

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, June 20, 2023, 5:15PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:

- D. Consent Agenda
 - 1. Regular Board Meeting Minutes: May 2023
 - 2. Monthly Occupancy Report: May 2023
 - 3. TAR & Maintenance Reports: May 2023
 - 4. Cash Analysis: May 2023
 - 5. Project Budgeted Income Statement Reports: May 2023
 - 6. Fee Accountants Financials: April 2023

- E. Secretary Reports & Old Business
 - MOR (Management Occupancy Review) for Ridgedale done on June 6th; waiting on report.
 - Ridgedale roofs complete as of 5/16/23—received COC (certificate of completion)
 - Health Department was here June 2nd bringing awareness to diabetes for our tenants.
 - Annual Retirement meeting held on June 8th
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: July 18, 2023
- I. Adjournment

Any person who might wish to appeal any decision made by the Avon Park Housing Authority, in public hearing or meeting, is hereby advised that he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such an appeal is to be based. In accordance with the American Disabilities Act and Section 286.26 Florida Statutes, any person with disabilities requiring reasonable accommodations to participate in this meeting should call the Housing Authority offices five days prior to the meeting.

AVON PARK HOUSING DEVELOPMENT CORPORATION

**Board of Directors Regular Meeting
North Central Heights Community Center
709 Juneberry Street, Avon Park, Florida
Tuesday, June 20, 2023; 5:30 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

1. Regular Board Meeting Minutes: May 2023
2. Monthly Occupancy Report: May 2023
3. TAR & Maintenance Reports: May 2023
4. Cash Analysis: May 2023
5. Project Budgeted Income Statement Reports: May 2023
6. Fee Accountants Financials: April 2023

COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): July 18, 2023

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.

THE HOUSING AUTHORITY OF AVON PARK
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES

North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825

May 16, 2023, 5:15 P.M.

Meeting Minutes

A. Opening/Roll Call: Chairman Brojek called the Board Meeting to order at 5:15pm. Chairman Dilday led us in prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Brojek, Pineiro, Jackson, Pough and Dilday. Also present: Chris Ramey, APHA Supervisor, Joe Stolberg, APHA Maintenance Lead, and Hannah Tallentire, APHA Housing Coordinator. Absent: Chairman Knighten and Day.

B. Public Comments/Presentations:

C. Communications: None

D. Consent Agenda: Chairman Brojek called for a motion to approve the consent agenda items 1-6. Commissioner Jackson moved to accept as presented. The motion was seconded by Commissioner Pineiro and carried unanimously.

E. Secretary Report & Old Business:

- North Central Heights and Cornell Colony are beginning to launch a Neighborhood Watch—there are several tenants interested in participating. Multi-family properties will hopefully be interested.
- Julian Serret, Maintenance Supervisor, terminated April 28th.
- Chris Ramey, former Lead Technician, is now acting Maintenance Supervisor until his retirement.
- Joseph Stolberg, former Maintenance Mechanic, has been promoted to Lead Technician.
- Pablo Torres, former Maintenance Mechanic, re-hired on May 8th.
- Discrimination Report—emailed to Board April 24th
- Final 2022 Audit Report—emailed to Board May 11th

F. New Business:

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, June 20, 2023 at 5:15pm

Being no further business to come before the Board, Chair adjourned the meeting at 5:59 pm.

Accepted _____

Attest _____

AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
May 16, 2023, 5:30 P.M.

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 6:00 PM. Secretary Pieratt called the roll with the following directors present: Brojek, Pineiro, Pough, Jackson, and Dilday. Also in attendance: Penny Pieratt, CEO/Secretary, Chris Ramey, APHA Supervisor, Joe Stolberg, APHA Maintenance Lead, Hannah Tallentire, APHA Housing Coordinator. Absent: Director Knighten and Day.

PREVIOUS MINUTES: On a motion by Director Jackson seconded by Director Pineiro, the minutes of the previous meeting were unanimously approved as presented.

COMMUNICATIONS:

SECRETARY REPORT AND OLD BUSINESS:

1. Regular Board Meeting Minutes: April 2023
2. Monthly Occupancy Report: April 2023
3. TAR & Maintenance Reports: April 2023
4. Cash Analysis: April 2023
5. Project Budgeted Income Statement Reports: April 2023
6. Fee Accountants Financials: February and March 2023

NEW BUSINESS:

Next Board Meeting: Tuesday, June 20, 2023

ADJOURN: There being no further business to come before the Board, Director Brojek adjourned the meeting at 6:05pm; motioned by Director Jackson and second by Director Pineiro.

Accepted _____

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

May-23

Delaney Heights - (50 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
531	1	4/29/2022	5/12/2023	9	369	378	Transferred to 524
540	1	1/23/2023			OPEN 53945		Criminal Activity
542	1	4/20/2023			OPEN 54657		Health Issues

TOTAL DELANEY HEIGHTS VACANT - 2

Lakeside Park I - (16 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
31	4	11/7/2022			OPEN 53451		Criminal Activity/Hankerso MI 6/1
25E	2	12/8/2022			OPEN 53686		Multiple lease violations
39	3	2/24/2023			41		VAWA/Hicks temp.
1314	4	3/27/2023			OPEN 54482		Criminal Activity
29	3	3/29/2023			46		Multiple lease violations

TOTAL LAKESIDE PARK I VACANT - 5

Lakeside Park II - (63 units)

Unit #/Add	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
201	3	6/8/2022			33		No reason/Richardson's temp
313	1	11/7/2022			149		Criminal Activity
254	2	11/22/2022			OPEN 53854		Transferred to 224/mold
241	3	12/1/2022			OPEN 53648		Moved to GA
239	3	1/6/2023			OPEN 53842		Moved to Pensacola
314	2	5/2/2023			OPEN 54772		Moved to GA
203	2	5/11/2023			OPEN 54872		Evicted

TOTAL LAKESIDE PARK II VACANT - 7

SUBMITTED BY PENNNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

May-23

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
703	2	8/1/2022		*MOLD*	OPEN 52555		Unreported income
744	3	9/19/2022		*MOLD*	OPEN 52933		Ceiling collapse
711	1	10/3/2022			9		Moved with daughter
727	3	10/4/2022		*MOLD*	OPEN 53514		Criminal Activity
702	4	11/14/2022		*MOLD*	OPEN 53513		Criminal Activity
720	3	11/18/2022		*MOLD*	OPEN 53674		Criminal Activity
709	3	12/20/2022		*MOLD*	OPEN 53751		Unreported income
729	3	2/27/2023		*MOLD*	OPEN 54196		No notice given
736	1	4/24/2023		*MOLD*	OPEN 54692		Moved to Delaney
726	2	5/30/2023		*MOLD*	OPEN 55027		Refused to sign recert
708	4	5/31/2023		*MOLD*	OPEN 54905		Moved to LP1
TOTAL RIDGEDALE VACANT - 11							

North Central Heights I - (40 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
625	2	4/24/2023			OPEN 54698		Moved to Sebring
638	3	5/12/2023			OPEN 54895		Non pmt rent
TOTAL NCH I VACANT - 2							

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
662	4	1/9/2023	5/8/2023	7	112	119	Habitat Home
403	3	2/13/2023			OPEN 54103		Moved to Puerto Rico
306	3	2/16/2023			OPEN 54111		Refused to sign renewal
738	4	2/16/2023			OPEN 54112		Non pmt rent
406	3	2/24/2023			OPEN 54188		Abandoned unit
405	3	3/1/2023			OPEN 54220		Criminal activity
TOTAL NCH II VACANT - 5							

SUBMITTED BY: PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

May-23

Cornell Colony - (44 units) \$673 or \$881

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
38292	3	11/21/2022	5/15/2023	28	147	175	Rent too high
38220	3	11/21/2022			OPEN 53585		Abandoned unit
38202	3	1/5/2023			OPEN 53843		No Notice
38210	3	2/16/2023			OPEN 54109		Abandoned unit
38258	3	2/16/2023			OPEN 54110		Abandoned unit
38278	3	2/16/2023			OPEN 54113		Non pmt rent
38180	3	2/24/2023	5/26/2023	6	85	91	Abandoned unit
38178	3	3/3/2023	5/18/2023	6	70	76	Better opportunity
38257	3	3/16/2023	5/25/2023	7	63	70	Purchased home
38280	3	4/3/2023			OPEN 54519		Rent too high
38228	3	5/1/2023			OPEN 54751		No Notice
38192	3	5/8/2023			OPEN 54815		Cannot afford rent
38253	3	5/10/2023			14		Abandoned unit
38218	3	5/30/2023			OPEN 55032		Non renewal
TOTAL CORNELL VACANT - 10							

OCCUPANCY/VACANCY REPORT

May-23

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1
 Lakeside Park II=unit 248=3 bdrm=needs 2 bdrm
 Ridgedale=unit 717=3 bdrm=needs 2 bdrm
 Delaney=unit 544=1 bdrm=moving with son 6/23
 NCH I=unit 305=3 bdrm=bought home
 Cornell=unit 38196=3 bdrm=needs 4 bdrm/transfer to NCH
 Cornell=unit 38264=3 bdrm=does not want to renew lease
 Lakeside Park 1=unit 1312=3 bdrm=VAWA
Evictions -

SUBMITTED BY PENNY PIERATT, CEO

WAITING LIST

2023

DELANEY HEIGHTS

1 BDRM 33
TOTAL 33

2019

LAKEVIEW PARK I

1 BDRM 0
2 BDRM 4
3 BDRM 0
4 BDRM 0
5 BDRM 0
TOTAL 4

2017

LAKEVIEW PARK II

1 BDRM 6
2 BDRM 75
3 BDRM 107
4 BDRM 24
5 BDRM 0
TOTAL 212

2017

RIDGEVIEW

1 BDRM 4
2 BDRM 76
3 BDRM 22
4 BDRM 3
TOTAL 105

2021

NORTH CENTRAL HEIGHTS OPEN

2 BDRM 40
3 BDRM 28
4 BDRM 12
TOTAL 80

2021

CORNELL COLONY

3 BDRM 20
OPEN

SUBMITTED BY PENNY PIERATT, CEO

TOTAL

454

Tenant Accounts Receivable
31-May-23

Page 1

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
M. Anderson	\$ 12.50	Work order
V. Antequera	\$ 24.65	Balance on Work order
F. Hughes	\$ 25.00	Work order
C. Jackson	\$ 155.87	Work order
P. Robitalle	\$ 14.00	Work order
J. Ross	\$ 0.89	Work order
E. Sanders	\$ 8.46	Work order
C. Thornton	\$ 14.51	Work order
DH Total	\$ 255.88	
<u>Lakeside Park I</u>		
C. Haggins	\$ 42.00	Work order
T. Hill	\$ 27.84	Work order
T. Jones	\$ 6,233.00	Rent, unreported income (pmts)
F. Swinton	\$ 444.00	Unreported income
Lakeside I Total	\$ 6,746.84	
<u>Lakeside Park II</u>		
Q. Ash-Birts	\$ 457.83	Rent
J. Guzman	\$ 18.26	Work order
N. Jones	\$ 77.18	Work order
G. Mack	\$ 384.50	Rent
L. Rivera	\$ 548.00	Unreported income (pmts)
C. Rivera	\$ 5.61	Work order
B. Roman	\$ 2,252.07	Unreported income/evicting
S. Roux	\$ 6,918.00	Unreported income/evicting
Lakeside II Total	\$ 10,661.45	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable**31-May-23****Page 2****NCH I**

R. Brown	\$	34.15	Work Order
M. Hudson	\$	66.62	Late fee
V. Leal	\$	85.01	Work Order
C. Torres	\$	408.38	Work order

NCH I Total \$ 594.16**NCH II**

J. Fleming	\$	3.00	Work Order
X. Garcia	\$	780.00	Rent
J. Martinez	\$	3.00	Work Order
J. Matthews	\$	97.49	Work Order, late fee
M. Packer	\$	215.52	Work order
C. Redding	\$	66.23	Work order
S. Rivera	\$	88.00	Late fee
B. Santos	\$	23.75	Work order
C. Wooden	\$	48.92	Work order

NCH II Total \$ 1,325.91**Cornell Colony**

L. Adkins	\$	84.00	Late fee
S. Butler	\$	97.29	Work order
M. Gilchrist	\$	162.84	Work order
D. Guerrero	\$	94.00	Balance late fee
I. McLaren	\$	13.03	Work order
S. Pinion	\$	12.50	Work order
G. Ramos	\$	20.24	Work order
A. Torres	\$	13.30	Work order
J. Wilder	\$	115.69	Late fee

Cornell Total \$ 612.89

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable**31-May-23****Page 3****Ridgedale**

C. Anderson	\$	43.77	Rent
S. Antoine	\$	427.47	Rent, Work order
C. Coley	\$	359.50	Rent
E. Daniels	\$	2.59	Work order
J. Echevarria	\$	10.00	Work order
J. Fils-Aime	\$	2.78	Work order
L. Jackson	\$	155.89	Work order
W. Narvaez	\$	13.22	Work order
A. Pauldo	\$	3.00	Work order
T. Richardson	\$	420.67	Work order
L. Smith	\$	7.75	Work order
A. Tate	\$	1,451.31	Unreported income
Ridgedale Total	\$	2,897.95	

GRAND TOTAL	\$ 23,095.08
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WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	4,481.28	Medina, Morgan
NCH I	\$	2,406.67	Rivera, Omeara
NCH II	\$	-	
Ridgedale	\$	-	
Cornell	\$	3,137.75	Robinson, Martin
TOTAL	\$	10,025.70	

Submitted by:
Penny Pieratt,CEO

Daily Tasks:

General cleaning of Admin/Maintenance building & grounds, work orders

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 28 hours were taken during the month of May for sick, vacation, and holiday leave.

Maintenance

Delaney Heights Inspections	3
Lakeside Park I Inspections	0
Lakeside Park II Inspections	0
Ridgdeale Inspections	19
NCH I Inspections	1
NCH II Inspections	1
Cornell Colony Inspections	1
Total	25
Delaney Heights Vacancies	1
Lakeside Park I Vacancies	1
Lakeside Park II Vacancies	1
Ridgedale Vacancies	0
NCH I Vacancies	0
NCH II Vacancies	1
Cornell Colony Vacancies	5

Property Manager

Delaney Heights Move Ins	1	1
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	0	0
Ridgedale Move Ins	0	0
NCH I Move Ins	0	0
NCH II Move Ins	1	1
Cornell Colony Move Ins	4	4

Delaney Heights Move Outs	0
Lakeside Park I Move Outs	0
Lakeside Park II Move Outs	2
Ridgedale Move Outs	2
NCH I Move Outs	1
NCH II Move Outs	0
Cornell Colony Move Outs	4
Total	9

Submitted by Penny Pieratt, CEO

May 2023 Maintenance Report

Lakeside Park 1 & 2

* A/C tune-ups performed in following units :

221,225,229,233,237,239,241,245,305,309,
313,317,321,325,329,333,337,341,342,345,
349,351,355,359,367,251,254,255,354,358,
363,367,208,212,216,220,224,228,232,236,
240,244,248,302,306,310,314,318,322,326,
330,334,338,342,346, & 350

* Annual inspections performed

* Smoke alarm & fire extinguishers inspected throughout property

* Roofers stripping existing roof tiles / metal sheeting and began installing new shingles

* Widespread water intrusion into units and several ceilings fell due to exposed areas
and consecutive heavy rain days . (full assessment of any damages to be made prior to
completion , contractor to make repairs)

Delaney Heights

* Smoke alarm and fire extinguishers inspected throughout property

* Move – in at 531 Alton

* Roofers continuing replacing storm damaged roofs

* Inspector re-evaluated storm damage to building 517-523 Alton

* Clarke pest control sprayed all units

* 540 & 542 Fogged for roaches (empty units)

Ridgedale

- * Smoke alarms and fire extinguishers inspected
- * Roofs completed & inspected
- * Clarke pest control sprayed all units
- * 706 fairview tested for mold (awaiting test results)
- * Daily routine to check for and run off squatters breaking into units during off hours ,
lock up all windows and doors (power turned off to all empty units that
do not feed camera equipment)
- * Reaching out to Kyle for additional camera installations , also researching battery powered
cameras w/motion sensors , live feed , night vision and SD card storage for immediate coverage
- * Still awaiting mold results for several units
- * 710 no work done
- * Establish weekly scheduled trash clean up of entire property
- * Annual inspections performed

North Central Heights

- * APHA signs placed around outer perimeter of property (good public response)
- * Two move – ins
- * Several reports of water intrusion , ceiling stains from roofing tile being removed
during heavy rain days
- * Two irrigation companies called to assess issue with irrigation system
Central fl. Irrigation and Horizon irrigation – Central fl declined due to lack of expertise ,
Horizon irrigation forced to reschedule appointment due to inclement weather day of
service call

- * Annual inspections performed
- * Smoke alarm and fire extinguisher inspections
- * Scheduled and coordinated SET construction and Lakeside Air to work removing a/c airhandler and rebuild collapsed airbox , reinstall airhandler and recharge system in 728 Juneberry . Maintenance to finish sand , texture , and paint
- * Received 7 calls of water intrusion from heavy rain while roof shingles were removed
- (Unit assessments of entire property to be done before completion to address any issues caused by water damage)

CORNELL COLONY

- * “ NOW LEASING “ signs posted around perimeter and both entrances of property with good public response
- * Annual inspections performed
- * Fire extinguishers and smoke alarms inspected
- * Roof replacement continued
- * 9 Total turnovers completed in the month of May , 6 of which in Cornell property
- * 4 New move-ins at Cornell property
- * Removed / emptied out all vacant units of furniture and debris left behind by tenants and trailered off property (12 total units)
- * First neighborhood watch meeting held at clubhouse on 5/ 24

Submitted by Chris Ramey, Maintenance Supervisor

CASH ANALYSIS

5/31/2023

Escrows/Reserves

Petty Cash	\$	100.00		
Avon Park Development Corp	\$	105,203.58		
North Central Heights I General Fund	\$	147,746.39	NCH I Reserves/Bonneville	\$ 135,890.60
Hail Funds	\$	(84,344.53)	NCH I Insurance	\$ 32,251.94
Available Funds	\$	63,401.86		
NCH I Security Deposit	\$	11,455.36		
North Central Heights II General Fund	\$	167,891.84	NCH II Reserves/Bonneville	\$ 108,674.44
Hail Funds	\$	(103,202.99)	NCH II Insurance	\$ 540.80
Available Funds	\$	64,688.85		
NCH II Security Deposit	\$	8,745.58		
Cornell Colony General Fund	\$	501,028.59	CC Reserves/Amerinat	\$ 85,921.25
Hail Funds	\$	(238,702.19)	CC Insurance	\$ 4,700.56
Available Funds	\$	262,326.40	CC Reserves/Amerinat	\$ 117,718.37
Cornell Colony Security Deposit	\$	11,529.62	CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$	411.20	LPI Reserves/First Hsg	\$ 43,572.32
Hail Funds	\$	(72,500.00)	LPI Insurance	\$ 7,896.38
Available Funds	\$	(72,088.80)		
LPI Security Deposit	\$	2,804.73		
Lakeside Park II General Fund	\$	336,761.65	LPII Reserves/Churchill	\$ 191,886.52
Hail Funds	\$	(250,550.00)	O&M Reserves/Churchill	\$ 25,600.00
Available Funds	\$	86,211.65	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$	13,902.01	LPII Insurance	\$ 46,633.75
			GNMA-Other Churchill	\$ 10,998.96
Delaney Heights General Fund	\$	85,425.25	DH Reserves/South State	\$ 81,087.40
Hail Funds	\$	(39,429.21)		
Available Funds	\$	45,996.04		
DH Security Deposit	\$	9,928.40		
COCC	\$	395,524.85		
Hail Funds	\$	(32,258.51)		
Available Funds	\$	363,266.34		
Ridgedale General Fund	\$	68,779.36	RD Reserves/Centennial	\$ 51,348.17
Hail Funds	\$	(69,673.77)	RD Insurance	\$ 22,241.92
Available Funds	\$	(894.41)	RD Residual Reserves	\$ 9,125.85
Ridgedale Security Deposit	\$	5,701.14		

SUBMITTED BY: PENNY PIERATT, CEO

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

Fiscal Year End Date:		12/31/2023	ACCOUNT	1 Month(s) Ended May 31, 2023	5 Month(s) Ended May 31, 2023	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	02 001	4110.00 5		1,368.51	8,071.86	8,423.75	351.89
Legal Expense	02 001	4130.00 5		0.00	5.67	208.30	202.63
Staff Training	02 001	4140.00 5		0.00	600.00	416.65	(183.35)
Travel	02 001	4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	02 001	4170.00 5		900.00	1,618.44	1,666.65	48.21
COMPUTER SUPPORT/LICENSING	02 001	4170.2 5		0.00	210.00	0.00	(210.00)
Audit Fees	02 001	4171.00 5		0.00	1,505.00	1,854.15	349.15
Employee Benefits Cont - Admin	02 001	4182.00 5		746.01	3,816.03	3,887.05	71.02
Sundry	02 001	4190.00 5		0.00	148.73	458.30	309.57
Telephone	02 001	4190.2 5		93.40	467.00	500.00	33.00
Tenant Background Checks	02 001	4190.20 5		0.00	230.13	208.30	(21.83)
Postage	02 001	4190.3 5		0.00	0.00	20.80	20.80
Eviction Costs	02 001	4190.4 5		0.00	0.00	208.30	208.30
Ten Services	02 001	4220.2 5		0.00	0.00	625.00	625.00
Water	02 001	4310.00 5		61.39	282.80	277.50	(5.30)
Electricity	02 001	4320.00 5		304.41	1,056.69	2,523.30	1,466.61
Sewer	02 001	4390.00 5		71.10	326.67	247.90	(78.77)
Labor	02 001	4410.00 5		1,448.19	9,643.74	8,400.00	(1,243.74)
Maintenance Materials	02 001	4420.00 5		2,363.01	6,905.51	5,213.30	(1,692.21)
Contract Costs	02 001	4430.00 5		147.00	1,576.00	16,345.40	14,769.40
Contract Costs-Pest Control	02 001	4430.1 5		0.00	544.00	1,076.65	532.65
Contract Costs - AC	02 001	4430.4 5		0.00	7,340.00	4,585.80	(2,754.20)
Contract Costs - Lawn	02 001	4430.5 5		1,932.00	9,660.00	11,713.75	2,053.75
Contract Costs - Vacancy Turnaround	02 001	4430.6 5		0.00	3,200.00	0.00	(3,200.00)
Garbage and Trash Collection	02 001	4431.00 5		68.00	249.00	546.65	297.65
Emp Benefit Cont - Maintenance	02 001	4433.00 5		917.38	4,426.54	3,989.55	(436.99)
Insurance - Property	02 001	4510.00 5		0.00	8,572.52	10,633.75	2,061.23
Bad Debts - Other	02 001	4570.00 5		2,406.67	2,406.67	2,083.30	(323.37)
Bonneville Interest	02 001	4580.01 5		3,655.91	18,309.51	18,256.25	(53.26)
Other General Expense	02 001	4590.00 5		0.00	0.00	625.00	625.00
Management Fees	02 001	4590.02 5		1,338.78	6,614.72	9,972.90	3,358.18
Total Operating Expenses				17,821.76	97,787.23	115,176.55	17,389.32
Operating Revenues							
Dwelling Rent	02 001	3110.00 5		28,033.60	133,263.82	124,662.90	8,600.92
Total Operating Revenues				28,033.60	133,263.82	124,662.90	8,600.92
Total Operating Revenues and Expenses				10,211.84	35,476.59	9,486.35	25,990.24
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income - Unrestricted	02 001	3610.00 5		0.00	48.52	0.00	48.52
Other Income - Tenant	02 001	3690.00 5		1,050.74	2,650.97	3,817.05	(1,166.08)
Other Income - Non Tenant	02 001	3690.02 5		0.00	146,557.03	0.00	146,557.03
Total Other Revenues and Expenses				1,050.74	149,256.52	3,817.05	145,439.47
Total Other Revenues and Expenses				1,050.74	149,256.52	3,817.05	145,439.47
Total Net Income (Loss)				11,262.58	184,733.11	13,303.40	171,429.71

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

Fiscal Year End Date: 12/31/2023		ACCOUNT	1 Month(s) Ended May 31, 2023	5 Month(s) Ended May 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00	5	1,106.12	6,511.90	6,779.15	267.25
Legal Expense	02 002 4130.00	5	0.00	372.45	208.30	(164.15)
Staff Training	02 002 4140.00	5	0.00	480.00	250.00	(230.00)
Travel	02 002 4150.00	5	0.00	0.00	104.15	104.15
Accounting Fees	02 002 4170.00	5	900.00	1,593.06	1,562.50	(30.56)
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5	0.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00	5	0.00	1,182.50	1,458.30	275.80
Employee Benefits Cont - Admin	02 002 4182.00	5	601.08	3,073.93	3,128.75	54.82
Sundry	02 002 4190.00	5	0.00	200.00	312.50	112.50
Telephone	02 002 4190.2	5	0.00	0.00	125.00	125.00
Tenant Background Check	02 002 4190.20	5	74.92	289.87	416.65	126.78
Eviction Costs	02 002 4190.4	5	0.00	325.00	208.30	(116.70)
Water	02 002 4310.00	5	42.92	279.33	59.15	(220.18)
Electricity	02 002 4320.00	5	168.20	2,182.74	1,072.05	(1,110.69)
Sewer	02 002 4390.00	5	14.00	84.94	12.90	(72.04)
Labor	02 002 4410.00	5	1,315.04	8,353.30	6,979.15	(1,374.15)
Maintenance Materials	02 002 4420.00	5	1,424.40	7,869.53	4,760.80	(3,108.73)
Contract Costs	02 002 4430.00	5	150.00	1,223.00	16,354.55	15,131.55
Contract Costs-Pest Control	02 002 4430.1	5	0.00	2,883.00	860.00	(2,023.00)
Contract Costs - Lawn	02 002 4430.3	5	1,518.00	7,590.00	9,203.75	1,613.75
Contract Costs - AC	02 002 4430.4	5	150.00	6,845.00	3,722.90	(3,122.10)
Contract Costs - Vacancy Turnaround	02 002 4430.6	5	0.00	6,700.00	0.00	(6,700.00)
Garbage and Trash Collection	02 002 4431.00	5	76.50	313.00	127.50	(185.50)
Emp Benefit Cont - Maintenance	02 002 4433.00	5	802.71	3,806.73	3,360.80	(445.93)
Insurance - Property	02 002 4510.00	5	0.00	6,685.64	8,366.65	1,681.01
Bad Debts - Other	02 002 4570.00	5	(457.76)	12,664.20	2,083.30	(10,580.90)
Bonneville Interest	02 002 4580.01	5	3,307.19	16,563.07	16,515.00	(48.07)
Other General Expense	02 002 4590.00	5	0.00	0.00	625.00	625.00
Management Fees	02 002 4590.02	5	1,786.05	7,782.98	9,175.80	1,392.82
Total Operating Expenses			12,979.37	106,020.17	97,832.90	(8,187.27)
Operating Revenues						
Dwelling Rent	02 002 3110.00	5	21,848.00	105,481.39	114,697.90	(9,216.51)
Total Operating Revenues			21,848.00	105,481.39	114,697.90	(9,216.51)
Total Operating Revenues and Expenses			8,868.63	(538.78)	16,865.00	(17,403.78)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00	5	0.00	38.80	0.00	38.80
Other Income - Tenant	02 002 3690.00	5	347.00	5,902.56	2,389.55	3,513.01
Other Income - Non Tenant	02 002 3690.02	5	0.00	218,805.93	0.00	218,805.93
Total Other Revenues and Expenses			347.00	224,747.29	2,389.55	222,357.74
Total Other Revenues and Expenses			347.00	224,747.29	2,389.55	222,357.74
Total Net Income (Loss)			9,215.63	224,208.51	19,254.55	204,953.96

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

Fiscal Year End Date:		12/31/2023	ACCOUNT	1 Month(s) Ended May 31, 2023	5 Month(s) Ended May 31, 2023	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	03	001	4110.00 5	1,543.44	9,111.84	9,520.00	408.16
Legal Expense	03	001	4130.00 5	0.00	337.48	208.30	(129.18)
Staff Training	03	001	4140.00 5	0.00	680.00	208.30	(471.70)
Travel	03	001	4150.00 5	0.00	0.00	208.30	208.30
Accounting Fees	03	001	4170.00 5	750.00	1,385.36	1,333.30	(52.06)
Computer Support/Licensing Fees	03	001	4170.20 5	0.00	240.00	0.00	(240.00)
Audit Fees	03	001	4171.00 5	0.00	1,720.00	2,125.00	405.00
Employee Benefits Cont - Admin	03	001	4182.00 5	842.61	4,310.70	4,392.90	82.20
Sundry	03	001	4190.00 5	0.00	277.50	625.00	347.50
Tenant Background Checks	03	001	4190.02 5	0.00	36.37	166.65	130.28
Bank Fees	03	001	4190.19 5	0.00	12.00	0.00	(12.00)
Telephone/Communications	03	001	4190.20 5	256.04	765.73	833.30	67.57
Eviction Costs	03	001	4190.40 5	0.00	325.00	208.30	(116.70)
Water	03	001	4310.00 5	14.91	145.48	212.50	67.02
Electricity	03	001	4320.00 5	743.52	1,880.67	1,436.65	(444.02)
Sewer	03	001	4390.00 5	31.20	174.27	204.55	30.28
Labor	03	001	4410.00 5	1,394.16	11,607.13	12,127.05	519.92
Materials	03	001	4420.00 5	3,272.18	8,068.62	4,124.15	(3,944.47)
Contract Costs	03	001	4430.00 5	1,662.65	9,386.86	7,999.15	(1,387.71)
Contract Costs - Pest Control	03	001	4430.10 5	0.00	2,758.00	417.90	(2,340.10)
Contract Costs - Lawn	03	001	4430.30 5	2,058.25	10,858.25	12,100.00	1,241.75
Contract Costs - AC	03	001	4430.40 5	0.00	140.00	2,375.40	2,235.40
Contract Costs - Vacancy Turnaround	03	001	4430.60 5	0.00	1,500.00	65.80	(1,434.20)
Garbage and Trash Collection	03	001	4431.00 5	205.50	581.00	461.65	(119.35)
Emp Benefit Cont - Maintenance	03	001	4433.00 5	921.85	4,953.27	5,019.15	65.88
Property Insurance	03	001	4510.00 5	0.00	14,485.76	11,905.80	(2,579.96)
Bad Debts - Other	03	001	4570.00 5	2,882.82	14,174.99	4,076.65	(10,098.34)
Management Fees	03	001	4590.01 5	1,710.44	8,220.44	9,161.65	941.21
Other General Expense	03	001	4590.02 5	0.00	3,285.00	4,791.65	1,506.65
Total Operating Expenses				18,289.57	111,421.72	96,309.05	(15,112.67)
Operating Revenues							
Dwelling Rent	03	001	3110.00 5	27,615.76	142,021.90	152,692.90	(10,671.00)
Total Operating Revenues				27,615.76	142,021.90	152,692.90	(10,671.00)
Total Operating Revenues and Expenses				9,326.19	30,600.18	56,383.85	(25,783.67)
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income - Unrestricted	03	001	3610.00 5	0.00	(689.18)	54.15	(743.33)
Other Income - Misc Other Revenue	03	001	3690.00 5	877.88	430,139.05	2,198.75	427,940.30
Interest on Loan - Heartland National	03	001	5610.00 5	(3,266.19)	(16,858.73)	(17,689.55)	830.82
Total Other Revenues and Expenses				(2,388.31)	412,591.14	(15,436.65)	428,027.79
Total Other Revenues and Expenses				(2,388.31)	412,591.14	(15,436.65)	428,027.79
Total Net Income (Loss)				6,937.88	443,191.32	40,947.20	402,244.12

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended May 31, 2023	5 Month(s) Ended May 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		570.15	4,023.35	4,856.25	832.90
Legal Expense	04 001 4130.00 5		0.00	1,784.43	208.30	(1,576.13)
Staff Training	04 001 4140.00 5		0.00	240.00	133.30	(106.70)
Accounting Fees	04 001 4170.00 5		750.00	1,432.76	1,375.00	(57.76)
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	90.00	0.00	(90.00)
Audit Fees	04 001 4171.00 5		0.00	645.00	625.00	(20.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		353.90	1,858.89	2,077.50	218.61
Sundry	04 001 4190.00 5		0.00	199.09	541.65	342.56
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	197.56	41.65	(155.91)
Telephone/Communications	04 001 4190.20 5		0.00	0.00	208.30	208.30
Eviction Costs	04 001 4190.40 5		0.00	660.30	125.00	(535.30)
Ten Services -	04 001 4220.00 5		0.00	907.80	625.00	(282.80)
Water	04 001 4310.00 5		111.68	141.04	0.00	(141.04)
Electricity	04 001 4320.00 5		400.44	1,591.24	0.00	(1,591.24)
Sewer	04 001 4390.00 5		75.60	136.69	41.65	(95.04)
Labor	04 001 4410.00 5		774.58	5,750.25	5,443.75	(306.50)
Maintenance Materials	04 001 4420.00 5		821.70	2,507.30	2,083.30	(424.00)
Contract Costs	04 001 4430.00 5		0.00	1,027.50	718.75	(308.75)
Contract Costs - Pest Control	04 001 4430.10 5		320.00	2,640.00	4,166.65	1,526.65
Contract Costs-Lawn	04 001 4430.30 5		255.00	1,275.00	1,250.00	(25.00)
Contract Costs - AC	04 001 4430.40 5		0.00	150.00	1,250.00	1,100.00
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	83.30	83.30
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	83.30	83.30
Garbage and Trash Collection	04 001 4431.00 5		75.00	177.58	208.30	30.72
Emp Benefit Cont - Maintenance	04 001 4433.00 5		505.28	2,541.24	2,517.90	(23.34)
Property Insurance	04 001 4510.00 5		0.00	4,374.00	5,356.65	982.65
Bad Debts - Other	04 001 4570.00 5		0.00	9,892.95	1,041.65	(8,851.30)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	2,491.65	(4,064.35)
Management Fees	04 001 4590.01 5		363.59	2,261.06	3,025.80	764.74
Other General Expense	04 001 4590.02 5		0.00	0.00	312.50	312.50
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,041.65	1,041.65	0.00
Total Operating Expenses			5,585.25	54,102.68	41,933.75	(12,168.93)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		3,124.00	17,238.07	7,036.25	10,201.82
HAP Subsidy	04 001 3110.01 5		2,776.00	22,170.00	43,397.50	(21,227.50)
Total Operating Revenues			5,900.00	39,408.07	50,433.75	(11,025.68)
Total Operating Revenues and Expenses			314.75	(14,694.61)	8,500.00	(23,194.61)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		83.74	202.86	50.00	152.86
Other Income - Tenant	04 001 3690.00 5		51.00	5,063.09	877.90	4,185.19
Other Income - Misc Other Revenue	04 001 3690.01 5		0.00	61,727.13	0.00	61,727.13
Other Income - Laundry	04 001 3690.07 5		0.00	0.00	416.65	(416.65)
Total Other Revenues and Expenses			134.74	66,993.08	1,344.55	65,648.53
Total Other Revenues and Expenses			134.74	66,993.08	1,344.55	65,648.53
Total Net Income (Loss)			449.49	52,298.47	9,844.55	42,453.92

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended May 31, 2023	5 Month(s) Ended May 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		919.58	6,571.61	7,972.05	1,400.44
Legal Expense	04 002 4130.00 5		162.00	751.41	416.65	(334.76)
Staff Training	04 002 4140.00 5		0.00	0.00	416.65	416.65
Travel	04 002 4150.00 5		0.00	0.00	104.15	104.15
Accounting Fees	04 002 4170.00 5		750.00	2,095.16	1,458.30	(636.86)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	330.00	0.00	(330.00)
Audit Fees	04 002 4171.00 5		0.00	2,365.00	1,875.00	(490.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		588.79	3,094.00	3,375.00	281.00
Sundry	04 002 4190.00 5		0.00	150.75	416.65	265.90
TENANT BACKGROUND CHECKS	04 002 4190.02 5		185.13	745.97	416.65	(329.32)
Eviction Costs	04 002 4190.40 5		0.00	0.00	416.65	416.65
Ten Services -	04 002 4220.00 5		2,620.60	4,930.60	750.00	(4,180.60)
Water	04 002 4310.00 5		55.84	212.82	247.90	35.08
Electricity	04 002 4320.00 5		302.21	1,326.79	769.55	(557.24)
Sewer	04 002 4390.00 5		40.13	103.77	71.65	(32.12)
Labor	04 002 4410.00 5		1,327.22	9,349.66	8,519.55	(830.11)
Maintenance Materials	04 002 4420.00 5		1,754.70	9,037.82	9,180.40	142.58
Contract Costs	04 002 4430.00 5		2,324.50	19,452.22	15,281.65	(4,170.57)
Contract Costs - Pest Control	04 002 4430.10 5		1,280.00	9,915.00	8,727.90	(1,187.10)
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	5,100.00	7,328.75	2,228.75
Contract Costs - AC	04 002 4430.40 5		1,700.00	3,085.02	1,969.55	(1,115.47)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	350.00	470.80	120.80
Contract Costs - Vacancy Turnaround	04 002 4430.60 5		0.00	0.00	235.00	235.00
Garbage and Trash Collection	04 002 4431.00 5		110.00	304.05	372.05	68.00
Emp Benefit Cont - Maintenance	04 002 4433.00 5		864.65	4,258.36	3,987.90	(270.46)
Property Insurance	04 002 4510.00 5		0.00	13,057.80	16,500.00	3,442.20
Bad Debts - Other	04 002 4570.00 5		4,481.28	5,405.84	1,875.00	(3,530.84)
Management Fees	04 002 4590.01 5		1,949.03	9,788.13	11,313.30	1,525.17
Other General Expense	04 002 4590.02 5		3,800.00	9,951.21	3,750.00	(6,201.21)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	40,000.00	40,000.00	0.00
Total Operating Expenses			34,235.66	161,732.99	148,218.70	(13,514.29)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		11,454.00	49,107.79	38,552.90	10,554.89
HAP Subsidy	04 002 3110.01 5		22,579.00	111,959.00	150,000.00	(38,041.00)
Total Operating Revenues			34,033.00	161,066.79	188,552.90	(27,486.11)
Total Operating Revenues and Expenses			(202.66)	(666.20)	40,334.20	(41,000.40)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	78.53	104.15	(25.62)
Other Income - Tenants	04 002 3690.00 5		(1,283.71)	1,437.20	3,115.80	(1,678.60)
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	399,350.00	416.65	398,933.35
Interest on Loan	04 002 5610.00 5		(5,006.00)	(25,073.81)	(24,996.25)	(77.56)
Total Other Revenues and Expenses			(6,289.71)	375,791.92	(21,359.65)	397,151.57
Total Other Revenues and Expenses			(6,289.71)	375,791.92	(21,359.65)	397,151.57
Total Net Income (Loss)			(6,492.37)	375,125.72	18,974.55	356,151.17

* USDA Fee
 * 6151.21
 PCMA Fee
 #3800

Penny

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

Fiscal Year End Date: 12/31/2023		ACCOUNT	1 Month(s) Ended May 31, 2023	5 Month(s) Ended May 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00	5	695.88	4,925.58	5,952.50	1,026.92
Legal Expense	04 003 4130.00	5	0.00	7.29	208.30	201.01
Staff Training	04 003 4140.00	5	0.00	0.00	208.30	208.30
Travel	04 003 4150.00	5	0.00	0.00	250.00	250.00
Accounting Fees	04 003 4170.00	5	750.00	1,596.68	1,666.65	69.97
Computer Support/Licensing Fees	04 003 4170.20	5	0.00	270.00	0.00	(270.00)
Audit Fees	04 003 4171.00	5	0.00	1,935.00	2,375.00	440.00
Employee Benefits Cont - Admin	04 003 4182.00	5	472.52	2,470.24	2,540.00	69.76
Sundry	04 003 4190.00	5	90.93	229.68	208.30	(21.38)
Contract. Admin	04 003 4190.01	5	0.00	30.00	166.65	136.65
Advertising and Marketing	04 003 4190.08	5	0.00	44.50	0.00	(44.50)
Postage	04 003 4190.30	5	0.00	35.00	0.00	(35.00)
Eviction Costs	04 003 4190.40	5	0.00	330.00	125.00	(205.00)
Tenant Services -	04 003 4220.00	5	0.00	0.00	2,083.30	2,083.30
Water	04 003 4310.00	5	122.78	197.78	169.55	(28.23)
Electricity	04 003 4320.00	5	343.86	1,416.13	1,355.80	(60.33)
Natural Gas	04 003 4330.00	5	62.87	142.73	180.00	37.27
Sewer	04 003 4390.00	5	103.93	252.79	255.80	3.01
Labor	04 003 4410.00	5	1,194.07	8,059.16	7,098.75	(960.41)
Maintenance Materials	04 003 4420.00	5	595.79	7,751.91	4,791.65	(2,960.26)
Contract Costs	04 003 4430.00	5	3,826.00	4,079.50	2,535.40	(1,544.10)
Contract Costs - Pest Control	04 003 4430.10	5	1,350.00	1,425.00	7,908.30	6,483.30
Contract Costs-Lawn	04 003 4430.30	5	645.00	3,225.00	8,333.30	5,108.30
Contract Costs - AC	04 003 4430.40	5	440.00	3,090.00	1,957.90	(1,132.10)
Contract Costs-Plumbing	04 003 4430.50	5	0.00	634.00	240.80	(393.20)
Garbage and Trash Collection	04 003 4431.00	5	175.00	350.59	302.05	(48.54)
Emp Benefit Cont - Maintenance	04 003 4433.00	5	808.95	3,913.37	3,359.15	(554.22)
Property Insurance	04 003 4510.00	5	0.00	6,112.16	13,490.80	7,378.64
Bad Debts - Other	04 003 4570.00	5	0.00	1,361.58	416.65	(944.93)
Management Fees	04 003 4590.01	5	1,011.09	5,063.29	5,379.15	315.86
Other General Expense	04 003 4590.02	5	0.00	0.00	416.65	416.65
GROUND LEASE EXPENSE	04 003 4590.03	5	2,916.67	14,583.35	14,583.30	(0.05)
Total Operating Expenses			15,605.34	73,532.31	88,559.00	15,026.69
Operating Revenues						
Dwelling Rent	04 003 3110.00	5	4,720.94	22,098.33	19,510.00	2,588.33
HAP Subsidy	04 003 3110.01	5	12,117.00	61,180.00	70,140.00	(8,960.00)
Total Operating Revenues			16,837.94	83,278.33	89,650.00	(6,371.67)
Total Operating Revenues and Expenses			1,232.60	9,746.02	1,091.00	8,655.02
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00	5	0.00	0.00	62.50	(62.50)
Other Income - Tenants	04 003 3690.00	5	21.96	2,030.83	1,250.00	780.83
Other Income - Misc Other Revenue	04 003 3690.01	5	23,381.19	103,310.40	0.00	103,310.40
Other Income - Laundry	04 003 3690.07	5	0.00	0.00	207.90	(207.90)
Total Other Revenues and Expenses			23,403.15	105,341.23	1,520.40	103,820.83
Total Other Revenues and Expenses			23,403.15	105,341.23	1,520.40	103,820.83
Total Net Income (Loss)			24,635.75	115,087.25	2,611.40	112,475.85

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
COCC
COCC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended May 31, 2023	5 Month(s) Ended May 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5	8,459.20	55,666.00	61,819.15	6,153.15	
Legal Expense	05 001 4130.00 5	0.00	621.00	1,041.65	420.65	
Staff Training	05 001 4140.00 5	0.00	0.00	1,041.65	1,041.65	
Travel	05 001 4150.00 5	0.00	0.00	1,041.65	1,041.65	
Accounting Fees	05 001 4170.00 5	798.00	1,198.00	1,250.00	52.00	
Computer Support/Licensing Fees	05 001 4170.20 5	0.00	4,817.00	4,583.30	(233.70)	
Audit Fees	05 001 4171.00 5	0.00	0.00	833.30	833.30	
Employee Benefits Cont - Admin	05 001 4182.00 5	3,618.35	18,622.36	20,383.75	1,761.39	
Sundry	05 001 4190.00 5	1,415.39	6,059.02	8,750.00	2,690.98	
Bank Fees	05 001 4190.19 5	0.00	262.70	0.00	(262.70)	
Telephone/Communications	05 001 4190.20 5	496.30	2,488.47	2,500.00	11.53	
Postage	05 001 4190.30 5	81.96	1,601.46	833.30	(768.16)	
Contract Costs - Copier	05 001 4190.60 5	25.81	346.23	2,500.00	2,153.77	
Contract Costs - Admin	05 001 4190.90 5	150.00	630.00	0.00	(630.00)	
Water	05 001 4310.00 5	69.85	150.49	189.55	39.06	
Electricity	05 001 4320.00 5	573.19	2,170.00	2,689.55	519.55	
Sewer	05 001 4390.00 5	143.00	305.50	375.40	69.90	
Materials	05 001 4420.00 5	1,987.50	3,811.76	1,250.00	(2,561.76)	
Contract Costs	05 001 4430.00 5	0.00	0.00	892.90	892.90	
Contract Costs - AC	05 001 4430.40 5	0.00	0.00	83.30	83.30	
Garbage and Trash Collection	05 001 4431.00 5	150.00	320.46	375.00	54.54	
Emp Benefit Cont - Maintenance	05 001 4433.00 5	54.08	154.08	0.00	(154.08)	
Property Insurance	05 001 4510.00 5	0.00	2,177.96	3,989.15	1,811.19	
Insurance - Auto-Public Offic-Sinkhole	05 001 4510.20 5	0.00	400.24	0.00	(400.24)	
Other General Expense	05 001 4590.02 5	223.02	2,113.52	5,208.30	3,094.78	
Other General Expense-Unemploymer	05 001 4590.03 5	0.00	1,375.00	0.00	(1,375.00)	
Total Operating Expenses		18,245.65	105,291.25	121,630.90	16,339.65	
Total Operating Revenues and Expenses		(18,245.65)	(105,291.25)	(121,630.90)	16,339.65	

Other Revenues and Expenses**Other Revenues and Expenses**

Other Income - Misc Other Revenue	05 001 3690.00 5	73.00	62,841.51	0.00	62,841.51
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5	1,338.78	6,614.72	9,972.90	(3,358.18)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5	1,786.05	7,782.98	9,175.80	(1,392.82)
Revenue-Mgmt Fees- Cornet Colony	05 001 3690.03 5	1,710.44	8,220.44	9,161.65	(941.21)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5	2,509.32	11,164.43	14,038.75	(2,874.32)
GROUND LEASE INCOME	05 001 3690.05 5	11,125.00	55,625.00	55,625.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5	363.59	2,261.06	3,025.80	(764.74)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5	1,949.03	9,788.13	11,313.30	(1,525.17)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5	1,011.09	5,063.29	5,379.15	(315.86)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5	1,000.00	5,000.00	6,750.00	(1,750.00)
OTHER GENERAL-EXP.HUD LAWSL	05 001 4590.04 5	(23,381.19)	(25,881.19)	0.00	(25,881.19)
Total Other Revenues and Expenses		(514.89)	148,480.37	124,442.35	24,038.02
Total Other Revenues and Expenses		(514.89)	148,480.37	124,442.35	24,038.02
Total Net Income (Loss)		(18,760.54)	43,189.12	2,811.45	40,377.67

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Penny

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date: 12/31/2023		ACCOUNT	1 Month(s) Ended May 31, 2023	5 Month(s) Ended May 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	1,312.82	9,339.11	6,560.00	(2,779.11)
Legal Expense	07 002 4130.00	5	0.00	477.77	833.30	355.53
Staff Training	07 002 4140.00	5	0.00	0.00	291.65	291.65
Travel	07 002 4150.00	5	0.00	0.00	208.30	208.30
Accounting Fees	07 002 4170.00	5	600.00	1,252.54	1,541.65	289.11
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	195.00	0.00	(195.00)
Audit Fees	07 002 4171.00	5	0.00	1,397.50	1,708.30	310.80
Employee Benefits Cont - Admin	07 002 4182.00	5	850.30	4,461.56	3,017.50	(1,444.06)
Sundry	07 002 4190.00	5	0.00	138.75	1,104.15	965.40
Postage	07 002 4190.03	5	0.00	0.00	166.65	166.65
Bank Fees	07 002 4190.18	5	0.00	(1.53)	0.00	1.53
TENANT BACKGROUND CHECKS	07 002 4190.20	5	126.12	898.55	625.00	(273.55)
Eviction Costs	07 002 4190.4	5	0.00	0.00	208.30	208.30
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	625.00	625.00
Tenant Services	07 002 4220.00	5	0.00	3,230.00	2,500.00	(730.00)
Water	07 002 4310.00	5	539.39	2,861.00	2,917.05	56.05
Electricity	07 002 4320.00	5	770.15	2,657.95	1,809.15	(848.80)
Sewer	07 002 4390.00	5	1,048.30	4,285.68	4,835.40	549.72
Labor	07 002 4410.00	5	4,889.60	36,199.98	36,656.65	456.67
Maintenance Materials	07 002 4420.00	5	287.58	2,730.40	11,385.40	8,655.00
Contract Costs	07 002 4430.00	5	0.00	15,781.86	13,045.80	(2,736.06)
Pest Control	07 002 4430.1	5	0.00	925.00	2,950.40	2,025.40
Contract Costs-Lawn	07 002 4430.3	5	475.00	2,375.00	2,387.05	12.05
Contract Costs-Air Conditioning	07 002 4430.4	5	400.00	7,550.00	5,973.30	(1,576.70)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	416.65	416.65
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	83.30	83.30
Garbage and Trash Collection	07 002 4431.00	5	689.95	2,635.26	2,794.55	159.29
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,614.29	13,939.29	14,169.15	229.86
Insurance - Property	07 002 4510.00	5	0.00	7,397.36	9,723.30	2,325.94
Bad Debts - Other	07 002 4570.00	5	0.00	20,785.94	6,250.00	(14,535.94)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,469.99	12,450.05	12,273.30	(176.75)
Management Fees	07 002 4590.00	5	2,509.32	11,164.43	14,038.75	2,874.32
Other General Expense	07 002 4590.01	5	0.00	2,319.96	1,666.65	(653.31)
Total Operating Expenses			19,582.81	167,448.41	162,765.65	(4,682.76)
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	3,508.04	36,537.03	20,398.30	16,138.73
HAP Subsidy	07 002 3110.01	5	28,416.00	116,846.00	155,083.30	(38,237.30)
Total Operating Revenues			31,924.04	153,383.03	175,481.60	(22,098.57)
Total Operating Revenues and Expenses			12,341.23	(14,065.38)	12,715.95	(26,781.33)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00	5	0.00	57.90	41.65	16.25
Interest - Restricted - Residual Receip	07 002 3431.01	5	0.00	7.56	20.80	(13.24)
Investment Income - Unrestricted	07 002 3610.00	5	0.00	6.94	0.00	6.94
Other Income - Tenant	07 002 3690.00	5	134.48	4,308.13	2,200.40	2,107.73
Other Income - Non Tenant	07 002 3690.02	5	0.00	0.00	458.30	(458.30)
Other Income - Insurance	07 002 3690.14	5	0.00	147,473.77	0.00	147,473.77
Total Other Revenues and Expenses			134.48	151,854.30	2,721.15	149,133.15
Total Other Revenues and Expenses			134.48	151,854.30	2,721.15	149,133.15
Total Net Income (Loss)			12,475.71	137,788.92	15,437.10	122,351.82