

Housing Authority of Avon Park
Board of Commissioners Regular Meeting
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, January 20, 2015, 7:00 PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations: Transitional Housing Christmas Donation Recognitions;
Tri-County Human Services, Inc. (Turner, Hicks & White)
Secret Santa-Serrano Family (Krystal, Roberto & Hector)
- C. Consent Agenda
 - 1. Regular Meeting Minutes, November 18, 2014
 - 2. Occupancy Report; November & December 2014
 - 3. Lakeside Park I Transitional Housing FSS Program Report; December/January
 - 4. TAR & Maintenance Reports; November & December 2014
 - 5. Fee Accounting Report; October & November 2014, Consolidated Financial Statement &
APHA Projects Report; November & December 2014 Account Cash Analysis
Schedules
 - 6. Communications- None
- 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. APHA Rental Assistance Demonstration (RAD) Application status report.
 - e. Cornell Colony; project development status report.
 - f. Main Street Brickell Building Acquisition Committee Report; Chair Barnard
- E. New Business;
 - 9. Resolution No. 15-01; Resolution Amending Resolution No. 14-09; Revision to APHA
Personnel Policy; Opt out election of Group Health Insurance Plan; increasing
incentive payment from \$500 to \$1,500 and changing "one time" to "Annual"
compensation payment".
- F. Unfinished Business, Concerns of Commissioners
- G. Next Meeting: February 17, 2015; 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.

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

November 18, 2014, 7:00 P.M.

A. Opening/Roll Call: Chair Barnard called the Board Meeting to order and requested Commissioner Roberts to offer the opening prayer. Following the Prayer, the Secretary called the member attendance roll: Commissioners Present: Commissioners Cameron Barnard, Lester Roberts, Greg Wade, Dora Smith, Cameron Barnard and Michael Eldred. Commissioners Absent; Theresa Whiteside. Also attending; APHA staff Executive Director (ED) Larry Shoeman, Housing Specialist Bea Gillians and Comptroller Penny Pieratt. Also attending were Anthony Macklin and Leo Radowski from the firm Wind, Water and Energy Services, Inc. Quorum was declared by the Secretary and Chairman Longshore called the meeting to Order at 7:01 pm.

B. Public Comments/Presentations: None

C. Consent Agenda: Next Chair Barnard requested a motion to approve the Consent Agenda as circulated, Moved by Commissioner Roberts to accept the Consent Agenda as circulated, seconded by Commissioner Eldred; motion carried unanimously.

Secretary Shoeman then requested and received permission from Chair Barnard to move Agenda Item E. 9 under New Business up as a courtesy to the visiting guests. Shoeman then provided a brief background of the Authority's Energy Performance Contracting efforts and introduced Mr. Macklin and Mr. Radowski to provide their presentation associated with Resolution No. 14-12. Following their presentation, moved by Commissioner Roberts, seconded by Commissioner Barnard to adopt Resolution No. 14-12 to accept Wind, Water and Energy Inc. proposal for Energy Conservation Contracting, predicated upon HUD approval. Motion carried unanimously.

Chair Barnard thanked Macklin & Radowski for their presentation and returned the meeting to the published Agenda order.

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.

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.

Cornell Colony: project development status report: The ED advised the Board that APHDC-Cornell Colony LLC remains in the process of qualifying for project underwriting qualifying with FHFC for project funding for the 44 single family unit development. The APHDC will continue working with Marty Wohl of Marmer Construction and Chris Shear of Housing Trust Group as Co-Developers on progression through the project underwriting process.

Main street Brickell Building Acquisition Committee Report- The ED reviewed with the Board the findings and recommendations provided by the Brickell Building Acquisition Committee held November 5th and the subsequent actions taken by the APHDC Board to move forward with requesting the ED prepare and submit a proposal to purchase the building in accordance with the terms and conditions recommended by the BB Acquisition Committee. After review and discussion, moved by

Commissioner Roberts, seconded by Commissioner Wade that the APHA Board endorses the subsequent actions taken by the APHDC Board to present the City with offer to purchase in accordance with the terms and conditions recommended by the BB Acquisition Committee; motion carried unanimously.

E. New Business:

Resolution No. 14-13; 2015 APHA Operating Budget: The ED advised the Board that the draft 2015 Operating Budget has now been posted on the APHA's Website under the "News-Recent Posts" banner menu for their review for 60 days. One change noted in the posted Budget was the addition of a 2% Merit Increase in staff salary, which was initially inadvertently omitted from the first draft but subsequently added. Final action was now requested for adoption to proceed with submission to HUD. Moved by Commissioner Roberts, seconded by Commissioner Barnard to adopt Resolution No. 14-13 as circulated/posted; motion carried unanimously.

Resolution No. 14-15: Final approval of APHA 2015 Annual and 5 Year Plan Update: The ED advised the Board that the draft Annual Plan and 5 Year Plan Update was previously adopted as Preliminary. Notice of public comment period had now lapsed with no additional comments received. Board action is required for final adoption. Moved by Commissioner Roberts, seconded by Commissioner Smith that Resolution No. 14-15 is adopted as circulated; motion carried unanimously.

F. Unfinished Business, Concerns of Commissioners- None

H. Next Regular meeting date; Next Regular Board Meeting for December was cancelled, with the next scheduled Regular Meeting to take place January 20, 2015.

Being no further business to come before the Board, Chair Barnard adjourned the meeting at 8:31 pm.

Accepted _____

Attest _____
SEAL

**Avon Park Housing Authority Board of Commissioners Meeting
Summary of Agenda Items
January 20, 2015**

Public Comments/Presentations: Certificates of Appreciation will be presented to Representatives from Tri-County Human Services, Inc. and "Secret Santa" Serrano Family for their Christmas donations to Transitional Housing families last month.

Consent Agenda:

Minutes: Regular Meeting Minutes of November 18, 2014 will be considered for acceptance.

Occupancy Report/Vacancy Reports; November & December 2014: Lakeside Park Transitional Housing/Homeless P.H. Units; 2 move-ins, 1 move-outs & 1 vacancy during the 2 reporting periods. Lakeside Park II; 3 move-ins, 3 move-outs, 2 Vacancies during the period; Ridgedale; 1 move-ins, 3 move-outs, 2 vacancies during the period; Delaney Heights 1 move-outs, 2 move-ins, 1 vacancy. NCH I had 1 move-out and 1 move-in and 0 vacancy; NCH II had 0 move-outs and 3 Move-ins and 1 vacancy. Vacant unit turnaround days in Management on units appear in acceptable ranges. Current Wait list summary; D.H. 56; Lakeside Park II 212; Lakeside Park I (E & T Housing Program) 113; Ridgedale 212, NCH; 169 Combined Wait List Totals; 762, decrease of 65 from last report; decrease primarily due to purge of Wait List applicants during vacancy lease up and result of prior closing of Ridgedale Waiting List. Case Management Report activity report for December 2014/January 2015 Transitional Housing & Family Self Sufficiency (FSS) Program activities included in Board packet.

TAR Report, November/December 2014: Tenants Accounts Receivable combined 2 month totals for PH in was \$2,324.50, with the majority amounts of TARs related to Security and Utility Loan Deposits. Ridgedale total for receivables were \$\$2,071 primarily for unreported income, delinquent rent and Work Orders. North Central Heights I TAR was \$295, North Central Heights II TAR; \$709.60.

Maintenance Report, Dec./Jan. 2014/15- Over the reporting periods; Maintenance performed 22 PH Annual and Preventive Maint. Inspections. Ridgedale 7 Preventative & Annual Inspections. NCH I & II had 22 Preventative & Annual Insp., Lakeside Park I had 4 Preventative/Annual Inspections. Preventative maintenance performed for winter months included continued cutback of trees from building rooflines, playground and Community Building HVAC servicing & common area repair/replacement & pest control. Upgrade and general servicing to security camera system @ both Main Office and Ridgedale Apartments. Front screen door lock replacement now completed @ Delaney Heights dwellings to accommodate EMS access. NCH exterior painting by previous contractor completed.

Executive Summary-Financial Statement/Report November/December 2014: Comprehensive report on the Budgeted Income Statement and Agency's November & December Bank Account Cash Analysis circulated in Board Packet. Fee Accountant Consolidated Financial Statement on operations for October & November, 2014 included in report. 2015 Operating Budget implemented. Malcolm Johnson CPA to begin Audit process in late February with Audit report anticipated for March receipt.

Communications; None

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.

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.

Cornell Colony Underwriting- Qualifying; The Board will receive an update from the ED on the current joint credit underwriting process for the Cornell Colony project.

Main Street Brickell Building Acquisition Committee Report; Committee Chair Barnard will present & review the Committee's recommendation to the Board regarding the APHDC's response to the City's RFP for Brickell Building and inform the Board as to APHDC's recent actions related.

New Business:

Resolution No. 15-01: The ED will present and review a Resolution amending prior adopted Resolution No. 14-09 change to the APHA Personnel Policy; incentive payment to employees electing to opt out of the APHA's Employee Group Health Care Plan; providing for annual payment of \$1,500 vs. one-time payment of \$500 as previously approved.

OCCUPANCY/VACANCY REPORT
November 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>
21(501)	1	10/2	11/3	8	25	33	Deceased
22(317)	1	10/27	11/20	24	1	25	Abandoned

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>
313(350)	1	9/25	11/19	55	1	56	Transferred to bigger unit
321(349)	2	10/20	11/10	5	17	22	Moved to CT
206(228)	3	11/13					Housekeeping issues/non comp

TOTAL PUBLIC HOUSING VACANT - 1

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>
413(31)	5	10/6	11/21	27	20	47	Abandoned
411(25)	2	11/10					Transferred to 321

TOTAL TRANSITIONAL/HOMELESS VACANT - 1

OCCUPANCY/VACANCY REPORT
November 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>				
07 (732)	2	11/24					Lease violations
15 (716)	2	11/19					Abandoned unit

TOTAL RIDGEDALE VACANT— 2

<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>				
TOTAL NCH I VACANT— 0							

<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>				
740	4	8/4	11/1	45	14	59	Over income
406	3	8/29	11/7	68	3	71	Working less/cannot afford
304	3	9/30			20		Transferred to 650 (10/1)
404	3	10/31					Abandoned unit
726	3	10/31					Abandoned unit
656	3	10/31					Transferred to 740 (11/1)

TOTAL NCH II VACANT—4

OCCUPANCY/VACANCY REPORT

November 2014

Intent to Vacate

329(317), 1 bdrm, Lakeside Park, moving 12/1/14
644, 2 bdrms, NCH I, purchased home, 12/1/14
607, 2 bdrms, NCH I, has many pets/does not want to pay deposits, 12/2/14
742, 3 bdrms, NCH II, did not give reason, 12/31/14
654, 3 bdrms, NCH II, did not give reason, 1/4/15

Evictions-

Abandoned Units

WAITING LIST FOR LAKESIDE PARK

1-BRM	44
2-BRM	95
3-BRM	46
4-BRM	18
5-BRM	6
TOTAL	209

WAITING LIST FOR RIDGEDALE

1-BRM	73
2-BRM	89
3-BRM	47
4-BRM	24
TOTAL	233

HOMELESS

1-BRM	0
2-BRM	51
3-BRM	20
4-BRM	11
5-BRM	5
TOTAL	87

WAITING LIST FOR DELANEY HEIGHTS

1-BRM	49
TOTAL	49

WAITING LIST FOR NORTH CENTRAL HEIGHTS

2-BRM	80
3-BRM	29
4-BRM	34
TOTAL	143

Tenants Accounts Receivable
November 30, 2014

Lakeside Park

Bridget Henderson	\$99.36	Work order/transfer charges (pmts)
Lakeia Jones	16.59	Electric
Lakeia Jones	200.00	Security Deposit (pmts)
Carmen Kuiper	250.00	Security Deposit (pmts)
Milna Lucien	135.00	Utility loan agreement (pmts)
Omar Mercado	50.00	Security Deposit (pmts)
Omar Mercado	368.58	Utility loan agreement (pmts)
Wilencia Perry	130.10	Move out charges/transferred (pmts)
Sol Rivera	123.87	Work order (pmts)
Alisha Trammell	455.00	Utility loan agreement (pmts)
LP Total	\$1,828.50	

Delaney Heights

Sylvester Evans	\$398.00	Utility loan agreement (pmts)
DH Total	\$398.00	

Transitional

Tocarra Morris	\$ 100.00	Security deposit (pmts)
Homeless Total	\$100.00	

NCH I

Hilda Cruz	\$126.00	Move out charges/transferred (pmts)
Michael Eldred	10.75	Work order
Ariana Roman	22.24	Work order
NCH I Total	\$158.99	

NCH II

Sandra Cole	\$534.60	Move out charges/transferred (pmts)
Magda Terron	175.00	Pet deposit (pmts)
NCH II Total	\$709.60	

Ridgedale

Sophia Coleman	\$190.59	Work order
Jeanine Davis	206.00	Security deposit (pmts)
Jeanine Davis	38.51	Electric
Alba Pineiro	61.44	Work order (pmts)
Ashley Tate	52.50	Work order
Chiquita Wooden	229.00	Unreported income (pmts)
Yakisha Wright	804.00	Unreported income (pmts)
RD Total	\$1,582.04	

GRAND TOTAL \$4,777.13

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

***WRITE OFFS for NCH**
 Charissa Danzey \$612.60
 Miranda Rodriguez \$198.00
Total NCH \$810.60

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

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

Approved—Larry Shoeman, Executive Director

Submitted by: Penny Pieratt, Comptroller

November 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. 77 hours were taken during the month of November for sick, annual and holiday leave.

Public Hsg Preventive Maintenance Inspections:	9
Ridgedale Preventive/Annual Inspections	0
North Central Heights I Preventive/AI	6
North Central Heights II Preventive/AI	4
Lakeside Park I Preventive/Annual Inspections	2

Public Hsg Vacancies completed:	1
Ridgedale Vacancies	0
North Central Heights I Vacancies	0
North Central Heights II Vacancies	4
Lakeside Park I Vacancies	0

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

Public Hsg Move-Out's:	1
Ridgedale Move Outs	2
North Central Heights I Move Outs	0
North Central Heights II Move Outs	0
Lakeside Park I Vacancies	1

12/8/2014 7:54:51 AM COH
PHA: 01
Project: '001', '002', '003', '100'

AVON PARK PUBLIC HOUSING

CASH Analysis
As Of Date: 11/30/2014

Balance

General Fund	345,591.63
Section 8 PH Funds	0.00
Security Deposits	28,945.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	42,895.44
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,092,874.92
Utility Deposit Escrow Fund	1,643.42
FSS Escrow	3,090.63
Development Corporation	19,703.43

12/8/2014 7:55:54 AM COH
PHA: 07
Project: '002'

RIDGEDALE

CASH Analysis
As Of Date: 11/30/2014

Balance

General Fund	92,968.08
Section 8 PH Funds	0.00
Security Deposits	6,150.00
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

12/8/2014 7:56:33 AM COH
PHA: 02
Project: '001'

NORTH CENTRAL HEIGHTS I

CASH Analysis
As Of Date: 11/30/2014

Balance

General Fund	48,786.99
Section 8 PH Funds	0.00
Security Deposits	14,200.00
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

12/8/2014 7:57:27 AM COH
PHA: 02
Project: '002'

NORTH CENTRAL HEIGHTS II

CASH Analysis
As Of Date: 11/30/2014

Balance

General Fund	78,348.64
Section 8 PH Funds	0.00
Security Deposits	10,425.00
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 November 30, 2014	11 Month(s) Ended November 30, 2014	Budget	Variance
Operating Expenses						
Administrative Salaries	01 001 4110	5	8,790.88	125,419.39	131,915.63	6,496.24
Legal Expense	01 001 4130	5	0.00	362.50	9,166.63	8,804.13
Legal Expense-Cornell Colony	01 001 4130.1	5	0.00	1,014.00	0.00	(1,014.00)
Legal Expense--CHODO	01 001 4130.2	5	0.00	1,227.50	0.00	(1,227.50)
Training	01 001 4140	5	0.00	378.00	6,416.63	6,038.63
Travel	01 001 4150	5	(226.52)	4,293.35	6,416.63	2,123.28
Accounting Fees	01 001 4170	5	948.75	11,173.11	22,458.26	11,285.15
Computer Support/Licensing Fees	01 001 4170.2	5	257.75	17,098.58	9,166.63	(7,931.95)
Audit Fees	01 001 417100	5	0.00	13,748.40	15,466.88	1,718.48
Employee Benefits Cont - Admin	01 001 4182	5	3,715.64	55,537.27	56,840.63	1,303.36
Sundry	01 001 4190	5	988.09	11,667.91	20,955.00	9,287.09
Misc. Expense for CHODO	01 001 4190.17	5	0.00	1,188.25	0.00	(1,188.25)
Advertising	01 001 4190.18	5	648.75	4,334.81	0.00	(4,334.81)
Bank Fees	01 001 4190.19	5	0.86	94.84	0.00	(94.84)
Telephone/Communications	01 001 4190.2	5	805.83	8,512.01	6,783.26	(1,728.75)
Postage	01 001 4190.3	5	49.00	3,660.80	2,823.26	(837.54)
Eviction Costs	01 001 4190.4	5	0.00	450.00	458.26	8.26
Contract Costs- Copier	01 001 4190.6	5	59.25	702.57	1,375.00	672.43
Contract Costs-Admin Security	01 001 4190.7	5	0.00	950.00	1,136.63	186.63
Pre-employment testing	01 001 4190.8	5	85.00	272.00	0.00	(272.00)
Contract Costs-Admin	01 001 4190.9	5	200.00	7,049.44	13,750.00	6,700.56
Ten Services - RAB	01 001 4220	5	0.00	270.90	485.76	214.86
Water	01 001 4310	5	122.31	3,734.46	3,300.00	(434.46)
Electricity	01 001 4320	5	2,721.21	28,409.06	26,583.26	(1,825.80)
Natural Gas	01 001 4330	5	189.63	1,185.96	1,081.63	(104.33)
Sewer & Other	01 001 4390	5	119.10	5,403.20	5,133.26	(269.94)
Maintenance Salaries	01 001 4410	5	7,475.20	80,485.78	71,685.13	(8,800.65)
Maintenance Materials	01 001 4420	5	4,464.74	42,480.76	36,666.63	(5,814.13)
Contract Costs	01 001 4430	5	0.00	2,495.00	916.63	(1,578.37)
Pest Control	01 001 4430.1	5	470.00	5,595.00	5,500.00	(95.00)
Contract Costs-Lawn	01 001 4430.3	5	1,300.00	13,000.00	12,512.50	(487.50)
Contract Costs-Air Conditioning	01 001 4430.4	5	0.00	578.00	1,375.00	797.00
Contract Costs-Plumbing	01 001 4430.5	5	0.00	2,148.50	2,750.00	601.50
Contract Costs - Vacancy Turnaround	01 001 4430.6	5	1,745.00	11,955.00	11,000.00	(955.00)
Garbage/Trash Removal	01 001 4431	5	118.27	3,568.11	5,500.00	1,931.89
Emp Benefit Cont - Maintenance	01 001 4433	5	5,021.26	41,928.86	37,469.63	(4,459.23)
General Insurance--Property, Contents	01 001 4510	5	2,524.98	28,288.70	32,083.26	3,794.56
Worker's Comp Insurance	01 001 4510.1	5	800.17	6,148.12	6,416.63	268.51
Other Insurance-Crime, Auto, Direc&Offic	01 001 4510.2	5	450.27	4,585.01	4,858.26	273.25
Liability Insurance	01 001 4510.3	5	286.56	3,550.70	3,609.76	59.06
Payment in Lieu of Taxes	01 001 4520	5	0.00	0.00	5,765.76	5,765.76
Collection Losses	01 001 4570	5	0.00	9,258.06	4,583.26	(4,674.80)
Other General Expense	01 001 459000	5	92.00	2,181.06	12,879.13	10,698.07
Extraordinary Maintenance	01 001 4610	5	0.00	0.00	4,583.26	4,583.26
Total Operating Expenses			44,223.98	566,384.97	601,868.08	35,483.11
Operating Revenues						
Dwelling Rental	01 001 3110	5	7,462.08	113,069.23	83,288.26	29,780.97
Excess Utilities	01 001 3120	5	0.00	9.44	0.00	9.44
Operating Subsidy	01 001 3401.00	5	36,450.00	404,008.00	389,640.13	14,367.87
Total Operating Revenues			43,912.08	517,086.67	472,928.39	44,158.28
Income from Operations			(311.90)	(49,298.30)	(128,939.69)	79,641.39

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended November 30, 2014	11 Month(s) Ended November 30, 2014	Budget	Variance
Other Revenues and Expenses						
RESTRICTED INTEREST	01 001 3431.00	5	0.00	0.00	9.13	(9.13)
Investment Income - Unrestricted	01 001 3610	5	180.41	2,147.48	2,108.26	39.22
Other Income - Tenant	01 001 3690	5	116.59	11,824.46	11,687.50	136.96
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	0.00	400.00	0.00	400.00
Other Income - Rent for Tulane Ave Bldg	01 001 3690.13	5	0.00	8,250.00	0.00	8,250.00
Other Income - Copies & Fax	01 001 3690.2	5	0.00	25.00	0.00	25.00
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	0.00	317.00	0.00	317.00
Other Income - Misc - Non Tenant	01 001 3690.6	5	0.00	1,141.29	22,656.26	(21,514.97)
Other Income - Community Rm Rent	01 001 3690.8	5	1,500.00	1,600.00	0.00	1,600.00
Operating Transfer In	01 001 9110	5	80,584.00	104,219.59	166,837.88	(62,618.29)
Total Other Revenues and Expenses			82,381.00	137,267.77	203,299.03	(66,031.26)
Net Income (Loss)			82,069.10	87,969.47	74,359.34	13,610.13

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 November 30, 2014	11 Month(s) Ended November 30, 2014	Budget	Variance
Operating Expenses						
Admin Salaries - NCH I	01 100 4110.01	5	668.84	7,822.70	8,083.13	260.43
Admin Salaries - NCH II	01 100 4110.02	5	551.18	6,446.73	6,662.26	215.53
Admin Salaries - Ridgedale	01 100 4110.03	5	767.94	8,982.11	9,299.51	317.40
Legal Expense	01 100 4130	5	0.00	0.00	4,583.26	4,583.26
Travel	01 100 4150.00	5	0.00	0.00	64.13	64.13
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	5,500.00	4,395.22
Accounting Fees - NCH II	01 100 4170.02	5	0.00	962.76	5,500.00	4,537.24
Accounting Fees - Ridgedale	01 100 4170.03	5	0.00	2,836.10	2,337.50	(498.60)
Audit Fees	01 100 4171.00	5	0.00	0.00	458.26	458.26
Employee Benefits Cont - Admin/Ridgedale	01 100 4182	5	487.86	4,478.74	3,512.63	(966.11)
Employee Benefits Cont - Admin - NCH I	01 100 4182.1	5	292.29	2,645.39	3,030.50	385.11
Employee Benefits Cont - Admin - NCH II	01 100 4182.2	5	241.98	2,196.99	2,514.38	317.39
SUNDRY	01 100 4190	5	0.00	122.50	504.13	381.63
MARKETING/ADVERTISING	01 100 4190.18	5	0.00	0.00	421.63	421.63
Contract Costs/Admin	01 100 4190.90	5	0.00	0.00	330.00	330.00
Insurance - Workers Comp	01 100 4510.40	5	220.34	1,681.72	2,889.26	1,207.54
Other General Expense	01 100 4590	5	0.00	0.00	916.63	916.63
Cornell Colony Expense	01 100 4590.01	5	0.00	130.00	0.00	(130.00)
Total Operating Expenses			3,230.43	39,560.52	56,607.21	17,046.69
Income from Operations			(3,230.43)	(39,560.52)	(56,607.21)	17,046.69
Other Revenues and Expenses						
Revenue - Management fees - Ridgedale	01 100 3690	5	2,423.79	28,059.65	27,500.00	559.65
Revenue - Management Fees - NCH I	01 100 3690.1	5	954.15	9,354.41	9,166.63	187.78
Revenue - Management Fees - NCH II	01 100 3690.2	5	1,103.54	11,580.09	9,225.26	2,354.83
Other Income - Ridgedale Contribution	01 100 3690.50	5	0.00	0.00	8,158.26	(8,158.26)
Total Other Revenues and Expenses			4,481.48	48,994.15	54,050.15	(5,056.00)
Net Income (Loss)			1,251.05	9,433.63	(2,557.06)	11,990.69

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended November 30, 2014	11 Month(s) Ended November 30, 2014	Budget	Variance	
Operating Expenses							
Non-Technical Salaries		07 002 4110	5	619.84	7,437.26	7,719.25	281.99
Legal Expense		07 002 4130	5	112.50	112.50	4,583.26	4,470.76
Staff Training		07 002 4140	5	0.00	289.00	916.63	627.63
Travel		07 002 4150	5	0.00	131.97	916.63	784.66
Accounting Fees		07 002 4170	5	250.00	3,404.00	0.00	(3,404.00)
COMPUTER SUPPORT/LICENSING FEE		07 002 4170.2	5	0.00	1,324.40	2,291.63	967.23
Audit Fees		07 002 4171	5	0.00	3,819.00	4,316.51	497.51
Consulting Fees		07 002 4180	5	0.00	0.00	6,416.63	6,416.63
Employee Benefit Contributions-Admin.		07 002 4182	5	311.89	4,168.43	4,381.63	213.20
Sundry		07 002 4190	5	0.00	528.46	1,191.63	663.17
Advertising		07 002 4190.08	5	180.20	1,197.82	1,191.63	(6.19)
Bank Fees		07 002 4190.18	5	13.35	61.45	110.00	48.55
Administrative Contracts		07 002 4190.19	5	0.00	50.00	0.00	(50.00)
Telephone		07 002 4190.2	5	98.77	980.79	925.76	(55.03)
TENANT BACKGROUND CHECKS		07 002 4190.20	5	0.00	17.90	0.00	(17.90)
Postage		07 002 4190.3	5	0.00	520.00	36.63	(483.37)
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	275.00	1,210.00	935.00
Ten Services - RAB		07 002 4220	5	0.00	0.00	55.00	55.00
Water		07 002 4310	5	806.20	9,246.55	8,295.76	(950.79)
Electricity		07 002 4320	5	499.73	4,848.39	4,308.26	(540.13)
Sewer		07 002 4390	5	1,048.30	11,531.30	10,587.50	(943.80)
Labor		07 002 4410	5	3,498.40	31,806.74	19,912.75	(11,893.99)
Materials and Other		07 002 4420	5	307.12	6,945.56	19,222.50	12,276.94
Contract Costs		07 002 4430	5	0.00	765.00	9,166.63	8,401.63
Pest Control		07 002 4430.1	5	122.00	1,342.00	1,338.26	(3.74)
Contract Costs-Lawn		07 002 4430.3	5	425.00	4,250.00	5,500.00	1,250.00
Contract Costs-Air Conditioning		07 002 4430.4	5	0.00	1,217.00	2,291.63	1,074.63
Contract Costs-Plumbing		07 002 4430.5	5	0.00	267.25	916.63	649.38
Contract Costs - Vacancy Turnaround		07 002 4430.6	5	0.00	6,545.00	6,884.13	339.13
Contract Costs-Camera Security		07 002 4430.7	5	(1,435.00)	3,664.50	2,933.26	(731.24)
Garbage and Trash Collection		07 002 4431	5	678.10	7,459.10	7,425.00	(34.10)
Employee Benefit Cont.-Ordinary Mainten:		07 002 4433	5	1,916.65	16,106.36	9,898.13	(6,208.23)
Insurance-Property, Contents		07 002 4510	5	756.04	8,316.75	9,432.50	1,115.75
Insurance - Workers Comp		07 002 4510.1	5	81.18	663.29	595.76	(67.53)
Insurance - Liability		07 002 4510.3	5	81.46	791.98	770.00	(21.98)
Collection Losses		07 002 4570	5	(17.50)	12,566.06	3,666.63	(8,899.43)
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	0.00	37,152.85	50,416.63	13,263.78
Management Fee		07 002 4590	5	2,423.79	28,059.65	25,839.00	(2,220.65)
Other General Expense		07 002 4590.01	5	250.00	5,403.67	20,771.63	15,367.96
MIP Annual Premium to HUD		07 002 4590.03	5	0.00	5,015.51	0.00	(5,015.51)
Total Operating Expenses				13,078.02	229,149.30	256,435.41	27,286.11
Operating Revenues							
DWELLING RENTAL		07 002 3110	5	3,345.00	35,759.63	23,301.63	12,458.00
HAP Subsidy		07 002 3110.01	5	24,315.00	297,787.00	299,695.00	(1,908.00)
Other Income - Leave with No Notice		07 002 3690.1	5	0.00	241.42	0.00	241.42
Total Operating Revenues				27,660.00	333,788.05	322,996.63	10,791.42
Income from Operations				14,581.98	104,638.75	66,561.22	38,077.53
Other Revenues and Expenses							

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended	11 Month(s) Ended	Budget	Variance	
			November 30, 2014	November 30, 2014			
Investment Income-Unrestricted		07 002 3430	5	0.00	0.00	91.63	(91.63)
Interest - Restricted		07 002 3431.00	5	25.40	140.30	45.76	94.54
Interest Earned on Gen Fund Investments		07 002 3610	5	3.66	85.71	0.00	85.71
Other Income - Tenant		07 002 3690	5	252.05	6,855.62	4,986.63	1,868.99
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	5,591.63	(5,591.63)
Total Other Revenues and Expenses				281.11	8,652.28	10,715.65	(2,063.37)
Net Income (Loss)				14,863.09	113,291.03	77,276.87	36,014.16

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 November 30, 2014	11 Month(s) Ended November 30, 2014	Budget	Variance	
Operating Expenses							
Nontechnical Salaries		02 001 4110	5	702.50	8,429.22	8,747.75	318.53
Legal Expense		02 001 4130	5	210.00	2,802.26	4,583.26	1,781.00
Staff Training		02 001 4140	5	0.00	0.00	916.63	916.63
Travel		02 001 4150	5	0.00	98.28	458.26	359.98
Accounting Fees		02 001 4170	5	300.00	2,928.00	0.00	(2,928.00)
COMPUTER SUPPORT/LICENSING FEE		02 001 4170.2	5	0.00	1,308.32	3,666.63	2,358.31
Audit Fees		02 001 4171	5	0.00	4,328.20	4,796.00	467.80
Employee Benefits Cont - Admin		02 001 4182	5	353.46	4,724.42	4,966.50	242.08
Sundry		02 001 4190	5	0.00	504.23	0.00	(504.23)
Advertising and Marketing		02 001 4190.08	5	204.23	2,209.82	0.00	(2,209.82)
Bank Fees		02 001 4190.18	5	387.00	476.94	0.00	(476.94)
Telephone		02 001 4190.2	5	0.00	783.13	916.63	133.50
Tenant Background Checks		02 001 4190.20	5	0.00	31.84	0.00	(31.84)
Postage		02 001 4190.3	5	0.00	34.00	36.63	2.63
Eviction Costs		02 001 4190.4	5	0.00	0.00	916.63	916.63
Contract Costs - Admin		02 001 4190.9	5	0.00	2,126.25	1,090.76	(1,035.49)
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	907.50	187.50
Water		02 001 4310	5	74.72	806.36	1,292.50	486.14
Electricity		02 001 4320	5	305.41	5,189.00	4,216.63	(972.37)
Sewer		02 001 4390	5	48.70	596.43	990.00	393.57
Labor		02 001 4410	5	0.00	8,950.50	22,567.38	13,616.88
MAINTENANCE MATERIALS		02 001 4420	5	285.32	5,698.40	7,241.63	1,543.23
Contract Costs		02 001 4430	5	0.00	1,785.00	2,291.63	506.63
Contract Costs-Pest Control		02 001 4430.1	5	100.80	1,108.80	1,100.00	(8.80)
Contact Costs-Plumbing		02 001 4430.2	5	0.00	4,976.03	916.63	(4,059.40)
Contract Costs - AC		02 001 4430.4	5	870.00	2,754.00	916.63	(1,837.37)
Contract Costs - Lawn		02 001 4430.5	5	250.00	3,295.00	3,208.26	(86.74)
Contract Costs - Vacancy Turnaround		02 001 4430.6	5	0.00	4,652.50	7,480.00	2,827.50
Contract Costs - Camera		02 001 4430.7	5	0.00	150.00	916.63	766.63
Garbage and Trash Collection		02 001 4431	5	30.33	877.90	3,125.76	2,247.86
Emp Benefit Cont - Maintenance		02 001 4433	5	0.00	5,157.33	11,217.25	6,059.92
Insurance-Property, Contents		02 001 4510	5	942.50	10,367.20	11,916.63	1,549.43
Insurance - Workers Comp		02 001 4510.1	5	11.60	591.01	916.63	325.62
Insurance - Liability		02 001 4510.3	5	90.50	879.86	2,684.00	1,804.14
Payment in Lieu of Taxes		02 001 4520	5	0.00	0.00	2,998.38	2,998.38
Collection Loss		02 001 4570	5	0.00	3,110.11	2,190.76	(919.35)
Bonneville Interest		02 001 4580.01	5	3,884.68	46,722.36	46,612.50	(109.86)
Management Fees		02 001 4590	5	954.15	9,354.41	8,531.38	(823.03)
Other General Expense		02 001 4590.00	5	0.00	5,278.00	916.63	(4,361.37)
Total Operating Expenses				10,005.90	153,955.11	176,251.02	22,295.91
Operating Revenues							
Dwelling Rent		02 001 3110	5	18,682.00	195,203.10	170,632.00	24,571.10
Total Operating Revenues				18,682.00	195,203.10	170,632.00	24,571.10
Income from Operations				8,676.10	41,247.99	(5,619.02)	46,867.01
Other Revenues and Expenses							
Interest - Restricted		02 001 3431.00	5	9.87	25.17	23.76	1.41
Other Income - Tenant		02 001 3690	5	755.43	4,803.52	2,575.76	2,227.76
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	0.00	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	11 Month(s) Ended	Budget	Variance
			November 30, 2014	November 30, 2014		
Other Income - Community Rental	02 001 3690.5	5	200.00	1,000.00	0.00	1,000.00
Total Other Revenues and Expenses			<u>965.30</u>	<u>14,763.45</u>	<u>2,599.52</u>	<u>12,163.93</u>
Net Income (Loss)			<u>9,641.40</u>	<u>56,011.44</u>	<u>(3,019.50)</u>	<u>59,030.94</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 November 30, 2014	11 Month(s) Ended November 30, 2014	Budget	Variance	
Operating Expenses							
Nontechnical Salaries		02 002 4110	5	578.53	6,941.66	7,204.01	262.35
Legal Expense		02 002 4130	5	210.00	3,542.89	916.63	(2,626.26)
Staff Training		02 002 4140	5	0.00	0.00	916.63	916.63
Travel		02 002 4150	5	0.00	65.52	458.26	392.74
Accounting Fees		02 002 4170	5	300.00	3,852.50	2,750.00	(1,102.50)
COMPUTER SUPPORT/LICENSING FEE		02 002 4170.2	5	0.00	1,077.44	2,750.00	1,672.56
Audit Fees		02 002 4171	5	0.00	3,564.40	3,837.13	272.73
Employee Benefits Cont - Admin		02 002 4182	5	291.11	3,890.82	4,090.13	199.31
Sundry		02 002 4190	5	0.00	448.78	449.13	0.35
Advertising and Marketing		02 002 4190.08	5	168.20	2,276.82	2,750.00	473.18
Bank Service Fee		02 002 4190.18	5	69.98	502.78	0.00	(502.78)
Tenant Background Check		02 002 4190.20	5	0.00	31.81	0.00	(31.81)
Postage		02 002 4190.3	5	0.00	28.00	36.63	8.63
Eviction Costs		02 002 4190.4	5	0.00	0.00	916.63	916.63
Contract Costs - Admin		02 002 4190.9	5	0.00	2,151.25	916.63	(1,234.62)
Ten Services - After School Program		02 002 4220.20	5	0.00	870.00	568.26	(301.74)
Water		02 002 4310	5	14.21	353.97	449.13	95.16
Electricity		02 002 4320	5	33.74	1,375.37	1,925.00	549.63
Sewer		02 002 4390	5	0.00	101.73	210.76	109.03
Labor		02 002 4410	5	0.00	7,394.47	18,584.50	11,190.03
MAINTENANCE MATERIALS		02 002 4420	5	89.96	4,938.70	5,280.00	341.30
Contract Costs		02 002 4430	5	0.00	1,294.00	1,833.26	539.26
Contract Costs-Pest Control		02 002 4430.1	5	79.20	871.20	916.63	45.43
Contract Costs - Lawn		02 002 4430.3	5	200.00	2,240.00	2,750.00	510.00
Contract Costs - AC		02 002 4430.4	5	240.00	1,175.00	916.63	(258.37)
Contract Costs - Plumbing		02 002 4430.5	5	0.00	0.00	916.63	916.63
Contract Costs - Vacancy Turnaround		02 002 4430.6	5	555.00	4,846.25	5,105.76	259.51
Garbage and Trash Collection		02 002 4431	5	59.20	176.06	916.63	740.57
Emp Benefit Cont - Maintenance		02 002 4433	5	0.00	4,321.26	9,238.13	4,916.87
Insurance-Property, Contents		02 002 4510	5	738.33	8,121.60	9,166.63	1,045.03
Insurance - Workers Comp		02 002 4510.1	5	46.39	345.24	743.38	398.14
Insurance - Liability		02 002 4510.3	5	72.41	704.00	2,291.63	1,587.63
Payment in Lieu of Taxes		02 002 4520	5	0.00	0.00	2,383.26	2,383.26
Bad Debts - Tenant Rents		02 002 4570	5	810.60	787.99	3,070.76	2,282.77
Bonneville Interest		02 002 4580.01	5	3,514.15	42,265.78	42,826.63	560.85
Management Fees		02 002 4590	5	1,103.54	11,580.09	11,521.51	(58.58)
Other General Expense		02 002 4590.00	5	0.00	8,759.42	742.50	(8,016.92)
Total Operating Expenses				9,174.55	130,898.80	150,349.43	19,452.63
Operating Revenues							
Dwelling Rent		02 002 3110	5	13,586.41	149,829.29	144,023.00	5,806.29
Total Operating Revenues				13,586.41	149,829.29	144,023.00	5,806.29
Income from Operations				4,411.86	18,932.49	(6,326.43)	25,258.92
Other Revenues and Expenses							
INTEREST - RESTRICTED		02 002 3431.00	5	7.90	20.14	18.26	1.88
Investment Income - Unrestricted		02 002 3610	5	3.20	32.11	36.63	(4.52)
Other Income - Tenant		02 002 3690	5	1,599.21	7,407.57	4,317.50	3,090.07
Other Income - Non Tenant		02 002 3690.3	5	0.00	437.50	0.00	437.50
Total Other Revenues and Expenses				1,610.31	7,897.32	4,372.39	3,524.93
Net Income (Loss)				6,022.17	26,829.81	(1,954.04)	28,783.85

AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING December 31, 2014

CONSOLIDATED

Financial Statements

OCTOBER 31, 2014

AVON PARK HOUSING AUTHORITY

PUBLIC HOUSING

INCOME

1. Total income is up by \$80,884. Total tenant rental revenue is up by \$29,890. Other tenant revenue is up by \$1,083.

EXPENSES

2. Total operating expense is up by \$24,672 compared to the budgeted amount.
3. Administrative expenses are up by \$8,051.
4. Maintenance expenses are up by \$25,654.
5. Utility expenses are up by \$4,597.
6. Total insurance expense is down by \$3,689.
7. Total General expense is down by \$9,769.

Public Housing's projected net income is scheduled YTD to be (\$84,060). Current net income is \$5,900.

OTHER BUSINESS ACTIVITIES

NORTH CENTRAL HEIGHTS I

INCOME

1. Total income is up by \$46,215 compared to budgeted amounts. Total tenant revenue is up by \$21,401.

EXPENSES

2. Total operating expense is down by \$27,133 compared to the budgeted amount.
3. Administrative expenses are up by \$7,631.
4. Maintenance expenses are down by \$13,364.
5. Utility expense is up \$388.
6. Total insurance expense is down by \$2,037.
7. Total General expense is down by \$20,246.

North Central Heights I projected net income is scheduled YTD to be (\$13,599). Current net income is \$46,370.

AVON PARK HOUSING AUTHORITY

NORTH CENTRAL Height II

INCOME

1. Total income is up by \$7,625 compared to budgeted amounts. Total tenant revenue is up by \$5,313.

EXPENSES

2. Total operating expense is down by \$41,039, compared to the budgeted amount.
3. Administrative expenses are down by \$13,942.
4. Maintenance expenses are down by \$18,285.
5. Utility expense is down by \$567.
6. Total insurance expense is down by \$561.
7. Total General expense is down by \$8,037.

North Central Heights II projected net income is scheduled YTD to be (\$27,856). Current net income is \$20,808.

RIDGEDALE

INCOME

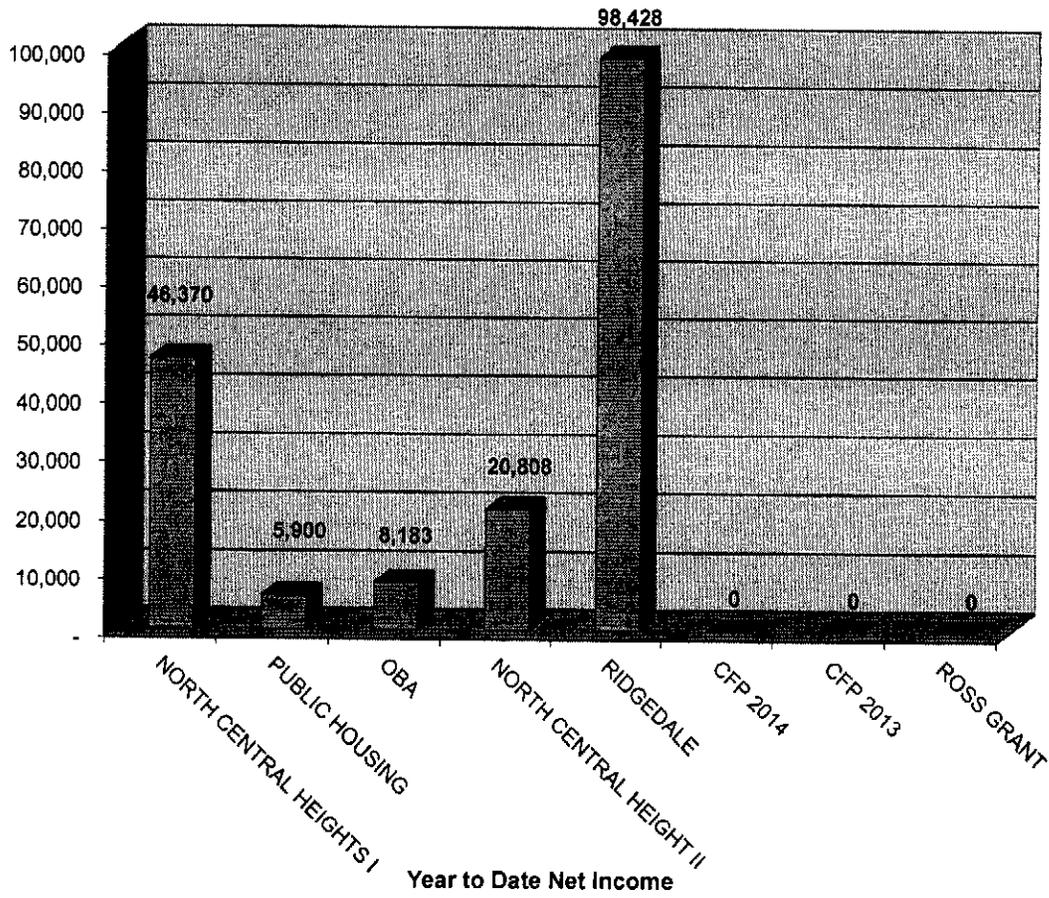
1. Total income is up by \$11,124 compared to budgeted amounts. Total tenant revenue is up by \$11,231.
Grant subsidy is UP compared to budgeted amounts by \$1,022. Other revenue is down by (\$3,271).

EXPENSES

2. Total operating expense is down by (\$53,602) compared to the budgeted amount.
3. Administrative expense is down by \$17,355.
4. Maintenance expenses are down by \$7,961.
5. Utility expense is up \$3,389.
6. Total insurance expense is down by \$3,977.
7. Total General expense is down by \$32,747.

Ridgedale's projected net income is scheduled YTD to be \$39,771. Current net income is \$98,428.

Avon Park Housing Authority



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

PUBLIC HOUSING

1111.01 GENERAL FUND CHECKING	251,435
1111.02 PNC ACCOUNT	2,907
1111.06 UTILITY DEPOSIT ESCROW FUND	2,390
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	28,195
1162.10 INVESTMENTS - CD HIGHLANDS BNK	42,883
1162.01 LAKESIDE PARK 1 ESCROW	5,629
1162.02 LAKESIDE PARK I RESERVES	8,937
1162.60 NEW INVESTMENT ACCOUNT	1,092,707

TOTAL 1,435,083

OTHER BUSINESS ACTIVITY

1111.3 APHDC--OBA	17,718
	<u>17,718</u>

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	43,155.59
1114.00 SECURITY DEPOSITS	14,200.00
1162.1 ESCROW -BONNEVILLE-TAXES	5,064.15
1162.11 ESCROW-BONNEVILLE-INSURANCE	70,700.20
1162.12 ESCROW-BONNEVILLE-REPL RS	31,152.43
TOTAL	<u>164,272.37</u>

NORTH CENTRAL HEIGHT II

1111.01 GENERAL FUND CHECKING	75,164.28
1114.00 SECURITY DEPOSITS	10,700.00
1162.1 ESCROW-BONNEVILLE-TAXES	4,090.85
1162.11 ESCROW-BONNEVILLE - INSURANCE	54,811.76
1162.12 ESCROW-BONNEVILLE-REPL RES	24,927.57
TOTAL	<u>169,694.46</u>

RIDGEDALE

1111.01 GENERAL FUND CHECKING	80,704.79
1114.00 SECURITY DEPOSITS	5,881.00
1162.05 ESCROW MIP	(46)
1162.06 ESCROW RESERVE REPLACEMENT	69,996
1162.07 ESCROW INSURANCE	6,365
TOTAL	<u>162,900.70</u>

GRAND TOTAL CASH ACCOUNTS 1,949,668

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

NORTH CENTRAL HEIGHTS I

UNRESTRICTED NET ASSETS	7,080
YEAR TO DATE EARNINGS	<u>46,370</u>
TOTAL	<u>53,450</u>

NORTH CENTRAL HEIGHTS II

UNRESTRICTED NET ASSETS	64,446
YEAR TO DATE EARNINGS	<u>20,808</u>
TOTAL	<u>85,254</u>

PUBLIC HOUSING

UNRESTRICTED NET ASSETS	1,420,193
YEAR TO DATE EARNINGS	<u>5,900</u>
TOTAL	<u>1,426,093</u>

RIDGEDALE

UNRESTRICTED NET ASSETS	243,176
YEAR TO DATE EARNINGS	<u>98,428</u>
TOTAL	<u>341,604</u>

OTHER BUSINESS

UNRESTRICTED NET ASSETS	11,735
YEAR TO DATE EARNINGS	<u>8,183</u>
TOTAL	<u>19,918</u>

CAPITAL FUND 2013

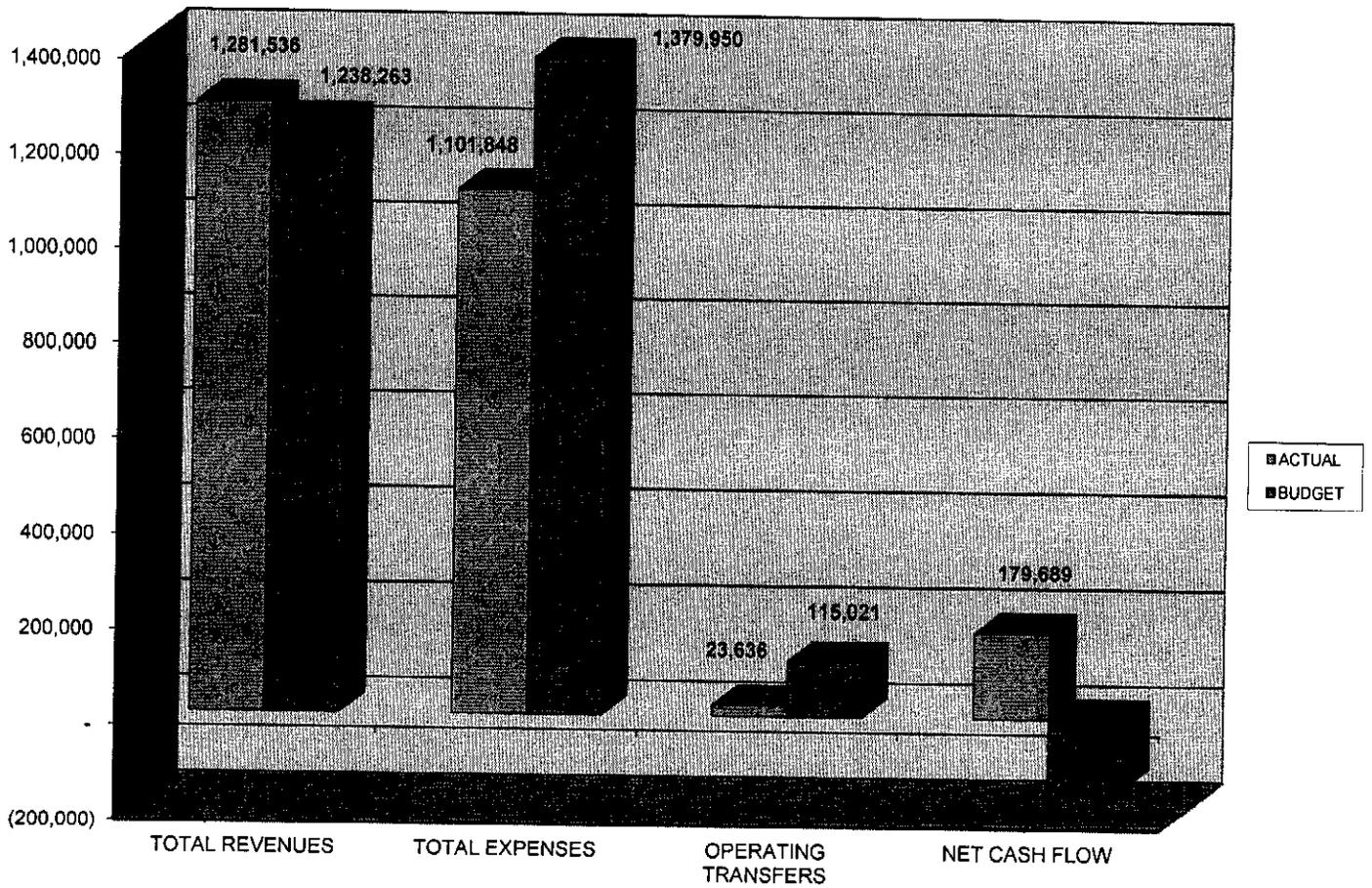
UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	<u>-</u>
TOTAL	<u>-</u>

CAPITAL FUND 2014

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

TOTAL RESERVE BALANCES **1,926,319**

APHA CONSOLIDATED



APHA CONSOLIDATED- BALANCE SHEET

ASSETS		LIABILITIES AND EQUITY	
Current Assets:		Current Liabilities:	
Cash		Bank Overdraft	
111 Unrestricted	458,277	311	-
115 Cash - Restricted for Payment of Current Liabilities	-	312 Accounts Payable <= 90 Days	7,702
112 Cash - Restricted Mod and Development	-	313 Accounts payable >90 Days Past Due	-
113 Cash - Other restricted	2,607	321 Accrued Wages/Payroll Taxes Payable	2,679
114 Cash - Tenant Security Deposits	61,388	322 Accrued Compensated Absences - Current Portion	15,536
100 Total Cash	<u>532,550</u>	324 Accrued Contingency Liability	-
		325 Accrued Interest Payable	-
		331 Accounts Payable - HUD PHA Programs	-
Receivables		332 Accounts Payable - PHA Projects	-
121 Accounts Receivable - PHA Projects	-	333 Accounts Payable - Other Government	-
122 Accounts Receivable - HUD Other Projects	15,343	341 Tenant Security Deposits	58,976
124 Accounts Receivable - Other Government	5,573	342 Deferred Revenue	-
125 Accounts Receivable - Miscellaneous	-	343 Current Portion of Long-term Debt - Capital Projects	683,428
128 Accounts Receivable - Tenants Dwelling Rents	550	344 Current Portion of Long-term Debt - Operating Borrowings	-
126.1 Allowance for Doubtful Accounts - Dwelling Rents	-	348 Loan Liability - Current	-
126.2 Allowance for Doubtful Accounts - Other	-	345 Other Current Liabilities	-
127 Notes and Mortgages Receivable - Current	-	346 Accrued Liabilities - Other	3,306
128 Fraud Recovery	-	347 Interprogram Due To	8,430
128.1 Allowance for Doubtful Accounts - Fraud	-	310 Total Current Liabilities	<u>780,055</u>
129 Accrued Interest Receivable	-		
120 Total Receivables - Net of Allowances for doubtful accts	<u>21,465</u>	Non-current Liabilities:	
		351 Long-term Debt, Net of Current - Capital Projects	14,377,530
131 Investments - Unrestricted	1,135,590	352 Long-term Debt, Net of Current - Operating Borrowings	-
135 Investments - Restricted for Payments of Current Liabilities	-	354 Accrued Compensated Absences - Non Current	7,860
132 Investments - Restricted	511,007	355 Loan Liability - Non Current	78,471
142 Prepaid Expenses and Other Assets	50,956	353 Noncurrent Liabilities - Other	-
143 Inventories	-	350 Total Noncurrent Liabilities	<u>14,463,861</u>
143.1 Allowance for Obsolete inventory	-	300 Total Liabilities	<u>15,243,916</u>
144 Interprogram Due From	2,858		
145 Assets Held for Sale	-	Equity:	
146 Amounts To Be Provided	-	501 Investment in General Fixed Assets	-
150 Total Other Current Assets	<u>1,700,410</u>	Contributed Capital	
Total Current Assets	<u>2,254,426</u>	502 Project Notes (HUD)	-
		503 Long-term Debt - HUD Guaranteed	-
Non-current Assets:		504 Net HUD PHA Contributions	-
Fixed Assets		505 Other HUD Contributions	-
181 Land	1,460,402	507 Other Contributions	-
168 Infrastructure	358,482	508 Total Contributed Capital	<u>-</u>
162 Buildings	18,043,934		
163 Furniture, Equipment & Machinery- Dwellings	48,516	508.1 Invested in Capital Assets, Net of Related Debt	419,193
164 Furniture, Equipment & Machinery - Administration	164,674		
165 Leasehold Improvements	-	Reserved Fund Balance:	
166 Accumulated Depreciation	(4,561,818)	509 Fund Balance Reserved for Encumbrances/	-
167 Construction in Progress	-	Designated Fund Balance	-
160 Total Fixed Assets - Net of Accumulated Depreciation	<u>15,513,591</u>	510 Fund Balance Reserved for Capital Activities	-
171 Notes, Loans, Mortgages Receivable - Non Current	-	511 Total Reserved Fund Balance	<u>-</u>
172 Notes, Loans, Mortgages Receivable - Non Current - Past Due	-		
173 Grants Receivable - Non Current	-	511.1 Restricted Net Assets	256,186
174 Other Assets	-	512 Undesignated Fund Balance/Retained Earnings	-
176 Investments in Joint Ventures	-	512.1 Unrestricted Net Assets	1,848,721
180 Total Non-Current Assets	<u>-</u>	513 Total Equity	<u>2,524,101</u>
190 Total Assets	<u>17,768,016</u>	000 Total Liabilities and Equity	<u>17,768,016</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
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	44,429	38,295	6,133	116%	450,766	382,950	67,836	118%	459,540	8,754
		NET TENANT REVENUE	<u>44,429</u>	<u>38,295</u>	<u>6,133</u>	<u>116%</u>	<u>450,766</u>	<u>382,950</u>	<u>67,836</u>	<u>118%</u>	<u>459,540</u>	<u>8,754</u>
3401		TENANT REVENUE - OTHER	2,808	2,143	665	131%	28,168	21,425	6,743	131%	25,710	(2,458)
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	9	-	9	-	-	(9)
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431		NET OPERATING REVENUE	<u>47,236</u>	<u>40,438</u>	<u>6,799</u>	<u>117%</u>	<u>478,963</u>	<u>404,375</u>	<u>74,588</u>	<u>118%</u>	<u>485,250</u>	<u>6,287</u>
706		HUD PHA OPERATING GRANT CFP	50,118	50,489	(351)	99%	452,808	504,891	(51,883)	90%	605,629	152,821
708		OTHER GOVERNMENT GRANTS	28,484	27,245	1,239	105%	273,472	272,450	1,022	100%	328,940	53,468
711		INVESTMENT INCOME - UNRESTRICTED	205	203	2	101%	2,093	2,033	60	103%	2,440	347
		MANAGEMENT FEE INCOME	4,996	4,281	715	117%	44,513	42,808	1,704	104%	51,370	6,857
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	36	1,182	(1,146)	3%	29,581	11,817	17,744	250%	14,180	(15,381)
720		INVESTMENT INCOME - RESTRICTED	25	9	16	278%	127	88	39	144%	100	(21)
700		TOTAL REVENUES	<u>131,099</u>	<u>123,826</u>	<u>7,273</u>	<u>108%</u>	<u>1,281,536</u>	<u>1,238,263</u>	<u>43,274</u>	<u>103%</u>	<u>1,485,915</u>	<u>204,379</u>
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	14,515	18,314	(1,799)	89%	180,760	183,143	27,617	117%	195,772	5,012
912	4182	EBC - ADMIN	4,704	7,202	(2,498)	65%	80,650	72,019	8,531	112%	98,423	5,873
4171		AUDITING FEES	-	2,825	(2,825)	0%	25,460	28,250	(790)	97%	31,500	6,040
		MANAGEMENT FEES	4,996	4,473	523	112%	44,513	44,728	(216)	100%	53,674	9,181
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	1,021	-	1,021	-	8,818	-	8,818	-	-	(8,818)
		OFFICE EXPENSE	4,528	11,017	(6,488)	41%	81,539	110,167	(28,628)	74%	132,200	60,861
		LEGAL EXPENSE	2,536	2,727	(191)	93%	8,529	27,267	(18,738)	31%	32,720	24,191
		TRAVEL	41	715	(674)	6%	4,816	7,150	(2,334)	67%	9,580	3,764
918	4190	OTHER	-	12,281	(12,281)	0%	6,158	39,158	(33,001)	16%	18,170	12,012
		TOTAL ADMINISTRATIVE	<u>32,341</u>	<u>57,353</u>	<u>(25,012)</u>	<u>56%</u>	<u>451,741</u>	<u>489,883</u>	<u>(38,741)</u>	<u>92%</u>	<u>559,038</u>	<u>107,888</u>
TENANT SERVICES												
921	4210	SALARIES	93	44	49	211%	421	442	(21)	95%	530	109
923	4222	EBC - TNT SVCS	-	-	-	-	1,590	-	1,590	-	-	(1,590)
924	4230	OTHER	-	109	(109)	0%	-	1,092	(1,092)	0%	1,310	1,310
		TOTAL TENANT SERVICES	<u>93</u>	<u>153</u>	<u>(60)</u>	<u>61%</u>	<u>2,011</u>	<u>1,533</u>	<u>478</u>	<u>131%</u>	<u>1,840</u>	<u>(171)</u>
UTILITIES												
931	4310	WATER	1,254	1,194	60	105%	13,124	11,942	1,182	110%	14,330	1,206
932	4320	ELECTRICITY	1,782	3,058	(1,285)	58%	38,262	30,575	5,887	119%	36,890	428
933	4330	NATURAL GAS	-	98	(98)	0%	996	983	13	101%	1,180	184
938	4390	SEWER AND OTHER	1,737	1,549	188	112%	16,417	15,492	925	106%	18,590	2,173
		TOTAL UTILITIES	<u>4,753</u>	<u>5,899</u>	<u>(1,146)</u>	<u>81%</u>	<u>66,799</u>	<u>58,992</u>	<u>7,807</u>	<u>113%</u>	<u>70,790</u>	<u>3,991</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
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	10,855	14,194	(3,328)	77%	120,117	141,836	(21,719)	85%	170,203	50,088
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	5,207	6,022	(815)	86%	60,576	60,223	353	101%	72,288	11,692
943	4420	MATERIALS	5,728	5,320	408	108%	55,872	53,200	2,472	105%	63,840	8,168
CONTRACT COSTS												
943		GARBAGE & TRASH	6,104	1,425	4,679	428%	16,171	14,250	1,921	113%	17,100	929
		COOLING / AIR CONDITIONING	1,730	458	1,272	377%	4,814	4,583	31	101%	5,500	856
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,285	2,638	(353)	87%	20,610	26,375	(5,765)	78%	31,650	11,040
		UNIT TURNAROUNDS	1,810	2,418	(808)	67%	16,755	24,175	(7,420)	69%	29,010	12,255
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	275	458	(183)	60%	2,416	4,583	(2,168)	53%	5,500	3,084
		EXTERMINATION	1,197	813	384	147%	8,145	8,133	12	100%	9,780	1,635
		JANITORIAL	-	350	(350)	0%	-	3,500	(3,500)	0%	4,200	4,200
		ROUTINE MAINTENANCE	2,150	282	1,858	737%	33,128	2,917	30,209	1136%	3,500	(29,626)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	1,083	(1,083)	0%	-	10,833	(10,833)	0%	13,000	13,000
TOTAL ORDINARY MAINT & OPER			37,141	35,481	1,660	105%	338,201	364,608	(26,408)	95%	425,531	87,330
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	5,250	-	5,250	-	-	(5,250)
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	5,250	-	5,250	-	-	(5,250)
INSURANCE												
961	4510	PROPERTY	4,982	6,372	(1,410)	78%	50,132	63,718	(13,586)	79%	78,462	25,330
		GENERAL LIABILITY	631	375	256	142%	5,396	3,760	1,648	144%	4,500	(886)
		WORKER'S COMPENSATION	1,160	890	270	130%	8,270	6,902	(1,368)	93%	10,682	2,412
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	450	167	284	270%	4,135	1,867	2,468	248%	2,000	(2,135)
969		TOTAL INSURANCE EXPENSES	7,103	7,804	(701)	91%	67,832	78,037	(10,104)	87%	93,644	26,712
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	6,365	2,996	3,369	213%	26,426	29,962	(3,536)	88%	25,050	(1,378)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	3,399	(3,399)	0%	-	33,985	(33,985)	0%	40,782	40,782
		BAD DEBTS	1,779	1,227	545	144%	24,929	12,275	12,654	203%	14,730	(10,199)
		INTEREST EXPENSE	7,402	12,781	(5,379)	58%	82,006	127,808	(45,802)	64%	153,370	71,364
TOTAL GENERAL EXPENSES			16,580	20,403	(3,823)	76%	133,361	204,030	(70,669)	65%	233,812	100,571
969		TOTAL OPERATING EXPENDITURES	88,982	127,073	(38,091)	76%	1,084,688	1,187,043	(102,355)	90%	1,384,776	370,081
970		CASH FLOW FROM OPERATIONS	34,108	(3,247)	37,355	-1050%	216,841	61,179	155,662	424%	101,141	(115,702)
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	(18,972)	18,972	0%	(23,838)	(189,715)	166,079	12%	(227,658)	(204,022)
		OPERATING TRANSFERS OUT	-	11,502	(11,502)	0%	23,838	115,021	(91,385)	21%	138,025	114,389
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	3,685	(3,685)	0%	-	36,650	(36,650)	0%	43,980	43,980
		DEBT SERVICE PAYMENT - INTEREST	3,342	-	3,342	-	37,153	-	37,153	-	-	(37,153)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	3,804	(3,804)	0%	-	38,044	(38,044)	0%	45,653	45,653
971	4610	EXTRAORDINARY MAINTENANCE	-	417	(417)	0%	-	4,167	(4,167)	0%	5,000	5,000
		CAPITAL EXPENDITURES	-	18,870	(18,870)	0%	-	188,700	(188,700)	0%	226,440	226,440
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			3,342	19,287	(15,945)	17%	37,153	192,867	(155,714)	18%	231,440	194,287
900		TOTAL EXPENDITURES	100,324	146,360	(46,036)	69%	1,101,841	1,379,910	(278,102)	80%	1,616,216	514,368
NET CASH FLOW			30,767	(22,534)	53,300	-137%	178,688	(141,687)	321,376	-127%	(190,299)	(308,988)

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
	ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
INCOME										
HUD PHA GRANTS										
3401 CAPITAL FUND REVENUE - SOFT COSTS	-	50,469	(50,469)	0%	44,687	504,691	(460,004)	9%	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	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS	-	50,469	(50,469)	0%	44,687	504,691	(460,004)	9%	605,629	560,942
EXPENSES										
ADMINISTRATIVE OFFICE EXPENSES										
4140 STAFF TRAINING	-	763	(763)	0%	667	7,625	(8,958)	9%	9,150	8,483
4170 ACCOUNTING	241	5,667	(5,426)	4%	45,163	56,667	(11,503)	80%	68,000	22,837
4190 SUNDRY	1,998	3,178	(1,180)	63%	15,297	31,783	(16,486)	48%	38,140	22,843
4190.2 TELEPHONE/COMMUNICATIONS	1,153	773	381	149%	9,461	7,725	1,736	122%	9,270	(191)
4190.3 POSTAGE	1,027	267	761	385%	4,184	2,667	1,527	157%	3,200	(994)
4190.5 OFFICE EQUIPMENT	-	-	-	-	-	-	-	-	-	-
4190.4 PORT OUT ADMINISTRATIVE EXPENSES	109	1,634	(1,525)	7%	11,995	16,342	(4,346)	73%	19,610	7,815
TOTAL ADMINISTRATIVE	4,529	12,281	(7,752)	37%	86,778	122,808	(36,031)	71%	147,370	60,592
TOTAL GENERAL EXPENSES										
4590 OTHER GENENERAL EXPENSE	6,385	1,997	4,388	320%	26,426	19,967	6,459	132%	23,961	(2,465)
4590.5 ASSET MANAGEMENT FEE	-	1,000	(1,000)	0%	-	9,995	(9,995)	0%	11,994	11,994
4590.6 OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES	6,385	2,996	3,389	213%	26,426	29,962	(3,536)	88%	35,955	8,529

OCCUPANCY/VACANCY REPORT

December 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>
07(529)	1	12/8					In nursing home

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>
206(228)	3	11/13	12/4	2	20	22	Housekeeping issues/non comp
329(317)	1	12/1	12/11	3	8	11	Rent too high
306(322)	2	12/11					Transferred to unit 329

TOTAL PUBLIC HOUSING VACANT - 2

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>
411(25)	2	11/10	12/11	22	10	32	Transferred to 321
412(27)	4	11/26(fire)					Transferred to 411 (fire unit)

TOTAL TRANSITIONAL/HOMELESS VACANT - 1

OCCUPANCY/VACANCY REPORT
December 2014

<u>Ridgedale</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>						
07(732)	2	11/24					Lease violations
15(716)	2	11/19	12/19	4	26	30	Abandoned unit
09(728)	3	12/19					Transferred to #15

TOTAL RIDGEDALE VACANT— 2

North Central Heights I - (40 units total)

<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>	<u>Reason for Vacancy</u>
644	2	12/1	12/10	2	8	10	Purchased home

TOTAL NCH I VACANT— 0

North Central Heights II - (32 units total)

<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>	<u>Reason for Vacancy</u>
304	3	9/30	12/11	52	20	72	Transferred to 650 (10/1)
404	3	10/31	12/12	27	16	43	Abandoned unit
726	3	10/31	12/11	37	5	42	Abandoned unit
656	3	10/31					Transferred to 740 (11/1)

TOTAL NCH II VACANT—1

OCCUPANCY/VACANCY REPORT
December 2014

Intent to Vacate

607, 2 bdrms, NCH I, has many pets/does not want to pay deposits, 12/2/14
742, 3 bdrms, NCH II, did not give reason, 12/31/14
654, 3 bdrms, NCH II, did not give reason, 1/4/15

Evictions-

Abandoned Units

WAITING LIST FOR LAKESIDE PARK

1-BRM 36
2-BRM 98
3-BRM 50
4-BRM 21
5-BRM 7
TOTAL 212

WAITING LIST FOR RIDGEDALE

1-BRM 67
2-BRM 81
3-BRM 41
4-BRM 22
TOTAL 212

HOMELESS

1-BRM 0
2-BRM 65
3-BRM 26
4-BRM 16
5-BRM 6
TOTAL 113

WAITING LIST FOR DELANEY HEIGHTS

1-BRM 56
TOTAL 56

WAITING LIST FOR NORTH CENTRAL HEIGHTS

2-BRM 98
3-BRM 32
4-BRM 39
TOTAL 169



AVON PARK TRANSITIONAL HOUSING December 2014/January 2015 Monthly Board Report

Case Management Updates

FSS Clients meetings and assessments with new FSS Case Manager; Monthly

FSS Enrollment- 29 Participating Households

- Lakeside Park – 12 Clients
- Emergency Transitional Housing- 17 Clients – Enrolled in FSS

Property Updates:

LPI – 1 vacant unit – Off Line

Training Sessions for December 2014/January 2015

December 2014 Training - Money Management/Budget

January 2015 Training – APHA’s Review of Lease Agreement, Code of Conduct, & ETH/FSS Contract of Participation Policies.

Resident Activities

- Community Garden Re-vitalization Scheduled for Mid-January; Charles Reynolds (the Master Gardener) met with Bea & Toni in November to discuss going forward with our community Garden.
- Shaddai Ministry – Feeding the Homeless: Every 2nd Saturday of the month; December 13th 2014 & January 10th 2015.
- **22 residents’** met individually with a Tri-County P.A.T.H. Outreach Specialist and had the opportunity to understand what services were available to them & their children. Each resident was given the option to be screened and/or share their stories and to set up any additional appointments going forward.
- All **22 residents’** were able to choose a gift for each of their children from an enormous selection of items specifically geared towards the xmas lists the residents provided to Tri-County thru their ETH/FSS case manager. A total of **55 children** each received a gift as a direct result of the time, effort, monetary donations, and kindheartedness of all the Tri-County staff & volunteers involved to bring the spirit of Christmas to each child on Christmas morning.
- Adding to the spirit of giving, an entire family of Secret Santa’s met with the ETH/FSS case manager on Sunday December 21 2014 at the ETH office with boxes filled with **59 gift wrapped presents**, candy canes & stocking gifts. These gifts were hand delivered throughout the Lakeside I & Lakeside II residences. The faces of these children were priceless as the family of Secret Santa’s march up to their front doors, hands filled with presents. This family was full of love and joy to see the excitement they brought to each child.

- Also donated from our friends at the Dollar Tree were boxes filled with a plentitude of toys, puzzles, stuffed animals, along with a variety of items totaling well over three hundred items. Several residents including Ridgedale & NCH's were able to choose these items for Christmas stocking gifts for their children. Items that weren't collected by ETH/FSS residents were donated to other families in need.
- We had 3 other secret Santa's provide gifts for additional families.
- Alan Jay, VFW Post, made cash donations to assist with additional family needs.

Employment Update:

- 10 our 17 HOUSEHOLDS currently employed – 1 on Maternity leave
- 9-Enrolled in School – GED & Secondary Education
- Lakeside Park- 9 out of 12 currently employed – 3 enrolled in GED & ESOL

Education Update:

6 FSS Residents enrolled in GED Classes
 3 FSS Residents enrolled in SFSC – Continuing Education
 (Medical/Office Management/Elementary Education)

Community Partners:

Hardee County Inter-Agency Meeting on December 8th 2014 Resource interagency sharing exchange.
 Continued monthly participation.

Tri-County Human Services P.A.T.H Outreach Case Managers met with 22 residents over a 2 day period
 (December 18 & 19 2014)

New Beginnings Heartland looking for APHA resident referrals to assist with a variety of services.

Ruth House Ministries International Outreach Partners meeting on January 7th 2015.

Choices Pregnancy Care Center Services

Champion for Children Advocacy Center meeting on January 21st 2015

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

Tenants Accounts Receivable
December 31, 2014

Lakeside Park

Tony Cohen	\$18.67	Garbage
Lakeia Jones	150.00	Security Deposit (pmts)
Carmen Kuiper	200.00	Security Deposit (pmts)
Milna Lucien	90.00	Utility loan agreement (pmts)
Omar Mercado	307.58	Utility loan agreement (pmts)
Wilencia Perry	62.10	Move out charges/transferred (pmts)
Sol Rivera	80.87	Work order (pmts)
Alisha Trammell	379.00	Utility loan agreement (pmts)
LP Total	\$1,288.22	

Delaney Heights

Sylvester Evans	\$398.00	Utility loan agreement (pmts)
Carla Greene	14.85	Electric
DH Total	\$412.85	

Transitional

Tocarra Morris	\$ 100.00	Security deposit (pmts)
Tocarra Morris	49.50	Work order
Homeless Total	\$149.50	

NCH I

Hilda Cruz	\$ 84.00	Move out charges/transferred (pmts)
Nabila Nassr	55.00	Late fees
NCH I Total	\$139.00	

NCH II

Sandra Cole	\$434.60	Move out charges/transferred (pmts)
Magda Terron	150.00	Pet deposit (pmts)
NCH II Total	\$584.60	

Ridgedale

Sophia Coleman	\$130.59	Work order
Jeanine Davis	137.00	Security deposit (pmts)
Jeanine Davis	58.34	Electric
Wilencia Gammage	584.00	Rent, NSF fees, eviction fees
Jean McCall	52.00	Work order
Alba Pineiro	45.44	Work order (pmts)
Ashley Tate	23.00	Work order
Kimbery Thomas	456.00	Rent
Chiquita Wooden	183.00	Unreported income (pmts)
Yakisha Wright	402.00	Unreported income (pmts)
RD Total	\$2,071.37	

GRAND TOTAL \$4,645.54

***WRITE OFFS for APHA**
 Jessica Scherer \$309.60
Total APHA \$309.60

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

***WRITE OFFS for Ridgedale**
 Anissa Brassel \$815.92
 Cassandra Jackson \$498.84
Total RD \$1,314.76

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

Approved—Larry Shoeman, Executive Director

Submitted by: Penny Pieratt, Comptroller

December 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. 182.5 hours were taken during the month of December for sick, annual and holiday leave.

Public Hsg Preventive Maintenance Inspections:	13
Ridgedale Preventive/Annual Inspections	7
North Central Heights I Preventive/AI	7
North Central Heights II Preventive/AI	5
Lakeside Park I Preventive/Annual Inspections	2
Public Hsg Vacancies completed:	4
Ridgedale Vacancies	2
North Central Heights I Vacancies	1
North Central Heights II Vacancies	0
Lakeside Park I Vacancies	1
Public Hsg Move-Ins:	2
Ridgedale Move Ins	1
North Central Heights I Move Ins	1
North Central Heights II Move Ins	3
Lakeside Park I Move Ins	1
Public Hsg Move-Out's:	3
Ridgedale Move Outs	1
North Central Heights I Move Outs	1
North Central Heights II Move Outs	0
Lakeside Park I Vacancies	0

1/12/2015 5:47:26 PM COH

PHA: 01

Project: '001','002','003','100'

AVON PARK PUBLIC HOUSING

CASH Analysis

As Of Date: 12/31/2014

Balance

General Fund	336,785.02
Section 8 PH Funds	0.00
Security Deposits	28,345.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	42,907.78
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	1,093,072.55
Utility Deposit Escrow Fund	1,825.42
FSS Escrow	3,882.15
Development Corporation	20,519.92

1/12/2015 5:48:05 PM COH

PHA: 07

Project: '002'

RIDGEDALE

CASH Analysis

As Of Date: 12/31/2014

Balance

General Fund	98,028.64
Section 8 PH Funds	0.00
Security Deposits	6,112.00
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

1/12/2015 5:49:08 PM COH
PHA: 02
Project: '001'

NORTH CENTRAL HEIGHTS *I*

CASH Analysis
As Of Date: 12/31/2014

Balance

General Fund	53,374.66
Section 8 PH Funds	0.00
Security Deposits	14,200.00
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 Escorw	0.00
Development Corporation	0.00

1/12/2015 5:49:44 PM COH
PHA: 02
Project: '002'

NORTH CENTRAL HEIGHTS *II*

CASH Analysis
As Of Date: 12/31/2014

Balance

General Fund	80,663.17
Section 8 PH Funds	0.00
Security Deposits	11,350.00
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 Escorw	0.00
Development Corporation	0.00

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

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended December 31, 2014	12 Month(s) Ended December 31, 2014	Budget	Variance	
Operating Expenses							
Administrative Salaries		01 001 4110	5	16,846.28	142,265.67	143,908.00	1,642.33
Legal Expense		01 001 4130	5	0.00	362.50	10,000.00	9,637.50
Legal Expense-Cornell Colony		01 001 4130.1	5	0.00	1,014.00	0.00	(1,014.00)
Legal Expense-CHODO		01 001 4130.2	5	0.00	1,227.50	0.00	(1,227.50)
Training		01 001 4140	5	0.00	378.00	7,000.00	6,622.00
Travel		01 001 4150	5	268.83	4,562.18	7,000.00	2,437.82
Accounting Fees		01 001 4170	5	2,066.00	13,239.11	24,500.00	11,260.89
Computer Support/Licensing Fees		01 001 4170.2	5	0.00	17,098.58	10,000.00	(7,098.58)
Audit Fees		01 001 417100	5	0.00	13,748.40	16,873.00	3,124.60
Employee Benefits Cont - Admin		01 001 4182	5	1,272.49	56,809.76	62,008.00	5,198.24
Sundry		01 001 4190	5	1,984.31	13,652.22	22,860.00	9,207.78
Misc. Expense for CHODO		01 001 4190.17	5	0.00	1,188.25	0.00	(1,188.25)
Advertising		01 001 4190.18	5	398.63	4,733.44	0.00	(4,733.44)
Bank Fees		01 001 4190.19	5	0.00	94.84	0.00	(94.84)
Telephone/Communications		01 001 4190.2	5	893.67	9,405.68	7,400.00	(2,005.68)
Postage		01 001 4190.3	5	570.00	4,230.80	3,080.00	(1,150.80)
Eviction Costs		01 001 4190.4	5	0.00	450.00	500.00	50.00
Contract Costs- Copier		01 001 4190.6	5	118.50	821.07	1,500.00	678.93
Contract Costs-Admin Security		01 001 4190.7	5	0.00	950.00	1,240.00	290.00
Pre-employment testing		01 001 4190.8	5	43.00	315.00	0.00	(315.00)
Contract Costs-Admin		01 001 4190.9	5	395.00	7,444.44	15,000.00	7,555.56
Ten Services - RAB		01 001 4220	5	0.00	270.90	530.00	259.10
Water		01 001 4310	5	551.40	4,285.86	3,600.00	(685.86)
Electricity		01 001 4320	5	5,725.75	34,134.81	29,000.00	(5,134.81)
Natural Gas		01 001 4330	5	102.83	1,288.79	1,180.00	(108.79)
Sewer & Other		01 001 4390	5	1,029.43	6,432.63	5,600.00	(832.63)
Maintenance Salaries		01 001 4410	5	11,814.76	92,300.54	78,202.00	(14,098.54)
Maintenance Materials		01 001 4420	5	4,769.63	47,250.39	40,000.00	(7,250.39)
Contract Costs		01 001 4430	5	85.00	2,580.00	1,000.00	(1,580.00)
Pest Control		01 001 4430.1	5	470.00	6,065.00	6,000.00	(65.00)
Contract Costs-Lawn		01 001 4430.3	5	2,600.00	15,600.00	13,650.00	(1,950.00)
Contract Costs-Air Conditioning		01 001 4430.4	5	0.00	578.00	1,500.00	922.00
Contract Costs-Plumbing		01 001 4430.5	5	165.00	2,313.50	3,000.00	686.50
Contract Costs - Vacancy Turnaround		01 001 4430.6	5	912.50	12,867.50	12,000.00	(867.50)
Garbage/Trash Removal		01 001 4431	5	688.80	4,256.91	6,000.00	1,743.09
Emp Benefit Cont - Maintenance		01 001 4433	5	1,721.83	43,650.69	40,876.00	(2,774.69)
General Insurance--Property, Contents		01 001 4510	5	0.00	28,288.70	35,000.00	6,711.30
Worker's Comp Insurance		01 001 4510.1	5	0.00	6,148.12	7,000.00	851.88
Other Insurance-Crime, Auto, Direc&Offic		01 001 4510.2	5	0.00	4,585.01	5,300.00	714.99
Liability Insurance		01 001 4510.3	5	0.00	3,550.70	3,938.00	387.30
Payment in Lieu of Taxes		01 001 4520	5	0.00	0.00	6,290.00	6,290.00
Collection Losses		01 001 4570	5	309.60	9,567.66	5,000.00	(4,567.66)
Other General Expense		01 001 459000	5	550.00	2,731.06	14,050.00	11,318.94
Extraordinary Maintenance		01 001 4610	5	0.00	0.00	5,000.00	5,000.00
Total Operating Expenses				56,353.24	622,738.21	656,585.00	33,846.79
Operating Revenues							
Dwelling Rental		01 001 3110	5	8,471.00	121,540.23	90,860.00	30,680.23
Excess Utilities		01 001 3120	5	0.00	9.44	0.00	9.44
Operating Subsidy		01 001 3401.00	5	36,449.00	440,457.00	425,062.00	15,395.00
Total Operating Revenues				44,920.00	562,006.67	515,922.00	46,084.67
Income from Operations				(11,433.24)	(60,731.54)	(140,663.00)	79,931.46

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

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended December 31, 2014	12 Month(s) Ended December 31, 2014	Budget	Variance
Other Revenues and Expenses						
RESTRICTED INTEREST						
Investment Income - Unrestricted	01 001 3610	5	209.97	2,357.45	2,300.00	57.45
Other Income - Tenant	01 001 3690	5	1,158.08	12,982.54	12,750.00	232.54
Collection Loss Recovery Prior Year	01 001 3690.01	5	156.07	156.07	0.00	156.07
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	0.00	400.00	0.00	400.00
Other Income - Rent for Tulane Ave Bldg	01 001 3690.13	5	750.00	9,000.00	0.00	9,000.00
Other Income - Copies & Fax	01 001 3690.2	5	5.10	30.10	0.00	30.10
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	7.00	324.00	0.00	324.00
Other Income - Misc - Non Tenant	01 001 3690.6	5	0.00	1,141.29	24,716.00	(23,574.71)
Other Income - Community Rm Rent	01 001 3690.8	5	0.00	1,600.00	0.00	1,600.00
Operating Transfer In	01 001 9110	5	0.00	104,219.59	182,005.00	(77,785.41)
Total Other Revenues and Expenses			2,286.22	139,553.99	221,781.00	(82,227.01)
Net Income (Loss)			(9,147.02)	78,822.45	81,118.00	(2,295.55)

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 December 31, 2014	12 Month(s) Ended December 31, 2014	Budget	Variance
Operating Expenses						
Admin Salaries - NCH I	01 100 4110.01	5	1,037.00	8,859.70	8,818.00	(41.70)
Admin Salaries - NCH II	01 100 4110.02	5	854.64	7,301.37	7,268.00	(33.37)
Admin Salaries - Ridgedale	01 100 4110.03	5	1,190.74	10,172.85	10,145.00	(27.85)
Legal Expense	01 100 4130	5	0.00	0.00	5,000.00	5,000.00
Legal Expense-Brickell Bldg	01 100 4130.01	5	188.50	188.50	0.00	(188.50)
Travel	01 100 4150.00	5	0.00	0.00	70.00	70.00
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	6,000.00	4,895.22
Accounting Fees - NCH II	01 100 4170.02	5	0.00	962.76	6,000.00	5,037.24
Accounting Fees - Ridgedale	01 100 4170.03	5	0.00	2,836.10	2,550.00	(286.10)
Audit Fees	01 100 4171.00	5	0.00	0.00	500.00	500.00
Employee Benefits Cont - Admin/Ridgedale	01 100 4182	5	219.67	4,698.41	3,832.00	(866.41)
Employee Benefits Cont - Admin - NCH I	01 100 4182.1	5	7.71	2,653.10	3,306.00	652.90
Employee Benefits Cont - Admin - NCH II	01 100 4182.2	5	6.34	2,203.33	2,743.00	539.67
SUNDRY	01 100 4190	5	0.00	122.50	550.00	427.50
MARKETING/ADVERTISING	01 100 4190.18	5	0.00	0.00	460.00	460.00
Contract Costs/Admin	01 100 4190.90	5	0.00	0.00	360.00	360.00
Insurance - Workers Comp	01 100 4510.40	5	0.00	1,681.72	3,152.00	1,470.28
Other General Expense	01 100 4590	5	0.00	0.00	1,000.00	1,000.00
Cornell Colony Expense	01 100 4590.01	5	700.00	830.00	0.00	(830.00)
Total Operating Expenses			4,204.60	43,765.12	61,754.00	17,988.88
Income from Operations			(4,204.60)	(43,765.12)	(61,754.00)	17,988.88
Other Revenues and Expenses						
Revenue - Management fees - Ridgedale	01 100 3690	5	3,147.12	31,206.77	30,000.00	1,206.77
Revenue - Management Fees - NCH I	01 100 3690.1	5	955.01	10,309.42	10,000.00	309.42
Revenue - Management Fees - NCH II	01 100 3690.2	5	1,196.01	12,776.10	10,064.00	2,712.10
Other Income - Ridgedale Contribution	01 100 3690.50	5	0.00	0.00	8,900.00	(8,900.00)
Total Other Revenues and Expenses			5,298.14	54,292.29	58,964.00	(4,671.71)
Net Income (Loss)			1,093.54	10,527.17	(2,790.00)	13,317.17

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

Fiscal Year End Date:	12/31/2014	ACCOUNT		1 Month(s) Ended December 31, 2014	12 Month(s) Ended December 31, 2014	Budget	Variance
Operating Expenses							
Non-Technical Salaries		07 002 4110	5	948.32	8,385.58	8,421.00	35.42
Legal Expense		07 002 4130	5	0.00	112.50	5,000.00	4,887.50
Staff Training		07 002 4140	5	0.00	289.00	1,000.00	711.00
Travel		07 002 4150	5	0.00	131.97	1,000.00	868.03
Accounting Fees		07 002 4170	5	574.00	3,978.00	0.00	(3,978.00)
COMPUTER SUPPORT/LICENSING FEE		07 002 4170.2	5	0.00	1,324.40	2,500.00	1,175.60
Audit Fees		07 002 4171	5	0.00	3,819.00	4,709.00	890.00
Consulting Fees		07 002 4180	5	0.00	0.00	7,000.00	7,000.00
Employee Benefit Contributions-Admin.		07 002 4182	5	71.54	4,239.97	4,780.00	540.03
Sundry		07 002 4190	5	64.95	593.41	1,300.00	706.59
Advertising		07 002 4190.08	5	102.39	1,300.21	1,300.00	(0.21)
Bank Fees		07 002 4190.18	5	6.16	67.61	120.00	52.39
Administrative Contracts		07 002 4190.19	5	25.00	75.00	0.00	(75.00)
Telephone		07 002 4190.2	5	98.77	1,079.56	1,010.00	(69.56)
TENANT BACKGROUND CHECKS		07 002 4190.20	5	0.00	17.90	0.00	(17.90)
Collection Loss Recovery Contract Fee-P ⁿ		07 002 4190.21	5	47.77	47.77	0.00	(47.77)
Postage		07 002 4190.3	5	506.15	1,026.15	40.00	(986.15)
Eviction Costs		07 002 4190.4	5	235.00	685.00	0.00	(685.00)
Contract Costs - Admin		07 002 4190.9	5	25.00	300.00	1,320.00	1,020.00
Ten Services - RAB		07 002 4220	5	0.00	0.00	60.00	60.00
Water		07 002 4310	5	830.63	10,077.18	9,050.00	(1,027.18)
Electricity		07 002 4320	5	866.90	5,715.29	4,700.00	(1,015.29)
Sewer		07 002 4390	5	1,048.30	12,579.60	11,550.00	(1,029.60)
Labor		07 002 4410	5	5,636.53	37,443.27	21,723.00	(15,720.27)
Materials and Other		07 002 4420	5	739.48	7,685.04	20,970.00	13,284.96
Contract Costs		07 002 4430	5	0.00	765.00	10,000.00	9,235.00
Pest Control		07 002 4430.1	5	122.00	1,464.00	1,460.00	(4.00)
Contract Costs-Lawn		07 002 4430.3	5	850.00	5,100.00	6,000.00	900.00
Contract Costs-Air Conditioning		07 002 4430.4	5	0.00	1,217.00	2,500.00	1,283.00
Contract Costs-Plumbing		07 002 4430.5	5	0.00	267.25	1,000.00	732.75
Contract Costs - Vacancy Turnaround		07 002 4430.6	5	2,118.07	8,663.07	7,510.00	(1,153.07)
Contract Costs-Camera Security		07 002 4430.7	5	0.00	3,664.50	3,200.00	(464.50)
Garbage and Trash Collection		07 002 4431	5	678.10	8,137.20	8,100.00	(37.20)
Employee Benefit Cont.-Ordinary Mainten:		07 002 4433	5	428.12	16,534.48	10,798.00	(5,736.48)
Insurance-Property, Contents		07 002 4510	5	0.00	8,316.75	10,290.00	1,973.25
Insurance - Workers Comp		07 002 4510.1	5	0.00	663.29	650.00	(13.29)
Insurance - Liability		07 002 4510.3	5	0.00	791.98	840.00	48.02
Collection Losses		07 002 4570	5	1,426.23	13,992.29	4,000.00	(9,992.29)
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	3,334.75	40,487.60	55,000.00	14,512.40
Management Fee		07 002 4590	5	3,147.12	31,206.77	28,188.00	(3,018.77)
Other General Expense		07 002 4590.01	5	0.00	5,403.67	22,660.00	17,256.33
MIP Annual Premium to HUD		07 002 4590.03	5	0.00	5,015.51	0.00	(5,015.51)
Total Operating Expenses				23,931.28	253,080.58	279,749.00	26,668.42
Operating Revenues							
DWELLING RENTAL		07 002 3110	5	2,514.00	38,273.63	25,420.00	12,853.63
HAP Subsidy		07 002 3110.01	5	31,696.00	329,483.00	326,940.00	2,543.00
Other Income - Leave with No Notice		07 002 3690.1	5	0.00	241.42	0.00	241.42
Total Operating Revenues				34,210.00	367,998.05	352,360.00	15,638.05
Income from Operations				10,278.72	114,917.47	72,611.00	42,306.47

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

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended	12 Month(s) Ended	Budget	Variance
			December 31, 2014	December 31, 2014		
Other Revenues and Expenses						
Investment Income-Unrestricted		07 002 3430	5	0.00	0.00	100.00 (100.00)
Interest - Restricted		07 002 3431.00	5	24.61	164.91	50.00 114.91
Interest Earned on Gen Fund Investments		07 002 3610	5	4.95	90.66	0.00 90.66
Other Income - Tenant		07 002 3690	5	1,618.60	8,474.22	5,440.00 3,034.22
Collection Loss Recovery Prior Year		07 002 3690.01	5	159.24	159.24	0.00 159.24
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	6,100.00 (6,100.00)
Total Other Revenues and Expenses				1,807.40	10,459.68	11,690.00 (1,230.32)
Net Income (Loss)				12,086.12	125,377.15	84,301.00 41,076.15

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement *DRAFT*
NORTH CENTRAL HEIGHTS
N CENTRAL HEIGHTS MGMT

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended December 31, 2014	12 Month(s) Ended December 31, 2014	Budget	Variance	
Operating Expenses							
Nontechnical Salaries		02 001 4110	5	1,074.76	9,503.98	9,543.00	39.02
Legal Expense		02 001 4130	5	0.00	2,802.26	5,000.00	2,197.74
Staff Training		02 001 4140	5	0.00	0.00	1,000.00	1,000.00
Travel		02 001 4150	5	0.00	98.28	500.00	401.72
Accounting Fees		02 001 4170	5	684.00	3,612.00	0.00	(3,612.00)
COMPUTER SUPPORT/LICENSING FEE		02 001 4170.2	5	0.00	1,308.32	4,000.00	2,691.68
Audit Fees		02 001 4171	5	0.00	4,328.20	5,232.00	903.80
Employee Benefits Cont - Admin		02 001 4182	5	81.07	4,805.49	5,418.00	612.51
Sundry		02 001 4190	5	21.09	525.32	0.00	(525.32)
Advertising and Marketing		02 001 4190.08	5	346.05	2,555.87	0.00	(2,555.87)
Bank Fees		02 001 4190.18	5	6.14	483.08	0.00	(483.08)
Telephone		02 001 4190.2	5	147.64	930.77	1,000.00	69.23
Tenant Background Checks		02 001 4190.20	5	0.00	31.84	0.00	(31.84)
Postage		02 001 4190.3	5	0.00	34.00	40.00	6.00
Eviction Costs		02 001 4190.4	5	0.00	0.00	1,000.00	1,000.00
Contract Costs - Admin		02 001 4190.9	5	0.00	2,126.25	1,190.00	(936.25)
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	990.00	270.00
Water		02 001 4310	5	99.06	905.42	1,410.00	504.58
Electricity		02 001 4320	5	925.05	6,114.05	4,600.00	(1,514.05)
Sewer		02 001 4390	5	87.13	683.56	1,080.00	396.44
Labor		02 001 4410	5	(146.19)	8,804.31	24,619.00	15,814.69
MAINTENANCE MATERIALS		02 001 4420	5	556.46	6,254.86	7,900.00	1,645.14
Contract Costs		02 001 4430	5	0.00	1,785.00	2,500.00	715.00
Contract Costs-Pest Control		02 001 4430.1	5	100.80	1,209.60	1,200.00	(9.60)
Contact Costs-Plumbing		02 001 4430.2	5	0.00	4,976.03	1,000.00	(3,976.03)
Contract Costs - AC		02 001 4430.4	5	240.00	2,994.00	1,000.00	(1,994.00)
Contract Costs - Lawn		02 001 4430.5	5	510.00	3,805.00	3,500.00	(305.00)
Contract Costs - Vacancy Turnaround		02 001 4430.6	5	285.00	4,937.50	8,160.00	3,222.50
Contract Costs - Camera		02 001 4430.7	5	0.00	150.00	1,000.00	850.00
Garbage and Trash Collection		02 001 4431	5	70.26	948.16	3,410.00	2,461.84
Emp Benefit Cont - Maintenance		02 001 4433	5	(11.18)	5,146.15	12,237.00	7,090.85
Insurance-Property, Contents		02 001 4510	5	0.00	10,367.20	13,000.00	2,632.80
Insurance - Workers Comp		02 001 4510.1	5	0.00	591.01	1,000.00	408.99
Insurance - Liability		02 001 4510.3	5	0.00	879.86	2,928.00	2,048.14
Payment in Lieu of Taxes		02 001 4520	5	0.00	0.00	3,271.00	3,271.00
Collection Loss		02 001 4570	5	0.00	3,110.11	2,390.00	(720.11)
Bonneville Interest		02 001 4580.01	5	3,883.03	50,805.39	50,850.00	244.61
Management Fees		02 001 4590	5	955.01	10,309.42	9,307.00	(1,002.42)
Other General Expense		02 001 4590.00	5	0.00	5,278.00	1,000.00	(4,278.00)
Total Operating Expenses				9,915.18	163,870.29	192,275.00	28,404.71
Operating Revenues							
Dwelling Rent		02 001 3110	5	18,543.24	213,746.34	186,144.00	27,602.34
Total Operating Revenues				18,543.24	213,746.34	186,144.00	27,602.34
Income from Operations				8,628.06	49,876.05	(6,131.00)	56,007.05
Other Revenues and Expenses							
Interest - Restricted		02 001 3431.00	5	0.00	25.17	26.00	(0.83)
Other Income - Tenant		02 001 3690	5	162.68	4,966.20	2,810.00	2,156.20
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	0.00	5,126.54	0.00	5,126.54

Report Criteria PHA: 02 Project: '001'

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

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

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended	12 Month(s) Ended	Budget	Variance
			December 31, 2014	December 31, 2014		
Other Income - Community Rental	02 001 3690.5	5	200.00	1,200.00	0.00	1,200.00
Total Other Revenues and Expenses			<u>362.68</u>	<u>15,126.13</u>	<u>2,836.00</u>	<u>12,290.13</u>
Net Income (Loss)			<u>8,990.74</u>	<u>65,002.18</u>	<u>(3,295.00)</u>	<u>68,297.18</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 December 31, 2014	12 Month(s) Ended December 31, 2014	Budget	Variance
Operating Expenses						
Nontechnical Salaries	02 002 4110	5	885.09	7,826.75	7,859.00	32.25
Legal Expense	02 002 4130	5	0.00	3,542.89	1,000.00	(2,542.89)
Staff Training	02 002 4140	5	0.00	0.00	1,000.00	1,000.00
Travel	02 002 4150	5	0.00	65.52	500.00	434.48
Accounting Fees	02 002 4170	5	668.00	4,520.50	3,000.00	(1,520.50)
COMPUTER SUPPORT/LICENSING FEE	02 002 4170.2	5	0.00	1,077.44	3,000.00	1,922.56
Audit Fees	02 002 4171	5	0.00	3,564.40	4,186.00	621.60
Employee Benefits Cont - Admin	02 002 4182	5	66.78	3,957.60	4,462.00	504.40
Sundry	02 002 4190	5	21.08	469.86	490.00	20.14
Advertising and Marketing	02 002 4190.08	5	325.57	2,602.39	3,000.00	397.61
Bank Service Fee	02 002 4190.18	5	0.00	502.78	0.00	(502.78)
Tenant Background Check	02 002 4190.20	5	0.00	31.81	0.00	(31.81)
Collection Loss Recovery Contract Fee-P	02 002 4190.21	5	123.99	123.99	0.00	(123.99)
Postage	02 002 4190.3	5	0.00	28.00	40.00	12.00
Eviction Costs	02 002 4190.4	5	0.00	0.00	1,000.00	1,000.00
Contract Costs - Admin	02 002 4190.9	5	0.00	2,151.25	1,000.00	(1,151.25)
Ten Services - After School Program	02 002 4220.20	5	0.00	870.00	620.00	(250.00)
Water	02 002 4310	5	162.63	516.60	490.00	(26.60)
Electricity	02 002 4320	5	284.55	1,659.92	2,100.00	440.08
Sewer	02 002 4390	5	34.53	136.26	230.00	93.74
Labor	02 002 4410	5	(118.67)	7,275.80	20,274.00	12,998.20
MAINTENANCE MATERIALS	02 002 4420	5	340.27	5,278.97	5,760.00	481.03
Contract Costs	02 002 4430	5	0.00	1,294.00	2,000.00	706.00
Contract Costs-Pest Control	02 002 4430.1	5	79.20	950.40	1,000.00	49.60
Contract Costs - Lawn	02 002 4430.3	5	430.00	2,670.00	3,000.00	330.00
Contract Costs - AC	02 002 4430.4	5	0.00	1,175.00	1,000.00	(175.00)
Contract Costs - Plumbing	02 002 4430.5	5	0.00	0.00	1,000.00	1,000.00
Contract Costs - Vacancy Turnaround	02 002 4430.6	5	1,200.00	6,046.25	5,570.00	(476.25)
Garbage and Trash Collection	02 002 4431	5	85.34	261.40	1,000.00	738.60
Emp Benefit Cont - Maintenance	02 002 4433	5	(9.08)	4,312.18	10,078.00	5,765.82
Insurance-Property, Contents	02 002 4510	5	0.00	8,121.60	10,000.00	1,878.40
Insurance - Workers Comp	02 002 4510.1	5	0.00	345.24	811.00	465.76
Insurance - Liability	02 002 4510.3	5	0.00	704.00	2,500.00	1,796.00
Payment in Lieu of Taxes	02 002 4520	5	0.00	0.00	2,600.00	2,600.00
Bad Debts - Tenant Rents	02 002 4570	5	289.31	1,077.30	3,350.00	2,272.70
Bonneville Interest	02 002 4580.01	5	3,512.65	45,778.43	46,720.00	941.57
Management Fees	02 002 4590	5	1,196.01	12,776.10	12,569.00	(207.10)
Other General Expense	02 002 4590.00	5	0.00	8,759.42	810.00	(7,949.42)
Total Operating Expenses			9,577.25	140,474.05	164,019.00	23,544.95
Operating Revenues						
Dwelling Rent	02 002 3110	5	14,672.14	164,501.43	157,116.00	7,385.43
Total Operating Revenues			14,672.14	164,501.43	157,116.00	7,385.43
Income from Operations			5,094.89	24,027.38	(6,903.00)	30,930.38
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00	5	0.00	20.14	20.00	0.14
Investment Income - Unrestricted	02 002 3610	5	3.88	35.99	40.00	(4.01)
Other Income - Tenant	02 002 3690	5	187.00	7,594.57	4,710.00	2,884.57
Collection Loss Recovery Prior Year	02 002 3690.01	5	413.30	413.30	0.00	413.30
Other Income - Non Tenant	02 002 3690.3	5	0.00	437.50	0.00	437.50
Total Other Revenues and Expenses			604.18	8,501.50	4,770.00	3,731.50

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
Budgeted Income Statement
NORTH CENTRAL HEIGHTS
NORTH CENTRAL HEIGHTS II

DRAFT

Fiscal Year End Date:	12/31/2014	ACCOUNT	1 Month(s) Ended December 31, 2014	12 Month(s) Ended December 31, 2014	Budget	Variance
Net Income (Loss)			5,699.07	32,528.88	(2,133.00)	34,661.88

AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING December 31, 2014

CONSOLIDATED

Financial Statements

NOVEMBER 30, 2014

AVON PARK HOUSING AUTHORITY

PUBLIC HOUSING

INCOME

1. Total income is up by \$84,239. Total tenant rental revenue is up by \$29,781. Other tenant revenue is up by \$137.

EXPENSES

2. Total operating expense is up by \$19,147 compared to the budgeted amount.
3. Administrative expenses are down by \$102.
4. Maintenance expenses are up by \$30,450.
5. Utility expenses are up by \$4,651.
6. Total insurance expense is down by \$3,847.
7. Total General expense is down by \$11,789.

Public Housing's projected net income is scheduled YTD to be (\$92,466). Current net income is \$87,969.

OTHER BUSINESS ACTIVITIES

NORTH CENTRAL HEIGHTS I

INCOME

1. Total income is up by \$53,598 compared to budgeted amounts. Total tenant revenue is up by \$24,571.

EXPENSES

2. Total operating expense is down by \$34,236 compared to the budgeted amount.
3. Administrative expenses are up by \$7,803.
4. Maintenance expenses are down by \$16,936.
5. Utility expense is up \$239.
6. Total insurance expense is down by \$2,276.
7. Total General expense is down by \$23,508.

North Central Heights I projected net income is scheduled YTD to be (\$14,959). Current net income is \$56,011.

AVON PARK HOUSING AUTHORITY

NORTH CENTRAL Height II

INCOME

1. Total income is up by \$9,331 compared to budgeted amounts. Total tenant revenue is up by \$3,090.

EXPENSES

2. Total operating expense is down by \$48,140, compared to the budgeted amount.
3. Administrative expenses are down by \$16,339.
4. Maintenance expenses are down by \$21,493.
5. Utility expense is down by \$754.
6. Total insurance expense is down by \$592.
7. Total General expense is down by \$9,264.

North Central Heights II projected net income is scheduled YTD to be (\$30,641). Current net income is \$26,830.

RIDGEDALE

INCOME

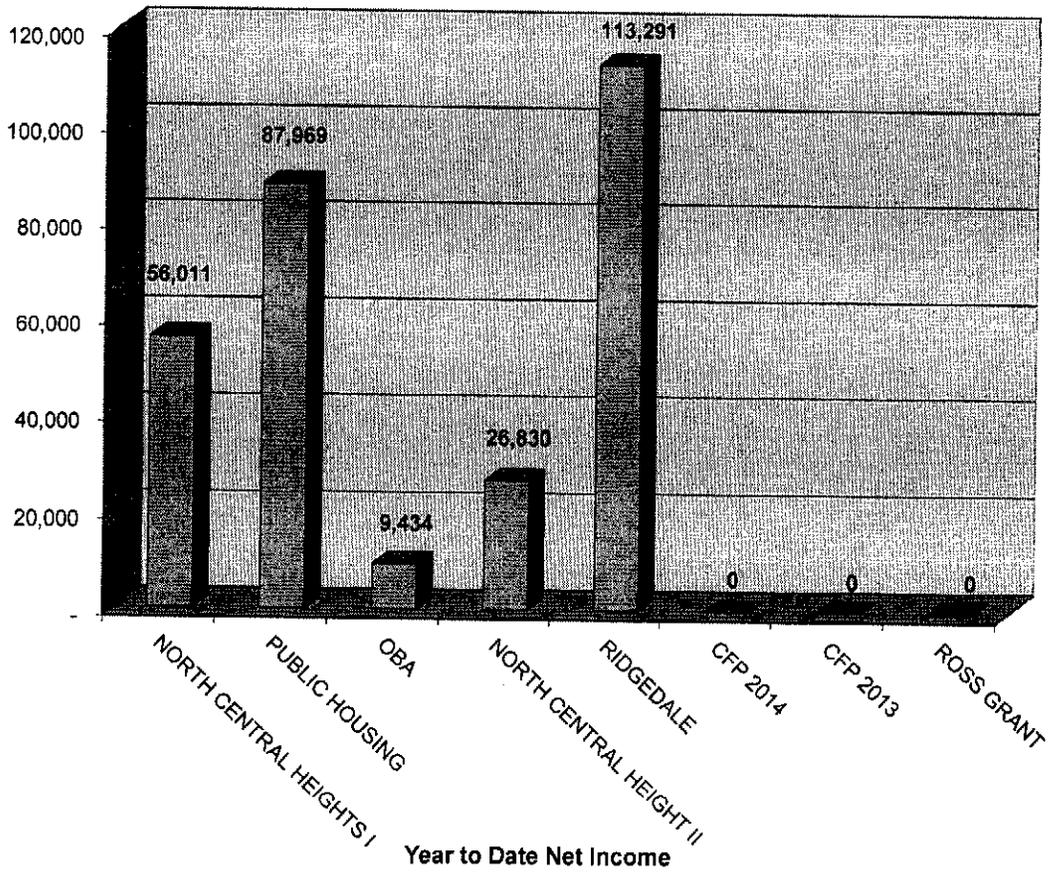
1. Total income is up by \$8,728 compared to budgeted amounts. Total tenant revenue is up by \$1,869.
Grant subsidy is Down compared to budgeted amounts by \$1,908. Other revenue is down by (\$3,780).

EXPENSES

2. Total operating expense is down by (\$63,776) compared to the budgeted amount.
3. Administrative expense is down by \$19,907.
4. Maintenance expenses are down by \$8,785.
5. Utility expense is up \$3,755.
6. Total insurance expense is down by \$4,342.
7. Total General expense is down by \$38,106.

Ridgedale's projected net income is scheduled YTD to be \$43,748. Current net income is \$113,291.

Avon Park Housing Authority



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

PUBLIC HOUSING

1111.01 GENERAL FUND CHECKING	345,592
1111.02 PNC ACCOUNT	3,091
1111.06 UTILITY DEPOSIT ESCROW FUND	1,643
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	28,945
1162.10 INVESTMENTS - CD HIGHLANDS BNK	42,895
1162.01 LAKESIDE PARK 1 ESCROW	5,629
1162.02 LAKESIDE PARK I RESERVES	9,337
1162.60 NEW INVESTMENT ACCOUNT	1,092,875

TOTAL 1,530,007

OTHER BUSINESS ACTIVITY

1111.3 APHDC--OBA	19,703
	<u>19,703</u>

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	48,786.99
1114.00 SECURITY DEPOSITS	14,200.00
1162.1 ESCROW -BONNEVILLE-TAXES	6,076.98
1162.11 ESCROW-BONNEVILLE-INSURANCE	72,998.82
1162.12 ESCROW-BONNEVILLE-REPL RS	32,273.30
TOTAL	<u>174,336.09</u>

NORTH CENTRAL HEIGHT II

1111.01 GENERAL FUND CHECKING	78,348.64
1114.00 SECURITY DEPOSITS	10,425.00
1162.1 ESCROW-BONNEVILLE-TAXES	4,909.02
1162.11 ESCROW-BONNEVILLE - INSURANCE	56,597.09
1162.12 ESCROW-BONNEVILLE-REPL RES	25,824.47
TOTAL	<u>176,104.22</u>

RIDGEDALE

1111.01 GENERAL FUND CHECKING	92,968.08
1114.00 SECURITY DEPOSITS	6,150.00
1162.05 ESCROW MIP	(46)
1162.06 ESCROW RESERVE REPLACEMENT	70,001
1162.07 ESCROW INSURANCE	6,365
TOTAL	<u>175,437.43</u>

GRAND TOTAL CASH ACCOUNTS 2,075,588

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

NORTH CENTRAL HEIGHTS I

UNRESTRICTED NET ASSETS	7,080
YEAR TO DATE EARNINGS	<u>56,011</u>
TOTAL	<u>63,091</u>

NORTH CENTRAL HEIGHTS II

UNRESTRICTED NET ASSETS	64,446
YEAR TO DATE EARNINGS	<u>26,830</u>
TOTAL	<u>91,276</u>

PUBLIC HOUSING

UNRESTRICTED NET ASSETS	1,420,193
YEAR TO DATE EARNINGS	<u>87,969</u>
TOTAL	<u>1,508,162</u>

RIDGEDALE

UNRESTRICTED NET ASSETS	243,176
YEAR TO DATE EARNINGS	<u>113,291</u>
TOTAL	<u>356,467</u>

OTHER BUSINESS

UNRESTRICTED NET ASSETS	11,735
YEAR TO DATE EARNINGS	<u>9,434</u>
TOTAL	<u>21,169</u>

CAPITAL FUND 2013

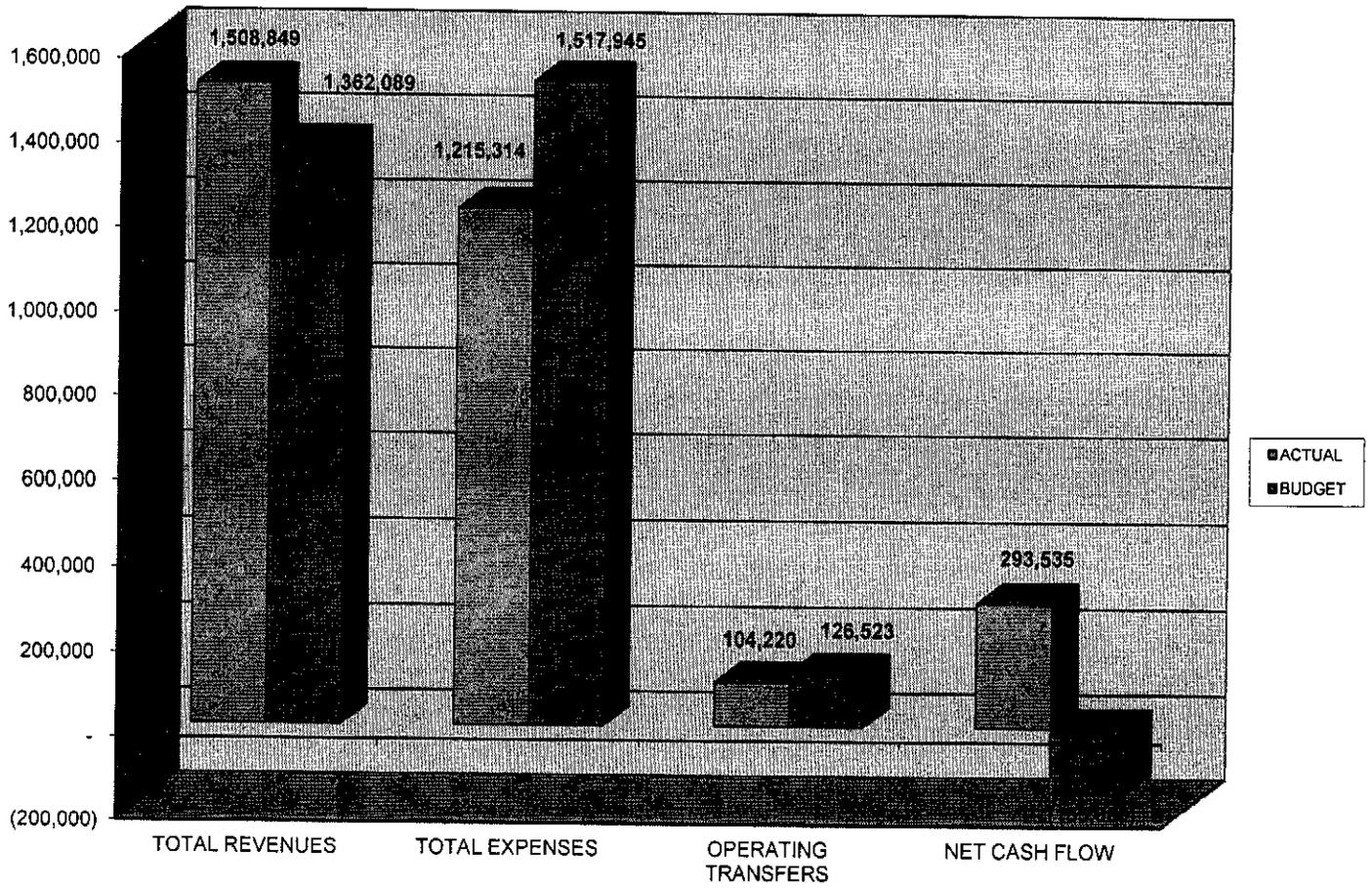
UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	<u>-</u>
TOTAL	<u>-</u>

CAPITAL FUND 2014

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

TOTAL RESERVE BALANCES **2,040,165**

APHA CONSOLIDATED



APHA CONSOLIDATED- BALANCE SHEET

ASSETS

Current Assets:		
<u>Cash</u>		
111	Unrestricted	585,499
115	Cash - Restricted for Payment of Current Liabilities	-
112	Cash - Restricted Mod and Development	-
113	Cash - Other restricted	3,091
114	Cash - Tenant Security Deposits	61,383
100	Total Cash	<u>649,953</u>
<u>Receivables</u>		
121	Accounts Receivable - PHA Projects	-
122	Accounts Receivable - HUD Other Projects	-
124	Accounts Receivable - Other Government	11,190
125	Accounts Receivable - Miscellaneous	-
126	Accounts Receivable - Tenants Dwelling Rents	3,394
128.1	Allowance for Doubtful Accounts - Dwelling Rents	-
128.2	Allowance for Doubtful Accounts - Other	-
127	Notes and Mortgages Receivable - Current	-
128	Fraud Recovery	-
128.1	Allowance for Doubtful Accounts - Fraud	-
129	Accrued Interest Receivable	-
120	Total Receivables - Net of Allowances for doubtful acct's	<u>14,584</u>
131	Investments - Unrestricted	1,135,770
135	Investments - Restricted for Payments of Current Liabilities	-
132	Investments - Restricted	519,359
142	Prepaid Expenses and Other Assets	44,194
143	Inventories	-
143.1	Allowance for Obsolete Inventory	-
144	Interprogram Due From	7,728
145	Assets Held for Sale	-
146	Amounts To Be Provided	-
	Total Other Current Assets	<u>1,707,050</u>
150	Total Current Assets	<u>2,371,587</u>
Non-current Assets:		
<u>Fixed Assets</u>		
161	Land	1,460,402
168	Infrastructure	358,482
162	Buildings	18,043,934
163	Furniture, Equipment & Machinery- Dwellings	48,516
164	Furniture, Equipment & Machinery - Administration	165,509
165	Leasehold Improvements	-
166	Accumulated Depreciation	(4,561,818)
167	Construction in Progress	-
160	Total Fixed Assets - Net of Accumulated Depreciation	<u>15,515,028</u>
171	Notes, Loans, Mortgages Receivable - Non Current	-
172	Notes, Loans, Mortgages Receivable - Non Current - Past Due	-
173	Grants Receivable - Non Current	-
174	Other Assets	-
176	Investments in Joint Ventures	-
180	Total Non-Current Assets	<u>-</u>
190	Total Assets	<u>17,886,613</u>

LIABILITIES AND EQUITY

Current Liabilities:		
311	Bank Overdraft	-
312	Accounts Payable <= 90 Days	5,992
313	Accounts payable >90 Days Past Due	-
321	Accrued Wage/Payroll Taxes Payable	2,679
322	Accrued Compensated Absences - Current Portion	15,536
324	Accrued Contingency Liability	-
325	Accrued Interest Payable	-
331	Accounts Payable - HUD PHA Programs	-
332	Accounts Payable - PHA Projects	-
333	Accounts Payable - Other Government	-
341	Tenant Security Deposits	59,720
342	Deferred Revenue	-
343	Current Portion of Long-term Debt - Capital Projects	682,906
344	Current Portion of Long-term Debt - Operating Borrowings	-
348	Loan Liability - Current	-
345	Other Current Liabilities	-
346	Accrued Liabilities - Other	4,438
347	Interprogram Due To	13,534
310	Total Current Liabilities	<u>784,804</u>
Non-current Liabilities:		
351	Long-term Debt, Net of Current - Capital Projects	14,377,530
352	Long-term Debt, Net of Current - Operating Borrowings	-
354	Accrued Compensated Absences - Non Current	7,860
355	Loan Liability - Non Current	78,471
353	Noncurrent Liabilities - Other	-
350	Total Noncurrent Liabilities	<u>14,463,861</u>
	Total Liabilities	<u>15,248,665</u>
Equity:		
<u>Investment in General Fixed Assets</u>		
<u>Contributed Capital</u>		
502	Project Notes (HUD)	-
503	Long-term Debt - HUD Guaranteed	-
504	Net HUD PHA Contributions	-
505	Other HUD Contributions	-
507	Other Contributions	-
508	Total Contributed Capital	<u>-</u>
508.1	Invested in Capital Assets, Net of Related Debt	419,193
Reserved Fund Balance:		
509	Fund Balance Reserved for Encumbrances/	-
	Designated Fund Balance	-
510	Fund Balance Reserved for Capital Activities	-
511	Total Reserved Fund Balance	<u>-</u>
511.1	Restricted Net Assets	256,586
512	Undesignated Fund Balance/Retained Earnings	-
512.1	Unrestricted Net Assets	1,962,168
513	Total Equity	<u>2,837,948</u>
600	Total Liabilities and Equity	<u>17,886,613</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
REVENUE												
OPERATING INCOME												
703	3110	GROSS POTENTIAL RENT	43,075	38,295	4,780	112%	493,861	421,245	72,616	117%	459,540	(34,321)
		NET TENANT REVENUE	<u>43,075</u>	<u>38,295</u>	<u>4,780</u>	<u>112%</u>	<u>493,861</u>	<u>421,245</u>	<u>72,616</u>	<u>117%</u>	<u>459,540</u>	<u>(34,321)</u>
3401		TENANT REVENUE - OTHER	2,723	2,143	581	127%	30,891	23,568	7,324	131%	25,710	(5,181)
3404		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	9	-	9	-	(9)	
3430		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	
3450		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	
3431		NET OPERATING REVENUE	<u>45,798</u>	<u>40,438</u>	<u>5,361</u>	<u>113%</u>	<u>524,762</u>	<u>444,813</u>	<u>79,949</u>	<u>118%</u>	<u>485,260</u>	<u>(39,612)</u>
706		HUD PHA OPERATING GRANT CFP	150,787	50,469	100,318	299%	603,595	555,160	48,435	109%	608,629	2,035
708		OTHER GOVERNMENT GRANTS	24,316	27,245	(2,930)	89%	297,787	299,695	(1,908)	99%	328,940	29,153
711		INVESTMENT INCOME - UNRESTRICTED	197	203	(6)	97%	2,290	2,237	54	102%	2,440	150
		MANAGEMENT FEE INCOME	4,481	4,281	201	105%	48,994	47,089	1,905	104%	51,370	2,378
		BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
		ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714		FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715		OTHER REVENUE	1,700	1,182	518	144%	31,281	12,998	18,283	240%	14,190	(17,081)
720		INVESTMENT INCOME - RESTRICTED	33	9	24	377%	160	97	63	165%	106	(54)
700		TOTAL REVENUES	<u>227,313</u>	<u>123,626</u>	<u>103,688</u>	<u>184%</u>	<u>1,508,849</u>	<u>1,362,089</u>	<u>146,760</u>	<u>111%</u>	<u>1,485,915</u>	<u>(22,934)</u>
OPERATING EXPENDITURES												
ADMINISTRATIVE												
911	4110	ADMINISTRATIVE SALARIES	17,769	16,314	1,455	109%	208,529	179,458	29,072	116%	195,772	(12,757)
912	4182	EBC - ADMIN	7,827	7,202	626	109%	88,377	79,221	9,156	112%	86,423	(1,954)
4171		AUDITING FEES	-	2,825	(2,825)	0%	25,460	28,875	(3,415)	88%	31,500	(6,040)
		MANAGEMENT FEES	4,481	4,473	9	100%	48,994	49,201	(207)	100%	53,674	4,680
		BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
		ADVERTISING & MARKETING	1,201	-	1,201	-	10,019	-	10,019	-	-	(10,019)
		OFFICE EXPENSE	4,884	11,017	(6,133)	44%	66,402	121,183	(54,781)	71%	132,200	45,798
		LEGAL EXPENSE	533	2,727	(2,194)	20%	9,062	29,993	(20,932)	30%	32,720	23,658
		TRAVEL	(227)	715	(942)	-32%	4,589	7,865	(3,276)	58%	8,580	3,981
916	4190	OTHER	-	12,281	(12,281)	0%	6,158	43,074	(36,916)	14%	18,170	12,012
		TOTAL ADMINISTRATIVE	<u>36,449</u>	<u>57,353</u>	<u>(20,904)</u>	<u>84%</u>	<u>487,591</u>	<u>538,871</u>	<u>(51,280)</u>	<u>90%</u>	<u>559,039</u>	<u>71,448</u>
TENANT SERVICES												
921	4210	SALARIES	-	44	(44)	0%	421	486	(65)	87%	530	109
923	4222	EBC - TNT SVCS	-	-	-	-	1,590	-	1,590	-	-	(1,590)
924	4230	OTHER	-	109	(109)	0%	-	1,201	(1,201)	0%	1,310	1,310
		TOTAL TENANT SERVICES	<u>-</u>	<u>153</u>	<u>(153)</u>	<u>0%</u>	<u>2,011</u>	<u>1,687</u>	<u>324</u>	<u>118%</u>	<u>1,840</u>	<u>(171)</u>
UTILITIES												
931	4310	WATER	1,017	1,194	(177)	85%	14,141	13,136	1,006	108%	14,330	189
932	4320	ELECTRICITY	3,560	3,058	503	116%	39,822	33,633	6,189	118%	36,690	(3,132)
933	4330	NATURAL GAS	190	98	91	193%	1,168	1,082	104	110%	1,180	(9)
938	4390	SEWER AND OTHER	1,216	1,549	(333)	79%	17,633	17,041	592	103%	18,590	957
		TOTAL UTILITIES	<u>5,983</u>	<u>5,899</u>	<u>84</u>	<u>101%</u>	<u>72,762</u>	<u>64,891</u>	<u>7,871</u>	<u>112%</u>	<u>70,790</u>	<u>(1,992)</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
ORDINARY MAINT & OPERATIONS												
941	4410	LABOR	10,974	14,184	(3,210)	77%	131,090	156,019	(24,929)	84%	170,203	39,113
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	8,638	8,022	916	115%	67,514	86,246	1,288	102%	72,268	4,754
943	4420	MATERIALS	5,147	5,320	(173)	97%	60,819	58,520	2,299	104%	63,840	3,021
CONTRACT COSTS												
943		GARBAGE & TRASH	886	1,425	(539)	62%	17,057	15,675	1,382	109%	17,100	43
		COOLING / AIR CONDITIONING	1,110	458	652	242%	5,724	5,042	582	114%	5,500	(224)
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	2,175	2,638	(463)	82%	22,785	29,013	(6,228)	79%	31,850	8,965
		UNIT TURNAROUNDS	1,745	2,418	(673)	72%	18,500	26,593	(8,093)	70%	29,010	10,510
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	458	(458)	0%	2,416	5,042	(2,626)	48%	5,500	3,084
		EXTERMINATION	772	819	(41)	95%	8,917	8,947	(30)	100%	9,760	643
		JANITORIAL	-	350	(350)	0%	-	3,850	(3,850)	0%	4,200	4,200
		ROUTINE MAINTENANCE	27,085	292	26,793	9288%	60,211	3,208	57,002	1877%	3,500	(56,711)
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	1,083	(1,083)	0%	-	11,917	(11,917)	0%	13,000	13,000
TOTAL ORDINARY MAINT & OPER			56,832	35,481	21,371	160%	395,033	390,070	4,963	101%	428,631	30,488
PROTECTIVE SERVICES												
	4480	PROTECTIVE SERVICES CONTRACT COSTS	(1,435)	-	(1,435)	-	3,815	-	3,815	-	-	(3,815)
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			(1,435)	-	(1,435)	-	3,815	-	3,815	-	-	(3,815)
INSURANCE												
961	4510	PROPERTY	4,962	6,372	(1,410)	78%	55,094	70,090	(14,996)	79%	76,462	21,368
		GENERAL LIABILITY	631	375	156	142%	5,927	4,125	1,802	144%	4,600	(1,427)
		WORKER'S COMPENSATION	1,160	890	270	130%	9,429	9,792	(362)	96%	10,682	1,253
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	450	187	284	270%	4,585	1,833	2,752	250%	2,000	(2,685)
969	TOTAL INSURANCE EXPENSES		7,103	7,804	(701)	91%	75,036	85,840	(10,805)	87%	93,644	18,609
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	342	2,996	(2,654)	11%	26,788	32,958	(6,190)	81%	25,050	(1,718)
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	3,399	(3,399)	0%	-	37,384	(37,384)	0%	40,762	40,762
		BAD DEBTS	793	1,227	(434)	65%	25,722	13,502	12,220	191%	14,730	(10,992)
		INTEREST EXPENSE	7,399	12,781	(5,382)	58%	89,405	140,589	(51,184)	64%	153,370	63,985
TOTAL GENERAL EXPENSES			8,534	20,403	(11,869)	42%	141,995	224,433	(82,538)	63%	233,932	92,037
969	TOTAL OPERATING EXPENDITURES		113,466	127,073	(13,608)	89%	1,176,161	1,304,792	(127,631)	90%	1,384,775	206,616
970	CASH FLOW FROM OPERATIONS		113,847	(3,247)	117,094	-3508%	330,668	56,297	274,391	587%	101,141	(229,649)
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	(80,584)	(18,972)	(61,613)	425%	(104,220)	(208,687)	104,467	50%	(227,658)	(123,436)
		OPERATING TRANSFERS OUT	80,584	11,502	69,082	701%	104,220	126,523	(22,303)	82%	138,025	33,805
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	3,665	(3,665)	0%	-	40,315	(40,315)	0%	43,980	43,980
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	37,153	-	37,153	-	-	(37,153)
		DEBT SERVICE PAYMENT - PRINCIPAL	-	3,804	(3,804)	0%	-	41,849	(41,849)	0%	45,653	45,653
971	4610	EXTRAORDINARY MAINTENANCE	417	-	(417)	0%	-	4,583	(4,583)	0%	5,000	5,000
		CAPITAL EXPENDITURES	-	-	-	-	-	207,570	(207,570)	0%	226,440	226,440
		OTHER ITEMS	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER EXPENSES			-	19,287	(19,287)	0%	37,153	212,153	(175,000)	18%	231,440	194,287
900	TOTAL EXPENDITURES		113,466	146,360	(32,894)	78%	1,215,314	1,517,945	(302,631)	80%	1,616,214	400,902
NET CASH FLOW			(113,848)	(22,531)	136,382	-505%	291,538	(155,856)	449,392	-188%	(130,292)	(423,636)

APHA CONSOLIDATED ACCOUNT DETAIL

LINE ACCT	CURRENT	CURRENT		% OF	YEAR	YEAR		% OF		BUDGET
ITEM # DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	ANNUAL	BALANCE
INCOME	ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
HUD PHA GRANTS										
3401 CAPITAL FUND REVENUE - SOFT COSTS	107,114	50,469	56,645	212%	151,801	555,160	(403,359)	27%	605,629	453,828
3401.1 CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410 SECTION 8 HAP INCOME	-	-	-	-	-	-	-	-	-	-
3410.1 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2 PORT IN ADMINISTRATIVE FEES EARNE	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS	107,114	50,469	56,645	212%	151,801	555,160	(403,359)	27%	605,629	453,828
EXPENSES										
ADMINISTRATIVE OFFICE EXPENSES										
4140 STAFF TRAINING	-	763	(763)	0%	667	8,388	(7,721)	8%	9,150	8,483
4170 ACCOUNTING	2,057	5,667	(3,610)	36%	47,220	62,333	(15,113)	76%	68,000	20,780
4190 SUNDRY	1,157	3,176	(2,021)	36%	16,454	34,962	(18,507)	47%	38,140	21,686
4190.2 TELEPHONE/COMMUNICATIONS	1,292	773	519	167%	10,753	8,498	2,255	127%	9,270	(1,483)
4190.3 POSTAGE	49	267	(218)	18%	4,243	2,933	1,309	145%	3,200	(1,043)
4190.5 OFFICE EQUIPMENT	-	-	-	-	-	-	-	-	-	-
4190.4 PORT OUT ADMINISTRATIVE EXPENSES	309	1,634	(1,325)	19%	12,305	17,976	(5,671)	68%	19,610	7,305
TOTAL ADMINISTRATIVE	4,864	12,281	(7,417)	40%	91,641	135,089	(43,448)	68%	147,370	55,729
TOTAL GENERAL EXPENSES										
4590 OTHER GENENERAL EXPENSE	342	1,997	(1,655)	17%	26,768	21,963	4,804	122%	23,961	(2,807)
4590.5 ASSET MANAGEMENT FEE	-	1,000	(1,000)	0%	-	10,995	(10,995)	0%	11,994	11,994
4590.6 OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES	342	2,996	(2,654)	11%	26,768	32,958	(6,190)	81%	35,955	9,187

The Housing Authority of Avon Park

RESOLUTION NO.15-01

RESOLUTION AMMENDING RESOLUTION NO. 14-90 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; CHANGING THE STIPULATION OF "ONETIME" TO "ANNUAL" COMPENSATION INCENTIVE PAYMENT; INCREASING THE COMPENSATION LEVEL FROM FIVE HUNDRED DOLLARS (\$500) TO ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500) COMPENSATION LUMP SUM PAYMENT FOR EMPLOYEES THAT ELECT TO OPT OUT OF THE APHA GROUP HEALTH INSURANCE PLAN; AUTHORIZING IMPLEMENTING CHANGE EFFECTIVE DATE JANUARY 1, 2015

Whereas, The Avon Park Housing Authority Personnel Policy was previously amended by Resolution No. 14-09 on 09/16/14 where as an incentive for APHA full time employees electing to opt out of the APHA's Group Health insurance plan would receive a "one time" incentive payment of \$500 for such election; 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 not received any elections to opt out by full time staff 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 adopts an amendment to Resolution No. 14-09, 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 an "annual" lump sum payment of \$1,500 to any full time employee electing to opt out of the Avon Park Housing Authority's group plan as an enhanced compensation incentive payment for such election; Implementing such change effective January 1, 2015.

ADOPTED THIS 20th DAY OF JANUARY, 2015.

Accepted _____

Attest _____

SEAL

Larry Shoeman

From: Larry Shoeman [Director@avonparkha.org]
Sent: Monday, December 01, 2014 12:27 PM
To: 'CAMERON'; 'Gregory Wade'; 'Lester Roberts'; 'Theresa Whiteside'; 'christmaswoman4@yahoo.com'
Cc: 'Penny'
Subject: Employee Health Insurance Benefit Plan; Opt Out Incentive Policy
Attachments: Employee Rates.pdf; Cost Analysis - Avon Park 2015.pdf
Importance: High

Commissioners: We have just received the attached Cost Analysis from our current Health Care Plan Benefit Advisor for our 2015 Health Care Plan and the rates are projected to increase 7.2% or \$7, 113.96 for that coverage for 2015. Also for your reference, I have also included the individual premium cost breakdown of each of the APHA Employees.

At your September Board Meeting, the Board voted to adopt a Opt Out Incentive provision to the APHA's Personal Policy, providing a "one time \$500 payment to employees that elect to reject the APHA Health Care Benefit Plan for other coverage available to them through another source (V.A., Spouses Plan, etc.). Unfortunately, we had no due to the limited level of incentive.

We are now at the crossroads where we have limited choices due to rising premiums; 1). Reduce the level of APHA paid Healthcare Benefit and raise the employee premium contributions OR 2). Offer a higher level of incentive to (3) employees that have indicated a willingness to exit the APHA Healthcare Benefit Plan for other Healthcare services.

Current Analysis; The 2015 proposed monthly renewal Healthcare Premium Cost is \$8,818.91/month. The combined premium cost of the three employees that have indicated a willingness to depart coverage from the APHA Health Care Benefit Plan totals 41% of the monthly group premium (\$3,641.80).

Proposal: **My recommendation;** Increase the current employee Incentive Award payment for Opt out from \$500 to \$1,500 AND offer this incentive ANNUALLY as opposed to "One Time" to promote **sustained reductions** to the APHA Annual Healthcare Benefit Premium costs.

Comparative Analysis: Annual Premium Costs with no Opt Out change (10 employees)	\$105,826.92
Annual Premium Costs with Opt Out change (7 employees)	<u>\$ 61,825.32</u>
Cost Savings before employee Incentive Payment	<u>\$ 43,701.60</u>
Cost Savings after employee Incentive Payment (\$4,500)	\$ 39,201.60

Respectively, the APHA would be able to reduce its proposed 2015 Health Care Premium by 37% if we reduce our group enrollment by the three employees that have indicated they would be willing to depart the APHA's Group Plan in exchange for the enhanced Opt out Policy provision.

Based upon the above referenced analysis, I will proceed to extend such provision to the three APHA employees, inform our agent of our Groups reduction in coverage and bring this Policy change back to the Board of formal adoption at your next Regularly scheduled Board Meeting (January) for retro-active implementation.

IF YOU OBJECT TO THIS EXECUTIVE DECISION TO EXERCISE UNILATERAL EXPANSION OF THE CURRENT OPT OUT POLICY, PLEASE INFORM ME OF SUCH IN REPLY TO THIS EMAIL MESSAGE.

CYBER 25

Blue Options 14003	Blue Options 14003	Blue Options 14104	Blue Options 14052
\$566.36	\$606.31	\$544.16	\$559.71
\$763.41	\$833.29	\$747.87	\$769.25
\$997.22	\$1,088.86	\$977.25	\$1,005.18
\$1,089.12	\$1,163.03	\$1,043.81	\$1,073.64
\$1,160.07	\$1,212.62	\$1,088.32	\$1,119.43
\$1,160.07	\$1,255.52	\$1,126.82	\$1,159.02
\$1,228.03	\$1,318.96	\$1,183.76	\$1,217.59
\$1,261.80	\$1,340.32	\$1,202.93	\$1,237.31
\$8,226.08	\$8,818.91	\$7,914.92	\$8,141.13

12 X \$3,641.80

= \$43,701.60

41%

- 105,526.92

61,825.32

Avon Park Housing Authority

January 1, 2015

Single Option Medical Plan Analysis

Benefits	Current Florida Blue Blue Options 14003		Renewal Florida Blue Blue Options 14003		Alternate Florida Blue Blue Options 14104	
	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network
Calendar Year Deductible						
Individual	\$500	\$1,000	\$500	\$1,000	\$1,500	\$3,000
Family	\$1,500	\$3,000	\$1,500	\$3,000	\$3,000	\$6,000
Coinsurance Percentage	80/20%	50/50%	80/20%	50/50%	80/20%	50/50%
Out-of-Pocket Maximum	Includes Ded, Coins, & Copays except Rx		Includes Ded, Coins, Copays & Rx		Includes Ded, Coins, Copays & Rx	
Individual	\$2,000	\$5,000	\$2,000	\$5,000	\$5,000	\$10,000
Family	\$6,000	\$10,000	\$6,000	\$10,000	\$10,000	\$20,000
Lifetime Maximum	Unlimited		Unlimited		Unlimited	
Hospital Services						
Inpatient Hospital (Option 1/2)	\$200/day (\$600 max) \$300/day (\$900 max)	Ded + Coins.	\$200/day (\$600 max) \$300/day (\$900 max)	Ded + Coins.	Ded + Coins.	Ded + Coins.
Outpatient Hospital (Option 1/2)	\$150/\$350	Ded + Coins.	\$150/\$350	Ded + Coins.	Ded + Coins.	Ded + Coins.
Diagnostic Lab	\$0 Copay	Ded + Coins.	\$0 Copay	Ded + Coins.	\$0 Copay	Ded + Coins.
X-Ray	\$35 Copay	Ded + Coins.	\$35 Copay	Ded + Coins.	Ded + Coins.	Ded + Coins.
Complex Imaging	\$75 Copay	Ded + Coins.	\$75 Copay	Ded + Coins.	Ded + Coins.	Ded + Coins.
Urgent Care	\$30 Copay	Ded + Coins.	\$30 Copay	Ded + Coins.	\$55 Copay	Ded + Coins.
Emergency Room	\$100 Copay	\$100 Copay	\$100 Copay	\$100 Copay	Ded + Coins.	Ded + N Coins.
Office Visits						
Primary Care Physician Office Visit	\$10 Copay	Ded + Coins.	\$10 Copay	Ded + Coins.	\$20 Copay	Ded + Coins.
Specialist Office Visit	\$25 Copay	Ded + Coins.	\$25 Copay	Ded + Coins.	\$50 Copay	Ded + Coins.
Preventive Care	\$0 Copay	Coins.	\$0 Copay	Coins.	\$0 Copay	Coins.
Prescription Drugs						
Deductible	\$0	Not Covered	\$0	Not Covered	\$0	Not Covered
Co-pays	(\$0/\$4/\$10)/ (\$15/\$30/\$50/\$150)	Not Covered	(\$0/\$4/\$10)/ (\$15/\$30/\$50/\$150)	Not Covered	(\$0/\$4/\$10)/ (\$15/\$30/\$50/\$150)	Not Covered
Mail-Order	Available	Not Covered	Available	Not Covered	Available	Not Covered
Rates	Counts					% change
Employee Only	10					
Employee + Spouse	0	Age		Age		
Employee + Child(ren)	0	Banded		Banded		
Family	0	Premium		Premium		
Total	10			7.2%		-3.8%
Est. Monthly Premium		\$8,226.08		\$8,818.91		\$7,914.92
Est. Annual Premium		\$98,712.96		\$105,826.92		\$94,979.04
% Change from Current Premium				7.2%		-3.8%
Annual Dollar Change From Current				\$7,113.96		-\$3,733.92
Employer Est. Annual Cost*		\$98,712.96		\$105,826.92		\$94,979.04
Employer Share of Annual Change				\$7,113.96		-\$3,733.92

Rates are subject to change based on Final Enrolled Census.

* Employer Share of Cost is based on Current Year 100 % share