

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, October 15, 2024, 5:30PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. Consent Agenda
 - 1. Regular Board Meeting Minutes: September 2024
 - 2. Monthly Occupancy Report: September 2024
 - 3. TAR & Maintenance Reports: September 2024
 - 4. Cash Analysis: September 2024
 - 5. Project Budgeted Income Statement Reports: September 2024
 - 6. Fee Accountants Financials: August 2024
- E. Secretary Reports & Old Business.
 - 4 Move Ins—1@North Central Heights I, 1 @ North Central Heights II, 1 @ Ridgedale, 1 @ Lakeside Park II
 - 2 Move Outs—1-transfer, 1-non-renewal (several issues)
 - Ridgedale is currently off the watch list with FHLB
 - Lakeside Park I First Housing monitoring review/inspection – we are having to install programmable thermostats in all 16 units by October 30th and replace broken blinds in two units.
 - Cornell Colony Monitoring Review scheduled October 9th has been cancelled due to Hurricane Milton
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: November 19, 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, October 15, 2024; 6:00 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

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

B. COMMUNICATIONS:

I. SECRETARY REPORTS & OLD BUSINESS

- 5 Move Ins—1@North Central Heights I, 3 @ Lakeside Park II, 1 @ Delaney Heights
- 7 Move Outs—1-move in with boyfriend, 1-non-payment rent, 1-no reason, 1-criminal, 1-domestic violence, 1-health issues, 1-unreported income #3
- Cornel Colony Monitoring Review scheduled for October 9th has been cancelled due to Hurricane Milton

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): November 19, 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
September 17, 2024, 5:30 P.M.
Meeting Minutes

A. Opening/Roll Call: Commissioner Brojek called the Board Meeting to order at 5:30pm. Commissioner Dilday led us in prayer. Secretary Penny Pieratt called the member attendance roll: Commissioners Present: Brojek, Jackson, Dilday, and Pough. Absent: Commissioner Pineiro and Knighten. Attended guest: Emilio Garibaldi Jr, Director of Commercial Real Estate and Investments and Rotary member, Sara Pipal, Highlands County Coordinator for Toys for Tots, and Shawn Holiday

B. Public Comments/Presentations:

- Sara Pipal, Highlands County Coordinator for Toys for Tots, presented information on Toys for Tots
- Shawn Holiday presented information on event planning and gardening
- Michelle Mercure, City Liaison, presented information on Ridgedale's dumpster site and the cost to remove it and relocate it. Jason Atkinson, Public Works Director, will present more information next board meeting.

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 Dilday and carried unanimously.

E. Secretary Report & Old Business:

- Lakeside Park II Churchill Mortgage Inspection scheduled August 26th no report as of this date
- Lakeside Park I First Housing Audit scheduled August 28th no report as of this date
- Attended FAHRO conference August 20th to August 23rd –Conflict of Interest form
- 5 Move Ins—1@North Central Heights I, 3 @ Lakeside Park II, 1 @ Delaney Heights
- 7 Move Outs—1-move in with boyfriend, 1-non-payment rent, 1-no reason, 1-criminal, 1-domestic violence, 1-health issues, 1-unreported income #3

F. New Business:

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, October 15, 2024 at 5:30pm

Being no further business to come before the Board, Chair adjourned the meeting at 6:10 pm.

Accepted _____

Attest _____

AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
September 17, 2024, 6:00 P.M.

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 6:10 PM. Secretary Penny Pieratt called the roll with the following directors present: Brojek, Jackson, Pough, and Dilday. Absent: Director Knighten and Pineiro. Guest: Emilio Garibaldi Jr, Director of Commercial Real Estate and Investments and Rotary member, Sara Pipal, Highlands County Coordinator for Toys for Tots, and Shawn Holiday

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

COMMUNICATIONS:

- Sara Pipal, Highlands County Coordinator for Toys for Tots, presented information on Toys for Tots
- Shawn Holiday presented information on event planning and gardening
- Michelle Mercure, City Liaison, presented information on Ridgedale's dumpster site and the cost to remove it and relocate it. Jason Atkinson, Public Works Director, will present more information next board meeting.

SECRETARY REPORT AND OLD BUSINESS:

- Lakeside Park II Churchill Mortgage Inspection scheduled August 26th no report as of this date
- Lakeside Park I First Housing Audit scheduled August 28th no report as of this date
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- 5 Move Ins—1@North Central Heights I, 3 @ Lakeside Park II, 1 @ Delaney Heights
- 7 Move Outs—1-move in with boyfriend, 1-non-payment rent, 1-no reason, 1-criminal, 1-domestic violence, 1-health issues, 1-unreported income #3

NEW BUSINESS:

Next Board Meeting: Tuesday, October 15, 2024

ADJOURN: There being no further business to come before the Board, Director Brojek adjourned the meeting at 6:15pm; motioned by Director Jackson and second by Director Dilday.

Accepted _____

Accepted _____

Attest SEAL _____

OCCUPANCY/VACANCY REPORT

Sep-24

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>
503	1	6/18/2024			OPEN 58117		Passed away
527	1	7/29/2024			OPEN 58340		Criminal
510	0	8/7/2024			OPEN 58407		Health Issues

TOTAL DELANEY HEIGHTS VACANT - 3

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>
39	3	1/25/2024			OPEN 56936		Needed 2 bathrooms
27	3	7/30/2024			OPEN 58339		Unreported income
35	2	8/15/2024			OPEN 58482		Criminal

TOTAL LAKESIDE PARK I VACANT - 3

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
349	2	3/4/2024			OPEN 57188		Non pmt rent
239	3	3/6/2024			182	195	NO notice given
358	3	5/14/2024	9/17/2024	13	OPEN 57730		Abandoned unit
228	3	7/9/2024					Unreported income
334	3	8/6/2024			OPEN 58383		No notice given
202	2	9/17/2024			OPEN		Needed 3 bedrooms transfer 239

TOTAL LAKESIDE PARK II VACANT - 6

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT SEPTEMBER. 24

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrms</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>
744	3	9/19/2022		*MOLD*	OPEN 52933		Ceiling collapse
727	3	10/4/2022	9/10/2024	*MOLD*	703	707	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
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
722	3	4/22/2024			OPEN 57548		Moved to NC
714	2	6/28/2024			OPEN 58088		Non payment rent
732	2	7/18/2024					Transferred to 729
740	2	7/22/2024					Transferred to 701
724	2	8/26/2024					Unreported income
TOTAL RIDGEDALE VACANT - 12					30		

MI 10/1

OCCUPANCY/VACANCY REPORT

Sep-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>
621	3	3/13/2024	9/3/2024	41	133	174	No notice given
622	2	4/29/2024			9/24/2024	148	Moved out of state (MI)
624	3	6/17/2024			OPEN 57972		No notice given
620	2	8/20/2024			OPEN 58553		Moved with boyfriend
649	2	9/27/2024			OPEN 58815		Multiple Issues

TOTAL NCH I VACANT - 4

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>
406	3	5/16/2024	9/17/2024	7	117	124	Lost Job
743	3	6/4/2024			OPEN 57897		Transferred to 4 bdrm
722	3	8/1/2024			OPEN 58358		Non pmt rent

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>
38196	3	3/11/2024			197		Lease violations
38207	3	4/26/2024			157		Moved out of state
38180	3	6/1/2024			OPEN 57873		Moved out of state
38186	3	6/13/2024			OPEN 57934		Moved out of state
38284	3	8/1/2024			54		Moved out of state

TOTAL CORNELL VACANT - 5

OCCUPANCY/VACANCY REPORT

Sep-24

Intent to Vacate --

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

North Central 1=unit 647=3 bdrm=non renewal 9/30

Cornell=unit 38189=3 bdrm=non renewal 9/30

Cornell=unit 38214=3 bdrm=non renewal 10/31

North Central 1=unit 603=2 bdrm=abandoned take 10/3

North Central 2=unit 303=3 bdrm=states rent too high 11/9

Cornell=unit 38193=3 bdrm=? 11/24

Lakeside Park 2=unit 337=1 bdrm=needs public transportation 10/31

Evictions -

Lakeside Park 1=unit 1314=4 bdrm=criminal

Delaney=unit 520=1 bdrm=dog bit someone

Ridgedale=unit 713=2 bdrm=unreported income

WAITING LIST

2024		2024		2024		2024		2024		2024	
<u>DELANEY HEIGHTS</u>		<u>LAKESIDE PARK I</u>		<u>LAKESIDE PARK II</u>		<u>NORTH CENTRAL HEIGHTS</u>		<u>CORNELL COLONY</u>		<u>OPEN</u>	
1 BDRM	35	1 BDRM	0	1 BDRM	0	2 BDRM	22	3 BDRM	17		
TOTAL	35	2 BDRM	10	2 BDRM	30	3 BDRM	16				
		3 BDRM	7	3 BDRM	3	4 BDRM	7				
		4 BDRM	1	4 BDRM	2	TOTAL	45				
		5 BDRM	0	5 BDRM	0						
		TOTAL	18	TOTAL	35						
2024		2024		2024		2024		2024		2024	
<u>RIDGEDALE</u>		<u>NORTH CENTRAL HEIGHTS</u>		<u>CORNELL COLONY</u>		<u>OPEN</u>					
1 BDRM	41	2 BDRM	22	3 BDRM	17						
2 BDRM	26	3 BDRM	16								
3 BDRM	18	4 BDRM	7								
4 BDRM	11	TOTAL	45								
TOTAL	96										
SUBMITTED BY PENNY PIERATT, CEO				TOTAL						246	

Tenant Accounts Receivable

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Delaney Heights

	<u>Amt</u>	<u>Reason</u>
L. Gunter	\$ 6.98	Late fee balance
J. Ross	\$ 36.89	Work order
E. Sanders	\$ 59.68	Work order
J. Snowden	\$ 2.07	Work order
C. Thornton	\$ 1,224.00	Rent/Evicting

DH Total \$ 1,329.62

Lakeside Park I

J. Broden	\$ 9.00	Late fee
S. Carbo	\$ 2,672.00	Rent/Evicting
T. Jones	\$ 4,303.07	Rent, unreported income (pmts)

Lakeside I Total \$ 6,984.07

Lakeside Park II

J. Ceden	\$ 9.00	Late fee
B. Concepcion	\$ 6.00	Late fee
E. Jackson	\$ 11.94	Work order
M. Lenton	\$ 68.67	Work order
A. Otero	\$ 30.09	Work order
F. Pabon	\$ 12.00	Late fee
D. Randall	\$ 65.00	Work order (pmts)
N. Rivera	\$ 1.00	Balance Late fee
A. Thompson	\$ 22.00	Late fee
E. Vertus	\$ 1,071.00	Unreported income
A. Weeks	\$ 189.86	Rent
C. Wooden	\$ 2.79	Work order

Lakeside II Total \$ 1,489.35

NCH I

S. Dewain	\$ 4.58	Late Fee
K. Dillard	\$ 96.75	Balance late fee
M. Hudson	\$ 847.00	Rent
C. Patterson	\$ 489.02	Rent balance
O. Quintana	\$ 27.21	Late fee

NCH I Total \$ 1,464.56

NCH II

A. Gonzalez	\$ 28.68	Work order
J. Matthews	\$ 129.92	Work order
M. Packer	\$ 58.80	Work order
C. Redding	\$ 0.89	Work order
S. Rivera	\$ 5.84	NSF Fee
C. Santiago	\$ 2.00	Work order
G. Williams	\$ 132.73	Work Order

NCH II Total \$ 358.86

Submitted by:

Penny Pieratt, CEO

Tenant Accounts Receivable
30-Sep-24

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Cornell Colony

L. Adkins	\$	1.01	Balance late fee
S. Butler	\$	0.62	Work Order
H. Day	\$	2.00	Late fee
L. Peralta	\$	68.00	Work order
E. Robey	\$	18.00	Late fee
J. Rodriguez	\$	686.00	Rent
G. Santiago	\$	21.41	Work Order
Cornell Total	\$	797.04	

Ridgedale

L. Allen	\$	4.00	Work order
C. Anderson	\$	39.66	Work order
S. Antone	\$	3.20	Late fee
E. Daniels	\$	7.00	Late fee
R. Quinones	\$	7,627.92	Unreported income 1st offense
Ridgedale Total	\$	7,681.78	

GRAND TOTAL	\$ 20,105.28
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WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	-	
Lakeside Park II	\$	-	
Lakeside Park II	\$	-	
NCH I	\$	-	
NCH II	\$	-	
Ridgedale	\$	2,396.11	J. Davis
Cornell	\$	-	
Cornell	\$	-	
TOTAL	\$	2,396.11	

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. 80 hours were taken during the month of September for sick (24 hours), vacation (16 hours), holiday (40 hours)

Maintenance

Delaney Heights Inspections	9	
Lakeside Park I Inspections	2	
Lakeside Park II Inspections	5	
Ridgdeale Inspections	7	
NCH I Inspections	4	
NCH II Inspections	2	
Cornell Colony Inspections	3	
Total	32	
Delaney Heights Vacancies	0	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	1	
Ridgedale Vacancies	1	
NCH I Vacancies	1	Contractor
NCH II Vacancies	1	Contractor
Cornell Colony Vacancies	3	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	1	1
NCH I Move Ins	1	1
NCH II Move Ins	1	1
Cornell Colony Move Ins	0	0
Total	4	
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	1	
Ridgedale Move Outs	0	
NCH I Move Outs	1	
NCH II Move Outs	0	
Cornell Colony Move Outs	0	
Total	2	

Submitted by Penny Pieratt, CEO

CASH ANALYSIS
9/30/2024

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 102,914.28		
North Central Heights I General Fund	\$ 153,190.76	NCH I Reserves/Bonneville	\$ 153,996.16
NCH I Security Deposit	\$ 11,167.38	NCH I Insurance	\$ 22,678.03
North Central Heights II General Fund	\$ 203,204.63	NCH II Reserves/Bonneville	\$ 123,162.00
NCH II Security Deposit	\$ 9,454.88	NCH II Insurance	\$ 17,095.04
Cornell Colony General Fund	\$ 455,487.07	CC Reserves/Amerinat	\$ 103,671.15
Cornell Colony Security Deposit	\$ 12,742.65	CC Insurance	\$ 31,930.88
		CC Reserves/Amerinat	\$ 117,936.24
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 13,720.26	LPI Reserves/First Hsg	\$ 33,742.36
LPI Security Deposit	\$ 3,771.38	LPI Insurance	\$ 18,444.93
Lakeside Park II General Fund	\$ 250,941.85	LPII Reserves/Churchill	\$ 201,338.63
Hail Funds	\$ -	O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$ 250,941.85	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 15,560.12	LPII Insurance	\$ 40,363.37
		GNMA-Other Churchill	\$ 20,308.08
Delaney Heights General Fund	\$ 50,315.53	DH Reserves/South State	\$ 88,287.40
DH Security Deposit	\$ 10,614.75		
COCC	\$ 89,288.70		
Ridgedale General Fund	\$ 12,358.48	RD Reserves/Centennial	\$ 49,786.53
Ridgedale Security Deposit	\$ 6,052.41	RD Insurance	\$ 10,971.52
		RD Residual Reserves	\$ 9,150.64
*Ridgedale OWES COCC	\$ (201,865.50)	RD MIP Insurance	\$ 3,390.28

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 September 30, 2022	9 Month(s) Ended September 30, 2024	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	02 001	4110.00 5		1,400.30	16,692.92	16,337.25	(355.67)
Legal Expense	02 001	4130.00 5		0.00	90.00	374.94	284.94
Staff Training	02 001	4140.00 5		0.00	0.00	749.97	749.97
Travel	02 001	4150.00 5		0.00	0.00	374.94	374.94
Accounting Fees	02 001	4170.00 5		0.00	2,495.76	2,999.97	504.21
COMPUTER SUPPORT/LICENSING	02 001	4170.2 5		0.00	500.70	0.00	(500.70)
Audit Fees	02 001	4171.00 5		0.00	2,968.00	3,337.47	369.47
Employee Benefits Cont - Admin	02 001	4182.00 5		948.96	8,143.85	7,859.25	(284.60)
Sundry	02 001	4190.00 5		0.00	251.19	824.94	573.75
Advertising and Marketing	02 001	4190.08 5		0.00	22.41	0.00	(22.41)
Bank Fees	02 001	4190.18 5		0.00	103.56	0.00	(103.56)
Telephone	02 001	4190.2 5		96.62	952.98	900.00	(52.98)
Tenant Background Checks	02 001	4190.20 5		0.00	426.27	1,125.00	698.73
Postage	02 001	4190.3 5		0.00	0.00	37.44	37.44
Eviction Costs	02 001	4190.4 5		0.00	0.00	374.94	374.94
Contract Costs - Admin	02 001	4190.9 5		0.00	0.00	374.94	374.94
Ten Services	02 001	4220.2 5		0.00	18.73	0.00	(18.73)
Water	02 001	4310.00 5		0.00	297.46	439.47	142.01
Electricity	02 001	4320.00 5		830.69	2,770.31	2,458.44	(311.87)
Sewer	02 001	4390.00 5		0.00	169.90	548.19	378.29
Labor	02 001	4410.00 5		1,150.43	20,622.37	14,470.47	(6,151.90)
Maintenance Materials	02 001	4420.00 5		1,539.40	12,916.66	10,965.69	(1,950.97)
Contract Costs	02 001	4430.00 5		0.00	8,462.47	1,952.19	(6,510.28)
Contract Costs-Pest Control	02 001	4430.1 5		1,022.00	2,654.00	2,321.19	(332.81)
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		246.12	12,859.04	8,288.19	(4,570.85)
Contract Costs - Lawn	02 001	4430.5 5		4,586.45	21,968.29	19,126.44	(2,841.85)
Contract Costs - Vacancy Turnaround	02 001	4430.6 5		0.00	9,450.00	3,519.72	(5,930.28)
Garbage and Trash Collection	02 001	4431.00 5		38.50	349.66	500.22	150.56
Emp Benefit Cont - Maintenance	02 001	4433.00 5		722.46	8,258.60	6,882.75	(1,375.85)
Insurance - Property	02 001	4510.00 5		0.00	22,920.70	27,961.47	5,040.77
Bad Debts - Other	02 001	4570.00 5		0.00	4,469.51	3,749.94	(719.57)
Bonneville Interest	02 001	4580.01 5		3,605.12	32,563.94	32,519.25	(44.69)
Other General Expense	02 001	4590.00 5		0.00	725.19	749.97	24.78
Management Fees	02 001	4590.02 5		1,216.80	12,305.41	20,322.00	8,016.59
Total Operating Expenses				17,403.85	208,349.88	192,446.64	(15,903.24)
Operating Revenues							
Dwelling Rent	02 001	3110.00 5		27,652.52	248,301.77	254,022.75	(5,720.98)
Total Operating Revenues				27,652.52	248,301.77	254,022.75	(5,720.98)
Total Operating Revenues and Expenses				10,248.67	39,951.89	61,576.11	(21,624.22)
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income - Unrestricted	02 001	3610.00 5		0.00	0.00	48.69	(48.69)
Other Income - Tenant	02 001	3690.00 5		327.33	4,730.43	4,861.44	(131.01)
Other Income - Non Tenant	02 001	3690.02 5		25,010.71	209,553.09	0.00	209,553.09
Total Other Revenues and Expenses				25,338.04	214,283.52	4,910.13	209,373.39
Total Other Revenues and Expenses				25,338.04	214,283.52	4,910.13	209,373.39
Total Net Income (Loss)				35,586.71	254,235.41	66,486.24	187,749.17

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 September 30, 2022	9 Month(s) Ended September 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00	5	1,137.60	13,474.88	13,149.72	(325.16)
Legal Expense	02 002 4130.00	5	0.00	0.00	412.47	412.47
Staff Training	02 002 4140.00	5	0.00	0.00	487.44	487.44
Travel	02 002 4150.00	5	0.00	0.00	187.47	187.47
Accounting Fees	02 002 4170.00	5	0.00	2,475.24	2,812.50	337.26
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5	0.00	234.30	0.00	(234.30)
Audit Fees	02 002 4171.00	5	0.00	2,332.00	2,624.94	292.94
Employee Benefits Cont - Admin	02 002 4182.00	5	764.18	6,542.44	6,326.19	(216.25)
Sundry	02 002 4190.00	5	0.00	110.89	749.97	639.08
Advertising and Marketing	02 002 4190.08	5	0.00	18.46	0.00	(18.46)
Telephone	02 002 4190.2	5	0.00	0.00	225.00	225.00
Tenant Background Check	02 002 4190.20	5	0.00	248.74	0.00	(248.74)
Eviction Costs	02 002 4190.4	5	0.00	0.00	374.94	374.94
Contract Costs - Admin	02 002 4190.9	5	0.00	0.00	374.94	374.94
Ten Services -	02 002 4220.20	5	0.00	14.99	374.94	359.95
Water	02 002 4310.00	5	0.00	0.00	387.72	387.72
Electricity	02 002 4320.00	5	206.16	675.01	2,720.25	2,045.24
Sewer	02 002 4390.00	5	0.00	0.00	127.44	127.44
Labor	02 002 4410.00	5	982.92	18,694.75	12,052.44	(6,642.31)
Maintenance Materials	02 002 4420.00	5	594.03	8,995.98	12,241.44	3,245.46
Contract Costs	02 002 4430.00	5	0.00	1,535.00	1,949.94	414.94
Contract Costs-Pest Control	02 002 4430.1	5	803.00	2,147.00	4,547.25	2,400.25
Contract Costs - Lawn	02 002 4430.3	5	3,366.00	16,414.25	15,028.47	(1,385.78)
Contract Costs - AC	02 002 4430.4	5	110.88	9,144.96	18,513.00	9,368.04
Contract Costs - Vacancy Turnaround	02 002 4430.6	5	2,300.00	15,650.00	7,370.19	(8,279.81)
Garbage and Trash Collection	02 002 4431.00	5	0.00	45.00	688.50	643.50
Emp Benefit Cont - Maintenance	02 002 4433.00	5	659.00	7,643.17	5,814.72	(1,828.45)
Insurance - Property	02 002 4510.00	5	0.00	17,216.08	21,987.72	4,771.64
Bad Debts - Other	02 002 4570.00	5	0.00	3,452.00	3,749.94	297.94
Bonneville Interest	02 002 4580.01	5	3,261.25	29,457.89	29,417.22	(40.67)
Other General Expense	02 002 4590.00	5	0.00	380.19	749.97	369.78
Management Fees	02 002 4590.02	5	2,111.04	18,164.40	15,917.22	(2,247.18)
Total Operating Expenses			16,296.06	175,067.62	181,363.95	6,296.33
Operating Revenues						
Dwelling Rent	02 002 3110.00	5	24,592.27	220,293.44	198,965.25	21,328.19
Total Operating Revenues			24,592.27	220,293.44	198,965.25	21,328.19
Total Operating Revenues and Expenses			8,296.21	45,225.82	17,601.30	27,624.52
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00	5	0.00	0.00	38.97	(38.97)
Other Income - Tenant	02 002 3690.00	5	508.00	5,002.65	9,492.75	(4,490.10)
Other Income - Non Tenant	02 002 3690.02	5	97,991.54	112,529.89	0.00	112,529.89
Total Other Revenues and Expenses			98,499.54	117,532.54	9,531.72	108,000.82
Total Other Revenues and Expenses			98,499.54	117,532.54	9,531.72	108,000.82
Total Net Income (Loss)			106,795.75	162,758.36	27,133.02	135,625.34

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended September 30, 2022	9 Month(s) Ended September 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,575.42	18,838.22	18,462.69	(375.53)
Legal Expense	03 001 4130.00 5		0.00	0.00	374.94	374.94
Staff Training	03 001 4140.00 5		0.00	0.00	675.00	675.00
Travel	03 001 4150.00 5		0.00	0.00	374.94	374.94
Accounting Fees	03 001 4170.00 5		0.00	2,109.44	2,399.94	290.50
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	847.50	0.00	(847.50)
Audit Fees	03 001 4171.00 5		0.00	3,392.00	3,825.00	433.00
Employee Benefits Cont - Admin	03 001 4182.00 5		1,072.19	9,211.58	8,880.75	(330.83)
Sundry	03 001 4190.00 5		0.00	663.72	1,125.00	461.28
Non Capitalized Admin	03 001 4190.01 5		0.00	0.00	239.94	239.94
Tenant Background Checks	03 001 4190.02 5		0.00	488.11	299.97	(188.14)
Advertising and Marketing	03 001 4190.08 5		0.00	25.05	0.00	(25.05)
Bank Fees	03 001 4190.19 5		0.00	24.00	0.00	(24.00)
Telephone/Communications	03 001 4190.20 5		128.02	1,280.20	1,499.94	219.74
Eviction Costs	03 001 4190.40 5		0.00	0.00	374.94	374.94
Ten Services	03 001 4220.00 5		381.05	495.18	0.00	(495.18)
Water	03 001 4310.00 5		44.91	299.22	932.94	633.72
Electricity	03 001 4320.00 5		181.65	2,210.74	5,561.19	3,350.45
Sewer	03 001 4390.00 5		31.20	377.03	612.00	234.97
Labor	03 001 4410.00 5		1,660.98	20,149.74	22,630.50	2,480.76
Materials	03 001 4420.00 5		894.43	14,332.04	15,196.50	864.46
Contract Costs	03 001 4430.00 5		785.00	2,180.00	11,540.25	9,360.25
Contract Costs - Pest Control	03 001 4430.10 5		0.00	8,949.00	3,702.69	(5,246.31)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	20,700.00	21,623.94	923.94
Contract Costs - AC	03 001 4430.40 5		161.28	4,701.76	2,133.72	(2,568.04)
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		6,615.00	25,380.00	1,649.97	(23,730.03)
Garbage and Trash Collection	03 001 4431.00 5		81.82	668.93	1,756.44	1,087.51
Emp Benefit Cont - Maintenance	03 001 4433.00 5		674.88	6,523.43	9,069.75	2,546.32
Property Insurance	03 001 4510.00 5		0.00	40,084.54	30,711.69	(9,372.85)
Bad Debts - Other	03 001 4570.00 5		(392.00)	11,740.54	18,317.97	6,577.43
Management Fees	03 001 4590.01 5		1,892.88	17,133.50	16,011.72	(1,121.78)
Other General Expense	03 001 4590.02 5		0.00	7,524.60	8,624.97	1,100.37
Total Operating Expenses			18,088.71	220,330.07	208,609.29	(11,720.78)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		32,682.00	285,804.91	266,868.72	18,936.19
Total Operating Revenues			32,682.00	285,804.91	266,868.72	18,936.19
Total Operating Revenues and Expenses			14,593.29	65,474.84	58,259.43	7,215.41
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	52.11	97.47	(45.36)
Other Income - Misc Other Revenue	03 001 3690.00 5		170,673.29	178,208.35	4,124.97	174,083.38
Interest on Loan - Heartland National	03 001 5610.00 5		(3,507.90)	(30,567.05)	(31,216.50)	649.45
Total Other Revenues and Expenses			167,165.39	147,693.41	(26,994.06)	174,687.47
Total Other Revenues and Expenses			167,165.39	147,693.41	(26,994.06)	174,687.47
Total Net Income (Loss)			181,758.68	213,168.25	31,265.37	181,902.88

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

Fiscal Year End Date: 12/31/2024		ACCOUNT	1 Month(s) Ended September 30, 202	9 Month(s) Ended September 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00	5	756.16	9,842.21	9,410.22	(431.99)
Legal Expense	04 001 4130.00	5	1,320.00	1,785.00	1,724.94	(60.06)
Staff Training	04 001 4140.00	5	0.00	103.00	239.94	136.94
Accounting Fees	04 001 4170.00	5	0.00	2,209.04	2,475.00	265.96
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	1,125.00	(147.00)
Employee Benefits Cont - Admin	04 001 4182.00	5	496.05	4,320.80	4,131.72	(189.08)
Sundry	04 001 4190.00	5	0.00	175.44	749.97	574.53
TENANT BACKGROUND CHECKS	04 001 4190.02	5	0.00	126.68	74.97	(51.71)
Bank Fees	04 001 4190.19	5	0.00	30.00	0.00	(30.00)
Telephone/Communications	04 001 4190.20	5	0.00	0.00	374.94	374.94
Eviction Costs	04 001 4190.40	5	0.00	0.00	225.00	225.00
Ten Services -	04 001 4220.00	5	0.00	7.49	0.00	(7.49)
Water	04 001 4310.00	5	0.00	52.26	38.97	(13.29)
Electricity	04 001 4320.00	5	115.34	327.41	3,177.72	2,850.31
Sewer	04 001 4390.00	5	0.00	26.45	143.19	116.74
Labor	04 001 4410.00	5	705.87	11,076.32	9,334.44	(1,741.88)
Maintenance Materials	04 001 4420.00	5	446.85	3,468.42	5,167.44	1,699.02
Contract Costs	04 001 4430.00	5	125.00	2,757.50	1,739.97	(1,017.53)
Contract Costs - Pest Control	04 001 4430.10	5	0.00	640.00	3,723.75	3,083.75
Contract Costs-Lawn	04 001 4430.30	5	0.00	1,866.20	2,524.50	658.30
Contract Costs - AC	04 001 4430.40	5	9,260.48	20,581.43	1,545.75	(19,035.68)
CONTRACT COST-PLUMBING	04 001 4430.50	5	0.00	455.00	149.94	(305.06)
Contract Costs - Vacancy Turnaround	04 001 4430.60	5	0.00	0.00	149.94	149.94
Garbage and Trash Collection	04 001 4431.00	5	0.00	44.87	379.44	334.57
Emp Benefit Cont - Maintenance	04 001 4433.00	5	362.33	3,981.90	4,318.47	336.57
Property Insurance	04 001 4510.00	5	0.00	6,671.52	13,958.19	7,286.67
Bad Debts - Other	04 001 4570.00	5	0.00	360.70	1,874.97	1,514.27
Other General Expense--Florida Hsg F	04 001 4590.00	5	0.00	6,556.00	4,484.97	(2,071.03)
Management Fees	04 001 4590.01	5	557.76	5,011.52	6,554.97	1,543.45
Other General Expense	04 001 4590.02	5	0.00	(2,163.06)	1,125.00	3,288.06
GROUND LEASE EXPENSE	04 001 4590.03	5	208.33	1,874.97	1,874.97	0.00
Total Operating Expenses			14,354.17	83,551.07	82,798.29	(752.78)
Operating Revenues						
Dwelling Rent	04 001 3110.00	5	2,341.00	22,811.81	31,138.47	(8,326.66)
HAP Subsidy	04 001 3110.01	5	7,260.00	56,751.00	78,115.50	(21,364.50)
Total Operating Revenues			9,601.00	79,562.81	109,253.97	(29,691.16)
Total Operating Revenues and Expenses			(4,753.17)	(3,988.26)	26,455.68	(30,443.94)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00	5	0.00	0.00	90.00	(90.00)
Other Income - Tenant	04 001 3690.00	5	1,394.00	2,423.75	7,126.47	(4,702.72)
Other Income - Misc Other Revenue	04 001 3690.01	5	2,246.65	2,246.65	749.97	1,496.68
Total Other Revenues and Expenses			3,640.65	4,670.40	7,966.44	(3,296.04)
Total Other Revenues and Expenses			3,640.65	4,670.40	7,966.44	(3,296.04)
Total Net Income (Loss)			(1,112.52)	682.14	34,422.12	(33,739.98)

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 September 30, 2022	9 Month(s) Ended September 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00	5	1,303.55	14,830.01	15,453.00	622.99
Legal Expense	04 002 4130.00	5	0.00	(342.34)	1,125.00	1,467.34
Staff Training	04 002 4140.00	5	0.00	391.40	374.94	(16.46)
Travel	04 002 4150.00	5	0.00	0.00	187.47	187.47
Accounting Fees	04 002 4170.00	5	0.00	2,056.48	2,624.94	568.46
Computer Support/Licensing Fees	04 002 4170.20	5	0.00	352.50	0.00	(352.50)
Audit Fees	04 002 4171.00	5	0.00	4,664.00	3,375.00	(1,289.00)
Employee Benefits Cont - Admin	04 002 4182.00	5	816.20	6,949.78	6,701.22	(248.56)
Sundry	04 002 4190.00	5	0.00	138.75	974.97	836.22
TENANT BACKGROUND CHECKS	04 002 4190.02	5	0.00	761.99	562.50	(199.49)
Advertising and Marketing	04 002 4190.08	5	0.00	36.12	0.00	(36.12)
Bank Fees	04 002 4190.19	5	0.00	104.45	0.00	(104.45)
Eviction Costs	04 002 4190.40	5	0.00	0.00	187.47	187.47
Ten Services -	04 002 4220.00	5	719.85	1,424.40	1,350.00	(74.40)
Water	04 002 4310.00	5	25.84	146.01	508.50	362.49
Electricity	04 002 4320.00	5	628.71	2,695.13	3,062.25	367.12
Sewer	04 002 4390.00	5	56.00	303.94	398.97	95.03
Labor	04 002 4410.00	5	1,132.55	16,790.86	14,639.22	(2,151.64)
Maintenance Materials	04 002 4420.00	5	1,644.12	12,084.62	13,896.72	1,812.10
Contract Costs	04 002 4430.00	5	1,395.00	16,244.25	25,893.00	9,648.75
Contract Costs - Pest Control	04 002 4430.10	5	0.00	3,840.00	14,046.75	10,206.75
Contract Costs-Lawn	04 002 4430.30	5	0.00	7,964.80	10,098.00	2,133.20
Contract Costs - AC	04 002 4430.40	5	1,011.76	6,907.76	6,308.19	(599.57)
CONTRACT COSTS-PLUMBING	04 002 4430.50	5	0.00	1,325.00	384.75	(940.25)
Garbage and Trash Collection	04 002 4431.00	5	60.00	227.16	830.25	603.09
Emp Benefit Cont - Maintenance	04 002 4433.00	5	648.64	7,053.75	6,858.00	(195.75)
Property Insurance	04 002 4510.00	5	0.00	34,460.70	43,346.25	8,885.55
Bad Debts - Other	04 002 4570.00	5	0.00	12,442.77	3,375.00	(9,067.77)
Management Fees	04 002 4590.01	5	1,805.65	16,672.16	21,319.47	4,647.31
Other General Expense	04 002 4590.02	5	0.00	259.95	6,750.00	6,490.05
GROUND LEASE EXPENSE	04 002 4590.03	5	8,000.00	72,000.00	72,000.00	0.00
Total Operating Expenses			19,247.87	242,786.40	276,631.83	33,845.43
Operating Revenues						
Dwelling Rent	04 002 3110.00	5	12,849.62	104,462.48	85,319.19	19,143.29
HAP Subsidy	04 002 3110.01	5	16,487.00	166,338.00	270,000.00	(103,662.00)
Total Operating Revenues			29,336.62	270,800.48	355,319.19	(84,518.71)
Total Operating Revenues and Expenses			10,088.75	28,014.08	78,687.36	(50,673.28)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00	5	0.00	0.00	187.47	(187.47)
Other Income - Tenants	04 002 3690.00	5	384.92	7,380.33	3,307.50	4,072.83
Other Income - Misc Other Revenue	04 002 3690.02	5	262,057.55	262,057.55	749.97	261,307.58
Interest on Loan	04 002 5610.00	5	(4,933.14)	(44,565.65)	(44,502.75)	(62.90)
Total Other Revenues and Expenses			257,509.33	224,872.23	(40,257.81)	265,130.04
Total Other Revenues and Expenses			257,509.33	224,872.23	(40,257.81)	265,130.04
Total Net Income (Loss)			267,598.08	252,886.31	38,429.55	214,456.76

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended September 30, 202	9 Month(s) Ended September 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		938.18	12,124.05	11,534.94	(589.11)
Legal Expense	04 003 4130.00 5		315.00	435.00	374.94	(60.06)
Staff Training	04 003 4140.00 5		0.00	309.00	374.94	65.94
Travel	04 003 4150.00 5		0.00	0.00	374.94	374.94
Accounting Fees	04 003 4170.00 5		0.00	2,183.12	2,999.97	816.85
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	4,275.00	459.00
Employee Benefits Cont - Admin	04 003 4182.00 5		627.47	5,641.64	5,049.72	(591.92)
Sundry	04 003 4190.00 5		0.00	271.20	450.00	178.80
Contract. Admin	04 003 4190.01 5		0.00	0.00	299.97	299.97
Advertising and Marketing	04 003 4190.08 5		0.00	29.24	0.00	(29.24)
Eviction Costs	04 003 4190.40 5		330.00	330.00	374.94	44.94
Tenant Services -	04 003 4220.00 5		0.00	0.00	3,749.94	3,749.94
Water	04 003 4310.00 5		36.94	335.72	514.44	178.72
Electricity	04 003 4320.00 5		431.74	2,405.88	3,947.94	1,542.06
Natural Gas	04 003 4330.00 5		31.76	537.40	243.72	(293.68)
Sewer	04 003 4390.00 5		80.60	378.53	474.75	96.22
Labor	04 003 4410.00 5		965.02	17,011.92	12,221.19	(4,790.73)
Maintenance Materials	04 003 4420.00 5		3,049.34	29,162.75	8,624.97	(20,537.78)
Contract Costs	04 003 4430.00 5		9,750.00	15,917.50	6,773.94	(9,143.56)
Contract Costs - Pest Control	04 003 4430.10 5		928.00	4,059.00	3,609.00	(450.00)
Contract Costs-Lawn	04 003 4430.30 5		3,667.00	9,003.00	6,385.50	(2,617.50)
Contract Costs - AC	04 003 4430.40 5		481.44	21,089.48	3,789.72	(17,299.76)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	1,005.75	1,005.75
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	300.00	374.94	74.94
Garbage and Trash Collection	04 003 4431.00 5		64.52	235.77	635.94	400.17
Emp Benefit Cont - Maintenance	04 003 4433.00 5		624.89	7,063.89	5,790.69	(1,273.20)
Property Insurance	04 003 4510.00 5		0.00	16,788.30	35,449.47	18,661.17
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	749.97	749.97
Other General Expense--Real Estate	04 003 4590.00 5		0.00	0.00	374.94	374.94
Management Fees	04 003 4590.01 5		1,023.60	9,407.95	9,682.47	274.52
Other General Expense	04 003 4590.02 5		0.00	20.95	374.94	353.99
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	26,250.03	26,249.94	(0.09)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	23,360.94	23,360.94
Total Operating Expenses			26,262.17	185,377.32	180,494.46	(4,882.86)
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		6,102.00	54,683.86	43,724.97	10,958.89
HAP Subsidy	04 003 3110.01 5		10,919.00	101,020.00	117,644.94	(16,624.94)
Total Operating Revenues			17,021.00	155,703.86	161,369.91	(5,666.05)
Total Operating Revenues and Expenses			(9,241.17)	(29,673.46)	(19,124.55)	(10,548.91)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	112.50	(112.50)
Other Income - Tenants	04 003 3690.00 5		660.00	1,925.82	2,250.00	(324.18)
Other Income - Misc Other Revenue	04 003 3690.01 5		39,963.03	39,963.03	374.94	39,588.09
Total Other Revenues and Expenses			40,623.03	41,888.85	2,737.44	39,151.41
Total Other Revenues and Expenses			40,623.03	41,888.85	2,737.44	39,151.41
Total Net Income (Loss)			31,381.86	12,215.39	(16,387.11)	28,602.50

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

COCC

COCC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended September 30, 202	9 Month(s) Ended September 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		8,774.80	110,848.74	106,917.75	(3,930.99)
Legal Expense	05 001 4130.00 5		0.00	819.34	1,125.00	305.66
Staff Training	05 001 4140.00 5		0.00	0.00	1,125.00	1,125.00
Travel	05 001 4150.00 5		0.00	0.00	1,125.00	1,125.00
Accounting Fees	05 001 4170.00 5		0.00	2,030.00	2,250.00	220.00
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	12,551.52	0.00	(12,551.52)
Audit Fees	05 001 4171.00 5		0.00	0.00	1,499.94	1,499.94
Employee Benefits Cont - Admin	05 001 4182.00 5		3,690.40	36,675.63	36,116.19	(559.44)
Sundry	05 001 4190.00 5		1,770.76	13,334.11	13,500.00	165.89
TENANT BACKGROUND CHECKS	05 001 4190.02 5		0.00	229.79	0.00	(229.79)
Bank Fees	05 001 4190.19 5		0.00	1,243.80	0.00	(1,243.80)
Telephone/Communications	05 001 4190.20 5		519.73	8,081.08	4,500.00	(3,581.08)
Postage	05 001 4190.30 5		841.35	2,670.89	374.94	(2,295.95)
Eviction Costs	05 001 4190.40 5		0.00	0.00	2,250.00	2,250.00
Contract Costs - Copier	05 001 4190.60 5		267.75	1,586.68	3,375.00	1,788.32
Contract Costs - Admin	05 001 4190.90 5		120.00	4,305.67	9,749.97	5,444.30
Ten Services -	05 001 4220.00 5		0.00	1,059.50	0.00	(1,059.50)
Water	05 001 4310.00 5		51.38	414.12	263.25	(150.87)
Electricity	05 001 4320.00 5		732.28	5,436.55	5,439.69	3.14
Sewer	05 001 4390.00 5		102.70	705.23	545.94	(159.29)
Labor	05 001 4410.00 5		0.00	2,148.82	0.00	(2,148.82)
Materials	05 001 4420.00 5		576.44	10,295.84	2,250.00	(8,045.84)
Contract Costs	05 001 4430.00 5		0.00	11,041.13	176.22	(10,864.91)
Contract Costs - Pest Control	05 001 4430.10 5		0.00	5,270.00	854.19	(4,415.81)
Contract Costs-Lawn	05 001 4430.30 5		0.00	1,333.00	0.00	(1,333.00)
Contract Costs - AC	05 001 4430.40 5		0.00	6,741.84	104.94	(6,636.90)
Garbage and Trash Collection	05 001 4431.00 5		100.00	723.75	572.94	(150.81)
Emp Benefit Cont - Maintenance	05 001 4433.00 5		0.00	239.66	0.00	(239.66)
Property Insurance	05 001 4510.00 5		0.00	5,276.10	7,909.47	2,633.37
Other General Expense	05 001 4590.02 5		1,072.39	10,911.75	9,374.94	(1,536.81)
Total Operating Expenses			18,619.98	255,974.54	211,400.37	(44,574.17)
Total Operating Revenues and Expenses			(18,619.98)	(255,974.54)	(211,400.37)	(44,574.17)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		(635,242.64)	(36,388.15)	0.00	(36,388.15)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,216.80	12,305.41	20,322.00	(8,016.59)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		2,111.04	18,164.40	15,917.22	2,247.18
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,892.88	17,133.50	16,011.72	1,121.78
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		1,689.28	16,886.21	19,867.50	(2,981.29)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	100,125.00	100,125.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		557.76	5,011.52	6,554.97	(1,543.45)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,805.65	16,672.16	21,319.47	(4,647.31)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,023.60	9,407.95	9,682.47	(274.52)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	9,000.00	12,150.00	(3,150.00)
Total Other Revenues and Expenses			(612,820.63)	168,318.00	221,950.35	(53,632.35)
Total Other Revenues and Expenses			(612,820.63)	168,318.00	221,950.35	(53,632.35)
Total Net Income (Loss)			(631,440.61)	(87,656.54)	10,549.98	(98,206.52)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended September 30, 202	9 Month(s) Ended September 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	1,817.47	23,219.70	21,918.69	(1,301.01)
Legal Expense	07 002 4130.00	5	180.00	4,440.00	3,749.94	(690.06)
Staff Training	07 002 4140.00	5	2.99	259.49	225.00	(34.49)
Travel	07 002 4150.00	5	0.00	0.00	225.00	225.00
Accounting Fees	07 002 4170.00	5	0.00	1,964.92	2,774.97	810.05
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	330.00	0.00	(330.00)
Audit Fees	07 002 4171.00	5	0.00	2,756.00	3,074.94	318.94
Employee Benefits Cont - Admin	07 002 4182.00	5	1,164.93	10,261.07	9,548.19	(712.88)
Sundry	07 002 4190.00	5	0.00	141.83	1,987.47	1,845.64
Postage	07 002 4190.03	5	0.00	1.83	187.47	185.64
Advertising	07 002 4190.08	5	0.00	145.64	0.00	(145.64)
Bank Fees	07 002 4190.18	5	0.00	13.01	0.00	(13.01)
Telephone	07 002 4190.2	5	0.00	659.45	374.94	(284.51)
TENANT BACKGROUND CHECKS	07 002 4190.20	5	0.00	668.01	3,375.00	2,706.99
Eviction Costs	07 002 4190.4	5	380.00	380.00	187.47	(192.53)
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	374.94	374.94
Tenant Services	07 002 4220.00	5	0.00	0.00	2,624.94	2,624.94
Water	07 002 4310.00	5	569.64	4,087.31	4,922.19	834.88
Electricity	07 002 4320.00	5	1,309.28	8,303.76	5,729.94	(2,573.82)
Sewer	07 002 4390.00	5	1,048.30	7,364.64	7,802.19	437.55
Labor	07 002 4410.00	5	4,724.73	39,721.30	73,704.69	33,983.39
Maintenance Materials	07 002 4420.00	5	2,112.88	15,872.78	5,158.44	(10,714.34)
Contract Costs	07 002 4430.00	5	16,025.00	127,989.29	32,558.94	(95,430.35)
Pest Control	07 002 4430.1	5	672.00	2,941.00	2,279.97	(661.03)
Contract Costs-Lawn	07 002 4430.3	5	495.00	4,455.00	4,296.69	(158.31)
Contract Costs-Air Conditioning	07 002 4430.4	5	766.04	4,842.68	7,864.47	3,021.79
Contract Costs-Plumbing	07 002 4430.5	5	0.00	415.75	374.94	(40.81)
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	149.94	149.94
Garbage and Trash Collection	07 002 4431.00	5	629.95	4,782.86	4,738.50	(44.36)
Emp Benefit Cont - Maintenance	07 002 4433.00	5	1,380.14	12,507.64	27,140.22	14,632.58
Insurance - Property	07 002 4510.00	5	0.00	18,357.18	24,912.00	6,554.82
Bad Debts - Other	07 002 4570.00	5	2,396.11	17,138.13	11,250.00	(5,888.13)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,304.70	21,120.51	20,978.19	(142.32)
Management Fees	07 002 4590.00	5	1,689.28	16,886.21	19,867.50	2,981.29
Other General Expense	07 002 4590.01	5	100.00	224.00	2,624.94	2,400.94
Total Operating Expenses			39,768.44	352,250.99	306,982.71	(45,268.28)
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	6,056.11	60,230.65	60,522.75	(292.10)
HAP Subsidy	07 002 3110.01	5	16,053.00	164,350.00	187,820.19	(23,470.19)
Total Operating Revenues			22,109.11	224,580.65	248,342.94	(23,762.29)
Total Operating Revenues and Expenses			(17,659.33)	(127,670.34)	(58,639.77)	(69,030.57)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	74.97	(74.97)
Interest - Restricted - RFR	07 002 3431.00	5	0.00	52.00	74.97	(22.97)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	0.00	9.52	0.00	9.52
Investment Income - Unrestricted	07 002 3610.00	5	0.00	10.90	74.97	(64.07)
Other Income - Tenant	07 002 3690.00	5	674.00	3,271.39	8,397.72	(5,126.33)
Other Income - Non Tenant	07 002 3690.02	5	37,239.96	37,239.96	824.94	36,415.02
Total Other Revenues and Expenses			37,913.96	40,583.77	9,447.57	31,136.20
Total Other Revenues and Expenses			37,913.96	40,583.77	9,447.57	31,136.20
Total Net Income (Loss)			20,254.63	(87,086.57)	(49,192.20)	(37,894.37)