

AVON PARK HOUSING AUTHORITY

2020 ORIGINAL BUDGET

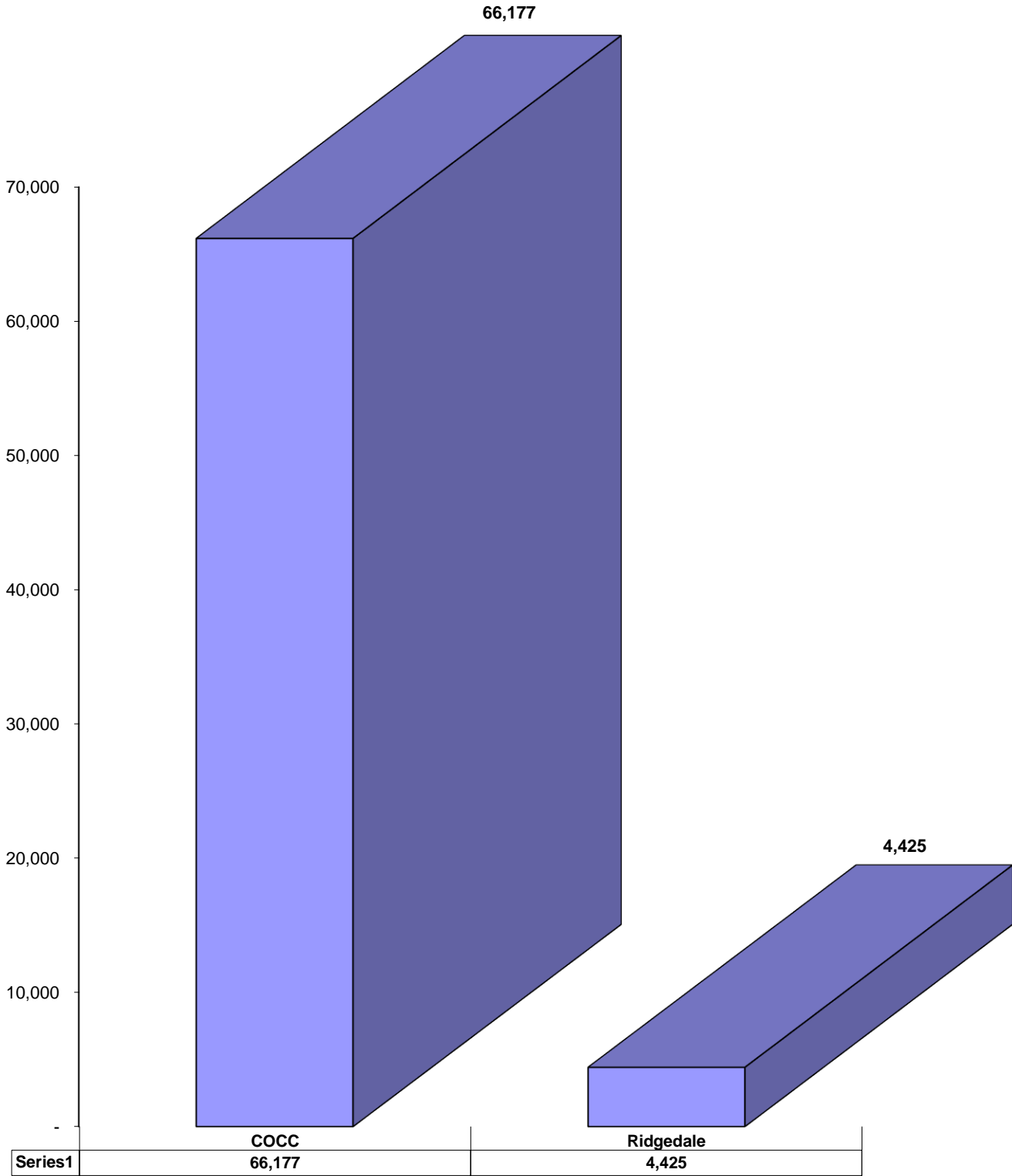
Board of Commissioners Meeting - 12-18-2019

FOR THE YEAR ENDING DECEMBER 31, 2020

CONTENTS

Graph of Cash Flows by Line of Business.....	1
2019 Projected Actual Costs vs. the 2020 Original Budget.....	2
Avon Park Housing Authority Consolidated Report.....	3
Central Office Cost Center (COCC).....	5
Ridgedale.....	9
Salaries & Benefits.....	12
Insurance Costs.....	20

Avon Park Housing Authority



CASH FLOWS

AVON PARK HOUSING AUTHORITY

CASH FLOW - 2019 PROJECTED ACTUAL vs 2020 ORIGINAL BUDGET FOR THE YEAR ENDING DECEMBER 31, 2020

<u>Line of Business</u>	<u>FYE 2019</u> <u>Projected Actual</u> <u>Cash Flow</u>	<u>FYE 2020</u> <u>Original</u> <u>Budget</u>	<u>Diff</u>
Central Office Cost Center	170,834	66,177	(104,658)
Ridgedale	<u>13,378</u>	<u>4,425</u>	<u>(8,952)</u>
Residual Receipts/(Deficit)	<u>184,212</u>	<u>70,602</u>	<u>(113,610)</u>

CONSOLIDATED

LINE	ACCT		2019	2019		OVER	2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2020 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	29,422	5,964	23,458	493%	29,569	147
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	29,422	5,964	23,458	493%	29,569	147
704	3422	TENANT REVENUE - OTHER	10,550	6,890	3,660	153%	10,500	(50)
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	361,811	383,184	(21,374)	94%	371,615	9,805
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	10	50	(40)	20%	50	40
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	385,244	283,061	102,183	136%	293,018	(92,226)
720	3431	INVESTMENT INCOME - RESTRICTED	106	100	6	106%	100	(6)
700		TOTAL REVENUES	787,143	679,249	107,894	116%	704,852	(82,290)
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	114,230	139,547	(25,318)	82%	105,708	(8,521)
912	4171	AUDITING FEES	3,998	3,500	498	114%	6,000	2,003
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	34,542	44,470	(9,928)	78%	34,826	285
916	4190	OTHER	62,616	81,550	(18,934)	77%	77,200	14,584
		TOTAL ADMINISTRATIVE	215,385	269,067	(53,682)	80%	223,735	8,350
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	-	6,000	(6,000)	0%	6,000	6,000
		TOTAL TENANT SERVICES	-	6,000	(6,000)	-	6,000	6,000
UTILITIES								
931	4310	WATER	6,883	8,172	(1,289)	84%	7,228	344
932	4320	ELECTRICITY	8,814	7,646	1,168	115%	9,254	441
933	4330	NATURAL GAS	83	168	(85)	49%	87	4
938	4390	SEWER AND OTHER	11,573	11,648	(75)	99%	12,151	579
		TOTAL UTILITIES	27,352	27,634	(282)	99%	28,720	1,368
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	83,289	74,219	9,070	112%	86,007	2,718
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	27,036	27,545	(509)	98%	57,881	30,845
942	4420	MATERIALS	34,799	19,158	15,641	182%	30,500	(4,299)
943	4430	CONTRACT COSTS	68,311	37,787	30,524	181%	52,594	(15,717)
		TOTAL ORDINARY MAINT & OPERATIONS	213,435	158,709	54,726	134%	226,982	13,547
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	19,476	28,046	(8,570)	69%	25,634	6,158
		TOTAL INSURANCE EXPENSES	19,476	28,046	(8,570)	69%	25,634	6,158
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	18,269	15,500	2,769	118%	17,850	(419)
962	4590.1	MANAGEMENT FEES	36,383	31,132	5,251	117%	32,095	(4,289)
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	6,043	3,483	2,560	173%	6,647	604
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	60,695	50,115	10,580	121%	56,592	(4,103)
969		TOTAL OPERATING EXPENDITURES	536,343	539,571	(3,228)	99%	567,662	31,319
970		CASH FLOW FROM OPERATIONS	250,800	139,678	111,122	180%	137,190	(113,610)
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	35,052	34,844	208	101%	34,844	(208)
		DEBT SERVICE PAYMENT - PRINCIPAL	31,536	31,536	-	100%	31,744	208
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	66,588	66,380	208	100%	66,588	0
900		TOTAL EXPENDITURES	602,931	605,951	(3,020)	100%	634,250	31,319
		NET CASH FLOW	184,212	73,298	110,914	251%	70,602	(113,610)

CONSOLIDATED DETAIL

LINE	ACCT		2019	2019		OVER	2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2020 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD HAP SUBSIDY SOFT COSTS	361,811	383,184	(21,374)	94%	371,615	9,805
3401		HUD HAP SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			361,811	383,184	(21,374)	94%	371,615	9,805
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	3,504	5,500	(1,996)	64%	3,500	(4)
4140		STAFF TRAINING	2,760	3,000	(240)	92%	3,500	740
4150		TRAVEL	2,882	5,000	(2,118)	58%	4,500	1,618
4170		ACCOUNTING	5,040	6,700	(1,660)	75%	6,700	1,660
4180		TELEPHONE/COMMUNICATIONS	11,329	15,000	(3,671)	76%	15,000	3,671
4190		SUNDRY	15,038	25,500	(10,462)	59%	18,350	3,312
4190.1		OFFICE SUPPLIES	-	6,250	(6,250)	0%	3,500	3,500
4190.2		POSTAGE	3,101	4,000	(899)	78%	3,100	(1)
4190.3		CONTRACT COSTS-COPIER/SECURITY	3,498	1,600	1,898	219%	3,500	2
4190.4		EVICTON COSTS	135	1,000	(865)	14%	200	65
4190.5		CONTRACT COSTS ADMIN	15,330	8,000	7,330	192%	15,350	20
TOTAL ADMINISTRATIVE			62,616	81,550	(18,934)	77%	77,200	14,584
CONTRACT COSTS								
443000		CONTRACT COSTS	49,759	20,100	29,659	248%	40,000	(9,759)
443001		HEATING AND COOLING	840	2,400	(1,560)	35%	1,000	160
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	5,940	5,500	440	108%	-	(5,940)
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	1,050	1,000	50	105%	1,000	(50)
443007		PEST CONTROL	3,404	1,500	1,904	227%	3,400	(4)
443100		REFUSE COLLECTION	7,318	7,287	31	100%	7,194	(124)
TOTAL CONTRACT COSTS			68,311	37,787	30,524	181%	52,594	(15,717)
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	18,269	15,500	2,769	118%	17,850	(419)
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL CONTRACT COSTS			18,269	15,500	2,769	118%	17,850	(419)

CENTRAL OFFICE COST CENTER

LINE	ACCT		2019	2019		OVER	2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2020 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	-	-	-	-	-	-
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	384,273	281,961	102,312	136%	291,918	(92,355)
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	384,273	281,961	102,312	136%	291,918	(92,355)
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	89,418	110,848	(21,430)	81%	82,418	(7,000)
912	4171	AUDITING FEES	-	2,000	(2,000)	0%	2,000	2,000
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	23,372	29,303	(5,931)	80%	24,552	1,180
916	4190	OTHER	57,220	71,600	(14,380)	80%	71,200	13,980
		TOTAL ADMINISTRATIVE	170,010	213,751	(43,741)	80%	180,170	10,160
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-
UTILITIES								
931	4310	WATER	212	91	121	233%	222	11
932	4320	ELECTRICITY	4,905	4,110	795	119%	5,151	245
933	4330	NATURAL GAS	83	168	(85)	49%	87	4
938	4390	SEWER AND OTHER	376	169	207	223%	395	19
		TOTAL UTILITIES	5,576	4,538	1,038	123%	5,855	279
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-
942	4420	MATERIALS	12,056	-	12,056	-	12,000	(56)
943	4430	CONTRACT COSTS	3,017	-	3,017	-	2,500	(517)
		TOTAL ORDINARY MAINT & OPERATIONS	15,073	-	15,073	-	14,500	(573)
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	5,873	6,289	(416)	93%	8,717	2,844
		TOTAL INSURANCE EXPENSES	5,873	6,289	(416)	93%	8,717	2,844
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	16,907	15,000	1,907	113%	16,500	(407)
962	4590.1	MANAGEMENT FEES	-	-	-	-	-	-
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-	-
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	16,907	15,000	1,907	113%	16,500	(407)
969		TOTAL OPERATING EXPENDITURES	213,439	239,578	(26,139)	89%	225,742	12,303
970		CASH FLOW FROM OPERATIONS	170,834	42,383	128,451	403%	66,177	(104,658)
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	-	-	-	-	-	-
900		TOTAL EXPENDITURES	213,439	239,578	(26,139)	89%	225,742	12,303
		NET CASH FLOW	170,834	42,383	128,451	403%	66,177	(104,658)

COCC ACCOUNT DETAIL

LINE	ACCT		2019	2019			2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2020 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD HAP SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401		HUD HAP SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-	-
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	3,504	5,000	1,496	70%	3,500	(4)
4140		STAFF TRAINING	2,760	2,500	(260)	110%	3,500	740
4150		TRAVEL	2,882	4,500	1,618	64%	4,500	1,618
4170		ACCOUNTING	2,119	3,500	1,381	61%	3,500	1,381
4180		TELEPHONE/COMMUNICATIONS	10,016	13,500	3,484	74%	13,500	3,484
4190		SUNDRY	14,747	25,000	10,253	59%	18,000	3,253
4190.1		OFFICE SUPPLIES	-	6,000	6,000	0%	3,500	3,500
4190.2		POSTAGE	3,101	2,500	(601)	124%	3,100	(1)
4190.3		CONTRACT COSTS-COPIER/SECURITY	3,498	1,600	(1,898)	219%	3,500	2
4190.4		EVICION COSTS	-	-	-	-	-	-
4190.5		CONTRACT COSTS ADMIN	14,592	7,500	(7,092)	195%	14,600	8
TOTAL ADMINISTRATIVE			57,220	71,600	14,380	80%	71,200	13,980
CONTRACT COSTS								
443000		CONTRACT COSTS	2,550	-	(2,550)	-	2,500	(50)
443001		HEATING AND COOLING	-	-	-	-	-	-
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	-	-	-	-	-	-
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	-	-	-	-	-
443007		PEST CONTROL	-	-	-	-	-	-
443100		REFUSE COLLECTION	467	-	(467)	-	-	(467)
TOTAL CONTRACT COSTS			3,017	-	(3,017)	-	2,500	(517)
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	16,907	15,000	(1,907)	113%	16,500	(407)
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL CONTRACT COSTS			16,907	15,000	(1,907)	113%	16,500	(407)

COCC INCOME SOURCES

LOB	MGT FEES	BKKPG FEES	ASSET MGT FEES	GROUND LEASE	OTHER	TOTALS
LP1	7,723	-	-	2,500	-	10,223
LP2	24,820	-	-	96,000	12,000	132,820
DELANEY	12,910	-	-	35,000	-	47,910
COCC	-	-	-	-	-	-
CORNELL	16,795	-	-	-	-	16,795
RIDGEDALE	32,095	-	-	-	-	32,095
NCH1	19,793	-	-	-	-	19,793
NCH2	16,082	-	-	-	-	16,082
RENTALS	-	-	-	-	16,200	16,200
TOTAL	130,218	-	-	133,500	28,200	291,918

COCC CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL BUDGET				
TOTAL			0.00	0.00

RIDGEDALE

LINE	ACCT		2019	2019		2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	VS 2020 ORIG
OPERATING INCOME							
TENANT REVENUE							
		GROSS POTENTIAL RENT	29,422	5,964	23,458	493%	147
		LESS: VACANCY LOSS	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	29,422	5,964	23,458	493%	147
704	3422	TENANT REVENUE - OTHER	10,550	6,890	3,660	153%	(50)
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	361,811	383,184	(21,374)	94%	9,805
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	10	50	(40)	20%	40
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	971	1,100	(129)	88%	129
720	3431	INVESTMENT INCOME - RESTRICTED	106	100	6	106%	(6)
700		TOTAL REVENUES	402,869	397,288	5,581	101%	10,065
OPERATING EXPENDITURES							
ADMINISTRATIVE							
911	4110	ADMINISTRATIVE SALARIES	24,811	28,699	(3,888)	86%	(1,521)
912	4171	AUDITING FEES	3,998	1,500	2,498	267%	3
914	4181	COMPENSATED ABSENCES	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	11,169	15,167	(3,998)	74%	(895)
916	4190	OTHER	5,397	9,950	(4,553)	54%	603
		TOTAL ADMINISTRATIVE	45,375	55,316	(9,941)	82%	(1,810)
TENANT SERVICES							
921	4210	SALARIES	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-
924	4230	OTHER	-	6,000	(6,000)	0%	6,000
		TOTAL TENANT SERVICES	-	6,000	(6,000)	-	6,000
UTILITIES							
931	4310	WATER	6,672	8,081	(1,409)	83%	334
932	4320	ELECTRICITY	3,908	3,536	372	111%	195
933	4330	NATURAL GAS	-	-	-	-	-
938	4390	SEWER AND OTHER	11,196	11,479	(283)	98%	560
		TOTAL UTILITIES	21,776	23,096	(1,320)	94%	1,089
ORDINARY MAINT & OPERATIONS							
941	4410	LABOR	83,289	74,219	9,070	112%	2,718
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	27,036	27,545	(509)	98%	30,845
942	4420	MATERIALS	22,743	19,158	3,585	119%	(4,243)
943	4430	CONTRACT COSTS	65,294	37,787	27,507	173%	(15,200)
		TOTAL ORDINARY MAINT & OPERATIONS	198,362	158,709	39,653	125%	14,120
PROTECTIVE SERVICES							
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-
INSURANCE							
961	4510	INSURANCE PREMIUMS	13,603	21,757	(8,154)	63%	3,315
		TOTAL INSURANCE EXPENSES	13,603	21,757	(8,154)	63%	3,315
GENERAL EXPENSES							
962	4590	OTHER GENERAL EXPENSES	1,362	500	862	272%	(12)
962	4590.1	MANAGEMENT FEES	36,383	31,132	5,251	117%	(4,289)
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	6,043	3,483	2,560	173%	604
		SEVERANCE EXPENSE	-	-	-	-	-
		TOTAL GENERAL EXPENSES	43,788	35,115	8,673	125%	(3,696)
969		TOTAL OPERATING EXPENDITURES	322,904	299,993	22,911	108%	19,017
970		CASH FLOW FROM OPERATIONS	79,965	97,295	(17,330)	82%	(8,952)
OTHER FINANCIAL ITEMS-(SOURCES) & USES							
		OPERATING TRANSFERS IN	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	35,052	34,844	208	101%	(208)
		DEBT SERVICE PAYMENT - PRINCIPAL	31,536	31,536	-	100%	208
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-
		OTHER ITEMS - FEMA/WILMA	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	66,588	66,380	208	100%	0
900		TOTAL EXPENDITURES	389,492	366,373	23,119	106%	19,017
		NET CASH FLOW	13,378	30,915	(17,537)	43%	(8,952)

RIDGEDALE ACCOUNT DETAIL

LINE	ACCT		2019	2019		OVER	2020	2019 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2020 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD HAP SUBSIDY SOFT COSTS	361,811	383,184	(21,374)	94%	371,615	9,805
3401		HUD HAP SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			361,811	383,184	(21,374)	94%	371,615	9,805
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	-	500	500	0%	-	-
4140		STAFF TRAINING	-	500	500	0%	-	-
4150		TRAVEL	-	500	500	0%	-	-
4170		ACCOUNTING	2,921	3,200	279	91%	3,200	279
4180		TELEPHONE/COMMUNICATIONS	1,312	1,500	188	87%	1,500	188
4190		SUNDRY	290	500	210	58%	350	60
4190.1		OFFICE SUPPLIES	-	250	250	0%	-	-
4190.2		POSTAGE	-	1,500	1,500	0%	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICTON COSTS	135	1,000	865	14%	200	65
4190.5		CONTRACT COSTS ADMIN	738	500	(238)	148%	750	12
TOTAL ADMINISTRATIVE			5,397	9,950	4,553	54%	6,000	603
CONTRACT COSTS								
443000		CONTRACT COSTS	47,209	20,100	(27,109)	235%	37,500	(9,709)
443001		HEATING AND COOLING	840	2,400	1,560	35%	1,000	160
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	5,940	5,500	(440)	108%	-	(5,940)
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	1,050	1,000	(50)	105%	1,000	(50)
443007		PEST CONTROL	3,404	1,500	(1,904)	227%	3,400	(4)
443100		REFUSE COLLECTION	6,851	7,287	436	94%	7,194	343
TOTAL CONTRACT COSTS			65,294	37,787	(27,507)	173%	50,094	(15,200)
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	1,362	500	(862)	272%	1,350	(12)
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL CONTRACT COSTS			1,362	500	(862)	272%	1,350	(12)

RIDGEDALE CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
NONE FOR THE ORIGINAL BUDGET				
TOTAL			0.00	0.00

AVON PARK HOUSING AUTHORITY
SCHEDULE OF PAYROLL - ADMINISTRATION
FOR THE YEAR ENDING DECEMBER 31, 2020

POSITION	NAME	2019					2020													TOTAL ALLOC	
		RATE	TOTAL	MERIT	TOTAL	IP/OT	RATE	TOTAL	LTRG	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	APHDC OBA			
CHIEF EXECUTIVE OFFICER	PIERATT, PENNY	38.47	63,780	3%	39.62	0%	39.62	82,418	-	-	-	-	82,418	-	-	-	-	-	-	82,418	
PROPERTY MANAGER-RIDGDALE, LP, DH	FERNANDEZ, JANET	13.04	27,123	3%	13.43	0%	13.43	27,937	-	2,794	6,146	8,381	-	-	10,616	-	-	-	-	27,937	
APPLICATION / INTAKE CLERK	CARRASQUILLO, MARIA	11.39	23,691	3%	11.73	0%	11.73	24,402	-	1,464	3,172	4,392	-	3,904	5,368	3,416	2,684	-	-	24,402	
LTRG COORDINATOR	NAUGLE, DONNA	20.00	6,320	3%	20.60	0%	20.60	21,424	21,424	-	-	-	-	-	-	-	-	-	-	-	21,424
HOUSING COORDINATOR	GILLIS, HANNAH	15.50	31,620	3%	15.97	0%	15.97	33,207	-	1,992	4,317	5,977	-	5,313	7,306	4,649	3,653	-	-	33,207	
HOUSING CLERK	BRENNAN, RACHEL	11.00	8,800	3%	11.33	0%	11.33	23,566	-	1,414	8,248	4,242	-	3,771	-	3,299	2,592	-	-	23,566	
PROPERTY MANAGER-NCH, CORNELL	GUERRERO, MARGARET	12.00	3,840	3%	12.36	0%	12.36	25,709	-	-	-	-	-	9,769	-	8,741	7,198	-	-	25,709	
TOTAL ADMINISTRATION		172.89	196,517		125.04		125.04	238,663	21,424	7,664	21,884	22,993	82,418	22,757	23,290	20,106	16,128			238,663	

AVON PARK HOUSING AUTHORITY
SCHEDULE OF BENEFITS BY POSITION - ADMINISTRATION
FOR THE YEAR ENDING DECEMBER 31, 2020

POSITION	NAME	TOTAL	CAR		FICA	LTD/	HEALTH	LIFE	DENTAL	TTL	%	COST PER	TTL
		EFFECT	ALLOW	RETIRE		STD		A,D&D	VISION		BENE	TO TOTAL	HR
		OF INC										W/BENE	COST
CHIEF EXECUTIVE OFFICER	PIERATT, PENNY	82,418	-	6,181	6,305	279	11,261	85	441	24,552	29.79%	51.43	106,970
PROPERTY MANAGER-RIDGDALE, LP, DH	FERNANDEZ, JANET	27,937	-	2,095	2,137	279	8,128	85	441	13,165	47.13%	24.70	41,102
APPLICATION / INTAKE CLERK	CARRASQUILLO, MARIA	24,402	-	1,830	1,867	279	8,128	85	441	12,630	51.76%	17.80	37,032
LTRG COORDINATOR	NAUGLE, DONNA	21,424	-	1,607	1,639	0	-	-	-	3,246	15.15%	11.86	24,670
HOUSING COORDINATOR	GILLIS, HANNAH	33,207	-	2,491	2,540	279	5,496	85	441	11,331	34.12%	21.41	44,539
HOUSING CLERK	BRENNAN, RACHEL	23,566	-	1,767	1,803	279	11,261	85	441	15,636	0.00%	18.85	39,202
PROPERTY MANAGER-NCH, CORNELL	GUERRERO, MARGARET	25,709	-	1,928	1,967	279	5,496	85	441	10,195	0.00%	17.26	35,904
TOTAL ADMINISTRATION		238,663	-	17,900	18,258	1,675	49,769	508	2,647	90,756	38.03%	163.31	329,419

AVON PARK HOUSING AUTHORITY
SCHEDULE OF BENEFITS BY POSITION - ADMINISTRATION
FOR THE YEAR ENDING DECEMBER 31, 2020

ALLOCATION OF BENEFITS	TOTAL BENEFITS PAID	LTRG	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	APHDC OBA	TOTAL ALLOC
CHIEF EXECUTIVE OFFICER	24,552	-	-	-	-	24,552	-	-	-	-	-	24,552
PROPERTY MANAGER-RIDGDALE, LP, DH	13,165	-	1,317	2,896	3,950	-	-	5,003	-	-	-	13,165
APPLICATION / INTAKE CLERK	12,630	-	758	1,642	2,273	-	2,021	2,779	1,768	1,389	-	12,630
LTRG COORDINATOR	3,246	3,246	-	-	-	-	-	-	-	-	-	3,246
HOUSING COORDINATOR	11,331	-	680	1,473	2,040	-	1,813	2,493	1,586	1,246	-	11,331
HOUSING CLERK	15,636	-	938	5,473	2,814	-	2,502	-	2,189	1,720	-	15,636
PROPERTY MANAGER-NCH, CORNELL	10,195	-	-	-	-	-	3,874	-	3,466	2,855	-	10,195
TOTAL ADMINISTRATION	90,756	3,246	3,692	11,484	11,077	24,552	10,210	10,274	9,010	7,210	-	90,756

AVON PARK HOUSING AUTHORITY
 SCHEDULE OF ALLOCATIONS BY POSITION - ADMIN
 FOR THE YEAR ENDING DECEMBER 31, 2020

POSITION	NAME	01-200	04-001	04-002	04-003	05-001	03-001	07-002	02-001	02-002	TOTAL
		LTRG	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	ALLOC
CHIEF EXECUTIVE OFFICER	PIERATT, PENNY	-	-	-	-	1.00	-	-	-	-	1.00
PROPERTY MANAGER-RIDGDALE, LP, DH	FERNANDEZ, JANET	-	0.10	0.22	0.30	-	-	0.38	-	-	1.00
APPLICATION / INTAKE CLERK	CARRASQUILLO, MARIA	-	0.06	0.13	0.18	-	0.16	0.22	0.14	0.11	1.00
LTRG COORDINATOR	NAUGLE, DONNA	1.00	-	-	-	-	-	-	-	-	1.00
HOUSING COORDINATOR	GILLIS, HANNAH	-	0.06	0.13	0.18	-	0.16	0.22	0.14	0.11	1.00
HOUSING CLERK	BRENNAN, RACHEL	-	0.06	0.35	0.18	-	0.16	-	0.14	0.11	1.00
PROPERTY MANAGER-NCH, CORNELL	GUERRERO, MARGARET	-	-	-	-	-	0.38	-	0.34	0.28	1.00
TOTAL FTEs		1.00	0.28	0.83	0.84	1.00	0.86	0.82	0.76	0.61	7.00

AVON PARK HOUSING AUTHORITY
SCHEDULE OF PAYROLL AND ALLOCATIONS - MAINTENANCE
FOR THE YEAR ENDING DECEMBER 31, 2020

POSITION	NAME	2019					2020											TOTAL ALLOC
		RATE	TOTAL	MERIT	TOTAL	IP/OT	RATE	TOTAL	MERIT/OT/IP	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	
DIRECTOR OF FACILITIES	HERBERT, DAVID	22.69	47,195	3%	23.37	0%	23.37	48,611	486	13,611	3,889	-	7,778	10,694	6,806	5,347	-	48,611
MAINTENANCE MECHANIC	RAMEY, CHRIS D.	14.48	30,118	3%	14.91	0%	14.91	31,022	1,861	4,033	5,584	-	4,964	6,825	4,343	3,412	-	31,022
MAINTENANCE ASSISTANT	STOLBERG, JOSEPH	12.42	25,834	3%	12.79	0%	12.79	26,609	-	-	-	-	7,983	18,626	-	-	-	26,609
MAINTENANCE SUPERVISOR	PINERO, CARMELO	17.39	36,171	3%	17.91	0%	17.91	37,256	-	7,451	10,804	-	4,471	14,530	-	-	-	37,256
MAINTENANCE MECHANIC	WHITLOCK, DANIEL	15.21	15,818	3%	15.67	0%	15.67	32,586	-	-	-	-	-	32,586	-	-	-	32,586
GROUNDS/LANDSCAPING (PT)	OPEN	0.00	0	0%	12.00	0%	12.00	12,480	749	1,622	2,246	-	1,997	2,746	1,747	1,373	-	12,480
TOTAL MAINTENANCE		82.19	155,137		96.66		96.66	188,564	3,096	26,718	22,524	-	27,191	86,007	12,896	10,132	-	188,564

AVON PARK HOUSING AUTHORITY

SCHEDULE OF BENEFITS BY POSITION - MAINTENANCE

FOR THE YEAR ENDING DECEMBER 31, 2020

POSITION	NAME	TOTAL EFFECT OF INC	RETIRE	FICA	LTD/ STD	HEALTH	LIFE A,D&D	DENTAL VISION	TTL BENE	% BENE TO TOTAL	COST PER HR W/BENE	TTL ANNUAL COST
DIRECTOR OF FACILITIES	HERBERT, DAVID	48,611	3,646	3,719	279	11,712	85	441	19,881	40.90%	32.93	68,492
MAINTENANCE MECHANIC	RAMEY, CHRIS D.	31,022	2,327	2,373	279	13,224	85	441	18,729	60.37%	23.92	49,751
MAINTENANCE ASSISTANT	STOLBERG, JOSEPH	26,609	1,996	2,036	279	5,496	85	441	10,332	38.83%	17.76	36,940
MAINTENANCE SUPERVISOR	PINERO, CARMELO	37,256	2,794	2,850	0	1,500	-	180	7,324	19.66%	21.43	44,581
MAINTENANCE MECHANIC	WHITLOCK, DANIEL	32,586	2,444	2,493	279	4,406	85	441	10,148	31.14%	20.54	42,733
GROUNDS/LANDSCAPING (PT)	OPEN	12,480	-	955	0	-	-	-	955	7.65%	6.46	13,435
TOTAL MAINTENANCE		188,564	13,206	14,425	1,116	36,338	339	1,944	67,369	35.73%	123.04	255,933

AVON PARK HOUSING AUTHORITY

SCHEDULE OF BENEFITS BY POSITION - MAINTENANCE

FOR THE YEAR ENDING DECEMBER 31, 2020

ALLOCATION OF BENEFITS	TOTAL BENEFITS PAID	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	APHDC OBA	TOTAL ALLOC
DIRECTOR OF FACILITIES	19,881	199	5,567	1,591	-	3,181	4,374	2,783	2,187	-	19,881
MAINTENANCE MECHANIC	18,729	1,124	2,435	3,371	-	2,997	4,120	2,622	2,060	-	18,729
MAINTENANCE ASSISTANT	10,332	-	-	-	-	3,100	7,232	-	-	-	10,332
MAINTENANCE SUPERVISOR	7,324	-	1,465	2,124	-	879	2,856	-	-	-	7,324
MAINTENANCE MECHANIC	10,148	-	-	-	-	-	10,148	-	-	-	10,148
GROUNDS/LANDSCAPING (PT)	955	57	124	172	-	153	210	134	105	-	955
TOTAL MAINT BENEFITS	67,369	1,380	9,591	7,258	-	10,309	28,941	5,539	4,352	-	67,369

AVON PARK HOUSING AUTHORITY

SCHEDULE OF ALLOCATIONS BY POSITION - MAINTENANCE

FOR THE YEAR ENDING DECEMBER 31, 2020

POSITION	NAME	04-001	04-002	04-003	05-001	03-001	07-002	02-001	02-002	TOTAL
		LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	ALLOC
DIRECTOR OF FACILITIES	HERBERT, DAVID	0.01	0.28	0.08	-	0.16	0.22	0.14	0.11	1.00
MAINTENANCE MECHANIC	RAMEY, CHRIS D.	0.06	0.13	0.18	-	0.16	0.22	0.14	0.11	1.00
MAINTENANCE ASSISTANT	STOLBERG, JOSEPH	-	-	-	-	0.30	0.70	-	-	1.00
MAINTENANCE SUPERVISOR	PINERO, CARMELO	-	0.20	0.29	-	0.12	0.39	-	-	1.00
MAINTENANCE MECHANIC	WHITLOCK, DANIEL	-	-	-	-	-	1.00	-	-	1.00
GROUNDS/LANDSCAPING (PT)	OPEN	0.06	0.13	0.18	-	0.16	0.22	0.14	0.11	1.00
TOTAL FTEs		0.13	0.74	0.73	-	0.90	2.75	0.42	0.33	6.00

INSURANCE COSTS

TYPE OF INSURANCE	AMOUNT	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	APHDC OBA	TOTAL ALLOC
WORKERS COMP (salary allocated)	11,299	285	1,285	1,204	2,180	1,321	2,891	873	695	567	11,299
PROPERTY/WIND	104,302	6,258	20,860	10,430	3,129	26,076	11,473	14,602	11,473	-	104,302
FLOOD	-	-	-	-	-	-	-	-	-	-	-
AUTO	6,945	764	2,084	556	69	1,042	695	972	764	-	6,945
LIABILITY	18,590	2,045	5,577	1,487	186	2,789	1,859	2,603	2,045	-	18,590
D&O/EMP PRACTICES	3,153	-	-	-	3,153	-	-	-	-	-	3,153
	144,289	9,352	29,806	13,677	8,717	31,227	16,917	19,050	14,977	567	144,289

WORKERS COMPENSATION

POSITION	NAME	TOTAL SALARY	11,299 W/C INS	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	LTRG	TOTAL ALLOC
CHIEF EXECUTIVE OFFICER	RUDY, TRACEY	-	-	-	-	-	-	-	-	-	-	-	-
CHIEF EXECUTIVE OFFICER	PIERATT, PENNY	82,418	2,180	-	-	-	2,180	-	-	-	-	-	2,180
PROPERTY MANAGER-RIDGDALE, LP, DH	FERNANDEZ, JANET	27,937	739	74	163	222	-	-	281	-	-	-	739
APPLICATION / INTAKE CLERK	CARRASQUILLO, MARIA	24,402	645	39	84	116	-	103	142	90	71	-	645
LTRG COORDINATOR	NAUGLE, DONNA	21,424	567	-	-	-	-	-	-	-	-	567	567
HOUSING COORDINATOR	GILLIS, HANNAH	33,207	878	53	114	158	-	141	193	123	97	-	878
HOUSING CLERK	BRENNAN, RACHEL	23,566	623	37	218	112	-	100	-	87	69	-	623
PROPERTY MANAGER-NCH, CORNELL	GUERRERO, MARGARET	25,709	680	-	-	-	-	258	-	231	190	-	680
DIRECTOR OF FACILITIES	HERBERT, DAVID	48,611	1,286	13	360	103	-	206	283	180	141	-	1,286
MAINTENANCE MECHANIC	RAMEY, CHRIS D.	31,022	820	49	107	148	-	131	181	115	90	-	820
MAINTENANCE ASSISTANT	STOLBERG, JOSEPH	26,609	704	-	-	-	-	211	493	-	-	-	704
MAINTENANCE SUPERVISOR	PINERO, CARMELO	37,256	985	-	197	286	-	118	384	-	-	-	985
MAINTENANCE MECHANIC	WHITLOCK, DANIEL	32,586	862	-	-	-	-	-	862	-	-	-	862
GROUNDS/LANDSCAPING (PT)	OPEN	12,480	330	20	43	59	-	53	73	46	36	-	330
		427,227	11,299	285	1,285	1,204	2,180	1,321	2,891	873	695	567	11,299