

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, June 18, 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: May 2024
 - 2. Monthly Occupancy Report: May 2024
 - 3. TAR & Maintenance Reports: May 2024
 - 4. Cash Analysis: May 2024
 - 5. Project Budgeted Income Statement Reports: May 2024
 - 6. Fee Accountants Financials: April 2024
- E. Secretary Reports & Old Business.
 - Lakeside Park II REAC scheduled for May 6th was rescheduled to June 24th
 - Ridgedale Management & Occupancy Review (MOR) scheduled for June 26th
 - 9 move ins (2 Ridgedale), 3 move outs (2 abandoned, 1 due to health)
 - Penny on vacation July 5th to July 15th
 -
- F. New Business
 - Re-appoint Bill Day and Felita Knighten
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: July 23, 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, June 18, 2024; 5:30 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

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

B. COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

- Re-appoint Bill Day and Felita Knighten

Other matters to come before the Board:

Next Board Meeting(s): July 23, 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.

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 21, 2024, 5:15 P.M.
Meeting Minutes

A. Opening/Roll Call: Commissioner Brojek called the Board Meeting to order at 5:15pm. Commissioner Pineiro led us in prayer. Secretary Penny Pieratt called the member attendance roll: Commissioners Present: Brojek, Jackson, Pineiro, and Day. Absent: Commissioners Pough, Knight and Dilday. Attended guest: Emilio Garibaldi Jr, Director of Commercial Real Estate and Investments and Rotary member

B. Public Comments/Presentations: None

C. Communications: None

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

E. Secretary Report & 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:

- Discussion of Vacant Units

H. Next Meeting: Tuesday, June 18, 2024 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
May 21, 2024, 5:30 P.M.

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:55 PM. Secretary Penny Pieratt called the roll with the following directors present: Brojek, Pineiro, Jackson, and Day. Absent: Directors Pough, Knighten and Dilday

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

COMMUNICATIONS: None

CONSENT AGENDA:

Director Brojek called for a motion to approve the consent agenda. Director Jackson moved to accept as presented. The motion was seconded by Director Pineiro and carried unanimously.

SECRETARY REPORT AND 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

NEW BUSINESS: None

Next Board Meeting: Tuesday, June 18, 2024

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-24

Page 1

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
313	1	5/9/2024			OPEN 57677		Health Issues

TOTAL DELANEY HEIGHTS VACANT - 2

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 te MI 6/3
220	3	1/2/2024			136		Non pmt rent
329	1	12/7/2023			130	147	Passed away
212	2	2/5/2024			OPEN 56993		Criminal
314	2	2/6/2024			83		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		17	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
358	3	5/14/2024	5/2/2024		OPEN 57730		Abandoned unit

TOTAL LAKESIDE PARK II VACANT - 11

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

May-24

North Central Heights I - (40 units)

<u>Unit #</u>	<u>Bdrn</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	5/31/2024	1	30	31	Lost Job

TOTAL NCH I VACANT - 4

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrn</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	5/31/2024	1	243	244	Non renewal
740	4	11/7/2023	5/31/2024	9	197	206	Evicted/criminal
406	3	5/16/2024			OPEN 57745		Lost Job

TOTAL NCH II VACANT - 1

SUBMITTED BY: PENNY PIERATT, CEO

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

<u>Unit #</u>	<u>Bdrn</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	5/7/2024	21	266	287	Abandoned unit
38271-H	3	8/18/2023			213		No reason given
38201	3	12/21/2023	5/31/2024	44	117	161	No notice given/moved to OH
38280	3	2/20/2024	5/1/2024	35	36	71	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
38278	3	4/2/2024			23		Purchased home
38207	3	4/26/2024					Moved out of state

TOTAL CORNELL VACANT - 6

OCCUPANCY/VACANCY REPORT

May-24

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1

Cornell=unit 38180=3 bdrm=moving out of state 6/1

Cornell=unit 38186=3 bdrm=moving out of state 6/15

delaney Heights=unit 522=1 bdrm=transferring to 313

Delaney Heights=unit 539=1 bd=criminal 6/14

Delaney Heights=unit 510=1 bdrm=health issues 7/31

Lakeside Park 2=unit 228=3 bdrm=needs 2 bdrm 6/14

Evictions -

Ridgdale=unit 714=2 bdrm=non pmt rent

WAITING LIST

2024		2024		2024	
RIDGEDALE		LAKESIDE PARK I		LAKESIDE PARK II	
1 BDRM	53	1 BDRM	0	1 BDRM	1
2 BDRM	73	2 BDRM	2	2 BDRM	80
3 BDRM	38	3 BDRM	5	3 BDRM	36
4 BDRM	17	4 BDRM	2	4 BDRM	14
TOTAL	186	5 BDRM	0	5 BDRM	0
		TOTAL	9	TOTAL	131
		2024		2024	
		NORTH CENTRAL HEIGHTS		CORNELL COLONY	
1 BDRM	58	2 BDRM	35	3 BDRM	OPEN
2 BDRM	73	3 BDRM	10		8
3 BDRM	38	4 BDRM	1		
4 BDRM	17	TOTAL	46		
TOTAL	186			TOTAL	433
		SUBMITTED BY PENNY PIERATT, CEO			

Tenant Accounts Receivable
31-May-24

Page 1

<u>Delaney Heights</u>		<u>Amt</u>	<u>Reason</u>
C. Jackson	\$	134.87	Rent, late fee, work order
K. Matthews	\$	187.31	Work order, rent
J. Ross	\$	6.89	Work order
E. Sanders	\$	63.08	Work order
J. Snowden	\$	2.07	Work order
DH Total	\$	394.22	
<u>Lakeside Park I</u>			
S. Carbo	\$	7.00	Late fee
C. Haggins	\$	38.99	Work order
T. Jones	\$	4,609.07	Rent, unreported income (pmts)
T. Taylor	\$	183.00	Work order (pmts)
Lakeside I Total	\$	4,838.06	
<u>Lakeside Park II</u>			
J. Gonzalez	\$	1,236.48	Unreported income (pmts)
J. Nichols	\$	246.31	Electric
J. Parker	\$	25.00	Work order
D. Randall	\$	465.00	Work order (pmts)
A. Thompson	\$	9.00	Late fee
A. Weeks	\$	43.86	Work order
C. Wooden	\$	0.79	Work order
Lakeside II Total	\$	2,026.44	
<u>NCH I</u>			
A. Sandelier	\$	150.00	Late fee, towing fee
T. Williams	\$	47.00	Late fee
NCH I Total	\$	197.00	
<u>NCH II</u>			
A. Gonzalez	\$	24.10	Work order
J. Matthews	\$	186.51	Work order
M. Packer	\$	164.32	Work order
B. Santos	\$	96.25	Work order
C. Wooden	\$	998.72	Late fees, rent
NCH II Total	\$	1,469.90	
<u>Cornell Colony</u>			
L. Adkins	\$	101.01	Late fee
B. Antonio	\$	0.50	Work order
S. Butler	\$	0.62	Work Order
A. Castle	\$	50.00	Work order
J. Estevez	\$	63.00	Late Fee
C. Kunsak	\$	5.00	Work order
R. Rodriguez	\$	19.00	Work Order
S. Wilburn	\$	4.00	Work order
Cornell Total	\$	243.13	

Submitted by:

Penny Pieratt, CEO

Tenant Accounts Receivable**31-May-24****Page 2****Ridgedale**

C. Anderson	\$	39.66	Work order
J. Davis	\$	4.11	Late fee
M. James	\$	19.48	Pro rated rent
M. Milton	\$	2,230.49	Rent, late fee
R. Quinones	\$	3.92	Work order
M. Rodriguez	\$	13.10	Pro rated rent
C. Vazquez	\$	70.00	Late fee
F. Weeks	\$	0.60	Unreported income (pmts)
Ridgedale Total	\$	2,381.36	

GRAND TOTAL	\$ 11,550.11
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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. 30 hours were taken during the month of May for sick (14 hours), vacation (16 hours)

Maintenance

Delaney Heights Inspections	2
Lakeside Park I Inspections	2
Lakeside Park II Inspections	1
Ridgdeale Inspections	1
NCH I Inspections	20
NCH II Inspections	1
Cornell Colony Inspections	0
Total	27
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	1
Ridgedale Vacancies	1
NCH I Vacancies	1
NCH II Vacancies	2
Cornell Colony Vacancies	0

Contractor

Contractor

Property Manager

Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	1	1
Ridgedale Move Ins	2	2
NCH I Move Ins	1	1
NCH II Move Ins	1	1
Cornell Colony Move Ins	2	2
Total	7	
Delaney Heights Move Outs	1	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	1	
Ridgedale Move Outs	0	
NCH I Move Outs	0	
NCH II Move Outs	1	
Cornell Colony Move Outs	0	
Total	3	

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



May 2024

Turnovers Completed:

1. 710 Fairview Terrace—Ridgedale—completed vacancy 5/10—move in 5/30
2. **740 Juneberry Loop—NCH II—completed vacancy 5/22 by contractor—move in 5/31
3. 220 Tulane Drive—Lakeside Park II—completed vacancy 5/17—move in 6/3
4. 718 Fairview Terrace—Ridgedale—completed vacancy 5/28—move in 5/30
5. **703 Juneberry Loop—NCH I—completed vacancy by contractor 5/30—move in 5/31
6. **307 Raisin Ct.—NCH II—completed vacancy by contractor 5/30—move in 5/31

** represents vacancy repairs by contractor

Began Mold Remediation in Ridgedale at Units:

1. 701 Fairview—passed 5/24
2. 703 Fairview—passed 5/24
3. 707 Fairview—passed 5/31
4. 709 Fairview—passed 6/6
5. 727 Fairview—waiting on test

Fire Extinguisher and Smoke Detector Checks carried out in all neighborhoods

Pest Control Completed at Ridgedale and Delaney Heights

Submitted by: Daniel Whitlock, Maintenance Supervisor, and Penny Pieratt, CEO

CASH ANALYSIS**5/31/2024****Escrows/Reserves**

Petty Cash	\$	100.00		
Avon Park Development Corp	\$	103,336.67		
North Central Heights I General Fund	\$	132,249.69	NCH I Reserves/Bonneville	\$ 149,552.16
NCH I Security Deposit	\$	10,564.53	NCH I Insurance	\$ 8,578.03
North Central Heights II General Fund	\$	88,613.05	NCH II Reserves/Bonneville	\$ 119,606.00
NCH II Security Deposit	\$	9,152.40	NCH II Insurance	\$ 6,495.04
Cornell Colony General Fund	\$	285,508.45	CC Reserves/Amerinat	\$ 99,271.15
Cornell Colony Security Deposit	\$	12,139.38	CC Insurance	\$ 9,225.66
			CC Reserves/Amerinat	\$ 117,936.24
			CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$	26,663.02	LPI Reserves/First Hsg	\$ 31,962.76
LPI Security Deposit	\$	4,286.25	LPI Insurance	\$ 16,223.21
Lakeside Park II General Fund	\$	11,747.53	LP II Reserves/Churchill	\$ 188,702.59
Hail Funds	\$	-	O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$	11,747.53	Operating Res./Churchill	\$ 58,000.00
LP II Security Deposit	\$	13,629.34	LP II Insurance	\$ 24,510.85
			GNMA-Other Churchill	\$ 17,980.80
Delaney Heights General Fund	\$	28,001.91	DH Reserves/South State	\$ 86,487.40
DH Security Deposit	\$	10,507.92		
COCC	\$	173,551.18		
Ridgedale General Fund	\$	13,319.99	RD Reserves/Centennial	\$ 54,928.93
Ridgedale Security Deposit	\$	5,422.82	RD Insurance	\$ 588.40
			RD Residual Reserves	\$ 9,150.64
*Ridgedale OWES COCC	\$	(172,584.64)	RD MIP Insurance	\$ 2,280.44

SUBMITTED BY: PENNY PIERATT, CEO

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

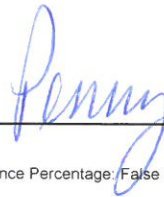
Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended May 31, 2024	5 Month(s) Ended May 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,186.43	8,463.43	9,076.25	612.82
Legal Expense	02 001 4130.00 5		30.00	30.00	208.30	178.30
Staff Training	02 001 4140.00 5		0.00	0.00	416.65	416.65
Travel	02 001 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	02 001 4170.00 5		300.00	1,595.76	1,666.65	70.89
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	1,854.15	(1,113.85)
Employee Benefits Cont - Admin	02 001 4182.00 5		897.36	4,241.59	4,366.25	124.66
Sundry	02 001 4190.00 5		0.00	138.75	458.30	319.55
Bank Fees	02 001 4190.18 5		0.00	103.56	0.00	(103.56)
Telephone	02 001 4190.2 5		96.62	469.88	500.00	30.12
Tenant Background Checks	02 001 4190.20 5		125.90	302.62	625.00	322.38
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
Contract Costs - Admin	02 001 4190.9 5		0.00	0.00	208.30	208.30
Ten Services	02 001 4220.2 5		18.73	18.73	0.00	(18.73)
Water	02 001 4310.00 5		0.00	18.47	244.15	225.68
Electricity	02 001 4320.00 5		175.88	638.07	1,365.80	727.73
Sewer	02 001 4390.00 5		0.00	40.30	304.55	264.25
Labor	02 001 4410.00 5		1,842.59	11,967.43	8,039.15	(3,928.28)
Maintenance Materials	02 001 4420.00 5		2,462.25	5,922.81	6,092.05	169.24
Contract Costs	02 001 4430.00 5		3,200.00	5,335.00	1,084.55	(4,250.45)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	1,088.00	1,289.55	201.55
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		0.00	7,031.16	4,604.55	(2,426.61)
Contract Costs - Lawn	02 001 4430.5 5		2,044.00	8,176.00	10,625.80	2,449.80
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		0.00	0.00	1,955.40	1,955.40
Garbage and Trash Collection	02 001 4431.00 5		0.00	92.00	277.90	185.90
Emp Benefit Cont - Maintenance	02 001 4433.00 5		908.53	4,673.14	3,823.75	(849.39)
Insurance - Property	02 001 4510.00 5		0.00	11,535.82	15,534.15	3,998.33
Bad Debts - Other	02 001 4570.00 5		530.40	3,919.01	2,083.30	(1,835.71)
Bonneville Interest	02 001 4580.01 5		3,618.28	18,123.62	18,066.25	(57.37)
Other General Expense	02 001 4590.00 5		0.00	595.19	416.65	(178.54)
Management Fees	02 001 4590.02 5		1,381.19	6,901.04	11,290.00	4,388.96
Total Operating Expenses			18,818.16	106,519.38	106,914.80	395.42
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		25,998.00	138,452.00	141,123.75	(2,671.75)
Total Operating Revenues			25,998.00	138,452.00	141,123.75	(2,671.75)
Total Operating Revenues and Expenses			7,179.84	31,932.62	34,208.95	(2,276.33)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	27.05	(27.05)
Other Income - Tenant	02 001 3690.00 5		1,114.04	3,052.71	2,700.80	351.91
Total Other Revenues and Expenses			1,114.04	3,052.71	2,727.85	324.86
Total Other Revenues and Expenses			1,114.04	3,052.71	2,727.85	324.86
Total Net Income (Loss)			8,293.88	34,985.33	36,936.80	(1,951.47)

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 May 31, 2024	5 Month(s) Ended May 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		953.06	6,851.15	7,305.40	454.25
Legal Expense	02 002 4130.00 5		0.00	0.00	229.15	229.15
Staff Training	02 002 4140.00 5		0.00	0.00	270.80	270.80
Travel	02 002 4150.00 5		0.00	0.00	104.15	104.15
Accounting Fees	02 002 4170.00 5		300.00	1,575.24	1,562.50	(12.74)
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	1,458.30	(873.70)
Employee Benefits Cont - Admin	02 002 4182.00 5		720.11	3,408.22	3,514.55	106.33
Sundry	02 002 4190.00 5		0.00	102.50	416.65	314.15
Telephone	02 002 4190.2 5		0.00	0.00	125.00	125.00
Tenant Background Check	02 002 4190.20 5		125.90	187.72	0.00	(187.72)
Eviction Costs	02 002 4190.4 5		0.00	0.00	208.30	208.30
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	208.30	208.30
Ten Services -	02 002 4220.20 5		14.99	14.99	208.30	193.31
Water	02 002 4310.00 5		0.00	0.00	215.40	215.40
Electricity	02 002 4320.00 5		104.49	336.51	1,511.25	1,174.74
Sewer	02 002 4390.00 5		0.00	0.00	70.80	70.80
Labor	02 002 4410.00 5		1,646.58	10,932.29	6,695.80	(4,236.49)
Maintenance Materials	02 002 4420.00 5		1,017.92	5,866.80	6,800.80	934.00
Contract Costs	02 002 4430.00 5		0.00	630.00	1,083.30	453.30
Contract Costs-Pest Control	02 002 4430.1 5		0.00	896.00	2,526.25	1,630.25
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	6,424.00	8,349.15	1,925.15
Contract Costs - AC	02 002 4430.4 5		95.00	1,384.84	10,285.00	8,900.16
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		2,750.00	11,250.00	4,094.55	(7,155.45)
Garbage and Trash Collection	02 002 4431.00 5		0.00	45.00	382.50	337.50
Emp Benefit Cont - Maintenance	02 002 4433.00 5		843.31	4,351.44	3,230.40	(1,121.04)
Insurance - Property	02 002 4510.00 5		0.00	8,990.24	12,215.40	3,225.16
Bad Debts - Other	02 002 4570.00 5		1,819.00	1,819.00	2,083.30	264.30
Bonneville Interest	02 002 4580.01 5		3,273.16	16,394.93	16,342.90	(52.03)
Other General Expense	02 002 4590.00 5		0.00	352.19	416.65	64.46
Management Fees	02 002 4590.02 5		1,938.18	9,723.73	8,842.90	(880.83)
Total Operating Expenses			17,207.70	94,033.79	100,757.75	6,723.96
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		25,173.00	118,226.79	110,536.25	7,690.54
Total Operating Revenues			25,173.00	118,226.79	110,536.25	7,690.54
Total Operating Revenues and Expenses			7,965.30	24,193.00	9,778.50	14,414.50
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	21.65	(21.65)
Other Income - Tenant	02 002 3690.00 5		981.51	2,668.97	5,273.75	(2,604.78)
Total Other Revenues and Expenses			981.51	2,668.97	5,295.40	(2,626.43)
Total Other Revenues and Expenses			981.51	2,668.97	5,295.40	(2,626.43)
Total Net Income (Loss)			8,946.81	26,861.97	15,073.90	11,788.07

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended May 31, 2024	5 Month(s) Ended May 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,342.02	9,538.25	10,257.05	718.80
Legal Expense	03 001 4130.00 5		0.00	0.00	208.30	208.30
Staff Training	03 001 4140.00 5		0.00	0.00	375.00	375.00
Travel	03 001 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	03 001 4170.00 5		250.00	1,359.44	1,333.30	(26.14)
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	2,125.00	(1,267.00)
Employee Benefits Cont - Admin	03 001 4182.00 5		1,015.53	4,797.13	4,933.75	136.62
Sundry	03 001 4190.00 5		0.00	277.50	625.00	347.50
Non Capitalized Admin	03 001 4190.01 5		0.00	0.00	133.30	133.30
Tenant Background Checks	03 001 4190.02 5		62.94	120.39	166.65	46.26
Bank Fees	03 001 4190.19 5		0.00	24.00	0.00	(24.00)
Telephone/Communications	03 001 4190.20 5		128.02	768.12	833.30	65.18
Eviction Costs	03 001 4190.40 5		0.00	0.00	208.30	208.30
Ten Services	03 001 4220.00 5		21.23	21.28	0.00	(21.28)
Water	03 001 4310.00 5		55.84	98.76	518.30	419.54
Electricity	03 001 4320.00 5		467.03	736.51	3,089.55	2,353.04
Sewer	03 001 4390.00 5		33.00	33.00	340.00	307.00
Labor	03 001 4410.00 5		1,694.36	10,700.21	12,572.50	1,872.29
Materials	03 001 4420.00 5		1,763.95	8,699.95	8,442.50	(257.45)
Contract Costs	03 001 4430.00 5		0.00	1,095.00	6,411.25	5,316.25
Contract Costs - Pest Control	03 001 4430.10 5		0.00	2,341.00	2,057.05	(283.95)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	11,500.00	12,013.30	513.30
Contract Costs - AC	03 001 4430.40 5		200.00	507.04	1,185.40	678.36
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		5,050.00	16,380.00	916.65	(15,463.35)
Garbage and Trash Collection	03 001 4431.00 5		73.39	108.89	975.80	866.91
Emp Benefit Cont - Maintenance	03 001 4433.00 5		671.94	3,472.48	5,038.75	1,566.27
Property Insurance	03 001 4510.00 5		0.00	20,190.26	17,062.05	(3,128.21)
Bad Debts - Other	03 001 4570.00 5		0.00	11,448.70	10,176.65	(1,272.05)
Management Fees	03 001 4590.01 5		1,781.88	9,543.20	8,895.40	(647.80)
Other General Expense	03 001 4590.02 5		0.00	4,075.00	4,791.65	716.65
Total Operating Expenses			16,911.13	121,468.11	115,894.05	(5,574.06)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		30,077.07	158,762.48	148,260.40	10,502.08
Total Operating Revenues			30,077.07	158,762.48	148,260.40	10,502.08
Total Operating Revenues and Expenses			13,165.94	37,294.37	32,366.35	4,928.02
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	52.11	54.15	(2.04)
Other Income - Misc Other Revenue	03 001 3690.00 5		440.00	5,960.22	2,291.65	3,668.57
Interest on Loan - Heartland National	03 001 5610.00 5		(3,307.71)	(17,174.10)	(17,342.50)	168.40
Total Other Revenues and Expenses			(2,867.71)	(11,161.77)	(14,996.70)	3,834.93
Total Other Revenues and Expenses			(2,867.71)	(11,161.77)	(14,996.70)	3,834.93
Total Net Income (Loss)			10,298.23	26,132.60	17,369.65	8,762.95



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

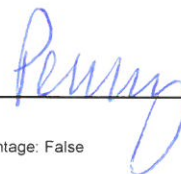
Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended May 31, 2024	5 Month(s) Ended May 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		655.85	5,106.45	5,227.90	121.45
Legal Expense	04 001 4130.00 5		0.00	0.00	958.30	958.30
Staff Training	04 001 4140.00 5		0.00	103.00	133.30	30.30
Accounting Fees	04 001 4170.00 5		250.00	1,459.04	1,375.00	(84.04)
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	90.00	0.00	(90.00)
Audit Fees	04 001 4171.00 5		0.00	1,272.00	625.00	(647.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		464.89	2,257.29	2,295.40	38.11
Sundry	04 001 4190.00 5		0.00	138.75	416.65	277.90
TENANT BACKGROUND CHECKS	04 001 4190.02 5		(57.45)	4.64	41.65	37.01
Bank Fees	04 001 4190.19 5		30.00	30.00	0.00	(30.00)
Telephone/Communications	04 001 4190.20 5		0.00	0.00	208.30	208.30
Eviction Costs	04 001 4190.40 5		0.00	0.00	125.00	125.00
Ten Services -	04 001 4220.00 5		(1,052.01)	7.49	0.00	(7.49)
Water	04 001 4310.00 5		(42.92)	5.60	21.65	16.05
Electricity	04 001 4320.00 5		(37.16)	10.25	1,765.40	1,755.15
Sewer	04 001 4390.00 5		(6.53)	(4.75)	79.55	84.30
Labor	04 001 4410.00 5		1,024.53	6,305.28	5,185.80	(1,119.48)
Maintenance Materials	04 001 4420.00 5		263.79	1,644.14	2,870.80	1,226.66
Contract Costs	04 001 4430.00 5		(5,403.63)	1,285.00	966.65	(318.35)
Contract Costs - Pest Control	04 001 4430.10 5		(4,950.00)	320.00	2,068.75	1,748.75
Contract Costs-Lawn	04 001 4430.30 5		0.00	1,066.40	1,402.50	336.10
Contract Costs - AC	04 001 4430.40 5		400.32	1,057.96	858.75	(199.21)
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	180.00	83.30	(96.70)
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		(18.34)	19.87	210.80	190.93
Emp Benefit Cont - Maintenance	04 001 4433.00 5		409.13	2,223.29	2,399.15	175.86
Property Insurance	04 001 4510.00 5		0.00	5,775.84	7,754.55	1,978.71
Bad Debts - Other	04 001 4570.00 5		0.00	103.94	1,041.65	937.71
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		666.72	2,941.59	3,641.65	700.06
Other General Expense	04 001 4590.02 5		(2,229.93)	(2,215.46)	625.00	2,840.46
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,041.65	1,041.65	0.00
Total Operating Expenses			(9,424.41)	38,785.26	45,999.05	7,213.79
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		2,334.00	12,474.96	17,299.15	(4,824.19)
HAP Subsidy	04 001 3110.01 5		6,863.00	31,410.00	43,397.50	(11,987.50)
Total Operating Revenues			9,197.00	43,884.96	60,696.65	(16,811.69)
Total Operating Revenues and Expenses						
			18,621.41	5,099.70	14,697.60	(9,597.90)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.00	0.00	50.00	(50.00)
Other Income - Tenant	04 001 3690.00 5		45.99	592.99	3,959.15	(3,366.16)
Other Income - Misc Other Revenue	04 001 3690.01 5		(15,409.06)	0.00	416.65	(416.65)
Total Other Revenues and Expenses			(15,363.07)	592.99	4,425.80	(3,832.81)
Total Other Revenues and Expenses						
			(15,363.07)	592.99	4,425.80	(3,832.81)
Total Net Income (Loss)						
			3,258.34	5,692.69	19,123.40	(13,430.71)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
PBRA
LAKE SIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended May 31, 2024	5 Month(s) Ended May 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		219.15	7,871.03	8,585.00	713.97
Legal Expense	04 002 4130.00 5		(369.34)	(342.34)	625.00	967.34
Staff Training	04 002 4140.00 5		0.00	391.40	208.30	(183.10)
Travel	04 002 4150.00 5		0.00	0.00	104.15	104.15
Accounting Fees	04 002 4170.00 5		250.00	1,556.48	1,458.30	(98.18)
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	1,875.00	(2,789.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		718.60	3,691.50	3,722.90	31.40
Sundry	04 002 4190.00 5		15.83	154.58	541.65	387.07
TENANT BACKGROUND CHECKS	04 002 4190.02 5		(172.34)	260.97	312.50	51.53
Advertising and Marketing	04 002 4190.08 5		0.00	36.12	0.00	(36.12)
Bank Fees	04 002 4190.19 5		104.45	104.45	0.00	(104.45)
Eviction Costs	04 002 4190.40 5		0.00	0.00	104.15	104.15
Ten Services -	04 002 4220.00 5		0.00	0.00	750.00	750.00
Water	04 002 4310.00 5		118.36	135.17	282.50	147.33
Electricity	04 002 4320.00 5		193.33	899.95	1,701.25	801.30
Sewer	04 002 4390.00 5		145.60	201.60	221.65	20.05
Labor	04 002 4410.00 5		670.43	9,833.26	8,132.90	(1,700.36)
Maintenance Materials	04 002 4420.00 5		691.06	6,568.64	7,720.40	1,151.76
Contract Costs	04 002 4430.00 5		(415.00)	10,203.00	14,385.00	4,182.00
Contract Costs - Pest Control	04 002 4430.10 5		1,280.00	2,560.00	7,803.75	5,243.75
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	5,332.00	5,610.00	278.00
Contract Costs - AC	04 002 4430.40 5		497.84	4,442.52	3,504.55	(937.97)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	213.75	213.75
Garbage and Trash Collection	04 002 4431.00 5		43.50	43.50	461.25	417.75
Emp Benefit Cont - Maintenance	04 002 4433.00 5		720.80	4,023.70	3,810.00	(213.70)
Property Insurance	04 002 4510.00 5		0.00	17,335.33	24,081.25	6,745.92
Bad Debts - Other	04 002 4570.00 5		269.00	9,550.87	1,875.00	(7,675.87)
Management Fees	04 002 4590.01 5		1,538.69	9,344.11	11,844.15	2,500.04
Other General Expense	04 002 4590.02 5		0.00	259.95	3,750.00	3,490.05
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	40,000.00	40,000.00	0.00
Total Operating Expenses			15,586.36	139,451.79	153,684.35	14,232.56
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		12,786.50	56,021.60	47,399.55	8,622.05
HAP Subsidy	04 002 3110.01 5		12,511.00	96,734.00	150,000.00	(53,266.00)
Total Operating Revenues			25,297.50	152,755.60	197,399.55	(44,643.95)
Total Operating Revenues and Expenses			9,711.14	13,303.81	43,715.20	(30,411.39)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	0.00	104.15	(104.15)
Other Income - Tenants	04 002 3690.00 5		1,019.70	5,141.78	1,837.50	3,304.28
Other Income - Misc Other Revenue	04 002 3690.02 5		(10,214.62)	0.00	416.65	(416.65)
Interest on Loan	04 002 5610.00 5		(4,951.80)	(24,805.00)	(24,723.75)	(81.25)
Total Other Revenues and Expenses			(14,146.72)	(19,663.22)	(22,365.45)	2,702.23
Total Other Revenues and Expenses			(14,146.72)	(19,663.22)	(22,365.45)	2,702.23
Total Net Income (Loss)			(4,435.58)	(6,359.41)	21,349.75	(27,709.16)

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended May 31, 2024	5 Month(s) Ended May 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		800.51	6,318.70	6,408.30	89.60
Legal Expense	04 003 4130.00 5		0.00	0.00	208.30	208.30
Staff Training	04 003 4140.00 5		0.00	309.00	208.30	(100.70)
Travel	04 003 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	04 003 4170.00 5		250.00	1,433.12	1,666.65	233.53
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	2,375.00	(1,441.00)
Employee Benefits Cont - Admin	04 003 4182.00 5		622.56	2,978.93	2,805.40	(173.53)
Sundry	04 003 4190.00 5		9.61	210.18	250.00	39.82
Contract. Admin	04 003 4190.01 5		0.00	0.00	166.65	166.65
Advertising and Marketing	04 003 4190.08 5		0.00	29.24	0.00	(29.24)
Eviction Costs	04 003 4190.40 5		0.00	0.00	208.30	208.30
Tenant Services -	04 003 4220.00 5		0.00	0.00	2,083.30	2,083.30
Water	04 003 4310.00 5		182.91	187.53	285.80	98.27
Electricity	04 003 4320.00 5		124.49	846.47	2,193.30	1,346.83
Natural Gas	04 003 4330.00 5		30.67	413.94	135.40	(278.54)
Sewer	04 003 4390.00 5		111.80	121.88	263.75	141.87
Labor	04 003 4410.00 5		1,526.33	9,849.97	6,789.55	(3,060.42)
Maintenance Materials	04 003 4420.00 5		4,529.63	11,433.46	4,791.65	(6,641.81)
Contract Costs	04 003 4430.00 5		0.00	627.50	3,763.30	3,135.80
Contract Costs - Pest Control	04 003 4430.10 5		0.00	928.00	2,005.00	1,077.00
Contract Costs-Lawn	04 003 4430.30 5		667.00	3,335.00	3,547.50	212.50
Contract Costs - AC	04 003 4430.40 5		13,650.00	19,172.92	2,105.40	(17,067.52)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	558.75	558.75
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	0.00	208.30	208.30
Garbage and Trash Collection	04 003 4431.00 5		75.00	81.25	353.30	272.05
Emp Benefit Cont - Maintenance	04 003 4433.00 5		774.15	3,956.44	3,217.05	(739.39)
Property Insurance	04 003 4510.00 5		0.00	8,454.74	19,694.15	11,239.41
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	416.65	416.65
Other General Expense--Real Estate	04 003 4590.00 5		0.00	0.00	208.30	208.30
Management Fees	04 003 4590.01 5		1,080.63	5,319.54	5,379.15	59.61
Other General Expense	04 003 4590.02 5		0.00	20.95	208.30	187.35
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	14,583.35	14,583.30	(0.05)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	12,978.30	12,978.30
Total Operating Expenses			27,351.96	94,698.11	100,274.70	5,576.59
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		6,295.00	30,443.27	24,291.65	6,151.62
HAP Subsidy	04 003 3110.01 5		11,517.00	57,463.00	65,358.30	(7,895.30)
Total Operating Revenues			17,812.00	87,906.27	89,649.95	(1,743.68)
Total Operating Revenues and Expenses			(9,539.96)	(6,791.84)	(10,624.75)	3,832.91
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		60.07	656.22	1,250.00	(593.78)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	0.00	208.30	(208.30)
Total Other Revenues and Expenses			60.07	656.22	1,520.80	(864.58)
Total Other Revenues and Expenses			60.07	656.22	1,520.80	(864.58)
Total Net Income (Loss)			(9,479.89)	(6,135.62)	(9,103.95)	2,968.33



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
COCC
COCC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended May 31, 2024	5 Month(s) Ended May 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		8,517.02	58,481.90	59,398.75	916.85
Legal Expense	05 001 4130.00 5		369.34	819.34	625.00	(194.34)
Staff Training	05 001 4140.00 5		0.00	0.00	625.00	625.00
Travel	05 001 4150.00 5		0.00	0.00	625.00	625.00
Accounting Fees	05 001 4170.00 5		200.00	1,180.00	1,250.00	70.00
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	833.30	833.30
Employee Benefits Cont - Admin	05 001 4182.00 5		3,674.69	19,515.11	20,064.55	549.44
Sundry	05 001 4190.00 5		862.26	5,597.19	7,500.00	1,902.81
TENANT BACKGROUND CHECKS	05 001 4190.02 5		229.79	229.79	0.00	(229.79)
Bank Fees	05 001 4190.19 5		155.17	697.60	0.00	(697.60)
Telephone/Communications	05 001 4190.20 5		500.93	2,235.18	2,500.00	264.82
Postage	05 001 4190.30 5		40.96	927.63	208.30	(719.33)
Eviction Costs	05 001 4190.40 5		0.00	0.00	1,250.00	1,250.00
Contract Costs - Copier	05 001 4190.60 5		152.59	659.68	1,875.00	1,215.32
Contract Costs - Admin	05 001 4190.90 5		90.00	630.00	5,416.65	4,786.65
Ten Services -	05 001 4220.00 5		1,059.50	1,059.50	0.00	(1,059.50)
Water	05 001 4310.00 5		109.21	152.97	146.25	(6.72)
Electricity	05 001 4320.00 5		583.45	2,263.94	3,022.05	758.11
Sewer	05 001 4390.00 5		162.83	251.23	303.30	52.07
Labor	05 001 4410.00 5		1,051.92	1,051.92	0.00	(1,051.92)
Materials	05 001 4420.00 5		4,547.66	9,033.91	1,250.00	(7,783.91)
Contract Costs	05 001 4430.00 5		9,053.63	9,053.63	97.90	(8,955.73)
Contract Costs - Pest Control	05 001 4430.10 5		5,270.00	5,270.00	474.55	(4,795.45)
Contract Costs-Lawn	05 001 4430.30 5		266.60	266.60	0.00	(266.60)
Contract Costs - AC	05 001 4430.40 5		961.84	1,141.84	58.30	(1,083.54)
Garbage and Trash Collection	05 001 4431.00 5		215.00	333.75	318.30	(15.45)
Emp Benefit Cont - Maintenance	05 001 4433.00 5		108.94	108.94	0.00	(108.94)
Property Insurance	05 001 4510.00 5		0.00	1,746.50	4,394.15	2,647.65
Other General Expense	05 001 4590.02 5		5,238.43	8,546.18	5,208.30	(3,337.88)
Total Operating Expenses			43,421.76	136,215.84	117,444.65	(18,771.19)
Total Operating Revenues and Expenses			(43,421.76)	(136,215.84)	(117,444.65)	(18,771.19)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		25,623.68	0.00	0.00	0.00
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,381.19	6,901.04	11,290.00	(4,388.96)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,938.18	9,723.73	8,842.90	880.83
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,781.88	9,543.20	8,895.40	647.80
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,219.12	8,750.00	11,037.50	(2,287.50)
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		666.72	2,941.59	3,641.65	(700.06)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,538.69	9,344.11	11,844.15	(2,500.04)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,080.63	5,319.54	5,379.15	(59.61)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	5,000.00	6,750.00	(1,750.00)
Total Other Revenues and Expenses			48,355.09	113,148.21	123,305.75	(10,157.54)
Total Other Revenues and Expenses			48,355.09	113,148.21	123,305.75	(10,157.54)
Total Net Income (Loss)			4,933.33	(23,067.63)	5,861.10	(28,928.73)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended May 31, 2024	5 Month(s) Ended May 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	1,510.34	12,188.88	12,177.05	(11.83)
Legal Expense	07 002 4130.00	5	771.00	3,540.00	2,083.30	(1,456.70)
Staff Training	07 002 4140.00	5	0.00	226.60	125.00	(101.60)
Travel	07 002 4150.00	5	0.00	0.00	125.00	125.00
Accounting Fees	07 002 4170.00	5	200.00	1,364.92	1,541.65	176.73
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	1,708.30	(1,047.70)
Employee Benefits Cont - Admin	07 002 4182.00	5	1,125.71	5,404.43	5,304.55	(99.88)
Sundry	07 002 4190.00	5	0.00	138.75	1,104.15	965.40
Postage	07 002 4190.03	5	0.00	1.83	104.15	102.32
Advertising	07 002 4190.08	5	0.00	145.64	0.00	(145.64)
Bank Fees	07 002 4190.18	5	13.01	13.01	0.00	(13.01)
Telephone	07 002 4190.2	5	0.00	0.00	208.30	208.30
TENANT BACKGROUND CHECKS	07 002 4190.20	5	0.00	420.71	1,875.00	1,454.29
Eviction Costs	07 002 4190.4	5	0.00	0.00	104.15	104.15
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	208.30	208.30
Tenant Services	07 002 4220.00	5	0.00	0.00	1,458.30	1,458.30
Water	07 002 4310.00	5	565.16	1,656.94	2,734.55	1,077.61
Electricity	07 002 4320.00	5	631.11	3,737.08	3,183.30	(553.78)
Sewer	07 002 4390.00	5	1,048.30	3,199.44	4,334.55	1,135.11
Labor	07 002 4410.00	5	1,757.74	19,676.17	40,947.05	21,270.88
Maintenance Materials	07 002 4420.00	5	2,609.12	9,350.40	2,865.80	(6,484.60)
Contract Costs	07 002 4430.00	5	5,345.00	66,844.29	18,088.30	(48,755.99)
Pest Control	07 002 4430.1	5	0.00	1,597.00	1,266.65	(330.35)
Contract Costs-Lawn	07 002 4430.3	5	495.00	2,475.00	2,387.05	(87.95)
Contract Costs-Air Conditioning	07 002 4430.4	5	95.00	3,595.72	4,369.15	773.43
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	208.30	208.30
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	779.95	2,078.06	2,632.50	554.44
Emp Benefit Cont - Maintenance	07 002 4433.00	5	1,142.64	6,696.85	15,077.90	8,381.05
Insurance - Property	07 002 4510.00	5	0.00	9,218.66	13,840.00	4,621.34
Bad Debts - Other	07 002 4570.00	5	0.00	12,768.53	6,250.00	(6,518.53)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,346.84	11,838.34	11,654.55	(183.79)
Management Fees	07 002 4590.00	5	2,219.12	8,750.00	11,037.50	2,287.50
Other General Expense	07 002 4590.01	5	0.00	92.00	1,458.30	1,366.30
Total Operating Expenses			22,655.04	189,970.25	170,545.95	(19,424.30)
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	5,123.58	30,049.17	33,623.75	(3,574.58)
HAP Subsidy	07 002 3110.01	5	21,639.00	82,738.00	104,344.55	(21,606.55)
Total Operating Revenues			26,762.58	112,787.17	137,968.30	(25,181.13)
Total Operating Revenues and Expenses			4,107.54	(77,183.08)	(32,577.65)	(44,605.43)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	41.65	(41.65)
Interest - Restricted - RFR	07 002 3431.00	5	52.00	52.00	41.65	10.35
Interest - Restricted - Residual Receipt	07 002 3431.01	5	9.52	9.52	0.00	9.52
Investment Income - Unrestricted	07 002 3610.00	5	1.23	6.83	41.65	(34.82)
Other Income - Tenant	07 002 3690.00	5	701.66	2,795.30	4,665.40	(1,870.10)
Other Income - Non Tenant	07 002 3690.02	5	0.00	0.00	458.30	(458.30)
Total Other Revenues and Expenses			764.41	2,863.65	5,248.65	(2,385.00)
Total Other Revenues and Expenses			764.41	2,863.65	5,248.65	(2,385.00)
Total Net Income (Loss)			4,871.95	(74,319.43)	(27,329.00)	(46,990.43)