

Avon Park Housing Development Corporation (A.P.H.D.C.)

**Board of Directors Regular Meeting
North Central Heights Community Center
709 Juneberry Street, Avon Park, Florida
Tuesday, May 20, 2014
6:00 P.M.**

A.P.H.D.C. Regular Meeting Agenda

ROLL CALL

PREVIOUS MINUTES: Regular Board Meeting Minutes; April 15, 2014

COMMUNICATIONS: None

I. NEW BUSINESS;

A. 2013 Audited Financial Statements; Clifton, Larson & Allen, CPA

B. 2013 Voluntary PILOT Payment to City of Avon Park; NCH I & II

II. OLD BUSINESS: None

Other matters to come before the Board:

Next Board Meeting: June 17, 2014

VI. ADJOURN

In accordance with the American Disabilities Act and Section 286.26 Florida Statutes, any person with disabilities requiring reasonable accommodations to participate in this meeting should call the Housing Authority offices five days prior to the meeting.

Avon Park Housing Development Corporation (A.P.H.D.C.)
Board of Directors Regular Meeting Minutes
North Central Heights Community Center
709 Juneberry Street, Avon Park, Florida
Tuesday, April 15, 2014
6:00 P.M.

ROLL CALL –Board Chairperson Harris called the meeting to order at 6pm and requested the Secretary to record the attendance as follows; Present; Directors Vinson, Wade, Roberts, Barnard, Johnson and Harris. Absent; Directors Daffner, Stukes and excused Brojek and Windsor. Secretary Shoeman declared a quorum present.

PREVIOUS MINUTES: Regular Board Meeting Minutes January 21, 2014; Motion to accept & approve the Minutes as circulated was made by Director Barnard, seconded by Director Wade; motion carried unanimously.

COMMUNICATIONS: None

I. NEW BUSINESS;

**RFA 2014-109; FLORIDA HOUSING FINANCE CORP.
HOME FINANCING TO BE USED FOR RENTAL DEVELOPMENTS IN RURAL
AREAS:** E.D. Shoeman provided a briefing to the Board regarding the recent Request for Applications circulated by FHFC. The Board then discussed the pros and cons associated with the performance requirements of that RFA and decided by consensus that it would be in the best interests of the Corporation to pass on applying in response to that funding announcement given the level of program restrictions associated with its funding commitment.

II. OLD BUSINESS: None

Next Board Meeting; Next meeting would be 3rd Tuesday of following month; May 20, 2014.

VI. ADJOURN- Being no further Business to come before the Board, meeting adjourned at 6:18pm.

Accepted

Attest

SEAL

Larry Shoeman

From: Penny Pieratt [apha2@avonparkha.org]
Sent: Monday, April 28, 2014 3:24 PM
To: director@avonparkha.org
Subject: PILOT for NCH I

Mr. Shoeman,

I would recommend that we do NOT pay PILOT for NCH I in the amount of \$3,271 due to the financial hardship it is currently in.

*Penny Pieratt
Comptroller
Avon Park Housing Authority
PO Box 1327
Avon Park, FL 33826
863-452-4432 ext. 2203 (phone)
863-452-5455 (fax)*

**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: NORTH CENTRAL HEIGHTS I	Location: AVON PARK, FL.	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)		192,082.16	
2. Tenant Revenue Other (FDS Line 704)		3,303.91	
3. Total Rental Charges (Line 1&2)		195,386.07	
4. Utilities Expense (FDS Line 931-939)			7,444.05
5. Shelter Rent Charges (Line 3 minus Line 4)			187,942.02

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)			187,942.02
2. Add: Accounts Receivable - Tenants (FDS Lines 126, 126.1, & 126.2) at beginning of fiscal year			573.00
3. Less: Tenant Bad Debt Expense (FDS Line 964)			2,895.01
4. Less: Accounts Receivable - Tenants (FDS Lines 126, 126.1, & 126.2) at e			0.00
5. Shelter Rent Collected (Line 1 plus Line 2 minus Lines 3 & 4)			\$185,620.01

Part III - Computation of Approximate Full Real Property Taxes.

(1) Taxing Districts	(2) Assessable Value	(3) Tax Rate	(4) Approximate Full Real Property Taxes
	\$2,173,701.00	0.150468%	\$3,270.72
Total			3,270.72

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			3,270.72
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)			3,270.72

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)**			\$18,562.00
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).			\$3,270.72

* 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).

Prepared By:	Approved By:
Name: The Cornwell Associates Accountants, Inc.	Name: Larry Shoeman
Title: Fee Accountant Date:	Title: Executive Director Date:

**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: NORTH CENTRAL HEIGHT II		Location: AVON PARK, FL.	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)	158,857.44	
2. Tenant Revenue Other (FDS Line 704)	4,026.20	
3. Total Rental Charges (Line 1&2)		162,883.64
4. Utilities Expense (FDS Line 931-939)		2,785.94
5. Shelter Rent Charges (Line 3 minus Line 4)		160,097.70

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)		160,097.70
2. Add: Accounts Receivable - Tenants (FDS Lines 126, 126.1, & 126.2) at beginning of fiscal year		1,048.00
3. Less: Tenant Bad Debt Expense (FDS Line 964)		3,636.08
4. Less: Accounts Receivable - Tenants (FDS Lines 126, 126.1, & 126.2) at end of fiscal year		0.00
5. Shelter Rent Collected (Line 1 plus Line 2 minus Lines 3 & 4)		\$157,509.62

Part III - Computation of Approximate Full Real Property Taxes.

(1) Taxing Districts	(2) Assessable Value	(3) Tax Rate	(4) Approximate Full Real Property Taxes
	\$1,727,658.00	0.150468%	\$2,599.57
Total			2,599.57

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	2,599.57
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)	2,599.57

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)**	\$15,750.96
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).	\$2,599.57

* 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.

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