

AVON PARK HOUSING DEVELOPMENT CORPORATION

**Board of Directors Regular Meeting
North Central Heights Community Center
709 Juneberry Street, Avon Park, Florida
Wednesday July 26, 2017; 4:00 P.M.
Meeting Agenda**

ROLL CALL;

PREVIOUS MINUTES: Regular Board Meeting Minutes July 2017;

COMMUNICATIONS: None

I. OLD BUSINESS;

1. Cornell Colony Project Status/Update; The Secretary will provide a project status report.
2. APHA- RAD Conversion: Secretary will provide the Board with an update on the APHA's progress in completing conversion process.
3. Brickell Building

II. NEW BUSINESS;

1. Florida Housing RFA

Other matters to come before the Board:

Next Board Meeting(s): TBD.

VI. ADJOURN

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

AVON PARK HOUSING DEVELOPMENT CORPORATION

Board of Directors Regular Meeting
North Central Heights Community Center
709 Juneberry Street, Avon Park, Florida
Wednesday July 26, 2017; 4:00 P.M.

Meeting Minutes

ROLL CALL; Chairman Greg Wade requested the Secretary to call the roll, with the following results: Directors Present; Wade, Roberts, Harris, Windsor, Brojek, Johnson, Barnard and Eldred. Directors Absent; Daffner and Stukes.

PREVIOUS MINUTES: Regular Board Meeting Minutes; June 2017 were circulated by the Secretary in advance of the Meeting; moved by Director Roberts, seconded by Director Brojek to approve the minutes; motion carried unanimously.

COMMUNICATIONS: None

OLD BUSINESS;

Projects Report; The Secretary provided the Board with a summary narrative & general performance status of each of the respective projects.

Rental Assistance Demonstration Application: Rudy informed the Board that the RAD conversion was still in process and a closing should be scheduled soon.

Cornell Colony; project development status report; Rudy informed the Board that the Cornell Colony project was scheduled to close on August 1, 2017.

Brickell Building: Rudy reported to the Board that discussions were ongoing with the City on the possible purchase of the Brickell Building.

NEW BUSINESS;

Resolution Number 17-05; on a motion by Director Roberts seconded by Director Eldred the board unanimously passed resolution 17-05 authorizing the Secretary to close bank accounts and transfer funds as necessary for RAD conversion and closing of Public Housing.

APHA CEO Employment contract: Rudy informed the Board that APHA had approved a new two year employment agreement for her to remain as CEO. And asked if the Board wanted to consider any changes to the arrangement that the CEO of APHA serve as the Secretary of the Board of the Development Corporation. By unanimous consent the Board did not so desire to make any changes.

The next scheduled Regular APHDC Board Meeting is August 16th 2017 at 4:00pm.

VI. ADJOURN; There being no further business to come before the Board, Chairman Wade adjourned the meeting at 4:40 pm.

Accepted

Attest
SEAL

AVON PARK HOUSING AUTHORITY

CASH Analysis

AVON PARK PUBLIC HOUSING

As Of Date: 7/31/2017

Balance

General Fund	24,082.87
Section 8 PH Funds	0.00
Security Deposits	23,545.00
PNC Account	0.00
Petty Cash	100.00
Investment CD at Highlands Bank	43,459.91
Investment CD at PNC	0.00
Investment MM at Highlands Bank	0.00
Investment MM	232,403.79
Utility Deposit Escrow Fund	3,000.00
FSS Escrow	9,567.79
Development Corporation	159,788.29
Cornell Colony - General Fund	9,567.79
Lakeside Park 2 - RAD	100.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

NORTH CENTRAL HEIGHTS I

As Of Date: 7/31/2017

	Balance
General Fund	
Section 8 PH Funds	\$5,777.58
Security Deposits	0.00
PNC Account	13,350.00
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
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

NORTH CENTRAL HEIGHTS II

As Of Date: 7/31/2017

	Balance
General Fund	35,547.11
Section 8 PH Funds	0.00
Security Deposits	10,450.00
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
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

CORNELL COLONY

As Of Date: 7/31/2017

	Balance
General Fund	0.00
Section 8 PH Funds	0.00
Security Deposits	0.00
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	305,281.12
Development Corporation	0.00
Cornell Colony - General Fund	305,281.12
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	13,201.00

AVON PARK HOUSING AUTHORITY

CASH Analysis

RIDGEDALE

As Of Date: 7/31/2017

	Balance
General Fund	101,582.70
Section 8 PH Funds	0.00
Security Deposits	6,656.66
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
Cornell Colony - General Fund	0.00
Lakeside Park 2 - RAD	0.00
Cornell Colony-Operating Deficit Reserves	0.00
Cornell Colony-Security Deposit	0.00

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended July 31, 2017	7 Month(s) Ended July 31, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	01 001 4110.00 5		14,398.24	107,650.62	99,974.56	(7,676.06)
Legal Expense	01 001 4130.00 5		0.00	358.90	2,712.50	2,353.60
Staff Training	01 001 4140.00 5		0.00	299.00	2,858.31	2,559.31
Travel	01 001 4150.00 5		0.00	2,032.01	3,762.50	1,730.49
Accounting Fees	01 001 4170.00 5		0.00	3,876.00	4,666.62	790.62
Computer Support/Licensing Fees	01 001 4170.2 5		0.00	2,721.00	0.00	(2,721.00)
Audit Fees	01 001 4171.00 5		0.00	0.00	8,166.62	8,166.62
Employee Benefits Cont - Admin	01 001 4182.00 5		4,691.22	44,141.02	36,855.56	(7,285.46)
Sundry	01 001 4190.00 5		379.90	3,619.59	7,875.00	4,255.41
Advertising	01 001 4190.18 5		0.00	98.00	0.00	(98.00)
Bank Fees	01 001 4190.19 5		81.56	106.56	0.00	(106.56)
Telephone/Communications	01 001 4190.2 5		828.29	5,677.28	5,133.31	(543.97)
Postage	01 001 4190.3 5		54.85	1,441.57	2,187.50	745.93
Eviction Costs	01 001 4190.4 5		0.00	0.00	583.31	583.31
Contract Costs- Copier	01 001 4190.6 5		125.51	468.23	70.00	(398.23)
Contract Costs-Admin Security	01 001 4190.7 5		120.00	360.00	280.00	(80.00)
Pre-employment testing	01 001 4190.8 5		0.00	204.10	0.00	(204.10)
Contract Costs-Admin	01 001 4190.9 5		0.00	1,772.04	14,000.00	12,227.96
Ten Services - RAB	01 001 4220.00 5		0.00	0.00	309.12	309.12
Water	01 001 4310.00 5		311.16	1,929.35	1,837.50	(91.85)
Electricity	01 001 4320.00 5		3,004.39	16,953.40	16,870.00	(83.40)
Natural Gas	01 001 4330.00 5		84.62	564.25	659.12	94.87
Sewer	01 001 4390.00 5		559.80	3,534.01	3,558.31	24.30
Labor	01 001 4410.00 5		5,576.64	41,406.46	41,410.25	3.79
Maintenance Materials	01 001 4420.00 5		495.12	7,510.82	16,695.00	9,184.18
Pest Control	01 001 4430.1 5		470.00	3,290.00	3,762.50	472.50
Contract Costs - Lawn	01 001 4430.3 5		2,079.00	14,079.00	14,000.00	(79.00)
Contract Costs-Air Conditioning	01 001 4430.4 5		0.00	200.00	5,250.00	5,050.00
Contract Costs-Plumbing	01 001 4430.5 5		0.00	0.00	1,312.50	1,312.50
GARBAGE AND TRASH	01 001 4431.00 5		772.00	4,693.56	(3,558.31)	(8,251.87)
Emp Benefit Cont - Maintenance	01 001 4433.00 5		2,030.04	16,942.68	16,018.87	(923.81)
Insurance - Property	01 001 4510.00 5		2,624.93	17,945.07	16,916.62	(1,028.45)
Worker's Comp Insurance	01 001 4510.1 5		678.25	4,747.75	5,066.25	318.50
Other Insurance-Crime, Auto, Direc&C	01 001 4510.2 5		1,362.82	4,212.55	1,166.62	(3,045.93)
Liability Insurance	01 001 4510.3 5		288.47	3,175.53	2,916.62	(258.91)
Payment in Lieu of Taxes	01 001 4520 5		0.00	0.00	6,879.25	6,879.25
Collection Losses	01 001 4570.00 5		0.00	588.00	4,602.50	4,014.50
FSS Monthly Contributions	01 001 4590.02 5		876.00	6,933.00	0.00	(6,933.00)
Other General Expense	01 001 459000 5		180.60	4,856.94	5,833.31	976.37
Extraordinary Maintenance	01 001 4610 5		0.00	0.00	8,750.00	8,750.00
Total Operating Expenses			42,073.41	328,388.29	359,381.82	30,993.53
Operating Revenues						
Dwelling Rent	01 001 3110.00 5		11,357.00	79,633.00	87,779.37	(8,146.37)
Operating Subsidy	01 001 3401.00 5		33,797.00	244,415.00	284,656.12	(40,241.12)
Total Operating Revenues			45,154.00	324,048.00	372,435.49	(48,387.49)
Total Operating Revenues and Expenses			3,080.59	(4,340.29)	13,053.67	(17,393.96)
Other Revenues and Expenses						
Other Revenues and Expenses						
RESTRICTED INTEREST	01 001 3431.00 5		0.00	0.00	29.12	(29.12)
Investment Income - Unrestricted	01 001 3610.00 5		107.80	1,047.34	1,394.12	(346.78)
Other Income - Tenant	01 001 3690.00 5		654.38	3,541.76	3,937.50	(395.74)
Other Income - Rent for Tulane Ave B	01 001 3690.13 5		750.00	4,650.00	8,866.62	(4,216.62)
Other Income - Insurance	01 001 3690.14 5		0.00	6,696.00	0.00	6,696.00
Leave with no Notice	01 001 3690.16 5		0.00	223.50	0.00	223.50
Other Income - Copies & Fax	01 001 3690.2 5		0.00	42.25	0.00	42.25
Other Income - Misc - Non Tenant	01 001 3690.6 5		0.00	1,962.00	0.00	1,962.00
Other Income-Laundry	01 001 3690.7 5		0.00	726.50	0.00	726.50
Other Income - Community Rm Rent	01 001 3690.8 5		0.00	225.00	0.00	225.00

Report Criteria PHA 01 Project: '001','002','003'

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended July 31, 2017	7 Month(s) Ended July 31, 2017	Budget	Variance
Other General Expense-Unemployment	01 001 4590.01 5		(1,650.00)	(1,650.00)	0.00	(1,650.00)
Total Other Revenues and Expenses			<u>(137.82)</u>	<u>17,464.35</u>	<u>14,227.36</u>	<u>3,236.99</u>
Total Other Revenues and Expenses			(137.82)	17,464.35	14,227.36	3,236.99
Total Net Income (Loss)			<u>2,942.77</u>	<u>13,124.06</u>	<u>27,281.03</u>	<u>(14,156.97)</u>

Report Criteria PHA: 01 Project: '001';'002';'003'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

SUBMITTED BY PENNY PIERATT, COMPTROLLER

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
AVON PARK PUBLIC HOUSING
OTHER BUSINESS ACTIVITIES

Fiscal Year End Date:		12/31/2017	ACCOUNT	1 Month(s) Ended July 31, 2017	7 Month(s) Ended July 31, 2017	Budget	Variance	
Operating Revenues and Expenses								
Operating Expenses								
Admin Salaries - NCH I	01	100	4110.01	5	799.26	5,800.10	8,750.00	2,949.90
Admin Salaries - NCH II	01	100	4110.02	5	642.34	4,661.66	8,367.31	3,705.65
Admin Salaries - Ridgedale	01	100	4110.03	5	885.04	6,423.20	11,666.62	5,243.42
Accounting Fees	01	100	4170.00	5	0.00	900.00	1,341.62	441.62
Computer Support	01	100	4170.20	5	0.00	3,426.15	0.00	(3,426.15)
Audit Fees	01	100	4171.00	5	0.00	0.00	291.62	291.62
Employee Benefits Cont - Admin-Ridg	01	100	4182.00	5	239.05	1,830.64	4,083.31	2,252.67
Employee Benefits Cont - Admin - NC	01	100	4182.1	5	191.03	1,435.89	2,041.62	605.73
Employee Benefits Cont - Admin - NC	01	100	4182.2	5	167.28	1,274.29	1,890.00	615.71
Sundry	01	100	4190.00	5	129.63	473.70	87.50	(386.20)
MARKETING/ADVERTISING	01	100	4190.18	5	0.00	250.00	0.00	(250.00)
Insurance - Workers Comp	01	100	4510.40	5	80.33	562.31	924.56	362.25
Other General Expense	01	100	4590	5	0.00	150.00	291.62	141.62
Total Operating Expenses					3,133.96	27,187.94	39,735.78	12,547.84
Total Operating Revenues and Expenses					(3,133.96)	(27,187.94)	(39,735.78)	12,547.84
Other Revenues and Expenses								
Other Revenues and Expenses								
Revenue-Management Fees-Ridgedal	01	100	3690.00	5	5,898.14	21,737.78	23,333.31	(1,595.53)
Revenue - Management Fees - NCH I	01	100	3690.1	5	831.85	6,127.37	6,416.62	(289.25)
Revenue - Management Fees - NCH I	01	100	3690.2	5	1,037.30	7,742.51	7,954.87	(212.36)
Other Income/Donations	01	100	3690.40	5	0.00	0.00	132,857.06	(132,857.06)
Other Income - Contribution-NCH	01	100	3690.50	5	0.00	84,889.09	0.00	84,889.09
Other Income - Cornell Colony	01	100	3690.60	5	1,087.94	13,953.78	0.00	13,953.78
Total Other Revenues and Expenses					8,855.23	134,450.53	170,561.86	(36,111.33)
Total Other Revenues and Expenses					8,855.23	134,450.53	170,561.86	(36,111.33)
Total Net Income (Loss)					5,721.27	107,262.59	130,826.08	(23,563.49)

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

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended July 31, 2017	7 Month(s) Ended July 31, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,117.18	8,456.15	8,467.62	11.47
Legal Expense	02 001 4130.00 5		917.75	917.75	0.00	(917.75)
Accounting Fees	02 001 4170.00 5		0.00	2,049.00	2,391.62	342.62
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	998.00	0.00	(998.00)
Audit Fees	02 001 4171.00 5		0.00	0.00	2,916.62	2,916.62
Employee Benefits Cont - Admin	02 001 4182.00 5		399.05	3,863.86	4,149.81	285.95
Sundry	02 001 4190.00 5		0.00	138.75	3,033.31	2,894.56
Advertising and Marketing	02 001 4190.08 5		0.00	74.00	0.00	(74.00)
Bank Fees	02 001 4190.18 5		0.00	10.00	0.00	(10.00)
Telephone	02 001 4190.2 5		86.03	604.98	1,003.31	398.33
Postage	02 001 4190.3 5		61.71	61.71	17.50	(44.21)
Eviction Costs	02 001 4190.4 5		0.00	360.00	320.81	(39.19)
Contract Costs - Admin	02 001 4190.9 5		0.00	0.00	6,458.06	6,458.06
DO NOT USE-Water	02 001 4310 5		0.00	0.00	700.00	700.00
Water	02 001 4310.00 5		18.47	282.50	822.50	540.00
Electricity	02 001 4320.00 5		513.63	2,339.90	3,470.81	1,130.91
Sewer	02 001 4390.00 5		40.30	280.06	600.81	320.75
Labor	02 001 4410.00 5		1,182.84	8,586.09	8,786.75	200.66
Maintenance Materials	02 001 4420.00 5		2,351.63	5,863.22	5,833.31	(29.91)
Contract Costs	02 001 4430.00 5		0.00	435.00	0.00	(435.00)
Contract Costs-Pest Control	02 001 4430.1 5		100.80	705.60	810.81	105.21
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	131.25	131.25
Contract Costs - AC	02 001 4430.4 5		0.00	2,816.00	3,908.31	1,092.31
Contract Costs - Lawn	02 001 4430.5 5		2,028.00	12,806.00	1,895.81	(10,910.19)
Garbage and Trash Collection	02 001 4431.00 5		25.00	217.50	320.81	103.31
Emp Benefit Cont - Maintenance	02 001 4433.00 5		761.99	6,005.00	5,590.62	(414.38)
Insurance - Property	02 001 4510.00 5		832.33	6,273.11	7,583.31	1,310.20
Insurance - Workers Comp	02 001 4510.1 5		71.08	497.56	583.31	85.75
Other Insurance-Crime,Auto,Direct&O	02 001 4510.2 5		79.49	238.47	0.00	(238.47)
Insurance - Liability	02 001 4510.3 5		91.47	977.49	1,170.12	192.63
Payment in Lieu of Taxes	02 001 4520 5		0.00	0.00	2,916.62	2,916.62
Bad Debts - Other	02 001 4570.00 5		0.00	3,257.44	1,866.62	(1,390.82)
Bonneville Interest	02 001 4580.01 5		3,826.61	30,667.93	30,129.12	(538.81)
Other General Expense	02 001 4590.00 5		56.00	89.00	58.31	(30.69)
Management Fees	02 001 4590.02 5		831.85	6,127.37	6,327.37	200.00
Total Operating Expenses			15,393.21	105,999.44	112,265.23	6,265.79
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		17,089.00	123,497.04	121,936.50	1,560.54
Total Operating Revenues			17,089.00	123,497.04	121,936.50	1,560.54
Total Operating Revenues and Expenses			1,695.79	17,497.60	9,671.27	7,826.33
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	02 001 3431.00 5		0.00	20.04	0.00	20.04
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	46.62	(46.62)
Other Income - Tenant	02 001 3690.00 5		79.92	3,402.35	4,608.31	(1,205.96)
Other Income - Non Tenant	02 001 3690.3 5		0.00	8.16	0.00	8.16
Other Income - Community Rental	02 001 3690.5 5		125.00	500.00	0.00	500.00
Total Other Revenues and Expenses			204.92	3,930.55	4,654.93	(724.38)
Total Other Revenues and Expenses			204.92	3,930.55	4,654.93	(724.38)
Total Net Income (Loss)			1,900.71	21,428.15	14,326.20	7,101.95

Report Criteria PHA. 02 Project: 001*

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

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

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended July 31, 2017	7 Month(s) Ended July 31, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00	5	920.02	6,963.84	6,785.31	(178.53)
Legal Expense	02 002 4130.00	5	917.75	917.75	2,041.62	1,123.87
Accounting Fees	02 002 4170.00	5	0.00	3,446.00	2,391.62	(1,054.38)
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5	0.00	651.00	0.00	(651.00)
Audit Fees	02 002 4171.00	5	0.00	0.00	2,333.31	2,333.31
Employee Benefits Cont - Admin	02 002 4182.00	5	328.62	3,181.93	3,341.31	159.38
Sundry	02 002 4190.00	5	0.00	61.25	583.31	522.06
Advertising and Marketing	02 002 4190.08	5	0.00	74.00	0.00	(74.00)
Telephone	02 002 4190.2	5	0.00	0.00	262.50	262.50
Postage	02 002 4190.3	5	61.71	61.71	14.56	(47.15)
Eviction Costs	02 002 4190.4	5	0.00	360.00	0.00	(360.00)
Contract Costs - Admin	02 002 4190.9	5	0.00	0.00	2,041.62	2,041.62
Ten Services - After School Program	02 002 4220.20	5	0.00	0.00	583.31	583.31
Water	02 002 4310.00	5	42.92	227.52	236.25	8.73
Electricity	02 002 4320.00	5	79.47	740.57	723.87	(16.70)
Sewer	02 002 4390.00	5	9.33	61.60	55.37	(6.23)
Labor	02 002 4410.00	5	1,182.83	8,586.06	8,786.75	200.69
Maintenance Materials	02 002 4420.00	5	2,066.46	5,245.89	4,474.12	(771.77)
Contract Costs-Pest Control	02 002 4430.1	5	79.20	554.40	635.81	81.41
Contract Costs - Lawn	02 002 4430.3	5	1,622.00	9,194.00	1,376.62	(7,817.38)
Contract Costs - AC	02 002 4430.4	5	0.00	1,130.00	1,225.00	95.00
Contract Costs - Plumbing	02 002 4430.5	5	0.00	2,455.00	985.81	(1,469.19)
Garbage and Trash Collection	02 002 4431.00	5	18.00	75.50	332.50	257.00
Emp Benefit Cont - Maintenance	02 002 4433.00	5	761.92	6,004.47	5,590.62	(413.85)
Insurance - Property	02 002 4510.00	5	915.04	5,672.20	5,833.31	161.11
Insurance - Workers Comp	02 002 4510.1	5	64.33	450.31	649.81	199.50
Other Insurance-Crime,Auto,Direct&O	02 002 4510.2	5	87.39	262.17	0.00	(262.17)
Insurance - Liability	02 002 4510.3	5	100.56	854.12	875.00	20.88
Bad Debts - Other	02 002 4570.00	5	(158.27)	3,299.36	1,954.12	(1,345.24)
Bonneville Interest	02 002 4580.01	5	3,461.61	27,742.68	27,253.31	(489.37)
Other General Expense	02 002 4590.00	5	44.80	70.80	58.31	(12.49)
Management Fees	02 002 4590.02	5	1,037.30	7,742.51	8,303.12	560.61
Total Operating Expenses			13,642.99	96,086.64	89,728.17	(6,358.47)
Operating Revenues						
Dwelling Rent	02 002 3110.00	5	14,174.00	98,812.85	100,042.25	(1,229.40)
Total Operating Revenues			14,174.00	98,812.85	100,042.25	(1,229.40)
Total Operating Revenues and Expenses			531.01	2,726.21	10,314.08	(7,587.87)
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00	5	0.00	16.04	37.87	(21.83)
Investment Income - Unrestricted	02 002 3610.00	5	1.99	20.43	17.50	2.93
Other Income - Tenant	02 002 3690.00	5	378.34	4,784.95	3,745.00	1,039.95
Other Income - Non Tenant	02 002 3690.3	5	0.00	18.74	291.62	(272.88)
Total Other Revenues and Expenses			380.33	4,840.16	4,091.99	748.17
Total Other Revenues and Expenses			380.33	4,840.16	4,091.99	748.17
Total Net Income (Loss)			911.34	7,566.37	14,406.07	(6,839.70)

Report Criteria PHA: 02 Project: '002'

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 CORNELL COLONY
 CORNELL COLONY LLC

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended July 31, 2017	7 Month(s) Ended July 31, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		0.00	0.00	5,681.06	5,681.06
Legal Expense	03 001 4130.00 5		160.00	725.50	0.00	(725.50)
Staff Training	03 001 4140.00 5		0.00	0.00	291.62	291.62
Accounting Fees	03 001 4170.00 5		0.00	1,784.00	2,041.62	257.62
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	2,008.50	0.00	(2,008.50)
Audit Fees	03 001 4171.00 5		0.00	0.00	2,333.31	2,333.31
Employee Benefits Cont - Admin	03 001 4182.00 5		0.00	0.00	2,313.50	2,313.50
Sundry	03 001 4190.00 5		0.00	660.75	7,000.00	6,339.25
Advertising and Marketing	03 001 4190.08 5		0.00	74.00	0.00	(74.00)
Bank Fees	03 001 4190.19 5		0.00	10.00	0.00	(10.00)
Telephone/Communications	03 001 4190.20 5		126.03	897.03	583.31	(313.72)
Postage	03 001 4190.30 5		0.00	0.00	46.62	46.62
Eviction Costs	03 001 4190.40 5		0.00	360.00	0.00	(360.00)
Water	03 001 4310.00 5		44.91	119.46	4,042.50	3,923.04
Electricity	03 001 4320.00 5		146.14	1,195.07	2,361.31	1,166.24
Sewer	03 001 4390.00 5		31.20	187.20	4,042.50	3,855.30
Labor	03 001 4410.00 5		0.00	0.00	8,057.00	8,057.00
Materials	03 001 4420.00 5		12.99	1,735.16	2,916.62	1,181.46
Contract Costs - Pest Control	03 001 4430.10 5		158.00	1,106.00	0.00	(1,106.00)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	10,422.88	0.00	(10,422.88)
Garbage and Trash Collection	03 001 4431.00 5		113.18	422.58	116.62	(305.96)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		0.00	0.00	5,972.75	5,972.75
Property Insurance	03 001 4510.00 5		1,725.58	14,696.26	5,833.31	(8,862.95)
Workers Comp	03 001 4510.10 5		43.25	302.75	1,166.62	863.87
Insurance - General Liability	03 001 4510.30 5		288.60	2,164.39	2,087.75	(76.64)
Bad Debts - Other	03 001 4570.00 5		0.00	4,111.84	0.00	(4,111.84)
Management Fees	03 001 4590.01 5		1,087.94	13,953.78	9,375.87	(4,577.91)
Total Operating Expenses			6,237.82	56,937.15	66,263.89	9,326.74
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		20,865.60	153,499.94	156,263.87	(2,763.93)
Total Operating Revenues			20,865.60	153,499.94	156,263.87	(2,763.93)
Total Operating Revenues and Expenses			14,627.78	96,562.79	89,999.98	6,562.81
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	03 001 3610.00 5		0.00	1.43	0.00	1.43
Other Income - Misc Other Revenue	03 001 3690.00 5		336.00	3,316.56	0.00	3,316.56
Leave with no Notice	03 001 3690.16 5		0.00	300.00	0.00	300.00
Other Income - Community Center Re	03 001 3690.50 5		0.00	125.00	0.00	125.00
Contract Costs	03 001 4430.00 5		0.00	(280.00)	0.00	(280.00)
Other General Expense	03 001 4590.02 5		(250.00)	(6,648.00)	0.00	(6,648.00)
Interest on Loan - Heartland National	03 001 5610.00 5		(5,317.36)	(41,412.30)	(47,469.87)	6,057.57
Total Other Revenues and Expenses			(5,231.36)	(44,597.31)	(47,469.87)	2,872.56
Total Other Revenues and Expenses			(5,231.36)	(44,597.31)	(47,469.87)	2,872.56
Total Net Income (Loss)			9,396.42	51,965.48	42,530.11	9,435.37

Report Criteria PHA: 03 Project: '001'

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

SUBMITTED BY PENNY PIERATT, COMPTROLLER

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2017	ACCOUNT	1 Month(s) Ended July 31, 2017	7 Month(s) Ended July 31, 2017	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		985.74	7,461.29	7,701.12	239.83
Staff Training	07 002 4140.00 5		0.00	973.00	0.00	(973.00)
Travel	07 002 4150.00 5		236.00	733.00	0.00	(733.00)
Accounting Fees	07 002 4170.00 5		0.00	1,873.50	2,041.62	168.12
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	769.00	0.00	(769.00)
Audit Fees	07 002 4171.00 5		0.00	0.00	2,741.62	2,741.62
Employee Benefits Cont - Admin	07 002 4182.00 5		352.10	3,409.30	3,755.50	346.20
Sundry	07 002 4190.00 5		0.00	491.54	2,070.81	1,579.27
Postage	07 002 4190.03 5		0.00	760.25	29.12	(731.13)
Advertising	07 002 4190.08 5		222.00	222.00	0.00	(222.00)
Other General Expense	07 002 4190.10 5		0.00	12.50	0.00	(12.50)
Bank Fees	07 002 4190.18 5		5.03	42.86	0.00	(42.86)
Administrative Contracts	07 002 4190.19 5		50.00	50.00	0.00	(50.00)
Telephone	07 002 4190.2 5		105.98	790.22	1,020.81	230.59
Eviction Costs	07 002 4190.4 5		0.00	0.00	116.62	116.62
Contract Costs - Admin	07 002 4190.9 5		0.00	300.00	3,659.81	3,359.81
Tenant Services	07 002 4220.00 5		0.00	0.00	35.00	35.00
Water	07 002 4310.00 5		835.33	4,528.88	3,937.50	(591.38)
Electricity	07 002 4320.00 5		443.30	1,867.38	1,965.81	98.43
Sewer	07 002 4390.00 5		1,048.30	6,514.32	6,416.62	(97.70)
Labor	07 002 4410.00 5		2,227.20	21,982.10	28,254.31	6,272.21
Maintenance Materials	07 002 4420.00 5		349.54	5,854.25	3,033.31	(2,820.94)
Contract Costs	07 002 4430.00 5		0.00	1,579.00	5,541.62	3,962.62
Pest Control	07 002 4430.1 5		122.00	854.00	1,166.62	312.62
Contract Costs-Lawn	07 002 4430.3 5		495.00	3,115.00	2,625.00	(490.00)
Contract Costs-Air Conditioning	07 002 4430.4 5		385.00	1,431.00	291.62	(1,139.38)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	650.00	291.62	(358.38)
Garbage and Trash Collection	07 002 4431.00 5		642.10	3,909.42	3,908.31	(1.11)
Emp Benefit Cont - Maintenance	07 002 4433.00 5		167.32	2,793.69	9,156.56	6,362.87
Insurance - Property	07 002 4510.00 5		785.96	5,358.60	5,833.31	474.71
Insurance - Workers Comp	07 002 4510.1 5		185.58	1,299.06	583.31	(715.75)
Other Insurance-Crime,Auto,Direct&O	07 002 4510.2 5		75.06	225.18	0.00	(225.18)
Insurance - Liability	07 002 4510.3 5		86.37	911.95	2,086.00	1,174.05
Payment in Lieu of Taxes	07 002 4520.00 5		0.00	0.00	583.31	583.31
Bad Debts - Other	07 002 4570.00 5		0.00	155.55	7,583.31	7,427.76
Interest on Notes Payable-Centennial	07 002 4580.03 5		3,091.14	24,951.86	38,721.62	13,769.76
Management Fees	07 002 4590.00 5		5,898.14	21,737.78	18,180.75	(3,557.03)
Other General Expense	07 002 4590.01 5		50.40	80.40	4,083.31	4,002.91
Total Operating Expenses			18,844.59	127,687.88	167,415.85	39,727.97
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		456.00	10,671.57	25,444.37	(14,772.80)
HAP Subsidy	07 002 3110.01 5		0.00	0.00	202,007.12	(202,007.12)
Total Operating Revenues			456.00	10,671.57	227,451.49	(216,779.92)
Total Operating Revenues and Expenses			(18,388.59)	(117,016.31)	60,035.64	(177,051.95)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	07 002 3431.00 5		20.10	175.15	262.50	(87.35)
Investment Income - Unrestricted	07 002 3610.00 5		4.34	22.24	29.12	(6.88)
Other Income - Tenant	07 002 3690.00 5		288.06	2,139.30	4,019.12	(1,879.82)
Other Income/Laundry	07 002 3690.7 5		0.00	562.70	641.62	(78.92)
Total Other Revenues and Expenses			312.50	2,899.39	4,952.36	(2,052.97)
Total Other Revenues and Expenses			312.50	2,899.39	4,952.36	(2,052.97)
Total Net Income (Loss)			(18,076.09)	(114,116.92)	64,988.00	(179,104.92)

Report Criteria PHA: 07 Project: '002'

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

Tenants Accounts Receivable

July 31, 2017

<u>Delaney Heights</u>		
Nina Branch	\$9.00	Garbage
Kathleen Cook	5.00	Balance on rent
DH Total	\$14.00	
<u>Lakeside Park I</u>		
Khalilah Debrown	\$75.97	Excess electric
Ernest Dorn	11.34	Excess electric
Ajaita Hampton	41.37	Excess electric
Terranie Hill	16.99	Excess electric
Genise Horton	24.23	Excess electric
Temika Jones	94.33	Excess electric
Lyd Navarro	21.03	Excess electric
Chelsea Seivwright	20.03	Excess electric
Kayla Springfield	55.63	Excess electric
Jessica Toney	95.54	Excess electric
Carol Wooden	43.12	Excess electric
Lakeside I Total	\$499.58	
<u>Lakeside Park II</u>		
Vanesa Gonzalez	\$203.92	Balance on rent (making pmts)
Lakeside II Total	\$203.92	
<u>NCH I</u>		
Judy Hamilton	\$555.00	Rent (ALPI to pay)
Nery Pantoja	\$ 50.00	Pet deposit (making pmts)
NCH I Total	\$605.00	
<u>NCH II</u>		
Michael Mcelaney	\$200.00	Pet deposit (making pmts)
Naketa McQueen	\$905.00	2 mths Rent and late fee
Felicia Strouse	590.00	Rent and late fee
NCH II Total	\$1,695.00	
<u>Cornell Colony</u>		
Cynthia Delapaz	\$535.00	Rent (ALPI to pay) and late fee
Letrease Hartsfield	\$586.16	Rent and Work order
Christine Mcalister	35.00	Late fee
Shari McKeithan	476.00	Rent (ALPI to pay)
Maria Mendoza	476.00	Rent
Alexis Roper	60.25	Work order
CORNELL Total	\$2,168.41	
<u>Ridgedale</u>		
Shelea Black	\$ 11.16	Work order (making pmts)
Sophia Coleman	62.49	Excess water
Natria Davis	310.50	Rent and work order
Jatan Ehrhart	222.00	Rent
Jetzabel Rojas	16.49	Water
Claribel Vazquez	73.74	Water
RD Total	\$696.38	
GRAND TOTAL	\$5,882.29	

Submitted by: Penny Pieratt, Comptroller

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

***WRITE OFFS for NCH**
N. Agosto \$623.01

***WRITE OFFS for Ridgedale**

Total NCH \$623.01

Total RD \$0

***WRITE OFFS for Lakeside Park I**
Total LPI \$0

***WRITE OFFS for Lakeside Park II** ***WRITE OFFS Cornell**

Total LPII \$0

Total CC \$0

Approved—Tracey Rudy, Chief Executive Officer

July 2017

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

Delaney Heights Preventive/Annual Inspections	8
Lakeside I Preventive Maintenance Inspections	4
Lakeside Park II Preventive/Annual Inspections	7
Ridgedale Preventive/Annual Inspections	5
North Central Heights I Preventive/AI	5
North Central Heights II Preventive/AI	2
Cornell Colony Preventive/AI	1
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	1
Ridgedale Vacancies	0
North Central Heights I Vacancies	2
North Central Heights II Vacancies	1
Cornell Colony Vacancies	1
Delaney Heights Move Ins	0
Lakeside Park I Move Ins	0
Lakeside Park II Move-In's	0
Ridgedale Move Ins	0
North Central Heights I Move Ins	0
North Central Heights II Move Ins	1
Cornell Colony Move Ins	1
Delaney Heights Move Outs	0
Lakeside Park I Move Outs	0
Lakeside Park II Move-Out's	1
Ridgedale Move Outs	0
North Central Heights I Move Outs	0
North Central Heights II Move Outs	1
Cornell Colony Move Outs	2

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT

July 2017

<u>Delaney Heights</u>	<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
TOTAL DELANEY HEIGHTS VACANT - 0								
<u>Lakeside Park I</u>	<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
TOTAL LAKESIDE PARK I VACANT - 0								
<u>Lakeside Park II</u>	<u>Unit #</u>	<u>Brms.</u>	<u>Move-Out</u>	<u>Move-In Date</u>	<u># days in Mgmt</u>	<u>#days in Maint</u>	<u># vacancydays</u>	<u>Reason for Vacancy</u>
	207(232)	1	6/1/15			21		Reason for Vacancy Tax fraud
	222(213)	3	6/4/15			19		Tax fraud
	102(202)	2	7/1/15					30 day notice not given
	313(350)	1	7/31/15			1		Transferred to NCH
	329(317)	1	8/18/15			7		Abandoned unit
	309(334)	3	8/31/15			6		Moved out of town
	214(245)	2	8/31/15			3		Moved in with aunt/medical
	310(338)	2	9/3/15			8		Criminal activity
	223(207)	4	10/19/15			5		Eviction/unauthorized guest
	325(333)	1	12/10/15			7		No notice given
	322(345)	3	1/19/16			4		Abandoned unit
	306(322)	2	2/16/16			1		Abandoned unit
	215(241)	3	4/1/16			1		Evicted
	303(310)	3	4/21/16			1		Abandoned unit
	302(306)	3	5/10/16			4		Moved to Highlands Apts
	225(201)	3	5/10/16			1		Tax fraud
	101(200)	4	5/19/16			1		Moving in with daughter
	218(233)	3	7/5/16			1		Lease violation/3 pets unauthorized
	314(354)	2	7/12/16					Unreported income
	103(204)	3	7/19/16					Moved to Cornell Colony
	216(239)	4	8/9/16					Evicted/tattoo business in unit
	317(363)	1	10/10/16					Moved to NCH
	209(240)	5	11/16/16					Tenant passed away
	219(229)	4	11/30/16					Abandoned/non pmt rent
	330(313)	1	12/29/16					No notice given
	204(220)	4	3/31/17					No notice given
	104(206)	4	5/25/17					Purchased home
	202(212)	2	5/25/17					Moved to NCH
	331(309)	3	7/10/17					Cannot afford/going school

TOTAL LAKESIDE PARK II VACANT - 29

Submitted by: Penny Pieratt, Comptroller

OCCUPANCY/VACANCY REPORT

July 2017

Intent to Vacate --

Evictions-

Abandoned Units --

WAITING LIST

LAKESIDE PARK II

1-BRM	304
2-BRM	340
3-BRM	249
4-BRM	79
5-BRM	16
TOTAL	988

DELANEY HEIGHTS

1-BRM	223
TOTAL	223

RIDGEDALE

1-BRM	539
2-BRM	507
3-BRM	337
4-BRM	123
TOTAL	1506

NORTH CENTRAL HEIGHTS

2-BRM	647
3-BRM	452
4-BRM	178
TOTAL	1277

LAKESIDE PARK I

1-BRM	1
2-BRM	392
3-BRM	322
4-BRM	115
5-BRM	25
TOTAL	855

CORNELL COLONY

3-BRM	416
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AVON PARK
HOUSING AUTHORITY

FISCAL YEAR ENDING DECEMBER 31, 2017

CONSOLIDATED

Financial Statements

June 30, 2017

AVON PARK HOUSING AUTHORITY
FINANCIAL STATEMENT SUMMARY

PUBLIC HOUSING

INCOME

1. Total income is down by (\$34,929). Total tenant rental revenue is down by (\$6,964). Other tenant revenue is down by (\$488).

EXPENSES

2. Total operating expense are down by (\$20,327) compared to the budgeted amount.
3. Administrative expenses are down by (\$7,962).
4. Maintenance expenses are down by (\$10,735).
5. Utility expenses are down by (\$629).
6. Total insurance expense is up by \$2,784.
7. Total General expense is down by (\$3,520).

Public Housing's projected net income is scheduled YTD to be \$17,284. Current net income is \$10,181.

NORTH CENTRAL HEIGHTS I

INCOME

1. Total income is up by \$2,527 compared to budgeted amounts. Total tenant revenue is up by \$1,891.

EXPENSES

2. Total operating expense is down by (\$5,622) compared to the budgeted amount.
3. Administrative expenses are down by (\$9,826).
4. Maintenance expenses are up by \$7,603.
5. Utility expense is down (\$1,865).
6. Total insurance expense is down by (\$1,091).
7. Total General expense is up by \$157.

North Central Heights I projected net income is scheduled YTD to be \$12,279. Current net income is \$19,527.

AVON PARK HOUSING AUTHORITY
FINANCIAL STATEMENT SUMMARY

NORTH CENTRAL Height II

INCOME

1. Total income is down by (\$159) compared to budgeted amounts. Total tenant revenue is down by (\$1,112).

EXPENSES

2. Total operating expense is up by \$5,533, compared to the budgeted amount.
3. Administrative expenses are down by (\$3,890).
4. Maintenance expenses are up by \$7,451.
5. Utility expense is up by \$27.
6. Total insurance expense is down by (\$236).
7. Total General expense is up by \$2,680.

North Central Heights II projected net income is scheduled YTD to be \$12,348. Current net income is \$6,655.

RIDGEDALE

INCOME

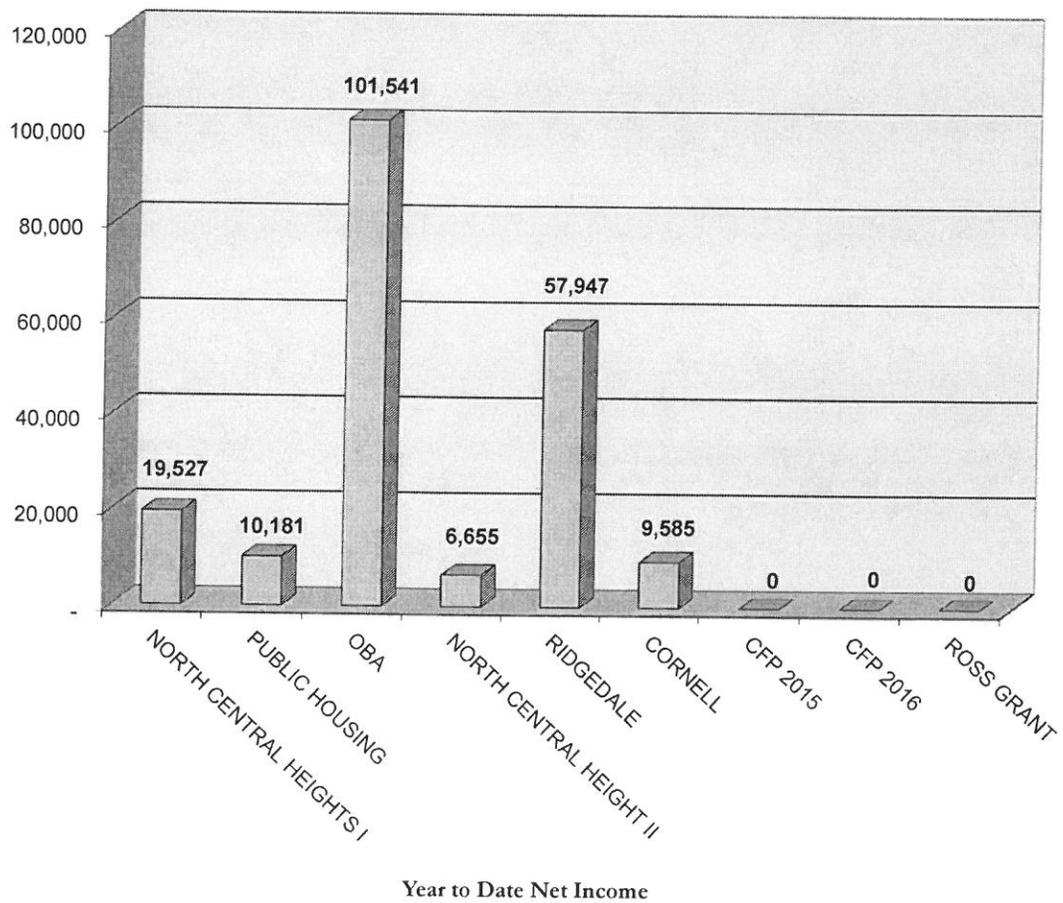
1. Total income is down by (\$186,401) compared to budgeted amounts. Total tenant revenue is down by (\$11,594).
Grant subsidy is down compared to budgeted amounts by (\$173,149). Other revenue is up by \$13.

EXPENSES

2. Total operating expense is down by (\$34,657) compared to the budgeted amount.
3. Administrative expense is down by (\$3,644).
4. Maintenance expenses are down by (\$8,736).
5. Utility expense is up \$24.
6. Total insurance expense is down by (\$627).
7. Total General expense are down by (\$21,644).

Ridgedale's projected net income is scheduled YTD to be \$55,703. Current net income is \$57,947.

Avon Park Housing Authority



AVON PARK HOUSING AUTHORITY
SCHEDULE OF CASH/INVESTMENT ACCOUNT BALANCES
AS OF June 30, 2017

PUBLIC HOUSING

1111.01 GENERAL FUND CHECKING	29,108
1111.40 FSS ESCROW	8,691
1111.06 UTILITY DEPOSIT ESCROW FUND	3,000
1111.09 S8 FUNDS	-
1114.00 SECURITY DEPOSITS	23,795
1117.00 PETTY CASH	100
1162.10 INVESTMENTS - CD HIGHLANDS BNK	43,438
1162.01 LAKESIDE PARK 1 ESCROW	663
1162.02 LAKESIDE PARK 1 RESERVES	21,140
1162.60 NEW INVESTMENT ACCOUNT	1,045,070
TOTAL	<u>1,175,006</u>

OTHER BUSINESS ACTIVITY

1111.3 APHDC--OBA	139,271
1111.50 LAKE SIDE PARK - RAD	100
TOTAL	<u>139,371</u>

CORNELL COLONY

1111.40 GENERAL FUND-CORNELL COLONY	82,273
1111.60 CORNELL COLONY - OP DEF RESERVES	-
1114.00 CORNELL COLONY - SECURITY DEPOSITS	13,201
1162.10 ESCROW INSURANCE & TAXES	8,800
1162.12 ESCROW REPLACE RESERVE	5,288
TOTAL	<u>109,562</u>

NORTH CENTRAL HEIGHTS I

1111.01 GENERAL FUND CHECKING	54,841
1114.00 SECURITY DEPOSITS	13,900
1162.1 ESCROW -BONNEVILLE-TAXES	30,244
1162.11 ESCROW-BONNEVILLE-INSURANCE	6,384
1162.12 ESCROW-BONNEVILLE-REPL RS	66,864
TOTAL	<u>172,233</u>

NORTH CENTRAL HEIGHT II

1111.01 GENERAL FUND CHECKING	36,811
1114.00 SECURITY DEPOSITS	10,100
1162.1 ESCROW-BONNEVILLE-TAXES	24,302
1162.11 ESCROW-BONNEVILLE - INSURANCE	8,057
1162.12 ESCROW-BONNEVILLE-REPL RES	53,504
TOTAL	<u>132,773</u>

RIDGEDALE

1111.01 GENERAL FUND CHECKING	51,590
1114.00 SECURITY DEPOSITS	6,657
1162.05 ESCROW MIP	3,841
1162.06 ESCROW RESERVE REPLACEMENT	79,828
1162.07 ESCROW INSURANCE	3,627
1162.08 RESIDUAL RECEIPTS RESERVERS	170,332
TOTAL	<u>315,874</u>

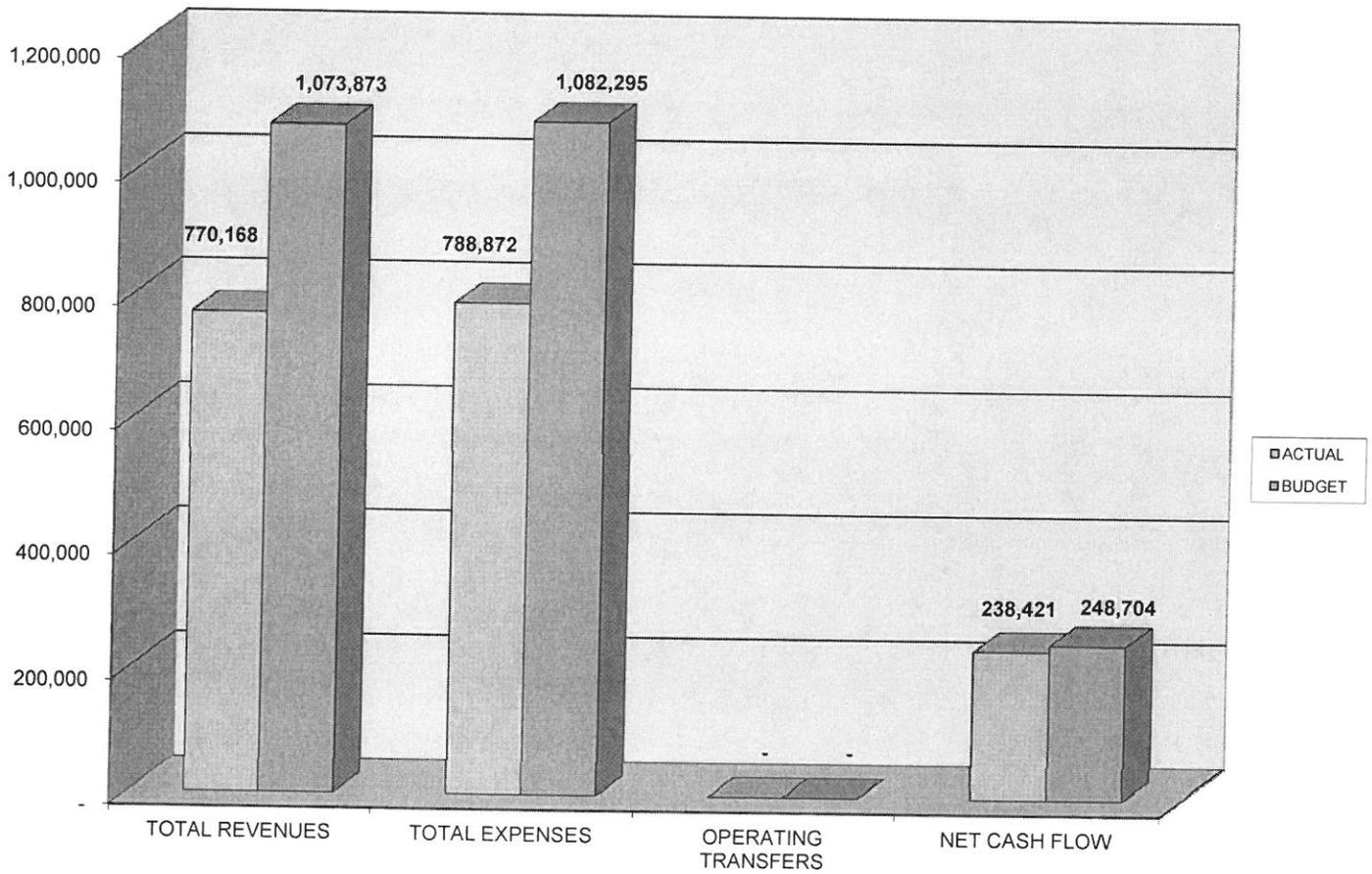
GRAND TOTAL CASH ACCOUNTS 2,044,818

AVON PARK HOUSING AUTHORITY
SCHEDULE OF UNRESTRICTED NET POSITION
AS OF June 30, 2017

NORTH CENTRAL HEIGHTS I		NORTH CENTRAL HEIGHTS II	
UNRESTRICTED NET ASSETS	132,403	UNRESTRICTED NET ASSETS	68,826
YEAR TO DATE EARNINGS	19,527	YEAR TO DATE EARNINGS	6,655
TOTAL	<u>151,931</u>	TOTAL	<u>75,481</u>
PUBLIC HOUSING		RIDGEDALE	
UNRESTRICTED NET ASSETS	1,399,440	UNRESTRICTED NET ASSETS	27,147
YEAR TO DATE EARNINGS	10,181	YEAR TO DATE EARNINGS	57,947
TOTAL	<u>1,409,622</u>	TOTAL	<u>85,094</u>
OTHER BUSINESS		CAPITAL FUND 2016	
UNRESTRICTED NET ASSETS	89,094	UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	101,541	YEAR TO DATE EARNINGS	-
TOTAL	<u>190,636</u>	TOTAL	<u>-</u>
CORNELL COLONY		CAPITAL FUND 2015	
UNRESTRICTED NET ASSETS	(32,984)	UNRESTRICTED NET ASSETS	-
YEAR TO DATE EARNINGS	42,569	YEAR TO DATE EARNINGS	-
TOTAL	<u>9,585</u>	TOTAL	<u>-</u>

TOTAL RESERVE BALANCES **1,922,349**

APHA CONSOLIDATED



APHA CONSOLIDATED

LINE ACCT ITEM # 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	66,272	70,210	(3,937)	94%	402,173	421,257	(19,084)	95%	842,514	440,341
NET TENANT REVENUE	66,272	70,210	(3,937)	94%	402,173	421,257	(19,084)	95%	842,514	440,341
3401 TENANT REVENUE - OTHER	1,889	2,330	(441)	81%	12,468	13,980	(1,512)	89%	27,960	15,492
3404 TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-	-	-	-	-
3430 TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-	-	-	-	-
3450 TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-	-	-	-	-
3431 NET OPERATING REVENUE	68,162	72,540	(4,378)	94%	414,640	435,237	(20,597)	95%	870,474	455,834
706 HUD PHA OPERATING GRANT GFP	50,018	51,556	(1,538)	97%	210,618	309,334	(98,716)	68%	618,667	408,049
708 OTHER GOVERNMENT GRANTS	-	28,858	(28,858)	0%	-	173,149	(173,149)	0%	346,298	346,298
711 INVESTMENT INCOME - UNRESTRICTED	157	213	(56)	74%	996	1,275	(279)	78%	2,550	1,554
MANAGEMENT FEE INCOME	2,288	5,386	(3,098)	42%	27,840	32,319	(4,478)	86%	64,637	36,797
BOOKKEEPING FEE INCOME	-	-	-	-	-	-	-	-	-	-
ASSET MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-
714 FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-
715 OTHER REVENUE	15,846	20,380	(4,533)	78%	115,900	122,278	(6,377)	95%	244,555	128,655
720 INVESTMENT INCOME - RESTRICTED	21	47	(26)	45%	173	283	(110)	61%	565	392
700 TOTAL REVENUES	136,492	178,979	(42,487)	76%	770,168	1,073,873	(303,705)	72%	2,147,746	1,377,578
OPERATING EXPENDITURES										
ADMINISTRATIVE										
911 4110 ADMINISTRATIVE SALARIES	19,914	22,485	(2,571)	89%	127,669	134,909	(7,240)	95%	269,818	142,149
912 4182 EBC - ADMIN	6,552	8,347	(1,796)	78%	52,769	50,084	2,685	105%	100,167	47,398
4171 AUDITING FEES	-	2,683	(2,683)	0%	-	16,100	(16,100)	0%	32,200	32,200
MANAGEMENT FEES	15,154	6,027	9,127	251%	40,706	36,161	4,546	113%	72,321	31,615
BOOKKEEPING FEES	-	-	-	-	-	-	-	-	-	-
ADVERTISING & MARKETING	222	-	222	-	320	-	320	-	-	(320)
OFFICE EXPENSE	-	-	-	-	-	-	-	-	-	-
LEGAL EXPENSE	-	-	-	-	-	-	-	-	-	-
TRAVEL	-	-	-	-	-	-	-	-	-	-
916 4190 OTHER	11,828	12,146	(317)	97%	47,418	72,875	(25,457)	65%	145,750	98,332
TOTAL ADMINISTRATIVE	53,670	51,688	1,982	104%	268,882	310,128	(41,246)	87%	620,256	351,374
TENANT SERVICES										
921 4210 SALARIES	-	-	-	-	-	-	-	-	-	-
923 4222 EBC - TNT SVCS	-	-	-	-	-	-	-	-	-	-
924 4230 OTHER	-	233	(233)	0%	-	1,395	(1,395)	0%	2,790	2,790
TOTAL TENANT SERVICES	-	233	(233)	0%	-	1,395	(1,395)	0%	2,790	2,790
UTILITIES										
931 4310 WATER	1,095	1,554	(459)	70%	5,835	9,323	(3,488)	63%	18,645	12,810
932 4320 ELECTRICITY	4,873	3,627	1,246	134%	18,909	21,765	(2,855)	87%	43,529	24,620
933 4330 NATURAL GAS	86	94	(8)	91%	480	565	(85)	85%	1,130	650
938 4390 SEWER AND OTHER	1,696	2,096	(400)	81%	8,888	12,578	(3,689)	71%	25,155	16,267
TOTAL UTILITIES	7,751	7,372	379	105%	34,112	44,230	(10,117)	77%	88,459	54,347

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	10,083	13,614	(3,531)	74%	70,391	81,682	(11,290)	86%	163,363	92,972
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	3,718	6,047	(2,329)	61%	28,025	36,283	(8,258)	77%	72,565	44,540
943	4420	MATERIALS	2,481	4,291	(1,810)	58%	20,934	25,745	(4,811)	81%	56,490	35,556
CONTRACT COSTS												
943		GARBAGE & TRASH	1,555	1,177	379	132%	7,748	7,060	688	110%	14,120	6,372
		COOLING / AIR CONDITIONING	1,951	1,525	426	128%	5,192	9,150	(3,958)	57%	18,300	13,108
		ELEVATOR MAINTENANCE	-	-	-	-	-	-	-	-	-	-
		LANDSCAPE & GROUNDS	12,975	2,843	10,132	456%	41,093	17,055	24,038	241%	34,110	(6,983)
		UNIT TURNAROUNDS	-	-	-	-	-	-	-	-	-	-
		ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		PLUMBING	-	389	(389)	0%	3,105	2,333	773	133%	4,665	1,560
		EXTERMINATION	930	911	19	102%	5,580	5,465	115	102%	10,930	5,350
		JANITORIAL	-	-	-	-	-	-	-	-	-	-
		ROUTINE MAINTENANCE	-	10,890	(10,890)	0%	435	65,343	(64,908)	1%	130,685	130,250
943	4430	OTHER MISCELLANEOUS CONTRACT COSTS	-	792	(792)	0%	1,859	4,750	(2,891)	39%	9,500	7,641
TOTAL ORDINARY MAINT & OPER			33,692	42,477	(8,786)	79%	184,362	254,864	(70,502)	72%	514,728	330,366
PROTECTIVE SERVICES												
4480		PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES			-	-	-	-	-	-	-	-	-	-
INSURANCE												
961	4510	PROPERTY	6,884	6,501	383	106%	43,061	39,005	4,056	110%	78,010	34,949
		GENERAL LIABILITY	855	497	358	172%	7,228	2,983	4,246	242%	5,965	(1,263)
		WORKER'S COMPENSATION	1,123	1,160	(37)	97%	6,737	6,958	(221)	97%	13,916	7,179
		AUTO INSURANCE	-	-	-	-	-	-	-	-	-	-
		OTHER INSURANCE	1,605	596	1,009	269%	3,334	3,577	(243)	93%	7,154	3,820
969		TOTAL INSURANCE EXPENSES	10,467	8,754	1,713	120%	60,360	52,523	7,837	115%	105,045	44,685
GENERAL EXPENSES												
962	4590	OTHER GENERAL EXPENSES	4,206	1,475	2,731	285%	17,370	8,850	8,520	196%	17,700	330
		COMPENSATED ABSENCES	-	-	-	-	-	-	-	-	-	-
		PAYMENTS IN LIEU OF TAXES	-	1,483	(1,483)	0%	-	8,897	(8,897)	0%	17,793	17,793
		BAD DEBTS	3,677	2,287	1,391	161%	11,570	13,720	(2,150)	84%	27,440	15,870
		INTEREST EXPENSE	17,938	20,511	(2,572)	87%	109,078	123,064	(13,985)	89%	246,127	137,049
TOTAL GENERAL EXPENSES			25,822	25,755	67	100%	138,019	154,530	(16,511)	89%	309,060	171,041
969		TOTAL OPERATING EXPENDITURES	131,401	136,278	(4,877)	96%	685,734	817,669	(131,935)	84%	1,640,338	954,604
970		CASH FLOW FROM OPERATIONS	5,091	42,701	(37,609)	12%	84,433	256,204	(171,771)	33%	507,408	422,975
OTHER FINANCIAL ITEMS-SOURCES & (USES)												
		OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	1,250	(1,250)	0%	-	7,500	(7,500)	0%	15,000	15,000
		CAPITAL EXPENDITURES	42,854	42,854	-	100%	257,126	257,126	-	100%	514,252	257,126
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-
		OTHER ITEMS	(31,759)	-	(31,759)	-	(153,988)	-	(153,988)	-	-	153,988
TOTAL OTHER EXPENSES			11,095	44,104	(33,009)	25%	103,138	264,626	(161,488)	39%	529,252	426,114
900		TOTAL EXPENDITURES	142,496	180,383	(37,886)	79%	788,872	1,082,295	(293,423)	73%	2,169,590	1,380,718
		DEPRECIATION ADD BACK	42,854	42,854	-	100%	257,126	257,126	-	100%	514,252	257,126
		NET CASH FLOW	36,850	41,451	(4,600)	89%	238,421	248,704	(10,283)	96%	492,408	253,987

APHA CONSOLIDATED ACCOUNT DETAIL

LINE ACCT	CURRENT	CURRENT		% OF	YEAR	YEAR		% OF	ANNUAL	BUDGET
ITEM # DESCRIPTION	MONTH	MONTH	DIFF	MTD	TO DATE	TO DATE	DIFF	YTD	BUDGET	BALANCE
INCOME	ACTUAL	BUDGET		BUDGET	ACTUAL	BUDGET		BUDGET	BUDGET	REMAINING
HUD PHA GRANTS										
3401.01 CAPITAL FUND REVENUE - SOFT COSTS	50,018	51,556	(1,538)	97%	210,618	309,334	(98,716)	68%	618,667	408,049
3401.1 CFP CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-	-
3410 SECTION 8 HAP INCOME	-	28,858	(28,858)	0%	-	173,149	(173,149)	0%	346,298	346,298
3410.1 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
3410.2 PORT IN ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-	-	-	-	-
TOTAL HUD PHA GRANTS	50,018	80,414	(30,396)	62%	210,618	482,483	(271,865)	44%	964,965	754,347
EXPENSES										
ADMINISTRATIVE OFFICE EXPENSES										
4130 LEGAL	47	679	(633)	7%	359	4,075	(3,716)	9%	8,150	7,791
4140 STAFF TRAINING	417	450	(33)	93%	1,838	2,700	(863)	68%	5,400	3,563
4150 TRAVEL	689	538	151	128%	2,529	3,225	(696)	78%	6,450	3,921
4170 ACCOUNTING	6,248	1,833	4,415	341%	15,571	11,000	4,571	142%	22,000	6,429
4190 SUNDRY	1,035	1,950	(915)	53%	5,876	11,700	(5,824)	50%	23,400	17,524
4190.2 TELEPHONE/COMMUNICATIONS	1,513	1,352	162	112%	7,836	8,110	(274)	97%	16,220	8,384
4190.3 POSTAGE	1,568	1,321	247	119%	4,826	7,928	(3,101)	61%	15,855	11,029
4190 OFFICE SUPPLIES	126	83	43	151%	771	500	271	154%	1,000	229
4190 CONTRACT COST-COPIER/SECURITY	61	50	11	122%	1,234	300	934	411%	600	(634)
4190 EVICTION COST	-	146	(146)	0%	720	875	(155)	82%	1,750	1,030
4190.9 CONTRACT COST - ADMIN	125	3,744	(3,619)	3%	5,562	22,463	(16,900)	25%	44,925	39,363
TOTAL ADMINISTRATIVE	11,782	11,467	315	103%	46,762	68,800	(22,038)	68%	137,600	90,838
TOTAL GENERAL EXPENSES										
4590 OTHER GENERAL EXPENSE	150	1,073	(923)	14%	4,915	6,435	(1,520)	76%	12,871	7,956
4590 FSS CONTRIBUTIONS	2,982	1,826	1,156	163%	12,217	10,955	1,262	112%	21,910	9,693
4590.5 ASSET MANAGEMENT FEE	2,106	1,423	682	148%	6,160	8,540	(2,380)	72%	17,080	10,920
4590.6 OTHER FEES	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES	5,237	4,322	915	121%	23,292	25,930	(2,638)	90%	51,861	28,569