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the Authority is hereby authorized to enter into the FHFC Documents and the PNC Documents, and that execution and delivery in its name and on its behalf by any of its officers, including without limitation, Tracey Rudy, as CEO of the Authority, are hereby approved, ratified, and confirmed; and it is further

RESOLVED that action by the officers of the Authority, including without limitation, Tracey Rudy, as CEO of the Authority, and any person or persons designated and authorized so to act by any such officer of the Authority, to do and perform, or cause to be done and performed, in the name and on behalf of the Authority, or the execution and delivery, or causing to be executed and delivered, such other security agreements, indemnities, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications, in the name and on behalf of the Authority, as it may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions (including any past action) is hereby approved, ratified, and confirmed; and it is further

RESOLVED that the execution and delivery by any authorized officer of the Authority of any of the aforesaid agreements, documents, and instruments authorized in the foregoing resolutions and the taking by any officer of the Authority of any acts in any way related to the transactions contemplated by the foregoing resolutions, and such other agreements, documents, and instruments shall be conclusive evidence of such officer's approval thereof and of such officer's authority to execute and deliver such agreements, documents, and instruments and to take and perform such acts in the name and on behalf of the Authority; and it is further

RESOLVED that FHFC, PNC, and their respective successors and assigns are hereby authorized to rely upon these resolutions, and upon any certificate of any officer of the Authority with respect thereto, until receipt of actual written notice of the revocation thereof, and may conclusively presume that the persons designated as officers of the Authority in any certificates signed by any officer of the Authority continue to hold office until actual receipt of a certificate from the CEO of the Authority to the contrary.

The foregoing actions are taken at a formal meeting of the Board of Commissioners of the Authority and these resolutions shall be filed with the records of the meetings of the Board of Commissioners of the Authority.

IN WITNESS WHEREOF, the undersigned do hereby acknowledge approval of the foregoing resolutions this \_\_\_\_ day of June, 2017.

\_\_\_\_\_  
, Chair

\_\_\_\_\_  
, Secretary