

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, November 19, 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: October 2024
 - 2. Monthly Occupancy Report: October 2024
 - 3. TAR & Maintenance Reports: October 2024
 - 4. Cash Analysis: October 2024
 - 5. Project Budgeted Income Statement Reports: October 2024
 - 6. Fee Accountants Financials: September 2024
- E. Secretary Reports & Old Business.
 - 6 Move Ins—1 @ NCH I, 1 @ Cornell, 1 @ Lakeside Park II, 1 @ Delaney, 2 @ Ridgedale
 - 6 Move Outs—1 @ NCH I abandoned unit, 4 @ Lakeside Park I—3 criminal 1 moved to Lakeside Park II, 1 @ Delaney dog bit tenant
 - Cornell Colony Monitoring Review scheduled October 16th – Management did very well, Maintenance—several pages of findings. (emailed)
 - Halloween Party at Cornell Colony October 31st
 - Employee Incentive Compensation
 - Salary Study Contract with NAHRO—last one 2020
 - Insurance Meeting—December 2nd to December 4th
- F. New Business
 - 2025 Budget Approval—Resolution 24-03
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: January 21, 2025
- 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, November 15, 2024; 6:00 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

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

B. COMMUNICATIONS:

I. SECRETARY REPORTS & OLD BUSINESS

- 6 Move Ins—1 @ NCH I, 1 @ Cornell, 1 @ Lakeside Park II, 1 @ Delaney, 2 @ Ridgedale
- 6 Move Outs—1 @ NCH I abandoned unit, 4 @ Lakeside Park I—3 criminal 1 moved to Lakeside Park II, 1 @ Delaney dog bit tenant
- Cornell Colony Monitoring Review scheduled October 16th – Management did very well, Maintenance—several pages of findings. (emailed)
- Halloween Party at Cornell Colony October 31st
- Employee Incentive Compensation
- Salary Study Contract with NAHRO—last one 2020
- Insurance Meeting—December 2nd to December 4th

II. NEW BUSINESS

- Resolution 24-03 – 2025 Budget Approval

Other matters to come before the Board:

Next Board Meeting(s): January 21, 2025

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
October 15, 2024, 5:30 P.M.
Meeting Minutes

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

B. Public Comments/Presentations:

C. Communications:

- Jason Atkinson, Public Works Director, gave us information on the removal of the Ridgedale dumpsters. We will have Director Jackson and Maintenance Supervisor Daniel Whitlock meet with Jason to discuss further details.

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:

- 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:

- Resolution 24-02: 2017 through 2023 Surplus Net Cash Flows for North Central Heights I and II

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, November 19, 2024 at 5:30pm

Being no further business to come before the Board, Chair adjourned the meeting at 6:00 pm.

Accepted _____

Attest _____

AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
October 15, 2024, 6:00 P.M.

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 6:00 PM. Secretary Penny Pieratt called the roll with the following directors present: Brojek, Pineiro, Pough, and Dilday. Absent: Directors Knighten and Jackson. Guest: Emilio Garibaldi Jr, Director of Commercial Real Estate and Investments and Rotary member

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

COMMUNICATIONS:

- Jason Atkinson, Public Works Director, gave us information on the removal of the Ridgedale dumpsters. We will have Director Jackson and Maintenance Supervisor Daniel Whitlock meet with Jason to discuss further details.

SECRETARY REPORT AND 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
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- Cornell Colony Monitoring Review scheduled October 9th has been cancelled due to Hurricane Milton

NEW BUSINESS:

- Resolution 24-02: 2017 through 2023 Surplus Net Cash Flows for North Central Heights I and II

Next Board Meeting: Tuesday, November 19, 2024

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

Accepted_____

Accepted_____

Attest SEAL_____

THE HOUSING AUTHORITY OF AVON PARK

RESOLUTION #24-03

RESOLUTION APPROVING FFY 2025 OPERATING BUDGET

- Whereas, HUD requires the submission of a FY2025 Operating Budget;
- Whereas, APHA staff and APHA Fee Accountant Cornwell Associates have collectively prepared the proposed 2025 Operating Budget in accordance to the regulations and known projected factors at this time; and
- Whereas, APHA Board of Commissioners have received and had opportunity to contemplate/review of the proposed 2025 Operating Budget through prior posting of same on the APHA website for sufficiency determination.

NOW THEREFORE, BE IT RESOLVED that the Operating Budget for the Avon Park Housing Authority for federal fiscal year January 1 to December 31, 2025, attached hereto and incorporated herein, be approved and adopted, with Budget implementation effective January 1, 2025.

ADOPTED THIS 19th DAY OF NOVEMBER 2024.

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Oct-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	10/31/2024	2	83	85	Health Issues
520	1	10/21/2024					Dogs bit tenant

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
1319	2	10/7/2024			OPEN 58874		Non pmt rent
1314	4	10/21/2024			OPEN 58996		Criminal/eviction
29	3	10/21/2024			OPEN 58994		Criminal/eviction
25E	2	10/30/2024			OPEN 59085		VAWA

TOTAL LAKESIDE PARK I VACANT - 7

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	10/18/2024	14	214	228	Non pmt rent
358	3	5/14/2024			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 - 5

SUBMITTED BY PENNY PIERATT, CEO

<u>Unit #</u>	<u>Bdrnm</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>
622	2	4/29/2024	10/4/2024	10	148	158	Moved out of state (MI)
624	3	6/17/2024			121		No notice given
620	2	8/20/2024			OPEN 58553		Moved with boyfriend
649	2	9/27/2024			OPEN 58815		Multiple Issues
603	2	10/3/2024			OPEN 58851		Abandoned unit
TOTAL NCH VACANT - 4							

<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>
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

[illegible]

OCCUPANCY/VACANCY REPORT

Oct-24

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1
North Central 1=unit 647=3 bdrm=abandoned
Cornell=unit 38189=3 bdrm=non renewal ?
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
North Central 1=unit 614=3 bdrm=non pmt rent; non renewal
North Central 2=unit 730=3 bdrm=non renewal 10/31
Lakeside Park 2=unit 244=3 bdrm=non renewal/housekeeping
Ridgedale=unit 728=3 bdrm=non renewal/housekeeping

Evictions -

Ridgedale=unit 713=2 bdrm=unreported income

WAITING LIST

2024		2024		2024	
DELANEY HEIGHTS		LAKESIDE PARK I		LAKESIDE PARK II	
1 BDRM	34	1 BDRM	0	1 BDRM	17
TOTAL	34	2 BDRM	9	2 BDRM	28
		3 BDRM	5	3 BDRM	12
		4 BDRM	1	4 BDRM	1
		5 BDRM	0	5 BDRM	0
		TOTAL	15	TOTAL	58
2024		2024		2024	
RIDGEDALE		NORTH CENTRAL HEIGHTS		CORNELL COLONY	
1 BDRM	39	2 BDRM	38	3 BDRM	OPEN
2 BDRM	25	3 BDRM	22		18
3 BDRM	40	4 BDRM	8		
4 BDRM	25	TOTAL	68		
TOTAL	129				
SUBMITTED BY PENNY PIERATT, CEO		TOTAL		322	

Tenant Accounts Receivable

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Delaney Heights

	<u>Amt</u>	<u>Reason</u>
L. Gunter	\$ 5.98	Late fee balance
J. Ross	\$ 56.89	Work order
E. Sanders	\$ 35.68	Work order
J. Snowden	\$ 2.07	Work order

DH Total \$ 100.62

Lakeside Park I

E. Brown	\$ 87.42	Work order
T. Jones	\$ 4,159.07	Rent, unreported income (pmts)
S. White	\$ 150.90	Balance rent

Lakeside I Total \$ 4,397.39

Lakeside Park II

B. Concepcion	\$ 6.00	Late fee
A. Hodges	\$ 89.70	Balance rent
E. Jackson	\$ 7.94	Work order
N. Jones	\$ 361.42	Move out charges
M. Lenton	\$ 68.67	Work order
A. Otero	\$ 30.09	Work order
N. Rivera	\$ 1.00	Balance Late fee
A. Thompson	\$ 3.00	Late fee
E. Vertus	\$ 1,319.00	Unreported income
A. Weeks	\$ 13.86	Late fee

Lakeside II Total \$ 1,900.68

NCH I

S. Dewain	\$ 52.58	Late Fee
K. Dillard	\$ 146.75	Balance late fee
M. Hudson	\$ 85.00	Late fee
O. Quintana	\$ 1,090.21	Rent and late fee
S. Valentin	\$ 0.52	Balance on move in rent

NCH I Total \$ 1,375.06

NCH II

A. Gonzalez	\$ 28.68	Work order
C. Holden	\$ 5.67	Work order
J. Matthews	\$ 129.92	Work order
M. Packer	\$ 1,057.80	Rent, Late fee, work order
C. Redding	\$ 0.89	Work order
S. Rivera	\$ 6.84	NSF Fee
G. Williams	\$ 1.73	Work Order
C. Wooden	\$ 290.75	Balance Rent

NCH II Total \$ 1,522.28

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable

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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
E. Leon	\$	61.07	Balance late fee
L. Peralta	\$	827.00	Rent, work order
E. Robey	\$	68.00	Late fee
J. Rodriguez	\$	715.00	Rent
G. Santiago	\$	21.41	Work Order

Cornell Total \$ 1,696.11

Ridgedale

C. Anderson	\$	39.66	Work order
S. Antone	\$	3.20	Late fee
E. Daniels	\$	52.96	Work order
R. Quinones	\$	9,101.71	Unreported income 1st offense

Ridgedale Total \$ 9,197.53

GRAND TOTAL	\$ 20,189.67
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WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	253.74	J. Broden
Lakeside Park I	\$	5,937.65	S. Carbo
Lakeside Park II	\$	-	
NCH I	\$	641.00	A. Sandelier
NCH I	\$	925.87	C. Patterson
NCH II	\$	-	
Ridgedale	\$	-	
Cornell	\$	-	
Cornell	\$	-	

TOTAL \$ 7,758.26

Submitted by:
Penny Pieratt,CEO

Daily Tasks:

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

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 80 hours were taken during the month of October for sick (0 hours), vacation (40 hours), holiday (40 hours)

Maintenance

Delaney Heights Inspections	3	
Lakeside Park I Inspections	0	
Lakeside Park II Inspections	4	
Ridgdeale Inspections	3	
NCH I Inspections	1	
NCH II Inspections	3	
Cornell Colony Inspections	5	
Total	23	
Delaney Heights Vacancies	1	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	1	
Ridgedale Vacancies	0	
NCH I Vacancies	1	Contractor
NCH II Vacancies	1	Contractor
Cornell Colony Vacancies	2	Contractor

Property Manager

Delaney Heights Move Ins	1	1
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	0	0
Cornell Colony Move Ins	1	1
Total	6	
Delaney Heights Move Outs	1	
Lakeside Park I Move Outs	4	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	0	
NCH I Move Outs	1	
NCH II Move Outs	0	
Cornell Colony Move Outs	0	
Total	6	

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



October 2024

Turnovers completed: (6)

510 Circle Street (Delaney Heights)
349 W. Shoreline Drive (Lakeside Park II)
624 Barberry Loop—Contractor (North Central Heights I)
743 Juneberry loop—Contractor (North Central Heights II)
38186 Ezra Circle—Contractor (Cornell Colony)
38180 Ezra Circle —Contractor (Cornell Colony)

Midstate renewed Fire extinguishers at Ridgedale and Delaney Heights

Pest Control was carried out at Lakeside Park I & II

Hurricane clean up was performed after Milton

Amerinet Inspection carried out at Cornell Colony

Smoke Detector and Fire Extinguisher checks carried out on all properties

215 Work Orders Completed

Submitted by: Daniel Whitlock, Maintenance Supervisor

CASH ANALYSIS
10/31/2024

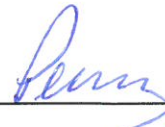
		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 221,005.85		
North Central Heights I General Fund	\$ 105,397.61	NCH I Reserves/Bonneville	\$ 155,643.84
NCH I Security Deposit	\$ 10,868.14	NCH I Insurance	\$ 26,203.03
OWES APHDC Cash Distribution	\$ (143,296.00)		
North Central Heights II General Fund	\$ 75,449.37	NCH II Reserves/Bonneville	\$ 124,478.15
NCH II Security Deposit	\$ 9,455.51	NCH II Insurance	\$ 19,745.04
Cornell Colony General Fund	\$ 451,648.72	CC Reserves/Amerinat	\$ 104,771.15
Cornell Colony Security Deposit	\$ 13,043.52	CC Insurance	\$ 37,343.59
		CC Reserves/Amerinat	\$ 117,936.24
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 10,554.02	LPI Reserves/First Hsg	\$ 35,248.67
LPI Security Deposit	\$ 2,669.64	LPI Insurance	\$ 4,724.69
Lakeside Park II General Fund	\$ 248,715.74	LPII Reserves/Churchill	\$ 199,279.12
Hail Funds	\$ -	O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$ 248,715.74	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 15,561.18	LPII Insurance	\$ 44,326.50
		GNMA-Other Churchill	\$ 14,803.98
Delaney Heights General Fund	\$ 52,071.98	DH Reserves/South State	\$ 88,737.40
DH Security Deposit	\$ 10,615.47		
COCC	\$ 67,937.03		
Ridgedale General Fund	\$ 10,633.99	RD Reserves/Centennial	\$ 51,327.37
Ridgedale Security Deposit	\$ 6,923.82	RD Insurance	\$ 13,567.30
		RD Residual Reserves	\$ 9,160.23
*Ridgedale OWES COCC	\$ (222,974.82)	RD MIP Insurance	\$ 289.57

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 October 31, 2024	10 Month(s) Ended October 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,369.10	18,609.60	18,152.50	(457.10)
Legal Expense	02 001 4130.00 5		0.00	90.00	416.60	326.60
Staff Training	02 001 4140.00 5		0.00	0.00	833.30	833.30
Travel	02 001 4150.00 5		0.00	0.00	416.60	416.60
Accounting Fees	02 001 4170.00 5		611.76	3,107.52	3,333.30	225.78
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	3,708.30	740.30
Employee Benefits Cont - Admin	02 001 4182.00 5		1,008.17	9,193.91	8,732.50	(461.41)
Sundry	02 001 4190.00 5		0.00	251.19	916.60	665.41
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	1,049.60	1,000.00	(49.60)
Tenant Background Checks	02 001 4190.20 5		0.00	426.27	1,250.00	823.73
Postage	02 001 4190.3 5		0.00	0.00	41.60	41.60
Eviction Costs	02 001 4190.4 5		0.00	0.00	416.60	416.60
Contract Costs - Admin	02 001 4190.9 5		0.00	0.00	416.60	416.60
Ten Services	02 001 4220.2 5		23.72	42.45	0.00	(42.45)
Water	02 001 4310.00 5		0.00	297.46	488.30	190.84
Electricity	02 001 4320.00 5		437.56	3,207.87	2,731.60	(476.27)
Sewer	02 001 4390.00 5		0.00	169.90	609.10	439.20
Labor	02 001 4410.00 5		1,065.65	22,224.35	16,078.30	(6,146.05)
Maintenance Materials	02 001 4420.00 5		1,529.14	14,445.80	12,184.10	(2,261.70)
Contract Costs	02 001 4430.00 5		1,686.28	10,148.75	2,169.10	(7,979.65)
Contract Costs-Pest Control	02 001 4430.1 5		544.00	3,198.00	2,579.10	(618.90)
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		40.32	12,899.36	9,209.10	(3,690.26)
Contract Costs - Lawn	02 001 4430.5 5		2,044.00	24,012.29	21,251.60	(2,760.69)
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		0.00	9,450.00	3,910.80	(5,539.20)
Garbage and Trash Collection	02 001 4431.00 5		0.00	349.66	555.80	206.14
Emp Benefit Cont - Maintenance	02 001 4433.00 5		715.99	9,015.62	7,647.50	(1,368.12)
Insurance - Property	02 001 4510.00 5		0.00	25,766.94	31,068.30	5,301.36
Bad Debts - Other	02 001 4570.00 5		1,566.87	6,036.38	4,166.60	(1,869.78)
Bonneville Interest	02 001 4580.01 5		3,601.78	36,165.72	36,132.50	(33.22)
Other General Expense	02 001 4590.00 5		143,359.34	144,084.53	833.30	(143,251.23)
Management Fees	02 001 4590.02 5		1,436.65	13,742.06	22,580.00	8,837.94
Total Operating Expenses			161,136.95	373,499.90	213,829.60	(159,670.30)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		28,757.48	277,059.25	282,247.50	(5,188.25)
Total Operating Revenues			28,757.48	277,059.25	282,247.50	(5,188.25)
Total Operating Revenues and Expenses			(132,379.47)	(96,440.65)	68,417.90	(164,858.55)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	02 001 3431.00 5		536.68	536.68	0.00	536.68
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	54.10	(54.10)
Other Income - Tenant	02 001 3690.00 5		687.85	5,418.28	5,401.60	16.68
Other Income - Non Tenant	02 001 3690.02 5		0.00	209,553.09	0.00	209,553.09
Total Other Revenues and Expenses			1,224.53	215,508.05	5,455.70	210,052.35
Total Other Revenues and Expenses			1,224.53	215,508.05	5,455.70	210,052.35
Total Net Income (Loss)			(131,154.94)	119,067.40	73,873.60	45,193.80

* Due to
Cash
Distribution
from
2 prior
years



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 October 31, 2024	10 Month(s) Ended October 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,125.87	15,040.62	14,610.80	(429.82)
Legal Expense	02 002 4130.00 5		0.00	0.00	458.30	458.30
Staff Training	02 002 4140.00 5		0.00	0.00	541.60	541.60
Travel	02 002 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	02 002 4170.00 5		609.24	3,084.48	3,125.00	40.52
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	2,916.60	584.60
Employee Benefits Cont - Admin	02 002 4182.00 5		823.06	7,399.15	7,029.10	(370.05)
Sundry	02 002 4190.00 5		0.00	110.89	833.30	722.41
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	250.00	250.00
Tenant Background Check	02 002 4190.20 5		246.46	495.20	0.00	(495.20)
Eviction Costs	02 002 4190.4 5		0.00	0.00	416.60	416.60
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	416.60	416.60
Ten Services -	02 002 4220.20 5		19.54	34.53	416.60	382.07
Water	02 002 4310.00 5		0.00	0.00	430.80	430.80
Electricity	02 002 4320.00 5		132.39	807.40	3,022.50	2,215.10
Sewer	02 002 4390.00 5		0.00	0.00	141.60	141.60
Labor	02 002 4410.00 5		903.01	20,109.63	13,391.60	(6,718.03)
Maintenance Materials	02 002 4420.00 5		1,190.69	10,186.67	13,601.60	3,414.93
Contract Costs	02 002 4430.00 5		2,852.81	4,387.81	2,166.60	(2,221.21)
Contract Costs-Pest Control	02 002 4430.1 5		448.00	2,595.00	5,052.50	2,457.50
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	18,020.25	16,698.30	(1,321.95)
Contract Costs - AC	02 002 4430.4 5		31.68	9,176.64	20,570.00	11,393.36
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		0.00	15,650.00	8,189.10	(7,460.90)
Garbage and Trash Collection	02 002 4431.00 5		0.00	45.00	765.00	720.00
Emp Benefit Cont - Maintenance	02 002 4433.00 5		652.88	8,335.21	6,460.80	(1,874.41)
Insurance - Property	02 002 4510.00 5		0.00	19,272.52	24,430.80	5,158.28
Bad Debts - Other	02 002 4570.00 5		0.00	3,452.00	4,166.60	714.60
Bonneville Interest	02 002 4580.01 5		3,258.23	32,716.12	32,685.80	(30.32)
Other General Expense	02 002 4590.00 5		49.77	429.96	833.30	403.34
Management Fees	02 002 4590.02 5		1,865.12	20,029.52	17,685.80	(2,343.72)
Total Operating Expenses			15,814.75	193,963.36	201,515.50	7,552.14
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		25,163.00	245,656.07	221,072.50	24,583.57
Total Operating Revenues			25,163.00	245,656.07	221,072.50	24,583.57
Total Operating Revenues and Expenses			9,348.25	51,692.71	19,557.00	32,135.71
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00 5		427.15	427.15	0.00	427.15
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	43.30	(43.30)
Other Income - Tenant	02 002 3690.00 5		309.40	5,312.05	10,547.50	(5,235.45)
Other Income - Non Tenant	02 002 3690.02 5		0.00	112,529.89	0.00	112,529.89
Total Other Revenues and Expenses			736.55	118,269.09	10,590.80	107,678.29
Total Other Revenues and Expenses			736.55	118,269.09	10,590.80	107,678.29
Total Net Income (Loss)			10,084.80	169,961.80	30,147.80	139,814.00

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended October 31, 2024	10 Month(s) Ended October 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,531.25	20,988.86	20,514.10	(474.76)
Legal Expense	03 001 4130.00 5		0.00	0.00	416.60	416.60
Staff Training	03 001 4140.00 5		0.00	0.00	750.00	750.00
Travel	03 001 4150.00 5		0.00	0.00	416.60	416.60
Accounting Fees	03 001 4170.00 5		513.44	2,622.88	2,666.60	43.72
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	4,250.00	858.00
Employee Benefits Cont - Admin	03 001 4182.00 5		1,131.62	10,390.58	9,867.50	(523.08)
Sundry	03 001 4190.00 5		0.00	663.72	1,250.00	586.28
Non Capitalized Admin	03 001 4190.01 5		0.00	0.00	266.60	266.60
Tenant Background Checks	03 001 4190.02 5		0.00	488.11	333.30	(154.81)
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	1,408.22	1,666.60	258.38
Eviction Costs	03 001 4190.40 5		0.00	0.00	416.60	416.60
Ten Services	03 001 4220.00 5		26.51	521.69	0.00	(521.69)
Water	03 001 4310.00 5		14.91	314.13	1,036.60	722.47
Electricity	03 001 4320.00 5		517.77	2,728.51	6,179.10	3,450.59
Sewer	03 001 4390.00 5		31.20	408.23	680.00	271.77
Labor	03 001 4410.00 5		1,617.88	22,197.62	25,145.00	2,947.38
Materials	03 001 4420.00 5		3,944.10	18,276.14	16,885.00	(1,391.14)
Contract Costs	03 001 4430.00 5		632.50	2,812.50	12,822.50	10,010.00
Contract Costs - Pest Control	03 001 4430.10 5		608.00	9,557.00	4,114.10	(5,442.90)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	23,000.00	24,026.60	1,026.60
Contract Costs - AC	03 001 4430.40 5		46.08	4,747.84	2,370.80	(2,377.04)
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		4,750.00	30,130.00	1,833.30	(28,296.70)
Garbage and Trash Collection	03 001 4431.00 5		50.00	718.93	1,951.60	1,232.67
Emp Benefit Cont - Maintenance	03 001 4433.00 5		671.58	7,227.91	10,077.50	2,849.59
Property Insurance	03 001 4510.00 5		0.00	45,058.13	34,124.10	(10,934.03)
Bad Debts - Other	03 001 4570.00 5		0.00	11,740.54	20,353.30	8,612.76
Management Fees	03 001 4590.01 5		1,964.28	19,097.78	17,790.80	(1,306.98)
Other General Expense	03 001 4590.02 5		3,378.39	10,902.99	9,583.30	(1,319.69)
Total Operating Expenses			23,857.53	250,290.86	231,788.10	(18,502.76)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		33,427.04	319,523.96	296,520.80	23,003.16
Total Operating Revenues			33,427.04	319,523.96	296,520.80	23,003.16
Total Operating Revenues and Expenses			9,569.51	69,233.10	64,732.70	4,500.40
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	52.11	108.30	(56.19)
Other Income - Tenant	03 001 3690.00 5		202.00	7,885.06	4,583.30	3,301.76
Other Income - Misc Other Revenue	03 001 3690.01 5		0.00	170,525.29	0.00	170,525.29
Interest on Loan - Heartland National	03 001 5610.00 5		(3,050.63)	(33,617.68)	(34,685.00)	1,067.32
Total Other Revenues and Expenses			(2,848.63)	144,844.78	(29,993.40)	174,838.18
Total Other Revenues and Expenses			(2,848.63)	144,844.78	(29,993.40)	174,838.18
Total Net Income (Loss)			6,720.88	214,077.88	34,739.30	179,338.58

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended October 31, 2024	10 Month(s) Ended October 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5	654.72	10,818.53	10,455.80	(362.73)	
Legal Expense	04 001 4130.00 5	340.72	2,125.72	1,916.60	(209.12)	
Staff Training	04 001 4140.00 5	0.00	103.00	266.60	163.60	
Accounting Fees	04 001 4170.00 5	505.04	2,714.08	2,750.00	35.92	
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	1,250.00	(22.00)	
Employee Benefits Cont - Admin	04 001 4182.00 5	441.56	4,786.96	4,590.80	(196.16)	
Sundry	04 001 4190.00 5	93.94	269.38	833.30	563.92	
TENANT BACKGROUND CHECKS	04 001 4190.02 5	0.00	126.68	83.30	(43.38)	
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	416.60	416.60	
Postage	04 001 4190.30 5	13.02	13.02	0.00	(13.02)	
Eviction Costs	04 001 4190.40 5	0.00	0.00	250.00	250.00	
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	43.30	(8.96)	
Electricity	04 001 4320.00 5	35.06	362.47	3,530.80	3,168.33	
Sewer	04 001 4390.00 5	0.00	26.45	159.10	132.65	
Labor	04 001 4410.00 5	664.83	11,991.57	10,371.60	(1,619.97)	
Maintenance Materials	04 001 4420.00 5	500.35	3,968.77	5,741.60	1,772.83	
Contract Costs	04 001 4430.00 5	0.00	2,757.50	1,933.30	(824.20)	
Contract Costs - Pest Control	04 001 4430.10 5	0.00	640.00	4,137.50	3,497.50	
Contract Costs-Lawn	04 001 4430.30 5	533.20	2,399.40	2,805.00	405.60	
Contract Costs - AC	04 001 4430.40 5	2,097.28	22,678.71	1,717.50	(20,961.21)	
CONTRACT COST-PLUMBING	04 001 4430.50 5	0.00	455.00	166.60	(288.40)	
Contract Costs - Vacancy Turnaround	04 001 4430.60 5	0.00	0.00	166.60	166.60	
Garbage and Trash Collection	04 001 4431.00 5	0.00	44.87	421.60	376.73	
Emp Benefit Cont - Maintenance	04 001 4433.00 5	359.18	4,360.24	4,798.30	438.06	
Property Insurance	04 001 4510.00 5	16,616.12	23,511.56	15,509.10	(8,002.46)	
Bad Debts - Other	04 001 4570.00 5	6,191.39	7,138.04	2,083.30	(5,054.74)	
Other General Expense--Florida Hsg F	04 001 4590.00 5	0.00	6,556.00	4,983.30	(1,572.70)	
Management Fees	04 001 4590.01 5	348.30	5,359.82	7,283.30	1,923.48	
Other General Expense	04 001 4590.02 5	27.14	94.01	1,250.00	1,155.99	
GROUND LEASE EXPENSE	04 001 4590.03 5	208.33	2,083.30	2,083.30	0.00	
Total Operating Expenses		29,630.18	116,836.83	91,998.10	(24,838.73)	
Operating Revenues						
Dwelling Rent	04 001 3110.00 5	2,438.00	26,004.76	34,598.30	(8,593.54)	
HAP Subsidy	04 001 3110.01 5	3,780.00	60,531.00	86,795.00	(26,264.00)	
Total Operating Revenues		6,218.00	86,535.76	121,393.30	(34,857.54)	
Total Operating Revenues and Expenses		(23,412.18)	(30,301.07)	29,395.20	(59,696.27)	
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5	3,401.86	3,401.86	100.00	3,301.86	
Other Income - Tenant	04 001 3690.00 5	3,475.81	5,899.56	7,918.30	(2,018.74)	
Other Income - Misc Other Revenue	04 001 3690.01 5	0.00	4,476.58	833.30	3,643.28	
Total Other Revenues and Expenses		6,877.67	13,778.00	8,851.60	4,926.40	
Total Other Revenues and Expenses		6,877.67	13,778.00	8,851.60	4,926.40	
Total Net Income (Loss)		(16,534.51)	(16,523.07)	38,246.80	(54,769.87)	

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 October 31, 2024	10 Month(s) Ended October 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,210.88	16,564.47	17,170.00	605.53
Legal Expense	04 002 4130.00 5		0.00	27.00	1,250.00	1,223.00
Staff Training	04 002 4140.00 5		0.00	391.40	416.60	25.20
Travel	04 002 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	04 002 4170.00 5		518.48	2,574.96	2,916.60	341.64
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	3,750.00	(914.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		784.72	7,774.55	7,445.80	(328.75)
Sundry	04 002 4190.00 5		0.00	138.75	1,083.30	944.55
TENANT BACKGROUND CHECKS	04 002 4190.02 5		435.30	1,197.29	625.00	(572.29)
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	208.30	208.30
Ten Services -	04 002 4220.00 5		994.85	2,419.25	1,500.00	(919.25)
Water	04 002 4310.00 5		12.92	158.93	565.00	406.07
Electricity	04 002 4320.00 5		303.10	2,998.23	3,402.50	404.27
Sewer	04 002 4390.00 5		14.00	317.94	443.30	125.36
Labor	04 002 4410.00 5		1,058.56	18,309.48	16,265.80	(2,043.68)
Maintenance Materials	04 002 4420.00 5		1,752.86	13,837.48	15,440.80	1,603.32
Contract Costs	04 002 4430.00 5		816.19	17,060.44	28,770.00	11,709.56
Contract Costs - Pest Control	04 002 4430.10 5		0.00	3,840.00	15,607.50	11,767.50
Contract Costs-Lawn	04 002 4430.30 5		2,132.80	10,097.60	11,220.00	1,122.40
Contract Costs - AC	04 002 4430.40 5		103.36	7,011.12	7,009.10	(2.02)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	1,325.00	427.50	(897.50)
Garbage and Trash Collection	04 002 4431.00 5		30.00	257.16	922.50	665.34
Emp Benefit Cont - Maintenance	04 002 4433.00 5		642.95	7,731.89	7,620.00	(111.89)
Property Insurance	04 002 4510.00 5		0.00	38,742.05	48,162.50	9,420.45
Bad Debts - Other	04 002 4570.00 5		0.00	12,442.77	3,750.00	(8,692.77)
Management Fees	04 002 4590.01 5		2,064.32	18,736.48	23,688.30	4,951.82
Other General Expense	04 002 4590.02 5		6,185.45	6,445.40	7,500.00	1,054.60
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	80,000.00	80,000.00	0.00
Total Operating Expenses			27,060.74	275,556.71	307,368.70	31,811.99
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		12,783.72	117,346.99	94,799.10	22,547.89
HAP Subsidy	04 002 3110.01 5		20,710.00	187,048.00	300,000.00	(112,952.00)
Total Operating Revenues			33,493.72	304,394.99	394,799.10	(90,404.11)
Total Operating Revenues and Expenses			6,432.98	28,838.28	87,430.40	(58,592.12)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		281.48	281.48	208.30	73.18
Other Income - Tenants	04 002 3690.00 5		394.88	7,775.21	3,675.00	4,100.21
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	262,426.89	833.30	261,593.59
Interest on Loan	04 002 5610.00 5		(4,928.43)	(49,494.08)	(49,447.50)	(46.58)
Total Other Revenues and Expenses			(4,252.07)	220,989.50	(44,730.90)	265,720.40
Total Other Revenues and Expenses			(4,252.07)	220,989.50	(44,730.90)	265,720.40
Total Net Income (Loss)			2,180.91	249,827.78	42,699.50	207,128.28

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended October 31, 2024	10 Month(s) Ended October 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		827.27	13,344.73	12,816.60	(528.13)
Legal Expense	04 003 4130.00 5		338.16	773.16	416.60	(356.56)
Staff Training	04 003 4140.00 5		0.00	309.00	416.60	107.60
Travel	04 003 4150.00 5		0.00	0.00	416.60	416.60
Accounting Fees	04 003 4170.00 5		515.12	2,698.24	3,333.30	635.06
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	4,750.00	934.00
Employee Benefits Cont - Admin	04 003 4182.00 5		571.24	6,242.98	5,610.80	(632.18)
Sundry	04 003 4190.00 5		0.00	271.20	500.00	228.80
Contract. Admin	04 003 4190.01 5		0.00	0.00	333.30	333.30
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	330.00	416.60	86.60
Tenant Services -	04 003 4220.00 5		0.00	0.00	4,166.60	4,166.60
Water	04 003 4310.00 5		18.47	354.19	571.60	217.41
Electricity	04 003 4320.00 5		302.94	2,708.82	4,386.60	1,677.78
Natural Gas	04 003 4330.00 5		30.11	567.51	270.80	(296.71)
Sewer	04 003 4390.00 5		40.30	418.83	527.50	108.67
Labor	04 003 4410.00 5		895.90	18,343.41	13,579.10	(4,764.31)
Maintenance Materials	04 003 4420.00 5		3,582.88	32,745.63	9,583.30	(23,162.33)
Contract Costs	04 003 4430.00 5		580.58	16,498.08	7,526.60	(8,971.48)
Contract Costs - Pest Control	04 003 4430.10 5		0.00	4,059.00	4,010.00	(49.00)
Contract Costs-Lawn	04 003 4430.30 5		667.00	9,670.00	7,095.00	(2,575.00)
Contract Costs - AC	04 003 4430.40 5		201.84	21,291.32	4,210.80	(17,080.52)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	1,117.50	1,117.50
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	300.00	416.60	116.60
Garbage and Trash Collection	04 003 4431.00 5		25.00	260.77	706.60	445.83
Emp Benefit Cont - Maintenance	04 003 4433.00 5		619.63	7,716.84	6,434.10	(1,282.74)
Property Insurance	04 003 4510.00 5		0.00	18,871.72	39,388.30	20,516.58
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	833.30	833.30
Other General Expense--Real Estate	04 003 4590.00 5		0.00	0.00	416.60	416.60
Management Fees	04 003 4590.01 5		987.24	10,395.19	10,758.30	363.11
Other General Expense	04 003 4590.02 5		81.43	102.38	416.60	314.22
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	29,166.70	29,166.60	(0.10)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	25,956.60	25,956.60
Total Operating Expenses			13,201.78	201,554.94	200,549.40	(1,005.54)
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		6,145.00	60,862.18	48,583.30	12,278.88
HAP Subsidy	04 003 3110.01 5		10,358.00	111,378.00	130,716.60	(19,338.60)
Total Operating Revenues			16,503.00	172,240.18	179,299.90	(7,059.72)
Total Operating Revenues and Expenses			3,301.22	(29,314.76)	(21,249.50)	(8,065.26)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	125.00	(125.00)
Other Income - Tenants	04 003 3690.00 5		358.16	2,283.98	2,500.00	(216.02)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	39,963.03	416.60	39,546.43
Total Other Revenues and Expenses			358.16	42,247.01	3,041.60	39,205.41
Total Other Revenues and Expenses			358.16	42,247.01	3,041.60	39,205.41
Total Net Income (Loss)			3,659.38	12,932.25	(18,207.90)	31,140.15

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

COCC
COCC

Fiscal Year End Date: 12/31/2024		ACCOUNT	1 Month(s) Ended October 31, 2024	10 Month(s) Ended October 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		8,226.49	122,365.15	118,797.50	(3,567.65)
Legal Expense	05 001 4130.00 5		0.00	819.34	1,250.00	430.66
Staff Training	05 001 4140.00 5		911.64	911.64	1,250.00	338.36
Travel	05 001 4150.00 5		0.00	0.00	1,250.00	1,250.00
Accounting Fees	05 001 4170.00 5		400.00	2,430.00	2,500.00	70.00
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	1,666.60	1,666.60
Employee Benefits Cont - Admin	05 001 4182.00 5		3,646.73	40,574.04	40,129.10	(444.94)
Sundry	05 001 4190.00 5		1,121.70	14,455.81	15,000.00	544.19
TENANT BACKGROUND CHECKS	05 001 4190.02 5		0.00	229.79	0.00	(229.79)
Bank Fees	05 001 4190.19 5		93.80	1,368.84	0.00	(1,368.84)
Telephone/Communications	05 001 4190.20 5		479.77	8,560.85	5,000.00	(3,560.85)
Postage	05 001 4190.30 5		62.72	2,733.61	416.60	(2,317.01)
Eviction Costs	05 001 4190.40 5		0.00	0.00	2,500.00	2,500.00
Contract Costs - Copier	05 001 4190.60 5		448.53	2,035.21	3,750.00	1,714.79
Contract Costs - Admin	05 001 4190.90 5		120.00	4,425.67	10,833.30	6,407.63
Ten Services -	05 001 4220.00 5		0.00	1,059.50	0.00	(1,059.50)
Water	05 001 4310.00 5		33.38	447.50	292.50	(155.00)
Electricity	05 001 4320.00 5		667.80	6,104.35	6,044.10	(60.25)
Sewer	05 001 4390.00 5		71.50	776.73	606.60	(170.13)
Labor	05 001 4410.00 5		0.00	2,148.82	0.00	(2,148.82)
Materials	05 001 4420.00 5		536.78	10,832.62	2,500.00	(8,332.62)
Contract Costs	05 001 4430.00 5		1,500.00	12,541.13	195.80	(12,345.33)
Contract Costs - Pest Control	05 001 4430.10 5		0.00	5,270.00	949.10	(4,320.90)
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	116.60	(6,625.24)
Garbage and Trash Collection	05 001 4431.00 5		75.00	798.75	636.60	(162.15)
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	8,788.30	3,512.20
Other General Expense	05 001 4590.02 5		285.01	11,196.76	10,416.60	(780.16)
Total Operating Expenses			18,680.85	278,228.23	234,889.30	(43,338.93)
Total Operating Revenues and Expenses			(18,680.85)	(278,228.23)	(234,889.30)	(43,338.93)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	(36,388.15)	0.00	(36,388.15)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,436.65	13,742.06	22,580.00	(8,837.94)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,865.12	20,029.52	17,685.80	2,343.72
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,964.28	19,097.78	17,790.80	1,306.98
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		1,421.87	18,308.08	22,075.00	(3,766.92)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	111,250.00	111,250.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		348.30	5,359.82	7,283.30	(1,923.48)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,064.32	18,736.48	23,688.30	(4,951.82)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		987.24	10,395.19	10,758.30	(363.11)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	10,000.00	13,500.00	(3,500.00)
Total Other Revenues and Expenses			22,212.78	190,530.78	246,611.50	(56,080.72)
Total Other Revenues and Expenses			22,212.78	190,530.78	246,611.50	(56,080.72)
Total Net Income (Loss)			3,531.93	(87,697.45)	11,722.20	(99,419.65)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended October 31, 2024	10 Month(s) Ended October 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	1,648.38	25,613.04	24,354.10	(1,258.94)
Legal Expense	07 002 4130.00	5	441.79	4,881.79	4,166.60	(715.19)
Staff Training	07 002 4140.00	5	0.00	259.49	250.00	(9.49)
Travel	07 002 4150.00	5	0.00	0.00	250.00	250.00
Accounting Fees	07 002 4170.00	5	410.92	2,375.84	3,083.30	707.46
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	3,416.60	660.60
Employee Benefits Cont - Admin	07 002 4182.00	5	1,092.54	11,410.60	10,609.10	(801.50)
Sundry	07 002 4190.00	5	0.00	141.83	2,208.30	2,066.47
Postage	07 002 4190.03	5	5.58	7.41	208.30	200.89
Advertising	07 002 4190.08	5	0.00	145.64	0.00	(145.64)
Bank Fees	07 002 4190.18	5	12.98	25.99	0.00	(25.99)
Telephone	07 002 4190.2	5	0.00	659.45	416.60	(242.85)
TENANT BACKGROUND CHECKS	07 002 4190.20	5	187.52	855.53	3,750.00	2,894.47
Eviction Costs	07 002 4190.4	5	0.00	380.00	208.30	(171.70)
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	416.60	416.60
Tenant Services	07 002 4220.00	5	0.00	0.00	2,916.60	2,916.60
Water	07 002 4310.00	5	536.12	4,623.43	5,469.10	845.67
Electricity	07 002 4320.00	5	706.36	9,010.12	6,366.60	(2,643.52)
Sewer	07 002 4390.00	5	1,048.30	8,412.94	8,669.10	256.16
Labor	07 002 4410.00	5	4,613.09	46,236.04	81,894.10	35,658.06
Maintenance Materials	07 002 4420.00	5	3,948.88	19,821.66	5,731.60	(14,090.06)
Contract Costs	07 002 4430.00	5	8,891.00	136,880.29	36,176.60	(100,703.69)
Pest Control	07 002 4430.1	5	0.00	2,941.00	2,533.30	(407.70)
Contract Costs-Lawn	07 002 4430.3	5	495.00	4,950.00	4,774.10	(175.90)
Contract Costs-Air Conditioning	07 002 4430.4	5	112.44	4,955.12	8,738.30	3,783.18
Contract Costs-Plumbing	07 002 4430.5	5	0.00	415.75	416.60	0.85
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	166.60	166.60
Garbage and Trash Collection	07 002 4431.00	5	629.95	5,412.81	5,265.00	(147.81)
Emp Benefit Cont - Maintenance	07 002 4433.00	5	1,371.59	14,024.71	30,155.80	16,131.09
Insurance - Property	07 002 4510.00	5	0.00	20,641.79	27,680.00	7,038.21
Bad Debts - Other	07 002 4570.00	5	0.00	17,138.13	12,500.00	(4,638.13)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,294.08	23,414.59	23,309.10	(105.49)
Management Fees	07 002 4590.00	5	1,421.87	18,308.08	22,075.00	3,766.92
Other General Expense	07 002 4590.01	5	109.01	333.01	2,916.60	2,583.59
MIP Annual Premium to HUD	07 002 4590.03	5	3,378.17	3,378.17	0.00	(3,378.17)
Total Operating Expenses			33,355.57	390,740.25	341,091.90	(49,648.35)
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	6,172.38	66,407.14	67,247.50	(840.36)
HAP Subsidy	07 002 3110.01	5	12,097.00	176,447.00	208,689.10	(32,242.10)
Total Operating Revenues			18,269.38	242,854.14	275,936.60	(33,082.46)
Total Operating Revenues and Expenses			(15,086.19)	(147,886.11)	(65,155.30)	(82,730.81)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	83.30	(83.30)
Interest - Restricted - RFR	07 002 3431.00	5	51.92	103.92	83.30	20.62
Interest - Restricted - Residual Receipt	07 002 3431.01	5	9.59	19.11	0.00	19.11
Investment Income - Unrestricted	07 002 3610.00	5	1.15	12.96	83.30	(70.34)
Other Income - Tenant	07 002 3690.00	5	499.75	3,771.14	9,330.80	(5,559.66)
Other Income - Non Tenant	07 002 3690.02	5	0.00	37,239.96	916.60	36,323.36
Total Other Revenues and Expenses			562.41	41,147.09	10,497.30	30,649.79
Total Other Revenues and Expenses			562.41	41,147.09	10,497.30	30,649.79
Total Net Income (Loss)			(14,523.78)	(106,739.02)	(54,658.00)	(52,081.02)