

**Housing Authority of Avon Park  
Board of Commissioners Regular Meeting**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, Fl.  
Tuesday, May 20, 2014, 7:00 PM

**AGENDA**

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentation: None
- C. Consent Agenda
  - 1. Regular Meeting Minutes, April 15, 2014 Board Meeting Minutes.
  - 2. Occupancy Report; April 2014
  - 3. Lakeside Park I Transitional Housing & FSS Program Report; April 2014
  - 4. TAR & Maintenance Reports; April 2014
  - 5. Fee Accounting Report; March 2014, Consolidated Financial Statement & APHA Projects Report; April 2014 Account Cash Analysis Schedules
  - 6. Communications- None
- D. Secretary Reports & Old Business
  - 7. Project Status Reports;
    - a. 2013 Financial Statements Audit Report; Clifton, Larson & Allen CPA
    - b. North Central Heights; project operational status report.
    - c. Lakeside Park I; project operational status report.
    - d. Arcadia Housing Authority Housing Management Assistance; status report.
    - e. Project(s) Compliance Report; status report all projects.
    - f. APHA Rental Assistance Demonstration (RAD) Application status report.
- E. New Business
  - 8. Resolution No. 14-04: Preliminary adoption of amendment to APHA Admission & Continued Occupancy Policy, Standard Operating Procedures for Annual Wait List Purging and establishing Maximum Wait List Waiting Standard for Opening/Closing project Wait Lists.
  - 9. Request For Proposals; Comprehensive Audit Services; 2014 Audit. RFP Review Committee appointment; Board Chair.
  - 10. 2013 Voluntary PILOT Payment Consideration/authorization to City of Avon Park.
  - 11. National Community Network funding request; Frank Paul Jones, President
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: June 17, 2014; 7pm.
- 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.

**Avon Park Housing Authority Board of Commissioners Meeting  
Summary of Agenda Items  
May 20, 2014**

**Public Comments/Presentations: None**

**Consent Agenda:**

Minutes: Regular Meeting Minutes of April 15, 2014 will be considered for acceptance.

Occupancy Report/Vacancy Reports; April 2014: Lakeside Park Transitional Housing/Homeless P.H. Units; 0 move-ins, 1 move-out & 3 vacancies during the period. Lakeside Park II; 1 move-in, 1 move-outs, 2 Vacancies during the period; Ridgedale; 2 move-ins, 1 move-outs, 1 vacancy during the period; Delaney Heights 0 move-outs, 1 move-in, 1 vacancy during the period. Vacant unit turnaround days in Management on units appear within acceptable ranges. One unit had a high number (48 days) in NCH I as a result of tenant moving out without notice. NCH II had 0 move-outs and 0 move-in and 1 vacancy; NCH II had 0 move-outs and 0 Move-ins and 1 vacancy. Wait list summary; D.H. currently has 17; Lakeside Park II 270; Lakeside Park I (E & T Housing Program) 68; Ridgedale 243, NCH; 99 Combined Wait List Totals: 697, decrease of 65 *from last report*; decrease primarily due to purging of Wait List applicants through the tenant selection process to fill current vacancies. Case Management Report activity report for April Transitional Housing & Family Self Sufficiency (FSS) Program activities included in Board packet.

TAR Report, April 2014: Tenants Accounts Receivable combined for PH in April was \$5,184.28, with the highest amounts of TARs related to four unreported incomes and two for Security Deposits (w/repayment agreements). Ridgedale total receivable for the period; \$3,606.90, for 2 unreported incomes, move-out charges and 1 large Pet Deposit. North Central Heights I; \$225.00 for Pet Deposit and North Central Heights II \$647.00 for 2 Pet Deposits and rent.

Maintenance Report, March 2014- Over the reporting period; Maintenance performed 12 PH Annual and Preventive Maint. Inspections. Ridgedale 6 Preventative & Annual Inspections. NCH I & II had 10 Preventative & Annual Insp., Lakeside Park I had 2 Preventative/Annual Inspections. APHA received notice that REAC Inspections cycle will be conducted in late may for Public Housing units.

Executive Summary-Financial Statement/Report February 2014: Comprehensive report on the Budgeted Income Statement and Agency's April Bank Account Cash Analysis circulated in Board Packet. Fee Accountant Consolidated Financial Statement on operations for March, 2014 included in report. Items reflecting limited deviations due to third month of budget year limited fiscal performance experience. 2013 Audit Report will be presented to the Board by Clifton, Allen & Larson CPA.

Communications: None

**Old Business Secretary/Executive Directors Report:**

2013 APHA Financial Statements Audit: Audit firm representatives Brian Quinlin and Mike Carter from Clifton, Larsen & Allen will present the APHA's 2013 Audit Report to the Board.

North Central Heights: The ED will provide an oral report on status of project's operations.

Lakeside Park I: The ED will provide an oral report on the operational status of the project.

Arcadia Housing Authority: The ED will provide the Board with a briefing of the Housing Management assistance being provided to the AHA from the APHA.

Project Compliance Report: The ED will provide an oral report on status of all project's compliance.

Rental Assistance Demonstration (RAD) Program Application: The ED will brief the Board on any status change of its application to participate in the HUD RAD Program.

**New Business:**

Resolution No. 14-06: The Board will consider for adoption a Resolution authorizing preliminary approval of amendment to the APHA's Admissions & Continued Occupancy Policy, Standard Operating Procedures for Annual Wait List Purging and establishing a Maximum Wait List Waiting Standard for Opening & Closing APHA Managed projects.

Request of Proposals: The Board Chair will consider appointing Committee members to the Review Committee for Comprehensive Audit Services for the review, rating ranking and recommending the selection of the most qualified firm to perform the 2014 Audit Services.

2013 Voluntary PILOT Payment- The Board will consider issuing a voluntary Payment In Lieu of Taxes to the City of Avon Park for both Public Housing & Ridgedale Apartments for fiscal year 2013.

National Community Network- The Board will consider a request for funding by a local non-profit organization to advertise in their "Network Newsletter"; Frank Paul Jones, President & CEO to present proposition.

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

**April 15, 2014, 7:00 P.M.**

**A. Opening/Roll Call:** Chairman Longshore called the Board Meeting to order, asked Lester Roberts to lead the Board in prayer, following the prayer, Secretary roll called member attendance: Commissioners Present: Commissioners Eric Longshore, Lester Roberts, Greg Wade, Cameron Barnard, Theresa Whiteside and Michael Eldred. Commissioner Absent; Dora Smith. Also attending; APHA staff Executive Director (ED) Larry Shoeman, Penny Pieratt, Comptroller and Bea Gillians, Housing Specialist. Quorum was declared by the Secretary and Chairman Longshore called the meeting to Order at 7:02 pm.

**B. Public Comments:** None

**C. Consent Agenda:** Chairman Longshore requested a motion for the Consent Agenda as circulated, Moved by Commissioner Roberts, seconded by Commissioner Barnard that the Consent Agenda be approved as circulated; motion carried unanimously.

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

North Central Heights I & II- The ED provided an oral update report to the Board regarding project's operational status.

Lakeside Park I- The ED provided the Board with an oral status report regarding the project.

Arcadia Housing Authority Housing Management Assistance; The ED updated the Board on progress provided the AHA by the APHA.

Project Compliance Report; The ED provided the Board with review of the status of compliance with funding entities & that the tenant reimbursement issue associated with under crediting by use of incorrect Utility Allowance Schedule application from last year has been completed this month.

Rental Assistance Demonstration Application; The ED informed the Board that the applications for both Delaney Heights & Lakeside Park filed with HUD prior to year end is on hold until the Demonstration Program is extended to fund the additional 60K unit expansion requested by HUD. Congress did not fund that expansion for Federal Fiscal Year 2014.

**E. New Business:**

Resolution No. 14-04; The ED informed the Board that Resolution No. 14-1 provides for final Budget performance for the 2013 Capital Fund Program and Certifies the expenses associated with that Program. Moved by Commissioner Roberts to adopt Resolution No. 14-04 as circulated, seconded by Commissioner Eldred; motion passed unanimously.

Resolution No. 14-05; The ED informed the Board that Resolution No. 14-02 authorizes the execution of the Annual Contributions Contract, approval & adoption of the Original 2014 Capital Fund Program Annual Budget and amends the APHA's definition of Significant Amendment to the Agency Plan process. Moved by Commissioner Roberts to adopt Resolution No. 14-05 as circulated, seconded by Commissioner Wade; motion passed unanimously.

RFA No. 2014-106 The ED informed the Board that the Florida Housing Finance Corporation has circulated a Request For Application to Public Housing Authorities that would enable the

APHA to apply for funding to rehabilitate Lakeside Park II through funding made available with U.S.D.H.U.D. state allocated HOME funds. After discussion regarding the restrictive performance requirements associated with the funding commitment, the Board elected not to pursue such offering.

**F. Unfinished Business, Concerns of Commissioners-** No concerns or comments were offered by Board Members.

**H. Next Regular meeting date;** Next scheduled Regular Meeting to be held on the third Tuesday of the month; May 20, 2014.

Being no further business to come before the Board, Chairman Longshore adjourned the meeting at 7:22 pm.

Accepted \_\_\_\_\_

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

# OCCUPANCY/VACANCY REPORT

April 2014

## Public Housing

### 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>
44(532)	1	3/21	4/3	6	8	14	Needs family assistance In Nursing home
04(535)	1	3/24					

### Lakeside Park

<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>
101(200)	4	3/24	4/24	17	15	32	Abandoned Moved to DE/housekeeping vio. Unreported Income
308(330)	2	3/24					
315(358)	3	4/30					

## TOTAL PUBLIC HOUSING VACANT - 3

### Transitional/Homeless

<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>
405(25)	2	4/28					Non compliance

## TOTAL TRANSITIONAL/ HOMELESS VACANT - 1

Submitted by: Penny Pieratt, Comptroller

**OCCUPANCY/VACANCY REPORT**  
April 2014

<u>Ridgedale</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>
Unit # 14(718)	1	2/28	4/1	23	10	33	No notice given
36(703)	2	3/31	4/21	18	3	21	Transferred to unit 14
29(717)	3	4/21					Unreported Income

**TOTAL RIDGEDALE VACANT— 1**

<u>North Central Heights I - (40 units total)</u>			
<u>Unit#</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>
638	3	2/3	4/1
616	3	3/31	
661	3	3/31	4/14
614	3	4/3	
622	2	4/10	

**TOTAL NCH I VACANT— 3**

<u>North Central Heights II - (32 units total)</u>			
<u>Unit #</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>
662	4	3/3	

**TOTAL NCH II VACANT—1**

<u>Reason for Vacancy</u>	<u># vacancydays</u>	<u>#days in Maint</u>	<u># days in Mgmt</u>	<u>#vacancy days</u>
No notice given	58	10	48	
Reconciled with boyfriend			5	
Excessive medical bills	15	10		
Unaut adult/fail disclos income				
Over Income				
Lease violations				

OCCUPANCY/VACANCY REPORT  
April 2014

Intent to Vacate

310(338), PH, 2 bdrm, 5/31/14

Evictions-

Abandoned Units

WAITING LIST FOR LAKESIDE PARK

1-BRM 71  
2-BRM 122  
3-BRM 53  
4-BRM 16  
5-BRM 8  
TOTAL 270

WAITING LIST FOR RIDGEDALE

1-BRM 67  
2-BRM 90  
3-BRM 60  
4-BRM 26  
TOTAL 243

HOMELESS

1-BRM 1  
2-BRM 40  
3-BRM 12  
4-BRM 8  
5-BRM 7  
TOTAL 68

WAITING LIST FOR DELANEY HEIGHTS

1-BRM 17  
TOTAL 17

WAITING LIST FOR NORTH CENTRAL HEIGHTS

2-BRM 51  
3-BRM 26  
4-BRM 22  
TOTAL 99





# AVON PARK TRANSITIONAL HOUSING

April, 2014

Monthly Board Report

## Case Management Updates

- APHA and RCMA partnership- RCMA Enrollment applications
- Youth Service Provider Expo- South Florida State College
- 2014 1<sup>st</sup> Annual Emergency Transitional Housing Easter Extravaganza

## FSS Enrollment- 22 Participating Households

- LPPII- 7 Households
- Emergency Transitional Housing- 15 Households

## Property Updates:

- 1 Vacancy as of 5/1/14

## March Training Sessions

- “Gainful Employment” Trances/Formers Mr. Jones
- Tri County Peer Specialist- Introduction of Mental Health” Carol Tuck
- Henkel’s and McCoy- “ Youth Services Provider”- Yolanda Cantu

## Employment Update:

- 13 of 16 HOUSEHOLDS currently employed
- 18 ETH INDIVIDUALS of which 14 are currently employed
- LPPII- 8 out of 8 currently employed.

## Education Update:

- 4 individuals currently enrolled into Post Secondary Education
- 5 enrolled in the GED Spring Session

## APHA “Says Thank You”

- A huge Thank You from our neighbors at The National Community Network, INC, aiding the ETH community with career attire (Clothing and shoes). Assisting individuals with the proper dress attire for upcoming employment opportunities. “ Dress for Success”
- APHA Board member and a great partner of ETH, Mrs. Cam Barnard. Mrs. Cam provided a number of plastic containers that the children of ETH turned into Easter Basket and filled with candy during our annual Easter Extravaganza held on April 12<sup>th</sup> 2014 located at the ETH pavilion. The turnout was a huge success! A total of 41 children from ETH and the 4-H committee took place in, and 13 adults.

- Boys and Girls Club Emporium for their continuous assistance throughout the year.
- ALPI Community Action Agency “ Work Experience Program” Charles Baker and Fred Stickney

#### **ETH Acknowledgments for APRIL 2014**

- **May 30<sup>th</sup> 2014 “ Avon Park High School Graduation” Ms. Moses**, the youngest tenant on ETH property is scheduled to graduate High School and venture upward furthering her education in Nursing at South Florida State College in the Fall. Moses, a 19yr old single mother of one and homeless upon moving into Transitional dedicated herself to complete High School, mother her minor son, obtain and maintain her employment, and establish her escrow savings account all while completing her requirements within her 12month stay in ETH. Ms. Moses deserves a huge pat on the back for succeeding during all adversity. Way to Go Ms. Moses!!
- **Update from January 2014 Board Report “Transportation”**-Ms. Delgado began her temporary employment with APHA as the Front Desk Receptionist for the Case Management office through the ALPI “Work Experience Program” beginning January 27<sup>th</sup> 2014 ending May 2<sup>nd</sup>, 2014. The program provided Delgado with the necessary skills needed for future employment opportunities such as Customer Service skills, Microsoft and Excel training, Public communications and general office skills. Along with the employability skills attained from the “Work Experience Program”, Ms. Delgado utilized her income received from the “Work Experience Program” to purchase reliable transportation and obtain the required amount of vehicle insurance. With her employment ending through the “Work Experience Program” May 2<sup>nd</sup>, Ms. Delgado can now consistently participate with Career Source on help of obtaining long-term employment utilizing the employable skills she obtained during her temporary position.
- **4-H Day and Emergency Transitional Housing-** ETH youth Shanyll, Da’Jor Jones, and 4-H Coordinator Charlie Reynolds met with Rep. Cary Pigman and many others during their two day stay at the Capitol. ETH and 4-H had the opportunity to travel to Tallahassee for the 100<sup>th</sup> year Anniversary of the Florida partnership between state, federal and county governments to provide scientific knowledge and expertise to the public. The youth demonstrated their knowledge of what’s going on within their communities and challenges they face and met with the elected officials. The 4-H group is also scheduled to return during the upcoming Legislation. What a way to involve our ETH Youth!!!

**APHA MISSION**-The Mission of the Avon Park Housing Authority is to assist low-income families with safe, decent and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission

**Tenants Accounts Receivable**  
**April 30, 2014**

**Lakeside Park**

Claroda Brevil	\$ 54.88	Electric
Tannica Courtney	1,896.40	Unreported income
Carmen Rivera	973.00	Unreported income
Jessica Rivera	1,825.00	Unreported income
Marta Rivera	100.00	Security Deposit
Priscilla Vazques	284.00	Unreported income (making pmts)
Angela Weeks	50.00	Security Deposit
LP Total	\$5,183.28	

**Delaney Heights**

DH Total \$0

**Transitional**

Bridget Henderson	\$251.08	Work Order
Victoria Leal	125.00	Security deposit
Naketa McQueen	52.16	Work order
Angel Sanchez	489.00	Rent
Homeless Total	\$917.24	

**NCH I**

Abimael Roman	\$ 25.00	Work order
Ariana Roman	200.00	Pet deposit
NCH I Total	\$225.00	

**NCH II**

Jacqueline Billups	\$100.00	Pet deposit
Jacqueline Billups	347.00	Rent
Gina Murillo	200.00	Pet deposit
NCH II Total	\$647.00	

**Ridgedale**

Shatashia Brown	\$1,706.00	Unreported income
Erika Hankerson	71.00	Work order
Terry Jackson	80.50	Move out charges
Dalian Rivera	864.00	Unreported income (making payments)
Dalian Rivera	600.00	Pet deposit
Alexis Roper	198.08	Move out charges (making payments)
Frances Weeks	87.32	Electric
RD Total	\$3,606.90	

**GRAND TOTAL \$10,579.42**

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

**\*WRITE OFFS for NCH**  
Damali Alvangea \$44.10  
Francheska Rullan \$950.71  
Jermaine Wooden \$453.88

**\*WRITE OFFS for Ridgedale**  
Rosa Nealy \$6,576.00  
Total RD \$6,576.00

**\*WRITE OFFS for Homeless**  
Total HM \$0

**Total NCH \$1,448.69**

Approved—Larry Shoeman, Executive Director

Submitted by: Penny Pieratt, Comptroller

**April 2014**

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

Public Hsg Preventive Maintenance Inspections:	12
Ridgedale Preventive/Annual Inspections	6
North Central Heights I Preventive/AI	6
North Central Heights II Preventive/AI	4
Lakeside Park I Preventive/Annual Inspections	2
Public Hsg Vacancies completed:	2
Ridgedale Vacancies	1
North Central Heights I Vacancies	3
North Central Heights II Vacancies	0
Lakeside Park I Vacancies	0
Public Hsg Move-In's:	2
Ridgedale Move Ins	2
North Central Heights I Move Ins	2
North Central Heights II Move Ins	0
Lakeside Park I Move Ins	0
Public Hsg Move-Out's:	1
Ridgedale Move Outs	1
North Central Heights I Move Outs	2
North Central Heights II Move Outs	0
Lakeside Park I Vacancies	1

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

**FISCAL YEAR ENDING December 31, 2014**

**CONSOLIDATED**

**Financial Statements**

**March 31, 2014**

# AVON PARK HOUSING AUTHORITY

## PUBLIC HOUSING

### INCOME

1. Total income is down by \$56,866. Total tenant rental revenue is up by \$7,010. Other tenant revenue is down by \$286. Additional Operating Fund will be drawn down for February and March.

### EXPENSES

2. Total operating expense is down by \$ 14,602 compared to the budgeted amount.
3. Administrative expenses are down by \$8,239.
4. Maintenance expenses are down by \$ 634.
5. Utility expenses are down by \$91.
6. Total insurance expense is down by \$922.
7. Total General expense is down by \$4,804.

**Public Housing's projected net income is scheduled YTD to be (\$25,218). Current net income is (\$64,448).**

**This loss will be resolved when additional February and March Operating Fund is drawn down.**

## OTHER BUSINESS ACTIVITIES

## NORTH CENTRAL HEIGHTS I

### INCOME

1. Total income is up by \$531 compared to budgeted amounts. Total tenant revenue is up by \$5,568.

### EXPENSES

2. Total operating expense is down by \$11,162 compared to the budgeted amount.
3. Administrative expenses are down by \$991.
4. Maintenance expenses are down by \$448.
5. Utility expense is down \$603.
6. Total insurance expense is down by \$593.
7. Total General expense is down by \$8,811.

**North Central Heights I projected net income is scheduled YTD to be (\$4,080). Current net income is \$ 7,383.**

## NORTH CENTRAL Height II

### INCOME

1. Total income is down by \$5,686 compared to budgeted amounts. Total tenant revenue is down by \$439.

### EXPENSES

2. Total operating expense is down by \$15,732, compared to the budgeted amount.
3. Administrative expenses are down by \$7,714.
4. Maintenance expenses are down by \$1,446.
5. Utility expense is down by \$325.
6. Total insurance expense is down by \$172.
7. Total General expense is down by \$6,361.

**North Central Heights II projected net income is scheduled YTD to be (\$19,770). Current net income is \$ 1,690.**

### **RIDGEDALE**

#### **INCOME**

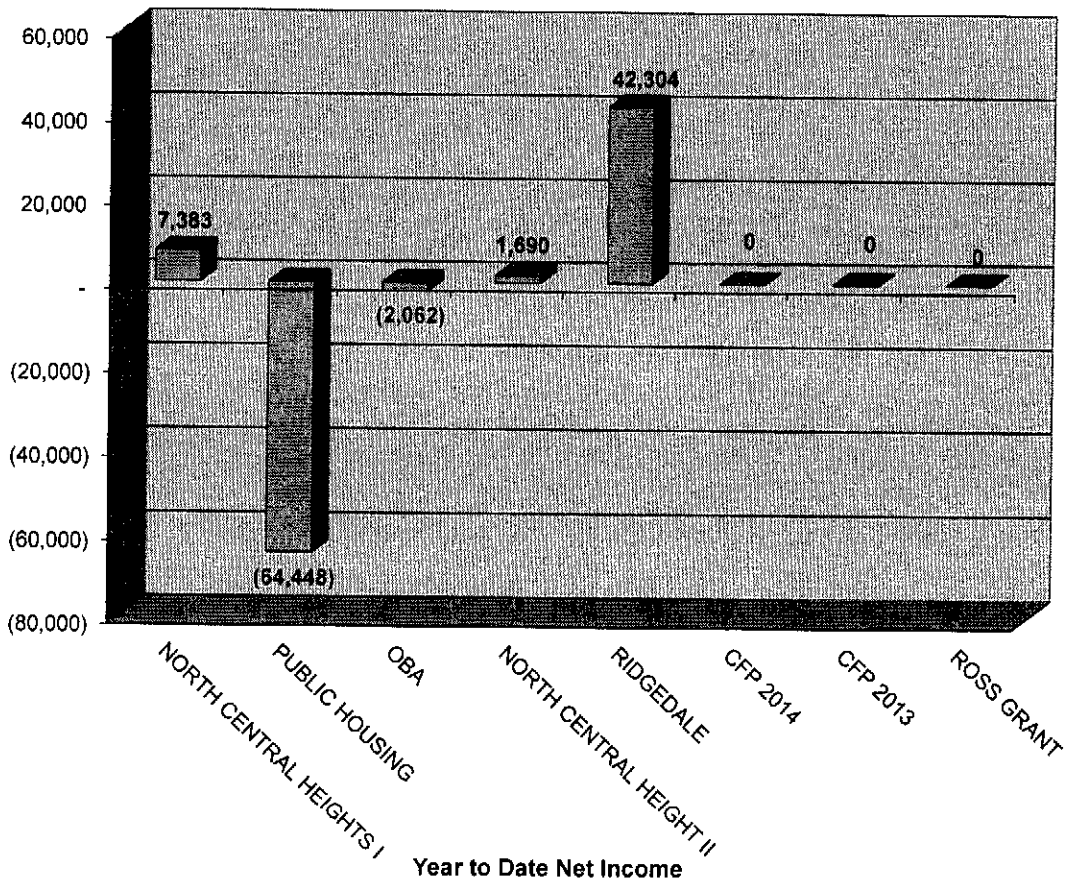
1. Total income is up by \$6,546 compared to budgeted amounts. Total tenant revenue is down by \$7,863.  
Grant subsidy is up compared to budgeted amounts by \$355. Other revenue is down by \$405.

#### **EXPENSES**

2. Total operating expense is down by \$14,501 compared to the budgeted amount.
3. Administrative expense is down by \$7,609.
4. Maintenance expenses are down by \$6,600.
5. Utility expense is up \$ 656.
6. Total insurance expense is down by \$1,198.
7. Total General expense is up by \$264.

**Ridgedale's projected net income is scheduled YTD to be \$11,931. Current net income is \$42,304.**

## Avon Park Housing Authority





**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES**  
**AS OF March 31, 2014**

**PUBLIC HOUSING**

1111.01 GENERAL FUND CHECKING	229,568
1111.02 PNC ACCOUNT	1,203
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	28,320
1162.10 INVESTMENTS - CD HIGHLANDS BNK	42,795
1162.01 LAKESIDE PARK 1 ESCROW	10,579
1162.02 LAKESIDE PARK I RESERVES	6,137
1162.60 NEW INVESTMENT ACCOUNT	1,091,427

TOTAL 1,413,028

**OTHER BUSINESS ACTIVITY**

1111.3 APHDC--OBA	<u>9,919</u>
	<u>9,919</u>

**NORTH CENTRAL HEIGHTS I**

1111.01 GENERAL FUND CHECKING	16,445.38
1114.00 SECURITY DEPOSITS	13,100.00
1162.1 ESCROW -BONNEVILLE-TAXES	21,799.20
1162.11 ESCROW-BONNEVILLE-INSURANCE	64,707.19
1162.12 ESCROW-BONNEVILLE-REPL RS	22,249.13
TOTAL	<u>138,300.90</u>

**NORTH CENTRAL HEIGHT II**

1111.01 GENERAL FUND CHECKING	68,533.64
1114.00 SECURITY DEPOSITS	11,600.00
1162.1 ESCROW-BONNEVILLE-TAXES	-
1162.11 ESCROW-BONNEVILLE - INSURANCE	18,558.50
1162.12 ESCROW-BONNEVILLE-REPL RES	50,258.02
TOTAL	<u>148,950.16</u>

**RIDGEDALE**

1111.01 GENERAL FUND CHECKING	265,848.18
1114.00 SECURITY DEPOSITS	5,513.00
1162.05 ESCROW MIP	3,120
1162.06 ESCROW RESERVE REPLACEMENT	64,788
1162.07 ESCROW INSURANCE	9,609
TOTAL	<u>348,878.50</u>

GRAND TOTAL CASH ACCOUNTS 2,059,077

**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF UNRESTRICTED NET ASSETS**  
**AS OF March 31, 2014**

**NORTH CENTRAL HEIGHTS I**

UNRESTRICTED NET ASSETS	7,080
YEAR TO DATE EARNINGS	<u>7,383</u>
TOTAL	<u><b>14,463</b></u>

**NORTH CENTRAL HEIGHTS II**

UNRESTRICTED NET ASSETS	64,446
YEAR TO DATE EARNINGS	<u>1,690</u>
TOTAL	<u><b>66,136</b></u>

**PUBLIC HOUSING**

UNRESTRICTED NET ASSETS	1,420,193
YEAR TO DATE EARNINGS	<u>(64,448)</u>
TOTAL	<u><b>1,355,745</b></u>

**RIDGEDALE**

UNRESTRICTED NET ASSETS	243,176
YEAR TO DATE EARNINGS	<u>42,304</u>
TOTAL	<u><b>285,480</b></u>

**OTHER BUSINESS**

UNRESTRICTED NET ASSETS	11,735
YEAR TO DATE EARNINGS	<u>(2,062)</u>
TOTAL	<u><b>9,673</b></u>

**CAPITAL FUND 2013**

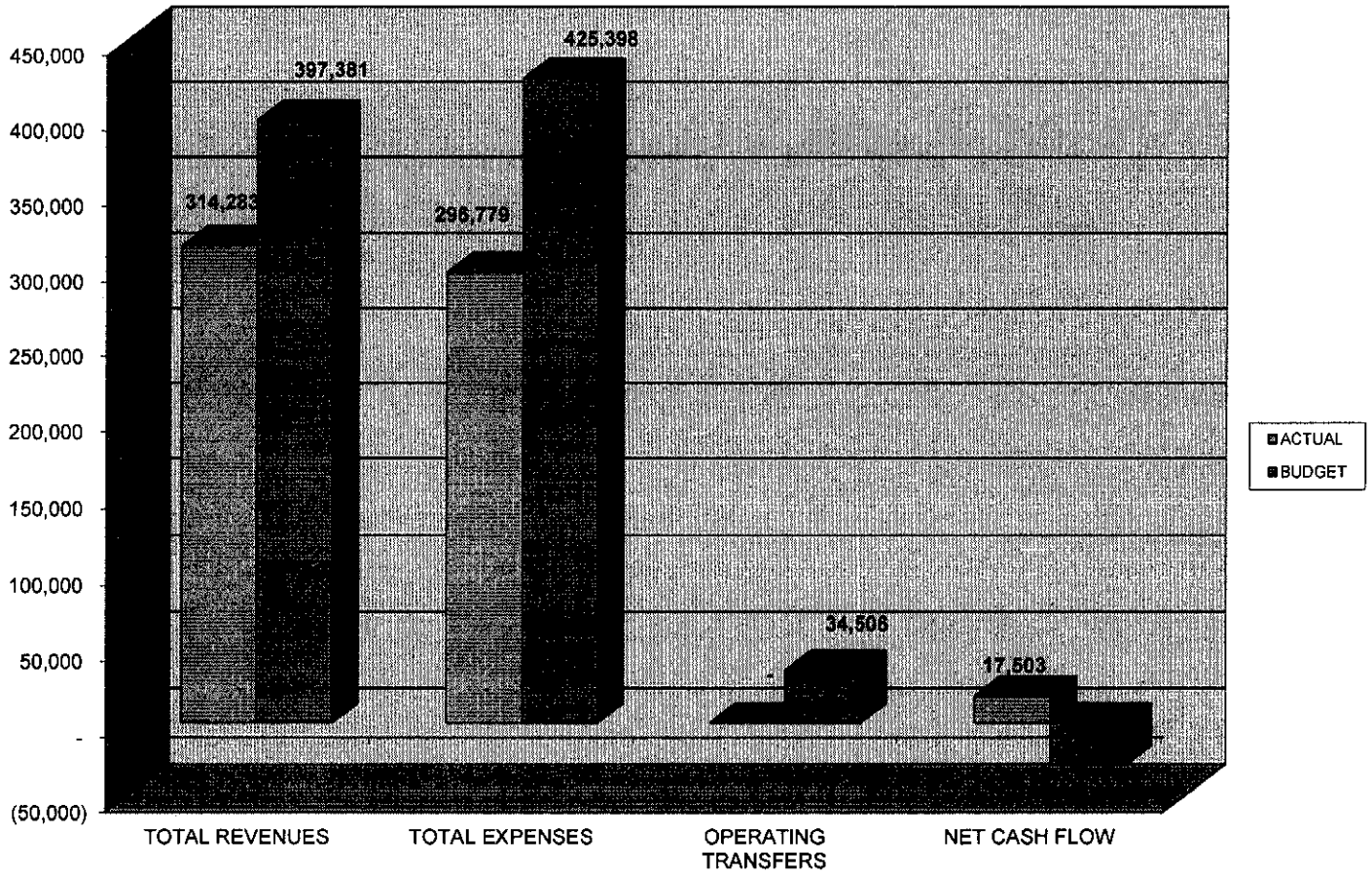
UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	<u>-</u>
TOTAL	<u><b>-</b></u>

**CAPITAL FUND 2014**

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

TOTAL RESERVE BALANCES **1,731,497**

# APHA CONSOLIDATED



## APHA CONSOLIDATED- BALANCE SHEET

### ASSETS

<b>Current Assets:</b>	
<b>Cash</b>	
111 Unrestricted	594,517
115 Cash - Restricted for Payment of Current Liabilities	-
112 Cash - Restricted Mod and Development	-
113 Cash - Other restricted	-
114 Cash - Tenant Security Deposits	56,533
100 <b>Total Cash</b>	<u>653,050</u>
<b>Receivables</b>	
121 Accounts Receivable - PHA Projects	-
122 Accounts Receivable - HUD Other Projects	-
124 Accounts Receivable - Other Government	8,719
125 Accounts Receivable - Miscellaneous	-
126 Accounts Receivable - Tenants Dwelling Rents	3,215
126.1 Allowance for Doubtful Accounts - Dwelling Rents	-
126.2 Allowance for Doubtful Accounts - Other	-
127 Notes and Mortgages Receivable - Current	-
128 Fraud Recovery	-
128.1 Allowance for Doubtful Accounts - Fraud	-
129 Accrued Interest Receivable	-
120 <b>Total Receivables - Net of Allowances for doubtful accts</b>	<u>11,934</u>
131 Investments - Unrestricted	1,134,221
135 Investments - Restricted for Payments of Current Liabilities	-
132 Investments - Restricted	289,609
142 Prepaid Expenses and Other Assets	9,673
143 Inventories	-
143.1 Allowance for Obsolete Inventory	-
144 Interprogram Due From	2,008
145 Assets Held for Sale	-
146 Amounts To Be Provided	-
150 <b>Total Other Current Assets</b>	<u>1,435,712</u>
<b>Total Current Assets</b>	<u>2,100,697</u>
<b>Non-current Assets:</b>	
<b>Fixed Assets</b>	
161 Land	1,460,402
168 Infrastructure	358,482
162 Buildings	18,040,959
163 Furniture, Equipment & Machinery- Dwellings	39,816
164 Furniture, Equipment & Machinery - Administration	164,074
165 Leasehold Improvements	-
166 Accumulated Depreciation	(4,561,818)
167 Construction in Progress	-
160 <b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<u>15,501,916</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 <b>Total Non-Current Assets</b>	<u>-</u>
190 <b>Total Assets</b>	<u>17,602,612</u>

### LIABILITIES AND EQUITY

<b>Current Liabilities:</b>	
311 Bank Overdraft	-
312 Accounts Payable <= 90 Days	5,992
313 Accounts payable >90 Days Past Due	-
321 Accrued Wage/Payroll Taxes Payable	2,679
322 Accrued Compensated Absences - Current Portion	15,536
324 Accrued Contingency Liability	-
325 Accrued Interest Payable	-
331 Accounts Payable - HUD PHA Programs	-
332 Accounts Payable - PHA Projects	-
333 Accounts Payable - Other Government	11,675
341 Tenant Security Deposits	58,533
342 Deferred Revenue	-
343 Current Portion of Long-term Debt - Capital Projects	702,655
344 Current Portion of Long-term Debt - Operating Borrowings	-
348 Loan Liability - Current	-
345 Other Current Liabilities	-
346 Accrued Liabilities - Other	1,674
347 Interprogram Due To	10,728
310 <b>Total Current Liabilities</b>	<u>809,472</u>
<b>Non-current Liabilities:</b>	
351 Long-term Debt, Net of Current - Capital Projects	14,377,530
352 Long-term Debt, Net of Current - Operating Borrowings	-
354 Accrued Compensated Absences - Non Current	7,860
355 Loan Liability - Non Current	78,471
353 Noncurrent Liabilities - Other	-
350 <b>Total Noncurrent Liabilities</b>	<u>14,463,861</u>
<b>Total Liabilities</b>	
<u>15,273,333</u>	
<b>Equity</b>	
501 Investment in General Fixed Assets	-
<b>Contributed Capital</b>	
502 Project Notes (HUD)	-
503 Long-term Debt - HUD Guaranteed	-
504 Net HUD PHA Contributions	-
505 Other HUD Contributions	-
507 Other Contributions	-
508 <b>Total Contributed Capital</b>	<u>-</u>
508.1 Invested In Capital Assets, Net of Related Debt	410,493
<b>Reserved Fund Balances:</b>	
509 Fund Balance Reserved for Encumbrances/ Designated Fund Balance	-
510 Fund Balance Reserved for Capital Activities	-
511 <b>Total Reserved Fund Balance</b>	<u>-</u>
511.1 Restricted Net Assets	258,336
512 Undesignated Fund Balance/Retained Earnings	-
512.1 Unrestricted Net Assets	1,660,460
513 <b>Total Equity</b>	<u>2,329,279</u>
600 <b>Total Liabilities and Equity</b>	<u>17,602,612</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>REVENUE</b>												
<b>OPERATING INCOME</b>												
703	3110	GROSS POTENTIAL RENT	50,087	38,295	11,792	131%	133,887	114,885	19,002	117%	469,540	325,653
		NET TENANT REVENUE	<u>50,087</u>	<u>38,295</u>	<u>11,792</u>	<u>131%</u>	<u>133,887</u>	<u>114,885</u>	<u>19,002</u>	<u>117%</u>	<u>469,540</u>	<u>325,653</u>
3401		TENANT REVENUE - OTHER	(636)	2,143	(2,981)	-39%	(5,040)	6,428	(11,467)	-78%	26,710	30,750
3404		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	9	-	9	-	-	(9)
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
706	3431	NET OPERATING SUBSIDY	12,804	8,934	3,970	146%	32,637	25,903	6,734	126%	103,610	70,873
		HUD PHA OPERATING GRANT CFP	32,678	50,469	(17,791)	65%	48,455	161,407	(104,953)	31%	606,629	559,174
708		OTHER GOVERNMENT GRANTS	27,238	27,245	(7)	100%	82,050	81,735	355	100%	326,940	244,850
711		INVESTMENT INCOME - UNRESTRICTED	212	203	8	104%	641	910	31	105%	2,440	1,789
		MANAGEMENT FEE INCOME	4,146	4,281	(134)	97%	12,795	12,843	(48)	100%	51,370	38,575
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	3,854	1,182	2,772	335%	10,794	3,545	7,249	304%	14,180	3,388
720		INVESTMENT INCOME - RESTRICTED	5	9	(4)	54%	15	27	(11)	58%	106	91
700		<b>TOTAL REVENUES</b>	<u>130,085</u>	<u>132,480</u>	<u>(2,375)</u>	<u>98%</u>	<u>314,283</u>	<u>307,361</u>	<u>(8,099)</u>	<u>78%</u>	<u>1,589,624</u>	<u>1,275,242</u>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	18,348	18,314	2,035	112%	57,908	48,943	8,865	118%	195,772	138,164
912	4182	EBC - ADMIN	12,377	7,202	5,175	172%	29,331	21,806	7,725	136%	96,423	57,092
	4171	AUDITING FEES	-	2,825	(2,825)	0%	-	7,875	(7,875)	0%	31,600	31,500
		MANAGEMENT FEES	4,146	4,473	(326)	93%	12,795	13,419	(624)	96%	53,674	40,879
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	694	694	-	-	2,862	2,862	-	-	-	(2,862)
		OFFICE EXPENSE	6,298	11,017	(4,718)	57%	12,220	33,050	(20,830)	37%	132,200	119,980
		LEGAL EXPENSE	150	2,727	(2,577)	6%	150	8,180	(8,030)	2%	32,720	32,570
		TRAVEL	2	715	(713)	0%	175	2,145	(1,970)	8%	8,580	8,405
916	4190	OTHER	4,288	12,281	(8,013)	35%	5,242	11,748	(6,505)	45%	18,170	12,822
		<b>TOTAL ADMINISTRATIVE</b>	<u>46,284</u>	<u>57,353</u>	<u>(11,070)</u>	<u>81%</u>	<u>120,383</u>	<u>146,965</u>	<u>(26,582)</u>	<u>82%</u>	<u>559,039</u>	<u>438,686</u>
<b>TENANT SERVICES</b>												
921	4210	SALARIES	38	44	(6)	87%	38	133	(94)	29%	530	492
923	4222	EBC - TNT SVCS	380	-	380	-	880	-	880	-	-	(690)
924	4230	OTHER	-	109	(109)	0%	-	328	(328)	0%	1,310	1,310
		<b>TOTAL TENANT SERVICES</b>	<u>418</u>	<u>153</u>	<u>265</u>	<u>273%</u>	<u>918</u>	<u>480</u>	<u>458</u>	<u>200%</u>	<u>1,840</u>	<u>922</u>
<b>UTILITIES</b>												
931	4310	WATER	1,450	1,194	256	121%	3,970	3,583	388	111%	14,330	10,380
932	4320	ELECTRICITY	2,760	3,056	(297)	90%	8,538	9,173	(633)	93%	36,690	28,161
933	4330	NATURAL GAS	123	96	25	125%	402	295	107	136%	1,180	778
938	4390	SEWER AND OTHER	1,880	1,549	130	108%	4,607	4,648	(41)	99%	18,590	13,983
		<b>TOTAL UTILITIES</b>	<u>6,013</u>	<u>5,899</u>	<u>114</u>	<u>102%</u>	<u>17,518</u>	<u>17,688</u>	<u>(180)</u>	<u>99%</u>	<u>70,790</u>	<u>63,272</u>

## 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	REMAINING
			ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET		
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	10,875	14,184	(3,208)	77%	37,874	42,551	(4,876)	89%	170,203	132,529
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	9,488	8,022	3,466	158%	22,023	18,087	3,956	122%	72,288	50,245
943	4420	MATERIALS	8,189	5,320	849	116%	14,812	15,960	(1,148)	93%	53,840	49,028
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	1,277	1,425	(148)	90%	3,470	4,275	(805)	81%	17,100	13,830
		COOLING / AIR CONDITIONING		458	(458)	0%		1,375	(1,375)	0%	5,500	8,800
		ELEVATOR MAINTENANCE		-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,195	2,838	(443)	83%	4,370	7,813	(3,543)	55%	31,650	27,280
		UNIT TURNAROUNDS		2,418	(2,418)	0%	1,215	7,253	(6,038)	17%	29,010	27,765
		ELECTRICAL		-	-	-	-	-	-	-	-	-
		PLUMBING	188	458	(271)	41%	188	1,375	(1,187)	14%	5,500	6,312
		EXTERMINATION	772	813	(41)	95%	2,318	2,440	(124)	95%	9,780	7,444
		JANITORIAL		350	(350)	0%		1,050	(1,050)	0%	4,200	4,200
		ROUTINE MAINTENANCE	4,804	292	4,312	1579%	9,844	875	8,969	1125%	3,500	(6,344)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS		1,083	(1,083)	0%		3,250	(3,250)	0%	13,000	13,000
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>35,668</b>	<b>36,481</b>	<b>207</b>	<b>101%</b>	<b>96,912</b>	<b>108,383</b>	<b>(10,471)</b>	<b>90%</b>	<b>425,831</b>	<b>379,818</b>
<b>PROTECTIVE SERVICES</b>												
4480		PROTECTIVE SERVICES CONTRACT COSTS										
		PROTECTIVE SERVICES OTHER										
<b>TOTAL PROTECTIVE SERVICES</b>												
<b>INSURANCE</b>												
951	4510	PROPERTY	4,362	6,372	(1,410)	78%	14,885	19,118	(4,231)	78%	78,482	51,577
		GENERAL LIABILITY	869	376	294	178%	2,007	1,125	882	178%	4,500	2,493
		WORKER'S COMPENSATION	790	890	(100)	89%	2,370	2,671	(301)	89%	10,882	8,312
		AUTO INSURANCE										
		OTHER INSURANCE	428	187	263	258%	1,288	500	788	258%	2,000	712
959		<b>TOTAL INSURANCE EXPENSES</b>	<b>6,850</b>	<b>7,804</b>	<b>(954)</b>	<b>88%</b>	<b>20,550</b>	<b>23,411</b>	<b>(2,861)</b>	<b>88%</b>	<b>93,844</b>	<b>73,094</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	1,794	2,996	(1,202)	60%	3,677	6,989	(5,312)	41%	26,050	21,373
		COMPENSATED ABSENCES		3,398	(3,398)	0%		10,196	(10,196)	0%	40,782	40,782
		PAYMENTS IN LIEU OF TAXES		1,227	(140)	89%	1,507	3,882	(2,175)	41%	14,730	13,223
		BAD DEBTS	1,088		1,088			38,343	(37,255)		153,370	117,056
		INTEREST EXPENSE	6,791	12,781	(5,990)	53%	36,314	68,343	(32,029)	53%	153,370	117,056
<b>TOTAL GENERAL EXPENSES</b>			<b>8,672</b>	<b>29,403</b>	<b>(10,731)</b>	<b>47%</b>	<b>41,498</b>	<b>81,209</b>	<b>(19,711)</b>	<b>68%</b>	<b>233,832</b>	<b>192,434</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>104,904</b>	<b>127,073</b>	<b>(22,169)</b>	<b>83%</b>	<b>296,779</b>	<b>356,125</b>	<b>(59,346)</b>	<b>83%</b>	<b>1,384,776</b>	<b>1,087,987</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>25,161</b>	<b>8,387</b>	<b>19,793</b>	<b>467%</b>	<b>17,803</b>	<b>41,258</b>	<b>(23,753)</b>	<b>42%</b>	<b>204,751</b>	<b>187,246</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>												
		OPERATING TRANSFERS IN		(15,187)	15,187	0%		(45,501)	45,501	0%	(182,008)	(182,008)
		OPERATING TRANSFERS OUT		11,502	(11,502)	0%		34,508	(34,508)	0%	138,025	138,025
		HUD GRANTS - CAPITAL CONTRIBUTIONS		3,885	(3,885)	0%		10,995	(10,995)	0%	43,980	43,980
		DEBT SERVICE PAYMENT - INTEREST										
		DEBT SERVICE PAYMENT - PRINCIPAL		3,804	(3,804)	0%		11,413	(11,413)	0%	45,853	45,853
971	4610	EXTRAORDINARY MAINTENANCE		417	(417)	0%		1,250	(1,250)	0%	5,000	5,000
		CAPITAL EXPENDITURES		18,870	(18,870)	0%		56,810	(56,810)	0%	226,440	226,440
		OTHER ITEMS										
<b>TOTAL OTHER EXPENSES</b>				<b>23,991</b>	<b>(23,991)</b>	<b>0%</b>		<b>89,273</b>	<b>(69,273)</b>	<b>0%</b>	<b>277,093</b>	<b>277,093</b>
900		<b>TOTAL EXPENDITURES</b>	<b>104,904</b>	<b>180,384</b>	<b>(45,280)</b>	<b>70%</b>	<b>296,779</b>	<b>425,398</b>	<b>(128,619)</b>	<b>70%</b>	<b>1,661,867</b>	<b>1,265,080</b>
		<b>NET CASH FLOW</b>	<b>25,182</b>	<b>(17,704)</b>	<b>42,886</b>	<b>-142%</b>	<b>17,803</b>	<b>(28,017)</b>	<b>45,520</b>	<b>-62%</b>	<b>(72,342)</b>	<b>(69,847)</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 CAPITAL FUND REVENUE - SOFT COSTS	-	50,469	(50,469)	0%	5,708	151,407	(145,699)	4%	605,629	599,921
3401.1 CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410 SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-	-
3410.1 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2 PORT IN ADMINISTRATIVE FEES EARNEI	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>	<b>-</b>	<b>50,469</b>	<b>(50,469)</b>	<b>0%</b>	<b>5,708</b>	<b>151,407</b>	<b>(145,699)</b>	<b>4%</b>	<b>605,629</b>	<b>599,921</b>
<b>EXPENSES</b>										
<b>ADMINISTRATIVE OFFICE EXPENSES</b>										
4140 STAFF TRAINING	-	763	(763)	0%	289	2,288	(1,999)	13%	9,150	8,881
4170 ACCOUNTING	7,377	5,667	1,711	130%	9,275	17,000	(7,725)	55%	68,000	58,725
4190 SUNDRY	2,118	3,178	(1,061)	67%	4,281	9,535	(5,254)	45%	38,140	33,859
4190.2 TELEPHONE/COMMUNICATIONS	867	773	95	112%	2,450	2,318	132	106%	9,270	8,820
4190.3 POSTAGE	45	267	(222)	17%	735	800	(65)	92%	3,200	2,465
4190.5 OFFICE EQUIPMENT	-	-	-	-	-	-	-	-	-	-
4190.4 PORT OUT ADMINISTRATIVE EXPENSES	134	1,634	(1,500)	8%	429	4,903	(4,474)	9%	19,610	19,181
<b>TOTAL ADMINISTRATIVE</b>	<b>10,542</b>	<b>12,281</b>	<b>(1,739)</b>	<b>86%</b>	<b>17,459</b>	<b>38,843</b>	<b>(19,384)</b>	<b>47%</b>	<b>147,370</b>	<b>129,911</b>
<b>TOTAL GENERAL EXPENSES</b>										
4590 OTHER GENENERAL EXPENSE	1,794	1,997	(203)	90%	3,677	5,990	(2,313)	61%	23,961	20,284
4590.5 ASSET MANAGEMENT FEE	-	1,000	(1,000)	0%	-	2,999	(2,999)	0%	11,994	11,994
4590.6 OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>1,794</b>	<b>2,996</b>	<b>(1,202)</b>	<b>80%</b>	<b>3,677</b>	<b>8,989</b>	<b>(5,312)</b>	<b>41%</b>	<b>35,955</b>	<b>32,278</b>

5/5/2014 11:32:00 AM COH  
PHA: 01  
Project: '001','002','003','100'

AVON PARK PUBLIC HOUSING

CASH Analysis  
As Of Date: 4/30/2014

Balance

General Fund	278,485.86
Section 8 PH Funds	0.00
Security Deposits	28,995.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	42,807.52
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,091,606.12
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	1,674.35
Development Corporation	11,327.47

5/5/2014 11:32:30 AM COH  
PHA: 07  
Project: '002'

RIDGEDALE

CASH Analysis  
As Of Date: 4/30/2014

Balance

General Fund	266,714.51
Section 8 PH Funds	0.00
Security Deposits	5,829.00
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



5/5/2014 11:32:59 AM COH  
PHA: 02  
Project: '001'

NORTH CENTRAL HEIGHTS I

CASH Analysis  
As Of Date: 4/30/2014

Balance

General Fund	4,948.57
Section 8 PH Funds	0.00
Security Deposits	12,700.00
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

5/5/2014 11:33:28 AM COH  
PHA: 02  
Project: '002'

NORTH CENTRAL HEIGHTS II

CASH Analysis  
As Of Date: 4/30/2014

Balance

General Fund	43,636.59
Section 8 PH Funds	0.00
Security Deposits	11,600.00
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

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

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended April 30, 2014	4 Month(s) Ended April 30, 2014	Budget	Variance
<b>Operating Expenses</b>						
Administrative Salaries	01 001 4110	5	10,906.44	45,765.02	47,969.32	2,204.30
Legal Expense	01 001 4130	5	0.00	0.00	3,333.32	3,333.32
Training	01 001 4140	5	0.00	0.00	2,333.32	2,333.32
Travel	01 001 4150	5	820.46	863.09	2,333.32	1,470.23
Accounting Fees	01 001 4170	5	0.00	3,294.36	8,166.64	4,872.28
Computer Support/Licensing Fees	01 001 4170.2	5	3,580.59	4,508.08	3,333.32	(1,174.76)
Audit Fees	01 001 417100	5	5,400.00	5,400.00	5,624.32	224.32
Employee Benefits Cont - Admin	01 001 4182	5	4,702.22	23,729.00	20,669.32	(3,059.68)
Sundry	01 001 4190	5	958.20	4,162.44	7,620.00	3,457.56
Advertising	01 001 4190.18	5	315.20	1,050.81	0.00	(1,050.81)
Telephone/Communications	01 001 4190.2	5	645.31	2,485.89	2,466.64	(19.25)
Postage	01 001 4190.3	5	1,120.66	1,855.78	1,026.64	(829.14)
Eviction Costs	01 001 4190.4	5	0.00	0.00	166.64	166.64
Contract Costs- Copier	01 001 4190.6	5	59.25	287.82	500.00	212.18
Contract Costs-Admin Security	01 001 4190.7	5	120.00	240.00	413.32	173.32
Contract Costs-Admin	01 001 4190.9	5	450.00	625.00	5,000.00	4,375.00
Ten Services - RAB	01 001 4220	5	0.00	38.34	176.64	138.30
Water	01 001 4310	5	400.60	1,309.86	1,200.00	(109.86)
Electricity	01 001 4320	5	2,062.31	8,880.37	9,666.64	786.27
Natural Gas	01 001 4330	5	111.14	513.07	393.32	(119.75)
Sewer & Other	01 001 4390	5	581.27	1,838.51	1,866.64	28.13
Maintenance Salaries	01 001 4410	5	5,977.36	24,996.92	26,067.32	1,070.40
Maintenance Materials	01 001 4420	5	2,870.53	12,253.87	13,333.32	1,079.45
Contract Costs	01 001 4430	5	(200.00)	0.00	333.32	333.32
Pest Control	01 001 4430.1	5	470.00	1,880.00	2,000.00	120.00
Contract Costs-Lawn	01 001 4430.3	5	1,300.00	3,900.00	4,550.00	650.00
Contract Costs-Air Conditioning	01 001 4430.4	5	0.00	0.00	500.00	500.00
Contract Costs-Plumbing	01 001 4430.5	5	1,685.75	1,873.50	1,000.00	(873.50)
Contract Costs - Vacancy Turnaround	01 001 4430.6	5	1,775.00	2,990.00	4,000.00	1,010.00
Garbage/Trash Removal	01 001 4431	5	379.00	1,174.40	2,000.00	825.60
Emp Benefit Cont - Maintenance	01 001 4433	5	3,030.24	14,981.31	13,625.32	(1,355.99)
General Insurance--Property, Contents	01 001 4510	5	2,524.78	10,099.12	11,666.64	1,567.52
Worker's Comp Insurance	01 001 4510.1	5	505.31	2,021.24	2,333.32	312.08
Other Insurance-Crime, Auto, Direc&Offic	01 001 4510.2	5	87.80	1,376.24	1,766.64	390.40
Liability Insurance	01 001 4510.3	5	44.31	1,403.58	1,312.64	(90.94)
Payment in Lieu of Taxes	01 001 4520	5	0.00	0.00	2,096.64	2,096.64
Collection Losses	01 001 4570	5	225.21	1,156.71	1,666.64	509.93
Other General Expense	01 001 459000	5	0.00	599.60	4,683.32	4,083.72
Extraordinary Maintenance	01 001 4610	5	0.00	0.00	1,666.64	1,666.64
<b>Total Operating Expenses</b>			<b>52,908.94</b>	<b>187,553.93</b>	<b>218,861.12</b>	<b>31,307.19</b>
<b>Operating Revenues</b>						
Dwelling Rental	01 001 3110	5	12,690.00	42,415.25	30,286.64	12,128.61
Excess Utilities	01 001 3120	5	0.00	9.44	0.00	9.44
Operating Subsidy	01 001 3401.00	5	119,800.00	147,490.00	141,687.32	5,802.68
<b>Total Operating Revenues</b>			<b>132,490.00</b>	<b>189,914.69</b>	<b>171,973.96</b>	<b>17,940.73</b>
<b>Income from Operations</b>			<b>79,581.06</b>	<b>2,360.76</b>	<b>(46,887.16)</b>	<b>49,247.92</b>
<b>Other Revenues and Expenses</b>						
RESTRICTED INTEREST	01 001 3431.00	5	0.00	0.00	3.32	(3.32)
Investment Income - Unrestricted	01 001 3610	5	192.16	790.76	766.64	24.12
Other Income - Tenant	01 001 3690	5	1,102.43	4,004.28	4,250.00	(245.72)
Other Income - Satellite Accident	01 001 3690.08	5	0.00	2,189.28	0.00	2,189.28

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:	12/31/2014	ACCOUNT		1 Month(s) Ended April 30, 2014	4 Month(s) Ended April 30, 2014	Budget	Variance
Other Income - Rent for Tulane Ave Bldg	01 001 3690.13	5		750.00	4,500.00	0.00	4,500.00
Other Income - Copies & Fax	01 001 3690.2	5		5.00	10.00	0.00	10.00
Other Inc -Ridgedale-	01 001 3690.3	5		1,178.97	4,256.35	0.00	4,256.35
Other Income - Scrap Metal Salvage	01 001 3690.4	5		32.00	182.00	0.00	182.00
Other Income - Misc - Non Tenant	01 001 3690.6	5		0.00	0.00	8,238.64	(8,238.64)
Other Income - Community Rm Rent	01 001 3690.8	5		0.00	100.00	0.00	100.00
Operating Transfer In	01 001 9110	5		23,635.59	23,635.59	60,668.32	(37,032.73)
<b>Total Other Revenues and Expenses</b>				<b>26,896.15</b>	<b>39,668.26</b>	<b>73,926.92</b>	<b>(34,258.66)</b>
<b>Net Income (Loss)</b>				<b>106,477.21</b>	<b>42,029.02</b>	<b>27,039.76</b>	<b>14,989.26</b>

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

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended April 30, 2014	4 Month(s) Ended April 30, 2014	Budget	Variance
<b>Operating Expenses</b>						
Admin Salaries - NCH I	01 100 4110.01	5	668.84	2,806.40	2,939.32	132.92
Admin Salaries - NCH II	01 100 4110.02	5	551.18	2,312.88	2,422.64	109.76
Admin Salaries - Ridgedale	01 100 4110.03	5	767.94	3,222.56	3,381.64	159.08
Legal Expense	01 100 4130	5	0.00	0.00	1,666.64	1,666.64
Travel	01 100 4150.00	5	0.00	0.00	23.32	23.32
Accounting Fees	01 100 4170.00	5	0.00	150.00	0.00	(150.00)
Accounting Fees - NCH I	01 100 4170.01	5	0.00	1,104.78	2,000.00	895.22
Accounting Fees - NCH II	01 100 4170.02	5	0.00	962.76	2,000.00	1,037.24
Accounting Fees - Ridgedale	01 100 4170.03	5	0.00	2,836.10	850.00	(1,986.10)
Audit Fees	01 100 4171.00	5	0.00	0.00	166.64	166.64
Employee Benefits Cont - Admin/Ridgedale	01 100 4182	5	383.18	1,593.60	1,277.32	(316.28)
Employee Benefits Cont - Admin - NCH I	01 100 4182.1	5	200.25	1,130.54	1,102.00	(28.54)
Employee Benefits Cont - Admin - NCH II	01 100 4182.2	5	166.64	938.83	914.32	(24.51)
SUNDRY	01 100 4190	5	0.00	122.50	183.32	60.82
MARKETING/ADVERTISING	01 100 4190.18	5	0.00	0.00	153.32	153.32
Contract Costs/Admin	01 100 4190.90	5	0.00	0.00	120.00	120.00
Insurance - Workers Comp	01 100 4510.40	5	137.89	551.56	1,050.64	499.08
Other General Expense	01 100 4590	5	0.00	0.00	333.32	333.32
<b>Total Operating Expenses</b>			<b>2,875.92</b>	<b>17,732.51</b>	<b>20,584.44</b>	<b>2,851.93</b>
<b>Income from Operations</b>			<b>(2,875.92)</b>	<b>(17,732.51)</b>	<b>(20,584.44)</b>	<b>2,851.93</b>
<b>Other Revenues and Expenses</b>						
Revenue - Management fees - Ridgedale	01 100 3690	5	2,569.83	10,017.94	10,000.00	17.94
Revenue - Management Fees - NCH I	01 100 3690.1	5	726.77	2,996.54	3,333.32	(336.78)
Revenue - Management Fees - NCH II	01 100 3690.2	5	847.89	3,924.83	3,354.64	570.19
Other Income - Ridgedale Contribution	01 100 3690.50	5	0.00	0.00	2,966.64	(2,966.64)
<b>Total Other Revenues and Expenses</b>			<b>4,144.49</b>	<b>16,939.31</b>	<b>19,654.60</b>	<b>(2,715.29)</b>
<b>Net Income (Loss)</b>			<b>1,268.57</b>	<b>(793.20)</b>	<b>(929.84)</b>	<b>136.64</b>

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

Fiscal Year End Date:	12/31/2014	ACCOUNT		1 Month(s) Ended April 30, 2014	4 Month(s) Ended April 30, 2014	Budget	Variance
<b>Operating Expenses</b>							
Non-Technical Salaries		07 002 4110	5	638.15	2,677.39	2,807.00	129.61
Legal Expense		07 002 4130	5	0.00	0.00	1,666.64	1,666.64
Staff Training		07 002 4140	5	0.00	289.00	333.32	44.32
Travel		07 002 4150	5	0.00	131.97	333.32	201.35
COMPUTER SUPPORT/LICENSING FEE		07 002 4170.2	5	764.40	764.40	833.32	68.92
Audit Fees		07 002 4171	5	1,500.00	1,500.00	1,569.64	69.64
Consulting Fees		07 002 4180	5	0.00	0.00	2,333.32	2,333.32
Employee Benefit Contributions-Admin.		07 002 4182	5	365.15	1,824.97	1,593.32	(231.65)
Sundry		07 002 4190	5	128.32	450.07	433.32	(16.75)
Advertising		07 002 4190.08	5	54.22	241.93	433.32	191.39
Bank Fees		07 002 4190.18	5	1.34	5.18	40.00	34.82
Administrative Contracts		07 002 4190.19	5	0.00	50.00	0.00	(50.00)
Telephone		07 002 4190.2	5	85.56	342.24	336.64	(5.60)
TENANT BACKGROUND CHECKS		07 002 4190.20	5	0.00	14.85	0.00	(14.85)
Postage		07 002 4190.3	5	505.00	505.00	13.32	(491.68)
Contract Costs - Admin		07 002 4190.9	5	25.00	50.00	440.00	390.00
Ten Services - RAB		07 002 4220	5	0.00	0.00	20.00	20.00
Water		07 002 4310	5	678.83	3,477.81	3,016.64	(461.17)
Electricity		07 002 4320	5	371.29	1,048.79	1,566.64	517.85
Sewer		07 002 4390	5	1,048.30	4,193.20	3,850.00	(343.20)
Labor		07 002 4410	5	1,660.36	6,943.52	7,241.00	297.48
Materials and Other		07 002 4420	5	449.46	1,961.90	6,990.00	5,028.10
Contract Costs		07 002 4430	5	0.00	600.00	3,333.32	2,733.32
Pest Control		07 002 4430.1	5	122.00	488.00	486.64	(1.36)
Contract Costs-Lawn		07 002 4430.3	5	425.00	1,275.00	2,000.00	725.00
Contract Costs-Air Conditioning		07 002 4430.4	5	0.00	0.00	833.32	833.32
Contract Costs-Plumbing		07 002 4430.5	5	0.00	0.00	333.32	333.32
Contract Costs - Vacancy Turnaround		07 002 4430.6	5	0.00	970.00	2,503.32	1,533.32
Contract Costs-Camera Security		07 002 4430.7	5	127.50	1,942.50	1,066.64	(875.86)
Garbage and Trash Collection		07 002 4431	5	678.10	2,712.40	2,700.00	(12.40)
Employee Benefit Cont.-Ordinary Mainten:		07 002 4433	5	833.02	4,117.21	3,599.32	(517.89)
Insurance-Property, Contents		07 002 4510	5	756.12	3,024.48	3,430.00	405.52
Insurance - Workers Comp		07 002 4510.1	5	55.66	222.64	216.64	(6.00)
Insurance - Liability		07 002 4510.3	5	5.91	221.76	280.00	58.24
Collection Losses		07 002 4570	5	6,576.00	6,511.87	1,333.32	(5,178.55)
Interest Expense-Heartland		07 002 4580.01	5	0.00	416.81	0.00	(416.81)
Interest on Notes Payable-Centennial		07 002 4580.03	5	3,384.71	16,993.78	18,333.32	1,339.54
Management Fee		07 002 4590	5	2,569.83	10,017.94	9,396.00	(621.94)
Other General Expense		07 002 4590.01	5	1,178.97	4,256.35	7,553.32	3,296.97
<b>Total Operating Expenses</b>				<b>24,988.20</b>	<b>80,242.96</b>	<b>93,249.24</b>	<b>13,006.28</b>
<b>Operating Revenues</b>							
DWELLING RENTAL		07 002 3110	5	2,070.30	16,288.30	8,473.32	7,814.98
HAP Subsidy		07 002 3110.01	5	29,093.00	111,183.00	108,980.00	2,203.00
Other Income - Leave with No Notice		07 002 3690.1	5	0.00	241.42	0.00	241.42
<b>Total Operating Revenues</b>				<b>31,163.30</b>	<b>127,712.72</b>	<b>117,453.32</b>	<b>10,259.40</b>
<b>Income from Operations</b>				<b>6,175.10</b>	<b>47,469.76</b>	<b>24,204.08</b>	<b>23,265.68</b>
<b>Other Revenues and Expenses</b>							
Investment Income-Unrestricted		07 002 3430	5	0.00	0.00	33.32	(33.32)
Interest - Restricted		07 002 3431.00	5	5.37	20.73	16.64	4.09
Interest Earned on Gen Fund Investments		07 002 3610	5	11.87	45.08	0.00	45.08

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

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended	4 Month(s) Ended	Budget	Variance
			April 30, 2014	April 30, 2014		
Other Income - Tenant		07 002 3690	5 836.47	1,791.35	1,813.32	(21.97)
Other Income - Refinance		07 002 3690.10	5 1,564.65	1,564.65	0.00	1,564.65
Other Income - Scrap Metal Salvage		07 002 3690.4	5 0.00	6.00	0.00	6.00
Other Income		07 002 3690.6	5 0.00	0.00	2,033.32	(2,033.32)
<b>Total Other Revenues and Expenses</b>			<b>2,418.36</b>	<b>3,427.81</b>	<b>3,896.60</b>	<b>(468.79)</b>
<b>Net Income (Loss)</b>			<b>8,593.46</b>	<b>50,897.57</b>	<b>28,100.68</b>	<b>22,796.89</b>

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

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended April 30, 2014	4 Month(s) Ended April 30, 2014	Budget	Variance	
<b>Operating Expenses</b>							
Nontechnical Salaries		02 001 4110	5	723.26	3,034.48	3,181.00	146.52
Legal Expense		02 001 4130	5	934.93	1,009.93	1,666.64	656.71
Staff Training		02 001 4140	5	0.00	0.00	333.32	333.32
Travel		02 001 4150	5	65.52	65.52	166.64	101.12
COMPUTER SUPPORT/LICENSING FEE		02 001 4170.2	5	866.32	866.32	1,333.32	467.00
Audit Fees		02 001 4171	5	1,700.00	1,700.00	1,744.00	44.00
Employee Benefits Cont - Admin		02 001 4182	5	413.86	2,068.40	1,806.00	(262.40)
Sundry		02 001 4190	5	167.84	368.99	0.00	(368.99)
Advertising and Marketing		02 001 4190.08	5	227.21	1,165.55	0.00	(1,165.55)
Bank Fees		02 001 4190.18	5	20.00	89.94	0.00	(89.94)
Telephone		02 001 4190.2	5	70.61	353.05	333.32	(19.73)
Tenant Background Checks		02 001 4190.20	5	1.53	27.26	0.00	(27.26)
Postage		02 001 4190.3	5	17.00	17.00	13.32	(3.68)
Eviction Costs		02 001 4190.4	5	0.00	0.00	333.32	333.32
Contract Costs - Admin		02 001 4190.9	5	1,700.00	1,700.00	396.64	(1,303.36)
Tenant Services		02 001 4220	5	150.00	150.00	0.00	(150.00)
Ten Services - After School Program		02 001 4220.2	5	0.00	440.00	330.00	(110.00)
Water		02 001 4310	5	0.00	187.31	470.00	282.69
Electricity		02 001 4320	5	581.44	1,356.60	1,533.32	176.72
Sewer		02 001 4390	5	0.00	167.16	360.00	192.84
Labor		02 001 4410	5	1,881.76	7,869.39	8,206.32	336.93
MAINTENANCE MATERIALS		02 001 4420	5	395.91	2,446.27	2,633.32	187.05
Contract Costs		02 001 4430	5	0.00	760.00	833.32	73.32
Contract Costs-Pest Control		02 001 4430.1	5	100.80	403.20	400.00	(3.20)
Contact Costs-Plumbing		02 001 4430.2	5	0.00	0.00	333.32	333.32
Contract Costs - AC		02 001 4430.4	5	0.00	0.00	333.32	333.32
Contract Costs - Lawn		02 001 4430.5	5	280.00	800.00	1,166.64	366.64
Contract Costs - Vacancy Turnaround		02 001 4430.6	5	400.00	1,335.00	2,720.00	1,385.00
Contract Costs - Camera		02 001 4430.7	5	0.00	0.00	333.32	333.32
Garbage and Trash Collection		02 001 4431	5	0.00	599.76	1,136.64	536.88
Emp Benefit Cont - Maintenance		02 001 4433	5	944.12	4,666.27	4,079.00	(587.27)
Insurance-Property, Contents		02 001 4510	5	942.44	3,769.76	4,333.32	563.56
Insurance - Workers Comp		02 001 4510.1	5	63.09	252.36	333.32	80.96
Insurance - Liability		02 001 4510.3	5	6.57	246.36	976.00	729.64
Payment in Lieu of Taxes		02 001 4520	5	0.00	0.00	1,090.32	1,090.32
Collection Loss		02 001 4570	5	1,448.69	2,377.69	796.64	(1,581.05)
Bonneville Interest		02 001 4580.01	5	7,793.50	19,495.45	16,950.00	(2,545.45)
Management Fees		02 001 4590	5	726.77	2,996.54	3,102.32	105.78
Other General Expense		02 001 4590.00	5	0.00	0.00	333.32	333.32
<b>Total Operating Expenses</b>				<b>22,623.17</b>	<b>62,785.56</b>	<b>64,091.28</b>	<b>1,305.72</b>
<b>Operating Revenues</b>							
Dwelling Rent		02 001 3110	5	16,994.01	68,098.04	62,048.00	6,050.04
<b>Total Operating Revenues</b>				<b>16,994.01</b>	<b>68,098.04</b>	<b>62,048.00</b>	<b>6,050.04</b>
<b>Income from Operations</b>				<b>(5,629.16)</b>	<b>5,312.48</b>	<b>(2,043.28)</b>	<b>7,355.76</b>
<b>Other Revenues and Expenses</b>							
Interest - Restricted		02 001 3431.00	5	0.00	0.00	8.64	(8.64)
Other Income - Tenant		02 001 3690	5	997.40	(3,398.80)	936.64	(4,335.44)
Other Income - Non Tenant		02 001 3690.3	5	0.00	537.50	0.00	537.50
Other Income - Community Rental		02 001 3690.5	5	200.00	500.00	0.00	500.00
<b>Total Other Revenues and Expenses</b>				<b>1,197.40</b>	<b>(2,361.30)</b>	<b>945.28</b>	<b>(3,306.58)</b>

Report Criteria PHA: 02 Project: '001'

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

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

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<b>Fiscal Year End Date:</b>	<b>12/31/2014</b>	<b>ACCOUNT</b>	<b>1 Month(s) Ended April 30, 2014</b>	<b>4 Month(s) Ended April 30, 2014</b>	<b>Budget</b>	<b>Variance</b>
<b>Net Income (Loss)</b>			<u><b>(4,431.76)</b></u>	<u><b>2,951.18</b></u>	<u><b>(1,098.00)</b></u>	<u><b>4,049.18</b></u>



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

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended April 30, 2014	4 Month(s) Ended April 30, 2014	Budget	Variance	
<b>Operating Expenses</b>							
Nontechnical Salaries		02 002 4110	5	595.62	2,498.96	2,619.64	120.68
Legal Expense		02 002 4130	5	934.92	1,009.92	333.32	(676.60)
Staff Training		02 002 4140	5	0.00	0.00	333.32	333.32
Travel		02 002 4150	5	65.52	65.52	166.64	101.12
Accounting Fees		02 002 4170	5	0.00	0.00	1,000.00	1,000.00
COMPUTER SUPPORT/LICENSING FEE		02 002 4170.2	5	713.44	713.44	1,000.00	286.56
Audit Fees		02 002 4171	5	1,400.00	1,400.00	1,395.32	(4.68)
Employee Benefits Cont - Admin		02 002 4182	5	340.83	1,703.41	1,487.32	(216.09)
Sundry		02 002 4190	5	158.87	353.42	163.32	(190.10)
Advertising and Marketing		02 002 4190.08	5	216.35	1,217.15	1,000.00	(217.15)
Bank Service Fee		02 002 4190.18	5	20.00	20.00	0.00	(20.00)
Tenant Background Check		02 002 4190.20	5	1.52	27.24	0.00	(27.24)
Postage		02 002 4190.3	5	14.00	14.00	13.32	(0.68)
Eviction Costs		02 002 4190.4	5	0.00	0.00	333.32	333.32
Contract Costs - Admin		02 002 4190.9	5	1,700.00	1,700.00	333.32	(1,366.68)
Ten Services - After School Program		02 002 4220.20	5	150.00	590.00	206.64	(383.36)
Water		02 002 4310	5	58.42	132.92	163.32	30.40
Electricity		02 002 4320	5	116.62	385.14	700.00	314.86
Sewer		02 002 4390	5	10.27	47.60	76.64	29.04
Labor		02 002 4410	5	1,549.72	6,480.79	6,758.00	277.21
MAINTENANCE MATERIALS		02 002 4420	5	270.53	1,381.22	1,920.00	538.78
Contract Costs		02 002 4430	5	0.00	494.00	666.64	172.64
Contract Costs-Pest Control		02 002 4430.1	5	79.20	316.80	333.32	16.52
Contract Costs - Lawn		02 002 4430.3	5	200.00	600.00	1,000.00	400.00
Contract Costs - AC		02 002 4430.4	5	0.00	0.00	333.32	333.32
Contract Costs - Plumbing		02 002 4430.5	5	0.00	0.00	333.32	333.32
Contract Costs - Vacancy Turnaround		02 002 4430.6	5	900.00	2,470.00	1,856.64	(613.36)
Garbage and Trash Collection		02 002 4431	5	14.93	55.53	333.32	277.79
Emp Benefit Cont - Maintenance		02 002 4433	5	777.48	3,842.73	3,359.32	(483.41)
Insurance-Property, Contents		02 002 4510	5	738.30	2,953.22	3,333.32	380.10
Insurance - Workers Comp		02 002 4510.1	5	28.05	112.20	270.32	158.12
Insurance - Liability		02 002 4510.3	5	5.25	197.13	833.32	636.19
Payment in Lieu of Taxes		02 002 4520	5	0.00	0.00	866.64	866.64
Bad Debts - Tenant Rents		02 002 4570	5	0.00	(289.31)	1,116.64	1,405.95
Bonneville Interest		02 002 4580.01	5	7,050.12	17,635.89	15,573.32	(2,062.57)
Management Fees		02 002 4590	5	847.89	3,924.83	4,189.64	264.81
Other General Expense		02 002 4590.00	5	0.00	0.00	270.00	270.00
<b>Total Operating Expenses</b>				<b>18,957.85</b>	<b>52,053.75</b>	<b>54,672.52</b>	<b>2,618.77</b>
<b>Operating Revenues</b>							
Dwelling Rent		02 002 3110	5	13,332.00	52,171.68	52,372.00	(200.32)
<b>Total Operating Revenues</b>				<b>13,332.00</b>	<b>52,171.68</b>	<b>52,372.00</b>	<b>(200.32)</b>
<b>Income from Operations</b>				<b>(5,625.85)</b>	<b>117.93</b>	<b>(2,300.52)</b>	<b>2,418.45</b>
<b>Other Revenues and Expenses</b>							
INTEREST - RESTRICTED		02 002 3431.00	5	0.00	0.00	6.64	(6.64)
Investment Income - Unrestricted		02 002 3610	5	2.74	11.46	13.32	(1.86)
Other Income - Tenant		02 002 3690	5	(1,711.77)	(6,212.27)	1,570.00	(7,782.27)
Other Income - Non Tenant		02 002 3690.3	5	0.00	437.50	0.00	437.50
<b>Total Other Revenues and Expenses</b>				<b>(1,709.03)</b>	<b>(5,763.31)</b>	<b>1,589.96</b>	<b>(7,353.27)</b>
<b>Net Income (Loss)</b>				<b>(7,334.88)</b>	<b>(5,645.38)</b>	<b>(710.56)</b>	<b>(4,934.82)</b>

The Housing Authority of Avon Park

**RESOLUTION NO.14-06**

**RESOLUTION REVISING THE ADMISSIONS AND OCCUPANCY POLICY  
TO INCORPORATE AN ANNUAL WAIT LIST PURGE POLICY AND  
ESTABLISH MAXIMUM WAIT LIST WAITING STANDARD FOR FORMAL  
"OPENING & CLOSURE" PROCESS FOR THE APPLICATION WAIT LIST  
MANAGEMENT FOR PUBLIC, ASSISTED AND AFFORDABLE HOUSING**

- Whereas, The Admissions and Occupancy Policy (ACOP) is the primary property management Policy for both the APHA managed Public, Section 8 Project Based assisted and affordable Multifamily properties/programs; and
- Whereas, the Authority has been advised through the 2013 audit process by the Audit firm that a formal Annual Wait List Purge process was not sufficiently documented and that the APHA should exercise and properly document the Annual Purging as outlined in the APHA's Admission and Continued Occupancy Policy; and
- Whereas, APHA staff has drafted a written expansion/amendment to the current definition of the Annual Wait List Purging as described in the APHA's Admissions and Continued Occupancy Policy, as well as defined a Maximum Wait List Waiting Standard (24 months) for Opening & Closing APHA Wait Lists, attached hereto and incorporated herein; and

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of Avon Park that the Annual Wait List Purge Process and Maximum Wait List Waiting Standard, as identified in Exhibit A attached there to and incorporated herein, be hereby adopted for preliminary circulation & public comment.

BE IT FURTHER RESOLVED by the Commissioners of the Housing Authority of Avon Park that all comments and concerns are returned by the Executive Director to the Board of Commissioner for final consideration following the collection & presentation of comments during the 45 day comment period for final ACOP adoption disposition.

ADOPTED THIS 20<sup>th</sup> DAY OF MAY 2014.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

## EXHIBIT A

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### Annual Wait List Purge Purpose, Basis & Process (Amendment to ACOP; Standard Operating Procedures)

The Avon Park Housing Authority, in its efforts to maintain a current and up-to-date waiting list and minimize the number of “no-shows” and ineligible determinations, will perform a comprehensive purge of each designated separate Wait List for all APHA owned and managed properties **at least annually**. This purge will ensure that the pool of applicants reasonably represented on the waiting list accurately represents the number of interested families that are actively pursuing occupancy in APHA managed properties.

#### Purging Purpose & Basis;

Depending upon how quickly the Avon Park Housing Authority’s waiting list turns over, information provided during the application process may become outdated. Certain factors may require an applicant to update his or her application information, including: family move, change in income, change in family composition, change in welfare benefit, or change in circumstances affecting the applicant’s continued eligibility status. Purging the waiting list prevents delays in leasing activities and will eliminate a waiting list that is out of date, and represent a more accurate number of interested applicants and will eliminate delay in filling vacant units.

The APHA’s primary goal in purging a waiting list is to obtain current information on interested applicants and to remove applicants no longer interested in participating in the program. The APHA will continue to implement the Occupancy Standards when removing an applicant’s name from the waiting list.

The APHA will follow the same Admissions and Occupancy standards in determination of an eligible applicant’s status prior to unit offer.

#### Purging Process;

This annual purge shall occur in mid January of each year and shall serve as the basis for determining the continued opening OR closing of the APHA Wait List of any separately designated project Wait List.

Maximum Wait List Waiting Standard: A Wait List shall be determined eligible for closing if the number of applicants for that project exceeds a probable 24 months waiting period before possible placement. The formula for projected waiting period is the number of applicant households on the list divided by the average number of **typical vacancies recorded** (units under modernization not counted) **and experienced** for that specific project during the preceding two year (rolling based) period. The benchmark date for this determination shall correspond with the mid-January Annual Wait List Purging process.

*(Reference: Standard Operating Procedures – pages 12-13 and APHA’s Admissions and Occupancy Policy – pages 23-24)*

Adopted \_\_\_\_\_, 2014  
APHA Board of Commissioners  
Resolution # \_\_\_\_\_

**RFP: Comprehensive Audit Services:**

The Avon Park Housing Authority (APHA) requests responses to a Request for Proposals (RFP) for Comprehensive Audit Services from qualified General Accounting/Auditing Firms.

The project scope, content of proposal, and vendor selection process are summarized in the RFP that describes the terms and conditions under which the Housing Authority will select a consultant for these services.

Proposals must be received no later than 3:00 p.m. (EDT), Thursday, June 12, 2014. Interested qualified parties may obtain a copy of the RFP through accessing the APHA's Website; **[www.avonparkha.org](http://www.avonparkha.org)** or by email request; **[director@avonparkha.org](mailto:director@avonparkha.org)** or by mail; P. O. Box 1327, Avon Park, Florida 33826-1327.

Publication Date: May 3, 2014

**Computation of Payments  
in Lieu of Taxes**

For fiscal Year Ended 2013

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing**

OMB Approval No. 2577-0026 (Exp. 10/31/2009)

Public reporting burden for the collection of information is estimated to average .4 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for HUD to ascertain compliance with requirements of Section 6(D) of the U.S. Housing Act, which provides for PHA exemptions from real and personal property taxes, and inclusion in the formula data used to determine public housing operating subsidies. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Name of Local Agency: <b>AVON PARK HOUSING AUTHORITY</b>		Location: <b>AVON PARK, FL.</b>	FOR FISCAL YEAR ENDED: Contract Number:	<b>31-Dec-13</b> Project Number: <b>FL0120000001</b>
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**Part I - Computation of Shelter Rent Charged.**

1. Tenant Rental Revenue (FDS Line 703)	90,555.87	
2. Tenant Revenue Other (FDS Line 704)	12,751.50	
<b>3. Total Rental Charges (Line 1&amp;2)</b>		<b>103,307.37</b>
4. Utilities Expense (FDS Line 931-939)		41,479.62
5. Shelter Rent Charges (Line 3 minus Line 4)		<b>61,827.75</b>

**Part II - Computation of Shelter Rent Collected.** (To be completed only if Cooperation Agreement provides for payment of PILOT on Bases of Shelter Rent Collected.)

1. Shelter Rent Charges (Line 5 of Part I, above)		61,827.75
2. Add: Accounts Receivable - Tenants (FDS Lines 126, 126.1, & 126.2) at beginning of fiscal year		1,380.00
3. Less: Tenant Bad Debt Expense (FDS Line 964)		4,749.10
4. Less: Accounts Receivable - Tenants (FDS Lines 126, 126.1, & 126.2) at e		1,569.72
5. Shelter Rent Collected ( Line 1 plus Line 2 minus Lines 3 & 4)		<b>\$56,888.93</b>

**Part III - Computation of Approximate Full Real Property Taxes.**

(1) Taxing Districts	(2) Assessable Value	(3) Tax Rate	(4) Approximate Full Real Property Taxes
<b>Total</b>			<b>0.00</b>

**Part IV - Limitation Based on Annual Contribution.** (To be completed if Cooperation Agreement limits PILOT to an amount by which real property taxes exceed 20% of annual contribution.)

1. Approximate full real property taxes	0.00
2. Accruing annual contribution for all projects under the contract	0.00
3. Prorata share of accruing annual contribution*	0.00
4. 20% of accruing annual contribution (20% of Line 3)	0.00
5. Approximate full real property taxes less 20% of accruing annual contribution (Line 1 minus Line 4, if Line 4 exceeds Line 1, enter zero)	0.00

**Part V - Payments in Lieu of Taxes.**

1. 10% of shelter rent (10% of Line 6 of Part I or 10% of Line 5 Part II, whichever is applicable)**	\$5,688.89
2. Payments in Lieu of Taxes (If Part IV is not applicable, enter the amount shown on Line 1, above, or the total in Part III, whichever is the lower. If Part IV is applicable, enter the amount shown on Line 1, above, or the amount shown on Line 5 of Part IV, whichever is lower).	<b>\$5,688.89</b>

\* Same as Line 2 if the statement includes all projects under the Annual Contributions Contract. If this statement does not include all projects under the Annual Contributions Contract, enter prorata share based upon the development cost of each project.

\*\* If the percentage specified in the Cooperation Agreement or the Annual Contributions Contract with HUD is lower, such lower percentage shall be used.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

<b>Prepared By:</b>	<b>Approved By:</b>
<b>Name:</b> The Cornwell Associates Accountants, Inc.	<b>Name:</b>
<b>Title:</b> Fee Accountant <b>Date:</b>	<b>Title:</b> Executive Director <b>Date:</b>

**Computation of Payments  
in Lieu of Taxes**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing**

For fiscal Year Ended 2013

OMB Approval No. 2577-0026 (Exp. 10/31/2009)

Public reporting burden for the collection of information is estimated to average .4 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for HUD to ascertain compliance with requirements of Section 6(D) of the U.S. Housing Act, which provides for PHA exemptions from real and personal property taxes, and inclusion in the formula data used to determine public housing operating subsidies. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Name of Local Agency: <b>RIDGEDALE LLC</b>		Location: <b>AVON PARK, FL.</b>	FOR FISCAL YEAR ENDED: Contract Number:	31-Dec-13 Project Number:
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**Part I - Computation of Shelter Rent Charged.**

1. Tenant Rental Revenue (FDS Line 703)			
2. Tenant Revenue Other (FDS Line 704)		<u>25,420.44</u>	
3. Total Rental Charges (Line 1&2)		<u>5,339.52</u>	
4. Utilities Expense (FDS Line 931-939)			<u>30,759.96</u>
5. Shelter Rent Charges (Line 3 minus Line 4)			<u>25,403.84</u>
			<u>5,356.12</u>

**Part II - Computation of Shelter Rent Collected.** (To be completed only if Cooperation Agreement provides for payment of PILOT on Bases of Shelter Rent Collected.)

1. Shelter Rent Charges (Line 5 of Part I, above)			<u>5,356.12</u>
2. Add: Accounts Receivable - Tenants (FDS Lines 126, 126.1, & 126.2) at beginning of fiscal year			<u>646.00</u>
3. Less: Tenant Bad Debt Expense (FDS Line 964)			<u>2,754.13</u>
4. Less: Accounts Receivable - Tenants (FDS Lines 126, 126.1, & 126.2) at e			<u>2,091.71</u>
5. Shelter Rent Collected ( Line 1 plus Line 2 minus Lines 3 & 4)			<u>\$1,156.28</u>

**Part III - Computation of Approximate Full Real Property Taxes.**

(1) Taxing Districts	(2) Assessable Value	(3) Tax Rate	(4) Approximate Full Real Property Taxes
Total			0.00

**Part IV - Limitation Based on Annual Contribution.** (To be completed if Cooperation Agreement limits PILOT to an amount by which real property taxes exceed 20% of annual contribution.)

1. Approximate full real property taxes		<u>0.00</u>
2. Accruing annual contribution for all projects under the contract		<u>0.00</u>
3. Prorata share of accruing annual contribution*		<u>0.00</u>
4. 20% of accruing annual contribution (20% of Line 3)		<u>0.00</u>
5. Approximate full real property taxes less 20% of accruing annual contribution (Line 1 minus Line 4, if Line 4 exceeds Line 1, enter zero)		<u>0.00</u>

**Part V - Payments in Lieu of Taxes.**

1. 10% of shelter rent (10% of Line 6 of Part I or 10% of Line 5 Part II, whichever is applicable)**		<u>\$115.63</u>
2. Payments in Lieu of Taxes (If Part IV is not applicable, enter the amount shown on Line 1, above, or the total in Part III, whichever is the lower. If Part IV is applicable, enter the amount shown on Line 1, above, or the amount shown on Line 5 of Part IV, whichever is lower).		<u>\$115.63</u>

\* Same as Line 2 if the statement includes all projects under the Annual Contributions Contract. If this statement does not include all projects under the Annual Contributions Contract, enter prorata share based upon the development cost of each project.

\*\* If the percentage specified in the Cooperation Agreement or the Annual Contributions Contract with HUD is lower, such lower percentage shall be used.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

<b>Prepared By:</b>	<b>Approved By:</b>
Name: The Cornwell Associates Accountants, Inc.	Name:
Title: Fee Accountant Date:	Title: Executive Director Date:

## Larry Shoeman

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**From:** THE NATI COMMUNITY NET [ncnchinc@comcast.net]  
**Sent:** Friday, May 09, 2014 1:21 PM  
**To:** Shoeman, Larry  
**Cc:** Clarkson, Lujana; Williams, Ella; Flood, Shaneem; Smith, Dahoud  
**Subject:** Media System Sponsorship Request

To: Larry Shoeman - Executive Director - APHA

From: Frank Paul Jones - President & CEO - The National Community Network

RE: Media System Sponsorship

Date: 11 February 2014

**Note:** If you are interested please reply, so we can workout the details. If you cannot do this, please refer me to someone who might be able to take on this level of sponsorship.

Note: I sent you a copy of our newsletter draft of our first release of "The Network Newsletter." It should be in your spam folder, if not let me know to retransmit the email newsletter.

Dear Mr. Shoeman:

Since meeting with you in February of this year, a lot of things have developed and what was once just an idea for discussion, is now something we can really make happen here in Avon Park. Our proposal is Operation Solution and Response.

What we need?

We need someone to sponsor our media system setup.

1: We need about \$108 to upgrade our website to weebly Professional on Bluehost.com The benefits will be the difference between a mediocre website and one that will attract people back and thereby increase in subscriptions to our newsletter to get our word out.

2: We need a digital camera for about \$150

3: Other minor expenses: \$242 to upgrade our computer workstations. We need about 8 GB of RAM at about \$20 each = \$160. And we will still need computer desks and so forth. Our main business with you now is the opening of our media system to reach people with frequency.

Total: \$500

### **With Weebly Professional we will Receive:**

*Unlimited Number of Pages: Create as large a site as you need without limitations.*

*Media Support*

*Add video and audio players to spice up your presentation.*

*Password Protected Pages: Protect content behind password-guarded pages.*

*Custom HTML Input*

*Greater control of your website through customizable code.*

*Greater Theme Control: Edit one of the provided themes, or create a custom one.*

*SEO Support: The website is automatically set up to be well optimized.*

***How we will reach a lot of people?***



Once we get this upgrade, we will update our website with more pages for more news, information, photos and advertisement pages and add new exciting features, to attract people back to our website after we get them to our website through Google Ads which I will discuss soon in this letter. We will update our photos and create slideshows with local people in our community.

Through the PST Movement which is an artistic link and service we offer, which consist of ex-convicted felons doing the right thing for community and nation, we will upload their music as a perks. Because they are about using music and the arts as a means to send out a message to our youth, to become better people. We will put out a monthly newsletter and our immediate goal is to enlist at least 1,500 to 2,000 readers monthly, after which we will have outgrown our free mailchimp.com account and will have to get a paid subscription to expand our newsletter.

Our newsletter will focus on Avon Park, FL, with a special interest in the areas we serve to include the Lakeside Park and the Southside Redevelopment Area as a whole. However, it will have a nationwide appeal, because we are promoting a program whose purpose is to become a national movement for community development and redevelopment.

Once we upload substantial content on our website, we will apply for Google Ad Grants Ad-Words, which will give us \$10,000 per month at about \$329 per day in free advertisement. Understand without ads I got over 1,000,000 reads on my blogs, now for the first time I will receive all this free and reasonable in size advertisement to attract people to places where they will read stuff I write. With an understanding of our organizations purposes and agenda, it will be my duty to write stuff that is practical, educational and entertaining. I believe I can do this successfully. And this is how we will increase our readership, by using free advertisement grants to attract people to our website that will be entertaining but will also redirect people to other resources and entertainment, always keeping in mind our non commercial commitment to the IRS. We want this to grow into a staff of writers in the future, but for now I will run it.

In exchange for your sponsorship, we will give you a one page ad for 12 consecutive months, which is a \$1,200 value for only \$500. Then we will attempt to attract more sponsors, to attempt to raise at least \$300 to \$400 per month from our newsletter through advertisement, to help with overhead.

It is my goal to integrate all of our media outlets into one powerful communications system that will have an immediate effect in Avon Park and a long term effect on our nation as a whole, if done correctly.

**Things we have accomplished towards our media goals:**

#1: We are a 501 c 3 non profit public charity since October 18th, 2012.

#2: Our name has been changed officially with the State of Florida Department of Corporation. We are now "The National Community Network, INC.

#3: We designed and crafted a project that we will be committed to long term, which addresses issues associated with people living in Public Housing, CRA designated Areas and other subsidized housing programs.

4: We opened an account with Techsoup.org, which is a go-in-between to gaining software donations from most of the major software companies, like Microsoft, and Adobe and many more.

#5: We received the Gold Level of Participation Guidestar.org With it come a \$1,500 annual subscription Guidestar Premium Subscription, which is a portal to a lot of information for non profits. Also, we got free web hosing for life on BlueHost.com and other goodies.

#6: We setup two blogs, one that will be used to upload audio mp3 format messages and one where we can collect donations and upload video presentations. We will often use these blogs as hyperlinks to send out messages to the community on an ongoing basis. These blogs will develop in time. I have been blogging for awhile and have over 1,000,000 reads under my belt, but now I will devote my blogs to our non profit causes.

#7: Our website is sync to our new Facebook account and my twitter account.

#8: We plan to open accounts with ReverbNation, MySpace and You-tube for our non profit organization to exploit and donate music as well as use music as perks to donors.

Sincerely,

Rev. Frank Paul Jones