

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, May 21, 2024, 5:15PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. Consent Agenda
 - 1. Regular Board Meeting Minutes: April 2024
 - 2. Monthly Occupancy Report: April 2024
 - 3. TAR & Maintenance Reports: April 2024
 - 4. Cash Analysis: April 2024
 - 5. Project Budgeted Income Statement Reports: April 2024
 - 6. Fee Accountants Financials: March 2024
- E. Secretary Reports & Old Business.
 - 2023 Financial Audit Completed and report emailed to board 4/30/2024
 - Lakeside Park II REAC scheduled for May 6th was rescheduled to June 24th
 - Ridgedale Management & Occupancy Review (MOR) scheduled for June 26th
 - 4 move ins (2 Ridgedale), 5 move outs (1 purchased home, 3 moved out of state, 1 lost job)
 - Waiting Lists opened April 22nd and closed May 17th: Ridgedale, Delaney Heights and Lakeside Park
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: June 18, 2024
- 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, May 21, 2024; 5:30 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

1. Regular Board Meeting Minutes: April 2024
2. Monthly Occupancy Report: April 2024
3. TAR & Maintenance Reports: April 2024
4. Cash Analysis: April 2024
5. Project Budgeted Income Statement Reports: April 2024
6. Fee Accountants Financials: March 2024

B. COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): June 18, 2024

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.

OCCUPANCY/VACANCY REPORT

Apr-24

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Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
540	1	2/19/2024			OPEN 57137		Passed away

TOTAL DELANEY HEIGHTS VACANT - 1

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
1319	2	12/14/2023			110		Double subsidy
39	3	1/25/2024			OPEN 56936		Needed 2 bathrooms

TOTAL LAKESIDE PARK I VACANT - 2

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
201	3	3/6/2024			OPEN 57243		No reason/Richardson's temp
220	3	1/2/2024			OPEN 56761		Non pmt rent
329	1	12/7/2023			130		Passed away
212	2	2/5/2024			OPEN 56993		Criminal
314	2	2/6/2024			OPEN 57017		Unreported income
250	3	2/13/2024			OPEN 57077		Purchased home
251	2	3/4/2024			OPEN 57191		Purchased home
349	2	3/4/2024			OPEN 57188		Non pmt rent
239	3	3/6/2024			OPEN 57233		NO notice given
245	2	3/12/2024			OPEN 57266		Passed away
221	3	3/25/2024			OPEN 57395		Transferred to 254/over housed

TOTAL LAKESIDE PARK II VACANT - 11

SUBMITTED BY PENNY PIERATT, CEO

Ridgedale - (36 units)TOTAL RIDGEDALE VACANT - 13

OCCUPANCY/VACANCY REPORT

Apr-24

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>
612	3	11/6/2023			OPEN 56427		No notice given
641	3	1/2/2024			OPEN 56744		No notice given
621	3	3/13/2024			OPEN 57284		No notice given
622	2	4/29/2024			OPEN 57617		Moved out of state (MI)
703	2	4/30/2024			OPEN 57627		Lost Job

TOTAL NCH I VACANT - 5

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>
307	3	9/30/2023			OPEN 56181		Non renewal
740	4	11/7/2023			OPEN 56431		Evicted/criminal
722	3	2/1/2024	4/25/2024	22	62	84	Non renewal

TOTAL NCH II VACANT - 2

SUBMITTED BY: PENNY PIERATT, CEO

Cornell Colony - (44 units) \$692 or \$915

<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>
38197	3	7/25/2023			266		Abandoned unit
38271	3	8/18/2023			213		No reason given
38201	3	12/21/2023			117		No notice given/moved to OH
38280	3	2/20/2024			36		Abandoned unit
38212	3	2/29/2024			57		Non pmt rent
38174	3	3/4/2024			OPEN 57189		Non pmt rent
38196	3	3/11/2024			OPEN 57257		Lease violations
38192	3	3/26/2024	4/11/2024	1	15	16	Health Issues
38278	3	4/2/2024			23		Purchased home
38207	3	4/26/2024					Moved out of state

TOTAL CORNELL VACANT - 9

OCCUPANCY/VACANCY REPORT

Apr-24

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1
North Central 2=unit 743=3 bdrm=transferring to 4 bdrm
Cornell=unit 38180=3 bdrm=moving out of state 5/31
Cornell=unit 38186=3 bdrm=moving out of state 6/15
Delaney Heights=unit 313=1 bdrm=moving in with family no date yet
delaney Heights=unit 522=1 bdrm=transferring to 540
Lakeside Park 2=unit 225=4 bdrm=needs 3 bdrm
Delaney Heights=unit 539=1 bd=criminal 5/14

Evictions -

WAITING LIST

2024		2024		2024	
<u>DELANEY HEIGHTS</u>		<u>LAKESIDE PARK I</u>		<u>LAKESIDE PARK II</u>	
1 BDRM	22	1 BDRM	0	1 BDRM	4
TOTAL	22	2 BDRM	0	2 BDRM	61
		3 BDRM	3	3 BDRM	40
		4 BDRM	2	4 BDRM	14
		5 BDRM	0	5 BDRM	0
		TOTAL	5	TOTAL	119
2024		2023		2024	
<u>RIDGEDALE</u>		<u>NORTH CENTRAL HEIGHTS</u>		<u>CORNELL COLONY</u>	
1 BDRM	32	2 BDRM	45	3 BDRM	OPEN
2 BDRM	49	3 BDRM	16		10
3 BDRM	24	4 BDRM	2		
4 BDRM	13	TOTAL	63		
TOTAL	118				
SUBMITTED BY PENNY PIERATT, CEO		TOTAL		337	

Tenant Accounts Receivable
30-Apr-24

Page 1

Delaney Heights

	<u>Amt</u>	<u>Reason</u>
M. Cancio	\$ 1.99	Work order
C. Jackson	\$ 258.87	Rent, late fee, work order
K. Matthews	\$ 14.31	Work order
E. Sanders	\$ 104.62	Work order
DH Total	\$ 379.79	

Lakeside Park I

T. Jones	\$ 4,747.07	Rent, unreported income (pmts)
T. Taylor	\$ 235.00	Work order (pmts)
Lakeside I Total	\$ 4,982.07	

Lakeside Park II

J. Nichols	\$ 52.89	Electric
J. Parker	\$ 25.00	Work order
D. Randall	\$ 565.00	Work order (pmts)
C. Rivera	\$ 12.89	Work order
N. Rivera	\$ 130.00	Unreported income (pmts)
A. Weeks	\$ 40.86	Work order
C. Wooden	\$ 0.79	Work order
Lakeside II Total	\$ 827.43	

NCH I

A. Brown	\$ 154.12	Work order
M. Hudson	\$ 649.60	Late fee, rent
K. Robinson	\$ 25.00	Work order
A. Sandelier	\$ 185.00	Late fee, towing fee
NCH I Total	\$ 1,013.72	

NCH II

S. Johnson	\$ 17.65	Late fee
M. Lafferty	\$ 181.20	Rent, Rapid rehousing paying
J. Matthews	\$ 25.00	Work order
M. Packer	\$ 0.32	Work order
R. Riley	\$ 884.00	Rent
K. Robey	\$ 44.46	Work order
B. Santos	\$ 96.25	Work order
C. Wooden	\$ 347.72	Late fees
NCH II Total	\$ 1,596.60	

Cornell Colony

L. Adkins	\$ 57.01	Late fee
B. Antonio	\$ 0.50	Work order
S. Butler	\$ 0.62	Work Order
A. Castle	\$ 25.00	Work order
J. Estevez	\$ 63.00	Late Fee
C. Kunsak	\$ 10.00	Work order
R. Rodriguez	\$ 19.00	Work Order

Submitted by:

Penny Pieratt, CEO

Cornell Total \$ 175.13

Tenant Accounts Receivable

31-Mar-24

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Ridgedale

L. Allen	\$	1.00	Balance on rent
C. Anderson	\$	39.66	Work order
J. Davis	\$	17.11	Late fee
M. Milton	\$	1,138.49	Rent, late fee
R. Quinones	\$	3.92	Work order
C. Vazquez	\$	965.00	Rent
F. Weeks	\$	165.60	Unreported income (pmts)

Ridgedale Total \$ 2,330.78

GRAND TOTAL	\$ 11,305.52
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WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	-	
Lakeside Park II	\$	-	
Lakeside Park II	\$	-	
NCH I	\$	-	
NCH II	\$	-	
Ridgedale	\$	-	
Cornell	\$	61.50	M. Moreno
TOTAL	\$	61.50	

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. 125 hours were taken during the month of April for sick (53 hours), vacation (32 hours), and (40) holiday leave.

Maintenance

Delaney Heights Inspections	11
Lakeside Park I Inspections	0
Lakeside Park II Inspections	2
Ridgdeale Inspections	14
NCH I Inspections	1
NCH II Inspections	3
Cornell Colony Inspections	1
Total	32
Delaney Heights Vacancies	1
Lakeside Park I Vacancies	1
Lakeside Park II Vacancies	2
Ridgedale Vacancies	1
NCH I Vacancies	0
NCH II Vacancies	1
Cornell Colony Vacancies	5

Contractor

Contractor

Property Manager

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

Submitted by Penny Pieratt, CEO



Avon Park Housing Authority
P.O. Box 1327
Avon Park, FL 33826-1327
(863) 452 4432 Ext. 103
Fax (863) 452 5455

Penny Pieratt
Chief Executive Officer



April 2024

Turnovers Completed

Lakeside I & II:

1. 329 Shoreline Drive
2. 314 Tulane Drive
3. 1319 Cummings Avenue

Ridgedale:

1. 729 Fairview Terrace
2. 726 Fairview Terrace

Delaney Heights:

1. 512 W. Circle Street

Cornell Colony:

1. 38197 Ezra Circle—Contractor
2. 38201 Ezra Circle—Contractor
3. 38212 Ezra Circle—Contractor
4. 38192 Ezra Circle—Contractor
5. 38278 Ezra Circle—Contractor

North Central Heights I & II:

1. 722 Juneberry Loop—Contractor

*Prepared Lakeside II for NSPIRE (REAC) Inspection

*Pest Control completed at Lakeside Park I & II

*Pest Control Retreats were carried out at the remaining properties

*Fire Extinguisher and Smoke Detector Checks completed at all properties

Submitted by: Daniel Whitlock, Maintenance Supervisor

CASH ANALYSIS
4/30/2024

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 103,479.40		
North Central Heights I General Fund	\$ 128,901.23	NCH I Reserves/Bonneville	\$ 148,441.16
NCH I Security Deposit	\$ 11,163.75	NCH I Insurance	\$ 37,961.85
North Central Heights II General Fund	\$ 84,435.39	NCH II Reserves/Bonneville	\$ 118,717.00
NCH II Security Deposit	\$ 9,151.77	NCH II Insurance	\$ 29,516.29
Cornell Colony General Fund	\$ 285,539.70	CC Reserves/Amerinat	\$ 98,171.15
Cornell Colony Security Deposit	\$ 11,838.55	CC Insurance	\$ 61,720.54
		CC Reserves/Amerinat	\$ 117,936.24
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 27,065.95	LPI Reserves/First Hsg	\$ 31,517.86
LPI Security Deposit	\$ 4,285.95	LPI Insurance	\$ 14,438.18
Lakeside Park II General Fund	\$ 24,356.33	LPII Reserves/Churchill	\$ 185,543.58
Hail Funds	\$ -	O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$ 24,356.33	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 13,746.38	LPII Insurance	\$ 67,287.15
		GNMA-Other Churchill	\$ 17,398.98
Delaney Heights General Fund	\$ 65,867.42	DH Reserves/South State	\$ 86,037.40
DH Security Deposit	\$ 10,657.17		
COCC	\$ 158,234.42		
HUD Lawsuit Income	\$ 222,541.46 *		
Available Funds	\$ 158,234.42		
Ridgedale General Fund	\$ 12,474.60	RD Reserves/Centennial	\$ 53,388.04
Ridgedale Security Deposit	\$ 5,422.44	RD Insurance	\$ 24,251.26
		RD Residual Reserves	\$ 9,141.12
*OWES COCC	\$ (165,631.72)	RD MIP Insurance	\$ 2,002.98

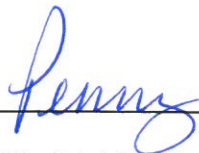
SUBMITTED BY: PENNY PIERATT, CEO

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

Fiscal Year End Date:		12/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2024	4 Month(s) Ended April 30, 2024	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	02 001	4110.00 5		1,931.82	7,277.00	7,261.00	(16.00)
Legal Expense	02 001	4130.00 5		0.00	0.00	166.64	166.64
Staff Training	02 001	4140.00 5		0.00	0.00	333.32	333.32
Travel	02 001	4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	02 001	4170.00 5		300.00	1,295.76	1,333.32	37.56
COMPUTER SUPPORT/LICENSING	02 001	4170.2 5		0.00	210.00	0.00	(210.00)
Audit Fees	02 001	4171.00 5		1,463.00	2,968.00	1,483.32	(1,484.68)
Employee Benefits Cont - Admin	02 001	4182.00 5		317.37	3,344.23	3,493.00	148.77
Sundry	02 001	4190.00 5		138.75	138.75	366.64	227.89
Bank Fees	02 001	4190.18 5		12.00	103.56	0.00	(103.56)
Telephone	02 001	4190.2 5		96.62	373.26	400.00	26.74
Tenant Background Checks	02 001	4190.20 5		0.00	176.72	500.00	323.28
Postage	02 001	4190.3 5		0.00	0.00	16.64	16.64
Eviction Costs	02 001	4190.4 5		0.00	0.00	166.64	166.64
Contract Costs - Admin	02 001	4190.9 5		0.00	0.00	166.64	166.64
Water	02 001	4310.00 5		0.00	18.47	195.32	176.85
Electricity	02 001	4320.00 5		235.63	462.19	1,092.64	630.45
Sewer	02 001	4390.00 5		0.00	40.30	243.64	203.34
Labor	02 001	4410.00 5		2,631.03	10,124.84	6,431.32	(3,693.52)
Maintenance Materials	02 001	4420.00 5		953.35	3,460.56	4,873.64	1,413.08
Contract Costs	02 001	4430.00 5		2,030.00	2,135.00	867.64	(1,267.36)
Contract Costs-Pest Control	02 001	4430.1 5		544.00	1,088.00	1,031.64	(56.36)
Contract Costs-Plumbing	02 001	4430.2 5		0.00	1,920.00	0.00	(1,920.00)
Contract Costs - AC	02 001	4430.4 5		4,590.00	7,031.16	3,683.64	(3,347.52)
Contract Costs - Lawn	02 001	4430.5 5		2,044.00	6,132.00	8,500.64	2,368.64
Contract Costs - Vacancy Turnaround	02 001	4430.6 5		0.00	0.00	1,564.32	1,564.32
Garbage and Trash Collection	02 001	4431.00 5		0.00	92.00	222.32	130.32
Emp Benefit Cont - Maintenance	02 001	4433.00 5		384.14	3,764.61	3,059.00	(705.61)
Insurance - Property	02 001	4510.00 5		2,859.25	11,535.82	12,427.32	891.50
Bad Debts - Other	02 001	4570.00 5		163.98	3,388.61	1,666.64	(1,721.97)
Bonneville Interest	02 001	4580.01 5		3,621.52	14,505.34	14,453.00	(52.34)
Other General Expense	02 001	4590.00 5		595.19	595.19	333.32	(261.87)
Management Fees	02 001	4590.02 5		1,332.17	5,519.85	9,032.00	3,512.15
Total Operating Expenses				26,243.82	87,701.22	85,531.84	(2,169.38)
Operating Revenues							
Dwelling Rent	02 001	3110.00 5		27,374.98	112,454.00	112,899.00	(445.00)
Total Operating Revenues				27,374.98	112,454.00	112,899.00	(445.00)
Total Operating Revenues and Expenses				1,131.16	24,752.78	27,367.16	(2,614.38)
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income - Unrestricted	02 001	3610.00 5		0.00	0.00	21.64	(21.64)
Other Income - Tenant	02 001	3690.00 5		392.12	1,938.67	2,160.64	(221.97)
Total Other Revenues and Expenses				392.12	1,938.67	2,182.28	(243.61)
Total Other Revenues and Expenses				392.12	1,938.67	2,182.28	(243.61)
Total Net Income (Loss)				1,523.28	26,691.45	29,549.44	(2,857.99)

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2024	4 Month(s) Ended April 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,553.13	5,898.09	5,844.32	(53.77)
Legal Expense	02 002 4130.00 5		97.50	0.00	183.32	183.32
Staff Training	02 002 4140.00 5		0.00	0.00	216.64	216.64
Travel	02 002 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	02 002 4170.00 5		300.00	1,275.24	1,250.00	(25.24)
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00 5		1,149.50	2,332.00	1,166.64	(1,165.36)
Employee Benefits Cont - Admin	02 002 4182.00 5		255.58	2,688.11	2,811.64	123.53
Sundry	02 002 4190.00 5		102.50	102.50	333.32	230.82
Telephone	02 002 4190.2 5		0.00	0.00	100.00	100.00
Tenant Background Check	02 002 4190.20 5		0.00	61.82	0.00	(61.82)
Eviction Costs	02 002 4190.4 5		0.00	0.00	166.64	166.64
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	166.64	166.64
Ten Services -	02 002 4220.20 5		0.00	0.00	166.64	166.64
Water	02 002 4310.00 5		0.00	0.00	172.32	172.32
Electricity	02 002 4320.00 5		104.89	232.02	1,209.00	976.98
Sewer	02 002 4390.00 5		0.00	0.00	56.64	56.64
Labor	02 002 4410.00 5		2,400.36	9,285.71	5,356.64	(3,929.07)
Maintenance Materials	02 002 4420.00 5		1,923.34	4,848.88	5,440.64	591.76
Contract Costs	02 002 4430.00 5		0.00	630.00	866.64	236.64
Contract Costs-Pest Control	02 002 4430.1 5		448.00	896.00	2,021.00	1,125.00
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	4,818.00	6,679.32	1,861.32
Contract Costs - AC	02 002 4430.4 5		825.00	1,289.84	8,228.00	6,938.16
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		4,500.00	8,500.00	3,275.64	(5,224.36)
Garbage and Trash Collection	02 002 4431.00 5		0.00	45.00	306.00	261.00
Emp Benefit Cont - Maintenance	02 002 4433.00 5		347.57	3,508.13	2,584.32	(923.81)
Insurance - Property	02 002 4510.00 5		2,228.14	8,990.24	9,772.32	782.08
Bad Debts - Other	02 002 4570.00 5		0.00	0.00	1,666.64	1,666.64
Bonneville Interest	02 002 4580.01 5		3,276.09	13,121.77	13,074.32	(47.45)
Other General Expense	02 002 4590.00 5		352.19	352.19	333.32	(18.87)
Management Fees	02 002 4590.02 5		1,888.99	7,785.55	7,074.32	(711.23)
Total Operating Expenses			23,358.78	76,826.09	80,606.20	3,780.11
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		24,551.15	93,053.79	88,429.00	4,624.79
Total Operating Revenues			24,551.15	93,053.79	88,429.00	4,624.79
Total Operating Revenues and Expenses			1,192.37	16,227.70	7,822.80	8,404.90
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	17.32	(17.32)
Other Income - Tenant	02 002 3690.00 5		162.00	1,687.46	4,219.00	(2,531.54)
Total Other Revenues and Expenses			162.00	1,687.46	4,236.32	(2,548.86)
Total Other Revenues and Expenses			162.00	1,687.46	4,236.32	(2,548.86)
Total Net Income (Loss)			1,354.37	17,915.16	12,059.12	5,856.04



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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2024	4 Month(s) Ended April 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		2,184.24	8,196.23	8,205.64	9.41
Legal Expense	03 001 4130.00 5		0.00	0.00	166.64	166.64
Staff Training	03 001 4140.00 5		0.00	0.00	300.00	300.00
Travel	03 001 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	03 001 4170.00 5		250.00	1,109.44	1,066.64	(42.80)
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	240.00	0.00	(240.00)
Audit Fees	03 001 4171.00 5		1,672.00	3,392.00	1,700.00	(1,692.00)
Employee Benefits Cont - Admin	03 001 4182.00 5		358.56	3,781.60	3,947.00	165.40
Sundry	03 001 4190.00 5		277.50	277.50	500.00	222.50
Non Capitalized Admin	03 001 4190.01 5		0.00	0.00	106.64	106.64
Tenant Background Checks	03 001 4190.02 5		0.00	57.45	133.32	75.87
Bank Fees	03 001 4190.19 5		12.00	24.00	0.00	(24.00)
Telephone/Communications	03 001 4190.20 5		128.02	640.10	666.64	26.54
Eviction Costs	03 001 4190.40 5		0.00	0.00	166.64	166.64
Ten Services	03 001 4220.00 5		0.00	0.05	0.00	(0.05)
Water	03 001 4310.00 5		42.92	42.92	414.64	371.72
Electricity	03 001 4320.00 5		113.08	269.48	2,471.64	2,202.16
Sewer	03 001 4390.00 5		0.00	0.00	272.00	272.00
Labor	03 001 4410.00 5		2,347.31	9,005.85	10,058.00	1,052.15
Materials	03 001 4420.00 5		2,884.51	6,936.00	6,754.00	(182.00)
Contract Costs	03 001 4430.00 5		720.00	1,095.00	5,129.00	4,034.00
Contract Costs - Pest Control	03 001 4430.10 5		1,733.00	2,341.00	1,645.64	(695.36)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	9,200.00	9,610.64	410.64
Contract Costs - AC	03 001 4430.40 5		140.00	307.04	948.32	641.28
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		9,030.00	11,330.00	733.32	(10,596.68)
Garbage and Trash Collection	03 001 4431.00 5		30.00	35.50	780.64	745.14
Emp Benefit Cont - Maintenance	03 001 4433.00 5		383.04	2,800.54	4,031.00	1,230.46
Property Insurance	03 001 4510.00 5		5,019.32	20,190.26	13,649.64	(6,540.62)
Bad Debts - Other	03 001 4570.00 5		(2.23)	11,448.70	8,141.32	(3,307.38)
Management Fees	03 001 4590.01 5		1,930.88	7,761.32	7,116.32	(645.00)
Other General Expense	03 001 4590.02 5		796.00	4,075.00	3,833.32	(241.68)
Total Operating Expenses			32,350.15	104,556.98	92,715.24	(11,841.74)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		29,888.26	128,685.41	118,608.32	10,077.09
Total Operating Revenues			29,888.26	128,685.41	118,608.32	10,077.09
Total Operating Revenues and Expenses			(2,461.89)	24,128.43	25,893.08	(1,764.65)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	52.11	43.32	8.79
Other Income - Misc Other Revenue	03 001 3690.00 5		183.12	5,520.22	1,833.32	3,686.90
Interest on Loan - Heartland National	03 001 5610.00 5		(3,541.93)	(13,866.39)	(13,874.00)	7.61
Total Other Revenues and Expenses			(3,358.81)	(8,294.06)	(11,997.36)	3,703.30
Total Other Revenues and Expenses			(3,358.81)	(8,294.06)	(11,997.36)	3,703.30
Total Net Income (Loss)			(5,820.70)	15,834.37	13,895.72	1,938.65

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2024	4 Month(s) Ended April 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		1,124.91	4,450.60	4,182.32	(268.28)
Legal Expense	04 001 4130.00 5		0.00	0.00	766.64	766.64
Staff Training	04 001 4140.00 5		103.00	103.00	106.64	3.64
Accounting Fees	04 001 4170.00 5		418.00	1,209.04	1,100.00	(109.04)
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	90.00	0.00	(90.00)
Audit Fees	04 001 4171.00 5		627.00	1,272.00	500.00	(772.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		163.99	1,792.40	1,836.32	43.92
Sundry	04 001 4190.00 5		138.75	138.75	333.32	194.57
TENANT BACKGROUND CHECKS	04 001 4190.02 5		62.09	62.09	33.32	(28.77)
Telephone/Communications	04 001 4190.20 5		0.00	0.00	166.64	166.64
Eviction Costs	04 001 4190.40 5		0.00	0.00	100.00	100.00
Ten Services -	04 001 4220.00 5		0.00	1,059.50	0.00	(1,059.50)
Water	04 001 4310.00 5		15.00	48.52	17.32	(31.20)
Electricity	04 001 4320.00 5		0.00	47.41	1,412.32	1,364.91
Sewer	04 001 4390.00 5		0.00	1.78	63.64	61.86
Labor	04 001 4410.00 5		1,390.77	5,280.75	4,148.64	(1,132.11)
Maintenance Materials	04 001 4420.00 5		404.17	1,380.35	2,296.64	916.29
Contract Costs	04 001 4430.00 5		150.00	6,688.63	773.32	(5,915.31)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	5,270.00	1,655.00	(3,615.00)
Contract Costs-Lawn	04 001 4430.30 5		266.60	1,066.40	1,122.00	55.60
Contract Costs - AC	04 001 4430.40 5		0.00	657.64	687.00	29.36
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	180.00	66.64	(113.36)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	66.64	66.64
Garbage and Trash Collection	04 001 4431.00 5		15.00	38.21	168.64	130.43
Emp Benefit Cont - Maintenance	04 001 4433.00 5		187.46	1,814.16	1,919.32	105.16
Property Insurance	04 001 4510.00 5		1,433.37	5,775.84	6,203.64	427.80
Bad Debts - Other	04 001 4570.00 5		103.94	103.94	833.32	729.38
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	1,993.32	(4,562.68)
Management Fees	04 001 4590.01 5		536.58	2,274.87	2,913.32	638.45
Other General Expense	04 001 4590.02 5		14.47	14.47	500.00	485.53
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	833.32	833.32	0.00
Total Operating Expenses			7,363.43	48,209.67	36,799.24	(11,410.43)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		2,287.94	10,140.96	13,839.32	(3,698.36)
HAP Subsidy	04 001 3110.01 5		6,049.00	24,547.00	34,718.00	(10,171.00)
Total Operating Revenues			8,336.94	34,687.96	48,557.32	(13,869.36)
Total Operating Revenues and Expenses			973.51	(13,521.71)	11,758.08	(25,279.79)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.00	0.00	40.00	(40.00)
Other Income - Tenant	04 001 3690.00 5		0.00	547.00	3,167.32	(2,620.32)
Other Income - Misc Other Revenue	04 001 3690.01 5		0.00	15,409.06	333.32	15,075.74
Total Other Revenues and Expenses			0.00	15,956.06	3,540.64	12,415.42
Total Other Revenues and Expenses			0.00	15,956.06	3,540.64	12,415.42
Total Net Income (Loss)			973.51	2,434.35	15,298.72	(12,864.37)

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

PBRA LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2024	4 Month(s) Ended April 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,838.38	7,651.88	6,868.00	(783.88)
Legal Expense	04 002 4130.00 5		0.00	27.00	500.00	473.00
Staff Training	04 002 4140.00 5		391.40	391.40	166.64	(224.76)
Travel	04 002 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	04 002 4170.00 5		406.00	1,306.48	1,166.64	(139.84)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	330.00	0.00	(330.00)
Audit Fees	04 002 4171.00 5		2,299.00	4,664.00	1,500.00	(3,164.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		287.08	2,972.90	2,978.32	5.42
Sundry	04 002 4190.00 5		138.75	138.75	433.32	294.57
TENANT BACKGROUND CHECKS	04 002 4190.02 5		124.18	433.31	250.00	(183.31)
Advertising and Marketing	04 002 4190.08 5		36.12	36.12	0.00	(36.12)
Eviction Costs	04 002 4190.40 5		0.00	0.00	83.32	83.32
Ten Services -	04 002 4220.00 5		0.00	0.00	600.00	600.00
Water	04 002 4310.00 5		0.00	16.81	226.00	209.19
Electricity	04 002 4320.00 5		302.37	706.62	1,361.00	654.38
Sewer	04 002 4390.00 5		0.00	56.00	177.32	121.32
Labor	04 002 4410.00 5		2,397.03	9,162.83	6,506.32	(2,656.51)
Maintenance Materials	04 002 4420.00 5		2,142.40	5,877.58	6,176.32	298.74
Contract Costs	04 002 4430.00 5		360.00	10,618.00	11,508.00	890.00
Contract Costs - Pest Control	04 002 4430.10 5		0.00	1,280.00	6,243.00	4,963.00
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	4,265.60	4,488.00	222.40
Contract Costs - AC	04 002 4430.40 5		2,420.00	3,944.68	2,803.64	(1,141.04)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	171.00	171.00
Garbage and Trash Collection	04 002 4431.00 5		(11.25)	0.00	369.00	369.00
Emp Benefit Cont - Maintenance	04 002 4433.00 5		343.79	3,302.90	3,048.00	(254.90)
Property Insurance	04 002 4510.00 5		4,295.00	17,335.33	19,265.00	1,929.67
Bad Debts - Other	04 002 4570.00 5		107.48	9,281.87	1,500.00	(7,781.87)
Management Fees	04 002 4590.01 5		1,877.34	7,805.42	9,475.32	1,669.90
Other General Expense	04 002 4590.02 5		23.95	259.95	3,000.00	2,740.05
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	32,000.00	32,000.00	0.00
Total Operating Expenses			28,845.42	123,865.43	122,947.48	(917.95)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		10,883.99	43,235.10	37,919.64	5,315.46
HAP Subsidy	04 002 3110.01 5		18,744.00	84,223.00	120,000.00	(35,777.00)
Total Operating Revenues			29,627.99	127,458.10	157,919.64	(30,461.54)
Total Operating Revenues and Expenses			782.57	3,592.67	34,972.16	(31,379.49)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	0.00	83.32	(83.32)
Other Income - Tenants	04 002 3690.00 5		34.94	4,122.08	1,470.00	2,652.08
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	10,214.62	333.32	9,881.30
Interest on Loan	04 002 5610.00 5		(4,956.42)	(19,853.20)	(19,779.00)	(74.20)
Total Other Revenues and Expenses			(4,921.48)	(5,516.50)	(17,892.36)	12,375.86
Total Other Revenues and Expenses			(4,921.48)	(5,516.50)	(17,892.36)	12,375.86
Total Net Income (Loss)			(4,138.91)	(1,923.83)	17,079.80	(19,003.63)

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2024	4 Month(s) Ended April 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,377.36	5,518.19	5,126.64	(391.55)
Legal Expense	04 003 4130.00 5		0.00	0.00	166.64	166.64
Staff Training	04 003 4140.00 5		309.00	309.00	166.64	(142.36)
Travel	04 003 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	04 003 4170.00 5		310.00	1,183.12	1,333.32	150.20
Computer Support/Licensing Fees	04 003 4170.20 5		0.00	270.00	0.00	(270.00)
Audit Fees	04 003 4171.00 5		1,881.00	3,816.00	1,900.00	(1,916.00)
Employee Benefits Cont - Admin	04 003 4182.00 5		243.10	2,356.37	2,244.32	(112.05)
Sundry	04 003 4190.00 5		138.75	200.57	200.00	(0.57)
Contract. Admin	04 003 4190.01 5		0.00	0.00	133.32	133.32
Advertising and Marketing	04 003 4190.08 5		29.24	29.24	0.00	(29.24)
Eviction Costs	04 003 4190.40 5		0.00	0.00	166.64	166.64
Tenant Services -	04 003 4220.00 5		0.00	0.00	1,666.64	1,666.64
Water	04 003 4310.00 5		0.00	4.62	228.64	224.02
Electricity	04 003 4320.00 5		219.50	721.98	1,754.64	1,032.66
Natural Gas	04 003 4330.00 5		34.00	383.27	108.32	(274.95)
Sewer	04 003 4390.00 5		0.00	10.08	211.00	200.92
Labor	04 003 4410.00 5		2,166.35	8,323.64	5,431.64	(2,892.00)
Maintenance Materials	04 003 4420.00 5		1,305.32	6,903.83	3,833.32	(3,070.51)
Contract Costs	04 003 4430.00 5		0.00	627.50	3,010.64	2,383.14
Contract Costs - Pest Control	04 003 4430.10 5		0.00	928.00	1,604.00	676.00
Contract Costs-Lawn	04 003 4430.30 5		667.00	2,668.00	2,838.00	170.00
Contract Costs - AC	04 003 4430.40 5		320.00	5,522.92	1,684.32	(3,838.60)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	447.00	447.00
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	0.00	166.64	166.64
Garbage and Trash Collection	04 003 4431.00 5		0.00	6.25	282.64	276.39
Emp Benefit Cont - Maintenance	04 003 4433.00 5		347.01	3,182.29	2,573.64	(608.65)
Property Insurance	04 003 4510.00 5		2,081.91	8,454.74	15,755.32	7,300.58
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	333.32	333.32
Other General Expense--Real Estate	04 003 4590.00 5		0.00	0.00	166.64	166.64
Management Fees	04 003 4590.01 5		1,049.10	4,238.91	4,303.32	64.41
Other General Expense	04 003 4590.02 5		20.95	20.95	166.64	145.69
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	11,666.68	11,666.64	(0.04)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	10,382.64	10,382.64
Total Operating Expenses			15,416.26	67,346.15	80,219.76	12,873.61
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		6,170.00	24,148.27	19,433.32	4,714.95
HAP Subsidy	04 003 3110.01 5		11,322.00	45,946.00	52,286.64	(6,340.64)
Total Operating Revenues			17,492.00	70,094.27	71,719.96	(1,625.69)
Total Operating Revenues and Expenses			2,075.74	2,748.12	(8,499.80)	11,247.92
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	50.00	(50.00)
Other Income - Tenants	04 003 3690.00 5		0.00	596.15	1,000.00	(403.85)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	0.00	166.64	(166.64)
Total Other Revenues and Expenses			0.00	596.15	1,216.64	(620.49)
Total Other Revenues and Expenses			0.00	596.15	1,216.64	(620.49)
Total Net Income (Loss)			2,075.74	3,344.27	(7,283.16)	10,627.43

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

COCC
COCC

Fiscal Year End Date: 12/31/2024		ACCOUNT	1 Month(s) Ended April 30, 2024	4 Month(s) Ended April 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		12,613.04	49,964.88	47,519.00	(2,445.88)
Legal Expense	05 001 4130.00 5		0.00	450.00	500.00	50.00
Staff Training	05 001 4140.00 5		0.00	0.00	500.00	500.00
Travel	05 001 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	05 001 4170.00 5		308.00	980.00	1,000.00	20.00
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	4,961.51	0.00	(4,961.51)
Audit Fees	05 001 4171.00 5		0.00	0.00	666.64	666.64
Employee Benefits Cont - Admin	05 001 4182.00 5		2,085.95	15,840.42	16,051.64	211.22
Sundry	05 001 4190.00 5		902.57	4,734.93	6,000.00	1,265.07
Bank Fees	05 001 4190.19 5		169.56	542.43	0.00	(542.43)
Telephone/Communications	05 001 4190.20 5		501.17	1,734.25	2,000.00	265.75
Postage	05 001 4190.30 5		43.07	886.67	166.64	(720.03)
Eviction Costs	05 001 4190.40 5		0.00	0.00	1,000.00	1,000.00
Contract Costs - Copier	05 001 4190.60 5		166.33	507.09	1,500.00	992.91
Contract Costs - Admin	05 001 4190.90 5		120.00	540.00	4,333.32	3,793.32
Water	05 001 4310.00 5		21.56	43.76	117.00	73.24
Electricity	05 001 4320.00 5		488.85	1,680.49	2,417.64	737.15
Sewer	05 001 4390.00 5		40.30	88.40	242.64	154.24
Materials	05 001 4420.00 5		683.20	4,486.25	1,000.00	(3,486.25)
Contract Costs	05 001 4430.00 5		0.00	0.00	78.32	78.32
Contract Costs - Pest Control	05 001 4430.10 5		0.00	0.00	379.64	379.64
Contract Costs - AC	05 001 4430.40 5		0.00	180.00	46.64	(133.36)
Garbage and Trash Collection	05 001 4431.00 5		50.00	118.75	254.64	135.89
Property Insurance	05 001 4510.00 5		436.63	1,746.50	3,515.32	1,768.82
Other General Expense	05 001 4590.02 5		455.74	3,307.75	4,166.64	858.89
Total Operating Expenses			19,085.97	92,794.08	93,955.72	1,161.64
Total Operating Revenues and Expenses			(19,085.97)	(92,794.08)	(93,955.72)	1,161.64
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	(25,623.68)	0.00	(25,623.68)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,332.17	5,519.85	9,032.00	(3,512.15)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,888.99	7,785.55	7,074.32	711.23
Revenue-Mgmt Fees- Cornet Colony	05 001 3690.03 5		1,930.88	7,761.32	7,116.32	645.00
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,100.59	6,530.88	8,830.00	(2,299.12)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	44,500.00	44,500.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		536.58	2,274.87	2,913.32	(638.45)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,877.34	7,805.42	9,475.32	(1,669.90)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,049.10	4,238.91	4,303.32	(64.41)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	4,000.00	5,400.00	(1,400.00)
Total Other Revenues and Expenses			22,840.65	64,793.12	98,644.60	(33,851.48)
Total Other Revenues and Expenses			22,840.65	64,793.12	98,644.60	(33,851.48)
Total Net Income (Loss)			3,754.68	(28,000.96)	4,688.88	(32,689.84)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended April 30, 2024	4 Month(s) Ended April 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	2,612.09	10,678.54	9,741.64	(936.90)
Legal Expense	07 002 4130.00	5	375.00	2,769.00	1,666.64	(1,102.36)
Staff Training	07 002 4140.00	5	226.60	226.60	100.00	(126.60)
Travel	07 002 4150.00	5	0.00	0.00	100.00	100.00
Accounting Fees	07 002 4170.00	5	302.00	1,164.92	1,233.32	68.40
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	195.00	0.00	(195.00)
Audit Fees	07 002 4171.00	5	1,358.50	2,756.00	1,366.64	(1,389.36)
Employee Benefits Cont - Admin	07 002 4182.00	5	416.30	4,278.72	4,243.64	(35.08)
Sundry	07 002 4190.00	5	138.75	138.75	883.32	744.57
Postage	07 002 4190.03	5	0.00	1.83	83.32	81.49
Advertising	07 002 4190.08	5	20.64	145.64	0.00	(145.64)
Telephone	07 002 4190.2	5	0.00	0.00	166.64	166.64
TENANT BACKGROUND CHECKS	07 002 4190.20	5	248.37	420.71	1,500.00	1,079.29
Eviction Costs	07 002 4190.4	5	0.00	0.00	83.32	83.32
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	166.64	166.64
Tenant Services	07 002 4220.00	5	0.00	0.00	1,166.64	1,166.64
Water	07 002 4310.00	5	533.27	1,091.78	2,187.64	1,095.86
Electricity	07 002 4320.00	5	824.49	3,105.97	2,546.64	(559.33)
Sewer	07 002 4390.00	5	1,048.30	2,151.14	3,467.64	1,316.50
Labor	07 002 4410.00	5	4,639.07	17,918.43	32,757.64	14,839.21
Maintenance Materials	07 002 4420.00	5	1,175.51	6,741.28	2,292.64	(4,448.64)
Contract Costs	07 002 4430.00	5	3,962.50	61,499.29	14,470.64	(47,028.65)
Pest Control	07 002 4430.1	5	0.00	1,597.00	1,013.32	(583.68)
Contract Costs-Lawn	07 002 4430.3	5	495.00	1,980.00	1,909.64	(70.36)
Contract Costs-Air Conditioning	07 002 4430.4	5	320.00	3,500.72	3,495.32	(5.40)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	166.64	166.64
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	66.64	66.64
Garbage and Trash Collection	07 002 4431.00	5	629.95	1,298.11	2,106.00	807.89
Emp Benefit Cont - Maintenance	07 002 4433.00	5	732.53	5,554.21	12,062.32	6,508.11
Insurance - Property	07 002 4510.00	5	2,281.72	9,218.66	11,072.00	1,853.34
Bad Debts - Other	07 002 4570.00	5	0.00	12,768.53	5,000.00	(7,768.53)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,357.29	9,491.50	9,323.64	(167.86)
Management Fees	07 002 4590.00	5	2,100.59	6,530.88	8,830.00	2,299.12
Other General Expense	07 002 4590.01	5	92.00	92.00	1,166.64	1,074.64
Total Operating Expenses			26,890.47	167,315.21	136,436.76	(30,878.45)
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	6,331.06	24,925.59	26,899.00	(1,973.41)
HAP Subsidy	07 002 3110.01	5	18,466.00	61,099.00	83,475.64	(22,376.64)
Total Operating Revenues			24,797.06	86,024.59	110,374.64	(24,350.05)
Total Operating Revenues and Expenses			(2,093.41)	(81,290.62)	(26,062.12)	(55,228.50)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	33.32	(33.32)
Interest - Restricted - RFR	07 002 3431.00	5	0.00	0.00	33.32	(33.32)
Investment Income - Unrestricted	07 002 3610.00	5	1.48	5.60	33.32	(27.72)
Other Income - Tenant	07 002 3690.00	5	53.00	2,093.64	3,732.32	(1,638.68)
Other Income - Non Tenant	07 002 3690.02	5	0.00	0.00	366.64	(366.64)
Total Other Revenues and Expenses			54.48	2,099.24	4,198.92	(2,099.68)
Total Other Revenues and Expenses			54.48	2,099.24	4,198.92	(2,099.68)
Total Net Income (Loss)			(2,038.93)	(79,191.38)	(21,863.20)	(57,328.18)