

**Housing Authority of Avon Park  
Board of Commissioners Regular Meeting**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, Fl.  
Tuesday, September 16, 2014, 7:00 PM

**AGENDA**

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentation: Certificate of Appreciation: Lowes Sebring; Delaney Heights-  
"Veterans Veranda" BBQ Grill Donation
- C. Consent Agenda
  - 1. Regular Meeting Minutes, July 15, 2014, Special Board Meeting Minutes August 26, 2014
  - 2. Occupancy Report; July & August 2014
  - 3. Lakeside Park I Transitional Housing FSS Program Report; July 2014
  - 4. TAR & Maintenance Reports; July & August 2014
  - 5. Fee Accounting Report; June & July 2014, Consolidated Financial Statement & APHA  
Projects Report; July & August 2014 Account Cash Analysis Schedules
  - 6. Communications- HCCH "Thank You" Letter, July 31, 2014, Board Chairman Phillips.
- D. Secretary Reports & Old Business
  - 7. Project Status Reports;
    - a. North Central Heights; project operational status report.
    - b. Lakeside Park I; project operational status report.
    - c. Arcadia Housing Authority Housing Management Assistance; status report.
    - d. APHA Rental Assistance Demonstration (RAD) Application status report.
    - e. Community Housing Development Organization (CHDO) formation status report.
    - f. Cornell Colony; project development status report.
- E. New Business;
  - 8. Main Street Brickell Building Acquisition Consideration; City of Avon Park
  - 9. Draft Request for Applications 2014-112; Smaller Permanent Supportive  
Housing Properties for Persons with Developmental Disabilities.
  - 10. Resolution No. 14-09; Amending Section 4.27 of APHA Personnel Policy; Employee opt  
out of APHA Group Health Insurance Plan; compensation incentive payment.
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: October 21, 2014; 6:45pm. Annual Board Meeting & Regular Board Meeting
- 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  
September 16, 2014**

**Public Comments/Presentations:** Certificate of Appreciation will be presented to Lowes Sebring store Manager Ron Staack for their donation of a BBQ Grill for Veterans Veranda, Delaney Heights Community Center.

**Consent Agenda:**

Minutes: Regular Meeting Minutes of July 15, 2014 and Special Meeting Minutes of August 26, 2014 will be considered for acceptance.

Occupancy Report/Vacancy Reports; July & August 2014: Lakeside Park Transitional Housing/Homeless P.H. Units; 0 move-ins, 1 move-out & 1 vacancy during the period. Lakeside Park II; 3 move-ins, 3 move-outs, 4 Vacancies during the period; Ridgedale; 2 move-ins, 0 move-outs, 1 vacancies during the period; Delaney Heights 1 move-out, 1 move-ins, 0 vacancies during the period. Vacant unit turnaround days in Management on units appear slightly higher due to summer tenant moves for schools in recess, but overall appear to be within acceptable ranges. One unit had a high number (40 days) in Lakeside Park II as a result of tenant abandonment. NCH I had 0 move-outs and 0 move-ins and 2 vacancies; NCH II had 0 move-outs and 0 Move-in and 1 vacancy. Wait list summary; D.H. currently has 28; Lakeside Park II 379; Lakeside Park I (E & T Housing Program) 95; Ridgedale 374, NCH; 175 Combined Wait List Totals; 1,051, an increase of 327 from last report; increase primarily due to surge of Wait List applicants as result of public notice of closing of Lakeside Park & Ridgedale Waiting List, effective August 1<sup>st</sup>. Case Management Report activity report for July Transitional Housing & Family Self Sufficiency (FSS) Program activities included in Board packet.

TAR Report, July & August 2014: Tenants Accounts Receivable combined for PH in July was \$1,509.44, with the highest amount of TARs related to one unreported incomes. August TAR for PH was \$1,178.96 primarily for Security Deposit accounts. Ridgedale total for July receivables were \$715.82 for 1 unreported income and move out work orders and August TAR were \$1,304.60 for move out & work order charges, 1 unreported income. North Central Heights I July TAR was \$50.00 for Pet Deposit and August \$513.00 for Rent, late fees. North Central Heights II July TAR; \$-0- and August; \$25.00 for a work order.

Maintenance Report, July & August 2014- Over the reporting period; Maintenance performed 27 PH Annual and Preventive Maint. Inspections. Ridgedale 12 Preventative & Annual Inspections. NCH I & II had 21 Preventative & Annual Insp., Lakeside Park I had 3 Preventative/Annual Inspections. Preventative maintenance performed for summer months included major cutback of trees from building rooflines, playground and Community Building HVAC servicing & common area repair/replacement, pest control, etc.

Executive Summary-Financial Statement/Report July/August 2014: Comprehensive report on the Budgeted Income Statement and Agency's July & August Bank Account Cash Analysis circulated in Board Packet. Fee Accountant Consolidated Financial Statement on operations for June & July, 2014 included in report. Items reflecting

limited deviations due to 3<sup>rd</sup> quarter year adjustments & fiscal performance experience. 2015 Audit scheduled for March 1 with completion anticipated by April mid-month.

Communications: Thank You letter from Highlands County Homeless Coalition for use of the 1306 Transitional Housing Office for the past 3 years. HCCH has now relocated their office to 134 N. Ridgewood Drive, Suite 12, Sebring, Florida.

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

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.

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.

Community Housing Development Organization (CHDO): The ED will provide a Board briefing on the status of Heartland Community Housing Organization.

Cornell Colony Underwriting- Qualifying: The ED will update the Board on the current joint initial credit underwriting process with developer Marty Wohl to FHFC 2014 RFA- Rural Housing Development.

**New Business:**

Main Street Brickell Building Partnership with City of Avon Park: The Board will entertain a proposed concept to partner with the City of Avon Park on the acquisition and rehabilitation of the Brickell Building in downtown Avon Park for affordable housing & retail commercial space.

Draft Request For Applications 2014-112: Smaller Permanent Supportive Housing Properties for Persons with Developmental Disabilities; The Board will discuss potential interest in collaborating with Ridge Area ARC to pursue funding a small 4 unit project on the 5 acre property adjacent to North Central Heights.

Resolution No. 14-09: The Board will consider adoption of Resolution amending current Personnel Policy relating to payment in lieu of participation in APHA Group Health Care Plan.

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

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

**A. Opening/Roll Call:** Chairman Longshore called the Board Meeting to order and offered the prayer. Following the Prayer, the Secretary called the member attendance roll: Commissioners Present: Commissioners Eric Longshore, Lester Roberts, Greg Wade, Dora Smith, Theresa Whiteside, and Michael Eldred. Commissioner Absent; Cameron Barnard. Also attending; APHA staff Executive Director (ED) Larry Shoeman, Facilities Manager David Herbert and Housing Specialist Bea Gillians. Quorum was declared by the Secretary and Chairman Longshore called the meeting to Order at 7:00 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 Wade 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 and anticipates that the Management Assistance services provided by the APHA should come to a close as soon as HUD formally determines AHA is deemed a "Standard" Performer under HUD's rating system.

Project Compliance Report; The ED provided the Board with review of the status of compliance with funding entities.

Rental Assistance Demonstration Application; The ED informed the Board that the applications for both Delaney Heights & Lakeside Park remains outstanding at this time until funding for the coming year is appropriated by Congress to include additional participation expansion.

**E. New Business:**

2014 Comprehensive Audit Services; Auditor Selection; The ED provided a briefing to the Board on the Review Committees deliberations, scoring, rating, ranking and their recommendation to select the firm of Malcolm Johnson for 2014 Audit Services. After discussion, moved by Theresa Whiteside, seconded by Greg Wade to accept the recommendation of the Review Committee and engage Malcolm Johnson to the APHA 2014 Audit Services in the amount of \$17,500. Motion carried unanimously.

APHA Customer Code of Conduct; The ED informed the Board that an increase in confrontational behavior has incurred at the APHA Administrative Office by both residents and public at large. As a protective measure for staff and other office visitors, the Executive office has developed a Code of Conduct Policy for Board consideration. Following a review of the proposed Code of Conduct Policy language, moved by Commissioner Roberts, seconded by Commissioner Eldred that the proposed Customer Code of Conduct is adopted as circulated, included as a dwelling lease addendum and circulated/posted in the APHA Office for public reference. Motion carried unanimously.

**F. Unfinished Business, Concerns of Commissioners- None**

**H. Next Regular meeting date;** Board by consensus elected to skip holding a August Regular Meeting and to resume their normal Regular Meeting schedule for September 16, 2014.

Being no further business to come before the Board, Chairman Longshore adjourned the meeting at 7:42 pm.

Accepted \_\_\_\_\_

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

## Housing Authority of Avon Park

Board of Commissioners Special Meeting  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, Florida  
Tuesday, August 26th, 2014  
6:00 p.m.

### Meeting Minutes

**A. ROLL CALL-** Board Chairman Eric Longshore called the Meeting to order, lead the Board in opening Prayer and requested the Secretary to call the role & record the attendance as follows; Present; Commissioners Longshore, Wade, Roberts, Barnard, Eldred and Smith. Absent; Commissioner Whiteside. Secretary Shoeman declared a quorum present.

**B. NEW BUSINESS;**

Resolution No. 14-08: Secretary Shoeman read the Resolution endorsing the actions by the Avon Park Housing Development Corporation to proceed with the development of the Cornell Colony Single Family Affordable Housing Development and offering Property Management Services to APHDC-Cornell Colony LLC for said development.

Chairman Longshore requested a motion to approve the Resolution for discussion purposes; moved by Commissioner Barnard to approve the Resolution as circulated for discussion purposes, seconded by Commissioner Wade; motion carried unanimously. The Board then briefly discussed the merits of the project and process associated the moving the project forward. Upon conclusion of the discussion, Chairman Longshore called for a vote on the motion; motion carried unanimously.

**B. ADJOURNMENT;** Being no further business to come before the Board, Meeting was adjourned at 6:13pm.

\_\_\_\_\_  
Accepted

\_\_\_\_\_  
Attest

SEAL

## OCCUPANCY/VACANCY REPORT

July 2014

### Public Housing

<u>Delaney Heights</u>		<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
<u>Unit #</u>	<u>Brms.</u>						
35(514)	1	6/30	7/11	11	1	12	Health Issues
08(527)	1	7/7					Death

<u>Lakeside Park</u>		<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
<u>Unit #</u>	<u>Brms.</u>						
310(338)	2	5/30	7/1	32	1	33	Moved to another location
305(318)	3	6/12	7/21	36	4	40	Abandoned
319(355)	3	6/13	7/14	30	2	32	Purchased home
211(248)	3	7/1					Daughter moved/transfer #310
223(207)	4	7/2					No notice/lease violations
303(310)	3	7/31					Unauthorized adult/lease viol.

**TOTAL PUBLIC HOUSING VACANT - 4**

<u>Transitional/Homeless</u>		<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
<u>Unit #</u>	<u>Brms.</u>						
418(1318)	4	7/25					Non pmt rent/moved Kissimmee

**TOTAL TRANSITIONAL/HOMELESS VACANT - 1**

OCCUPANCY/VACANCY REPORT  
July 2014

<u>Ridgedale</u>						
<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>
06(734)	2	5/22	7/17	44	13	57
20(706)	4	6/10	7/7	25	3	28
01(744)	3	6/17				

Reason for Vacancy  
 Moved to New York  
 Evicted non pmt rent  
 Transferred to unit 22

**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>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>
701	2	6/2				
617	2	6/9				

Reason for Vacancy  
 Over income  
 No notice given

**TOTAL NCH I VACANT—2**

<u>North Central Heights II - (32 units total)</u>						
<u>Unit #</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u>#vacancy days</u>
660	4	6/2				
718	3	6/4	7/1	23	5	28

Reason for Vacancy  
 No Notice  
 Purchased home

**TOTAL NCH II VACANT—1**



OCCUPANCY/VACANCY REPORT

July 2014

Intent to Vacate

Evictions-

Abandoned Units

WAITING LIST FOR LAKESIDE PARK

1-BRM	90
2-BRM	133
3-BRM	95
4-BRM	44
5-BRM	17
TOTAL	<u>379</u>

WAITING LIST FOR RIDGEDALE

1-BRM	110
2-BRM	117
3-BRM	98
4-BRM	49
TOTAL	<u>374</u>

HOMELESS

1-BRM	2
2-BRM	51
3-BRM	28
4-BRM	11
5-BRM	3
TOTAL	<u>95</u>

WAITING LIST FOR DELANEY HEIGHTS

1-BRM	28
TOTAL	<u>28</u>

WAITING LIST FOR NORTH CENTRAL HEIGHTS

2-BRM	60
3-BRM	69
4-BRM	46
TOTAL	<u>175</u>

**OCCUPANCY/VACANCY REPORT**

August 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>
08(527)	1	7/7	8/1	25	1	26	Death
08(527)	1	8/2	8/8	6	1	7	Health Issues
41(526)	1	8/1	8/8	7	1	8	Moved to St. Croix

**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>
211(248)	3	7/1	8/1	30	2	32	Daughter moved/transfer #310
223(207)	4	7/2	8/1	25	6	31	No notice/lease violations
303(310)	3	7/31	8/28	17	12	29	Unauthorized adult/lease viol.
216(239)	4	8/1					Non pmt rent
334(250)	3	8/25					Non pmt rent
322(345)	3	8/28					Lease violat/unauthorized adult
306(322)	2	8/29					Moved to NY

**TOTAL PUBLIC HOUSING VACANT - 4**

**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>
418(1318)	4	7/25					Non pmt rent/moved Kissimmee
412(27)	4	8/1					Transferred to 233

**TOTAL TRANSITIONAL/ HOMELESS VACANT - 2**

OCCUPANCY/VACANCY REPORT  
August 2014

<u>Ridgedale</u>			<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>	
<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>				
01(744)	3	6/17	8/8	49	4	53	Transferred to unit 22
03(740)	2	8/14	8/27	7	7	14	Abandoned unit
18(710)	3	8/29					No notice given
<b>TOTAL RIDGEDALE VACANT—1</b>							

<u>North Central Heights I - (40 units total)</u>			<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>	
<u>Unit#</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>				
701	2	6/2		76	2	78	Over income
617	2	6/9	8/25				No notice given
<b>TOTAL NCH I VACANT—1</b>							

<u>North Central Heights II - (32 units total)</u>			<u># days in Mgmt</u>	<u>#days in Maint</u>	<u>#vacancy days</u>	<u>Reason for Vacancy</u>	
<u>Unit #</u>	<u>Brms</u>	<u>Move-Out</u>	<u>Move-In</u>				
660	4	6/2					No Notice
740	4	8/4					Over income
406	3	8/29					Working less/cannot afford
<b>TOTAL NCH II VACANT—3</b>							

OCCUPANCY/VACANCY REPORT  
August 2014

Intent to Vacate

Evictions-

Abandoned Units

WAITING LIST FOR LAKESIDE PARK

1-BRM	84
2-BRM	126
3-BRM	85
4-BRM	35
5-BRM	14
TOTAL	<u>344</u>

WAITING LIST FOR RIDGEDALE

1-BRM	103
2-BRM	110
3-BRM	88
4-BRM	47
TOTAL	<u>348</u>

HOMELESS

1-BRM	0
2-BRM	40
3-BRM	21
4-BRM	10
5-BRM	3
TOTAL	<u>74</u>

WAITING LIST FOR DELANEY HEIGHTS

1-BRM	35
TOTAL	<u>35</u>

WAITING LIST FOR NORTH CENTRAL HEIGHTS

2-BRM	74
3-BRM	84
4-BRM	50
TOTAL	<u>208</u>

***TRANSITIONAL HOUSING – FSS CASE MANAGEMENT REPORT***  
**July, 2014**  
**Monthly Board Report**

**Case Management Updates**

Marketing for Family Self-Sufficiency (FSS) program; Orientation held on the 3<sup>rd</sup> Monday of each month providing APHA Lakeside Park and ETH resident who are interested in enrolling in the FSS program.

**FSS Enrollment- 22 Participating Households**

- LP11- 7 Households
- Emergency Transitional Housing- 15 Households

**Property Updates:**

- N/A

**July Training Sessions**

- Tri County Peer Specialist- Carol Tuck “Basic Life Skills”
- ALPI CSBG Education Training-Charles Baker.
- Trans-formers “Bonding Program” Nick Jones

**Resident Activities**

- Community Garden day of Planting/Clean up with 4-H
- Pastor Rubert Monthly Food Ministry Giveaway 2<sup>nd</sup> Saturday of each Month.
- Clothing Giveaway for all ETH/FSS tenants
- ETH 4-H youth traveled to University of Florida for “A day of 4-H”. The youth spent 4 days on UF campus participating in various activities surrounding agriculture.

**Employment Update:**

- 12 of 16 HOUSEHOLDS currently employed
- 13 ETH INDIVIDUALS currently employed
- LP11- 6 out of 7 currently employed.

**Education Update:**

- CNA Royal Care program completion (Exam pending Level 2 Background)
- 3 individuals currently enrolled into Post Secondary Education at SFSC
- 6 RCMA/Hopewell Enrollment (Early Head start Program)
- 4 Early Learning Childcare Assistance Program (Subsidized Childcare)
- 1 Dental Assistance Graduate- T. Jones

**APHA “Says Thank You”**

- Office Depot, Store Manager- Extended there donations for another year providing all school age children of FSS program (Elementary-High School) with book bags filled with school supplies. A total of 31 supply filled book bags were handed out to ETH/FSS households
- An abundance of children’s clothing ranging from 3t-Adult sizes have been donated to APHA from religious groups, Case Management, and friends to assist families in need of school clothing for the 2014-2015 school year.

**Tenants Accounts Receivable**  
**July 31, 2014**

**Lakeside Park**

Richard Flores	\$250.00	Security Deposit
Bridget Henderson	227.08	Work order
Jacqueline Hernandez	269.00	Rent, late fee
Roshayvious McNeil	100.00	Security Deposit
Priscilla Vazques	341.36	Rent, Unreported income (making pmts)
Adrienne Zackery	107.00	Rent, late fee
Trellis Zackery	62.00	Move out charges/transferred
LP Total	\$1,356.44	

**Delaney Heights**

William Chandler	\$150.00	Security deposit
Randy Miller	3.00	Rent balance
DH Total	\$153.00	

**Transitional**

Naketa McQueen	\$157.16	Work order
Patricia Pritchard	150.00	Security deposit
Lakeisha Stansbury	111.00	Unreported income
Homeless Total	\$418.16	

**NCH I**

Ariana Roman	\$50.00	Pet deposit
NCH I Total	\$50.00	

**NCH II**

NCH II Total \$0

**Ridgedale**

Tiana Brassell	\$ 56.34	Work order
Jennifer Echevarra	60.66	Work order
Linette Figueroa	166.74	Move out charges/transferred
Dalian Rivera	414.00	Unreported income (making payments)
Alexis Roper	18.08	Move out charges (making payments)
RD Total	\$715.82	

**GRAND TOTAL \$2,693.42**

**\*WRITE OFFS for APHA**  
 Angela Brooks \$135.95  
 Alfredo Llorente \$51.92  
**Total APHA \$187.87**

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

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

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

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Approved—Larry Shoeman, Executive Director

**Tenants Accounts Receivable**  
**August 31, 2014**

**Lakeside Park**

Richard Flores	\$200.00	Security Deposit
Xylina Gauss	50.00	Security Deposit
Bridget Henderson	177.08	Work order
Roshayvious McNeil	50.00	Security Deposit
Sol Soto	543.09	Work order
LP Total	\$1,020.17	

**Delaney Heights**

William Chandler	\$100.00	Security deposit
William Chandler	55.79	Electric
Randy Miller	3.00	Rent balance
DH Total	\$158.79	

**Transitional**

Naketa McQueen	\$157.16	Work order
Christine Packer	25.00	Work order
Patricia Pritchard	100.00	Security deposit
Lakeisha Stansbury	111.00	Unreported income
Homeless Total	\$393.16	

**NCH I**

Darla Wright	\$513.00	Rent, late fee
NCH I Total	\$513.00	

**NCH II**

Neshy Andujar	\$ 25.00	Work order
NCH II Total	\$25.00	

**Ridgedale**

Tiana Brassell	\$ 56.34	Work order
Linette Figueroa	121.74	Move out charges/transferred
Alba Pineiro	109.44	Work order
Joe Ramos	988.00	Retro rent/unreported income
Alexis Roper	29.08	Move out charges (making payments)
RD Total	\$1,304.60	

**GRAND TOTAL    \$3,414.72**

**\*WRITE OFFS for APHA**  
Priscilla Vazquez \$253.86  
**Total APHA \$253.86**

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

**\*WRITE OFFS for Ridgedale**  
Anita Wells \$422.68  
**Total RD \$422.68**

**\*WRITE OFFS for Homeless**  
Victoria Yensen \$98.68  
**Total HM \$98.68**

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Approved—Larry Shoeman, Executive Director

**July 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. 54 hours were taken during the month of July for sick, annual and holiday leave.

Public Hsg Preventive Maintenance Inspections:	13
Ridgedale Preventive/Annual Inspections	9
North Central Heights I Preventive/AI	3
North Central Heights II Preventive/AI	5
Lakeside Park I Preventive/Annual Inspections	2

Public Hsg Vacancies completed:	4
Ridgedale Vacancies	0
North Central Heights I Vacancies	0
North Central Heights II Vacancies	0
Lakeside Park I Vacancies	0

Public Hsg Move-In's:	4
Ridgedale Move Ins	2
North Central Heights I Move Ins	0
North Central Heights II Move Ins	1
Lakeside Park I Move Ins	0

Public Hsg Move-Out's:	4
Ridgedale Move Outs	0
North Central Heights I Move Outs	0
North Central Heights II Move Outs	0
Lakeside Park I Vacancies	1



**August 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. 83 hours were taken during the month of August for sick, annual and holiday leave.

Public Hsg Preventive Maintenance Inspections:	14
Ridgedale Preventive/Annual Inspections	3
North Central Heights I Preventive/AI	6
North Central Heights II Preventive/AI	7
Lakeside Park I Preventive/Annual Inspections	1
Public Hsg Vacancies completed:	4
Ridgedale Vacancies	0
North Central Heights I Vacancies	0
North Central Heights II Vacancies	1
Lakeside Park I Vacancies	0
Public Hsg Move-In's:	6
Ridgedale Move Ins	2
North Central Heights I Move Ins	1
North Central Heights II Move Ins	0
Lakeside Park I Move Ins	0
Public Hsg Move-Out's:	6
Ridgedale Move Outs	2
North Central Heights I Move Outs	0
North Central Heights II Move Outs	2
Lakeside Park I Vacancies	1

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

**FISCAL YEAR ENDING December 31, 2014**

**CONSOLIDATED**

**Financial Statements**

**June 30, 2014**

# AVON PARK HOUSING AUTHORITY

## PUBLIC HOUSING

### INCOME

1. Total income is up by \$52,840. Total tenant rental revenue is up by \$18,567. Other tenant revenue is up by \$475.

### EXPENSES

2. Total operating expense is down by \$ 10,825 compared to the budgeted amount.
3. Administrative expenses are down by \$957.
4. Maintenance expenses are down by \$ 775.
5. Utility expenses are down by \$1,538.
6. Total insurance expense is down by \$2,772.
7. Total General expense is down by \$4,696.

Public Housing's projected net income is scheduled YTD to be (\$50,436). Current net income is \$42931.

## OTHER BUSINESS ACTIVITIES

### NORTH CENTRAL HEIGHTS I

#### INCOME

1. Total income is up by \$12,249 compared to budgeted amounts. Total tenant revenue is up by \$11,241.

#### EXPENSES

2. Total operating expense is down by \$12,744 compared to the budgeted amount.
3. Administrative expenses are up by \$6,184.
4. Maintenance expenses are down by \$6,219.
5. Utility expense is down \$295.
6. Total insurance expense is down by \$1,238.
7. Total General expense is down by \$11,882.

North Central Heights I projected net income is scheduled YTD to be (\$8,160). Current net income is \$ 21,237.

### NORTH CENTRAL Height II

#### INCOME

1. Total income is up by \$3,555 compared to budgeted amounts. Total tenant revenue is up by \$1,593.

#### EXPENSES

2. Total operating expense is down by \$18,273, compared to the budgeted amount.
3. Administrative expenses are down by \$6,438.

4. Maintenance expenses are down by \$7,981.
5. Utility expense is down by \$609.
6. Total insurance expense is down by \$385.
7. Total General expense is down by \$3,419.

**North Central Heights II projected net income is scheduled YTD to be (\$39,540). Current net income is \$5,115.**

## **RIDGEDALE**

### **INCOME**

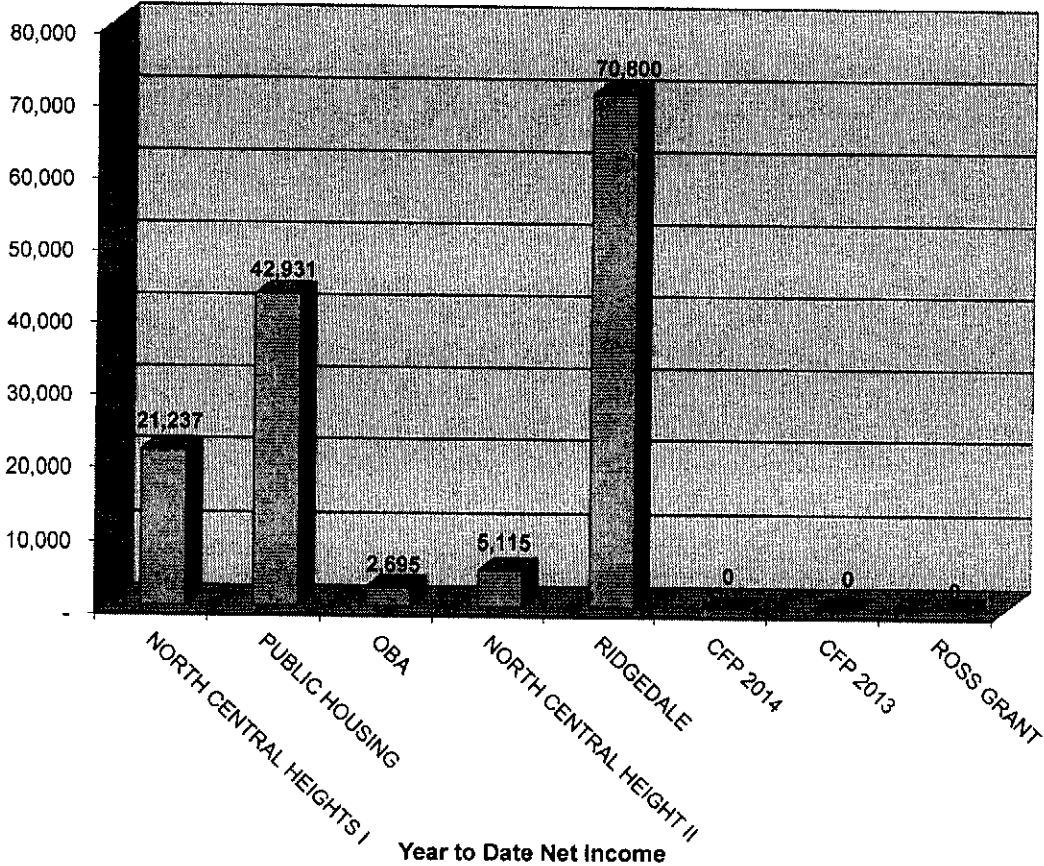
1. Total income is up by \$11,249 compared to budgeted amounts. Total tenant revenue is up by \$9,172. Grant subsidy is up compared to budgeted amounts by \$1,502. Other revenue is down by (\$1,238).

### **EXPENSES**

2. Total operating expense is down by (\$37,410) compared to the budgeted amount.
3. Administrative expense is down by \$8,570.
4. Maintenance expenses are down by \$13,297.
5. Utility expense is up \$ 1,681.
6. Total insurance expense is down by \$ 2,443.
7. Total General expense is down by \$17,820.

**Ridgedale's projected net income is scheduled YTD to be \$23,863. Current net income is \$70,800.**

# Avon Park Housing Authority



**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES**  
**AS OF JUNE 30, 2014**

**PUBLIC HOUSING**

1111.01 GENERAL FUND CHECKING	268,767
1111.02 PNC ACCOUNT	3,073
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	28,210
1162.10 INVESTMENTS - CD HIGHLANDS BNK	42,833
1162.01 LAKESIDE PARK 1 ESCROW	10,579
1162.02 LAKESIDE PARK I RESERVES	7,337
1162.60 NEW INVESTMENT ACCOUNT	1,091,971

TOTAL 1,455,769

**OTHER BUSINESS ACTIVITY**

1111.3 APHDC--OBA	13,278
	<u>13,278</u>

**NORTH CENTRAL HEIGHTS I**

1111.01 GENERAL FUND CHECKING	33,248.58
1114.00 SECURITY DEPOSITS	13,500.00
1162.1 ESCROW -BONNEVILLE-TAXES	24,837.69
1162.11 ESCROW-BONNEVILLE-INSURANCE	59,207.10
1162.12 ESCROW-BONNEVILLE-REPL RS	25,589.64
TOTAL	<u>156,383.01</u>

**NORTH CENTRAL HEIGHT II**

1111.01 GENERAL FUND CHECKING	54,829.37
1114.00 SECURITY DEPOSITS	10,900.00
1162.1 ESCROW-BONNEVILLE-TAXES	21,013.01
1162.11 ESCROW-BONNEVILLE - INSURANCE	45,885.11
1162.12 ESCROW-BONNEVILLE-REPL RES	20,476.34
TOTAL	<u>153,103.83</u>

**RIDGEDALE**

1111.01 GENERAL FUND CHECKING	65,985.90
1114.00 SECURITY DEPOSITS	5,578.00
1162.05 ESCROW MIP	3,648
1162.06 ESCROW RESERVE REPLACEMENT	67,590
1162.07 ESCROW INSURANCE	1,504
TOTAL	<u>144,306.30</u>

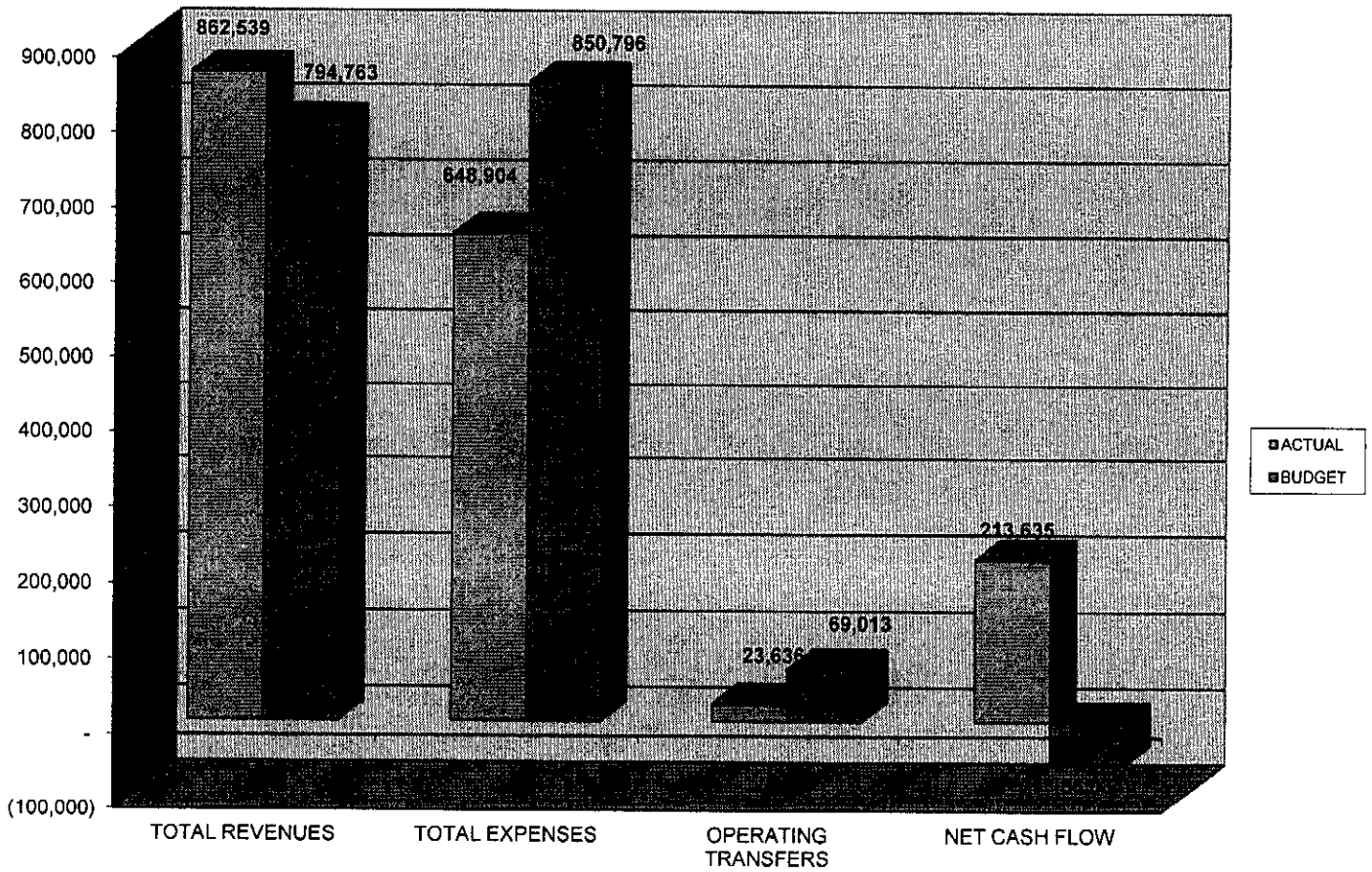
**GRAND TOTAL CASH ACCOUNTS 1,922,840**

**AVON PARK HOUSING AUTHORITY**  
**SCHEDULE OF UNRESTRICTED NET ASSETS**  
**AS OF JUNE 30, 2014**

<b>NORTH CENTRAL HEIGHTS I</b>		<b>NORTH CENTRAL HEIGHTS II</b>	
UNRESTRICTED NET ASSETS	7,080	UNRESTRICTED NET ASSETS	64,446
YEAR TO DATE EARNINGS	21,237	YEAR TO DATE EARNINGS	5,115
TOTAL	<u>28,317</u>	TOTAL	<u>69,561</u>
<b>PUBLIC HOUSING</b>		<b>RIDGEDALE</b>	
UNRESTRICTED NET ASSETS	1,420,193	UNRESTRICTED NET ASSETS	243,176
YEAR TO DATE EARNINGS	42,931	YEAR TO DATE EARNINGS	70,800
TOTAL	<u>1,463,124</u>	TOTAL	<u>313,976</u>
<b>OTHER BUSINESS</b>		<b>CAPITAL FUND 2013</b>	
UNRESTRICTED NET ASSETS	11,735	UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	2,695	YEAR TO DATE EARNINGS	-
TOTAL	<u>14,430</u>	TOTAL	<u>-</u>
<b>CAPITAL FUND 2014</b>			
UNRESTRICTED NET ASSETS	-		
YEAR TO DATE EARNINGS	-		
TOTAL	<u>-</u>		

TOTAL RESERVE BALANCES **1,889,408**

# APHA CONSOLIDATED





## **APHA CONSOLIDATED- BALANCE SHEET**

<b>ASSETS</b>		<b>LIABILITIES AND EQUITY</b>			
<b>Current Assets:</b>		<b>Current Liabilities:</b>			
<b>Cash</b>		311	Bank Overdraft		
111	Unrestricted	442,181	312	Accounts Payable <= 90 Days	8,337
115	Cash - Restricted for Payment of Current Liabilities	-	313	Accounts payable >90 Days Past Due	-
112	Cash - Restricted Mod and Development	-	321	Accrued Wage/Payroll Taxes Payable	2,679
113	Cash - Other restricted	-	322	Accrued Compensated Absences - Current Portion	15,536
114	Cash - Tenant Security Deposits	58,188	324	Accrued Contingency Liability	-
100	<b>Total Cash</b>	<u>500,369</u>	325	Accrued Interest Payable	-
<b>Receivables</b>		331	Accounts Payable - HUD PHA Programs	-	
121	Accounts Receivable - PHA Projects	-	332	Accounts Payable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	15,343	333	Accounts Payable - Other Government	-
124	Accounts Receivable - Other Government	24,052	341	Tenant Security Deposits	58,188
125	Accounts Receivable - Miscellaneous	-	342	Deferred Revenue	-
126	Accounts Receivable - Tenants Dwelling Rents	1,856	343	Current Portion of Long-term Debt - Capital Projects	686,858
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	344	Current Portion of Long-term Debt - Operating Borrowings	-
126.2	Allowance for Doubtful Accounts - Other	-	348	Loan Liability - Current	-
127	Notes and Mortgages Receivable - Current	-	345	Other Current Liabilities	-
128	Fraud Recovery	-	346	Accrued Liabilities - Other	3,768
128.1	Allowance for Doubtful Accounts - Fraud	-	347	Interprogram Due To	27,872
129	Accrued Interest Receivable	-	310	<b>Total Current Liabilities</b>	<u>813,258</u>
120	<b>Total Receivables - Net of Allowances for doubtful accts</b>	<u>41,251</u>	<b>Non-current Liabilities:</b>		
131	Investments - Unrestricted	1,134,804	351	Long-term Debt, Net of Current - Capital Projects	14,377,530
135	Investments - Restricted for Payments of Current Liabilities	-	352	Long-term Debt, Net of Current - Operating Borrowings	-
132	Investments - Restricted	517,000	354	Accrued Compensated Absences - Non Current	7,860
142	Prepaid Expenses and Other Assets	64,428	355	Loan Liability - Non Current	78,471
143	Inventories	-	353	Noncurrent Liabilities - Other	-
143.1	Allowance for Obsolete Inventory	-	300	<b>Total Noncurrent Liabilities</b>	<u>14,463,861</u>
144	Interprogram Due From	3,073	<b>Total Liabilities</b>		<u>15,277,099</u>
145	Assets Held for Sale	-	<b>Equity:</b>		
146	Amounts To Be Provided	-	501	Investment in General Fixed Assets	-
<b>Total Other Current Assets</b>		<u>1,719,303</u>	<b>Contributed Capital</b>		
<b>Total Current Assets</b>		<u>2,260,824</u>	502	Project Notes (HUD)	-
<b>Non-current Assets:</b>			503	Long-term Debt - HUD Guaranteed	-
<b>Fixed Assets</b>			504	Net HUD PHA Contributions	-
161	Land	1,460,402	505	Other HUD Contributions	-
168	Infrastructure	358,482	507	Other Contributions	-
162	Buildings	18,040,859	508	<b>Total Contributed Capital</b>	<u>-</u>
183	Furniture, Equipment & Machinery -Dwellings	41,266	508.1	Invested in Capital Assets, Net of Related Debt	411,044
184	Furniture, Equipment & Machinery - Administration	164,074	<b>Reserved Fund Balance:</b>		
165	Leasehold Improvements	-	509	Fund Balance Reserved for Encumbrances/	-
166	Accumulated Depreciation	(4,561,818)	510	Designated Fund Balance	-
167	Construction in Progress	-	511	Fund Balance Reserved for Capital Activities	-
180	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<u>15,503,368</u>	<b>Total Reserved Fund Balance</b>		<u>-</u>
171	Notes, Loans, Mortgages Receivable - Non Current	-	511.1	Restricted Net Assets	259,536
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-	512	Undesignated Fund Balance/Retained Earnings	-
173	Grants Receivable - Non Current	-	512.1	Unrestricted Net Assets	1,815,711
174	Other Assets	-	513	<b>Total Equity</b>	<u>2,487,190</u>
176	Investments in Joint Ventures	-	600	<b>Total Liabilities and Equity</b>	<u>17,764,289</u>
180	<b>Total Non-Current Assets</b>	<u>-</u>			
190	<b>Total Assets</b>	<u>17,764,289</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	46,652	38,286	8,367	122%	270,344	229,770	40,574	118%	459,540	189,196
		NET TENANT REVENUE	<u>46,652</u>	<u>38,286</u>	<u>8,367</u>	<u>122%</u>	<u>270,344</u>	<u>229,770</u>	<u>40,574</u>	<u>118%</u>	<u>459,540</u>	<u>189,196</u>
3401		TENANT REVENUE - OTHER	18,522	2,143	16,380	866%	17,659	12,856	4,804	137%	29,710	8,051
3404		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	9	-	9	-	-	(9)
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
706	3431	NET OPERATING SUBSIDY	12,853	8,634	3,919	145%	70,857	51,808	19,052	137%	103,610	32,753
		HUD PHA OPERATING GRANT CFP	40,282	50,489	(10,177)	80%	291,165	302,815	(11,649)	96%	605,826	314,464
708		OTHER GOVERNMENT GRANTS	26,470	27,245	(775)	97%	164,972	163,470	1,502	101%	328,940	161,968
711		INVESTMENT INCOME - UNRESTRICTED	212	203	8	104%	1,273	1,220	53	104%	2,440	1,167
		MANAGEMENT FEE INCOME	4,413	4,261	132	103%	25,584	25,685	(101)	100%	51,370	25,786
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	4,403	1,182	3,221	373%	20,639	7,090	13,549	291%	14,180	(6,459)
720		INVESTMENT INCOME - RESTRICTED	6	9	(3)	64%	38	53	(15)	71%	106	68
700		<b>TOTAL REVENUES</b>	<u>163,522</u>	<u>132,480</u>	<u>21,062</u>	<u>116%</u>	<u>862,539</u>	<u>794,763</u>	<u>67,776</u>	<u>109%</u>	<u>1,569,525</u>	<u>726,958</u>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	18,283	18,314	1,969	112%	112,349	97,886	14,463	115%	196,772	83,423
912	4182	EBC - ADMIN	1,471	7,202	(5,731)	20%	45,916	43,212	2,705	106%	86,423	40,507
4171		AUDITING FEES	15,480	2,825	12,835	589%	25,460	15,750	9,710	162%	31,500	8,040
		MANAGEMENT FEES	4,413	4,473	(60)	99%	25,584	26,837	(1,253)	95%	53,674	28,090
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	576	-	576	-	5,518	-	5,518	-	-	(5,518)
		OFFICE EXPENSE	14,482	11,017	3,465	131%	46,393	66,100	(19,707)	70%	132,200	85,807
		LEGAL EXPENSE	748	2,727	(1,979)	27%	3,324	18,360	(13,037)	20%	32,720	28,397
		TRAVEL	9	715	(709)	1%	1,985	4,290	(2,305)	46%	8,560	6,595
916	4190	OTHER	180	12,281	(12,101)	1%	8,158	23,495	(17,337)	26%	18,170	12,012
		<b>TOTAL ADMINISTRATIVE</b>	<u>55,619</u>	<u>47,393</u>	<u>(1,734)</u>	<u>97%</u>	<u>272,886</u>	<u>293,930</u>	<u>(21,243)</u>	<u>93%</u>	<u>559,039</u>	<u>288,383</u>
<b>TENANT SERVICES</b>												
921	4210	SALARIES	90	44	46	205%	328	265	63	124%	530	202
923	4222	EBC - TNT SVCS	180	-	180	-	1,590	-	1,590	-	-	(1,590)
924	4230	OTHER	-	109	(109)	0%	-	655	(655)	0%	1,310	1,310
		<b>TOTAL TENANT SERVICES</b>	<u>270</u>	<u>153</u>	<u>117</u>	<u>176%</u>	<u>1,918</u>	<u>920</u>	<u>998</u>	<u>208%</u>	<u>1,840</u>	<u>(78)</u>
<b>UTILITIES</b>												
931	4310	WATER	1,091	1,194	(113)	91%	7,424	7,165	259	104%	14,330	6,908
932	4320	ELECTRICITY	4,054	3,058	1,007	133%	17,497	18,345	(848)	95%	36,890	19,193
933	4330	NATURAL GAS	-	88	(88)	0%	611	590	21	104%	1,180	569
936	4390	SEWER AND OTHER	1,180	1,549	(369)	74%	9,102	8,295	(893)	98%	18,590	9,488
		<b>TOTAL UTILITIES</b>	<u>6,295</u>	<u>6,889</u>	<u>396</u>	<u>107%</u>	<u>34,634</u>	<u>35,395</u>	<u>(761)</u>	<u>98%</u>	<u>70,790</u>	<u>36,166</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	BALANCE
			ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	10,280	14,184	(3,924)	72%	69,899	85,102	(15,502)	82%	170,203	100,804
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	860	6,022	(5,162)	14%	33,982	38,134	(2,152)	94%	72,268	38,286
943	4420	MATERIALS	4,565	5,320	(755)	86%	29,899	31,920	(2,021)	94%	83,840	33,941
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	531	1,425	(894)	37%	6,386	8,550	(2,164)	75%	17,100	10,714
		COOLING / AIR CONDITIONING	665	458	107	123%	890	2,750	(1,860)	32%	5,500	4,610
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,235	2,638	(403)	85%	11,475	15,825	(4,350)	73%	31,650	20,175
		UNIT TURNAROUNDS	4,350	2,418	1,933	180%	7,340	14,505	(7,165)	51%	28,010	21,670
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	287	458	(191)	58%	2,141	2,750	(609)	78%	5,500	3,359
		EXTERMINATION	772	813	(41)	95%	4,832	4,880	(48)	98%	9,760	6,128
		JANITORIAL	-	350	(350)	0%	-	2,100	(2,100)	0%	4,200	4,200
		ROUTINE MAINTENANCE	(1,158)	292	(1,489)	-411%	25,100	1,780	23,350	1434%	3,800	(21,800)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	1,083	(1,083)	0%	-	8,500	(8,500)	0%	13,900	13,900
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>23,207</b>	<b>35,461</b>	<b>(12,254)</b>	<b>85%</b>	<b>191,443</b>	<b>212,788</b>	<b>(21,322)</b>	<b>90%</b>	<b>425,531</b>	<b>234,085</b>
<b>PROTECTIVE SERVICES</b>												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	3,220	-	3,220	-	-	(3,220)
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
<b>TOTAL PROTECTIVE SERVICES</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,220</b>	<b>-</b>	<b>3,220</b>	<b>-</b>	<b>-</b>	<b>(3,220)</b>
<b>INSURANCE</b>												
961	4510	PROPERTY	4,962	6,372	(1,410)	78%	29,770	38,231	(8,461)	78%	76,462	46,692
		GENERAL LIABILITY	643	375	268	171%	3,187	2,250	937	142%	4,500	1,313
		WORKER'S COMPENSATION	790	890	(100)	89%	4,740	5,341	(601)	89%	10,882	5,942
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	479	167	312	287%	2,334	1,000	1,334	233%	2,000	(354)
969		<b>TOTAL INSURANCE EXPENSES</b>	<b>6,874</b>	<b>7,804</b>	<b>(930)</b>	<b>88%</b>	<b>40,031</b>	<b>46,822</b>	<b>(6,791)</b>	<b>85%</b>	<b>93,844</b>	<b>53,613</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	14,248	2,996	11,252	476%	19,791	17,977	1,814	110%	25,050	5,259
		COMPENSATED ABSENCES	-	3,399	(3,399)	0%	-	20,391	(20,391)	0%	40,782	40,782
		PAYMENTS IN LIEU OF TAXES	5,800	1,227	4,673	481%	19,845	7,365	12,480	269%	14,730	(5,115)
		BAD DEBTS	(16,994)	12,781	(29,775)	-133%	44,965	76,885	(31,720)	59%	153,370	108,405
		INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-
<b>TOTAL GENERAL EXPENSES</b>			<b>3,154</b>	<b>20,403</b>	<b>(17,249)</b>	<b>15%</b>	<b>84,601</b>	<b>122,418</b>	<b>(37,817)</b>	<b>69%</b>	<b>233,937</b>	<b>149,331</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>95,418</b>	<b>127,073</b>	<b>(31,654)</b>	<b>75%</b>	<b>628,533</b>	<b>712,256</b>	<b>(83,717)</b>	<b>88%</b>	<b>1,384,776</b>	<b>766,243</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>68,103</b>	<b>6,387</b>	<b>52,716</b>	<b>1079%</b>	<b>234,006</b>	<b>82,513</b>	<b>151,494</b>	<b>284%</b>	<b>204,761</b>	<b>(29,287)</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>												
		OPERATING TRANSFERS IN	-	(15,167)	15,167	0%	(23,836)	(91,003)	67,367	26%	(182,005)	(158,369)
		OPERATING TRANSFERS OUT	-	11,502	(11,502)	0%	23,636	69,013	(45,377)	34%	136,026	114,389
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	3,865	(3,865)	0%	-	21,980	(21,980)	0%	43,960	43,960
		DEBT SERVICE PAYMENT - INTEREST	20,371	-	20,371	-	20,371	-	20,371	-	-	(20,371)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	3,804	(3,804)	0%	-	22,827	(22,827)	0%	45,653	45,653
971	4610	EXTRAORDINARY MAINTENANCE	-	417	(417)	0%	-	2,500	(2,500)	0%	5,000	5,000
		CAPITAL EXPENDITURES	-	18,870	(18,870)	0%	-	113,220	(113,220)	0%	226,440	226,440
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>			<b>20,371</b>	<b>23,091</b>	<b>(2,720)</b>	<b>88%</b>	<b>20,372</b>	<b>138,647</b>	<b>(118,175)</b>	<b>15%</b>	<b>277,083</b>	<b>256,721</b>
900		<b>TOTAL EXPENDITURES</b>	<b>115,789</b>	<b>150,164</b>	<b>(34,374)</b>	<b>77%</b>	<b>648,804</b>	<b>850,798</b>	<b>(201,892)</b>	<b>76%</b>	<b>1,661,859</b>	<b>1,012,964</b>
<b>NET CASH FLOW</b>			<b>37,732</b>	<b>(17,704)</b>	<b>55,436</b>	<b>-213%</b>	<b>213,635</b>	<b>(66,034)</b>	<b>269,668</b>	<b>-381%</b>	<b>(72,342)</b>	<b>(266,978)</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%	44,687	302,815	(258,127)	15%	605,629	560,942
	3401.1	CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
	3410	SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-	-
	3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
	3410.2	PORT IN ADMINISTRATIVE FEES EARNE	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			-	<b>50,469</b>	<b>(50,469)</b>	<b>0%</b>	<b>44,687</b>	<b>302,815</b>	<b>(258,127)</b>	<b>15%</b>	<b>605,629</b>	<b>560,942</b>
<b>EXPENSES</b>												
<b>ADMINISTRATIVE OFFICE EXPENSES</b>												
	4140	STAFF TRAINING	59	763	(704)	8%	348	4,575	(4,227)	8%	9,150	8,802
	4170	ACCOUNTING	10,657	5,667	4,990	188%	27,782	34,000	(6,218)	82%	68,000	40,218
	4190	SUNDRY	1,160	3,178	(2,018)	37%	8,148	19,070	(10,922)	43%	38,140	29,992
	4190.2	TELEPHONE/COMMUNICATIONS	823	773	51	107%	4,983	4,635	348	108%	9,270	4,287
	4190.3	POSTAGE	24	287	(243)	9%	2,418	1,600	816	151%	3,200	784
	4190.5	OFFICE EQUIPMENT	-	-	-	-	-	-	-	-	-	-
	4190.4	PORT OUT ADMINISTRATIVE EXPENSES	1,759	1,634	125	108%	7,956	9,805	(1,849)	81%	19,610	11,654
<b>TOTAL ADMINISTRATIVE</b>			<b>14,482</b>	<b>12,281</b>	<b>2,201</b>	<b>118%</b>	<b>51,632</b>	<b>73,685</b>	<b>(22,053)</b>	<b>70%</b>	<b>147,370</b>	<b>95,738</b>
<b>TOTAL GENERAL EXPENSES</b>												
	4590	OTHER GENENERAL EXPENSE	14,248	1,997	12,251	714%	19,791	11,980	7,811	165%	23,961	4,170
	4590.5	ASSET MANAGEMENT FEE	-	1,000	(1,000)	0%	-	5,997	(5,997)	0%	11,994	11,994
	4590.6	OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>			<b>14,248</b>	<b>2,996</b>	<b>11,252</b>	<b>478%</b>	<b>19,791</b>	<b>17,977</b>	<b>1,814</b>	<b>110%</b>	<b>35,955</b>	<b>16,164</b>

**Housing Authority of Avon Park  
Board of Commissioners Regular Meeting**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, Fl.  
Tuesday, September 16, 2014, 7:00 PM

**AGENDA**

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentation: Certificate of Appreciation: Lowes Sebring; Delaney Heights-  
"Veterans Veranda" BBQ Grill Donation
- C. Consent Agenda
  - 1. Regular Meeting Minutes, July 15, 2014, Special Board Meeting Minutes August 26, 2014
  - 2. Occupancy Report; July & August 2014
  - 3. Lakeside Park I Transitional Housing FSS Program Report; July 2014
  - 4. TAR & Maintenance Reports; July & August 2014
  - 5. Fee Accounting Report; June & July 2014, Consolidated Financial Statement & APHA  
Projects Report; July & August 2014 Account Cash Analysis Schedules
  - 6. Communications- HCCH "Thank You" Letter, July 31, 2014, Board Chairman Phillips.
- D. Secretary Reports & Old Business
  - 7. Project Status Reports;
    - a. North Central Heights; project operational status report.
    - b. Lakeside Park I; project operational status report.
    - c. Arcadia Housing Authority Housing Management Assistance; status report.
    - d. APHA Rental Assistance Demonstration (RAD) Application status report.
    - e. Community Housing Development Organization (CHDO) formation status report.
    - f. Cornell Colony; project development status report.
- E. New Business;
  - 8. Main Street Brickell Building Acquisition Consideration; City of Avon Park
  - 9. Draft Request for Applications 2014-112; Smaller Permanent Supportive  
Housing Properties for Persons with Developmental Disabilities.
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: October 21, 2014; 6:45pm. Annual Board Meeting & Regular Board Meeting
- 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.

8/12/2014 11:16:41 AM COH

NORTH CENTRAL HEIGHTS **I**

PHA: 02

Project: '001'

CASH Analysis

As Of Date: 7/31/2014

Balance

General Fund	
Section 8 PH Funds	31,498.55
Security Deposits	0.00
PNC Account	13,550.00
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 Escorw	0.00
Development Corporation	0.00

8/12/2014 11:17:14 AM COH

NORTH CENTRAL HEIGHTS **II**

PHA: 02

Project: '002'

CASH Analysis

As Of Date: 7/31/2014

Balance

General Fund	
Section 8 PH Funds	70,531.60
Security Deposits	0.00
NC Account	11,250.00
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
SS Escorw	0.00
Development Corporation	0.00

8/12/2014 11:15:32 AM COH  
PHA: 01  
Project: '001','002','003','100'

AVON PARK PUBLIC HOUSING

CASH Analysis  
As Of Date: 7/31/2014

Balance

General Fund	259,502.81
Section 8 PH Funds	0.00
Security Deposits	28,620.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	42,844.88
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,092,156.55
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	1,635.42
Development Corporation	15,661.76

8/12/2014 11:16:07 AM COH  
PHA: 07  
Project: '002'

RIDGEDALE

CASH Analysis  
As Of Date: 7/31/2014

Balance

General Fund	55,386.72
Section 8 PH Funds	0.00
Security Deposits	6,126.00
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 July 31, 2014	7 Month(s) Ended July 31, 2014	Budget	Variance	
<b>Operating Expenses</b>							
Administrative Salaries		01 001 4110	5	16,340.84	83,918.74	83,946.31	27.57
Legal Expense		01 001 4130	5	0.00	325.00	5,833.31	5,508.31
Legal Expense--CHODO		01 001 4130.2	5	187.50	187.50	0.00	(187.50)
Training		01 001 4140	5	319.00	378.00	4,083.31	3,705.31
Travel		01 001 4150	5	947.40	2,669.25	4,083.31	1,414.06
Accounting Fees		01 001 4170	5	900.00	8,424.36	14,291.62	5,867.26
Computer Support/Licensing Fees		01 001 4170.2	5	5,212.75	11,815.83	5,833.31	(5,982.52)
Audit Fees		01 001 417100	5	0.00	13,748.40	9,842.56	(3,905.84)
Employee Benefits Cont - Admin		01 001 4182	5	9,529.31	38,805.78	36,171.31	(2,634.47)
Sundry		01 001 4190	5	1,064.68	7,424.11	13,335.00	5,910.89
Misc. Expense for CHODO		01 001 4190.17	5	222.25	222.25	0.00	(222.25)
Advertising		01 001 4190.18	5	135.00	1,869.04	0.00	(1,869.04)
Bank Fees		01 001 4190.19	5	0.00	14.00	0.00	(14.00)
Telephone/Communications		01 001 4190.2	5	769.10	4,724.91	4,316.62	(408.29)
Postage		01 001 4190.3	5	541.77	2,421.44	1,796.62	(624.82)
Eviction Costs		01 001 4190.4	5	0.00	450.00	291.62	(158.38)
Contract Costs- Copier		01 001 4190.6	5	59.25	465.57	875.00	409.43
Contract Costs-Admin Security		01 001 4190.7	5	420.00	660.00	723.31	63.31
Pre-employment testing		01 001 4190.8	5	93.00	93.00	0.00	(93.00)
Contract Costs-Admin		01 001 4190.9	5	100.00	4,124.44	8,750.00	4,625.56
Ten Services - RAB		01 001 4220	5	0.00	177.70	309.12	131.42
Water		01 001 4310	5	697.68	2,423.71	2,100.00	(323.71)
Electricity		01 001 4320	5	5,713.55	18,009.17	16,916.62	(1,092.55)
Natural Gas		01 001 4330	5	199.81	810.74	688.31	(122.43)
Sewer & Other		01 001 4390	5	1,138.26	3,558.04	3,266.62	(291.42)
Maintenance Salaries		01 001 4410	5	11,383.32	50,564.10	45,617.81	(4,946.29)
Maintenance Materials		01 001 4420	5	5,288.04	24,856.84	23,333.31	(1,523.53)
Contract Costs		01 001 4430	5	1,800.00	1,800.00	583.31	(1,216.69)
Pest Control		01 001 4430.1	5	470.00	3,290.00	3,500.00	210.00
Contract Costs-Lawn		01 001 4430.3	5	1,300.00	7,800.00	7,962.50	162.50
Contract Costs-Air Conditioning		01 001 4430.4	5	221.00	453.00	875.00	422.00
Contract Costs-Plumbing		01 001 4430.5	5	0.00	1,873.50	1,750.00	(123.50)
Contract Costs - Vacancy Turnaround		01 001 4430.6	5	2,692.50	6,385.00	7,000.00	615.00
Garbage/Trash Removal		01 001 4431	5	719.60	2,287.23	3,500.00	1,212.77
Emp Benefit Cont - Maintenance		01 001 4433	5	6,071.51	24,653.51	23,844.31	(809.20)
General Insurance--Property, Contents		01 001 4510	5	3,039.70	18,188.78	20,416.62	2,227.84
Worker's Comp Insurance		01 001 4510.1	5	505.31	3,537.17	4,083.31	546.14
Other Insurance--Crime, Auto, Direc&Offic		01 001 4510.2	5	450.31	2,783.93	3,091.62	307.69
Liability Insurance		01 001 4510.3	5	314.80	2,347.98	2,297.12	(50.86)
Payment in Lieu of Taxes		01 001 4520	5	0.00	0.00	3,669.12	3,669.12
Collection Losses		01 001 4570	5	187.87	7,562.24	2,916.62	(4,645.62)
Other General Expense		01 001 459000	5	0.00	599.60	8,195.81	7,596.21
Extraordinary Maintenance		01 001 4610	5	0.00	0.00	2,916.62	2,916.62
<b>Total Operating Expenses</b>				<b>79,035.11</b>	<b>366,703.86</b>	<b>383,006.96</b>	<b>16,303.10</b>
<b>Operating Revenues</b>							
Dwelling Rental		01 001 3110	5	12,482.28	76,479.43	53,001.62	23,477.81
Excess Utilities		01 001 3120	5	0.00	9.44	0.00	9.44
Operating Subsidy		01 001 3401.00	5	36,582.00	257,528.00	247,952.81	9,575.19
<b>Total Operating Revenues</b>				<b>49,064.28</b>	<b>334,016.87</b>	<b>300,954.43</b>	<b>33,062.44</b>
<b>Income from Operations</b>				<b>(29,970.83)</b>	<b>(32,686.99)</b>	<b>(82,052.53)</b>	<b>49,365.54</b>
<b>Other Revenues and Expenses</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**

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended July 31, 2014	7 Month(s) Ended July 31, 2014	Budget	Variance
RESTRICTED INTEREST		01 001 3431.00	5	0.00	0.00	(5.81)
Investment Income - Unrestricted		01 001 3610	5	197.82	1,378.55	36.93
Other Income - Tenant		01 001 3690	5	808.57	7,658.80	221.30
Other Income - Satellite Accident		01 001 3690.08	5	0.00	2,189.28	2,189.28
Other Income-Leave with no Notice		01 001 3690.1	5	0.00	250.00	250.00
Other Income - Rent for Tulane Ave Bldg		01 001 3690.13	5	750.00	6,750.00	6,750.00
Other Income - Copies & Fax		01 001 3690.2	5	5.00	15.00	15.00
Other Inc -Ridgedale-		01 001 3690.3	5	0.00	5,153.67	5,153.67
Other Income - Scrap Metal Salvage		01 001 3690.4	5	30.00	279.00	279.00
Other Income - Misc - Non Tenant		01 001 3690.6	5	1,112.29	1,141.29	(13,276.33)
Other Income - Community Rm Rent		01 001 3690.8	5	0.00	100.00	100.00
Operating Transfer In		01 001 9110	5	0.00	23,635.59	(82,533.97)
<b>Total Other Revenues and Expenses</b>				<b>2,903.68</b>	<b>48,551.18</b>	<b>(80,820.93)</b>
<b>Net Income (Loss)</b>				<b>(27,067.15)</b>	<b>15,864.19</b>	<b>(31,455.39)</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 July 31, 2014	7 Month(s) Ended July 31, 2014	Budget	Variance
<b>Operating Expenses</b>						
Admin Salaries - NCH I	01 100 4110.01	5	1,003.26	5,147.34	5,143.81	(3.53)
Admin Salaries - NCH II	01 100 4110.02	5	826.77	4,242.01	4,239.62	(2.39)
Admin Salaries - Ridgedale	01 100 4110.03	5	1,151.91	5,910.35	5,917.87	7.52
Legal Expense	01 100 4130	5	0.00	0.00	2,916.62	2,916.62
Travel	01 100 4150.00	5	0.00	0.00	40.81	40.81
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	3,500.00	2,395.22
Accounting Fees - NCH II	01 100 4170.02	5	0.00	962.76	3,500.00	2,537.24
Accounting Fees - Ridgedale	01 100 4170.03	5	0.00	2,836.10	1,487.50	(1,348.60)
Audit Fees	01 100 4171.00	5	0.00	0.00	291.62	291.62
Employee Benefits Cont - Admin/Ridgedal	01 100 4182	5	732.96	2,861.46	2,235.31	(626.15)
Employee Benefits Cont - Admin - NCH I	01 100 4182.1	5	436.82	1,768.99	1,928.50	159.51
Employee Benefits Cont - Admin - NCH II	01 100 4182.2	5	362.64	1,469.31	1,600.06	130.75
SUNDRY	01 100 4190	5	0.00	122.50	320.81	198.31
MARKETING/ADVERTISING	01 100 4190.18	5	0.00	0.00	268.31	268.31
Contract Costs/Admin	01 100 4190.90	5	0.00	0.00	210.00	210.00
Insurance - Workers Comp	01 100 4510.40	5	137.92	965.26	1,838.62	873.36
Other General Expense	01 100 4590	5	0.00	0.00	583.31	583.31
Cornell Colony Expense	01 100 4590.01	5	130.00	130.00	0.00	(130.00)
<b>Total Operating Expenses</b>			<b>4,782.28</b>	<b>27,670.86</b>	<b>36,022.77</b>	<b>8,351.91</b>
<b>Income from Operations</b>			<b>(4,782.28)</b>	<b>(27,670.86)</b>	<b>(36,022.77)</b>	<b>8,351.91</b>
<b>Other Revenues and Expenses</b>						
Revenue - Management fees - Ridgedale	01 100 3690	5	2,087.05	17,011.79	17,500.00	(488.21)
Revenue - Management Fees - NCH I	01 100 3690.1	5	900.19	5,652.45	5,833.31	(180.86)
Revenue - Management Fees - NCH II	01 100 3690.2	5	1,194.52	7,101.26	5,870.62	1,230.64
Other Income - Ridgedale Contribution	01 100 3690.50	5	0.00	0.00	5,191.62	(5,191.62)
<b>Total Other Revenues and Expenses</b>			<b>4,181.76</b>	<b>29,765.50</b>	<b>34,395.55</b>	<b>(4,630.05)</b>
<b>Net Income (Loss)</b>			<b>(600.52)</b>	<b>2,094.64</b>	<b>(1,627.22)</b>	<b>3,721.86</b>

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

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended July 31, 2014	7 Month(s) Ended July 31, 2014	Budget	Variance	
<b>Operating Expenses</b>							
Non-Technical Salaries		07 002 4110	5	951.98	4,905.65	4,912.25	6.60
Legal Expense		07 002 4130	5	0.00	0.00	2,916.62	2,916.62
Staff Training		07 002 4140	5	0.00	289.00	583.31	294.31
Travel		07 002 4150	5	0.00	131.97	583.31	451.34
Accounting Fees		07 002 4170	5	250.00	2,654.00	0.00	(2,654.00)
COMPUTER SUPPORT/LICENSING FEE		07 002 4170.2	5	0.00	764.40	1,458.31	693.91
Audit Fees		07 002 4171	5	0.00	3,819.00	2,746.87	(1,072.13)
Consulting Fees		07 002 4180	5	0.00	0.00	4,083.31	4,083.31
Employee Benefit Contributions-Admin.		07 002 4182	5	744.61	2,984.09	2,788.31	(195.78)
Sundry		07 002 4190	5	0.00	478.06	758.31	280.25
Advertising		07 002 4190.08	5	37.50	447.71	758.31	310.60
Bank Fees		07 002 4190.18	5	1.38	29.31	70.00	40.69
Administrative Contracts		07 002 4190.19	5	0.00	50.00	0.00	(50.00)
Telephone		07 002 4190.2	5	85.56	598.92	589.12	(9.80)
TENANT BACKGROUND CHECKS		07 002 4190.20	5	0.00	17.90	0.00	(17.90)
Postage		07 002 4190.3	5	0.00	505.00	23.31	(481.69)
Eviction Costs		07 002 4190.4	5	0.00	450.00	0.00	(450.00)
Contract Costs - Admin		07 002 4190.9	5	50.00	175.00	770.00	595.00
Ten Services - RAB		07 002 4220	5	0.00	0.00	35.00	35.00
Water		07 002 4310	5	812.26	5,917.61	5,279.12	(638.49)
Electricity		07 002 4320	5	622.03	2,837.65	2,741.62	(96.03)
Sewer		07 002 4390	5	1,048.30	7,338.10	6,737.50	(600.60)
Labor		07 002 4410	5	5,512.80	17,133.55	12,671.75	(4,461.80)
Materials and Other		07 002 4420	5	1,168.42	4,966.20	12,232.50	7,266.30
Contract Costs		07 002 4430	5	0.00	600.00	5,833.31	5,233.31
Pest Control		07 002 4430.1	5	122.00	854.00	851.62	(2.38)
Contract Costs-Lawn		07 002 4430.3	5	425.00	2,550.00	3,500.00	950.00
Contract Costs-Air Conditioning		07 002 4430.4	5	289.00	842.00	1,458.31	616.31
Contract Costs-Plumbing		07 002 4430.5	5	0.00	267.25	583.31	316.06
Contract Costs - Vacancy Turnaround		07 002 4430.6	5	1,052.50	4,700.00	4,380.81	(319.19)
Contract Costs-Camera Security		07 002 4430.7	5	2,030.00	5,099.50	1,866.62	(3,232.88)
Garbage and Trash Collection		07 002 4431	5	678.10	4,746.70	4,725.00	(21.70)
Employee Benefit Cont.-Ordinary Mainten:		07 002 4433	5	3,298.27	9,219.73	6,298.81	(2,920.92)
Insurance-Property, Contents		07 002 4510	5	756.03	5,292.59	6,002.50	709.91
Insurance - Workers Comp		07 002 4510.1	5	55.66	389.62	379.12	(10.50)
Insurance - Liability		07 002 4510.3	5	81.46	466.14	490.00	23.86
Collection Losses		07 002 4570	5	0.00	10,159.54	2,333.31	(7,826.23)
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	6,734.00	27,105.43	32,083.31	4,977.88
Management Fee		07 002 4590	5	2,087.05	17,011.79	16,443.00	(568.79)
Other General Expense		07 002 4590.01	5	0.00	5,153.67	13,218.31	8,064.64
<b>Total Operating Expenses</b>				<b>28,893.91</b>	<b>151,367.89</b>	<b>163,186.17</b>	<b>11,818.28</b>
<b>Operating Revenues</b>							
DWELLING RENTAL		07 002 3110	5	2,214.50	24,096.80	14,828.31	9,268.49
HAP Subsidy		07 002 3110.01	5	22,654.00	187,626.00	190,715.00	(3,089.00)
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>24,868.50</b>	<b>211,964.22</b>	<b>205,543.31</b>	<b>6,420.91</b>
<b>Income from Operations</b>				<b>(4,025.41)</b>	<b>60,596.33</b>	<b>42,357.14</b>	<b>18,239.19</b>
<b>Other Revenues and Expenses</b>							
Investment Income-Unrestricted		07 002 3430	5	0.00	0.00	58.31	(58.31)

Report Criteria PHA: 07 Project: '002'

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

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

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended	7 Month(s) Ended	Budget	Variance	
			July 31, 2014	July 31, 2014			
Interest - Restricted		07 002 3431.00	5	8.03	39.72	29.12	10.60
Interest Earned on Gen Fund Investments		07 002 3610	5	3.00	71.45	0.00	71.45
Other Income - Tenant		07 002 3690	5	370.08	4,877.80	3,173.31	1,704.49
Other Income - Refinance		07 002 3690.10	5	0.00	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	3,558.31	(3,558.31)
<b>Total Other Revenues and Expenses</b>				<b>381.11</b>	<b>6,559.62</b>	<b>6,819.05</b>	<b>(259.43)</b>
<b>Net Income (Loss)</b>				<b>(3,644.30)</b>	<b>67,155.95</b>	<b>49,176.19</b>	<b>17,979.76</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 July 31, 2014	7 Month(s) Ended July 31, 2014	Budget	Variance	
<b>Operating Expenses</b>							
Nontechnical Salaries		02 001 4110	5	1,078.96	5,559.96	5,566.75	6.79
Legal Expense		02 001 4130	5	0.00	1,258.93	2,916.62	1,657.69
Staff Training		02 001 4140	5	0.00	0.00	583.31	583.31
Travel		02 001 4150	5	18.20	83.72	291.62	207.90
Accounting Fees		02 001 4170	5	828.00	2,028.00	0.00	(2,028.00)
COMPUTER SUPPORT/LICENSING FEE		02 001 4170.2	5	0.00	866.32	2,333.31	1,466.99
Audit Fees		02 001 4171	5	0.00	4,328.20	3,052.00	(1,276.20)
Employee Benefits Cont - Admin		02 001 4182	5	843.90	3,382.14	3,160.50	(221.64)
Sundry		02 001 4190	5	0.00	394.55	0.00	(394.55)
Advertising and Marketing		02 001 4190.08	5	77.50	1,751.88	0.00	(1,751.88)
Bank Fees		02 001 4190.18	5	0.00	89.94	0.00	(89.94)
Telephone		02 001 4190.2	5	141.22	564.88	583.31	18.43
Tenant Background Checks		02 001 4190.20	5	0.00	31.84	0.00	(31.84)
Postage		02 001 4190.3	5	0.00	17.00	23.31	6.31
Eviction Costs		02 001 4190.4	5	0.00	0.00	583.31	583.31
Contract Costs - Admin		02 001 4190.9	5	0.00	1,700.00	694.12	(1,005.88)
Tenant Services		02 001 4220	5	0.00	150.00	0.00	(150.00)
Ten Services - After School Program		02 001 4220.2	5	0.00	720.00	577.50	(142.50)
Water		02 001 4310	5	139.89	569.92	822.50	252.58
Electricity		02 001 4320	5	687.99	3,092.74	2,683.31	(409.43)
Sewer		02 001 4390	5	69.69	404.88	630.00	225.12
Labor		02 001 4410	5	0.00	8,950.50	14,361.06	5,410.56
MAINTENANCE MATERIALS		02 001 4420	5	473.65	4,113.76	4,608.31	494.55
Contract Costs		02 001 4430	5	0.00	760.00	1,458.31	698.31
Contract Costs-Pest Control		02 001 4430.1	5	100.80	705.60	700.00	(5.60)
Contract Costs-Plumbing		02 001 4430.2	5	0.00	0.00	583.31	583.31
Contract Costs - AC		02 001 4430.4	5	349.00	349.00	583.31	234.31
Contract Costs - Lawn		02 001 4430.5	5	350.00	2,050.00	2,041.62	(8.38)
Contract Costs - Vacancy Turnaround		02 001 4430.6	5	430.00	3,362.50	4,760.00	1,397.50
Contract Costs - Camera		02 001 4430.7	5	0.00	150.00	583.31	433.31
Garbage and Trash Collection		02 001 4431	5	7.47	693.56	1,989.12	1,295.56
Emp Benefit Cont - Maintenance		02 001 4433	5	0.00	5,157.33	7,138.25	1,980.92
Insurance-Property, Contents		02 001 4510	5	942.44	6,597.20	7,583.31	986.11
Insurance - Workers Comp		02 001 4510.1	5	63.09	441.63	583.31	141.68
Insurance - Liability		02 001 4510.3	5	90.50	517.86	1,708.00	1,190.14
Payment in Lieu of Taxes		02 001 4520	5	0.00	0.00	1,908.06	1,908.06
Collection Loss		02 001 4570	5	0.00	2,333.59	1,394.12	(939.47)
Bonneville Interest		02 001 4580.01	5	7,783.98	31,173.81	29,662.50	(1,511.31)
Management Fees		02 001 4590	5	900.19	5,652.45	5,429.06	(223.39)
Other General Expense		02 001 4590.00	5	0.00	5,278.00	583.31	(4,694.69)
<b>Total Operating Expenses</b>				<b>15,376.47</b>	<b>105,281.69</b>	<b>112,159.74</b>	<b>6,878.05</b>
<b>Operating Revenues</b>							
Dwelling Rent		02 001 3110	5	17,879.00	122,192.16	108,584.00	13,608.16
<b>Total Operating Revenues</b>				<b>17,879.00</b>	<b>122,192.16</b>	<b>108,584.00</b>	<b>13,608.16</b>
<b>Income from Operations</b>				<b>2,502.53</b>	<b>16,910.47</b>	<b>(3,575.74)</b>	<b>20,486.21</b>
<b>Other Revenues and Expenses</b>							
Interest - Restricted		02 001 3431.00	5	0.00	7.51	15.12	(7.61)
Other Income - Tenant		02 001 3690	5	205.00	2,618.09	1,639.12	978.97
Other Income - Non Tenant		02 001 3690.3	5	0.00	3,808.22	0.00	3,808.22
Other Income - Community Rental		02 001 3690.5	5	0.00	600.00	0.00	600.00

**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 July 31, 2014	7 Month(s) Ended July 31, 2014	Budget	Variance
<b>Total Other Revenues and Expenses</b>			<u>205.00</u>	<u>7,033.82</u>	<u>1,654.24</u>	<u>5,379.58</u>
<b>Net Income (Loss)</b>			<u>2,707.53</u>	<u>23,944.29</u>	<u>(1,921.50)</u>	<u>25,865.79</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 July 31, 2014	7 Month(s) Ended July 31, 2014	Budget	Variance	
<b>Operating Expenses</b>							
Nontechnical Salaries		02 002 4110	5	888.55	4,578.75	4,584.37	5.62
Legal Expense		02 002 4130	5	260.00	1,999.57	583.31	(1,416.26)
Staff Training		02 002 4140	5	0.00	0.00	583.31	583.31
Travel		02 002 4150	5	0.00	65.52	291.62	226.10
Accounting Fees		02 002 4170	5	300.00	2,952.50	1,750.00	(1,202.50)
COMPUTER SUPPORT/LICENSING FEE		02 002 4170.2	5	0.00	713.44	1,750.00	1,036.56
Audit Fees		02 002 4171	5	0.00	3,564.40	2,441.81	(1,122.59)
Employee Benefits Cont - Admin		02 002 4182	5	695.01	2,785.35	2,602.81	(182.54)
Sundry		02 002 4190	5	0.00	378.98	285.81	(93.17)
Advertising and Marketing		02 002 4190.08	5	0.00	1,699.78	1,750.00	50.22
Bank Service Fee		02 002 4190.18	5	0.00	20.00	0.00	(20.00)
Tenant Background Check		02 002 4190.20	5	0.00	31.81	0.00	(31.81)
Postage		02 002 4190.3	5	0.00	14.00	23.31	9.31
Eviction Costs		02 002 4190.4	5	0.00	0.00	583.31	583.31
Contract Costs - Admin		02 002 4190.9	5	0.00	1,700.00	583.31	(1,116.69)
Ten Services - After School Program		02 002 4220.20	5	0.00	870.00	361.62	(508.38)
Water		02 002 4310	5	44.21	207.13	285.81	78.68
Electricity		02 002 4320	5	355.41	936.17	1,225.00	288.83
Sewer		02 002 4390	5	11.20	68.13	134.12	65.99
Labor		02 002 4410	5	0.00	7,394.47	11,826.50	4,432.03
MAINTENANCE MATERIALS		02 002 4420	5	572.46	2,709.12	3,360.00	650.88
Contract Costs		02 002 4430	5	0.00	494.00	1,166.62	672.62
Contract Costs-Pest Control		02 002 4430.1	5	79.20	554.40	583.31	28.91
Contract Costs - Lawn		02 002 4430.3	5	220.00	1,370.00	1,750.00	380.00
Contract Costs - AC		02 002 4430.4	5	120.00	225.00	583.31	358.31
Contract Costs - Plumbing		02 002 4430.5	5	0.00	0.00	583.31	583.31
Contract Costs - Vacancy Turnaround		02 002 4430.6	5	1,436.25	3,906.25	3,249.12	(657.13)
Garbage and Trash Collection		02 002 4431	5	7.47	71.00	583.31	512.31
Emp Benefit Cont - Maintenance		02 002 4433	5	0.00	4,321.26	5,878.81	1,557.55
Insurance-Property, Contents		02 002 4510	5	738.40	5,168.28	5,833.31	665.03
Insurance - Workers Comp		02 002 4510.1	5	28.05	196.35	473.06	276.71
Insurance - Liability		02 002 4510.3	5	72.41	414.36	1,458.31	1,043.95
Payment in Lieu of Taxes		02 002 4520	5	0.00	0.00	1,516.62	1,516.62
Bad Debts - Tenant Rents		02 002 4570	5	0.00	(22.61)	1,954.12	1,976.73
Bonneville Interest		02 002 4580.01	5	7,041.51	28,200.32	27,253.31	(947.01)
Management Fees		02 002 4590	5	1,194.52	7,101.26	7,331.87	230.61
Other General Expense		02 002 4590.00	5	0.00	8,759.42	472.50	(8,286.92)
<b>Total Operating Expenses</b>				<b>14,064.65</b>	<b>93,448.41</b>	<b>95,676.91</b>	<b>2,228.50</b>
<b>Operating Revenues</b>							
Dwelling Rent		02 002 3110	5	14,686.00	94,837.24	91,651.00	3,186.24
<b>Total Operating Revenues</b>				<b>14,686.00</b>	<b>94,837.24</b>	<b>91,651.00</b>	<b>3,186.24</b>
<b>Income from Operations</b>				<b>621.35</b>	<b>1,388.83</b>	<b>(4,025.91)</b>	<b>5,414.74</b>
<b>Other Revenues and Expenses</b>							
INTEREST - RESTRICTED		02 002 3431.00	5	0.00	6.01	11.62	(5.61)
Investment Income - Unrestricted		02 002 3610	5	3.04	18.89	23.31	(4.42)
Other Income - Tenant		02 002 3690	5	208.57	4,096.34	2,747.50	1,348.84
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>211.61</b>	<b>4,558.74</b>	<b>2,782.43</b>	<b>1,776.31</b>
<b>Net Income (Loss)</b>				<b>832.96</b>	<b>5,947.57</b>	<b>(1,243.48)</b>	<b>7,191.05</b>

Report Criteria PHA: 02 Project: '002'

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

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

**FISCAL YEAR ENDING December 31, 2014**

**CONSOLIDATED**

**Financial Statements**

**July 31, 2014**



# AVON PARK HOUSING AUTHORITY

## PUBLIC HOUSING

### INCOME

1. Total income is up by \$62,453. Total tenant rental revenue is up by \$23,478. Other tenant revenue is up by \$221.

### EXPENSES

2. Total operating expense is up by \$ 18,461 compared to the budgeted amount.
3. Administrative expenses are up by \$11,409.
4. Maintenance expenses are up by \$ 77513,373.
5. Utility expenses are down by \$1,538.
6. Total insurance expense is down by \$2,682.
7. Total General expense is down by \$6,620.

Public Housing's projected net income is scheduled YTD to be (\$58,842). Current net income is \$15,864.

## OTHER BUSINESS ACTIVITIES

## NORTH CENTRAL HEIGHTS I

### INCOME

1. Total income is up by \$14,587 compared to budgeted amounts. Total tenant revenue is up by \$13,608.

### EXPENSES

2. Total operating expense is down by \$14,476 compared to the budgeted amount.
3. Administrative expenses are up by \$7,132.
4. Maintenance expenses are down by \$9,616.
5. Utility expense is up \$25.
6. Total insurance expense is down by \$1,425..
7. Total General expense is down by \$11,245.

North Central Heights I projected net income is scheduled YTD to be (\$9,519). Current net income is \$ 23,944.

## NORTH CENTRAL Height II

### INCOME

1. Total income is up by \$4,962 compared to budgeted amounts. Total tenant revenue is up by \$3,186.

### EXPENSES

2. Total operating expense is down by \$20,484, compared to the budgeted amount.
3. Administrative expenses are down by \$8,218.

4. Maintenance expenses are down by \$9,977.
5. Utility expense is down by \$434.
6. Total insurance expense is down by \$434.
7. Total General expense is down by \$1,930.

**North Central Heights II projected net income is scheduled YTD to be (\$46,130). Current net income is \$5,948.**

## **RIDGEDALE**

### **INCOME**

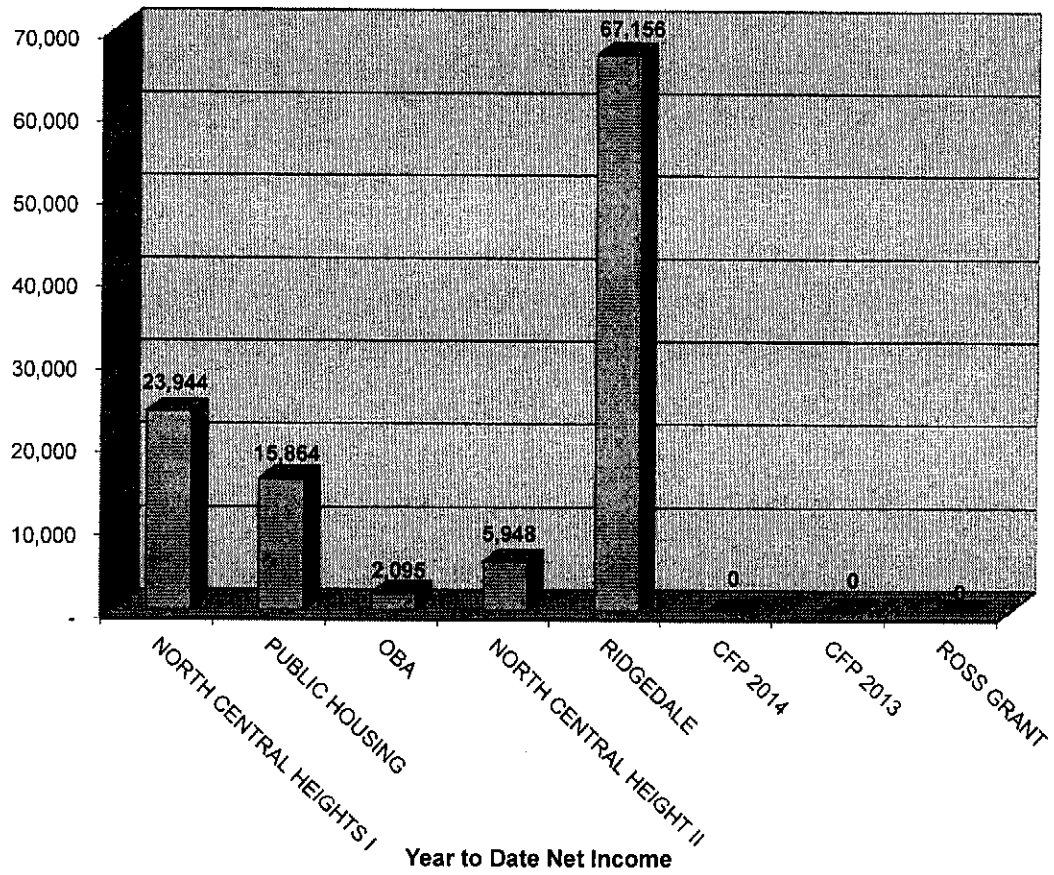
1. Total income is up by \$6,161 compared to budgeted amounts. Total tenant revenue is up by \$9,268.  
Grant subsidy is down compared to budgeted amounts by (\$3,089). Other revenue is down by (\$1,746).

### **EXPENSES**

2. Total operating expense is down by (\$38,502) compared to the budgeted amount.
3. Administrative expense is down by \$10,974.
4. Maintenance expenses are down by \$8,523.
5. Utility expense is up \$ 2,175.
6. Total insurance expense is down by \$ 2,833.
7. Total General expense is down by \$23,412.

**Ridgedale's projected net income is scheduled YTD to be \$27,840. Current net income is \$67,156.**

# Avon Park Housing Authority



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

**PUBLIC HOUSING**

1111.01 GENERAL FUND CHECKING	259,603
1111.02 PNC ACCOUNT	1,635
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	28,620
1162.10 INVESTMENTS - CD HIGHLANDS BNK	42,845
1162.01 LAKESIDE PARK 1 ESCROW	5,629
1162.02 LAKESIDE PARK I RESERVES	7,737
1162.60 NEW INVESTMENT ACCOUNT	1,092,157

TOTAL 1,441,226

**OTHER BUSINESS ACTIVITY**

1111.3 APHDC--OBA	15,662
	<u>15,662</u>

**NORTH CENTRAL HEIGHTS I**

1111.01 GENERAL FUND CHECKING	31,498.55
1114.00 SECURITY DEPOSITS	13,550.00
1162.1 ESCROW-BONNEVILLE-TAXES	2,025.66
1162.11 ESCROW-BONNEVILLE-INSURANCE	63,804.34
1162.12 ESCROW-BONNEVILLE-REPL RS	27,811.64
TOTAL	<u>138,690.19</u>

**NORTH CENTRAL HEIGHT II**

1111.01 GENERAL FUND CHECKING	70,531.60
1114.00 SECURITY DEPOSITS	11,250.00
1162.1 ESCROW-BONNEVILLE-TAXES	1,636.34
1162.11 ESCROW-BONNEVILLE - INSURANCE	49,455.77
1162.12 ESCROW-BONNEVILLE-REPL RES	22,254.34
TOTAL	<u>155,128.05</u>

**RIDGEDALE**

1111.01 GENERAL FUND CHECKING	55,386.72
1114.00 SECURITY DEPOSITS	6,126.00
1162.05 ESCROW MIP	4,177
1162.06 ESCROW RESERVE REPLACEMENT	70,384
1162.07 ESCROW INSURANCE	3,448
TOTAL	<u>139,522.00</u>

**GRAND TOTAL CASH ACCOUNTS 1,890,228**

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

**NORTH CENTRAL HEIGHTS I**

UNRESTRICTED NET ASSETS	7,080
YEAR TO DATE EARNINGS	23,944
TOTAL	<u>31,024</u>

**NORTH CENTRAL HEIGHTS II**

UNRESTRICTED NET ASSETS	64,446
YEAR TO DATE EARNINGS	5,948
TOTAL	<u>70,394</u>

**PUBLIC HOUSING**

UNRESTRICTED NET ASSETS	1,420,193
YEAR TO DATE EARNINGS	15,864
TOTAL	<u>1,436,057</u>

**RIDGEDALE**

UNRESTRICTED NET ASSETS	243,176
YEAR TO DATE EARNINGS	67,156
TOTAL	<u>310,332</u>

**OTHER BUSINESS**

UNRESTRICTED NET ASSETS	11,735
YEAR TO DATE EARNINGS	2,095
TOTAL	<u>13,830</u>

**CAPITAL FUND 2013**

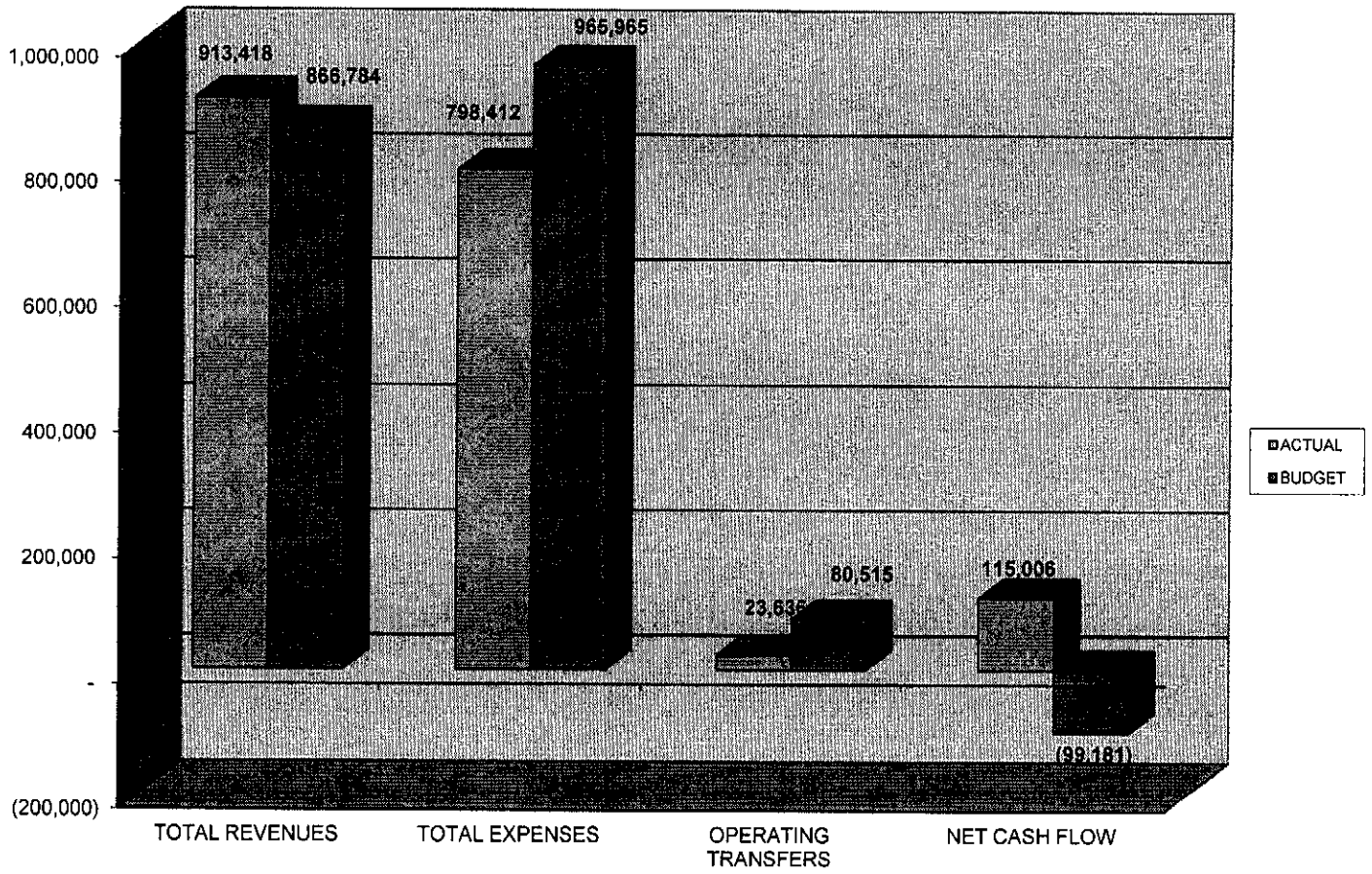
UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	-
TOTAL	<u>-</u>

**CAPITAL FUND 2014**

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

TOTAL RESERVE BALANCES **1,861,637**

# APHA CONSOLIDATED



## **APHA CONSOLIDATED- BALANCE SHEET**

<b>ASSETS</b>		<b>LIABILITIES AND EQUITY</b>			
<b>Current Assets:</b>		<b>Current Liabilities:</b>			
<b>Cash</b>		<b>Bank Overdraft</b>			
111	Unrestricted	437,317	311	-	
115	Cash - Restricted for Payment of Current Liabilities	-	312	Accounts Payable <= 90 Days	5,982
112	Cash - Restricted Mod and Development	-	313	Accounts payable >90 Days Past Due	-
113	Cash - Other restricted	-	321	Accrued Wage/Payroll Taxes Payable	2,679
114	Cash - Tenant Security Deposits	59,546	322	Accrued Compensated Absences - Current Portion	15,536
100	<b>Total Cash</b>	<u>496,863</u>	324	Accrued Contingency Liability	-
<b>Receivables</b>		325		Accrued Interest Payable	-
121	Accounts Receivable - PHA Projects	-	331	Accounts Payable - HUD PHA Programs	-
122	Accounts Receivable - HUD Other Projects	15,343	332	Accounts Payable - PHA Projects	-
124	Accounts Receivable - Other Government	9,088	333	Accounts Payable - Other Government	-
125	Accounts Receivable - Miscellaneous	-	341	Tenant Security Deposits	59,546
126	Accounts Receivable - Tenants Dwelling Rents	1,619	342	Deferred Revenue	-
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	343	Current Portion of Long-term Debt - Capital Projects	691,516
126.2	Allowance for Doubtful Accounts - Other	-	344	Current Portion of Long-term Debt - Operating Borrowings	-
127	Notes and Mortgages Receivable - Current	-	348	Loan Liability - Current	-
128	Fraud Recovery	-	345	Other Current Liabilities	-
128.1	Allowance for Doubtful Accounts - Fraud	-	346	Accrued Liabilities - Other	1,908
129	Accrued Interest Receivable	-	347	Interprogram Due To	19,042
120	<b>Total Receivables - Net of Allowances for doubtful acct's</b>	<u>26,030</u>	310	<b>Total Current Liabilities</b>	<u>787,217</u>
<b>Investments</b>		351		<b>Non-current Liabilities:</b>	
131	Investments - Unrestricted	1,135,001	351	Long-term Debt, Net of Current - Capital Projects	14,377,530
135	Investments - Restricted for Payments of Current Liabilities	-	352	Long-term Debt, Net of Current - Operating Borrowings	-
132	Investments - Restricted	487,699	354	Accrued Compensated Absences - Non Current	7,860
142	Prepaid Expenses and Other Assets	57,665	355	Loan Liability - Non Current	78,471
143	Inventories	-	353	Noncurrent Liabilities - Other	-
143.1	Allowance for Obsolete Inventory	-	350	<b>Total Noncurrent Liabilities</b>	<u>14,463,861</u>
144	Interprogram Due From	974	300	<b>Total Liabilities</b>	<u>15,251,076</u>
145	Assets Held for Sale	-		<b>Equity</b>	
146	Amounts To Be Provided	-	501	Investment in General Fixed Assets	-
	<b>Total Other Current Assets</b>	<u>1,681,339</u>		<b>Contributed Capital</b>	
150	<b>Total Current Assets</b>	<u>2,204,231</u>	502	Project Notes (HUD)	-
<b>Non-current Assets:</b>		503		Long-term Debt - HUD Guaranteed	-
<b>Fixed Assets</b>		504		Net HUD PHA Contributions	-
161	Land	1,480,402	505	Other HUD Contributions	-
168	Infrastructure	358,482	507	Other Contributions	-
162	Buildings	18,042,409	508	<b>Total Contributed Capital</b>	<u>-</u>
163	Furniture, Equipment & Machinery - Dwellings	42,716	508.1	Invested in Capital Assets, Net of Related Debt	413,393
164	Furniture, Equipment & Machinery - Administration	184,074		<b>Reserved Fund Balances:</b>	
165	Leasehold Improvements	-	509	Fund Balance Reserved for Encumbrances/	-
166	Accumulated Depreciation	(4,561,818)	510	Designated Fund Balance	-
167	Construction in Progress	-	511	Fund Balance Reserved for Capital Activities	-
160	<b>Total Fixed Assets - Net of Accumulated Depreciation</b>	<u>15,506,266</u>		<b>Total Reserved Fund Balance</b>	<u>-</u>
171	Notes, Loans, Mortgages Receivable - Non Current	-	511.1	Restricted Net Assets	254,986
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-	512	Undesignated Fund Balance/Retained Earnings	-
173	Grants Receivable - Non Current	-	512.1	Unrestricted Net Assets	1,791,039
174	Other Assets	-	513	<b>Total Equity</b>	<u>2,459,418</u>
176	Investments in Joint Ventures	-	800	<b>Total Liabilities and Equity</b>	<u>17,710,497</u>
180	<b>Total Non-Current Assets</b>	<u>-</u>			
190	<b>Total Assets</b>	<u>17,710,497</u>			

# APHA CONSOLIDATED

LINE	ACCT		CURRENT MONTH	CURRENT MONTH		% OF	YEAR	YEAR		% OF	BUDGET	BUDGET
ITEM	#	DESCRIPTION	ACTUAL	BUDGET	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
REVENUE						BUDGET	ACTUAL	BUDGET		BUDGET	REMAINING	
<b>OPERATING INCOME</b>												
703	3110	GROSS POTENTIAL RENT	47,262	38,295	8,967	123%	317,606	268,065	49,541	118%	459,540	141,934
		NET TENANT REVENUE	<u>47,262</u>	<u>38,295</u>	<u>8,967</u>	<u>123%</u>	<u>317,606</u>	<u>268,065</u>	<u>49,541</u>	<u>118%</u>	<u>459,540</u>	<u>141,934</u>
3401		TENANT REVENUE - OTHER	1,592	2,143	(550)	74%	19,251	14,998	4,254	128%	25,710	6,459
3404		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	9	-	9	-	-	(9)
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431		NET OPERATING REVENUE	<u>48,854</u>	<u>40,438</u>	<u>8,416</u>	<u>121%</u>	<u>336,866</u>	<u>283,063</u>	<u>53,804</u>	<u>119%</u>	<u>485,260</u>	<u>148,384</u>
706		HUD PHA OPERATING GRANT CFP	43,937	50,469	(6,532)	87%	338,102	353,284	(18,181)	95%	605,626	270,627
708		OTHER GOVERNMENT GRANTS	22,654	27,246	(4,591)	83%	187,626	190,715	(3,089)	98%	326,940	139,314
711		INVESTMENT INCOME - UNRESTRICTED	204	203	1	100%	1,476	1,423	53	104%	2,440	964
		MANAGEMENT FEE INCOME	4,182	4,281	(99)	98%	29,768	29,968	(200)	99%	51,370	21,605
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	1,897	1,182	716	161%	22,536	8,272	14,264	272%	14,180	(8,359)
720		INVESTMENT INCOME - RESTRICTED	9	9	-	91%	46	62	(16)	74%	108	60
700		<b>TOTAL REVENUES</b>	<u>124,736</u>	<u>123,826</u>	<u>(910)</u>	<u>98%</u>	<u>913,418</u>	<u>866,784</u>	<u>46,634</u>	<u>105%</u>	<u>1,486,916</u>	<u>672,497</u>
<b>OPERATING EXPENDITURES</b>												
<b>ADMINISTRATIVE</b>												
911	4110	ADMINISTRATIVE SALARIES	27,522	18,314	11,208	169%	139,871	114,200	25,670	122%	196,772	55,901
912	4182	EBC - ADMIN	15,420	7,202	8,218	214%	81,336	50,413	10,923	122%	86,423	26,087
4171		AUDITING FEES	2,625	2,625	-	0%	25,460	18,375	7,085	139%	31,500	8,040
		MANAGEMENT FEES	4,182	4,473	(291)	93%	29,768	31,310	(1,544)	95%	53,674	23,909
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	250	-	250	-	5,788	-	5,788	-	-	(5,788)
		OFFICE EXPENSE	11,358	11,017	341	103%	57,751	77,117	(19,366)	75%	132,200	74,449
		LEGAL EXPENSE	448	2,727	(2,279)	16%	3,771	19,087	(15,316)	20%	32,720	26,949
		TRAVEL	968	715	251	135%	2,950	5,005	(2,055)	59%	8,580	5,830
916	4190	OTHER	-	12,281	(12,281)	0%	6,168	27,411	(21,253)	22%	18,170	12,012
		<b>TOTAL ADMINISTRATIVE</b>	<u>60,145</u>	<u>57,363</u>	<u>2,782</u>	<u>105%</u>	<u>332,831</u>	<u>342,918</u>	<u>(10,086)</u>	<u>97%</u>	<u>659,039</u>	<u>226,208</u>
<b>TENANT SERVICES</b>												
921	4210	SALARIES	-	44	(44)	0%	328	309	19	106%	530	202
923	4222	EBC - TNT SVCS	-	-	-	-	1,590	-	1,590	-	-	(1,590)
924	4230	OTHER	-	109	(109)	0%	-	764	(764)	0%	1,310	1,310
		<b>TOTAL TENANT SERVICES</b>	<u>-</u>	<u>163</u>	<u>(163)</u>	<u>0%</u>	<u>1,918</u>	<u>1,073</u>	<u>844</u>	<u>179%</u>	<u>1,840</u>	<u>(78)</u>
<b>UTILITIES</b>												
931	4310	WATER	1,694	1,194	500	142%	9,118	8,359	759	109%	14,330	5,212
932	4320	ELECTRICITY	7,379	3,058	4,321	241%	24,878	21,403	3,473	116%	38,690	11,814
933	4330	NATURAL GAS	200	98	101	203%	811	688	122	118%	1,180	369
938	4390	SEWER AND OTHER	2,267	1,549	718	146%	11,369	10,844	525	105%	18,590	7,221
		<b>TOTAL UTILITIES</b>	<u>11,540</u>	<u>5,899</u>	<u>5,641</u>	<u>196%</u>	<u>46,174</u>	<u>41,294</u>	<u>4,880</u>	<u>112%</u>	<u>70,790</u>	<u>24,616</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	BALANCE
			ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
<b>ORDINARY MAINT &amp; OPERATIONS</b>												
941	4410	LABOR	16,896	14,184	2,713	119%	86,496	99,285	(12,790)	87%	170,203	63,707
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	9,370	6,022	3,347	156%	43,352	42,156	1,195	103%	72,268	28,916
943	4420	MATERIALS	7,503	5,320	2,183	141%	37,401	37,240	161	100%	63,840	26,439
<b>CONTRACT COSTS</b>												
943		GARBAGE & TRASH	1,413	1,425	(12)	99%	7,798	9,975	(2,177)	78%	17,100	9,302
		COOLING / AIR CONDITIONING	879	458	521	214%	1,889	3,208	(1,339)	58%	5,500	3,631
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,295	2,638	(343)	87%	13,770	18,463	(4,693)	75%	31,850	17,880
		UNIT TURNAROUNDS	3,745	2,418	1,328	155%	11,085	16,923	(5,838)	66%	29,010	17,825
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	458	(458)	0%	2,141	3,208	(1,068)	67%	5,500	3,359
		EXTERMINATION	772	819	(41)	95%	5,404	5,693	(289)	95%	9,760	4,366
		JANITORIAL	-	350	(350)	0%	-	2,450	(2,450)	0%	4,200	4,200
		ROUTINE MAINTENANCE	3,686	292	3,375	1257%	28,766	2,042	26,724	1409%	3,500	(25,266)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	1,083	(1,083)	0%	-	7,563	(7,563)	0%	13,000	13,000
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>46,638</b>	<b>35,481</b>	<b>11,177</b>	<b>132%</b>	<b>238,082</b>	<b>248,226</b>	<b>(10,145)</b>	<b>96%</b>	<b>425,531</b>	<b>187,449</b>
<b>PROTECTIVE SERVICES</b>												
4480		PROTECTIVE SERVICES CONTRACT COSTS	2,030	-	2,030	-	5,250	-	5,250	-	-	(5,250)
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
<b>TOTAL PROTECTIVE SERVICES</b>			<b>2,030</b>	<b>-</b>	<b>2,030</b>	<b>-</b>	<b>5,250</b>	<b>-</b>	<b>5,250</b>	<b>-</b>	<b>-</b>	<b>(5,250)</b>
<b>INSURANCE</b>												
961	4510	PROPERTY	5,477	6,372	(895)	86%	35,247	44,603	(9,356)	79%	78,462	41,215
		GENERAL LIABILITY	559	375	184	143%	3,748	2,625	1,121	143%	4,800	754
		WORKER'S COMPENSATION	730	590	(100)	85%	5,530	6,231	(701)	89%	10,882	5,152
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	450	167	284	270%	2,784	1,167	1,617	239%	2,000	(784)
969		<b>TOTAL INSURANCE EXPENSES</b>	<b>7,276</b>	<b>7,804</b>	<b>(528)</b>	<b>93%</b>	<b>47,307</b>	<b>54,626</b>	<b>(7,319)</b>	<b>87%</b>	<b>93,644</b>	<b>46,337</b>
<b>GENERAL EXPENSES</b>												
962	4590	OTHER GENERAL EXPENSES	190	2,996	(2,806)	4%	19,921	20,973	(1,052)	95%	25,050	6,129
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	3,399	(3,399)	0%	-	23,790	(23,790)	0%	40,782	40,782
		BAD DEBTS	188	1,227	(1,040)	15%	20,033	8,592	11,440	233%	14,730	(5,303)
		INTEREST EXPENSE	14,825	12,781	2,045	116%	59,791	89,496	(29,675)	67%	153,370	93,579
<b>TOTAL GENERAL EXPENSES</b>			<b>15,143</b>	<b>20,403</b>	<b>(5,260)</b>	<b>74%</b>	<b>99,744</b>	<b>142,621</b>	<b>(43,077)</b>	<b>70%</b>	<b>233,932</b>	<b>134,188</b>
969		<b>TOTAL OPERATING EXPENDITURES</b>	<b>142,773</b>	<b>127,073</b>	<b>15,700</b>	<b>112%</b>	<b>771,306</b>	<b>830,856</b>	<b>(59,652)</b>	<b>93%</b>	<b>1,384,775</b>	<b>613,470</b>
970		<b>CASH FLOW FROM OPERATIONS</b>	<b>(21,037)</b>	<b>(3,247)</b>	<b>(17,790)</b>	<b>648%</b>	<b>142,112</b>	<b>35,825</b>	<b>106,287</b>	<b>397%</b>	<b>101,141</b>	<b>(40,973)</b>
<b>OTHER FINANCIAL ITEMS-SOURCES &amp; (USES)</b>												
		OPERATING TRANSFERS IN	-	(18,372)	18,372	0%	(23,636)	(132,801)	109,165	18%	(227,658)	(204,022)
		OPERATING TRANSFERS OUT	-	11,802	(11,802)	0%	23,636	90,516	(58,879)	29%	138,025	114,389
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	3,665	(3,665)	0%	-	25,655	(25,655)	0%	43,980	43,980
		DEBT SERVICE PAYMENT - INTEREST	6,734	-	6,734	-	27,105	-	27,105	-	-	(27,105)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	3,804	(3,804)	0%	-	26,631	(26,631)	0%	45,653	45,653
971	4510	EXTRAORDINARY MAINTENANCE	417	-	(417)	0%	-	2,917	(2,917)	0%	5,000	5,000
		CAPITAL EXPENDITURES	-	18,870	(18,870)	0%	-	132,090	(132,090)	0%	226,440	226,440
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER EXPENSES</b>			<b>6,734</b>	<b>19,287</b>	<b>(12,553)</b>	<b>35%</b>	<b>27,106</b>	<b>135,007</b>	<b>(107,901)</b>	<b>20%</b>	<b>231,440</b>	<b>204,334</b>
900		<b>TOTAL EXPENDITURES</b>	<b>149,507</b>	<b>146,360</b>	<b>3,147</b>	<b>102%</b>	<b>798,412</b>	<b>965,863</b>	<b>(167,553)</b>	<b>83%</b>	<b>1,616,214</b>	<b>817,804</b>
		<b>NET CASH FLOW</b>	<b>(27,770)</b>	<b>(22,534)</b>	<b>(5,237)</b>	<b>123%</b>	<b>115,008</b>	<b>(98,181)</b>	<b>214,187</b>	<b>-116%</b>	<b>(130,289)</b>	<b>(245,307)</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%	44,687	353,284	(308,597)	13%	605,629	560,942
3401.1 CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410 SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-	-
3410.1 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2 PORT IN ADMINISTRATIVE FEES EARNE	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>	<b>-</b>	<b>50,469</b>	<b>(50,469)</b>	<b>0%</b>	<b>44,687</b>	<b>353,284</b>	<b>(308,597)</b>	<b>13%</b>	<b>605,629</b>	<b>560,942</b>
<b>EXPENSES</b>										
<b>ADMINISTRATIVE OFFICE EXPENSES</b>										
4140 STAFF TRAINING	319	763	(444)	42%	667	5,338	(4,671)	12%	9,150	8,483
4170 ACCOUNTING	7,491	5,667	1,824	132%	35,272	39,667	(4,394)	89%	68,000	32,728
4190 SUNDRY	1,801	3,178	(1,377)	57%	9,950	22,248	(12,298)	45%	38,140	28,190
4190.2 TELEPHONE/COMMUNICATIONS	996	773	223	129%	5,979	5,408	571	111%	9,270	3,291
4190.3 POSTAGE	542	267	275	203%	2,957	1,867	1,091	158%	3,200	243
4190.5 OFFICE EQUIPMENT	-	-	-	-	-	-	-	-	-	-
4190.4 PORT OUT ADMINISTRATIVE EXPENSES	209	1,634	(1,425)	13%	8,165	11,439	(3,274)	71%	19,610	11,445
<b>TOTAL ADMINISTRATIVE</b>	<b>11,358</b>	<b>12,281</b>	<b>(923)</b>	<b>92%</b>	<b>62,990</b>	<b>85,966</b>	<b>(22,975)</b>	<b>73%</b>	<b>147,370</b>	<b>84,360</b>
<b>TOTAL GENERAL EXPENSES</b>										
4590 OTHER GENENERAL EXPENSE	130	1,997	(1,867)	7%	19,921	13,977	5,944	143%	23,961	4,040
4590.5 ASSET MANAGEMENT FEE	-	1,000	(1,000)	0%	-	6,997	(6,997)	0%	11,994	11,994
4590.8 OTHER FEES	-	-	-	-	-	-	-	-	-	-
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>130</b>	<b>2,996</b>	<b>(2,866)</b>	<b>4%</b>	<b>19,921</b>	<b>20,973</b>	<b>(1,052)</b>	<b>95%</b>	<b>35,955</b>	<b>16,034</b>

9/8/2014 10:59:21 AM COH  
PHA: 01  
Project: '001', '002', '003', '100'

AVON PARK PUBLIC HOUSING

CASH Analysis  
As Of Date: 8/31/2014

Balance

General Fund	
Section 8 PH Funds	261,655.23
Security Deposits	0.00
PNC Account	28,220.00
Petty Cash	0.00
Investment CD at Highlands Bank	100.00
Investment CD at PNC	42,857.62
Investment MM at Highlands Bank	0.00
Investment MM	0.00
Utility Deposit Escrow Fund	1,092,330.11
FSS Escrow	3,000.00
Development Corporation	1,822.38
	15,924.93

9/8/2014 10:59:53 AM COH  
PHA: 07  
Project: '002'

RIDGEDALE

CASH Analysis  
As Of Date: 8/31/2014

Balance

General Fund	61,998.95
Section 8 PH Funds	0.00
Security Deposits	6,180.00
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

9/8/2014 11:00:25 AM COH  
PHA: 02  
Project: '001'

NORTH CENTRAL HEIGHTS I

CASH Analysis  
As Of Date: 8/31/2014

Balance

General Fund	
Section 8 PH Funds	40,904.01
Security Deposits	0.00
PNC Account	13,900.00
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

9/8/2014 11:00:57 AM COH  
PHA: 02  
Project: '002'

NORTH CENTRAL HEIGHTS II

CASH Analysis  
As Of Date: 8/31/2014

Balance

General Fund	
Section 8 PH Funds	72,283.70
Security Deposits	0.00
PNC Account	11,000.00
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 August 31, 2014	8 Month(s) Ended August 31, 2014	Budget	Variance	
<b>Operating Expenses</b>							
Administrative Salaries		01 001 4110	5	10,906.44	94,825.18	95,938.64	1,113.46
Legal Expense		01 001 4130	5	37.50	362.50	6,666.64	6,304.14
Legal Expense--CHODO		01 001 4130.2	5	340.00	527.50	0.00	(527.50)
Training		01 001 4140	5	0.00	378.00	4,666.64	4,288.64
Travel		01 001 4150	5	1,690.44	4,359.69	4,666.64	306.95
Accounting Fees		01 001 4170	5	900.00	9,324.36	16,333.28	7,008.92
Computer Support/Licensing Fees		01 001 4170.2	5	2,168.00	13,983.83	6,666.64	(7,317.19)
Audit Fees		01 001 417100	5	0.00	13,748.40	11,248.64	(2,499.76)
Employee Benefits Cont - Admin		01 001 4182	5	5,256.60	44,062.38	41,338.64	(2,723.74)
Sundry		01 001 4190	5	1,873.06	9,297.17	15,240.00	5,942.83
Misc. Expense for CHODO		01 001 4190.17	5	29.00	251.25	0.00	(251.25)
Advertising		01 001 4190.18	5	867.90	2,736.94	0.00	(2,736.94)
Bank Fees		01 001 4190.19	5	0.00	14.00	0.00	(14.00)
Telephone/Communications		01 001 4190.2	5	1,190.82	5,915.73	4,933.28	(982.45)
Postage		01 001 4190.3	5	24.91	2,446.35	2,053.28	(393.07)
Eviction Costs		01 001 4190.4	5	0.00	450.00	333.28	(116.72)
Contract Costs- Copier		01 001 4190.6	5	59.25	524.82	1,000.00	475.18
Contract Costs-Admin Security		01 001 4190.7	5	0.00	660.00	826.64	166.64
Pre-employment testing		01 001 4190.8	5	0.00	93.00	0.00	(93.00)
Contract Costs-Admin		01 001 4190.9	5	575.00	4,699.44	10,000.00	5,300.56
Ten Services - RAB		01 001 4220	5	0.00	177.70	353.28	175.58
Water		01 001 4310	5	178.15	2,601.86	2,400.00	(201.86)
Electricity		01 001 4320	5	3,645.03	21,654.20	19,333.28	(2,320.92)
Natural Gas		01 001 4330	5	87.02	897.76	786.64	(111.12)
Sewer & Other		01 001 4390	5	119.10	3,677.14	3,733.28	56.14
Maintenance Salaries		01 001 4410	5	7,496.08	58,060.18	52,134.64	(5,925.54)
Maintenance Materials		01 001 4420	5	4,423.80	29,280.64	26,666.64	(2,614.00)
Contract Costs		01 001 4430	5	0.00	1,800.00	666.64	(1,133.36)
Pest Control		01 001 4430.1	5	470.00	3,760.00	4,000.00	240.00
Contract Costs-Lawn		01 001 4430.3	5	1,300.00	9,100.00	9,100.00	0.00
Contract Costs-Air Conditioning		01 001 4430.4	5	125.00	578.00	1,000.00	422.00
Contract Costs-Plumbing		01 001 4430.5	5	0.00	1,873.50	2,000.00	126.50
Contract Costs - Vacancy Turnaround		01 001 4430.6	5	1,742.50	8,127.50	8,000.00	(127.50)
Garbage/Trash Removal		01 001 4431	5	144.41	2,431.64	4,000.00	1,568.36
Emp Benefit Cont - Maintenance		01 001 4433	5	4,411.63	29,065.14	27,250.64	(1,814.50)
General Insurance--Property, Contents		01 001 4510	5	2,524.98	20,713.76	23,333.28	2,619.52
Worker's Comp Insurance		01 001 4510.1	5	505.30	4,042.47	4,666.64	624.17
Other Insurance-Crime, Auto, Direc&Offic		01 001 4510.2	5	450.27	3,234.20	3,533.28	299.08
Liability Insurance		01 001 4510.3	5	314.80	2,662.78	2,625.28	(37.50)
Payment in Lieu of Taxes		01 001 4520	5	0.00	0.00	4,193.28	4,193.28
Collection Losses		01 001 4570	5	352.54	7,914.78	3,333.28	(4,581.50)
Other General Expense		01 001 459000	5	80.23	679.83	9,366.64	8,686.81
Extraordinary Maintenance		01 001 4610	5	0.00	0.00	3,333.28	3,333.28
<b>Total Operating Expenses</b>				<b>54,289.76</b>	<b>420,993.62</b>	<b>437,722.24</b>	<b>16,728.62</b>
<b>Operating Revenues</b>							
Dwelling Rental		01 001 3110	5	10,292.59	86,772.02	60,573.28	26,198.74
Excess Utilities		01 001 3120	5	0.00	9.44	0.00	9.44
Operating Subsidy		01 001 3401.00	5	36,790.00	294,318.00	283,374.64	10,943.36
<b>Total Operating Revenues</b>				<b>47,082.59</b>	<b>381,099.46</b>	<b>343,947.92</b>	<b>37,151.54</b>
<b>Income from Operations</b>				<b>(7,207.17)</b>	<b>(39,894.16)</b>	<b>(93,774.32)</b>	<b>53,880.16</b>
<b>Other Revenues and Expenses</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**

<b>Fiscal Year End Date:</b>	<b>12/31/2014</b>	<b>ACCOUNT</b>	<b>1 Month(s) Ended</b>	<b>8 Month(s) Ended</b>	<b>Budget</b>	<b>Variance</b>
			<b>August 31, 2014</b>	<b>August 31, 2014</b>		
<b>RESTRICTED INTEREST</b>		01 001 3431.00	5 0.00	0.00	6.64	(6.64)
Investment Income - Unrestricted		01 001 3610	5 186.30	1,564.85	1,533.28	31.57
Other Income - Tenant		01 001 3690	5 1,349.64	9,008.44	8,500.00	508.44
Other Income - Satellite Accident		01 001 3690.08	5 0.00	2,189.28	0.00	2,189.28
Other Income-Leave with no Notice		01 001 3690.1	5 150.00	400.00	0.00	400.00
Other Income - Rent for Tulane Ave Bldg		01 001 3690.13	5 750.00	7,500.00	0.00	7,500.00
Other Income - Copies & Fax		01 001 3690.2	5 0.00	15.00	0.00	15.00
Other Inc -Ridgedale-		01 001 3690.3	5 0.00	5,153.67	0.00	5,153.67
Other Income - Scrap Metal Salvage		01 001 3690.4	5 12.00	291.00	0.00	291.00
Other Income - Misc - Non Tenant		01 001 3690.6	5 0.00	1,141.29	16,477.28	(15,335.99)
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 0.00	23,635.59	121,336.64	(97,701.05)
<b>Total Other Revenues and Expenses</b>			<b>2,447.94</b>	<b>50,999.12</b>	<b>147,853.84</b>	<b>(96,854.72)</b>
<b>Net Income (Loss)</b>			<b>(4,759.23)</b>	<b>11,104.96</b>	<b>54,079.52</b>	<b>(42,974.56)</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 August 31, 2014	8 Month(s) Ended August 31, 2014	Budget	Variance
<b>Operating Expenses</b>						
Admin Salaries - NCH I	01 100 4110.01	5	668.84	5,816.18	5,878.64	62.46
Admin Salaries - NCH II	01 100 4110.02	5	551.18	4,793.19	4,845.28	52.09
Admin Salaries - Ridgedale	01 100 4110.03	5	767.94	6,678.29	6,763.28	84.99
Legal Expense	01 100 4130	5	0.00	0.00	3,333.28	3,333.28
Travel	01 100 4150.00	5	0.00	0.00	46.64	46.64
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	4,000.00	2,895.22
Accounting Fees - NCH II	01 100 4170.02	5	0.00	962.76	4,000.00	3,037.24
Accounting Fees - Ridgedale	01 100 4170.03	5	0.00	2,836.10	1,700.00	(1,136.10)
Audit Fees	01 100 4171.00	5	0.00	0.00	333.28	333.28
Employee Benefits Cont - Admin/Ridgedale	01 100 4182	5	425.46	3,286.92	2,554.64	(732.28)
Employee Benefits Cont - Admin - NCH I	01 100 4182.1	5	237.95	2,006.94	2,204.00	197.06
Employee Benefits Cont - Admin - NCH II	01 100 4182.2	5	197.20	1,666.51	1,828.64	162.13
SUNDRY	01 100 4190	5	0.00	122.50	366.64	244.14
MARKETING/ADVERTISING	01 100 4190.18	5	0.00	0.00	306.64	306.64
Contract Costs/Admin	01 100 4190.90	5	0.00	0.00	240.00	240.00
Insurance - Workers Comp	01 100 4510.40	5	137.89	1,103.15	2,101.28	998.13
Other General Expense	01 100 4590	5	0.00	0.00	666.64	666.64
Cornell Colony Expense	01 100 4590.01	5	0.00	130.00	0.00	(130.00)
<b>Total Operating Expenses</b>			<b>2,986.46</b>	<b>30,657.32</b>	<b>41,168.88</b>	<b>10,511.56</b>
<b>Income from Operations</b>			<b>(2,986.46)</b>	<b>(30,657.32)</b>	<b>(41,168.88)</b>	<b>10,511.56</b>
<b>Other Revenues and Expenses</b>						
Revenue - Management fees - Ridgedale	01 100 3690	5	2,706.84	19,718.63	20,000.00	(281.37)
Revenue - Management Fees - NCH I	01 100 3690.1	5	923.30	6,575.75	6,666.64	(90.89)
Revenue - Management Fees - NCH II	01 100 3690.2	5	1,141.22	8,242.48	6,709.28	1,533.20
Other Income - Ridgedale Contribution	01 100 3690.50	5	0.00	0.00	5,933.28	(5,933.28)
<b>Total Other Revenues and Expenses</b>			<b>4,771.36</b>	<b>34,536.86</b>	<b>39,309.20</b>	<b>(4,772.34)</b>
<b>Net Income (Loss)</b>			<b>1,784.90</b>	<b>3,879.54</b>	<b>(1,859.68)</b>	<b>5,739.22</b>

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

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended	8 Month(s) Ended	Budget	Variance	
			August 31, 2014	August 31, 2014			
<b>Operating Expenses</b>							
Non-Technical Salaries		07 002 4110	5	638.14	5,543.79	5,614.00	70.21
Legal Expense		07 002 4130	5	0.00	0.00	3,333.28	3,333.28
Staff Training		07 002 4140	5	0.00	289.00	666.64	377.64
Travel		07 002 4150	5	0.00	131.97	666.64	534.67
Accounting Fees		07 002 4170	5	250.00	2,904.00	0.00	(2,904.00)
COMPUTER SUPPORT/LICENSING FEE		07 002 4170.2	5	0.00	764.40	1,666.64	902.24
Audit Fees		07 002 4171	5	0.00	3,819.00	3,139.28	(679.72)
Consulting Fees		07 002 4180	5	0.00	0.00	4,666.64	4,666.64
Employee Benefit Contributions-Admin.		07 002 4182	5	404.82	3,388.91	3,186.64	(202.27)
Sundry		07 002 4190	5	50.40	528.46	866.64	338.18
Advertising		07 002 4190.08	5	297.69	745.40	866.64	121.24
Bank Fees		07 002 4190.18	5	6.34	35.65	80.00	44.35
Administrative Contracts		07 002 4190.19	5	0.00	50.00	0.00	(50.00)
Telephone		07 002 4190.2	5	85.56	684.48	673.28	(11.20)
TENANT BACKGROUND CHECKS		07 002 4190.20	5	0.00	17.90	0.00	(17.90)
Postage		07 002 4190.3	5	0.00	505.00	26.64	(478.36)
Eviction Costs		07 002 4190.4	5	0.00	450.00	0.00	(450.00)
Contract Costs - Admin		07 002 4190.9	5	50.00	225.00	880.00	655.00
Ten Services - RAB		07 002 4220	5	0.00	0.00	40.00	40.00
Water		07 002 4310	5	821.61	6,739.22	6,033.28	(705.94)
Electricity		07 002 4320	5	535.94	3,373.59	3,133.28	(240.31)
Sewer		07 002 4390	5	1,048.30	8,386.40	7,700.00	(686.40)
Labor		07 002 4410	5	3,872.80	21,006.35	14,482.00	(6,524.35)
Materials and Other		07 002 4420	5	405.74	5,371.94	13,980.00	8,608.06
Contract Costs		07 002 4430	5	0.00	600.00	6,666.64	6,066.64
Pest Control		07 002 4430.1	5	122.00	976.00	973.28	(2.72)
Contract Costs-Lawn		07 002 4430.3	5	425.00	2,975.00	4,000.00	1,025.00
Contract Costs-Air Conditioning		07 002 4430.4	5	75.00	917.00	1,666.64	749.64
Contract Costs-Plumbing		07 002 4430.5	5	0.00	267.25	666.64	399.39
Contract Costs - Vacancy Turnaround		07 002 4430.6	5	0.00	4,700.00	5,006.64	306.64
Contract Costs-Camera Security		07 002 4430.7	5	0.00	5,099.50	2,133.28	(2,966.22)
Garbage and Trash Collection		07 002 4431	5	678.10	5,424.80	5,400.00	(24.80)
Employee Benefit Cont.-Ordinary Mainten:		07 002 4433	5	1,737.31	10,957.04	7,198.64	(3,758.40)
Insurance-Property, Contents		07 002 4510	5	756.04	6,048.63	6,860.00	811.37
Insurance - Workers Comp		07 002 4510.1	5	55.65	445.27	433.28	(11.99)
Insurance - Liability		07 002 4510.3	5	81.46	547.60	560.00	12.40
Collection Losses		07 002 4570	5	422.68	10,582.22	2,666.64	(7,915.58)
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	3,356.31	30,461.74	36,666.64	6,204.90
Management Fee		07 002 4590	5	2,706.84	19,718.63	18,792.00	(926.63)
Other General Expense		07 002 4590.01	5	0.00	5,153.67	15,106.64	9,952.97
<b>Total Operating Expenses</b>				<b>18,883.73</b>	<b>170,251.62</b>	<b>186,498.48</b>	<b>16,246.86</b>
<b>Operating Revenues</b>							
DWELLING RENTAL		07 002 3110	5	3,384.28	27,481.08	16,946.64	10,534.44
HAP Subsidy		07 002 3110.01	5	27,066.00	214,692.00	217,960.00	(3,268.00)
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>30,450.28</b>	<b>242,414.50</b>	<b>234,906.64</b>	<b>7,507.86</b>
<b>Income from Operations</b>				<b>11,566.55</b>	<b>72,162.88</b>	<b>48,408.16</b>	<b>23,754.72</b>
<b>Other Revenues and Expenses</b>							
Investment Income-Unrestricted		07 002 3430	5	0.00	0.00	66.64	(66.64)

Report Criteria PHA: 07 Project: '002'

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



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

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended	8 Month(s) Ended	Budget	Variance	
			August 31, 2014	August 31, 2014			
Interest - Restricted		07 002 3431.00	5	25.35	65.07	33.28	31.79
Interest Earned on Gen Fund Investments		07 002 3610	5	3.01	74.46	0.00	74.46
Other Income - Tenant		07 002 3690	5	751.28	5,629.08	3,626.64	2,002.44
Other Income - Refinance		07 002 3690.10	5	0.00	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	4,066.64	(4,066.64)
<b>Total Other Revenues and Expenses</b>				<b>779.64</b>	<b>7,339.26</b>	<b>7,793.20</b>	<b>(453.94)</b>
<b>Net Income (Loss)</b>				<b>12,346.19</b>	<b>79,502.14</b>	<b>56,201.36</b>	<b>23,300.78</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 August 31, 2014	8 Month(s) Ended August 31, 2014	Budget	Variance
<b>Operating Expenses</b>							
Nontechnical Salaries	02 001 4110	5		723.26	6,283.22	6,362.00	78.78
Legal Expense	02 001 4130	5		240.00	1,498.93	3,333.28	1,834.35
Staff Training	02 001 4140	5		0.00	0.00	666.64	666.64
Travel	02 001 4150	5		0.00	83.72	333.28	249.56
Accounting Fees	02 001 4170	5		300.00	2,328.00	0.00	(2,328.00)
COMPUTER SUPPORT/LICENSING FEE	02 001 4170.2	5		0.00	866.32	2,666.64	1,800.32
Audit Fees	02 001 4171	5		0.00	4,328.20	3,488.00	(840.20)
Employee Benefits Cont - Admin	02 001 4182	5		458.82	3,840.96	3,612.00	(228.96)
Sundry	02 001 4190	5		56.00	450.55	0.00	(450.55)
Advertising and Marketing	02 001 4190.08	5		42.50	1,794.38	0.00	(1,794.38)
Bank Fees	02 001 4190.18	5		0.00	89.94	0.00	(89.94)
Telephone	02 001 4190.2	5		70.61	635.49	666.64	31.15
Tenant Background Checks	02 001 4190.20	5		0.00	31.84	0.00	(31.84)
Postage	02 001 4190.3	5		0.00	17.00	26.64	9.64
Eviction Costs	02 001 4190.4	5		0.00	0.00	666.64	666.64
Contract Costs - Admin	02 001 4190.9	5		0.00	1,700.00	793.28	(906.72)
Tenant Services	02 001 4220	5		0.00	150.00	0.00	(150.00)
Ten Services - After School Program	02 001 4220.2	5		0.00	720.00	660.00	(60.00)
Water	02 001 4310	5		0.00	569.92	940.00	370.08
Electricity	02 001 4320	5		1,131.25	4,223.99	3,066.64	(1,157.35)
Sewer	02 001 4390	5		0.00	404.88	720.00	315.12
Labor	02 001 4410	5		0.00	8,950.50	16,412.64	7,462.14
MAINTENANCE MATERIALS	02 001 4420	5		475.76	4,589.52	5,266.64	677.12
Contract Costs	02 001 4430	5		0.00	760.00	1,666.64	906.64
Contract Costs-Pest Control	02 001 4430.1	5		100.80	806.40	800.00	(6.40)
Contact Costs-Plumbing	02 001 4430.2	5		0.00	0.00	666.64	666.64
Contract Costs - AC	02 001 4430.4	5		425.00	774.00	666.64	(107.36)
Contract Costs - Lawn	02 001 4430.5	5		365.00	2,415.00	2,333.28	(81.72)
Contract Costs - Vacancy Turnaround	02 001 4430.6	5		0.00	3,362.50	5,440.00	2,077.50
Contract Costs - Camera	02 001 4430.7	5		0.00	150.00	666.64	516.64
Garbage and Trash Collection	02 001 4431	5		34.67	728.23	2,273.28	1,545.05
Emp Benefit Cont - Maintenance	02 001 4433	5		0.00	5,157.33	8,158.00	3,000.67
Insurance-Property, Contents	02 001 4510	5		942.50	7,539.70	8,666.64	1,126.94
Insurance - Workers Comp	02 001 4510.1	5		63.09	504.72	666.64	161.92
Insurance - Liability	02 001 4510.3	5		90.50	608.36	1,952.00	1,343.64
Payment in Lieu of Taxes	02 001 4520	5		0.00	0.00	2,180.64	2,180.64
Collection Loss	02 001 4570	5		0.00	2,333.59	1,593.28	(740.31)
Bonneville Interest	02 001 4580.01	5		3,889.58	35,063.39	33,900.00	(1,163.39)
Management Fees	02 001 4590	5		923.30	6,575.75	6,204.64	(371.11)
Other General Expense	02 001 4590.00	5		0.00	5,278.00	666.64	(4,611.36)
<b>Total Operating Expenses</b>				<b>10,332.64</b>	<b>115,614.33</b>	<b>128,182.56</b>	<b>12,568.23</b>
<b>Operating Revenues</b>							
Dwelling Rent	02 001 3110	5		17,833.94	140,026.10	124,096.00	15,930.10
<b>Total Operating Revenues</b>				<b>17,833.94</b>	<b>140,026.10</b>	<b>124,096.00</b>	<b>15,930.10</b>
<b>Income from Operations</b>				<b>7,501.30</b>	<b>24,411.77</b>	<b>(4,086.56)</b>	<b>28,498.33</b>
<b>Other Revenues and Expenses</b>							
Interest - Restricted	02 001 3431.00	5		7.79	15.30	17.28	(1.98)
Other Income - Tenant	02 001 3690	5		215.00	2,833.09	1,873.28	959.81
Other Income - Non Tenant	02 001 3690.3	5		0.00	3,808.22	0.00	3,808.22
Other Income - Refunds	02 001 3690.4	5		5,126.54	5,126.54	0.00	5,126.54

**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	8 Month(s) Ended	Budget	Variance
			August 31, 2014	August 31, 2014		
Other Income - Community Rental	02 001 3690.5	5	100.00	700.00	0.00	700.00
<b>Total Other Revenues and Expenses</b>			<u>5,449.33</u>	<u>12,483.15</u>	<u>1,890.56</u>	<u>10,592.59</u>
<b>Net Income (Loss)</b>			<u>12,950.63</u>	<u>36,894.92</u>	<u>(2,196.00)</u>	<u>39,090.92</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 August 31, 2014	8 Month(s) Ended August 31, 2014	Budget	Variance	
<b>Operating Expenses</b>							
Nontechnical Salaries		02 002 4110	5	595.62	5,174.37	5,239.28	64.91
Legal Expense		02 002 4130	5	240.00	2,239.57	666.64	(1,572.93)
Staff Training		02 002 4140	5	0.00	0.00	666.64	666.64
Travel		02 002 4150	5	0.00	65.52	333.28	267.76
Accounting Fees		02 002 4170	5	300.00	3,252.50	2,000.00	(1,252.50)
COMPUTER SUPPORT/LICENSING FEE		02 002 4170.2	5	0.00	713.44	2,000.00	1,286.56
Audit Fees		02 002 4171	5	0.00	3,564.40	2,790.64	(773.76)
Employee Benefits Cont - Admin		02 002 4182	5	377.86	3,163.21	2,974.64	(188.57)
Sundry		02 002 4190	5	44.80	423.78	326.64	(97.14)
Advertising and Marketing		02 002 4190.08	5	153.19	1,852.97	2,000.00	147.03
Bank Service Fee		02 002 4190.18	5	0.80	20.80	0.00	(20.80)
Tenant Background Check		02 002 4190.20	5	0.00	31.81	0.00	(31.81)
Postage		02 002 4190.3	5	0.00	14.00	26.64	12.64
Eviction Costs		02 002 4190.4	5	0.00	0.00	666.64	666.64
Contract Costs - Admin		02 002 4190.9	5	25.00	1,725.00	666.64	(1,058.36)
Ten Services - After School Program		02 002 4220.20	5	0.00	870.00	413.28	(456.72)
Water		02 002 4310	5	58.42	265.55	326.64	61.09
Electricity		02 002 4320	5	100.37	1,036.54	1,400.00	363.46
Sewer		02 002 4390	5	9.33	77.46	153.28	75.82
Labor		02 002 4410	5	0.00	7,394.47	13,516.00	6,121.53
MAINTENANCE MATERIALS		02 002 4420	5	1,687.06	4,396.18	3,840.00	(556.18)
Contract Costs		02 002 4430	5	0.00	494.00	1,333.28	839.28
Contract Costs-Pest Control		02 002 4430.1	5	79.20	633.60	666.64	33.04
Contract Costs - Lawn		02 002 4430.3	5	200.00	1,570.00	2,000.00	430.00
Contract Costs - AC		02 002 4430.4	5	125.00	350.00	666.64	316.64
Contract Costs - Plumbing		02 002 4430.5	5	0.00	0.00	666.64	666.64
Contract Costs - Vacancy Turnaround		02 002 4430.6	5	0.00	3,906.25	3,713.28	(192.97)
Garbage and Trash Collection		02 002 4431	5	25.06	96.06	666.64	570.58
Emp Benefit Cont - Maintenance		02 002 4433	5	0.00	4,321.26	6,718.64	2,397.38
Insurance-Property, Contents		02 002 4510	5	738.33	5,906.61	6,666.64	760.03
Insurance - Workers Comp		02 002 4510.1	5	28.06	224.41	540.64	316.23
Insurance - Liability		02 002 4510.3	5	72.41	486.77	1,666.64	1,179.87
Payment in Lieu of Taxes		02 002 4520	5	0.00	0.00	1,733.28	1,733.28
Bad Debts - Tenant Rents		02 002 4570	5	0.00	(22.61)	2,233.28	2,255.89
Bonneville Interest		02 002 4580.01	5	3,518.57	31,718.89	31,146.64	(572.25)
Management Fees		02 002 4590	5	1,141.22	8,242.48	8,379.28	136.80
Other General Expense		02 002 4590.00	5	0.00	8,759.42	540.00	(8,219.42)
<b>Total Operating Expenses</b>				<b>9,520.30</b>	<b>102,968.71</b>	<b>109,345.04</b>	<b>6,376.33</b>
<b>Operating Revenues</b>							
Dwelling Rent		02 002 3110	5	14,195.64	109,032.88	104,744.00	4,288.88
<b>Total Operating Revenues</b>				<b>14,195.64</b>	<b>109,032.88</b>	<b>104,744.00</b>	<b>4,288.88</b>
<b>Income from Operations</b>				<b>4,675.34</b>	<b>6,064.17</b>	<b>(4,601.04)</b>	<b>10,665.21</b>
<b>Other Revenues and Expenses</b>							
INTEREST - RESTRICTED		02 002 3431.00	5	6.23	12.24	13.28	(1.04)
Investment Income - Unrestricted		02 002 3610	5	3.11	22.00	26.64	(4.64)
Other Income - Tenant		02 002 3690	5	482.83	4,579.17	3,140.00	1,439.17
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>492.17</b>	<b>5,050.91</b>	<b>3,179.92</b>	<b>1,870.99</b>
<b>Net Income (Loss)</b>				<b>5,167.51</b>	<b>11,115.08</b>	<b>(1,421.12)</b>	<b>12,536.20</b>



July 31, 2014

Mr. Larry Shoeman

Executive Director

Avon Park Housing Authority

21 Tulane Dr.

Avon Park, Florida 33825

Dear Mr. Shoeman,

On behalf of the Highlands County Coalition for the Homeless Board and myself, we wish to extend to you our gratitude for your support over the past years. It has been a pleasure to work with you and the Housing Authority to help meet the needs of individuals in our community and hope that the working relationship and support will continue well into the future. In reality, we share the common goal of obtaining safe affordable housing for all and as a result we each provide part of the services needed to reach that goal.

Again I wish to extend our gratitude and best wishes.

Sincerely,

Stephen G. Phillips LCSW

HCCCH Board President.

## Larry Shoeman

---

**From:** Larry Shoeman [Director@avonparkha.org]  
**Sent:** Thursday, September 04, 2014 1:55 PM  
**To:** 'Julian Deleon'  
**Subject:** RE: Brd.Mtg.Agenda 09.16.14; Brickell Building Item

Thank you sir.  
Larry

---

**From:** Julian Deleon [mailto:jdeleon@avonpark.cc]  
**Sent:** Thursday, September 04, 2014 1:53 PM  
**To:** Larry Shoeman  
**Subject:** Re: Brd.Mtg.Agenda 09.16.14; Brickell Building Item

Thank you, I will make every effort to be there.

Julian Deleon  
City Manager  
[www.avonpark.cc](http://www.avonpark.cc)  
863-443-4884

On Sep 4, 2014, at 1:31 PM, "Larry Shoeman" <Director@avonparkha.org> wrote:

Julian- Attached please find the Board Meeting Agenda for the Avon Park Housing Authority Board of Commissioners to be held at 7pm, North Central Heights Community Building, Avon Park, Fl. Please note that I have included the downtown Brickell Building as a discussion item under New Business on the Agenda. I hope you will be able to join us at that Meeting to entertain questions regarding the City's interest in partnering with the APHA on that property.

If you would like for me to distribute any advance information regarding that project to my Board in their Agenda Packet, please deliver same to me by Thursday of next week.

Thanks,  
Larry

<Brd.Mtg.Agenda 09.16.14.docx>

**Exchange** Defender Message Security: [Check Authenticity](#)

## Larry Shoeman

---

**From:** Larry Shoeman [Director@avonparkha.org]  
**Sent:** Friday, August 29, 2014 10:04 AM  
**To:** 'Julian Deleon'  
**Subject:** RE: Brickell Building concept

Julian- Sorry you missed me, was down in Sebring meeting with developer on our pending Cornell Colony project.

I believe that such a project would fit well into our Mission and project portfolio. I will be more than happy to place this item on our September 16<sup>th</sup> APHA Regular Board Meeting Agenda for consideration. Do you have a building Narrative Summary or most recent Appraisal you can share with me that provides me most current building data?

Thanks,

Larry

---

**From:** Julian Deleon [mailto:jdeleon@avonpark.cc]  
**Sent:** Thursday, August 28, 2014 2:40 PM  
**To:** Larry Shoeman  
**Subject:** RE: Brickell Building concept

Would you be interested in acquiring and remodeling the property?

We would want to dedicate the parking lot for public use, but would agree to provide with the building sufficient parking to meet LDR for construction of apts on the upstairs.

Let me know. I went by to see you today, but did not have an apt, so I missed you.

---

**From:** Larry Shoeman [mailto:Director@avonparkha.org]  
**Sent:** Thursday, August 07, 2014 3:24 PM  
**To:** Julian Deleon  
**Subject:** Brickell Building concept

Julian- Was a pleasure meeting with you this morning to discuss our possible Cornell Colony project and benefits related thereto.

I also enjoyed our conversations regarding possibilities for the subject property that the City is currently in negotiation to possibly acquire. FYI, I surfed the Web and found three articles that support the Live Upstairs-Work Downstairs occupancy policy that you may find interesting and have attached them for our reading pleasure.

Look forward to working with you on such possibilities.

Larry Shoeman

Executive Director

---

**From:** Julian Deleon [mailto:jdeleon@avonpark.cc]  
**Sent:** Thursday, August 07, 2014 8:42 AM  
**To:** Larry Shoeman  
**Subject:** Re: Cornell Colony; 44 Single Family Affordable Housing Development

Larry, could we change to 11am?

Afectoz #1



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## Live Upstairs, Work Downstairs in S.L.

November 28, 2004



Play It! or Save For Later Speakable

Live-work space is coming to Salt Lake City, and real estate brokers and developers say it's about time.

Salt Lake City, unlike many big cities around the county, has not had many dwellings that can serve as homes upstairs and workplaces downstairs.

Not that such space isn't coveted by many urbanites looking to locate in Utah's capital. According to area real estate agents, the city has only eight live-work space units downtown — four at the Dakota Lofts and another four at Broadway Lofts.

And those spaces are full, said Babs Delay, a Salt Lake City Planning Commissioner and principal broker of Urban Utah Homes and Estates at The Gateway. But, she said, the mix of live-work space is on the verge of changing.

About a dozen new live-work spaces will enter the market soon when the WestGate office center opens. It will be located between 300 West and 400 West on 200 South.

Even the Salt Lake Redevelopment Agency is getting into the live-work space mix.

Developer Alan Wood recently unveiled a plan to the RDA Board that will put seven new live-work spaces in a 122-unit housing project on 200 East between 300 South and 400 South.

Some raised eyebrows was the initial reception to Wood's plan. After a few questions, however, city leaders seemed genuinely excited about the notion.

"I spent some time in Denver looking at some live-work space projects and they're really captivating," he said.

Live-work space projects are usually two-story combined units with a condominium unit on the second floor and the owner of that condo's office, salon, gallery, shop or other business on the first floor. The units are different than merely having housing on top of retail in that the residential space and the commercial space are actually one unit.

In Wood's project, the upstairs condos would be 900 square feet with a staircase leading down to the commercial space below. The units are expected to be priced at \$170 per square foot.

The spaces are perfect for hair stylists, real estate brokers, artists or others who would like to have their office or work space just below their home.

Kelly Favero, for instance, owns Limelight Tanning Club at 380 W. 200 South at the Dakota Lofts and has an apartment just above. He only has to walk down the stairs to get to work.

Proponents say such spaces make for a more stimulating city because they simultaneously create both downtown residences and downtown businesses — two components city leaders say are vital to the success of downtown.

"More live-work space would certainly make a much more vibrant and walkable city," Delay said. "Really, coming down the pike there should be a lot more. There are a lot of developers talking about that right now."

E-mail: [bsnyder@desnews.com](mailto:bsnyder@desnews.com)

Topics: Loft, Rooms, Salt Lake City, Condominium, Utah

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Article # 2

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# 1 Cheat for Men Over 40 [video]

## Upstairs Downstairs: THE NEW COMMUTE

Mixed-use neighborhoods with residences above ground-level shops are making a comeback.

May 07, 2000 | KATHRYN BOLD | SPECIAL TO THE TIMES

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When Newport Beach hairstylist Suzanne Finamore decides to call it a day and head for home, she doesn't have far to go. Just up one flight of stairs, to be exact.

Finamore lives over her Studio La Rue salon, one of six business owners who live above their shops on the 400 block of 31st Street.

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Several owners also lease the residential space above their antique stores, art galleries and other shops to tenants, creating a small colony of 15 residents on her street.

"We have our own little community within the street," Finamore said. "In the morning I'll come downstairs, and everyone will be out sweeping, landscaping and saying, 'Good morning.' Then we start business. It's like a little European village."

### FROM THE ARCHIVES

'Masterpiece Classic: Upstairs Downstairs' info  
April 9, 2011

Itinerary: Upstairs, Downstairs  
September 27, 2001

STYLE : INTERIORS : Upstairs, Downstairs  
December 20, 1992

Finamore's neighborhood is a throwback to the days before strip malls and automobiles, when it was common for people to live in buildings above shops that lined their town's Main Street.

Such neighborhoods have become rare in the United States, except in a few cities such as San Francisco and New Orleans, where city dwellers still occupy condos and apartments atop dry cleaners, grocery stores, pubs and other retailers on the street level.

"The historic model of Main Streets was shops on the ground floor of buildings and apartments on the second floor," said Robert Harris, director of graduate programs in architecture at USC. "It's part of our national heritage, but it's increasingly disappeared."

During the 20th century, most modern communities went the way of Orange County and Los Angeles. They became dense, business-only urban hubs surrounded by suburban sprawl. City planners drew clear lines separating business from residential areas.

"There was an assumption that people wanted to live in the suburbs. The basis of zoning was to keep unlike uses apart," Harris said. "And in the days when industry was quite noxious, it was a good idea."

In the last couple of decades, as land became scarce and smog-belching industrial plants moved out of the cities, urban planners have shown greater interest in creating mixed-use areas where people live and work.

Harris served as chairman of the Downtown Strategic Planning Committee for the city of Los Angeles. It approved a plan in 1993 to promote mixed use for "miles and miles of commercial streets in Los Angeles because of the surplus of commercial buildings and the shortage of residential."

Some mixed-use projects are already in place and "a lot more are coming along," he said.

There's housing above the Museum of Neon Art on Olympic Boulevard and the Grand Central Market on Broadway in downtown L.A. and above the shops on the Third Street Promenade in Santa Monica, to name a few.

## Home Addition Contractors

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Developers are modifying historic buildings on 4th Street in L.A. that will feature housing above retail sites on the ground floor.

Small pockets of mixed-use neighborhoods can also be found throughout Orange County, including in downtown Huntington Beach, San Clemente and Orange.

Mixed zoning gives people the opportunity to live near their work.

Harris lives in Bunker Hill Tower in Los Angeles. His building has a grocery store and dry cleaner on the first floor, offices on the second, third and fourth floors and condos on the remaining 32 floors.

His home is eight minutes from his office and close to restaurants, parks and other amenities. "It's very convenient," he said.

"Of course, it's noisier, and if you don't like diversity, you might not like living downtown. We have every ethnic and economic background. I find that fantastic. But others want to be with people just like themselves."

Finamore has spent 20 years buying condos and houses, renovating or rebuilding them, then selling and moving on. She likes the work so much that she's studying for her contractor's license.

Still, she didn't want to give up the camaraderie and creativity of working as a stylist. "So I decided to combine everything under one roof," she said.

Finamore selected 31st Street as the site for her home and salon because the neighborhood was already part of the Cannery Village business district approved for mixed use by Newport Beach in the 1980s.

Residences are also allowed in several other commercial areas of the city, including sites around the Balboa and Newport piers.

Finamore bought the land two years ago when it was a parking lot. "I'd come here to look at antiques, and the shop owners would say, 'Oh Suzanne, you should build something here.'"

Working with an architect and subcontractors from 30 trades, Finamore spent eight months creating a French-style building that would match the street's European ambience.

She owns another salon nearby in Newport Beach, and she would visit the building site "eight to 10 times a day" to oversee the work.

The three-story building, completed in fall 1999, consists of a 1,000-square-foot retail space on the ground floor and a 2,500-square-foot private residence on the upper two levels; it cost between \$120 and \$175 a square foot.

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Articles #3

Bankrate.com

## Live-work condos offer dual-purpose space

These condo hybrids allow professionals, entrepreneurs, artists and others to own a space that's well-suited to serve both home and work needs. Developers are catching on.

By Bankrate.com

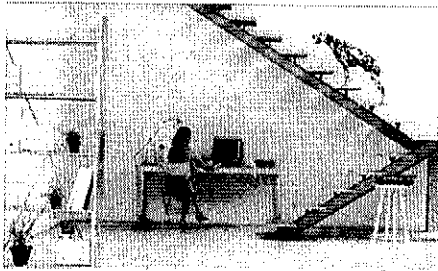
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With more and more people working at home at least part of the week, it's perhaps not surprising that condo developers around the country are beginning to promote live-work units as part of their mix of offerings. Though the concept harks back to days when the corner grocer lived in rooms above the store, the design usually owes more to the artist's loft that has proliferated over the past few decades in renovated commercial buildings found in resurrected downtowns.

In addition to sculptors and painters, these modern, at-home work spaces target professionals and entrepreneurs. While they may appear to be a good solution to such urban problems as sprawl, traffic congestion, rising fuel costs, parking and the mounting price of leased office space, the newness of the concept can present a number of challenges to consumers and developers.

Some developers could find their projects delayed because building codes in most municipalities don't yet have provisions for these residential-commercial hybrids. The type of work the unit owner can engage in will likely come under municipal examination, community scrutiny or both. And some critics question whether the cost of the average live-work unit puts it beyond the economic reach of most young professionals.

### Demand for live-work space grows

"Live-work condos are a niche market, but they are, in certain circumstances, attractive to some people," says John McIlwain, senior resident fellow for housing at the Urban Land Institute in Washington, D.C. "Sometimes people use them for an office or a store, sometimes just as extra space they can use or rent out for income."

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What's your home worth? There's no doubt that working at home is a growing trend. In 2000, U.S. census found nearly 4.2 million people age 16 or older worked at home most days during the week, up from 3.4 million in 1990. That 23.5% increase over 10 years almost doubled the growth rate of the overall work force. The Census Bureau's most recent estimate, made from community surveys conducted in 2003, raised the number of home-based workers to 4.5 million -- an increase of slightly more than 7% in only three years.

### Multiple design features

There's no single definition of what constitutes a live-work unit.

"In some cases, they simply have an extra room that can be used as an office or a bedroom," says McIlwain. "In some cases, there's real showroom space with an apartment upstairs. Sometimes it's more of a loft-style apartment. So they vary."

The Metropolitan, a condo project under construction by Hoyt Street Properties in downtown Portland, Ore., offers prospective buyers a range of possible floor plans to help them visualize possible uses, says Marilyn Andersen, Hoyt Realty Group's principal broker. Those uses range from a contemporary office with several workstations to a small office within a home.

"While most live-work units require some retrofitting to make them business-ready," Andersen says, "ours are designed as office suites built for immediate business occupancy."

Kubik, a two-tower condo project under construction in Miami, will include adaptable-spaced, bi-level units called LOTS, or living over the studio, units.

"To access your studio or office, you have to go out on the terrace, then down a spiral staircase to the work space," says Camilo Alvarado Boshell, Kubik's architect and developer.

In addition, Boshell says, Kubik's townhomes offer professionals, such as attorneys or writers, the opportunity to have offices with separate entrances on the street and their living quarters above.

These designs are Boshell's solutions to city of Miami zoning codes, which, to date, make no provision for apartments with both commercial and residential uses.

The interior space is adaptable, Boshell says, because "it adapts to your needs. We have movable wall panels that allow people to create their own space configurations, so that each unit is unique."

Kolter City Plaza in West Palm Beach, Fla., an area where zoning is more amenable to live-work buildings, offers upstairs living and downstairs work units connected by an internal staircase, says real-estate attorney Cynthia Spall of Gunster, Yoakley & Stewart, which represents the developer.

A similar layout will be used for live-work units at The Lofts at Hollywood Station in Hollywood, Fla. Developer Richard Lamondin says the project's five floor plans all feature separate work areas and private quarters.

"They are accessible from the street level and the garage, making it easy for both residents and guests to come and go," Lamondin says. "Artists and photographers requiring studio space, salespeople and home-business owners who need a combination of work and living space, are prime candidates for this kind of residence."

#### **Zoning, building code challenges**

Code problems arise because the live-work concept usually falls between the cracks, says H. William Freeman, a principal with Freeman, Cotton & Norris in Bloomfield Hills, Mich. As a real-estate attorney, Freeman says he has handled a half-dozen live-work condos in the metropolitan Detroit area.

"Communities don't know whether to treat them as commercial or residential," Freeman says. "And that presents problems because of the stricter commercial codes for things such as fire protection and sewer capacity, the need for compliance with the Americans with Disabilities Act, and so on."

Boshell's solution of having work and living space under one roof, but not interconnected, gets around zoning and code issues, says David Dabby, a real-estate consultant in Coral Gables, Fla., because "people are more accustomed to that idea. The zoning and building codes can embrace it as long as the area is zoned for both commercial and residential use. It's when you get into a single live-work condo unit that you're going to run into problems -- not because the municipality doesn't like the idea, but simply because there's no precedent for it in the codes."

A related problem that comes up often, Freeman says, is that "people don't always live in the living space and work in the work space, so things can get kind of mixed up. Condo communities don't like that. They want working going on only in the work space."

Because of these difficulties, live-work units are most frequently found in master-planned, New Urbanist-style developments, McIlwain says, "where the idea is to try to combine uses, harking back to the old days -- or at least what we imagine the old days were like."

#### **Restrictions on work space uses**

For the unit owner, attorney Spall says, "The threshold zoning issue is that clearly only certain uses are going to be allowed in an area that also allows residential use. Buyers need to understand what uses they can and can't have."

These uses are generally spelled out in condo association documents -- or sometimes by the municipality. Portland's Andersen envisions the range in occupations by residents at the Metropolitan as "attorneys to artists, counselors to massage therapists."

At Kolter City Plaza, says Spall, "some uses are preapproved, a second set has yet to be approved by the condo association and a third set is for uses barred under any circumstances -- medical, for example, or an adult bookstore."

Another caveat for buyers of dual-use condominiums, Spall says, is to make sure the condo documents protect the rights of the unit owner.

"Generally there are fewer of these units than there are strictly residential units within the project," she says. "You need to look very carefully at the governing documents to make sure that any amendments to them that would affect your rights would have to be approved by the majority of the live-work unit owners, so your rights don't get trampled on by the majority. For example, make sure that you have the right for perpetuity to do the kind of work you thought you could do when you bought the unit."

#### **Price-prohibitive properties**

Can the young professionals, often cited as the likely target market for live-work condos, afford to purchase them? A study of affordability prepared by The Live/Work Institute, a nonprofit organization in Oakland, Calif., founded by architect Thomas Dolan, says the idea is that the owner of such a unit saves money by not paying separate rents for living space and work space, as well as reducing transportation costs.

For instance, the report estimates that couples who can get by with one car instead of two are saving approximately \$500 a month in costs related to maintenance, gas, insurance, etc.

That formula may hold true for units in converted properties, but the institute's researchers found that the math doesn't always work with new construction.

"As live-work has moved into the mainstream and becomes an accepted real estate product, prices for such units have gone up, often astronomically, and the likelihood of finding an affordable live-work space has decreased," the report says.

Live-work lofts at Hollywood Station begin in the \$400,000s. The units in Portland's Metropolitan are being marketed from the low \$500,000s to the low \$600,000s. At Miami's Kubik, they run from the \$400,000s to \$2.5 million.

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#### **Home affordability calculator**

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For the developer, Freeman points out, price is not a problem. If units within a project are marketed as live-work but don't sell, they can eventually be converted to conventional units.

"There is nothing about the type of unit itself that is more costly," he says, adding that location, as always in real estate, is important.

"It has to be in a walking district," Freeman says, "because if part of the savings comes from not having a car, people need to be able to walk to whatever retail needs they have."

But if they're affordable and well-situated, condo units custom-designed for at-home workers should thrive, say most experts.

"In a way, it's a bit of a hype," says the Urban Land Institute's McIlwain, "because a lot of people work at home at least part of the time. So you could say most Americans reside in live-work units. The difference is that some are designed specifically for different kinds of activity."

By Marilyn Bowden, Bankrate.com

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Archit

Mar 22, 2009 7:17AM



I work in, and was the designer for an old building that was converted into live work units in Nashville. We provided actual store fronts on some of the units and some are more private, entered off of a courtyard. The demand is huge, and we don't have enough for everyone that wants one. The storefront units have signage and sidewalk access. Some people use them strictly for business, some actually live and work there, and some just live there. It is a great creative community of singers, writers, promoters, mixers, artists and studios for the music business. These are actually rental units which gives people more flexibility and less of a commitment. Some may think it is just hype but there is definitely a different way of looking at it when you are designing them. Most people have some interaction with other people when they do business and want to provide a professional space when meeting with people, so you have to provide for that beyond just a small corner home office, especially if they have employees.

More

8

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the bigger the happier she is

Mar 22, 2009 6:22AM

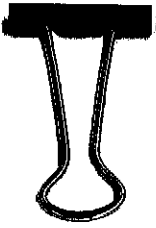


The Building Code, the zoning and the development laws are made by square heads,... always done by the ass instead the brain....

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**REQUEST FOR APPLICATIONS 2014-112**

**FINANCING TO BUILD OR REHABILITATE  
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PERSONS WITH DEVELOPMENTAL DISABILITIES**

**Issued by:**

**FLORIDA HOUSING FINANCE CORPORATION**

**Issued: September 26, 2014**

**Due: November 25, 2014**

The Housing Authority of Avon Park

**RESOLUTION NO.14-09**

**RESOLUTION REVISING THE AVON PARK HOUSING AUTHORITY PERSONNEL POLICY SECTION 4.27 (PAYMENT IN LIEU OF HEALTH INSURANCE) BENEFIT PAYMENT FOR ALL REGULAR, FULL-TIME STAFF MEMBERS WHO WORK AT LEAST 25 HOURS PER WEEK THAT ELECT TO OPT OUT OF THE AVON PARK HOUSING AUTHORITY GROUP HEALTH INSURANCE; AUTHORIZING A ONETIME COMPENSATION INCENTIVE PAYMENT OF FIVE HUNDRED DOLLARS (\$500) FOR COMPENSATION FOR EMPLOYEE OPT OUT ELECTION; AUTHORIZING AN IMPLEMENTING EFFECTIVE DATE JANUARY 1, 2015**

- Whereas, The Avon Park Housing Authority Personnel Policy is the primary human resource Policy document governing the Personnel practices prescribed for APHA personnel employed to operate, maintain and manage all Public and Multifamily properties/programs owned &/or managed by the APHA; and
- Whereas, the 2010 Affordable Care Act adopted by Congress & signed into law now requires that, effective January 1, 2014, employers shall provide medical health coverage for employees working a minimum of 25 hours per week provided that they have secured other health insurance plans to satisfy their independent health care requirements; and
- Whereas, the Authority's current Personnel Policy states full time employees may elect to opt out of the Authority's plan only under extenuating circumstances such as inability to qualify under the agency's health care plan; and
- Whereas, Authority employees who have secured other health insurance plans would benefit from opting out of the Authority's Group health insurance plan if provided a compensation incentive from the Authority that would result in a cost savings to the Authority; and
- Whereas, the Authority has determined that a onetime opt out payment of \$500 would serve as a financial incentive to employees who have secured other health insurance plan coverage to satisfy their independent health care requirements that desire to opt out of the Authority's group healthcare plan.

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of Avon Park hereby adopt Resolution No. 1409, Amending Section 4.27 (payment in lieu of health insurance) of the APHA Personnel Policy; allowing for employee opt out from the Avon Park Housing Authority's Group

Health Plan, upon their demonstration that they have secured other health insurance plan coverage to satisfy their independent health care requirements; Authorizing a onetime payment of \$500 to the employee electing to opt out of the Avon Park Housing Authority's group plan as a compensation incentive payment for such election; Implementing such change effective January 1, 2015.

ADOPTED THIS 16th DAY OF SEPTEMBER, 2014.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL