

Housing Authority of Avon Park
Board of Commissioners Regular Meeting
North Central Heights Community Building
709 Juneberry Street, Avon Park, Fl.
Wednesday November 14, 2018, 5:00 PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. Consent Agenda
 - 1. Regular Board Meeting Minutes,
 - 2. Monthly Occupancy Report;
 - 3. TAR & Maintenance Reports;
 - 4. Fee Accounting Reports, Cash Analysis Schedules APHA - Project Budgeted Income Statement Reports
- D. Secretary Reports & Old Business
 - 1. RAD conversion
 - 2. Capital Improvements
- E. New Business;
 - 1. 2019 budget
 - 2. Incentive Compensation
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: Regular Board Meeting; January 16,2019
- 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.

OCCUPANCY/VACANCY REPORT

Oct-18

Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
526	1	10/29/2018			open		Moved to Puerto Rico
TOTAL DELANEY HEIGHTS VACANT - 1							

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
1308	3	9/21/2018			open		Transfer 4 bdrm
TOTAL LAKESIDE PARK I VACANT - 1							

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
201	3	8/16/2018	10/1/2018	39	7	46	?
350	1	8/27/2018	10/1/2018	34	1	35	No notice/move to Vegas
TOTAL LAKESIDE PARK II VACANT - 0							

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
713	2	10/18/2018			open		Non payment rent
TOTAL RIDGEDALE VACANT - 1							

SUBMITTED BY PENNY PIERATT, COMPTROLLER

OCCUPANCY/VACANCY REPORT

Oct-18

North Central Heights I - (40 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
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TOTAL NCH I VACANT - 0

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
305	3	9/13/2018			21		Non payment rent
738	4	9/24/2018			23		Evicted/non pmt rent
732	3	10/1/2018			34		Moved to 2 bdrm
TOTAL NCH II VACANT - 3							

Cornell Colony - (44 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
38236	3	9/24/2018			1		Evicted/non pmt rent
38210	3	9/27/2018			26		Non payment rent
38228	3	10/2/2018			open		Moved to Lakeside Park II
38296	3	10/18/2018			open		Moved into her own house
TOTAL CORNELL VACANT - 4							

SUBMITTED BY PENNY PIERATT, COMPTROLLER

OCCUPANCY/VACANCY REPORT

Oct-18

Intent to Vacate --

Evictions -

WAITING LIST

DELANEY HEIGHTS

1 BDRM 160
TOTAL 160

LAKESIDE PARK I

1 BDRM 0
2 BDRM 272
3 BDRM 189
4 BDRM 64
5 BDRM 0
TOTAL 525

LAKESIDE PARK II

1 BDRM 323
2 BDRM 315
3 BDRM 205
4 BDRM 72
5 BDRM 0
TOTAL 915

RIDGE DALE

1 BDRM 280
2 BDRM 268
3 BDRM 191
4 BDRM 65
TOTAL 804

NORTH CENTRAL HEIGHTS

2 BDRM 410
3 BDRM 267
4 BDRM 92
TOTAL 769

CORNELL COLONY

3 BDRM 253

SUBMITTED BY PENNY PIERATT, COMPTROLLER

Tenants Accounts Receivable

October 31, 2018

Delaney Heights

K. Cook	\$182.00	Rent
J. Ortiz	138.00	Rent

DH Total \$320.00

Lakeside Park I

N. Rodriguez	\$162.00	Security deposit (pmts)
T. Hill	22.00	Balance on work order
T. Taylor	69.75	Security deposit (pmts)
C. Seivwright	360.00	Rent (pmts)
J. Toney	657.00	Move out charges
C. Wooden	325.95	Move out charges

Lakeside I Total \$1,596.70

Lakeside Park II

J. Arreola	\$ 22.00	Work order
Q. Ash-birts	88.00	Security deposit (pmts)
Z. Brown	225.10	Work order
C. Delos Santos	9.52	Water
V. Gonzalez	297.98	Rent, late fees
C. Mccarty	26.39	Work order
J. Morales	797.66	Retro rent (pmts)
T. Plona	29.96	Work order
G. Porter	22.42	Electric
V. Raphael	201.02	Work order
K. Reid	78.23	Work order
M. Rivera	491.00	Rent, late fees
M.. Rosius	23.84	Work order
E. Sainital	40.08	Electric
S. Williams	85.22	Water
T. Young	25.00	Work order

Lakeside II Total \$2,463.42

NCH I

N. legree	\$ 1.04	Electric
K. Morales	66.22	Balance on rent
K. Motil	424.00	Rent

NCH I Total \$491.26

NCH II

H. Chavis	\$ 6.00	Late Fee
A. Cuevas	37.00	Late fee
M. Packer	20.75	Work order

NCH II Total \$63.75

Cornell Colony

C. Delapaz	\$ 154.00	Late fee
A. Fernandez	170.50	Balance of late fees
M. Gil	401.24	Balance of late fees and work order
B. Graham	702.06	Balance of Late fee
T. Nelson	481.00	Rent
C. Simmons	18.00	Balance on late fee
S. Sims	25.00	Work order
Bernard Tatem	3.79	Balance on late fee
M. Toucet	1.00	Balance late fee
S. Vazquez	71.00	Late fee & washer/dryer
J. Velazquez	76.75	Pro rated rent, water
CORNELL Total	\$2,104.34	

Ridgedale

S. Black	\$ 27.00	Balance on Rent
S. Clark	488.00	Move out charges on unit 703(pmts)
S. Coleman	7.24	Water
L. Figueroa	131.98	Work order, water
A. Gonzalez	6.84	Water
E. Hankerson	25.00	Work order
C. Hodge	67.13	Work order
K. Matthews	12.00	Late fee
T. McNeil	38.00	Late fee
R. Prince	1.00	Balance on late fee
J. Rojas	4.04	Water
B. Roman	10.49	Water
A. Tate	221.50	Move out charges (pmts)

RD Total \$1,040.22

GRAND TOTAL \$8,079.69

***WRITE OFFS for Delaney**

***WRITE OFFS for NCH**

***WRITE OFFS for Ridgedale**

Total Delaney \$0

Total NCH \$0

Total RD \$0

***WRITE OFFS for Lakeside Park I**

***WRITE OFFS for Lakeside Park II**

***WRITE OFFS Cornell
D. Figueroa \$664.50**

L.

Total LPI \$0

Total LPII \$0

Total Cornell \$664.50

Approved—Tracey Rudy, Chief Executive Office

Daily tasks:

General cleaning of Admin./Maintenance Bld. & grounds, work orders.

Special Work:**Preventive Maintenance:**

Work from preventive maintenance inspections are on-going. 8 hours were taken during the month of October for sick, annual and holiday leave.

Delaney Heights Preventive/Annual Inspections	0
Lakeside I Preventive Maintenance Inspections	0
Lakeside Park II Preventive/Annual Inspections	16
Ridgedale Preventive/Annual Inspections	0
North Central Heights I Preventive/AI	0
North Central Heights II Preventive/AI	2
Cornell Colony Preventive/AI	2
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	0
Ridgedale Vacancies	0
North Central Heights I Vacancies	0
North Central Heights II Vacancies	2
Cornell Colony Vacancies	1
Delaney Heights Move Ins	0
Lakeside Park I Move Ins	0
Lakeside Park II Move-In's	2
Ridgedale Move Ins	0
North Central Heights I Move Ins	0
North Central Heights II Move Ins	0
Cornell Colony Move Ins	0
Delaney Heights Move Outs	1
Lakeside Park I Move Outs	0
Lakeside Park II Move-Out's	0
Ridgedale Move Outs	1
North Central Heights I Move Outs	0
North Central Heights II Move Outs	1
Cornell Colony Move Outs	2

**CASH ANALYSIS
AS OF 10/31/2018**

Petty Cash	\$ 100.00
MM Account	\$ 129,194.39
Utility Deposit Escrow Fund	\$ -
FSS Escrow	\$ 2,497.57
Avon Park Development Corp	\$ 47,416.18
North Central Heights I General Fund	\$ 45,859.19
NCH I Security Deposit	\$ 13,603.09
North Central Heights II General Fund	\$ 13,482.08
NCH II Security Deposit	\$ 9,902.43
Cornell Colony General Fund	\$ 169,879.36
Cornell Colony Security Deposit	\$ 13,201.94
Lakeside Park I General Fund	\$ 52,074.32
LPI Security Deposit	\$ 3,545.53
Lakeside Park II General Fund	\$ 87,826.28
LPII Security Deposit	\$ 13,237.78
Delaney Heights General Fund	\$ 76,226.02
DH Security Deposit	\$ 10,330.89
COCC	\$ 101,554.54
Ridgedale General Fund	\$ 87,686.09
Ridgedale Security Deposit	\$ 6,493.49

SUBMITTED BY: PENNY PIERATT, COMPTROLLER

**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended October 31, 2018	10 Month(s) Ended October 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	1,499.82	0.00	(1,499.82)
Nontechnical Salaries	05 001 4110.00 5		13,948.00	141,349.70	143,137.50	1,787.80
Legal Expense	05 001 4130.00 5		24.30	322.30	4,166.60	3,844.30
Staff Training	05 001 4140.00 5		0.00	1,327.00	833.30	(493.70)
Travel	05 001 4150.00 5		0.00	2,941.95	833.30	(2,108.65)
Accounting Fees	05 001 4170.00 5		1,956.00	4,484.92	1,500.00	(2,984.92)
Computer Support/Licensing Fees	05 001 4170.20 5		880.00	10,213.05	0.00	(10,213.05)
Audit Fees	05 001 4171.00 5		0.00	0.00	1,666.60	1,666.60
Employee Benefits Cont - Admin	05 001 4182.00 5		4,092.65	37,563.72	46,231.60	8,667.88
Sundry	05 001 4190.00 5		864.57	9,070.67	10,000.00	929.33
Bank Fees	05 001 4190.19 5		0.00	45.00	0.00	(45.00)
Telephone/Communications	05 001 4190.20 5		878.05	8,410.25	2,500.00	(5,910.25)
Postage	05 001 4190.30 5		615.88	2,233.59	833.30	(1,400.29)
Contract Costs - Copier	05 001 4190.60 5		190.06	1,360.01	0.00	(1,360.01)
Contract Costs - Admin	05 001 4190.90 5		100.00	4,756.46	0.00	(4,756.46)
Water	05 001 4310.00 5		34.04	98.81	208.30	109.49
Electricity	05 001 4320.00 5		458.45	3,393.97	416.60	(2,977.37)
Natural Gas	05 001 4330.00 5		15.83	136.14	0.00	(136.14)
Sewer	05 001 4390.00 5		42.55	163.45	416.60	253.15
Materials	05 001 4420.00 5		454.91	4,325.11	0.00	(4,325.11)
Contract Costs	05 001 4430.00 5		0.00	10,322.96	0.00	(10,322.96)
Garbage and Trash Collection	05 001 4431.00 5		50.00	200.00	0.00	(200.00)
Property Insurance	05 001 4510.00 5		0.00	257.74	5,431.60	5,173.86
Insurance - Auto-Public Offic-Sinkhole	05 001 4510.20 5		0.00	388.00	0.00	(388.00)
Total Operating Expenses			24,605.29	244,864.62	218,175.30	(26,689.32)
Total Operating Revenues and Expenses			(24,605.29)	(241,864.98)	(218,175.30)	(23,689.68)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	05 001 3610.00 5		0.00	0.00	100.00	(100.00)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,021.57	8,553.71	0.00	8,553.71
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,278.70	11,328.35	0.00	11,328.35
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,367.41	15,333.32	0.00	15,333.32
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		3,628.70	29,623.49	0.00	29,623.49
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	111,250.00	0.00	111,250.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		632.58	10,979.88	0.00	10,979.88
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,227.33	14,742.44	0.00	14,742.44
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,168.56	11,473.22	0.00	11,473.22
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		750.00	7,500.00	0.00	7,500.00
Other General Expense	05 001 4590.02 5		(482.40)	(13,270.12)	(8,333.30)	(4,936.82)
Total Other Revenues and Expenses			22,717.45	207,514.29	(8,233.30)	215,747.59
Total Other Revenues and Expenses			22,717.45	207,514.29	(8,233.30)	215,747.59
Total Net Income (Loss)			(1,887.84)	(34,350.69)	(226,408.60)	192,057.91

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

Fiscal Year End Date:	12/31/2018	ACCOUNT		1 Month(s) Ended October 31, 2018	10 Month(s) Ended October 31, 2018	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	02 001 4110.00	5		931.84	9,621.90	17,098.30	7,476.40
Legal Expense	02 001 4130.00	5		0.00	0.00	1,166.60	1,166.60
Staff Training	02 001 4140.00	5		0.00	272.68	0.00	(272.68)
Travel	02 001 4150.00	5		0.00	162.18	0.00	(162.18)
Accounting Fees	02 001 4170.00	5		300.00	2,436.00	3,416.60	980.60
COMPUTER SUPPORT/LICENSING	02 001 4170.2	5		0.00	213.52	0.00	(213.52)
Audit Fees	02 001 4171.00	5		1,918.00	2,870.00	4,166.60	1,296.60
Employee Benefits Cont - Admin	02 001 4182.00	5		411.24	4,086.35	7,265.80	3,179.45
Sundry	02 001 4190.00	5		16.36	485.13	2,500.00	2,014.87
Bank Fees	02 001 4190.18	5		0.00	141.94	0.00	(141.94)
Telephone	02 001 4190.2	5		0.00	602.21	1,250.00	647.79
Postage	02 001 4190.3	5		0.00	0.00	83.30	83.30
Eviction Costs	02 001 4190.4	5		0.00	0.00	458.30	458.30
Contract Costs - Admin	02 001 4190.9	5		0.00	70.38	1,666.60	1,596.22
Ten Services - After School Program	02 001 4220.2	5		0.00	0.00	1,250.00	1,250.00
Water	02 001 4310.00	5		61.39	598.53	497.50	(101.03)
Electricity	02 001 4320.00	5		472.70	3,427.07	3,705.80	278.73
Sewer	02 001 4390.00	5		51.50	449.20	420.00	(29.20)
Labor	02 001 4410.00	5		1,979.29	21,120.42	5,102.50	(16,017.92)
Maintenance Materials	02 001 4420.00	5		1,062.64	7,660.09	8,333.30	673.21
Contract Costs	02 001 4430.00	5		0.00	8,187.83	3,000.00	(5,187.83)
Contract Costs-Pest Control	02 001 4430.1	5		544.00	3,535.33	1,158.30	(2,377.03)
Contract Costs-Plumbing	02 001 4430.2	5		0.00	0.00	187.50	187.50
Contract Costs - AC	02 001 4430.4	5		1,465.00	5,205.00	4,166.60	(1,038.40)
Contract Costs - Lawn	02 001 4430.5	5		2,028.00	21,902.00	17,500.00	(4,402.00)
Garbage and Trash Collection	02 001 4431.00	5		61.00	518.68	458.30	(60.38)
Emp Benefit Cont - Maintenance	02 001 4433.00	5		649.86	5,892.97	2,204.10	(3,688.87)
Insurance - Property	02 001 4510.00	5		0.00	10,681.80	15,126.60	4,444.80
Bad Debts - Other	02 001 4570.00	5		0.00	724.28	2,666.60	1,942.32
Bonneville Interest	02 001 4580.01	5		3,797.46	34,254.01	0.00	(34,254.01)
Other General Expense	02 001 4590.00	5		0.00	0.00	208.30	208.30
Management Fees	02 001 4590.02	5		1,021.57	8,553.71	15,560.80	7,007.09
Total Operating Expenses				16,771.85	153,673.21	120,618.30	(33,054.91)
Operating Revenues							
Dwelling Rent	02 001 3110.00	5		18,346.71	168,852.42	177,005.80	(8,153.38)
Total Operating Revenues				18,346.71	168,852.42	177,005.80	(8,153.38)
Total Operating Revenues and Expenses				1,574.86	15,179.21	56,387.50	(41,208.29)
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income - Unrestricted	02 001 3610.00	5		0.00	49.44	83.30	(33.86)
FHLB Fund Interest - Restricted	02 001 3610.5	5		0.00	0.00	25.00	(25.00)
Other Income - Tenant	02 001 3690.00	5		149.04	2,705.15	7,208.30	(4,503.15)
Other Income - Community Rental	02 001 3690.5	5		0.00	725.00	0.00	725.00
Total Other Revenues and Expenses				149.04	3,479.59	7,316.60	(3,837.01)
Total Other Revenues and Expenses				149.04	3,479.59	7,316.60	(3,837.01)
Total Net Income (Loss)				1,723.90	18,658.80	63,704.10	(45,045.30)

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

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended October 31, 2018	10 Month(s) Ended October 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		758.08	7,838.82	13,720.80	5,881.98
Legal Expense	02 002 4130.00 5		0.00	0.00	2,916.60	2,916.60
Staff Training	02 002 4140.00 5		0.00	224.56	0.00	(224.56)
Travel	02 002 4150.00 5		0.00	133.56	0.00	(133.56)
Accounting Fees	02 002 4170.00 5		300.00	2,436.00	3,416.60	980.60
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	170.82	0.00	(170.82)
Audit Fees	02 002 4171.00 5		1,507.00	2,255.00	3,333.30	1,078.30
Employee Benefits Cont - Admin	02 002 4182.00 5		334.27	3,318.95	5,821.60	2,502.65
Sundry	02 002 4190.00 5		12.86	240.61	833.30	592.69
Bank Service Fee	02 002 4190.18 5		0.00	58.97	0.00	(58.97)
Telephone	02 002 4190.2 5		86.02	267.58	375.00	107.42
Postage	02 002 4190.3 5		0.00	0.00	20.80	20.80
Eviction Costs	02 002 4190.4 5		0.00	810.00	0.00	(810.00)
Contract Costs - Admin	02 002 4190.9 5		0.00	87.97	2,916.60	2,828.63
Ten Services -	02 002 4220.20 5		0.00	636.77	833.30	196.53
Water	02 002 4310.00 5		0.00	72.92	345.00	272.08
Electricity	02 002 4320.00 5		89.76	644.47	1,010.00	365.53
Sewer	02 002 4390.00 5		0.00	8.40	92.50	84.10
Labor	02 002 4410.00 5		1,813.04	19,455.79	4,009.10	(15,446.69)
Maintenance Materials	02 002 4420.00 5		567.20	5,911.12	6,250.00	338.88
Contract Costs	02 002 4430.00 5		0.00	7,477.92	1,583.30	(5,894.62)
Contract Costs-Pest Control	02 002 4430.1 5		448.00	4,040.33	833.30	(3,207.03)
Contract Costs - Lawn	02 002 4430.3 5		1,622.00	14,598.00	13,750.00	(848.00)
Contract Costs - AC	02 002 4430.4 5		88.00	2,008.00	1,416.60	(591.40)
Contract Costs - Plumbing	02 002 4430.5 5		0.00	0.00	2,916.60	2,916.60
Garbage and Trash Collection	02 002 4431.00 5		17.00	67.00	416.60	349.60
Emp Benefit Cont - Maintenance	02 002 4433.00 5		558.03	5,135.44	1,732.50	(3,402.94)
Insurance - Property	02 002 4510.00 5		0.00	9,663.11	11,870.00	2,206.89
Bad Debts - Other	02 002 4570.00 5		0.00	6,582.29	2,916.60	(3,665.69)
Bonneville Interest	02 002 4580.01 5		3,435.25	30,986.72	0.00	(30,986.72)
Other General Expense	02 002 4590.00 5		1,450.00	1,450.00	416.60	(1,033.40)
Management Fees	02 002 4590.02 5		1,278.70	11,328.35	12,308.30	979.95
Total Operating Expenses			14,365.21	137,909.47	96,054.90	(41,854.57)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		13,542.00	141,913.84	139,855.80	2,058.04
Total Operating Revenues			13,542.00	141,913.84	139,855.80	2,058.04
Total Operating Revenues and Expenses			(823.21)	4,004.37	43,800.90	(39,796.53)
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00 5		0.00	0.00	54.10	(54.10)
Investment Income - Unrestricted	02 002 3610.00 5		0.00	44.89	250.00	(205.11)
Other Income - Tenant	02 002 3690.00 5		359.00	6,438.30	5,500.00	938.30
Total Other Revenues and Expenses			359.00	6,483.19	5,804.10	679.09
Total Other Revenues and Expenses			359.00	6,483.19	5,804.10	679.09
Total Net Income (Loss)			(464.21)	10,487.56	49,605.00	(39,117.44)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 LAKESIDE PARK I - PBRA

Fiscal Year End Date:	12/31/2018	ACCOUNT		1 Month(s) Ended October 31, 2018	10 Month(s) Ended October 31, 2018	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	04 001 4110.00 5			307.20	3,197.47	5,194.10	1,996.63
Legal Expense	04 001 4130.00 5			0.00	1,407.90	166.60	(1,241.30)
Staff Training	04 001 4140.00 5			0.00	80.20	166.60	86.40
Travel	04 001 4150.00 5			0.00	47.70	333.30	285.60
Accounting Fees	04 001 4170.00 5			250.00	2,623.22	583.30	(2,039.92)
Computer Support/Licensing Fees	04 001 4170.20 5			0.00	85.41	0.00	(85.41)
Audit Fees	04 001 4171.00 5			822.00	1,230.00	1,250.00	20.00
Employee Benefits Cont - Admin	04 001 4182.00 5			81.05	913.49	2,537.50	1,624.01
Sundry	04 001 4190.00 5			47.02	218.48	2,250.00	2,031.52
Telephone/Communications	04 001 4190.20 5			200.42	2,144.47	1,083.30	(1,061.17)
Postage	04 001 4190.30 5			0.00	0.00	250.00	250.00
Eviction Costs	04 001 4190.40 5			0.00	383.10	166.60	(216.50)
Ten Services -	04 001 4220.00 5			0.00	1,465.74	0.00	(1,465.74)
Water	04 001 4310.00 5			57.83	280.14	344.10	63.96
Electricity	04 001 4320.00 5			160.60	1,306.52	3,166.60	1,860.08
Natural Gas	04 001 4330.00 5			67.00	271.88	98.30	(173.58)
Sewer	04 001 4390.00 5			40.53	342.58	626.60	284.02
Labor	04 001 4410.00 5			655.00	6,980.06	5,747.50	(1,232.56)
Maintenance Materials	04 001 4420.00 5			1,732.98	4,196.31	3,000.00	(1,196.31)
Contract Costs - Pest Control	04 001 4430.10 5			1,530.00	4,148.10	583.30	(3,564.80)
Contract Costs-Lawn	04 001 4430.30 5			270.00	2,700.00	2,400.00	(300.00)
Contract Costs - AC	04 001 4430.40 5			0.00	1,650.00	416.60	(1,233.40)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5			0.00	0.00	416.60	416.60
Garbage and Trash Collection	04 001 4431.00 5			77.00	395.95	833.30	437.35
Emp Benefit Cont - Maintenance	04 001 4433.00 5			244.92	2,104.11	1,733.30	(370.81)
Property Insurance	04 001 4510.00 5			0.00	8,967.96	3,885.80	(5,082.16)
Bad Debts - Other	04 001 4570.00 5			0.00	4,273.25	416.60	(3,856.65)
Management Fees	04 001 4590.01 5			632.58	6,277.94	6,985.00	707.06
GROUND LEASE EXPENSE	04 001 4590.03 5			208.33	2,083.30	2,084.10	0.80
Total Operating Expenses				7,384.46	59,775.28	46,719.00	(13,056.28)
Operating Revenues							
Dwelling Rent	04 001 3110.00 5			2,149.00	5,198.19	7,448.30	(2,250.11)
HAP Subsidy	04 001 3110.01 5			8,204.00	88,062.00	108,965.00	(20,903.00)
Total Operating Revenues				10,353.00	93,260.19	116,413.30	(23,153.11)
Total Operating Revenues and Expenses				2,968.54	33,484.91	69,694.30	(36,209.39)
Other Revenues and Expenses							
Other Revenues and Expenses							
Other Income - Tenant	04 001 3690.00 5			534.00	7,475.48	0.00	7,475.48
Other Income - Laundry	04 001 3690.07 5			0.00	178.04	0.00	178.04
Contract Costs	04 001 4430.00 5			(217.50)	(848.75)	(2,291.60)	1,442.85
Other General Expense	04 001 4590.02 5			0.00	(500.00)	(7,066.60)	6,566.60
Total Other Revenues and Expenses				316.50	6,304.77	(9,358.20)	15,662.97
Total Other Revenues and Expenses				316.50	6,304.77	(9,358.20)	15,662.97
Total Net Income (Loss)				3,285.04	39,789.68	60,336.10	(20,546.42)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended October 31, 2018	10 Month(s) Ended October 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,153.28	12,021.73	19,195.00	7,173.27
Legal Expense	04 002 4130.00 5		0.00	0.00	416.60	416.60
Staff Training	04 002 4140.00 5		0.00	304.76	416.60	111.84
Travel	04 002 4150.00 5		0.00	181.26	1,250.00	1,068.74
Accounting Fees	04 002 4170.00 5		580.00	4,258.17	2,416.60	(1,841.57)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	336.29	0.00	(336.29)
Audit Fees	04 002 4171.00 5		3,014.00	4,510.00	2,916.60	(1,593.40)
Employee Benefits Cont - Admin	04 002 4182.00 5		301.23	3,400.93	9,398.30	5,997.37
Sundry	04 002 4190.00 5		128.73	848.09	6,333.30	5,485.21
Bank Fees	04 002 4190.19 5		0.00	733.35	0.00	(733.35)
Telephone/Communications	04 002 4190.20 5		0.00	0.00	4,500.00	4,500.00
Postage	04 002 4190.30 5		0.00	0.00	916.60	916.60
Eviction Costs	04 002 4190.40 5		0.00	235.00	416.60	181.60
Ten Services -	04 002 4220.00 5		798.00	2,331.13	0.00	(2,331.13)
Water	04 002 4310.00 5		98.76	409.80	1,405.80	996.00
Electricity	04 002 4320.00 5		171.25	2,678.41	13,021.60	10,343.19
Natural Gas	04 002 4330.00 5		(34.32)	0.00	401.60	401.60
Sewer	04 002 4390.00 5		47.60	405.63	2,557.50	2,151.87
Labor	04 002 4410.00 5		2,536.12	27,115.51	22,558.30	(4,557.21)
Maintenance Materials	04 002 4420.00 5		1,184.70	5,264.30	5,583.30	319.00
Contract Costs - Pest Control	04 002 4430.10 5		3,280.00	10,116.90	2,500.00	(7,616.90)
Contract Costs-Lawn	04 002 4430.30 5		1,063.00	10,983.80	9,833.30	(1,150.50)
Contract Costs - AC	04 002 4430.40 5		0.00	0.00	416.60	416.60
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	500.00	416.60	(83.40)
Garbage and Trash Collection	04 002 4431.00 5		74.50	1,842.42	2,916.60	1,074.18
Emp Benefit Cont - Maintenance	04 002 4433.00 5		923.47	7,993.64	6,683.30	(1,310.34)
Property Insurance	04 002 4510.00 5		0.00	8,703.45	15,797.50	7,094.05
Bad Debts - Other	04 002 4570.00 5		0.00	2,516.47	1,666.60	(849.87)
Management Fees	04 002 4590.01 5		2,227.33	21,263.58	26,540.80	5,277.22
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	80,000.00	80,000.80	0.80
Total Operating Expenses			25,547.65	208,954.62	240,476.40	31,521.78
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		2,989.00	31,591.48	26,881.60	4,709.88
HAP Subsidy	04 002 3110.01 5		30,978.00	264,680.00	378,720.00	(114,040.00)
Total Operating Revenues			33,967.00	296,271.48	405,601.60	(109,330.12)
Total Operating Revenues and Expenses			8,419.35	87,316.86	165,125.20	(77,808.34)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	145.91	833.30	(687.39)
Other Income - Tenants	04 002 3690.00 5		915.35	2,484.01	2,500.00	(15.99)
Collection Loss Recovery Prior Year	04 002 3690.01 5		0.00	329.70	0.00	329.70
Other Income - Laundry	04 002 3690.07 5		0.00	701.06	0.00	701.06
Leave with no Notice	04 002 3690.16 5		0.00	314.00	0.00	314.00
Contract Costs	04 002 4430.00 5		(477.50)	(7,948.30)	(1,666.60)	(6,281.70)
Other General Expense	04 002 4590.02 5		0.00	(3,375.81)	(5,750.00)	2,374.19
Interest on Loan	04 002 5610.00 5		(5,223.15)	(32,709.59)	0.00	(32,709.59)
Total Other Revenues and Expenses			(4,785.30)	(40,059.02)	(4,083.30)	(35,975.72)
Total Other Revenues and Expenses			(4,785.30)	(40,059.02)	(4,083.30)	(35,975.72)
Total Net Income (Loss)			3,634.05	47,257.84	161,041.90	(113,784.06)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 DELANEY HEIGHTS - PBRA

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended October 31, 2018	10 Month(s) Ended October 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		921.60	9,592.39	15,583.30	5,990.91
Legal Expense	04 003 4130.00 5		0.00	0.00	416.60	416.60
Staff Training	04 003 4140.00 5		0.00	240.60	416.60	176.00
Travel	04 003 4150.00 5		0.00	143.10	1,000.00	856.90
Accounting Fees	04 003 4170.00 5		250.00	3,575.48	2,083.30	(1,492.18)
Computer Support/Licensing Fees	04 003 4170.20 5		0.00	266.90	0.00	(266.90)
Audit Fees	04 003 4171.00 5		2,466.00	3,690.00	2,916.60	(773.40)
Employee Benefits Cont - Admin	04 003 4182.00 5		243.08	2,740.14	7,613.30	4,873.16
Sundry	04 003 4190.00 5		55.36	359.98	5,375.00	5,015.02
Telephone/Communications	04 003 4190.20 5		0.00	0.00	3,583.30	3,583.30
Postage	04 003 4190.30 5		0.00	0.00	708.30	708.30
Eviction Costs	04 003 4190.40 5		0.00	0.00	416.60	416.60
Water	04 003 4310.00 5		18.47	608.33	1,119.10	510.77
Electricity	04 003 4320.00 5		236.65	1,782.68	10,364.10	8,581.42
Natural Gas	04 003 4330.00 5		36.91	311.01	320.00	8.99
Sewer	04 003 4390.00 5		40.30	544.67	2,035.80	1,491.13
Labor	04 003 4410.00 5		2,045.66	21,853.24	18,133.30	(3,719.94)
Maintenance Materials	04 003 4420.00 5		1,768.19	7,451.32	4,166.60	(3,284.72)
Contract Costs - Pest Control	04 003 4430.10 5		0.00	3,458.23	2,166.60	(1,291.63)
Contract Costs-Lawn	04 003 4430.30 5		667.00	6,670.00	7,833.30	1,163.30
Contract Costs - AC	04 003 4430.40 5		75.00	16,600.00	833.30	(15,766.70)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	450.00	0.00	(450.00)
Garbage and Trash Collection	04 003 4431.00 5		35.00	619.69	2,666.60	2,046.91
Emp Benefit Cont - Maintenance	04 003 4433.00 5		750.05	6,429.59	5,396.60	(1,032.99)
Property Insurance	04 003 4510.00 5		0.00	23,698.12	12,585.00	(11,113.12)
Bad Debts - Other	04 003 4570.00 5		0.00	487.50	416.60	(70.90)
Management Fees	04 003 4590.01 5		1,168.56	11,473.22	16,666.60	5,193.38
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	29,166.70	29,167.50	0.80
Total Operating Expenses			13,694.50	152,212.89	153,983.90	1,771.01
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		3,884.00	33,439.35	27,831.60	5,607.75
HAP Subsidy	04 003 3110.01 5		15,202.00	137,431.00	220,780.00	(83,349.00)
Total Operating Revenues			19,086.00	170,870.35	248,611.60	(77,741.25)
Total Operating Revenues and Expenses			5,391.50	18,657.46	94,627.70	(75,970.24)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	500.00	(500.00)
Other Income - Tenants	04 003 3690.00 5		138.00	1,904.98	2,500.00	(595.02)
Other Income - Laundry	04 003 3690.07 5		82.75	882.70	0.00	882.70
Contract Costs	04 003 4430.00 5		(13,060.00)	(17,463.21)	(833.30)	(16,629.91)
Other General Expense	04 003 4590.02 5		0.00	(137.69)	(6,666.60)	6,528.91
Total Other Revenues and Expenses			(12,839.25)	(14,813.22)	(4,499.90)	(10,313.32)
Total Other Revenues and Expenses			(12,839.25)	(14,813.22)	(4,499.90)	(10,313.32)
Total Net Income (Loss)			(7,447.75)	3,844.24	90,127.80	(86,283.56)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2018	ACCOUNT	1 Month(s) Ended October 31, 2018	10 Month(s) Ended October 31, 2018	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		672.32	7,002.27	11,291.60	4,289.33
Legal Expense	07 002 4130.00 5		96.50	223.10	4,166.60	3,943.50
Staff Training	07 002 4140.00 5		0.00	176.44	1,250.00	1,073.56
Travel	07 002 4150.00 5		0.00	104.94	2,500.00	2,395.06
Accounting Fees	07 002 4170.00 5		250.00	2,630.00	0.00	(2,630.00)
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	192.18	0.00	(192.18)
Audit Fees	07 002 4171.00 5		1,781.00	2,665.00	3,750.00	1,085.00
Employee Benefits Cont - Admin	07 002 4182.00 5		176.57	1,991.86	5,521.60	3,529.74
Sundry	07 002 4190.00 5		32.35	363.41	1,416.60	1,053.19
Postage	07 002 4190.03 5		0.00	1,087.05	958.30	(128.75)
Bank Fees	07 002 4190.18 5		0.00	6.06	0.00	(6.06)
Administrative Contracts	07 002 4190.19 5		0.00	0.00	1,375.00	1,375.00
Telephone	07 002 4190.2 5		105.97	1,107.65	1,250.00	142.35
Eviction Costs	07 002 4190.4 5		0.00	360.00	166.60	(193.40)
Contract Costs - Admin	07 002 4190.9 5		0.00	93.84	0.00	(93.84)
Tenant Services	07 002 4220.00 5		0.00	3,991.04	83.30	(3,907.74)
Water	07 002 4310.00 5		1,279.19	7,051.67	6,768.30	(283.37)
Electricity	07 002 4320.00 5		280.77	2,806.50	2,975.00	168.50
Sewer	07 002 4390.00 5		1,132.30	9,330.86	9,642.50	311.64
Labor	07 002 4410.00 5		2,064.30	24,287.96	61,861.60	37,573.64
Maintenance Materials	07 002 4420.00 5		3,212.28	16,807.28	6,250.00	(10,557.28)
Contract Costs	07 002 4430.00 5		1,741.00	11,620.98	28,750.00	17,129.02
Pest Control	07 002 4430.1 5		0.00	2,941.77	1,250.00	(1,691.77)
Contract Costs-Lawn	07 002 4430.3 5		495.00	4,950.00	4,583.30	(366.70)
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	1,505.00	2,000.00	495.00
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	833.30	833.30
Garbage and Trash Collection	07 002 4431.00 5		687.10	5,891.94	6,250.00	358.06
Emp Benefit Cont - Maintenance	07 002 4433.00 5		679.82	6,947.99	25,512.50	18,564.51
Insurance - Property	07 002 4510.00 5		0.00	9,612.16	13,383.30	3,771.14
Bad Debts - Other	07 002 4570.00 5		0.00	2,374.56	833.30	(1,541.26)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,976.24	30,136.37	30,053.30	(83.07)
Management Fees	07 002 4590.00 5		3,628.70	29,623.49	28,514.10	(1,109.39)
Other General Expense	07 002 4590.01 5		250.00	305.13	416.60	111.47
MIP Annual Premium to HUD	07 002 4590.03 5		4,436.81	4,436.81	0.00	(4,436.81)
Extraordinary Maintenance	07 002 4610.1 5		0.00	89.38	0.00	(89.38)
Total Operating Expenses			25,978.22	192,714.69	263,606.70	70,892.01
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		1,953.00	16,089.86	14,700.00	1,389.86
HAP Subsidy	07 002 3110.01 5		36,123.00	297,361.00	325,980.00	(28,619.00)
Total Operating Revenues			38,076.00	313,450.86	340,680.00	(27,229.14)
Total Operating Revenues and Expenses			12,097.78	120,736.17	77,073.30	43,662.87
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	07 002 3431.00 5		5.97	58.06	0.00	58.06
Investment Income - Unrestricted	07 002 3610.00 5		4.24	32.94	416.60	(383.66)
Other Income - Tenant	07 002 3690.00 5		432.72	5,091.63	6,658.30	(1,566.67)
Other Income/Laundry	07 002 3690.7 5		0.00	676.30	0.00	676.30
Total Other Revenues and Expenses			442.93	5,858.93	7,074.90	(1,215.97)
Total Other Revenues and Expenses			442.93	5,858.93	7,074.90	(1,215.97)
Total Net Income (Loss)			12,540.71	126,595.10	84,148.20	42,446.90

Report Criteria PHA: 07 Project: '002'

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

AVON PARK HOUSING AUTHORITY

2019 ORIGINAL BUDGET

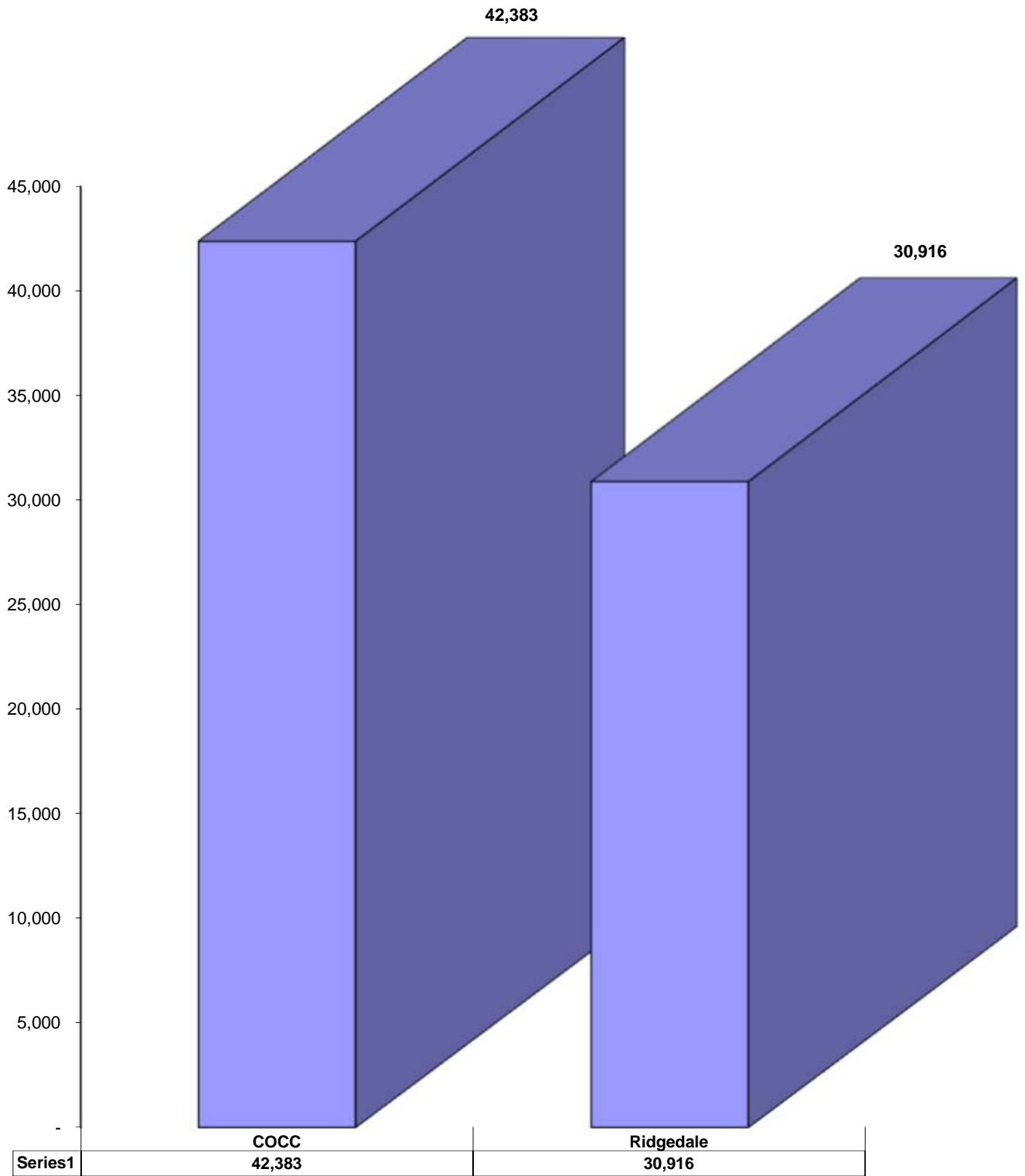
Board of Commissioners Meeting - 11/14/2018

FOR THE YEAR ENDING DECEMBER 31, 2019

CONTENTS

Graph of Cash Flows by Line of Business.....	1
2018 Projected Actual Costs vs. the 2019 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 - 2018 PROJECTED ACTUAL vs 2019 ORIGINAL BUDGET FOR THE YEAR ENDING DECEMBER 31, 2019

<u>Line of Business</u>	<u>FYE 2018</u> <u>Projected Actual</u> <u>Cash Flow</u>	<u>FYE 2019</u> <u>Original</u> <u>Budget</u>	<u>Diff</u>
Central Office Cost Center	(43,284)	42,383	85,667
Ridgedale	<u>108,062</u>	<u>30,916</u>	<u>(77,146)</u>
Residual Receipts/(Deficit)	<u>64,778</u>	<u>73,298</u>	<u>8,521</u>

CONSOLIDATED

LINE	ACCT		2018	2018		OVER	2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2019 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	18,849	18,000	849	105%	18,000	(849)
		LESS: VACANCY LOSS	-	(360)	360	0%	(12,036)	(12,036)
703	3110	NET TENANT RENTAL REVENUE	18,849	17,640	1,209	107%	5,964	(12,885)
704	3422	TENANT REVENUE - OTHER	6,212	6,890	(678)	90%	6,890	678
		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	348,317	391,176	(42,859)	89%	383,184	34,867
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	39	170	(131)	23%	50	11
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	266,348	280,054	(13,706)	95%	283,061	16,713
720	3431	INVESTMENT INCOME - RESTRICTED	69	450	(381)	15%	100	31
700		TOTAL REVENUES	639,835	696,380	(56,545)	92%	679,250	39,415
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	178,309	185,315	(7,006)	96%	139,547	(38,763)
912	4171	AUDITING FEES	1,179	6,500	(5,321)	18%	3,500	2,321
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	47,048	62,104	(15,056)	76%	44,471	(2,577)
916	4190	OTHER	60,688	40,500	20,188	150%	81,550	20,862
		TOTAL ADMINISTRATIVE	287,224	294,419	(7,195)	98%	269,067	(18,157)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	5,321	100	5,221	5321%	6,000	679
		TOTAL TENANT SERVICES	5,321	100	5,221	5321%	6,000	679
UTILITIES								
931	4310	WATER	7,783	8,372	(589)	93%	8,172	389
932	4320	ELECTRICITY	7,283	4,070	3,213	179%	7,647	364
933	4330	NATURAL GAS	160	-	160	-	168	8
938	4390	SEWER AND OTHER	11,093	12,071	(978)	92%	11,648	555
		TOTAL UTILITIES	26,319	24,513	1,806	107%	27,635	1,316
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	29,632	74,234	(44,602)	40%	74,219	44,587
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	8,357	30,615	(22,258)	27%	27,545	19,187
942	4420	MATERIALS	23,405	7,500	15,905	312%	19,158	(4,248)
943	4430	CONTRACT COSTS	57,626	52,400	5,226	110%	37,787	(19,839)
		TOTAL ORDINARY MAINT & OPERATIONS	119,021	164,749	(45,728)	72%	158,708	39,687
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	13,677	22,578	(8,901)	61%	28,046	14,369
		TOTAL INSURANCE EXPENSES	13,677	22,578	(8,901)	61%	28,046	14,369
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	17,124	10,500	6,624	163%	15,500	(1,624)
962	4590.1	MANAGEMENT FEES	34,660	32,705	1,955	106%	31,132	(3,528)
962	4590.2	BOOKKEEPING FEES	-	1,512	(1,512)	0%	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	3,167	1,000	2,167	317%	3,483	317
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	54,951	45,717	9,234	120%	50,115	(4,835)
969		TOTAL OPERATING EXPENDITURES	506,513	552,076	(45,563)	92%	539,571	33,058
970		CASH FLOW FROM OPERATIONS	133,322	144,304	(10,982)	92%	139,678	6,357
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	36,213	36,064	149	100%	34,844	(1,369)
		DEBT SERVICE PAYMENT - PRINCIPAL	30,316	30,316	-	100%	31,536	1,220
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	2,015	50,000	(47,985)	4%	-	(2,015)
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	68,544	116,380	(47,836)	59%	66,380	(2,164)
900		TOTAL EXPENDITURES	575,057	668,456	(93,399)	86%	605,951	30,894
		NET CASH FLOW	64,778	27,924	36,854	232%	73,298	8,521

CONSOLIDATED DETAIL

LINE	ACCT		2018	2018		OVER	2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2019 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD HAP SUBSIDY SOFT COSTS	348,317	391,176	(42,859)	89%	383,184	34,867
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			348,317	391,176	(42,859)	89%	383,184	34,867
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	567	5,000	(4,433)	11%	5,500	4,933
4140		STAFF TRAINING	2,004	6,000	(3,996)	33%	3,000	996
4150		TRAVEL	4,063	2,500	1,563	163%	5,000	937
4170		ACCOUNTING	6,545	4,800	1,745	136%	6,700	155
4180		TELEPHONE/COMMUNICATIONS	11,379	4,500	6,879	253%	15,000	3,621
4190		SUNDRY	23,895	7,200	16,695	332%	25,500	1,605
4190.1		OFFICE SUPPLIES	-	6,500	(6,500)	0%	6,250	6,250
4190.2		POSTAGE	3,607	2,150	1,457	168%	4,000	393
4190.3		CONTRACT COSTS-COPIER/SECURITY	1,560	-	1,560	-	1,600	40
4190.4		EVICTON COSTS	480	200	280	240%	1,000	520
4190.5		CONTRACT COSTS ADMIN	6,589	1,650	4,939	399%	8,000	1,411
TOTAL ADMINISTRATIVE			60,688	40,500	20,188	150%	81,550	20,862
CONTRACT COSTS								
443000		CONTRACT COSTS	33,964	34,500	(536)	98%	20,100	(13,864)
443001		HEATING AND COOLING	2,800	2,400	400	117%	2,400	(400)
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	8,000	5,500	2,500	145%	5,500	(2,500)
443004		UNIT TURNAROUND	-	-	-	-	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	2,000	1,000	1,000	200%	1,000	(1,000)
443007		PEST CONTROL	3,922	1,500	2,422	261%	1,500	(2,422)
443100		REFUSE COLLECTION	6,940	7,500	(560)	93%	7,287	347
TOTAL CONTRACT COSTS			57,626	52,400	5,226	110%	37,787	(19,839)
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	17,124	10,500	6,624	163%	15,500	(1,624)
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL CONTRACT COSTS			17,124	10,500	6,624	163%	15,500	(1,624)

CENTRAL OFFICE COST CENTER

LINE	ACCT		2018	2018		OVER	2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2019 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	-	120	(120)	0%	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	265,447	278,954	(13,507)	95%	281,961	16,515
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	265,447	279,074	(13,627)	95%	281,961	16,515
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	169,869	171,765	(1,896)	99%	110,848	(59,022)
912	4171	AUDITING FEES	-	2,000	(2,000)	0%	2,000	2,000
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	44,628	55,478	(10,850)	80%	29,303	(15,325)
916	4190	OTHER	52,875	24,800	28,075	213%	71,600	18,725
		TOTAL ADMINISTRATIVE	267,372	254,043	13,329	105%	213,751	(53,621)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-
UTILITIES								
931	4310	WATER	87	250	(163)	35%	91	4
932	4320	ELECTRICITY	3,915	500	3,415	783%	4,110	196
933	4330	NATURAL GAS	160	-	160	-	168	8
938	4390	SEWER AND OTHER	161	500	(339)	32%	169	8
		TOTAL UTILITIES	4,323	1,250	3,073	346%	4,539	216
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-
942	4420	MATERIALS	5,160	-	5,160	-	-	(5,160)
943	4430	CONTRACT COSTS	13,964	-	13,964	-	-	(13,964)
		TOTAL ORDINARY MAINT & OPERATIONS	19,124	-	19,124	-	-	(19,124)
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	861	6,518	(5,657)	13%	6,289	5,427
		TOTAL INSURANCE EXPENSES	861	6,518	(5,657)	13%	6,289	5,427
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	17,051	10,000	7,051	171%	15,000	(2,051)
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	17,051	10,000	7,051	171%	15,000	(2,051)
969		TOTAL OPERATING EXPENDITURES	308,731	271,811	36,920	114%	239,578	(69,152)
970		CASH FLOW FROM OPERATIONS	(43,284)	7,263	(50,547)	-596%	42,383	85,667
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	308,731	271,811	36,920	114%	239,578	(69,152)
		NET CASH FLOW	(43,284)	7,263	(50,547)	-596%	42,383	85,667

COCC ACCOUNT DETAIL

LINE	ACCT		2018	2018			2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2019 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	397	5,000	4,603	8%	5,000	4,603
	4140	STAFF TRAINING	1,769	1,000	(769)	177%	2,500	731
	4150	TRAVEL	3,923	1,000	(2,923)	392%	4,500	577
	4170	ACCOUNTING	3,372	1,800	(1,572)	187%	3,500	128
	4180	TELEPHONE/COMMUNICATIONS	10,043	3,000	(7,043)	335%	13,500	3,457
	4190	SUNDRY	23,445	6,000	(17,445)	391%	25,000	1,555
	4190.1	OFFICE SUPPLIES	-	6,000	6,000	0%	6,000	6,000
	4190.2	POSTAGE	2,157	1,000	(1,157)	216%	2,500	343
	4190.3	CONTRACT COSTS-COPIER/SECURITY	1,560	-	(1,560)	-	1,600	40
	4190.4	EVICTON COSTS	-	-	-	-	-	-
	4190.5	CONTRACT COSTS ADMIN	6,208	-	(6,208)	-	7,500	1,292
TOTAL ADMINISTRATIVE			52,875	24,800	(28,075)	213%	71,600	18,725
CONTRACT COSTS								
	443000	CONTRACT COSTS	13,964	-	(13,964)	-	-	(13,964)
	443001	HEATING AND COOLING	-	-	-	-	-	-
	443002	ELEVATOR MAINTENANCE	-	-	-	-	-	-
	443003	LANDSCAPE & GROUNDS	-	-	-	-	-	-
	443004	UNIT TURNAROUND	-	-	-	-	-	-
	443005	ELECTRICAL	-	-	-	-	-	-
	443006	PLUMBING	-	-	-	-	-	-
	443007	PEST CONTROL	-	-	-	-	-	-
	443100	REFUSE COLLECTION	-	-	-	-	-	-
TOTAL CONTRACT COSTS			13,964	-	(13,964)	-	-	(13,964)
OTHER GENERAL EXPENSES								
	4590	OTHER GENERAL EXPENSES	17,051	10,000	(7,051)	171%	15,000	(2,051)
	4590.1	DEBT SERVICE COSTS	-	-	-	-	-	-
	4590.2	FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL CONTRACT COSTS			17,051	10,000	(7,051)	171%	15,000	(2,051)

COCC INCOME SOURCES

LOB	MGT FEES	BKKPG FEES	ASSET MGT FEES	GROUND LEASE	OTHER	TOTALS
LP1	6,720	-	-	2,500	-	9,220
LP2	24,133	-	-	96,000	12,000	132,133
DELANEY	12,522	-	-	35,000	-	47,522
COCC	-	-	-	-	-	-
CORNELL	15,199	-	-	-	-	15,199
RIDGEDALE	31,132	-	-	-	-	31,132
NCH1	16,993	-	-	-	-	16,993
NCH2	13,563	-	-	-	-	13,563
RENTALS	-	-	-	-	16,200	16,200
TOTAL	120,261	-	-	133,500	28,200	281,961

COCC CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

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

RIDGEDALE

LINE	ACCT		2018	2018		2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	VS 2019 ORIG
OPERATING INCOME							
TENANT REVENUE							
		GROSS POTENTIAL RENT	18,849	18,000	849	105%	(849)
		LESS: VACANCY LOSS	-	(360)	360	0%	(12,036)
703	3110	NET TENANT RENTAL REVENUE	18,849	17,640	1,209	107%	(12,885)
704	3422	TENANT REVENUE - OTHER	6,212	6,890	(678)	90%	678
		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	348,317	391,176	(42,859)	89%	34,867
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	39	50	(11)	77%	11
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	901	1,100	(199)	82%	199
720	3431	INVESTMENT INCOME - RESTRICTED	69	450	(381)	15%	31
700		TOTAL REVENUES	374,388	417,306	(42,918)	90%	22,900
OPERATING EXPENDITURES							
ADMINISTRATIVE							
911	4110	ADMINISTRATIVE SALARIES	8,440	13,550	(5,110)	62%	20,259
912	4171	AUDITING FEES	1,179	4,500	(3,321)	26%	321
914	4181	COMPENSATED ABSENCES	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	2,420	6,626	(4,206)	37%	12,747
916	4190	OTHER	7,813	15,700	(7,887)	50%	2,137
		TOTAL ADMINISTRATIVE	19,852	40,376	(20,524)	49%	35,464
TENANT SERVICES							
921	4210	SALARIES	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-
924	4230	OTHER	5,321	100	5,221	5321%	679
		TOTAL TENANT SERVICES	5,321	100	5,221	5321%	679
UTILITIES							
931	4310	WATER	7,696	8,122	(426)	95%	385
932	4320	ELECTRICITY	3,368	3,570	(202)	94%	168
933	4330	NATURAL GAS	-	-	-	-	-
938	4390	SEWER AND OTHER	10,932	11,571	(639)	94%	547
		TOTAL UTILITIES	21,996	23,263	(1,267)	95%	1,100
ORDINARY MAINT & OPERATIONS							
941	4410	LABOR	29,632	74,234	(44,602)	40%	44,587
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	8,357	30,615	(22,258)	27%	19,187
942	4420	MATERIALS	18,245	7,500	10,745	243%	912
943	4430	CONTRACT COSTS	43,662	52,400	(8,738)	83%	(5,875)
		TOTAL ORDINARY MAINT & OPERATIONS	99,897	164,749	(64,852)	61%	58,811
PROTECTIVE SERVICES							
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-
INSURANCE							
961	4510	INSURANCE PREMIUMS	12,816	16,060	(3,244)	80%	8,941
		TOTAL INSURANCE EXPENSES	12,816	16,060	(3,244)	80%	8,941
GENERAL EXPENSES							
962	4590	OTHER GENERAL EXPENSES	73	500	(427)	15%	427
962	4590.1	MANAGEMENT FEES	34,660	32,705	1,955	106%	(3,528)
962	4590.2	BOOKKEEPING FEES	-	1,512	(1,512)	0%	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	3,167	1,000	2,167	317%	317
		SEVERANCE EXPENSE	-	-	-	-	-
		TOTAL GENERAL EXPENSES	37,900	35,717	2,183	106%	(2,785)
969		TOTAL OPERATING EXPENDITURES	197,782	280,265	(82,483)	71%	102,211
970		CASH FLOW FROM OPERATIONS	176,606	137,041	39,565	129%	(79,310)
OTHER FINANCIAL ITEMS-(SOURCES) & USES							
		OPERATING TRANSFERS IN	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	36,213	36,064	149	100%	(1,369)
		DEBT SERVICE PAYMENT - PRINCIPAL	30,316	30,316	-	100%	1,220
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-
		CAPITAL EXPENDITURES	2,015	50,000	(47,985)	4%	(2,015)
		OTHER ITEMS - FEMA/WILMA	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	68,544	116,380	(47,836)	59%	(2,164)
900		TOTAL EXPENDITURES	266,326	396,645	(130,319)	67%	100,046
		NET CASH FLOW	108,062	20,661	87,401	523%	(77,146)

RIDGEDALE ACCOUNT DETAIL

LINE	ACCT		2018	2018		OVER	2019	2018 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2019 ORIG
INCOME								
HUD PHA GRANTS								
	3401	HUD HAP SUBSIDY SOFT COSTS	348,317	391,176	(42,859)	89%	383,184	34,867
	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			348,317	391,176	(42,859)	89%	383,184	34,867
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
	4130	LEGAL	169	-	(169)	-	500	331
	4140	STAFF TRAINING	235	5,000	4,765	5%	500	265
	4150	TRAVEL	140	1,500	1,360	9%	500	360
	4170	ACCOUNTING	3,173	3,000	(173)	106%	3,200	27
	4180	TELEPHONE/COMMUNICATIONS	1,336	1,500	164	89%	1,500	164
	4190	SUNDRY	449	1,200	751	37%	500	51
	4190.1	OFFICE SUPPLIES	-	500	500	0%	250	250
	4190.2	POSTAGE	1,449	1,150	(299)	126%	1,500	51
	4190.3	CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
	4190.4	EVICTON COSTS	480	200	(280)	240%	1,000	520
	4190.5	CONTRACT COSTS ADMIN	381	1,650	1,269	23%	500	119
TOTAL ADMINISTRATIVE			7,813	15,700	7,887	50%	9,950	2,137
CONTRACT COSTS								
	443000	CONTRACT COSTS	20,000	34,500	14,500	58%	20,100	100
	443001	HEATING AND COOLING	2,800	2,400	(400)	117%	2,400	(400)
	443002	ELEVATOR MAINTENANCE	-	-	-	-	-	-
	443003	LANDSCAPE & GROUNDS	8,000	5,500	(2,500)	145%	5,500	(2,500)
	443004	UNIT TURNAROUND	-	-	-	-	-	-
	443005	ELECTRICAL	-	-	-	-	-	-
	443006	PLUMBING	2,000	1,000	(1,000)	200%	1,000	(1,000)
	443007	PEST CONTROL	3,922	1,500	(2,422)	261%	1,500	(2,422)
	443100	REFUSE COLLECTION	6,940	7,500	560	93%	7,287	347
TOTAL CONTRACT COSTS			43,662	52,400	8,738	83%	37,787	(5,875)
OTHER GENERAL EXPENSES								
	4590	OTHER GENERAL EXPENSES	73	500	427	15%	500	427
	4590.1	DEBT SERVICE COSTS	-	-	-	-	-	-
	4590.2	FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL CONTRACT COSTS			73	500	427	15%	500	427

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, 2019

POSITION	NAME	2018		2019			2019										TOTAL		
		RATE	TOTAL	MERIT	TOTAL	IP/OT	RATE	TOTAL	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	APHDC OBA	ALLOC	
CHIEF EXECUTIVE OFFICER	RUDY, TRACEY	51.49	107,099	3.50%	53.29	0%	53.29	110,848	-	-	-	110,848	-	-	-	-	-	-	110,848
OPERATIONS MANAGER	PIERATT, PENNY	21.56	44,845	10.00%	23.72	0%	23.72	49,329	2,960	6,413	8,879	-	7,893	10,852	6,906	5,426	-	-	49,329
ASSISTANT DIRECTOR HSG	FERNANDEZ, JANET	12.60	13,104	3.50%	13.04	0%	13.04	13,563	1,356	2,984	4,069	-	-	5,154	-	-	-	-	13,563
APPLICATIONS/INTAKE	CARRASQUILLO, MARIA	11.00	22,880	3.50%	11.39	0%	11.39	23,681	1,421	3,079	4,263	-	3,789	5,210	3,315	2,605	-	-	23,681
HOUSING MANAGER	RAMEY, CHRIS	14.00	29,120	3.50%	14.49	0%	14.49	15,070	904	1,959	2,713	-	2,411	3,315	2,110	1,658	-	-	15,070
HOUSING CLERK	GILLIS, HANNAH	11.00	18,304	3.50%	11.39	0%	11.39	18,945	1,137	2,463	3,410	-	3,031	4,168	2,652	2,084	-	-	18,945
ASSISTANT DIRECTOR HSG	ROMAN, ROSA	12.60	26,208	3.50%	13.04	0%	13.04	27,125	-	-	-	-	10,308	-	9,223	7,595	-	-	27,125
TOTAL ADMINISTRATION		134.25	261,560		140.35		140.35	258,560	7,778	16,897	23,333	110,848	27,431	28,699	24,206	19,368			258,560

AVON PARK HOUSING AUTHORITY
SCHEDULE OF BENEFITS BY POSITION - ADMINISTRATION
FOR THE YEAR ENDING DECEMBER 31, 2019

POSITION	NAME	TOTAL									%	COST PER	TTL
		EFFECT OF INC	CAR ALLOW	RETIRE	FICA	LTD/ STD	HEALTH	LIFE A,D&D	DENTAL VISION	TTL BENE	BENE TO TOTAL	HR W/BENE	ANNUAL COST
CHIEF EXECUTIVE OFFICER	RUDY, TRACEY	110,848	6,000	8,314	8,480	279	5,705	85	441	29,303	26.44%	67.38	140,151
OPERATIONS MANAGER	PIERATT, PENNY	49,329	-	3,700	3,774	279	10,844	85	441	19,123	38.77%	32.91	68,452
ASSISTANT DIRECTOR HSG	FERNANDEZ, JANET	13,563	-	1,017	1,038	279	7,810	85	441	10,670	78.67%	14.56	24,233
APPLICATIONS/INTAKE	CARRASQUILLO, MARIA	23,681	-	1,776	1,812	279	4,588	85	441	8,980	37.92%	15.70	32,661
HOUSING MANAGER	RAMEY, CHRIS	15,070	-	1,130	1,153	279	11,526	85	441	14,614	96.98%	14.27	29,684
HOUSING CLERK	GILLIS, HANNAH	18,945	-	-	1,449	279	5,540	85	441	7,794	41.14%	12.86	26,739
ASSISTANT DIRECTOR HSG	ROMAN, ROSA	27,125	-	2,034	2,075	279	5,959	85	441	10,874	0.00%	18.27	37,999
TOTAL ADMINISTRATION		258,560	6,000	17,971	19,780	1,954	51,973	593	3,088	101,359	39.20%	175.95	359,919

AVON PARK HOUSING AUTHORITY

SCHEDULE OF BENEFITS BY POSITION - ADMINISTRATION

FOR THE YEAR ENDING DECEMBER 31, 2019

ALLOCATION OF BENEFITS	TOTAL BENEFITS PAID	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	APHDC OBA	TOTAL
											ALLOC
CHIEF EXECUTIVE OFFICER	29,303	-	-	-	29,303	-	-	-	-	-	29,303
OPERATIONS MANAGER	19,123	1,147	2,486	3,442	-	3,060	4,207	2,677	2,103	-	19,123
ASSISTANT DIRECTOR HSG	10,670	1,067	2,347	3,201	-	-	4,055	-	-	-	10,670
APPLICATIONS/INTAKE	8,980	539	1,167	1,616	-	1,437	1,976	1,257	988	-	8,980
HOUSING MANAGER	14,614	877	1,900	2,631	-	2,338	3,215	2,046	1,608	-	14,614
HOUSING CLERK	7,794	468	1,013	1,403	-	1,247	1,715	1,091	857	-	7,794
ASSISTANT DIRECTOR HSG	10,874	-	-	-	-	4,132	-	3,697	3,045	-	10,874
TOTAL ADMINISTRATION	101,359	4,098	8,914	12,293	29,303	12,214	15,167	10,769	8,601	-	101,359

AVON PARK HOUSING AUTHORITY
 SCHEDULE OF ALLOCATIONS BY POSITION - ADMIN
 FOR THE YEAR ENDING DECEMBER 31, 2019

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
CHIEF EXECUTIVE OFFICER	RUDY, TRACEY	-	-	-	1.00	-	-	-	-	1.00
OPERATIONS MANAGER	PIERATT, PENNY	0.06	0.13	0.18	-	0.16	0.22	0.14	0.11	1.00
ASSISTANT DIRECTOR HSG	FERNANDEZ, JANET	0.10	0.22	0.30	-	-	0.38	-	-	1.00
APPLICATIONS/INTAKE	CARRASQUILLO, MARIA	0.06	0.13	0.18	-	0.16	0.22	0.14	0.11	1.00
HOUSING MANAGER	RAMEY, CHRIS	0.06	0.13	0.18	-	0.16	0.22	0.14	0.11	1.00
HOUSING CLERK	GILLIS, HANNAH	0.06	0.13	0.18	-	0.16	0.22	0.14	0.11	1.00
ASSISTANT DIRECTOR HSG	ROMAN, ROSA	-	-	-	-	0.38	-	0.34	0.28	1.00
TOTAL FTEs		0.40	0.96	1.20	1.00	1.18	1.39	1.04	0.83	8.00

AVON PARK HOUSING AUTHORITY
SCHEDULE OF PAYROLL AND ALLOCATIONS - MAINTENANCE
FOR THE YEAR ENDING DECEMBER 31, 2019

POSITION	NAME	2018		2019			2019											TOTAL
		RATE	TOTAL	MERIT	TOTAL	IP/OT	RATE	TOTAL	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	APHDC OBA	ALLOC
FACILITIES MANAGER	HERBERT, DAVID	20.63	42,910	10.00%	22.69	0%	22.69	47,201	2,832	6,136	8,496	-	7,552	10,384	6,608	5,192	-	47,201
MECHANIC	STOLBERG, JOSEPH	12.00	24,960	3.50%	12.42	0%	12.42	25,834	-	-	-	-	7,750	18,084	-	-	-	25,834
MECHANIC	PINERO, CARMELO	16.80	34,944	3.50%	17.39	0%	17.39	36,167	-	7,233	10,488	-	4,340	14,105	-	-	-	36,167
MECHANIC	WHITLOCK, DANIEL	14.70	15,288	3.50%	7.61	0%	15.21	31,646	-	-	-	-	-	31,646	-	-	-	31,646
TOTAL MAINTENANCE		64.13	118,102	60.11	67.72		67.72	140,848	2,832	13,370	18,985	-	19,642	74,219	6,608	5,192	-	140,848

AVON PARK HOUSING AUTHORITY
SCHEDULE OF BENEFITS BY POSITION - MAINTENANCE
FOR THE YEAR ENDING DECEMBER 31, 2019

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
FACILITIES MANAGER	HERBERT, DAVID	47,201	3,540	3,611	279	11,366	85	441	19,322	40.94%	31.98	66,524
MECHANIC	STOLBERG, JOSEPH	25,834	1,938	1,976	279	10,081	85	441	14,799	57.29%	19.54	40,633
MECHANIC	PINERO, CARMELO	36,167	2,713	2,767	279	1,500	85	441	7,784	21.52%	21.13	43,951
MECHANIC	WHITLOCK, DANIEL	31,646	2,373	2,421	279	4,299	85	441	9,898	31.28%	19.97	41,544
TOTAL MAINTENANCE		140,848	10,564	10,775	1,116	27,246	339	1,764	51,804		92.62	192,652

AVON PARK HOUSING AUTHORITY

SCHEDULE OF BENEFITS BY POSITION - MAINTENANCE

FOR THE YEAR ENDING DECEMBER 31, 2019

ALLOCATION OF BENEFITS	TOTAL BENEFITS PAID											TOTAL
		LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	APHDC OBA	ALLOC	
FACILITIES MANAGER	19,322	1,159	2,512	3,478	-	3,092	4,251	2,705	2,125	-	19,322	
MECHANIC	14,799	-	-	-	-	4,440	10,360	-	-	-	14,799	
MECHANIC	7,784	-	1,557	2,257	-	934	3,036	-	-	-	7,784	
MECHANIC	9,898	-	-	-	-	-	9,898	-	-	-	9,898	
	51,804	1,159	4,069	5,735	-	8,466	27,545	2,705	2,125	-	51,804	

AVON PARK HOUSING AUTHORITY
SCHEDULE OF ALLOCATIONS BY POSITION - MAINTENANCE
FOR THE YEAR ENDING DECEMBER 31, 2019

POSITION	NAME	04-001 LP1	04-002 LP2	04-003 DELANEY	05-001 COCC	03-001 CORNELL	07-002 RIDGEDALE	02-001 NCH1	02-002 NCH2	TOTAL ALLOC
FACILITIES MANAGER	HERBERT, DAVID	0.06	0.13	0.18	-	0.16	0.22	0.14	0.11	1.00
MECHANIC	STOLBERG, JOSEPH	-	-	-	-	0.30	0.70	-	-	1.00
MECHANIC	PINERO, CARMELO	-	0.20	0.29	-	0.12	0.39	-	-	1.00
MECHANIC	WHITLOCK, DANIEL	-	-	-	-	-	1.00	-	-	1.00
TOTAL FTEs		0.06	0.33	0.47	-	0.58	2.31	0.14	0.11	4.00

INSURANCE COSTS

TYPE OF INSURANCE	AMOUNT	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	APHDC OBA	TOTAL ALLOC
WORKERS COMP (salary allocated)	11,299	300	856	1,197	3,136	1,332	2,912	872	695	-	11,299
PROPERTY/WIND	107,074	4,369	17,839	14,198	-	20,344	16,061	19,273	14,990	-	107,074
FLOOD	-	-	-	-	-	-	-	-	-	-	-
AUTO	6,945	450	1,838	1,463	-	-	1,042	1,181	972	-	6,945
LIABILITY	11,620	753	3,075	2,447	-	-	1,743	1,975	1,627	-	11,620
D&O/EMP PRACTICES	3,153	-	-	-	3,153	-	-	-	-	-	3,153
	140,091	5,872	23,607	19,305	6,289	21,676	21,757	23,301	18,284	-	140,091

WORKERS COMPENSATION

POSITION	NAME	TOTAL SALARY	11,299 W/C INS	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	TOTAL ALLOC
CHIEF EXECUTIVE OFFICER	RUDY, TRACEY	110,848	3,136	-	-	-	3,136	-	-	-	-	3,136
OPERATIONS MANAGER	PIERATT, PENNY	49,329	1,396	84	181	251	-	223	307	195	154	1,396
ASSISTANT DIRECTOR HSG	FERNANDEZ, JANET	13,563	384	38	84	115	-	-	146	-	-	384
APPLICATIONS/INTAKE	CARRASQUILLO, MARIA	23,681	670	40	87	121	-	107	147	94	74	670
HOUSING MANAGER	RAMEY, CHRIS	15,070	426	26	55	77	-	68	94	60	47	426
HOUSING CLERK	GILLIS, HANNAH	18,945	536	32	70	96	-	86	118	75	59	536
ASSISTANT DIRECTOR HSG	ROMAN, ROSA	27,125	767	-	-	-	-	292	-	261	215	767
FACILITIES MANAGER	HERBERT, DAVID	47,201	1,335	80	174	240	-	214	294	187	147	1,335
MECHANIC	STOLBERG, JOSEPH	25,834	731	-	-	-	-	219	512	-	-	731
MECHANIC	PINERO, CARMELO	36,167	1,023	-	205	297	-	123	399	-	-	1,023
MECHANIC	WHITLOCK, DANIEL	31,646	895	-	-	-	-	-	895	-	-	895
		399,408	11,299	300	856	1,197	3,136	1,332	2,912	872	695	11,299