

**Housing Authority of Avon Park**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, FL  
Tuesday, September 19, 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: August 2023
  - 2. Monthly Occupancy Report: August 2023
  - 3. TAR & Maintenance Reports: August 2023
  - 4. Cash Analysis: August 2023
  - 5. Project Budgeted Income Statement Reports: August 2023
  - 6. Fee Accountants Financials: waiting on fee accountant
- E. Secretary Reports & Old Business.
  - Lakeside Park I SAIL audit scheduled for August 16<sup>th</sup> went very well
  - FAHRO (Florida Association of Housing and Redevelopment Officials) conference scheduled August 22<sup>nd</sup> to 24<sup>th</sup> in Orlando was full of information. Glad I went.
  - Cornell Colony Amerinat audit scheduled for August 24<sup>th</sup> went very well
  - The month of August we had nine move ins and five move outs.
  - North Central Heights roofs have been completed as of August 18<sup>th</sup>.
  - Penny will be out of the office September 25<sup>th</sup> to September 29<sup>th</sup>
- F. New Business
  - Resolution 23-03 Authorizing the Appointment of Records Custodian
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: October 17, 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, September 19, 2023; 5:30 P.M.  
Meeting Agenda**

**ROLL CALL:**

**PREVIOUS MINUTES:**

## **A. Consent Agenda**

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

**COMMUNICATIONS:**

**I. OLD BUSINESS**

**II. NEW BUSINESS**

Other matters to come before the Board:

Next Board Meeting(s): October 17, 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**

**RESOLUTION 23-03**

**A RESOLUTION AUTHORIZING THE APPOINTMENT OF RECORDS CUSTODIAN(S) CONSISTENT WITH CHAPTER 119 FLORIDA STATUTES.**

**WHEREAS**, the Avon Park Housing Authority (“APHA”) has certain duties and obligations pursuant to Florida Statute Chapter 119 and its own policies concerning the retention, safe-keeping and production or withholding of business records of Avon Park Housing Authority and managing properties; and

**WHEREAS**, Chapter 119 Florida Statutes defines Public Records as “all documents, papers, letters, maps, books, tapes, photographs, film, sound recordings data processing software or other materials regardless of their physical form, characteristics or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business”; and

**WHEREAS**, requests made to APHA by any person or entity for Public Records, which are not otherwise exempt under Chapter 119 must be located and provided to the requestor within a reasonable amount of time; and

**WHEREAS**, the Board wishes to facilitate its obligations under Chapter 119 in the most efficient manner and to support open government and the intent behind Chapter 119.

**NOW THEREFORE BE IT RESOLVED THAT:**

The Board of Commissioners of APHA hereby duly authorizes the President/CEO of APHA, to appoint one or more Records Custodian(s) as the official Records Custodian(s) of APHA and further authorizes the President/CEO of APHA to direct changes and/or additions to the APHA website to sufficiently identify the Records Custodian and to streamline the process of making Public Record requests of APHA.

Adopted this 19th day of September, 2023.

\_\_\_\_\_  
Chairperson Chet Brojek

\_\_\_\_\_  
Secretary Penny Pieratt

THE HOUSING AUTHORITY OF AVON PARK  
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, FL 33825  
**August 15, 2023, 5:15 P.M.**  
**Meeting Minutes**

**A. Opening/Roll Call:** Chairman Brojek called the Board Meeting to order at 5:30pm. Chairman Brojek led us in prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Brojek, Jackson, Pineiro and Dilday. Absent: Chairman Pough, 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 Day and carried unanimously.

**E. Secretary Report & Old Business:**

- MOR (Management Occupancy Review) for Ridgedale done on June 6<sup>th</sup> – emailed—
- Cornell roofs complete as of 6/23/23—received COC (certificate of completion)
- North Central Heights I & II First Housing audits performed July 5<sup>th</sup> & 6<sup>th</sup>—emailed—
- North Central Heights I & II Bonnevill property inspection performed July 24<sup>th</sup>, this went very well, we need to paint the parking stripes in front of community building—emailed
- Quarterly staff lunch held July 26<sup>th</sup>
- Stormwater Mgmt System Inspection for North Central Heights performed July 27<sup>th</sup>—emailed
- I've been helping with the waiting list and this resulted in five unit offers, two for Cornell and three for Delaney Heights and they have all moved in
- June we had three move ins and four move outs, maintenance completed five vacancies
- July we had three move ins and eight move outs, maintenance completed six vacancies
- So far in August we have had seven move ins and no move outs and two completed vacancies
- Ridgedale REAC performed August 2<sup>nd</sup> and we received 76 – emailed –
- Lakeside Park I REAC performed August 3<sup>rd</sup> and we received 66 – emailed –
- I have had several hearings due to tenant's receiving lease violations for unreported income and one called HUD and we have sent HUD documents to support findings.
- FHLB (Fl. Home Loan Bank) for North Central II audit began August 7<sup>th</sup>
- Back to School Drive August 9<sup>th</sup>; we had City of Avon Park, Olympic, Avon Park Library and Castle on Delaney donate items. The Library set up and gave away books.
- Lakeside Park I SAIL audit scheduled for August 16<sup>th</sup>
- FAHRO (Florida Association of Housing and Redevelopment Officials) conference scheduled August 22<sup>nd</sup> to 24<sup>th</sup> in Orlando; I will be attending
- Cornell Colony Amerinat audit scheduled for August 24<sup>th</sup>

**F. New Business:**

**G. Unfinished Business, Concerns of Commissioners:**

**H. Next Meeting:** Tuesday, September 19, 2023 at 5:15pm

Being no further business to come before the Board, Chair adjourned the meeting at 5:55 pm.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

**AVON PARK HOUSING DEVELOPMENT CORPORATION**  
**REGULAR MONTHLY MEETING**  
**North Central Heights Community Center**  
**709 Juneberry Street, Avon Park, FL 33825**  
**August 15, 2023, 5:30 P.M.**

**Meeting Minutes**

**ROLL CALL:** Director Brojek called the meeting to order at 5:50 PM. Secretary Pieratt called the roll with the following directors present: Brojek, Pineiro, Jackson, and Dilday. Also in attendance: Penny Pieratt, CEO/Secretary. Absent: Director Knighten, Pough and Day.

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

**COMMUNICATIONS:**

**SECRETARY REPORT AND OLD BUSINESS:**

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

**NEW BUSINESS:**

Next Board Meeting: Tuesday, September 19, 2023

**ADJOURN:** There being no further business to come before the Board, Director Brojek adjourned the meeting at 6:00pm; motioned by Director Jackson and second by Director Dilday.

Accepted \_\_\_\_\_

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

# OCCUPANCY/VACANCY REPORT

Aug-23

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## Delaney Heights - (50 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
540	1	1/23/2023	8/3/2023	6	186	192	Criminal Activity
542	1	4/20/2023	8/21/2023	1	122	123	Health Issues
544	1	6/22/2023	8/1/2023	21	19	40	Moved to GA
311	1	7/31/2023			OPEN 55538		Moved to GA
527	1	8/28/2023			OPEN 55840		Passed Away
515	1	8/28/2023			OPEN 55873		No notice given
							Passed Away
							MI 9/1

TOTAL DELANEY HEIGHTS VACANT - 3

## Lakeside Park I - (16 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
25E	2	12/8/2022			OPEN 53686		Multiple lease violations
1314	4	3/27/2023			46		Criminal Activity
29	3	3/29/2023			OPEN 54495		Multiple lease violations
1317	3	7/26/2023			OPEN 55539		No reason given

TOTAL LAKESIDE PARK I VACANT - 4

## 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	8/18/2023	31	229	260	Moved to GA
239	3	1/6/2023	8/24/2023	111	119	230	Moved to Pensacola
314	2	5/2/2023			61		Moved to GA
203	2	5/11/2023			OPEN 54872		Evicted
305	3	7/3/2023			OPEN 55306		Unreported income
207	3	7/5/2023			OPEN 55309		Abandoned
255	3	7/13/2023			OPEN 55379		Non pmt rent

TOTAL LAKESIDE PARK II VACANT - 8

SUBMITTED BY PENNY PIERATT, CEO

# OCCUPANCY/VACANCY REPORT Aug 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
730	3	6/13/2023		*MOLD*	OPEN 55186		Moved to LP1
707	3	6/22/2023		*MOLD*	OPEN 55227		Evicted
719	3	8/24/2023		*MOLD*	OPEN 55845		Transfer to 241

**TOTAL RIDGEDALE VACANT - 14**

## 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	8/18/2023	7	109	116	Moved to Sebring
638	3	5/12/2023			OPEN 54895		Non pmt rent
605	2	6/30/2023			OPEN 55291		Rent too high
608	2	8/11/2023			OPEN 55693		Lost job

**TOTAL NCH I VACANT - 3**

## 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>
403	3	2/13/2023			OPEN 54103		Moved to Puerto Rico
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
305	3	6/9/2023			OPEN 55121		Abandoned unit
728	3	7/28/2023			OPEN 55540		Rent too high

**TOTAL NCH II VACANT - 6**

**SUBMITTED BY: PENNY PIERATT, CEO**

# OCCUPANCY/VACANCY REPORT

Aug-23

Page 3

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

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy	
38202	3	1/5/2023	8/1/2023	60	148	208	No Notice	
38210	3	2/16/2023	8/10/2023	39	136	175	Abandoned unit	
38258	3	2/16/2023			117		Abandoned unit	MI 9/1
38278	3	2/16/2023			126		Non pmt rent	
38280	3	4/3/2023	8/10/2023	66	63	129	Rent too high	
38192	3	5/8/2023			OPEN 54815		Cannot afford rent	
38253	3	5/10/2023			OPEN 54866		Abandoned unit	
38218	3	5/30/2023			OPEN 55032		Non renewal	
38264	3	7/25/2023			OPEN 55472		Abandoned unit	
38197	3	7/25/2023			OPEN 55471		Abandoned unit	
38271	3	8/18/2023			OPEN 55759		No reason given	
TOTAL CORNELL VACANT - 8								

## OCCUPANCY/VACANCY REPORT

Aug-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  
Lakeside Park 1=unit 1308=3 bdrm=non pmt rent  
Cornell=unit 38271=3 bdrm=no reason given

### Evictions -

Ridgedale=unit 717=3 bdrm=numerous unreported income

SUBMITTED BY PENNY PIERATT, CEO

**WAITING LIST**

2023

**DELANEY HEIGHTS**

1 BDRM 11  
TOTAL 11

2019

**LAKEVIEW PARK I**

1 BDRM 0  
2 BDRM 7  
3 BDRM 3  
4 BDRM 2  
5 BDRM 0  
TOTAL 12

2017

**LAKEVIEW PARK II**

1 BDRM 7  
2 BDRM 74  
3 BDRM 103  
4 BDRM 24  
5 BDRM 0  
TOTAL 208

2017

**RIDGEVIEW**

1 BDRM 4  
2 BDRM 68  
3 BDRM 21  
4 BDRM 3  
TOTAL 96

2022

**NORTH CENTRAL HEIGHTS OPEN**

2 BDRM 27  
3 BDRM 10  
4 BDRM 2  
TOTAL 39

2022

**CORNELL COLONY**

3 BDRM 5  
OPEN

SUBMITTED BY PENNY PIERATT, CEO

TOTAL

371

Tenant Accounts Receivable  
31-Aug-23

Page 1

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
S. Evans	\$ 42.17	Work order
C. Jackson	\$ 234.87	Rent, Work order
J. Ortiz	\$ 7.00	Work order
J. Ross	\$ 0.89	Work order
E. Sanders	\$ 23.60	Work order
<b>DH Total</b>	<b>\$ 308.53</b>	
<u>Lakeside Park I</u>		
E. Brown	\$ 16.69	Work order
B. Dozier	\$ 3,415.18	Unreported Income
C. Haggins	\$ 172.17	Rent, Work order
E. Hankerson	\$ 10.00	Work order
T. Hill	\$ 115.27	Work order
T. Jones	\$ 5,819.07	Rent, unreported income (pmts)
T. Taylor	\$ 27.70	Work order
V. Vasquez	\$ 17.91	Work order
<b>Lakeside I Total</b>	<b>\$ 9,593.99</b>	
<u>Lakeside Park II</u>		
Q. Ash-Birts	\$ 159.83	Rent balance
B. Concepcion	\$ 565.00	Unreported Income
N. Jones	\$ 77.18	Work order
G. Mack	\$ 174.00	Rent
L.Rivera	\$ 268.00	Unreported income (pmts)
M. Rodriguez	\$ 9.96	Work order
Y. Salas	\$ 798.00	Unreported income (pmts)
S. Williams	\$ 1,013.00	Unreported income/evicting
<b>Lakeside II Total</b>	<b>\$ 3,064.97</b>	

Submitted by:  
Penny Pieratt,CEO

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

A. Brown	\$	5.42	Work Order
M. Hudson	\$	190.62	Late fee
V. Leal	\$	923.38	Rent, Work Order
C. Peters	\$	42.54	Work Order
A. Sandelier	\$	35.00	Late fee
C. Torres	\$	467.04	Work order
G. Torres	\$	50.00	Work Order
P. Trammell	\$	17.59	Work Order

**NCH I Total \$ 1,731.59****NCH II**

A. Burgos	\$	55.63	Work Order
C. Castillo	\$	823.00	Rent, Late fee
J. Fleming	\$	46.00	Late fee
T. Hill	\$	1.00	Work Order
L. Hillard	\$	1,292.00	Rent
J. Martinez	\$	3.00	Work Order
J. Matthews	\$	121.32	Late fee, work order
S. McElaney	\$	32.63	Work Order
T. Otero	\$	29.29	Work Order
M. Packer	\$	193.14	Work order
C. Redding	\$	107.23	Work order
S. Rivera	\$	1,287.98	Rent, Late fee
B. Santos	\$	204.25	Work order
S. Vazquez	\$	0.49	Work Order
C. Wooden	\$	251.50	Late fee, work order

**NCH II Total \$ 4,448.46****Cornell Colony**

L. Adkins	\$	114.01	Late fee, work order
J. Bush	\$	142.67	Work Order
S. Butler	\$	18.62	Work Order
K. Diaz	\$	49.00	Late fee
A. Fernandez	\$	161.00	Late fee
J. Fonseca	\$	20.08	Work Order
D. Guerrero	\$	148.79	Late fee
E. Leon	\$	732.07	Rent, Late fee
I. McLaren	\$	10.37	Work Order
T. Morales	\$	34.90	Work order
M. Pagan	\$	18.99	Work order
L. Smith	\$	944.00	Rent, Late fee
J. Wilder	\$	1,036.69	Rent, Late fee

**Cornell Total \$ 3,431.19**

Submitted by:  
Penny Pieratt, CEO

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

S. Antoine	\$	1.49	Work order
C. Coley	\$	309.48	Rent
E. Daniels	\$	1.49	Work order
J. Davis	\$	618.59	Unreported income (pmts)
J. Echevarria	\$	1,079.43	Unreported income (pmts)
J. Fils-Aime	\$	4,553.49	Unreported income (evicting)
L. Jackson	\$	483.70	Rent, Work order
M. Milton	\$	353.49	Unreported income (pmts)
N. Pounds	\$	3,280.29	Unreported income (evicting)
T. Richardson	\$	131.67	Work order
G. Robinson	\$	0.79	Work order
42.7	\$	42.70	Work order

**Ridgedale Total \$ 10,856.61**

<b>GRAND TOTAL</b>	<b>\$ 33,435.34</b>
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**WRITE OFFS**

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II			
NCH I	\$	1,166.98	L. Sotomayor
NCH II	\$	102.48	W. Lugo
Ridgedale	\$	-	
Cornell	\$	1,040.30	M. Gilchrist
<b>TOTAL</b>	<b>\$</b>	<b>2,309.76</b>	

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. 146 hours were taken during the month of August for sick, vacation, and holiday leave.

**Maintenance**

Delaney Heights Inspections	1
Lakeside Park I Inspections	0
Lakeside Park II Inspections	9
Ridgdeale Inspections	1
NCH I Inspections	1
NCH II Inspections	1
Cornell Colony Inspections	16
Total	29
Delaney Heights Vacancies	2
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	0
Ridgedale Vacancies	0
NCH I Vacancies	1
NCH II Vacancies	0
Cornell Colony Vacancies	3

**Property Manager**

Delaney Heights Move Ins	3	3
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	2	2
Ridgedale Move Ins	0	0
NCH I Move Ins	1	1
NCH II Move Ins	0	0
Cornell Colony Move Ins	3	3

Delaney Heights Move Outs	2
Lakeside Park I Move Outs	0
Lakeside Park II Move Outs	0
Ridgedale Move Outs	1
NCH I Move Outs	1
NCH II Move Outs	0
Cornell Colony Move Outs	1
Total	5

Submitted by Penny Pieratt, CEO

**CASH ANALYSIS**  
**8/31/2023**

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 104,925.26		
North Central Heights I General Fund	\$ 164,322.13	NCH I Reserves/Bonneville	\$ 139,223.60
Hail Funds	\$ (84,344.53)	NCH I Insurance	\$ 9,761.85
Available Funds	\$ 79,977.60		
NCH I Security Deposit	\$ 11,157.73		
North Central Heights II General Fund	\$ 164,338.39	NCH II Reserves/Bonneville	\$ 111,341.44
Hail Funds	\$ (103,202.99)	NCH II Insurance	\$ 8,316.29
Available Funds	\$ 61,135.40		
NCH II Security Deposit	\$ 8,447.36		
Cornell Colony General Fund	\$ 303,023.97	CC Reserves/Amerinat	\$ 89,275.91
Hail Funds	\$ -	CC Insurance	\$ 22,082.79
Available Funds	\$ 303,023.97	CC Reserves/Amerinat	\$ 117,790.95
Cornell Colony Security Deposit	\$ 11,831.94	CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 2,788.51	LPI Reserves/First Hsg	\$ 45,243.72
Hail Funds	\$ (72,500.00)	LPI Insurance	\$ 13,319.91
Available Funds	\$ (69,711.49)		
LPI Security Deposit	\$ 2,610.30		
Lakeside Park II General Fund	\$ 311,958.92	LPII Reserves/Churchill	\$ 201,199.45
Hail Funds	\$ (250,550.00)	O&M Reserves/Churchill	\$ 25,600.00
Available Funds	\$ 61,408.92	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 13,193.89	LPII Insurance	\$ 14,150.91
		GNMA-Other Churchill	\$ 12,744.42
Delaney Heights General Fund	\$ 54,824.28	DH Reserves/South State	\$ 82,437.40
Hail Funds	\$ (39,429.21)		
Available Funds	\$ 15,395.07		
DH Security Deposit	\$ 10,838.40		
COCC	\$ 413,333.06		
Hail Funds	\$ (32,258.51)		
HUD Lawsuit Income	\$ 245,209.29 *		
Available Funds	\$ 445,591.57		
Ridgedale General Fund	\$ 3,750.34	RD Reserves/Centennial	\$ 55,789.66
Hail Funds	\$ -	RD Insurance	\$ 3,668.14
Available Funds	\$ 3,750.34	RD Residual Reserves	\$ 9,133.48
Ridgedale Security Deposit	\$ 4,920.21		

SUBMITTED BY: PENNY PIERATT, CEO

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

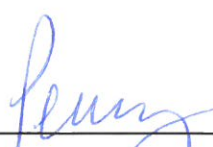
Fiscal Year End Date: 12/31/2023		ACCOUNT	1 Month(s) Ended August 31, 2023	8 Month(s) Ended August 31, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00	5	1,745.36	13,656.98	13,478.00	(178.98)
Legal Expense	02 001 4130.00	5	0.00	51.57	333.28	281.71
Staff Training	02 001 4140.00	5	0.00	600.00	666.64	66.64
Travel	02 001 4150.00	5	0.00	0.00	333.28	333.28
Accounting Fees	02 001 4170.00	5	300.00	2,218.44	2,666.64	448.20
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	2,968.00	2,966.64	(1.36)
Employee Benefits Cont - Admin	02 001 4182.00	5	774.84	6,654.59	6,219.28	(435.31)
Sundry	02 001 4190.00	5	0.00	178.70	733.28	554.58
Advertising and Marketing	02 001 4190.08	5	0.00	37.41	0.00	(37.41)
Bank Fees	02 001 4190.18	5	0.00	24.00	0.00	(24.00)
Telephone	02 001 4190.2	5	93.40	840.60	800.00	(40.60)
Tenant Background Checks	02 001 4190.20	5	69.94	582.53	333.28	(249.25)
Postage	02 001 4190.3	5	0.00	0.00	33.28	33.28
Eviction Costs	02 001 4190.4	5	0.00	0.00	333.28	333.28
Ten Services	02 001 4220.2	5	0.00	0.00	1,000.00	1,000.00
Water	02 001 4310.00	5	18.47	338.21	444.00	105.79
Electricity	02 001 4320.00	5	312.48	1,878.86	4,037.28	2,158.42
Sewer	02 001 4390.00	5	40.30	447.57	396.64	(50.93)
Labor	02 001 4410.00	5	2,385.06	17,464.26	13,440.00	(4,024.26)
Maintenance Materials	02 001 4420.00	5	1,122.29	9,381.77	8,341.28	(1,040.49)
Contract Costs	02 001 4430.00	5	102.50	1,678.50	26,152.64	24,474.14
Contract Costs-Pest Control	02 001 4430.1	5	1,022.00	2,110.00	1,722.64	(387.36)
Contract Costs - AC	02 001 4430.4	5	0.00	7,535.00	7,337.28	(197.72)
Contract Costs - Lawn	02 001 4430.5	5	1,932.00	15,456.00	18,742.00	3,286.00
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	55.00	384.00	874.64	490.64
Emp Benefit Cont - Maintenance	02 001 4433.00	5	1,234.41	7,957.05	6,383.28	(1,573.77)
Insurance - Property	02 001 4510.00	5	2,807.05	19,800.72	17,014.00	(2,786.72)
Bad Debts - Other	02 001 4570.00	5	1,166.98	3,573.65	3,333.28	(240.37)
Bonneville Interest	02 001 4580.01	5	3,646.76	29,258.97	29,210.00	(48.97)
Other General Expense	02 001 4590.00	5	0.00	392.00	1,000.00	608.00
Management Fees	02 001 4590.02	5	1,336.88	10,651.65	15,956.64	5,304.99
<b>Total Operating Expenses</b>			<b>20,165.72</b>	<b>159,531.03</b>	<b>184,282.48</b>	<b>24,751.45</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00	5	27,601.56	214,751.34	199,460.64	15,290.70
<b>Total Operating Revenues</b>			<b>27,601.56</b>	<b>214,751.34</b>	<b>199,460.64</b>	<b>15,290.70</b>
<b>Total Operating Revenues and Expenses</b>			<b>7,435.84</b>	<b>55,220.31</b>	<b>15,178.16</b>	<b>40,042.15</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 001 3610.00	5	0.00	48.52	0.00	48.52
Other Income - Tenant	02 001 3690.00	5	1,088.52	4,397.14	6,107.28	(1,710.14)
Other Income - Non Tenant	02 001 3690.02	5	0.00	146,557.03	0.00	146,557.03
<b>Total Other Revenues and Expenses</b>			<b>1,088.52</b>	<b>151,002.69</b>	<b>6,107.28</b>	<b>144,895.41</b>
<b>Total Other Revenues and Expenses</b>			<b>1,088.52</b>	<b>151,002.69</b>	<b>6,107.28</b>	<b>144,895.41</b>
<b>Total Net Income (Loss)</b>			<b>8,524.36</b>	<b>206,223.00</b>	<b>21,285.44</b>	<b>184,937.56</b>

+ 17887.18

**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 August 31, 2023	8 Month(s) Ended August 31, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110.00	5	1,406.84	11,014.38	10,846.64	(167.74)
Legal Expense	02 002 4130.00	5	0.00	410.25	333.28	(76.97)
Staff Training	02 002 4140.00	5	0.00	480.00	400.00	(80.00)
Travel	02 002 4150.00	5	0.00	0.00	166.64	166.64
Accounting Fees	02 002 4170.00	5	300.00	2,193.06	2,500.00	306.94
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	2,332.00	2,333.28	1.28
Employee Benefits Cont - Admin	02 002 4182.00	5	624.09	5,359.96	5,006.00	(353.96)
Sundry	02 002 4190.00	5	0.00	200.00	500.00	300.00
Advertising and Marketing	02 002 4190.08	5	0.00	30.81	0.00	(30.81)
Telephone	02 002 4190.2	5	0.00	0.00	200.00	200.00
Tenant Background Check	02 002 4190.20	5	0.00	326.34	666.64	340.30
Eviction Costs	02 002 4190.4	5	0.00	325.00	333.28	8.28
Water	02 002 4310.00	5	0.00	352.25	94.64	(257.61)
Electricity	02 002 4320.00	5	32.61	2,440.58	1,715.28	(725.30)
Sewer	02 002 4390.00	5	0.00	115.74	20.64	(95.10)
Labor	02 002 4410.00	5	2,186.07	15,543.07	11,166.64	(4,376.43)
Maintenance Materials	02 002 4420.00	5	830.41	10,333.27	7,617.28	(2,715.99)
Contract Costs	02 002 4430.00	5	102.50	1,709.50	26,167.28	24,457.78
Contract Costs-Pest Control	02 002 4430.1	5	803.00	4,134.00	1,376.00	(2,758.00)
Contract Costs - Lawn	02 002 4430.3	5	1,518.00	12,144.00	14,726.00	2,582.00
Contract Costs - AC	02 002 4430.4	5	4,300.00	16,830.00	5,956.64	(10,873.36)
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	79.50	566.00	204.00	(362.00)
Emp Benefit Cont - Maintenance	02 002 4433.00	5	1,141.99	7,021.69	5,377.28	(1,644.41)
Insurance - Property	02 002 4510.00	5	2,187.87	15,437.12	13,386.64	(2,050.48)
Bad Debts - Other	02 002 4570.00	5	102.48	14,642.44	3,333.28	(11,309.16)
Bonneville Interest	02 002 4580.01	5	3,298.91	26,468.12	26,424.00	(44.12)
Other General Expense	02 002 4590.00	5	0.00	308.00	1,000.00	692.00
Management Fees	02 002 4590.02	5	1,647.44	12,714.56	14,681.28	1,966.72
<b>Total Operating Expenses</b>			<b>20,561.71</b>	<b>170,297.14</b>	<b>156,532.64</b>	<b>(13,764.50)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110.00	5	20,207.20	168,646.97	183,516.64	(14,869.67)
<b>Total Operating Revenues</b>			<b>20,207.20</b>	<b>168,646.97</b>	<b>183,516.64</b>	<b>(14,869.67)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(354.51)</b>	<b>(1,650.17)</b>	<b>26,984.00</b>	<b>(28,634.17)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 002 3610.00	5	0.00	38.80	0.00	38.80
Other Income - Tenant	02 002 3690.00	5	1,815.20	8,381.08	3,823.28	4,557.80
Other Income - Non Tenant	02 002 3690.02	5	0.00	218,805.93	0.00	218,805.93
<b>Total Other Revenues and Expenses</b>			<b>1,815.20</b>	<b>227,225.81</b>	<b>3,823.28</b>	<b>223,402.53</b>
<b>Total Other Revenues and Expenses</b>			<b>1,815.20</b>	<b>227,225.81</b>	<b>3,823.28</b>	<b>223,402.53</b>
<b>Total Net Income (Loss)</b>			<b>1,460.69</b>	<b>225,575.64</b>	<b>30,807.28</b>	<b>194,768.36</b>

- 2390.41



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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2023	8 Month(s) Ended August 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,971.04	15,418.72	15,232.00	(186.72)
Legal Expense	03 001 4130.00 5		0.00	388.78	333.28	(55.50)
Staff Training	03 001 4140.00 5		0.00	680.00	333.28	(346.72)
Travel	03 001 4150.00 5		0.00	0.00	333.28	333.28
Accounting Fees	03 001 4170.00 5		250.00	1,885.36	2,133.28	247.92
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	3,392.00	3,400.00	8.00
Employee Benefits Cont - Admin	03 001 4182.00 5		875.33	7,517.60	7,028.64	(488.96)
Sundry	03 001 4190.00 5		0.00	277.50	1,000.00	722.50
Tenant Background Checks	03 001 4190.02 5		0.00	388.66	266.64	(122.02)
Advertising and Marketing	03 001 4190.08 5		0.00	41.82	0.00	(41.82)
Bank Fees	03 001 4190.19 5		0.00	12.00	0.00	(12.00)
Telephone/Communications	03 001 4190.20 5		128.02	1,149.79	1,333.28	183.49
Postage	03 001 4190.30 5		0.00	27.96	0.00	(27.96)
Eviction Costs	03 001 4190.40 5		0.00	325.00	333.28	8.28
Water	03 001 4310.00 5		454.33	820.03	340.00	(480.03)
Electricity	03 001 4320.00 5		988.56	4,474.96	2,298.64	(2,176.32)
Sewer	03 001 4390.00 5		188.00	497.47	327.28	(170.19)
Labor	03 001 4410.00 5		2,118.67	18,379.66	19,403.28	1,023.62
Materials	03 001 4420.00 5		1,388.89	13,034.86	6,598.64	(6,436.22)
Contract Costs	03 001 4430.00 5		0.00	10,490.86	12,798.64	2,307.78
Contract Costs - Pest Control	03 001 4430.10 5		0.00	3,366.00	668.64	(2,697.36)
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	17,458.25	19,360.00	1,901.75
Contract Costs - AC	03 001 4430.40 5		300.00	1,940.00	3,800.64	1,860.64
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	1,500.00	105.28	(1,394.72)
Garbage and Trash Collection	03 001 4431.00 5		226.50	1,432.50	738.64	(693.86)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		831.57	7,836.46	8,030.64	194.18
Property Insurance	03 001 4510.00 5		4,983.27	34,418.84	19,049.28	(15,369.56)
Bad Debts - Other	03 001 4570.00 5		1,040.30	15,928.90	6,522.64	(9,406.26)
Management Fees	03 001 4590.01 5		1,618.77	12,902.12	14,658.64	1,756.52
Other General Expense	03 001 4590.02 5		0.00	7,240.00	7,666.64	426.64
Total Operating Expenses			19,563.25	183,466.10	154,094.48	(29,371.62)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		29,325.92	224,816.56	244,308.64	(19,492.08)
Total Operating Revenues			29,325.92	224,816.56	244,308.64	(19,492.08)
Total Operating Revenues and Expenses			9,762.67	41,350.46	90,214.16	(48,863.70)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		45.96	(553.60)	86.64	(640.24)
Other Income - Misc Other Revenue	03 001 3690.00 5		644.07	431,751.29	3,518.00	428,233.29
Interest on Loan - Heartland National	03 001 5610.00 5		(3,364.28)	(27,201.62)	(28,303.28)	1,101.66
Total Other Revenues and Expenses			(2,674.25)	403,996.07	(24,698.64)	428,694.71
Total Other Revenues and Expenses			(2,674.25)	403,996.07	(24,698.64)	428,694.71
Total Net Income (Loss)			7,088.42	445,346.53	65,515.52	379,831.01

-3934.19

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2023	8 Month(s) Ended August 31, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 001 4110.00 5		987.59	7,098.72	7,770.00	671.28
Legal Expense	04 001 4130.00 5		0.00	1,784.43	333.28	(1,451.15)
Staff Training	04 001 4140.00 5		0.00	240.00	213.28	(26.72)
Accounting Fees	04 001 4170.00 5		250.00	1,932.76	2,200.00	267.24
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	1,272.00	1,000.00	(272.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		385.82	3,265.01	3,324.00	58.99
Sundry	04 001 4190.00 5		30.99	230.08	866.64	636.56
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	252.26	66.64	(185.62)
Bank Fees	04 001 4190.19 5		0.00	82.41	0.00	(82.41)
Telephone/Communications	04 001 4190.20 5		0.00	0.00	333.28	333.28
Eviction Costs	04 001 4190.40 5		0.00	660.30	200.00	(460.30)
Ten Services -	04 001 4220.00 5		273.90	1,181.70	1,000.00	(181.70)
Water	04 001 4310.00 5		0.00	36.93	0.00	(36.93)
Electricity	04 001 4320.00 5		0.00	3,026.54	0.00	(3,026.54)
Sewer	04 001 4390.00 5		0.00	136.69	66.64	(70.05)
Labor	04 001 4410.00 5		1,245.88	9,803.54	8,710.00	(1,093.54)
Maintenance Materials	04 001 4420.00 5		1,013.03	4,749.06	3,333.28	(1,415.78)
Contract Costs	04 001 4430.00 5		0.00	1,581.50	1,150.00	(431.50)
Contract Costs - Pest Control	04 001 4430.10 5		320.00	2,960.00	6,666.64	3,706.64
Contract Costs-Lawn	04 001 4430.30 5		255.00	2,040.00	2,000.00	(40.00)
Contract Costs - AC	04 001 4430.40 5		0.00	1,255.00	2,000.00	745.00
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	133.28	133.28
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	133.28	133.28
Garbage and Trash Collection	04 001 4431.00 5		96.50	345.08	333.28	(11.80)
Emp Benefit Cont - Maintenance	04 001 4433.00 5		610.33	4,359.44	4,028.64	(330.80)
Property Insurance	04 001 4510.00 5		1,406.58	10,000.32	8,570.64	(1,429.68)
Bad Debts - Other	04 001 4570.00 5		0.00	9,892.85	1,666.64	(8,226.21)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	3,986.64	(2,569.36)
Management Fees	04 001 4590.01 5		412.73	3,571.39	4,841.28	1,269.89
Other General Expense	04 001 4590.02 5		1,100.00	1,100.00	500.00	(600.00)
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,666.64	1,666.64	0.00
<b>Total Operating Expenses</b>			<b>8,596.68</b>	<b>81,170.65</b>	<b>67,094.00</b>	<b>(14,076.65)</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 001 3110.00 5		323.83	26,591.86	11,258.00	15,333.86
HAP Subsidy	04 001 3110.01 5		3,734.00	33,821.00	69,436.00	(35,615.00)
<b>Total Operating Revenues</b>			<b>4,057.83</b>	<b>60,412.86</b>	<b>80,694.00</b>	<b>(20,281.14)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(4,538.85)</b>	<b>(20,757.79)</b>	<b>13,600.00</b>	<b>(34,357.79)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 001 3610.00 5		146.05	608.00	80.00	528.00
Other Income - Tenant	04 001 3690.00 5		423.91	5,654.91	1,404.64	4,250.27
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	666.64	(666.64)
<b>Total Other Revenues and Expenses</b>			<b>569.96</b>	<b>67,990.04</b>	<b>2,151.28</b>	<b>65,838.76</b>
<b>Total Other Revenues and Expenses</b>			<b>569.96</b>	<b>67,990.04</b>	<b>2,151.28</b>	<b>65,838.76</b>
<b>Total Net Income (Loss)</b>			<b>(3,968.89)</b>	<b>47,232.25</b>	<b>15,751.28</b>	<b>31,480.97</b>

+ 1394.78

- utility allowance

*[Signature]*

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2023	8 Month(s) Ended August 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,632.15	11,640.26	12,755.28	1,115.02
Legal Expense	04 002 4130.00 5		27.00	1,187.71	666.64	(521.07)
Staff Training	04 002 4140.00 5		0.00	0.00	666.64	666.64
Travel	04 002 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	04 002 4170.00 5		250.00	2,595.16	2,333.28	(261.88)
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	4,664.00	3,000.00	(1,664.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		643.31	5,421.89	5,400.00	(21.89)
Sundry	04 002 4190.00 5		0.00	150.75	666.64	515.89
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	773.90	666.64	(107.26)
Eviction Costs	04 002 4190.40 5		0.00	0.00	666.64	666.64
Ten Services -	04 002 4220.00 5		0.00	4,930.60	1,200.00	(3,730.60)
Water	04 002 4310.00 5		78.03	428.47	396.64	(31.83)
Electricity	04 002 4320.00 5		463.72	2,415.59	1,231.28	(1,184.31)
Sewer	04 002 4390.00 5		84.00	299.77	114.64	(185.13)
Labor	04 002 4410.00 5		2,160.13	16,405.02	13,631.28	(2,773.74)
Maintenance Materials	04 002 4420.00 5		1,455.11	12,160.91	14,688.64	2,527.73
Contract Costs	04 002 4430.00 5		0.00	23,189.22	24,450.64	1,261.42
Contract Costs - Pest Control	04 002 4430.10 5		1,280.00	11,195.00	13,964.64	2,769.64
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	8,160.00	11,726.00	3,566.00
Contract Costs - AC	04 002 4430.40 5		275.00	5,300.02	3,151.28	(2,148.74)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	350.00	753.28	403.28
Contract Costs - Vacancy Turnaround	04 002 4430.60 5		0.00	0.00	376.00	376.00
Garbage and Trash Collection	04 002 4431.00 5		210.00	698.55	595.28	(103.27)
Emp Benefit Cont - Maintenance	04 002 4433.00 5		1,095.41	7,455.18	6,380.64	(1,074.54)
Property Insurance	04 002 4510.00 5		4,212.24	29,906.76	26,400.00	(3,506.76)
Bad Debts - Other	04 002 4570.00 5		0.00	14,689.45	3,000.00	(11,689.45)
Management Fees	04 002 4590.01 5		1,950.26	15,447.36	18,101.28	2,653.92
Other General Expense	04 002 4590.02 5		1,100.00	11,051.21	6,000.00	(5,051.21)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	64,000.00	64,000.00	0.00
Total Operating Expenses			25,936.36	254,846.78	237,149.92	(17,696.86)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		9,982.98	74,953.11	61,684.64	13,268.47
HAP Subsidy	04 002 3110.01 5		21,724.00	176,666.00	240,000.00	(63,334.00)
Total Operating Revenues			31,706.98	251,619.11	301,684.64	(50,065.53)
Total Operating Revenues and Expenses			5,770.62	(3,227.67)	64,534.72	(67,762.39)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		56.53	190.46	166.64	23.82
Other Income - Tenants	04 002 3690.00 5		43.73	2,859.67	4,985.28	(2,125.61)
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	399,350.00	666.64	398,683.36
Interest on Loan	04 002 5610.00 5		(4,992.70)	(40,065.25)	(39,994.00)	(71.25)
Total Other Revenues and Expenses			(4,892.44)	362,334.88	(34,175.44)	396,510.32
Total Other Revenues and Expenses			(4,892.44)	362,334.88	(34,175.44)	396,510.32
Total Net Income (Loss)			878.18	359,107.21	30,359.28	328,747.93

+4803.78

USDA pmt  
6151.21  
Capital  
needs  
3800-  
UA  
1100-

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2023	8 Month(s) Ended August 31, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 003 4110.00	5	1,212.52	8,698.86	9,524.00	825.14
Legal Expense	04 003 4130.00	5	0.00	7.29	333.28	325.99
Staff Training	04 003 4140.00	5	0.00	0.00	333.28	333.28
Travel	04 003 4150.00	5	0.00	0.00	400.00	400.00
Accounting Fees	04 003 4170.00	5	250.00	2,096.68	2,666.64	569.96
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	3,816.00	3,800.00	(16.00)
Employee Benefits Cont - Admin	04 003 4182.00	5	512.05	4,309.33	4,064.00	(245.33)
Sundry	04 003 4190.00	5	0.00	229.68	333.28	103.60
Contract. Admin	04 003 4190.01	5	0.00	30.00	266.64	236.64
Advertising and Marketing	04 003 4190.08	5	0.00	44.50	0.00	(44.50)
Bank Fees	04 003 4190.19	5	0.00	94.30	0.00	(94.30)
Postage	04 003 4190.30	5	0.00	74.06	0.00	(74.06)
Eviction Costs	04 003 4190.40	5	0.00	330.00	200.00	(130.00)
Tenant Services -	04 003 4220.00	5	0.00	0.00	3,333.28	3,333.28
Water	04 003 4310.00	5	165.70	381.95	271.28	(110.67)
Electricity	04 003 4320.00	5	584.71	2,973.54	2,169.28	(804.26)
Natural Gas	04 003 4330.00	5	23.80	221.30	288.00	66.70
Sewer	04 003 4390.00	5	129.14	422.23	409.28	(12.95)
Labor	04 003 4410.00	5	1,961.13	14,483.79	11,358.00	(3,125.79)
Maintenance Materials	04 003 4420.00	5	1,501.55	11,466.37	7,666.64	(3,799.73)
Contract Costs	04 003 4430.00	5	0.00	4,861.50	4,056.64	(804.86)
Contract Costs - Pest Control	04 003 4430.10	5	0.00	2,353.00	12,653.28	10,300.28
Contract Costs-Lawn	04 003 4430.30	5	645.00	5,160.00	13,333.28	8,173.28
Contract Costs - AC	04 003 4430.40	5	320.00	3,445.00	3,132.64	(312.36)
Contract Costs-Plumbing	04 003 4430.50	5	0.00	914.00	385.28	(528.72)
Garbage and Trash Collection	04 003 4431.00	5	112.50	548.09	483.28	(64.81)
Emp Benefit Cont - Maintenance	04 003 4433.00	5	1,039.48	6,934.16	5,374.64	(1,559.52)
Property Insurance	04 003 4510.00	5	2,005.22	14,133.04	21,585.28	7,452.24
Bad Debts - Other	04 003 4570.00	5	0.00	1,361.58	666.64	(694.94)
Management Fees	04 003 4590.01	5	1,005.43	8,177.83	8,606.64	428.81
Other General Expense	04 003 4590.02	5	2,200.00	2,200.00	666.64	(1,533.36)
GROUND LEASE EXPENSE	04 003 4590.03	5	2,916.67	23,333.36	23,333.28	(0.08)
<b>Total Operating Expenses</b>			<b>16,584.90</b>	<b>123,371.44</b>	<b>141,694.40</b>	<b>18,322.96</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 003 3110.00	5	5,377.33	37,693.17	31,216.00	6,477.17
HAP Subsidy	04 003 3110.01	5	10,684.00	96,776.00	112,224.00	(15,448.00)
<b>Total Operating Revenues</b>			<b>16,061.33</b>	<b>134,469.17</b>	<b>143,440.00</b>	<b>(8,970.83)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(523.57)</b>	<b>11,097.73</b>	<b>1,745.60</b>	<b>9,352.13</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 003 3610.00	5	0.00	0.00	100.00	(100.00)
Other Income - Tenants	04 003 3690.00	5	107.17	2,266.15	2,000.00	266.15
Other Income - Misc Other Revenue	04 003 3690.01	5	0.00	103,310.40	0.00	103,310.40
Other Income - Laundry	04 003 3690.07	5	0.00	0.00	332.64	(332.64)
<b>Total Other Revenues and Expenses</b>			<b>107.17</b>	<b>105,576.55</b>	<b>2,432.64</b>	<b>103,143.91</b>
<b>Total Other Revenues and Expenses</b>			<b>107.17</b>	<b>105,576.55</b>	<b>2,432.64</b>	<b>103,143.91</b>
<b>Total Net Income (Loss)</b>			<b>(416.40)</b>	<b>116,674.28</b>	<b>4,178.24</b>	<b>112,496.04</b>

attaches +  
2200-  
utility  
allowance

# AVON PARK HOUSING AUTHORITY

## Budgeted Income Statement

COCC  
COCC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2023	8 Month(s) Ended August 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5	12,677.44	96,334.73	98,910.64	2,575.91	
Legal Expense	05 001 4130.00 5	0.00	621.00	1,666.64	1,045.64	
Staff Training	05 001 4140.00 5	0.00	0.00	1,666.64	1,666.64	
Travel	05 001 4150.00 5	700.61	700.61	1,666.64	966.03	
Accounting Fees	05 001 4170.00 5	200.00	1,598.00	2,000.00	402.00	
Computer Support/Licensing Fees	05 001 4170.20 5	0.00	5,744.00	7,333.28	1,589.28	
Audit Fees	05 001 4171.00 5	0.00	0.00	1,333.28	1,333.28	
Employee Benefits Cont - Admin	05 001 4182.00 5	3,838.29	32,121.54	32,614.00	492.46	
Sundry	05 001 4190.00 5	1,300.69	10,311.73	14,000.00	3,688.27	
Bank Fees	05 001 4190.19 5	4.97	302.75	0.00	(302.75)	
Telephone/Communications	05 001 4190.20 5	507.25	3,988.32	4,000.00	11.68	
Postage	05 001 4190.30 5	106.95	2,892.49	1,333.28	(1,559.21)	
Contract Costs - Copier	05 001 4190.60 5	282.74	1,883.84	4,000.00	2,116.16	
Contract Costs - Admin	05 001 4190.90 5	120.00	3,516.26	0.00	(3,516.26)	
Water	05 001 4310.00 5	66.76	250.63	303.28	52.65	
Electricity	05 001 4320.00 5	828.79	4,269.67	4,303.28	33.61	
Sewer	05 001 4390.00 5	143.00	520.00	600.64	80.64	
Materials	05 001 4420.00 5	593.33	5,683.68	2,000.00	(3,683.68)	
Contract Costs	05 001 4430.00 5	0.00	0.00	1,428.64	1,428.64	
Contract Costs - AC	05 001 4430.40 5	0.00	100.00	133.28	33.28	
Garbage and Trash Collection	05 001 4431.00 5	150.00	545.46	600.00	54.54	
Emp Benefit Cont - Maintenance	05 001 4433.00 5	0.00	154.08	0.00	(154.08)	
Property Insurance	05 001 4510.00 5	650.50	4,779.96	6,382.64	1,602.68	
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	160.99	3,519.94	8,333.28	4,813.34	
Other General Expense-Unemployment	05 001 4590.03 5	0.00	1,375.00	0.00	(1,375.00)	
Total Operating Expenses		22,332.31	181,613.93	194,609.44	12,995.51	
Total Operating Revenues and Expenses		(22,332.31)	(181,613.93)	(194,609.44)	12,995.51	
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5	0.00	62,841.51	0.00	62,841.51	
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5	1,336.88	10,651.65	15,956.64	(5,304.99)	
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5	1,647.44	12,714.56	14,681.28	(1,966.72)	
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5	1,618.77	12,902.12	14,658.64	(1,756.52)	
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5	1,848.39	17,480.44	22,462.00	(4,981.56)	
GROUND LEASE INCOME	05 001 3690.05 5	11,125.00	89,000.00	89,000.00	0.00	
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5	412.73	3,571.39	4,841.28	(1,269.89)	
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5	1,950.26	15,447.36	18,101.28	(2,653.92)	
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5	1,005.43	8,177.83	8,606.64	(428.81)	
Other Income - Rent for Tulane Ave B	05 001 3690.13 5	1,000.00	8,000.00	10,800.00	(2,800.00)	
OTHER GENERAL-EXP.HUD LAWSL	05 001 4590.04 5	0.00	(25,881.19)	0.00	(25,881.19)	
Total Other Revenues and Expenses		21,944.90	214,905.67	199,107.76	15,797.91	
Total Other Revenues and Expenses		21,944.90	214,905.67	199,107.76	15,797.91	
Total Net Income (Loss)		(387.41)	33,291.74	4,498.32	28,793.42	

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended August 31, 2023	8 Month(s) Ended August 31, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00	5	2,309.75	16,519.08	10,496.00	(6,023.08)
Legal Expense	07 002 4130.00	5	774.00	3,398.27	1,333.28	(2,064.99)
Staff Training	07 002 4140.00	5	35.88	35.88	466.64	430.76
Travel	07 002 4150.00	5	0.00	0.00	333.28	333.28
Accounting Fees	07 002 4170.00	5	200.00	1,652.54	2,466.64	814.10
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	2,756.00	2,733.28	(22.72)
Employee Benefits Cont - Admin	07 002 4182.00	5	926.57	7,811.03	4,828.00	(2,983.03)
Sundry	07 002 4190.00	5	0.00	138.75	1,766.64	1,627.89
Postage	07 002 4190.03	5	0.00	7.48	266.64	259.16
Bank Fees	07 002 4190.18	5	10.80	61.27	0.00	(61.27)
TENANT BACKGROUND CHECKS	07 002 4190.20	5	0.00	1,201.45	1,000.00	(201.45)
Eviction Costs	07 002 4190.4	5	0.00	0.00	333.28	333.28
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	1,000.00	1,000.00
Tenant Services	07 002 4220.00	5	0.00	3,230.00	4,000.00	770.00
Water	07 002 4310.00	5	590.31	4,687.80	4,667.28	(20.52)
Electricity	07 002 4320.00	5	538.76	4,660.08	2,894.64	(1,765.44)
Sewer	07 002 4390.00	5	1,048.30	7,430.58	7,736.64	306.06
Labor	07 002 4410.00	5	7,413.70	59,925.07	58,650.64	(1,274.43)
Maintenance Materials	07 002 4420.00	5	898.28	4,714.96	18,216.64	13,501.68
Contract Costs	07 002 4430.00	5	0.00	31,396.86	20,873.28	(10,523.58)
Pest Control	07 002 4430.1	5	0.00	1,597.00	4,720.64	3,123.64
Contract Costs-Lawn	07 002 4430.3	5	475.00	3,800.00	3,819.28	19.28
Contract Costs-Air Conditioning	07 002 4430.4	5	275.00	7,825.00	9,557.28	1,732.28
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	666.64	666.64
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	133.28	133.28
Garbage and Trash Collection	07 002 4431.00	5	809.95	4,705.11	4,471.28	(233.83)
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,607.09	23,083.68	22,670.64	(413.04)
Insurance - Property	07 002 4510.00	5	2,378.54	16,911.52	15,557.28	(1,354.24)
Bad Debts - Other	07 002 4570.00	5	0.00	22,071.12	10,000.00	(12,071.12)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,439.65	19,799.41	19,637.28	(162.13)
Management Fees	07 002 4590.00	5	1,848.39	17,480.44	22,462.00	4,981.56
Other General Expense	07 002 4590.01	5	0.00	2,475.05	2,666.64	191.59
<b>Total Operating Expenses</b>			<b>25,579.97</b>	<b>269,570.43</b>	<b>260,425.04</b>	<b>(9,145.39)</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00	5	5,928.50	57,140.43	32,637.28	24,503.15
HAP Subsidy	07 002 3110.01	5	17,702.00	179,065.00	248,133.28	(69,068.28)
<b>Total Operating Revenues</b>			<b>23,630.50</b>	<b>236,205.43</b>	<b>280,770.56</b>	<b>(44,565.13)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(1,949.47)</b>	<b>(33,365.00)</b>	<b>20,345.52</b>	<b>(53,710.52)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Interest - Restricted - RFR	07 002 3431.00	5	0.00	57.90	66.64	(8.74)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	0.00	7.56	33.28	(25.72)
Investment Income - Unrestricted	07 002 3610.00	5	51.85	80.09	0.00	80.09
Other Income - Tenant	07 002 3690.00	5	27.25	5,387.98	3,520.64	1,867.34
Other Income - Non Tenant	07 002 3690.02	5	0.00	0.00	733.28	(733.28)
Other Income - Insurance	07 002 3690.14	5	0.00	147,473.77	0.00	147,473.77
<b>Total Other Revenues and Expenses</b>			<b>79.10</b>	<b>153,007.30</b>	<b>4,353.84</b>	<b>148,653.46</b>
<b>Total Other Revenues and Expenses</b>			<b>79.10</b>	<b>153,007.30</b>	<b>4,353.84</b>	<b>148,653.46</b>
<b>Total Net Income (Loss)</b>			<b>(1,870.37)</b>	<b>119,642.30</b>	<b>24,699.36</b>	<b>94,942.94</b>

+ 6731.92