Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, June 17, 2025, 5:30PM

AGENDA

** **Vote Chairperson and Vice Chair**

A. Opening Prayer, Roll Call by Secretary

B. Public Comments/Presentations:

C. Communications:

D. Consent Agenda

1. Regular Board Meeting Minutes: April & May 2025
2. Monthly Occupancy Report: April & May 2025
3. TAR & Maintenance Reports: April & May 2025
4. Cash Analysis: April & May 2025
5. Project Budgeted Income Statement Reports: April & May 2025
6. Fee Accountants Financials: February, March, April 2025 (emailed 6.10.25)

E. Secretary Reports & Old Business.
- Board Member Carmelo Pineiro resigned 6.2.25
- April - 3 Move Ins— 1 @ Lakeside Park II, 1 @ Ridgedale, 1 @ Cornell
- April - 7 Move Outs—1 @ Delaney-moved closer to daughter, 1 @ Lakeside II—transferred to 204 (plumbing issues), 1 @ Ridgedale—transferred to bigger unit, 2 @ North Central—1 eviction, 1 moved in with family, 1 @ Cornell—non renewal non payment rent
- May – 4 Move Ins—1 @ NCH I, 1 @ NCH 2, 2 @ Ridgedale
- May – 3 Move Outs – 1 @ NCH 2-moved with family, 2@ Cornell-1 non renewal due to late rent, 1 rent too high
- Final Delaney Heights NSPIRE is 77
- Penny will be out of the office on vacation from June 23rd to June 27th
- Final Audit for 2024 (emailed 6.10.25) I have hard copy if needed
- Office closed June 19th due to Holiday Juneteenth
- Community Garden clean up scheduled for June 25th
- Office closed July 4th due to Holiday
- Handing out sparklers to all who come to office week of June 30th

F. New Business
- Resolution 25-04—Change in Bank Signatures

G. Unfinished Business, Concerns of Commissioners

H. Next Meeting: Regular Board Meeting: July 15, 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, June 17, 2025; 6:00 P.M.
Meeting Agenda

*Vote Chairperson and Vice Chair

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

1. Regular Board Meeting Minutes: April & May 2025
2. Monthly Occupancy Report: April & May 2025
3. TAR & Maintenance Reports: April & May 2025
4. Cash Analysis: April & May 2025
5. Project Budgeted Income Statement Reports: April & May 2025
6. Fee Accountants Financials: February, March & April 2025 (emailed 6.10.25)

B. **COMMUNICATIONS:**

I. SECRETARY REPORTS & OLD BUSINESS

- Director Carmelo Pineiro resigned 6.2.25
- April - 3 Move Ins— 1 @ Lakeside Park II, 1 @ Ridgedale, 1 @ Cornell
- April - 7 Move Outs—1 @ Delaney-moved closer to daughter, 1 @ Lakeside II—transferred to 204 (plumbing issues), 1 @ Ridgedale—transferred to bigger unit, 2 @ North Central—1 eviction, 1 moved in with family, 1 @ Cornell—non renewal non payment rent
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- Handing out sparklers to all who come to office week of June 30th

C. **NEW BUSINESS**

- Resolution 25-04—Change in Bank Signatures

Other matters to come before the Board:

Next Board Meeting(s): July 15, 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
April 15 2025, 5:30 P.M.
Meeting Minutes

A. Opening/Roll Call: Commissioner Pineiro 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: Pineiro, Pough, Knighten, Sheppard, Downie, Bryant and Dilday. Also in attendance: Emilio Garibaldi Jr, Director of Commercial Real Estate and Investments and Rotary member, Michelle Mercure—City Liaison, Bernice Taylor—Secondary Liaison, Avon Park City Council Member

B. Public Comments/Presentations:

- Bernice Taylor, Avon Park City Council Member, concerned with telephone not being answered, rude staff, maintenance concerns

C. Communications:

D. Consent Agenda: Commissioner Pineiro called for a motion to approve the consent agenda removing February fee accountant financials. Commissioner Dilday moved to accept as presented. The motion was seconded by Commissioner Pough and carried unanimously.

E. Secretary Report & Old Business:

- 6 Move Ins—1 @ NCH I, 3 @ Delaney Heights, 1 @ Lakeside Park II, 1 @ Ridgedale
- 1 Move Outs—1 @ Cornell-deceased
- NSPIRE/REAC Ridgedale—final score 83
- NSPIRE/REAC Delaney Heights—preliminary score 77
- Two new board members: Chris Downie and Padrika Sheppard
- Two new check signers—Carmelo Pineiro and Lisa Pough
- Penny will be out of the office April 21, 22 and 23 for vacation
- Penny will be out of the office April 28 to possibly May 16 for surgery. Lorena will be taking care of things while I am out.
- No board meeting in May due to Penny being out on medical leave.

F. New Business:

- Resolution 25-03—Change in Bank Signatures

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, June 17, 2025 at 5:30pm

Being no further business to come before the Board, Chair adjourned the meeting at 7:00 pm.

Accepted___________________________

Attest ______________________________

AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
April 15, 2025, 6:00 P.M.

Meeting Minutes

ROLL CALL: Director Pineiro called the meeting to order at 7:00 PM. Secretary Penny Pieratt called the roll with the following directors present: Pineiro, Pough, Dilday, Downie, Bryant and Sheppard. Also in attendance: Emilio Garibaldi Jr, Director of Commercial Real Estate and Investments, Michelle Mercure—City Liaison, Bernice Taylor-Secondary Liaison--Avon Park City Council Member.

CONSENT AGENDA/PREVIOUS MINUTES: On a motion by Director Dilday and seconded by Director Pough, the minutes of the previous meeting were unanimously approved as presented; removing the February financials fee accountant reports; will send next meeting.

COMMUNICATIONS:

- Bernice Taylor, Avon Park City Council Member, concerned with telephone not being answered, rude staff, maintenance concerns

SECRETARY REPORT AND OLD BUISINESS:

- 6 Move Ins—1 @ NCH I, 3 @ Delaney Heights, 1 @ Lakeside Park II, 1 @ Ridgedale
- 1 Move Outs—1 @ Cornell-deceased
- NSPIRE/REAC Ridgedale—final score 83
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- Penny will be out of the office April 28 to possibly May 16 for surgery. Lorena will be taking care of things while I am out.
- No board meeting in May due to Penny being out on medical leave.

NEW BUSINESS:

- Resolution 25-03—Change in Bank Signatures

Next Board Meeting: Tuesday, June 17, 2025

ADJOURN: There being no further business to come before the Board, Director Pineiro adjourned the meeting at 7:05pm; motioned by Director Jackson and second by Director Pough.

Accepted__________________________

Accepted__________________________

Attest SEAL__________________________

OCCUPANCY/VACANCY REPORT

Apr-25

Delaney Heights - (50 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
303	1	11/30/2024			142		Passed away
506	0	1/7/2025			OPEN 59603		Moved back in with mom
527	1	4/30/2025			OPEN 60747		Moved closer to daughter

TOTAL DELANEY HEIGHTS VACANT - 3

Lakeside Park I - (16 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
1314	4	10/21/2024			OPEN 58996		Criminal/eviction

TOTAL LAKESIDE PARK I VACANT - 1

Lakeside Park II - (63 units)

Unit #/Add	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
201	3	3/6/2024	4/29/2025	57	331	388	No reason/Richardson's temp
228	3	7/9/2024			OPEN 58154		Unreported income
202	2	9/17/2024			OPEN 58830		Needed 3 bedrooms transfer 239
337	1	11/4/2024			OPEN 59110		Needs public transportation
224	2	1/2/2025			OPEN 59545		Moved to Gainesville/health
351	4	1/6/2025			OPEN 59590		Abandoned unit
204	3	4/29/2025			OPEN 60839		Plumbing issues

TOTAL LAKESIDE PARK II VACANT - 6

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT APRIL 2025

Ridgedale - (36 units)

Unit #/Add	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy	
708	4	5/31/2023		*MOLD*	OPEN 54905		Moved to LP1	PASSED 6/24/24
707	3	6/22/2023	4/28/2025	4	671	675	Evicted	PASSED 5/31/24
722	3	4/22/2024			OPEN 57548		Moved to NC	PASSED 6/26/24
714	2	6/28/2024			OPEN 58088		Non payment rent	PASSED 10/7/24
732	2	7/18/2024			OPEN 58354		Transferred to 729	PASSED 8/19/24
740	2	7/22/2024			OPEN 58329		Transferred to 701	PASSED 8/23/24
728	3	2/19/2025			OPEN 59937		Unreported income	
734	2	3/31/2025			OPEN 60841		Transferred to 730	
717	3	4/2/2025			27		Moved to NCH	
738	2	4/28/2025			OPEN 60840		Needs 3 bdrm transfer to 707	

TOTAL RIDGEDALE VACANT - 9

OCCUPANCY/VACANCY REPORT

Apr-25

North Central Heights I - (40 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
647	3	11/8/2024			OPEN 59339		Abandoned unit
642	2	1/2/2025			OPEN 59561		Non renewal non pmt rent

TOTAL NCH I VACANT - 2

North Central Heights II - (32 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
722	3	8/1/2024			OPEN 58358		Non pmt rent
303	3	11/12/2024			OPEN 59340		Rent too high
737	3	11/25/2024			OPEN 59341		Non pmt rent
736	4	1/3/2025			OPEN 59562		Non renewal non pmt rent
720	3	2/25/2025			OPEN 59983		No notice given
718	3	4/8/2025			OPEN 60377		Evicted--non pmt rent
654	3	4/29/2025			OPEN 60556		Abandoned

TOTAL NCH II VACANT - 7

SUBMITTED BY: PENNY PIERATT, CEO

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

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
38186	3	6/13/2024	4/21/2025	198	127	325	Moved out of state
38228	3	2/18/2025			OPEN 59907		Eviction--non pmt rent
38236	3	3/18/2025			OPEN 60143		Passed away
38188	3	4/2/2025			OPEN 60322		Non renewal non pmt rent

TOTAL CORNELL VACANT - 3

OCCUPANCY/VACANCY REPORT

Apr-25

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 4 bedroom 9/1

Evictions -

WAITING LIST

2024		2024		2024	
DELANEY HEIGHTS		**LAKESIDE PARK I**		**LAKESIDE PARK II**	
1 BDRM	20	1 BDRM	0	1 BDRM	11
TOTAL	20	2 BDRM	4	2 BDRM	4
		3 BDRM	1	3 BDRM	25
		4 BDRM	0	4 BDRM	6
		5 BDRM	0	5 BDRM	0
		TOTAL	5	TOTAL	46
2024		2024		2024	
RIDGEDALE		**NORTH CENTRAL HEIGHTS**		**CORNELL COLONY**	**OPEN**
1 BDRM	25	2 BDRM	46	3 BDRM	37
2 BDRM	4	3 BDRM	36		
3 BDRM	4	4 BDRM	13		
4 BDRM	7	TOTAL	95		
TOTAL	40				
SUBMITTED BY PENNY PIERATT, CEO				**TOTAL**	**243**

Tenant Accounts Receivable

30-Apr-25

Delaney Heights		**Amt**	**Reason**
L. Gunter	$	34.98	Late fee
M. Montes	$	0.57	Work order
DH Total	**$**	**35.55**	
Lakeside Park I			
E. Hankerson	$	280.00	Unreported income (pmts)
T. Jones	$	3,257.57	Rent, unreported income (pmts)
D. Leonard	$	110.50	Rent, late fee
Lakeside I Total	**$**	**3,648.07**	
Lakeside Park II			
P. Catrett	$	18.00	Late fee
B. Concepcion	$	949.00	Rent, late fee
J. Denson	$	4.00	Late fee
M. Florestal	$	0.08	Work order
N. Jones	$	60.42	Move out charges
M. Lenton	$	0.67	Work order
F. Pabon Baez	$	718.00	Rent, late fee
G. Porter	$	45.00	Work order
A. Thompson	$	47.00	Late fee
S. Valentine Lopez	$	1,201.00	Work order, unreported income
Lakeside II Total	**$**	**3,043.17**	
NCH I			
G. Coleman	$	16.52	Work order
S. Dewain	$	22.58	Work order
J. Hamilton	$	23.66	Work order
O. Sanchez	$	8.58	Work order
NCH I Total	**$**	**71.34**	
NCH II			
Y.Perez	$	19.00	Work order
C. Redding	$	0.89	Work order
S. Rivera Butler	$	217.84	Late fees
NCH II Total	**$**	**237.73**	

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable

30-Apr-25

Cornell Colony

L. Adkins	$	20.34	Late fee
S. Butler	$	0.62	Work Order
R. Carrasquillo	$	0.01	Work Order
J. Estevez	$	79.00	Late fee
E. Leon	$	0.07	Late fee
G. Mendoza Resto	$	164.04	Late fee
S. Reese	$	33.00	Late fee
J. Rodriguez	$	4,187.00	Rent
Cornell Total	**$**	**4,484.08**	

Ridgedale

C. Coley	$	1.00	Late fee
T. Owensburse	$	0.69	Balance rent
E. Perry	$	5.73	Work order
C. Vazquez	$	100.99	Work order, late fee
Ridgedale Total	**$**	**108.41**	

GRAND TOTAL	**$**	**11,628.35**

WRITE OFFS

Delaney	$	-	
Lakeside Park I	$	-	
Lakeside Park I	$	-	
Lakeside Park II	$	-	
NCH I	$	-	
NCH II	$	4,349.66	C. Wooden
Ridgedale	$	-	
Cornell	$	79.91	E. Robey
TOTAL	**$**	**4,429.57**	

Submitted by:
Penny Pieratt,CEO

Daily Tasks:
General cleaning of Admin/Maintenance buidling & grounds, 223 work orders

Preventive Maintenance:
Work from preventive maintenance inspections are on-going. 78 hours were taken during the month of April for sick (34 hours), vacation (12 hours), holiday (32 hours)

	Maintenance	
Delaney Heights Inspections	1	
Lakeside Park I Inspections	2	
Lakeside Park II Inspections	0	
Ridgdeale Inspections	2	
NCH I Inspections	17	
NCH II Inspections	1	
Cornell Colony Inspections	1	
Total	24	
Delaney Heights Vacancies	1	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	0	
Ridgedale Vacancies	1	
NCH I Vacancies	0	
NCH II Vacancies	0	
Cornell Colony Vacancies	0	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	0	0
NCH II Move Ins	0	0
Cornell Colony Move Ins	1	1
Total	3	
Delaney Heights Move Outs	1	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	1	
Ridgedale Move Outs	1	
NCH I Move Outs	0	
NCH II Move Outs	2	
Cornell Colony Move Outs	1	
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

Monthly Maintenance Report
Month: April 2025
Prepared by: Daniel Whitlock
Date: May 1st, 2025

1. Pest Control

- **Lakeside Park I & II:**
  Monthly pest control treatments were successfully completed as scheduled.
- **All Other Properties:**
  Retreatments were conducted across all other properties, ensuring continued pest prevention and tenant comfort.
- **Ridgedale (Units 706 & 708):**
  Units 706 Fairview and 708 Fairview were tented and treated for drywood termites. The process was completed efficiently with minimal disruption to residents.

2. Turnovers Completed

- **717 Fairview Terrace**
- **303 Byrd Avenue**

Both turnovers were completed successfully during the month, with units cleaned, repaired, and prepared for new occupancy.

3. Fire & Safety Compliance

- **Smoke Detector & Fire Extinguisher Inspections:**
  All properties were inspected for functional smoke detectors and properly charged fire extinguishers. No major issues were reported. Any minor deficiencies identified were resolved during the inspection period.

4. NSPIRE Inspection – Delaney Heights

- **Inspection Outcome:**
  An NSPIRE (National Standards for the Physical Inspection of Real Estate) inspection was conducted at Delaney Heights. The property received a **passing score of 77**.
- **Follow-Up Actions:**
  All follow-up items from the inspection have been successfully addressed and resolved.

Summary

April 2025 saw the successful execution of scheduled pest control treatments, safety compliance inspections, unit turnovers, and a significant NSPIRE inspection. All identified maintenance and compliance needs were met promptly, ensuring continued resident satisfaction and property compliance.

*237 Work Orders completed

CASH ANALYSIS
4/30/2025

			Escrows/Reserves		
Petty Cash	$	100.00			
Avon Park Development Corp	$	201,238.96			
North Central Heights I General Fund	$	81,311.91	NCH I Reserves/Bonneville	$	163,348.22
NCH I Security Deposit	$	11,473.21	NCH I Insurance	$	47,353.03
OWES APHDC Cash Distribution	$	(90,000.00)			
North Central Heights II General Fund	$	100,558.31	NCH II Reserves/Bonneville	$	130,637.55
NCH II Security Deposit	$	8,059.56	NCH II Insurance	$	35,645.04
Cornell Colony General Fund	$	499,793.71	CC Reserves/Amerinat	$	113,997.82
Cornell Colony Security Deposit	$	13,349.63	CC Insurance	$	63,810.34
			CC Reserves/Amerinat		121.247.76
			CC Reserves/Heartland	$	84,000.00
Lakeside Park I General Fund	$	5,198.27	LPI Reserves/First Hsg	$	38,200.55
LPI Security Deposit	$	3,418.96	LPI Insurance	$	8,096.58
Lakeside Park II General Fund	$	215,765.66	LPII Reserves/Churchill	$	216,025.68
			O&M Reserves/Churchill	$	25,600.00
Availble Funds	$	215,765.66	Operating Res./Churchill	$	58,000.00
LPII Security Deposit	$	17,001.70	LPII Insurance	$	68,105.28
			GNMA-Other Churchill	$	20,966.86
Delaney Heights General Fund	$	59,890.09	DH Reserves/South State	$	91,437.40
DH Security Deposit	$	11,209.38			
COCC	$	571.85			
Ridgedale General Fund	$	8,950.41	RD Reserves/Centennial	$	43,158.93
Ridgedale Security Deposit	$	7,470.11	RD Insurance	$	27,531.70
			RD Residual Reserves	$	9,164.06
*Ridgedale OWES COCC	$	(246,994.74)	RD MIP Insurance	$	1,886.37

SUBMITTED BY: PENNY PIERATT, CEO

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
NORTH CENTRAL HEIGHTS

N CENTRAL HEIGHTS MGMT

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2025	4 Month(s) Ended April 30, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	02 001 4110.00 5	2,797.73	8,320.48	7,395.32	(925.16)
Legal Expense	02 001 4130.00 5	0.00	0.00	166.64	166.64
Staff Training	02 001 4140.00 5	11.90	11.90	333.32	321.42
Travel	02 001 4150.00 5	0.00	0.00	166.64	166.64
Accounting Fees	02 001 4170.00 5	600.00	1,326.84	1,333.32	6.48
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	1,540.00	1,483.32	(56.68)
Employee Benefits Cont - Admin	02 001 4182.00 5	1,291.60	2,898.60	4,304.32	1,405.72
Sundry	02 001 4190.00 5	138.75	138.75	366.64	227.89
Telephone	02 001 4190.2 5	102.72	401.66	400.00	(1.66)
Tenant Background Checks	02 001 4190.20 5	0.00	186.28	166.64	(19.64)
Postage	02 001 4190.3 5	0.00	0.00	16.64	16.64
Eviction Costs	02 001 4190.4 5	0.00	0.00	166.64	166.64
Water	02 001 4310.00 5	0.00	0.00	145.32	145.32
Electricity	02 001 4320.00 5	169.64	685.09	1,354.32	669.23
Sewer	02 001 4390.00 5	0.00	0.00	83.00	83.00
Labor	02 001 4410.00 5	1,759.38	6,975.89	8,496.32	1,520.43
Maintenance Materials	02 001 4420.00 5	1,178.40	4,985.03	6,314.64	1,329.61
Contract Costs	02 001 4430.00 5	893.95	923.95	4,137.32	3,213.37
Contract Costs-Pest Control	02 001 4430.1 5	544.00	1,088.00	1,297.64	209.64
Contact Costs-Plumbing	02 001 4430.2 5	0.00	0.00	938.64	938.64
Contract Costs - AC	02 001 4430.4 5	980.00	3,539.15	6,286.64	2,747.49
Contract Costs - Lawn	02 001 4430.5 5	2,044.00	8,176.00	10,740.00	2,564.00
Contract Costs - Vacancy Turnaround	02 001 4430.6 5	2,000.00	2,000.00	4,620.00	2,620.00
Garbage and Trash Collection	02 001 4431.00 5	0.00	0.00	171.00	171.00
Emp Benefit Cont - Maintenance	02 001 4433.00 5	827.93	3,302.23	4,107.64	805.41
Insurance - Property	02 001 4510.00 5	2,865.64	11,548.00	12,516.00	968.00
Bad Debts - Other	02 001 4570.00 5	0.00	928.84	1,666.64	737.80
Bonneville Interest	02 001 4580.01 5	3,581.32	14,345.96	14,289.64	(56.32)
Other General Expense	02 001 4590.00 5	0.00	55.52	333.32	277.80
Management Fees	02 001 4590.02 5	1,424.40	5,713.63	9,270.00	3,556.37
Total Operating Expenses		**23,211.36**	**79,301.80**	**103,067.52**	**23,765.72**
Operating Revenues					
Dwelling Rent	02 001 3110.00 5	29,609.68	113,642.73	115,874.00	(2,231.27)
Total Operating Revenues		**29,609.68**	**113,642.73**	**115,874.00**	**(2,231.27)**
Total Operating Revenues and Expenses		**6,398.32**	**34,340.93**	**12,806.48**	**21,534.45**
Other Revenues and Expenses					
Other Revenues and Expenses					
Investment Income - Restricted	02 001 3610.01 5	0.00	1,038.38	0.00	1,038.38
Other Income - Tenant	02 001 3690.00 5	141.00	1,042.69	2,207.64	(1,164.95)
Other Income - Non Tenant	02 001 3690.02 5	0.00	150.00	0.00	150.00
Total Other Revenues and Expenses		**141.00**	**2,231.07**	**2,207.64**	**23.43**
Total Other Revenues and Expenses		**141.00**	**2,231.07**	**2,207.64**	**23.43**
Total Net Income (Loss)		**6,539.32**	**36,572.00**	**15,014.12**	**21,557.88**

Penny

Report Criteria PHA: 02 Project: '001'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

NORTH CENTRAL HEIGHTS

NORTH CENTRAL HEIGHTS II

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2025	4 Month(s) Ended April 30, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	02 002 4110.00 5	2,282.99	6,785.99	6,033.64	(752.35)
Legal Expense	02 002 4130.00 5	0.00	150.00	100.00	(50.00)
Staff Training	02 002 4140.00 5	9.80	9.80	166.64	156.84
Travel	02 002 4150.00 5	0.00	0.00	83.32	83.32
Accounting Fees	02 002 4170.00 5	600.00	1,299.66	1,250.00	(49.66)
COMPUTER SUPPORT/LICENSING I	02 002 4170.2 5	0.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00 5	0.00	1,210.00	1,166.64	(43.36)
Employee Benefits Cont - Admin	02 002 4182.00 5	1,062.06	2,382.04	3,510.64	1,128.60
Sundry	02 002 4190.00 5	138.75	244.81	333.32	88.51
Telephone	02 002 4190.2 5	0.00	0.00	100.00	100.00
Tenant Background Check	02 002 4190.20 5	46.85	79.53	300.00	220.47
Eviction Costs	02 002 4190.4 5	90.00	325.00	166.64	(158.36)
Water	02 002 4310.00 5	13.57	57.14	0.00	(57.14)
Electricity	02 002 4320.00 5	81.70	408.25	330.00	(78.25)
Sewer	02 002 4390.00 5	15.83	15.83	0.00	(15.83)
Labor	02 002 4410.00 5	1,555.53	6,168.36	7,664.64	1,496.28
Maintenance Materials	02 002 4420.00 5	913.10	2,075.54	4,398.00	2,322.46
Contract Costs	02 002 4430.00 5	0.00	135.00	750.32	615.32
Contract Costs-Pest Control	02 002 4430.1 5	448.00	896.00	1,049.64	153.64
Contract Costs - Lawn	02 002 4430.3 5	1,606.00	6,424.00	8,024.64	1,600.64
Contract Costs - AC	02 002 4430.4 5	845.00	1,763.96	4,471.00	2,707.04
Contract Costs - Vacancy Turnaround	02 002 4430.6 5	0.00	5,000.00	7,651.00	2,651.00
Garbage and Trash Collection	02 002 4431.00 5	22.00	63.85	22.00	(41.85)
Emp Benefit Cont - Maintenance	02 002 4433.00 5	757.92	3,023.45	3,824.00	800.55
Insurance - Property	02 002 4510.00 5	2,564.88	10,326.65	9,859.64	(467.01)
Bad Debts - Other	02 002 4570.00 5	4,349.66	5,765.66	1,666.64	(4,099.02)
Bonneville Interest	02 002 4580.01 5	3,239.72	12,977.60	12,926.64	(50.96)
Other General Expense	02 002 4590.00 5	0.00	99.12	250.00	150.88
Management Fees	02 002 4590.02 5	1,717.44	7,096.73	8,231.64	1,134.91
Total Operating Expenses		**22,360.80**	**74,948.97**	**84,330.64**	**9,381.67**
Operating Revenues					
Dwelling Rent	02 002 3110.00 5	24,099.61	90,667.29	102,896.64	(12,229.35)
Total Operating Revenues		**24,099.61**	**90,667.29**	**102,896.64**	**(12,229.35)**
Total Operating Revenues and Expenses		**1,738.81**	**15,718.32**	**18,566.00**	**(2,847.68)**
Other Revenues and Expenses					
Other Revenues and Expenses					
Investment Income - Restricted	02 002 3610.01 5	0.00	825.40	0.00	825.40
Other Income - Tenant	02 002 3690.00 5	1,004.78	2,746.68	2,334.64	412.04
Total Other Revenues and Expenses		**1,004.78**	**3,572.08**	**2,334.64**	**1,237.44**
Total Other Revenues and Expenses		**1,004.78**	**3,572.08**	**2,334.64**	**1,237.44**
Total Net Income (Loss)		**2,743.59**	**19,290.40**	**20,900.64**	**(1,610.24)**

Penny

Report Criteria PHA: 02 Project: '002'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

CORNELL COLONY

CORNELL COLONY LLC

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2025	4 Month(s) Ended April 30, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	03 001 4110.00 5	3,140.91	9,343.51	8,303.32	(1,040.19)
Legal Expense	03 001 4130.00 5	0.00	300.00	166.64	(133.36)
Staff Training	03 001 4140.00 5	13.30	13.30	300.00	286.70
Travel	03 001 4150.00 5	0.00	0.00	166.64	166.64
Accounting Fees	03 001 4170.00 5	500.00	1,144.96	1,066.64	(78.32)
Computer Support/Licensing Fees	03 001 4170.20 5	0.00	240.00	133.32	(106.68)
Audit Fees	03 001 4171.00 5	0.00	1,760.00	1,700.00	(60.00)
Employee Benefits Cont - Admin	03 001 4182.00 5	1,444.62	3,242.99	4,833.64	1,590.65
Sundry	03 001 4190.00 5	138.75	138.75	500.00	361.25
Tenant Background Checks	03 001 4190.02 5	46.85	46.85	106.64	59.79
Bank Fees	03 001 4190.19 5	0.00	118.06	0.00	(118.06)
Telephone/Communications	03 001 4190.20 5	263.94	643.51	666.64	23.13
Eviction Costs	03 001 4190.40 5	0.00	560.00	166.64	(393.36)
Water	03 001 4310.00 5	15.65	90.52	146.32	55.80
Electricity	03 001 4320.00 5	63.04	275.93	1,080.64	804.71
Sewer	03 001 4390.00 5	31.20	119.10	184.32	65.22
Labor	03 001 4410.00 5	2,218.19	8,978.74	8,891.64	(87.10)
Materials	03 001 4420.00 5	695.89	2,932.97	7,006.64	4,073.67
Contract Costs	03 001 4430.00 5	100.00	100.00	1,065.64	965.64
Contract Costs - Pest Control	03 001 4430.10 5	608.00	1,216.00	4,375.00	3,159.00
Contract Costs-Lawn	03 001 4430.30 5	2,300.00	9,450.00	10,120.00	670.00
Contract Costs - AC	03 001 4430.40 5	340.00	647.61	2,298.64	1,651.03
Contract Costs - Vacancy Turnaround	03 001 4430.60 5	0.00	0.00	12,408.00	12,408.00
Garbage and Trash Collection	03 001 4431.00 5	66.00	213.12	327.00	113.88
Emp Benefit Cont - Maintenance	03 001 4433.00 5	754.93	3,021.89	3,041.32	19.43
Property Insurance	03 001 4510.00 5	4,995.76	20,080.69	13,683.00	(6,397.69)
Payment in Lieu of Taxes	03 001 4520.00 5	0.00	6,758.40	0.00	(6,758.40)
Bad Debts - Other	03 001 4570.00 5	79.91	3,227.77	6,000.64	2,772.87
Management Fees	03 001 4590.01 5	1,985.20	8,556.71	8,010.64	(546.07)
Other General Expense	03 001 4590.02 5	3,306.00	3,306.00	3,833.32	527.32
Total Operating Expenses		**23,108.14**	**86,527.38**	**100,582.88**	**14,055.50**
Operating Revenues					
Dwelling Rent	03 001 3110.00 5	33,678.73	138,711.89	133,512.00	5,199.89
Total Operating Revenues		**33,678.73**	**138,711.89**	**133,512.00**	**5,199.89**
Total Operating Revenues and Expenses		**10,570.59**	**52,184.51**	**32,929.12**	**19,255.39**
Other Revenues and Expenses					
Other Revenues and Expenses					
Investment Income - Unrestricted	03 001 3610.00 5	0.00	0.00	43.32	(43.32)
Investment Income - Restricted	03 001 3610.01 5	0.00	6,687.08	0.00	6,687.08
Other Income - Tenant	03 001 3690.00 5	603.07	4,278.87	0.00	4,278.87
Other Income - Misc Other Revenue	03 001 3690.01 5	0.00	0.00	1,833.32	(1,833.32)
Interest on Loan - Heartland National	03 001 5610.00 5	(3,013.47)	(12,427.77)	(17,001.64)	4,573.87
Total Other Revenues and Expenses		**(2,410.40)**	**(1,461.82)**	**(15,125.00)**	**13,663.18**
Total Other Revenues and Expenses		**(2,410.40)**	**(1,461.82)**	**(15,125.00)**	**13,663.18**
Total Net Income (Loss)		**8,160.19**	**50,722.69**	**17,804.12**	**32,918.57**

Penny

Report Criteria PHA: 03 Project: '001'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
PBRA

LAKESIDE PARK I - PBRA

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2025	4 Month(s) Ended April 30, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	04 001 4110.00 5	845.84	2,840.74	4,507.64	1,666.90
Legal Expense	04 001 4130.00 5	420.00	465.00	766.64	301.64
Staff Training	04 001 4140.00 5	3.50	3.50	106.64	103.14
Accounting Fees	04 001 4170.00 5	500.00	1,133.02	1,100.00	(33.02)
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	660.00	500.00	(160.00)
Employee Benefits Cont - Admin	04 001 4182.00 5	165.37	317.55	2,048.32	1,730.77
Sundry	04 001 4190.00 5	138.75	138.75	333.32	194.57
Postage	04 001 4190.30 5	0.00	11.89	33.32	21.43
Eviction Costs	04 001 4190.40 5	0.00	0.00	100.00	100.00
Water	04 001 4310.00 5	0.00	0.00	24.32	24.32
Electricity	04 001 4320.00 5	0.00	211.74	152.64	(59.10)
Sewer	04 001 4390.00 5	0.00	0.00	12.32	12.32
Labor	04 001 4410.00 5	1,002.75	3,974.81	4,618.32	643.51
Maintenance Materials	04 001 4420.00 5	245.52	3,205.09	1,618.64	(1,586.45)
Contract Costs	04 001 4430.00 5	0.00	525.00	1,348.00	823.00
Contract Costs - Pest Control	04 001 4430.10 5	0.00	320.00	313.00	(7.00)
Contract Costs-Lawn	04 001 4430.30 5	266.60	1,066.40	912.32	(154.08)
Contract Costs - AC	04 001 4430.40 5	5,400.00	5,575.56	10,062.00	4,486.44
CONTRACT COST-PLUMBING	04 001 4430.50 5	0.00	0.00	66.64	66.64
Contract Costs - Vacancy Turnaround	04 001 4430.60 5	0.00	0.00	66.64	66.64
Garbage and Trash Collection	04 001 4431.00 5	0.00	0.00	22.00	22.00
Emp Benefit Cont - Maintenance	04 001 4433.00 5	413.14	1,647.82	2,059.00	411.18
Property Insurance	04 001 4510.00 5	232.24	965.58	5,381.32	4,415.74
Bad Debts - Other	04 001 4570.00 5	0.00	0.00	833.32	833.32
Other General Expense--Florida Hsg F	04 001 4590.00 5	0.00	6,556.00	1,993.32	(4,562.68)
Management Fees	04 001 4590.01 5	650.34	2,191.91	2,714.64	522.73
Other General Expense	04 001 4590.02 5	0.00	4.73	500.00	495.27
GROUND LEASE EXPENSE	04 001 4590.03 5	208.33	833.32	833.32	0.00
Extraordinary Maint - Contract Costs	04 001 4610.10 5	0.00	0.00	2,493.32	2,493.32
Total Operating Expenses		**10,492.38**	**32,738.41**	**45,520.96**	**12,782.55**
Operating Revenues					
Dwelling Rent	04 001 3110.00 5	781.50	6,553.32	10,526.32	(3,973.00)
HAP Subsidy	04 001 3110.01 5	8,705.00	27,734.00	34,718.00	(6,984.00)
Total Operating Revenues		**9,486.50**	**34,287.32**	**45,244.32**	**(10,957.00)**
Total Operating Revenues and Expenses		**(1,005.88)**	**1,548.91**	**(276.64)**	**1,825.55**
Other Revenues and Expenses					
Other Revenues and Expenses					
Investment Income - Restricted	04 001 3610.00 5	0.00	321.79	40.00	281.79
Other Income - Tenant	04 001 3690.00 5	0.00	160.18	1,082.64	(922.46)
Other Income - Misc Other Revenue	04 001 3690.01 5	0.00	0.00	333.32	(333.32)
Other Income - Laundry	04 001 3690.07 5	0.00	514.80	0.00	514.80
Total Other Revenues and Expenses		**0.00**	**996.77**	**1,455.96**	**(459.19)**
Total Other Revenues and Expenses		**0.00**	**996.77**	**1,455.96**	**(459.19)**
Total Net Income (Loss)		**(1,005.88)**	**2,545.68**	**1,179.32**	**1,366.36**

Penny

Report Criteria PHA: 04 Project: '001'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

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

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2025	4 Month(s) Ended April 30, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	04 002 4110.00 5	1,433.32	5,123.27	8,021.32	2,898.05
Legal Expense	04 002 4130.00 5	0.00	45.00	500.00	455.00
Staff Training	04 002 4140.00 5	13.30	13.30	166.64	153.34
Travel	04 002 4150.00 5	0.00	0.00	83.32	83.32
Accounting Fees	04 002 4170.00 5	500.00	1,426.96	1,166.64	(260.32)
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	2,420.00	1,500.00	(920.00)
Employee Benefits Cont - Admin	04 002 4182.00 5	297.56	578.97	3,587.00	3,008.03
Sundry	04 002 4190.00 5	138.75	138.75	433.32	294.57
TENANT BACKGROUND CHECKS	04 002 4190.02 5	0.00	163.43	250.00	86.57
Advertising and Marketing	04 002 4190.08 5	0.00	290.00	0.00	(290.00)
Eviction Costs	04 002 4190.40 5	0.00	0.00	83.32	83.32
Water	04 002 4310.00 5	193.57	193.57	68.00	(125.57)
Electricity	04 002 4320.00 5	44.28	147.20	1,257.64	1,110.44
Sewer	04 002 4390.00 5	12.31	12.31	142.00	129.69
Labor	04 002 4410.00 5	1,665.73	6,835.86	7,850.32	1,014.46
Maintenance Materials	04 002 4420.00 5	909.43	3,806.65	5,908.00	2,101.35
Contract Costs	04 002 4430.00 5	0.00	3,525.00	7,941.64	4,416.64
Contract Costs - Pest Control	04 002 4430.10 5	0.00	1,280.00	1,877.32	597.32
Contract Costs-Lawn	04 002 4430.30 5	1,066.40	4,265.60	3,894.00	(371.60)
Contract Costs - AC	04 002 4430.40 5	2,085.00	2,808.72	3,377.00	568.28
CONTRACT COSTS-PLUMBING	04 002 4430.50 5	2,000.00	2,982.75	647.64	(2,335.11)
Contract Costs - Vacancy Turnaround	04 002 4430.60 5	0.00	2,800.00	0.00	(2,800.00)
Garbage and Trash Collection	04 002 4431.00 5	22.00	88.00	111.00	23.00
Emp Benefit Cont - Maintenance	04 002 4433.00 5	740.72	2,971.89	3,645.32	673.43
Property Insurance	04 002 4510.00 5	4,311.86	17,381.67	19,359.00	1,977.33
Bad Debts - Other	04 002 4570.00 5	0.00	2,695.64	1,500.00	(1,195.64)
Management Fees	04 002 4590.01 5	1,896.14	7,566.70	10,002.32	2,435.62
Other General Expense	04 002 4590.02 5	0.00	9.46	3,000.00	2,990.54
GROUND LEASE EXPENSE	04 002 4590.03 5	8,000.00	32,000.00	32,000.00	0.00
Total Operating Expenses		**25,330.37**	**101,900.70**	**118,372.76**	**16,472.06**
Operating Revenues					
Dwelling Rent	04 002 3110.00 5	16,080.18	60,189.72	46,705.00	13,484.72
HAP Subsidy	04 002 3110.01 5	16,076.00	63,651.00	120,000.00	(56,349.00)
Total Operating Revenues		**32,156.18**	**123,840.72**	**166,705.00**	**(42,864.28)**
Total Operating Revenues and Expenses		**6,825.81**	**21,940.02**	**48,332.24**	**(26,392.22)**
Other Revenues and Expenses					
Other Revenues and Expenses					
Investment Income - Restricted	04 002 3610.00 5	0.00	85.38	83.32	2.06
Other Income - Tenants	04 002 3690.00 5	106.00	1,782.14	3,296.64	(1,514.50)
Other Income - Misc Other Revenue	04 002 3690.02 5	0.00	0.00	333.32	(333.32)
Interest on Loan	04 002 5610.00 5	(4,899.74)	(19,627.86)	(19,550.00)	(77.86)
Total Other Revenues and Expenses		**(4,793.74)**	**(17,760.34)**	**(15,836.72)**	**(1,923.62)**
Total Other Revenues and Expenses		**(4,793.74)**	**(17,760.34)**	**(15,836.72)**	**(1,923.62)**
Total Net Income (Loss)		**2,032.07**	**4,179.68**	**32,495.52**	**(28,315.84)**

Penny

Report Criteria PHA: 04 Project: '002'
Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

PBRA

DELANEY HEIGHTS - PBRA

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2025	4 Month(s) Ended April 30, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	04 003 4110.00 5	1,044.93	3,236.24	5,638.32	2,402.08
Legal Expense	04 003 4130.00 5	0.00	0.00	166.64	166.64
Staff Training	04 003 4140.00 5	10.50	10.50	166.64	156.14
Travel	04 003 4150.00 5	0.00	0.00	166.64	166.64
Accounting Fees	04 003 4170.00 5	500.00	1,342.24	1,333.32	(8.92)
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	1,980.00	1,900.00	(80.00)
Employee Benefits Cont - Admin	04 003 4182.00 5	207.45	374.53	2,551.32	2,176.79
Sundry	04 003 4190.00 5	138.75	138.75	200.00	61.25
Contract. Admin	04 003 4190.01 5	0.00	0.00	133.32	133.32
Bank Fees	04 003 4190.19 5	0.00	116.11	0.00	(116.11)
Eviction Costs	04 003 4190.40 5	0.00	0.00	166.64	166.64
Tenant Services -	04 003 4220.00 5	3,998.24	3,998.24	0.00	(3,998.24)
Water	04 003 4310.00 5	19.39	77.56	164.00	86.44
Electricity	04 003 4320.00 5	149.71	456.43	1,176.32	719.89
Natural Gas	04 003 4330.00 5	66.77	135.06	262.64	127.58
Sewer	04 003 4390.00 5	40.30	161.20	185.00	23.80
Labor	04 003 4410.00 5	1,461.88	5,563.89	7,018.64	1,454.75
Maintenance Materials	04 003 4420.00 5	3,583.97	7,283.56	3,833.32	(3,450.24)
Contract Costs	04 003 4430.00 5	4,500.00	4,955.00	7,782.00	2,827.00
Contract Costs - Pest Control	04 003 4430.10 5	0.00	8,056.00	1,984.32	(6,071.68)
Contract Costs-Lawn	04 003 4430.30 5	667.00	2,668.00	4,401.32	1,733.32
Contract Costs - AC	04 003 4430.40 5	516.00	3,987.68	10,310.32	6,322.64
Contract Costs-Plumbing	04 003 4430.50 5	0.00	0.00	166.64	166.64
Contract Costs - Vacancy Turnaround	04 003 4430.60 5	0.00	0.00	146.64	146.64
Garbage and Trash Collection	04 003 4431.00 5	22.00	88.00	115.32	27.32
Emp Benefit Cont - Maintenance	04 003 4433.00 5	712.27	2,822.04	3,361.64	539.60
Property Insurance	04 003 4510.00 5	2,083.40	8,668.14	15,832.00	7,163.86
Bad Debts - Other	04 003 4570.00 5	0.00	244.41	333.32	88.91
Management Fees	04 003 4590.01 5	994.68	3,978.54	4,303.32	324.78
Other General Expense	04 003 4590.02 5	0.00	9.46	166.64	157.18
GROUND LEASE EXPENSE	04 003 4590.03 5	2,916.67	11,666.68	11,666.64	(0.04)
Extraordinary Maint - Contract Costs	04 003 4610.10 5	0.00	0.00	10,382.64	10,382.64
Total Operating Expenses		**23,633.91**	**72,288.26**	**96,015.52**	**23,727.26**
Operating Revenues					
Dwelling Rent	04 003 3110.00 5	6,265.43	23,940.01	24,440.32	(500.31)
HAP Subsidy	04 003 3110.01 5	10,476.00	41,699.00	47,279.64	(5,580.64)
Total Operating Revenues		**16,741.43**	**65,639.01**	**71,719.96**	**(6,080.95)**
Total Operating Revenues and Expenses		**(6,892.48)**	**(6,649.25)**	**(24,295.56)**	**17,646.31**
Other Revenues and Expenses					
Other Revenues and Expenses					
Investment Income - Restricted	04 003 3610.00 5	0.00	0.00	50.00	(50.00)
Other Income - Tenants	04 003 3690.00 5	5.00	330.68	1,000.00	(669.32)
Other Income - Misc Other Revenue	04 003 3690.01 5	0.00	0.00	166.64	(166.64)
Other Income - Laundry	04 003 3690.07 5	0.00	491.20	0.00	491.20
Total Other Revenues and Expenses		**5.00**	**821.88**	**1,216.64**	**(394.76)**
Total Other Revenues and Expenses		**5.00**	**821.88**	**1,216.64**	**(394.76)**
Total Net Income (Loss)		**(6,887.48)**	**(5,827.37)**	**(23,078.92)**	**17,251.55**

Report Criteria PHA: 04 Project: '003'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

COCC

COCC

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2025	4 Month(s) Ended April 30, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	05 001 4110.00 5	12,975.62	50,772.84	53,560.00	2,787.16
Legal Expense	05 001 4130.00 5	30.00	480.00	366.64	(113.36)
Staff Training	05 001 4140.00 5	0.00	0.00	266.64	266.64
Travel	05 001 4150.00 5	0.00	0.00	266.64	266.64
Accounting Fees	05 001 4170.00 5	496.00	974.00	1,000.00	26.00
Computer Support/Licensing Fees	05 001 4170.20 5	1,000.00	6,110.36	0.00	(6,110.36)
Audit Fees	05 001 4171.00 5	0.00	0.00	666.64	666.64
Employee Benefits Cont - Admin	05 001 4182.00 5	4,243.88	16,862.31	18,410.32	1,548.01
Sundry	05 001 4190.00 5	1,291.18	3,982.15	6,166.64	2,184.49
TENANT BACKGROUND CHECKS	05 001 4190.02 5	46.85	46.85	0.00	(46.85)
Bank Fees	05 001 4190.19 5	144.10	596.58	0.00	(596.58)
Telephone/Communications	05 001 4190.20 5	585.30	2,277.17	3,333.32	1,056.15
Postage	05 001 4190.30 5	60.14	1,686.85	1,500.00	(186.85)
Contract Costs - Copier	05 001 4190.60 5	149.57	466.06	1,000.00	533.94
Contract Costs - Admin	05 001 4190.90 5	90.00	450.00	2,000.00	1,550.00
Water	05 001 4310.00 5	54.43	143.40	193.32	49.92
Electricity	05 001 4320.00 5	538.55	2,212.43	2,537.00	324.57
Sewer	05 001 4390.00 5	111.80	292.30	329.00	36.70
Materials	05 001 4420.00 5	4,110.69	8,418.77	1,000.00	(7,418.77)
Contract Costs	05 001 4430.00 5	0.00	0.00	5,152.64	5,152.64
Contract Costs - Pest Control	05 001 4430.10 5	0.00	0.00	2,459.32	2,459.32
Contract Costs-Lawn	05 001 4430.30 5	0.00	0.00	622.00	622.00
Contract Costs - AC	05 001 4430.40 5	0.00	0.00	3,146.32	3,146.32
Garbage and Trash Collection	05 001 4431.00 5	110.00	264.00	337.64	73.64
Emp Benefit Cont - Maintenance	05 001 4433.00 5	2,032.06	2,032.06	0.00	(2,032.06)
Property Insurance	05 001 4510.00 5	457.59	1,831.23	3,714.32	1,883.09
Other General Expense	05 001 4590.02 5	1,184.08	2,721.63	4,166.64	1,445.01
Depreciation Expense	05 001 4800.00 5	50.03	50.03	0.00	(50.03)
Total Operating Expenses		**29,761.87**	**102,671.02**	**112,195.04**	**9,524.02**
Total Operating Revenues and Expenses		**(29,761.87)**	**(102,671.02)**	**(112,195.04)**	**9,524.02**
Other Revenues and Expenses					
Other Revenues and Expenses					
Other Income - Misc Other Revenue	05 001 3690.00 5	15.00	45.00	0.00	45.00
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5	1,424.40	5,713.63	9,270.00	(3,556.37)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5	1,717.44	7,096.73	8,231.64	(1,134.91)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5	1,985.20	8,556.71	8,010.64	546.07
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5	2,645.44	9,053.77	80,025.00	(70,971.23)
GROUND LEASE INCOME	05 001 3690.05 5	11,125.00	44,500.00	44,500.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5	650.34	2,191.91	2,714.64	(522.73)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5	1,896.14	7,566.70	10,002.32	(2,435.62)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5	994.68	3,978.54	4,303.32	(324.78)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5	1,000.00	4,000.00	5,400.00	(1,400.00)
GAIN/LOSS	05 001 6120.00 0	(3,502.08)	(3,502.08)	0.00	(3,502.08)
Total Other Revenues and Expenses		**19,951.56**	**89,200.91**	**172,457.56**	**(83,256.65)**
Total Other Revenues and Expenses		**19,951.56**	**89,200.91**	**172,457.56**	**(83,256.65)**
Total Net Income (Loss)		**(9,810.31)**	**(13,470.11)**	**60,262.52**	**(73,732.63)**

Deny

Report Criteria PHA: 05 Project: '001'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

RIDGEDALE

RIDGEDALE APARTMENTS LLC

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended April 30, 2025	4 Month(s) Ended April 30, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	07 002 4110.00 5	2,010.45	6,780.01	6,449.00	(331.01)
Legal Expense	07 002 4130.00 5	0.00	0.00	1,966.64	1,966.64
Staff Training	07 002 4140.00 5	7.70	7.70	133.32	125.62
Travel	07 002 4150.00 5	0.00	0.00	100.00	100.00
Accounting Fees	07 002 4170.00 5	400.00	1,092.32	1,233.32	141.00
COMPUTER SUPPORT/LICENSING I	07 002 4170.2 5	0.00	195.00	0.00	(195.00)
Audit Fees	07 002 4171.00 5	0.00	1,430.00	1,366.64	(63.36)
Employee Benefits Cont - Admin	07 002 4182.00 5	408.82	772.48	3,364.00	2,591.52
Sundry	07 002 4190.00 5	275.00	275.00	550.00	275.00
Postage	07 002 4190.03 5	0.00	0.00	50.00	50.00
Bank Fees	07 002 4190.18 5	0.00	5.39	0.00	(5.39)
Telephone	07 002 4190.2 5	0.00	0.00	300.00	300.00
TENANT BACKGROUND CHECKS	07 002 4190.20 5	281.09	313.77	500.00	186.23
Eviction Costs	07 002 4190.4 5	0.00	0.00	83.32	83.32
Contract Costs - Admin	07 002 4190.9 5	0.00	0.00	166.64	166.64
Water	07 002 4310.00 5	1,046.72	2,264.55	1,907.32	(357.23)
Electricity	07 002 4320.00 5	536.63	1,855.83	3,875.00	2,019.17
Sewer	07 002 4390.00 5	1,958.10	4,170.58	3,436.64	(733.94)
Labor	07 002 4410.00 5	7,645.78	29,867.05	28,515.64	(1,351.41)
Maintenance Materials	07 002 4420.00 5	7,242.61	12,735.12	7,090.00	(5,645.12)
Contract Costs	07 002 4430.00 5	6,600.00	11,500.00	57,168.64	45,668.64
Pest Control	07 002 4430.1 5	0.00	2,269.00	1,313.64	(955.36)
Contract Costs-Lawn	07 002 4430.3 5	495.00	1,980.00	1,990.00	10.00
Contract Costs-Air Conditioning	07 002 4430.4 5	190.00	3,052.88	2,163.00	(889.88)
Contract Costs-Plumbing	07 002 4430.5 5	0.00	0.00	166.64	166.64
Contract Costs - Vacancy Turnaround	07 002 4430.6 5	0.00	0.00	66.64	66.64
Garbage and Trash Collection	07 002 4431.00 5	1,737.14	3,392.92	2,136.32	(1,256.60)
Emp Benefit Cont - Maintenance	07 002 4433.00 5	2,234.66	8,932.07	9,840.00	907.93
Insurance - Property	07 002 4510.00 5	2,302.67	9,289.95	11,981.64	2,691.69
Bad Debts - Other	07 002 4570.00 5	0.00	4,208.94	5,000.00	791.06
Interest on Notes Payable-Centennial	07 002 4580.03 5	2,229.60	8,983.28	8,808.32	(174.96)
Management Fees	07 002 4590.00 5	2,645.44	9,053.77	8,025.00	(1,028.77)
Other General Expense	07 002 4590.01 5	0.00	99.00	333.32	234.32
Total Operating Expenses		**40,247.41**	**124,526.61**	**170,080.64**	**45,554.03**
Operating Revenues					
Dwelling Rent	07 002 3110.00 5	6,267.35	29,828.62	26,905.00	2,923.62
HAP Subsidy	07 002 3110.01 5	26,994.00	85,265.00	73,409.64	11,855.36
Total Operating Revenues		**33,261.35**	**115,093.62**	**100,314.64**	**14,778.98**
Total Operating Revenues and Expenses		**(6,986.06)**	**(9,432.99)**	**(69,766.00)**	**60,333.01**
Other Revenues and Expenses					
Other Revenues and Expenses					
Investment Income-Unrestricted	07 002 3430 5	0.00	0.00	33.32	(33.32)
Interest - Restricted - RFR	07 002 3431.00 5	0.00	21.55	0.00	21.55
Interest - Restricted - Residual Receip	07 002 3431.01 5	0.00	3.83	0.00	3.83
Investment Income - Unrestricted	07 002 3610.00 5	0.82	4.10	33.32	(29.22)
Other Income - Tenant	07 002 3690.00 5	59.99	1,325.39	1,461.32	(135.93)
Other Income - Non Tenant	07 002 3690.02 5	0.00	0.00	366.64	(366.64)
Other Income/Laundry	07 002 3690.7 5	0.00	998.00	0.00	998.00
Total Other Revenues and Expenses		**60.81**	**2,352.87**	**1,894.60**	**458.27**
Total Other Revenues and Expenses		**60.81**	**2,352.87**	**1,894.60**	**458.27**
Total Net Income (Loss)		**(6,925.25)**	**(7,080.12)**	**(67,871.40)**	**60,791.28**

Penny

Report Criteria PHA: 07 Project: '002'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

OCCUPANCY/VACANCY REPORT

May-25

Delaney Heights - (50 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
303	1	11/30/2024			142		Passed away
506	0	1/7/2025			OPEN 59603		Moved back in with mom
527	1	4/30/2025			30		Moved closer to daughter

TOTAL DELANEY HEIGHTS VACANT - 3

Lakeside Park I - (16 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
1314	4	10/21/2024			OPEN 58996		Criminal/eviction

TOTAL LAKESIDE PARK I VACANT - 1

Lakeside Park II - (63 units)

Unit #/Add	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
228	3	7/9/2024			OPEN 58154		Unreported income
202	2	9/17/2024			234		Needed 3 bedrooms transfer 239
337	1	11/4/2024			OPEN 59110		Needs public transportation
224	2	1/2/2025			OPEN 59545		Moved to Gainesville/health
351	4	1/6/2025			OPEN 59590		Abandoned unit
204	3	4/29/2025			OPEN 60839		Plumbing issue transfer 201

TOTAL LAKESIDE PARK II VACANT - 6

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT MAY 2025

Ridgedale - (36 units)

Unit #/Add	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy	
708	4	5/31/2023	5/22/2025	50	671	721	Moved to LP1	PASSED 6/24/24
722	3	4/22/2024			OPEN 57548		Moved to NC	PASSED 6/26/24
714	2	6/28/2024			325		Non payment rent	PASSED 10/7/24
732	2	7/18/2024			OPEN 58354		Transferred to 729	PASSED 8/19/24
740	2	7/22/2024			OPEN 58329		Transferred to 701	PASSED 8/23/24
728	3	2/19/2025			OPEN 59937		Unreported income	
734	2	3/31/2025			OPEN 60841		Transferred to 730	
717	3	4/2/2025	5/2/2025	3	27	30	Moved to NCH	
738	2	4/28/2025			OPEN 60840		Needs 3 bdrm transfer to 707	

TOTAL RIDGEDALE VACANT - 7

OCCUPANCY/VACANCY REPORT

May-25

North Central Heights I - (40 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
647	3	11/8/2024			OPEN 59339		Abandoned unit
642	2	1/2/2025	5/8/2025	2	124	126	Non renewal non pmt rent

TOTAL NCH I VACANT - 1

North Central Heights II - (32 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
722	3	8/1/2024			OPEN 58358		Non pmt rent
303	3	11/12/2024			OPEN 59340		Rent too high
737	3	11/25/2024	5/2/2025	50	108	158	Non pmt rent
736	4	1/3/2025			144		Non renewal non pmt rent
720	3	2/25/2025			OPEN 59983		No notice given
718	3	4/8/2025			OPEN 60377		Evicted--non pmt rent
654	3	4/29/2025			OPEN 60556		Abandoned
730	3	5/1/2025			OPEN 60566		Moved in with family

TOTAL NCH II VACANT - 7

SUBMITTED BY: PENNY PIERATT, CEO

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

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
38228	3	2/18/2025			OPEN 59907		Eviction--non pmt rent
38236	3	3/18/2025			OPEN 60143		Passed away
38188	3	4/2/2025			OPEN 60322		Non renewal non pmt rent
38197	3	5/1/2025			OPEN 60565		Closer to work
38189	3	5/13/2025			OPEN 60689		Rent too high

TOTAL CORNELL VACANT - 5

OCCUPANCY/VACANCY REPORT

May-25

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 4 bedroom 9/1
North Central 1=unit 617=2 bdrm=Habitat Home 6/30
North Central 1=unit 659=3 bdrm=7/5
Cornell=38206=3bdrm=rent too high
Cornell=38232=3bdrm=non renewal

Evictions -

WAITING LIST

2024		2024		2024	
DELANEY HEIGHTS		**LAKESIDE PARK I**		**LAKESIDE PARK II**	
1 BDRM	18	1 BDRM	0	1 BDRM	11
TOTAL	18	2 BDRM	4	2 BDRM	2
		3 BDRM	1	3 BDRM	18
		4 BDRM	0	4 BDRM	6
		5 BDRM	0	5 BDRM	0
		TOTAL	5	TOTAL	37
2024		2024		2024	
RIDGEDALE		**NORTH CENTRAL HEIGHTS**		**CORNELL COLONY**	**OPEN**
1 BDRM	23	2 BDRM	69	3 BDRM	42
2 BDRM	2	3 BDRM	65		
3 BDRM	2	4 BDRM	33		
4 BDRM	4	TOTAL	167		
TOTAL	31				
SUBMITTED BY PENNY PIERATT, CEO				**TOTAL**	**300**

Tenant Accounts Receivable

31-May-25

Delaney Heights		**Amt**	**Reason**
L. Gunter	$	34.98	Late fee
DH Total	**$**	**34.98**	
Lakeside Park I			
E. Hankerson	$	209.00	Unreported income (pmts)
T. Jones	$	3,098.57	Rent, unreported income (pmts)
Lakeside I Total	**$**	**3,307.57**	
Lakeside Park II			
Q. Ash Birts	$	631.90	Move out charges
P. Catrett	$	17.00	Late fee
J. Cedeno	$	1,475.00	Rent
B. Concepcion	$	558.00	Rent, late fee
J. Denson	$	2.00	Late fee
M. Florestal	$	0.08	Work order
T. Lampkin	$	82.67	Rent
M. Lenton	$	0.67	Work order
A. Otero	$	10.09	Late fee
F. Pabon Baez	$	738.00	Rent, late fee
D. Randall	$	195.00	Work order
S. Valentine Lopez	$	641.00	Work order, unreported income
C. Wooden	$	4.79	Late fee
Lakeside II Total	**$**	**4,356.20**	
NCH I			
R. Brown	$	23.92	Late fe
S. Dewain	$	19.58	Work order
J. Figueroa	$	37.23	Work order
E. Matthews	$	19.97	Work order
K. Robinson	$	30.00	Late fe
O. Sanchez	$	8.58	Work order
NCH I Total	**$**	**139.28**	
NCH II			
C. Holden	$	35.00	Late fee
C. Redding	$	0.89	Work order
S. Rivera Butler	$	216.84	Late fees
T. Simmons	$	792.80	Balance Rent
K. Teuton	$	35.00	Late fee
NCH II Total	**$**	**1,080.53**	

Submitted by:

Penny Pieratt, CEO

Tenant Accounts Receivable

31-May-25

Cornell Colony

S. Butler	$	0.62	Work Order
R. Carrasquillo	$	0.01	Work Order
J. Estevez	$	38.00	Late fee
E. Leon	$	915.07	Rent
G. Mendoza Resto	$	162.04	Late fee
S. Reese	$	33.00	Late fee
J. Rodriguez	$	445.50	Rent
Cornell Total	**$**	**1,594.24**	

Ridgedale

S. Antoine	$	147.49	Move out charges
C. Coley	$	1.00	Late fee
T. Mitchell	$	124.00	Rent
T. Owensburse	$	5.69	Balance rent
B. Pratt	$	4.01	Balance rent
C. Vazquez	$	100.99	Work order, late fee
Ridgedale Total	**$**	**383.18**	

GRAND TOTAL	**$ 10,895.98**

WRITE OFFS

Delaney	$	-	
Lakeside Park I	$	-	
Lakeside Park I	$	-	
Lakeside Park II	$	-	
NCH I	$	-	
NCH II	$	2,450.49	S. Johnson
Ridgedale	$	-	
Cornell	$	924.95	K. Soto
Cornell	$	754.00	I. McLaren
TOTAL	**$**	**4,129.44**	

Submitted by:
Penny Pieratt,CEO

Daily Tasks:
General cleaning of Admin/Maintenance buidling & grounds, 121 work orders

Preventive Maintenance:
Work from preventive maintenance inspections are on-going. 104 hours were taken during the month of May for sick (140 hours), vacation (24 hours), holiday (40 hours)

	Maintenance	
Delaney Heights Inspections	0	
Lakeside Park I Inspections	0	
Lakeside Park II Inspections	0	
Ridgdeale Inspections	0	
NCH I Inspections	2	
NCH II Inspections	12	
Cornell Colony Inspections	2	
Total	18	
Delaney Heights Vacancies	0	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	1	
Ridgedale Vacancies	1	
NCH I Vacancies	1	
NCH II Vacancies	0	
Cornell Colony Vacancies	0	Contractor
		Property Manager
Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	0	0
Ridgedale Move Ins	2	2
NCH I Move Ins	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	0	
Ridgedale Move Outs	0	
NCH I Move Outs	0	
NCH II Move Outs	1	
Cornell Colony Move Outs	2	
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

Monthly Maintenance Report
Month: May 2025
Prepared by: Daniel Whitlock
Date: June 2, 2025

1. Pest Control
Pest control services were conducted across multiple properties during the month of May. The following locations were serviced:

- **Ridgedale Apartments**
- **Delaney Heights**
- **All Retreats** on additional properties under management

In addition, specific units were treated for **drywood termite infestation** through tenting:

- Unit 314 Tulane
- Unit 318 Tulane
- Unit 213 Shoreline
- Unit 221 Shoreline

All pest control treatments were completed in coordination with certified pest management professionals and followed all health and safety guidelines.

2. Unit Turnovers Completed
The following unit turnovers were completed and are now ready for new occupancy:

- 527 Alton
- 736 Juneberry—Contractor
- 642 Barberry—Contractor
- 202 Shoreline
- 714 Fairview Terrace

Each unit underwent standard turnover procedures, including deep cleaning, necessary repairs, repainting, and appliance/functionality checks.

3. Fire Safety Maintenance

- **Smoke Detector Checks:**
  Comprehensive checks were performed on all smoke detectors across every property to ensure they are operational and compliant with safety regulations.
- **Fire Extinguisher Inspections:**
  All fire extinguishers were inspected, and any units due for servicing or replacement were handled accordingly.

Summary
All scheduled maintenance tasks for May 2025 were successfully completed. The team continues to prioritize safety, efficiency, and tenant satisfaction across all properties. Preventive pest control and safety compliance remain top priorities, and turnover units were prepared in a timely manner to minimize vacancy periods.
*208 Work Orders completed

CASH ANALYSIS
5/31/2025

			Escrows/Reserves	
Petty Cash	$	100.00		
Avon Park Development Corp	$	201,238.96		
North Central Heights I General Fund	$	81,027.66	NCH I Reserves/Bonneville	$ 163,348.22
NCH I Security Deposit	$	11,773.21	NCH I Insurance	$ 51,989.03
OWES APHDC Cash Distribution	$	(90,000.00)		
North Central Heights II General Fund	$	100,627.75	NCH II Reserves/Bonneville	$ 131,526.55
NCH II Security Deposit	$	8,359.56	NCH II Insurance	$ 38,295.04
Cornell Colony General Fund	$	339,086.56	CC Reserves/Amerinat	$ 115,097.82
Cornell Colony Security Deposit	$	13,349.63	CC Insurance	$ 8,516.35
			CC Reserves/Amerinat	121.247.76
			CC Reserves/Heartland	$ 84,000.00
Lakeside Park I General Fund	$	2,055.67	LPI Reserves/First Hsg	$ 38,645.45
LPI Security Deposit	$	3,418.96	LPI Insurance	$ 17,265.15
Lakeside Park II General Fund	$	201,930.34	LPII Reserves/Churchill	$ 216,025.68
			O&M Reserves/Churchill	$ 25,600.00
Availble Funds	$	201,930.34	Operating Res./Churchill	$ 58,000.00
LPII Security Deposit	$	17,001.70	LPII Insurance	$ 72,068.41
			GNMA-Other Churchill	$ 24,802.46
Delaney Heights General Fund	$	36,752.27	DH Reserves/South State	$ 91,887.40
DH Security Deposit	$	11,209.38		
COCC	$	166,361.45		
Ridgedale General Fund	$	2,085.35	RD Reserves/Centennial	$ 44,660.83
Ridgedale Security Deposit	$	8,030.31	RD Insurance	$ 29,724.91
			RD Residual Reserves	$ 9,164.06
*Ridgedale OWES COCC	$	(238,668.59)	RD MIP Insurance	$ 2,146.84

SUBMITTED BY: PENNY PIERATT, CEO

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

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended May 31, 2025	5 Month(s) Ended May 31, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	02 001 4110.00 5	1,492.58	9,813.06	9,244.15	(568.91)
Legal Expense	02 001 4130.00 5	0.00	0.00	208.30	208.30
Staff Training	02 001 4140.00 5	0.00	11.90	416.65	404.75
Travel	02 001 4150.00 5	0.00	0.00	208.30	208.30
Accounting Fees	02 001 4170.00 5	0.00	1,326.84	1,666.65	339.81
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5	0.00	210.00	0.00	(210.00)
Audit Fees	02 001 4171.00 5	1,618.40	3,158.40	1,854.15	(1,304.25)
Employee Benefits Cont - Admin	02 001 4182.00 5	535.24	3,433.84	5,380.40	1,946.56
Sundry	02 001 4190.00 5	0.00	138.75	458.30	319.55
Telephone	02 001 4190.2 5	102.72	504.38	500.00	(4.38)
Tenant Background Checks	02 001 4190.20 5	220.94	407.22	208.30	(198.92)
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
Water	02 001 4310.00 5	19.39	19.39	181.65	162.26
Electricity	02 001 4320.00 5	209.97	895.06	1,692.90	797.84
Sewer	02 001 4390.00 5	40.30	40.30	103.75	63.45
Labor	02 001 4410.00 5	1,171.27	8,147.16	10,620.40	2,473.24
Maintenance Materials	02 001 4420.00 5	1,432.65	6,417.68	7,893.30	1,475.62
Contract Costs	02 001 4430.00 5	405.00	1,328.95	5,171.65	3,842.70
Contract Costs-Pest Control	02 001 4430.1 5	3,600.00	4,688.00	1,622.05	(3,065.95)
Contact Costs-Plumbing	02 001 4430.2 5	0.00	0.00	1,173.30	1,173.30
Contract Costs - AC	02 001 4430.4 5	4,905.00	8,444.15	7,858.30	(585.85)
Contract Costs - Lawn	02 001 4430.5 5	3,444.00	11,620.00	13,425.00	1,805.00
Contract Costs - Vacancy Turnaround	02 001 4430.6 5	0.00	2,000.00	5,775.00	3,775.00
Garbage and Trash Collection	02 001 4431.00 5	22.00	22.00	213.75	191.75
Emp Benefit Cont - Maintenance	02 001 4433.00 5	782.94	4,085.17	5,134.55	1,049.38
Insurance - Property	02 001 4510.00 5	0.00	11,548.00	15,645.00	4,097.00
Bad Debts - Other	02 001 4570.00 5	0.00	928.84	2,083.30	1,154.46
Bonneville Interest	02 001 4580.01 5	3,577.84	17,923.80	17,862.05	(61.75)
Other General Expense	02 001 4590.00 5	448.00	503.52	416.65	(86.87)
Management Fees	02 001 4590.02 5	1,612.33	7,325.96	11,587.50	4,261.54
Total Operating Expenses		**25,640.57**	**104,942.37**	**128,834.40**	**23,892.03**
Operating Revenues					
Dwelling Rent	02 001 3110.00 5	30,500.00	144,142.73	144,842.50	(699.77)
Total Operating Revenues		**30,500.00**	**144,142.73**	**144,842.50**	**(699.77)**
Total Operating Revenues and Expenses		**4,859.43**	**39,200.36**	**16,008.10**	**23,192.26**
Other Revenues and Expenses					
Other Revenues and Expenses					
Investment Income - Restricted	02 001 3610.01 5	0.00	1,038.38	0.00	1,038.38
Other Income - Tenant	02 001 3690.00 5	345.33	1,388.02	2,759.55	(1,371.53)
Other Income - Non Tenant	02 001 3690.02 5	0.00	150.00	0.00	150.00
Total Other Revenues and Expenses		**345.33**	**2,576.40**	**2,759.55**	**(183.15)**
Total Other Revenues and Expenses		**345.33**	**2,576.40**	**2,759.55**	**(183.15)**
Total Net Income (Loss)		**5,204.76**	**41,776.76**	**18,767.65**	**23,009.11**

Penny

Report Criteria PHA: 02 Project: '001'
Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
NORTH CENTRAL HEIGHTS

NORTH CENTRAL HEIGHTS II

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended May 31, 2025	5 Month(s) Ended May 31, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	02 002 4110.00 5	1,226.64	8,012.63	7,542.05	(470.58)
Legal Expense	02 002 4130.00 5	0.00	150.00	125.00	(25.00)
Staff Training	02 002 4140.00 5	0.00	9.80	208.30	198.50
Travel	02 002 4150.00 5	0.00	0.00	104.15	104.15
Accounting Fees	02 002 4170.00 5	0.00	1,299.66	1,562.50	262.84
COMPUTER SUPPORT/LICENSING I	02 002 4170.2 5	0.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00 5	1,271.60	2,481.60	1,458.30	(1,023.30)
Employee Benefits Cont - Admin	02 002 4182.00 5	440.60	2,822.64	4,388.30	1,565.66
Sundry	02 002 4190.00 5	0.00	244.81	416.65	171.84
Telephone	02 002 4190.2 5	0.00	0.00	125.00	125.00
Tenant Background Check	02 002 4190.20 5	110.48	190.01	375.00	184.99
Eviction Costs	02 002 4190.4 5	0.00	325.00	208.30	(116.70)
Water	02 002 4310.00 5	0.00	57.14	0.00	(57.14)
Electricity	02 002 4320.00 5	216.54	624.79	412.50	(212.29)
Sewer	02 002 4390.00 5	0.00	15.83	0.00	(15.83)
Labor	02 002 4410.00 5	1,013.93	7,182.29	9,580.80	2,398.51
Maintenance Materials	02 002 4420.00 5	715.34	2,790.88	5,497.50	2,706.62
Contract Costs	02 002 4430.00 5	165.00	300.00	937.90	637.90
Contract Costs-Pest Control	02 002 4430.1 5	1,800.00	2,696.00	1,312.05	(1,383.95)
Contract Costs - Lawn	02 002 4430.3 5	2,706.00	9,130.00	10,030.80	900.80
Contract Costs - AC	02 002 4430.4 5	0.00	1,763.96	5,588.75	3,824.79
Contract Costs - Vacancy Turnaround	02 002 4430.6 5	0.00	5,000.00	9,563.75	4,563.75
Garbage and Trash Collection	02 002 4431.00 5	22.00	85.85	27.50	(58.35)
Emp Benefit Cont - Maintenance	02 002 4433.00 5	716.46	3,739.91	4,780.00	1,040.09
Insurance - Property	02 002 4510.00 5	0.00	10,326.65	12,324.55	1,997.90
Bad Debts - Other	02 002 4570.00 5	2,450.49	8,216.15	2,083.30	(6,132.85)
Bonneville Interest	02 002 4580.01 5	3,236.57	16,214.17	16,158.30	(55.87)
Other General Expense	02 002 4590.00 5	352.00	451.12	312.50	(138.62)
Management Fees	02 002 4590.02 5	1,672.31	8,769.04	10,289.55	1,520.51
Total Operating Expenses		**18,115.96**	**93,064.93**	**105,413.30**	**12,348.37**
Operating Revenues					
Dwelling Rent	02 002 3110.00 5	22,997.90	113,665.19	128,620.80	(14,955.61)
Total Operating Revenues		**22,997.90**	**113,665.19**	**128,620.80**	**(14,955.61)**
Total Operating Revenues and Expenses		**4,881.94**	**20,600.26**	**23,207.50**	**(2,607.24)**
Other Revenues and Expenses					
Other Revenues and Expenses					
Investment Income - Restricted	02 002 3610.01 5	0.00	825.40	0.00	825.40
Other Income - Tenant	02 002 3690.00 5	980.84	3,727.52	2,918.30	809.22
Total Other Revenues and Expenses		**980.84**	**4,552.92**	**2,918.30**	**1,634.62**
Total Other Revenues and Expenses		**980.84**	**4,552.92**	**2,918.30**	**1,634.62**
Total Net Income (Loss)		**5,862.78**	**25,153.18**	**26,125.80**	**(972.62)**

Penny

Report Criteria PHA: 02 Project: '002'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

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

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended May 31, 2025	5 Month(s) Ended May 31, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	03 001 4110.00 5	1,669.89	11,013.40	10,379.15	(634.25)
Legal Expense	03 001 4130.00 5	0.00	300.00	208.30	(91.70)
Staff Training	03 001 4140.00 5	0.00	13.30	375.00	361.70
Travel	03 001 4150.00 5	0.00	0.00	208.30	208.30
Accounting Fees	03 001 4170.00 5	0.00	1,144.96	1,333.30	188.34
Computer Support/Licensing Fees	03 001 4170.20 5	0.00	240.00	166.65	(73.35)
Audit Fees	03 001 4171.00 5	1,849.60	3,609.60	2,125.00	(1,484.60)
Employee Benefits Cont - Admin	03 001 4182.00 5	598.36	3,841.35	6,042.05	2,200.70
Sundry	03 001 4190.00 5	0.00	138.75	625.00	486.25
Tenant Background Checks	03 001 4190.02 5	110.48	157.33	133.30	(24.03)
Bank Fees	03 001 4190.19 5	0.00	118.06	0.00	(118.06)
Telephone/Communications	03 001 4190.20 5	131.97	775.48	833.30	57.82
Eviction Costs	03 001 4190.40 5	0.00	560.00	208.30	(351.70)
Water	03 001 4310.00 5	15.65	106.17	182.90	76.73
Electricity	03 001 4320.00 5	185.53	461.46	1,350.80	889.34
Sewer	03 001 4390.00 5	31.20	150.30	230.40	80.10
Labor	03 001 4410.00 5	1,504.21	10,482.95	11,114.55	631.60
Materials	03 001 4420.00 5	665.07	3,598.04	8,758.30	5,160.26
Contract Costs	03 001 4430.00 5	0.00	100.00	1,332.05	1,232.05
Contract Costs - Pest Control	03 001 4430.10 5	0.00	1,216.00	5,468.75	4,252.75
Contract Costs-Lawn	03 001 4430.30 5	2,300.00	11,750.00	12,650.00	900.00
Contract Costs - AC	03 001 4430.40 5	0.00	647.61	2,873.30	2,225.69
Contract Costs - Vacancy Turnaround	03 001 4430.60 5	0.00	0.00	15,510.00	15,510.00
Garbage and Trash Collection	03 001 4431.00 5	65.35	278.47	408.75	130.28
Emp Benefit Cont - Maintenance	03 001 4433.00 5	700.30	3,722.19	3,801.65	79.46
Property Insurance	03 001 4510.00 5	0.00	20,080.69	17,103.75	(2,976.94)
Payment in Lieu of Taxes	03 001 4520.00 5	0.00	6,758.40	0.00	(6,758.40)
Bad Debts - Other	03 001 4570.00 5	924.95	4,152.72	7,500.80	3,348.08
Management Fees	03 001 4590.01 5	2,175.87	10,732.58	10,013.30	(719.28)
Other General Expense	03 001 4590.02 5	800.00	4,106.00	4,791.65	685.65
Total Operating Expenses		**13,728.43**	**100,255.81**	**125,728.60**	**25,472.79**
Operating Revenues					
Dwelling Rent	03 001 3110.00 5	36,247.00	174,958.89	166,890.00	8,068.89
Total Operating Revenues		**36,247.00**	**174,958.89**	**166,890.00**	**8,068.89**
Total Operating Revenues and Expenses		**22,518.57**	**74,703.08**	**41,161.40**	**33,541.68**
Other Revenues and Expenses					
Other Revenues and Expenses					
Investment Income - Unrestricted	03 001 3610.00 5	0.00	0.00	54.15	(54.15)
Investment Income - Restricted	03 001 3610.01 5	0.00	6,687.08	0.00	6,687.08
Other Income - Tenant	03 001 3690.00 5	(169,863.41)	(165,584.54)	0.00	(165,584.54)
Other Income - Misc Other Revenue	03 001 3690.01 5	0.00	0.00	2,291.65	(2,291.65)
Interest on Loan - Heartland National	03 001 5610.00 5	(3,339.86)	(15,767.63)	(21,252.05)	5,484.42
Total Other Revenues and Expenses		**(173,203.27)**	**(174,665.09)**	**(18,906.25)**	**(155,758.84)**
Total Other Revenues and Expenses		**(173,203.27)**	**(174,665.09)**	**(18,906.25)**	**(155,758.84)**
Total Net Income (Loss)		**(150,684.70)**	**(99,962.01)**	**22,255.15**	**(122,217.16)**

Report Criteria PHA: 03 Project: '001'
Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

PBRA

LAKESIDE PARK I - PBRA

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended May 31, 2025	5 Month(s) Ended May 31, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	04 001 4110.00 5	292.64	3,133.38	5,634.55	2,501.17
Legal Expense	04 001 4130.00 5	0.00	465.00	958.30	493.30
Staff Training	04 001 4140.00 5	20.00	23.50	133.30	109.80
Accounting Fees	04 001 4170.00 5	0.00	1,133.02	1,375.00	241.98
Computer Support/Licensing Fees	04 001 4170.20 5	0.00	90.00	0.00	(90.00)
Audit Fees	04 001 4171.00 5	693.60	1,353.60	625.00	(728.60)
Employee Benefits Cont - Admin	04 001 4182.00 5	128.51	446.06	2,560.40	2,114.34
Sundry	04 001 4190.00 5	0.00	138.75	416.65	277.90
TENANT BACKGROUND CHECKS	04 001 4190.02 5	110.48	110.48	0.00	(110.48)
Postage	04 001 4190.30 5	0.00	11.89	41.65	29.76
Eviction Costs	04 001 4190.40 5	0.00	0.00	125.00	125.00
Water	04 001 4310.00 5	0.00	0.00	30.40	30.40
Electricity	04 001 4320.00 5	0.00	211.74	190.80	(20.94)
Sewer	04 001 4390.00 5	0.00	0.00	15.40	15.40
Labor	04 001 4410.00 5	699.26	4,674.07	5,772.90	1,098.83
Maintenance Materials	04 001 4420.00 5	468.48	3,673.57	2,023.30	(1,650.27)
Contract Costs	04 001 4430.00 5	0.00	525.00	1,685.00	1,160.00
Contract Costs - Pest Control	04 001 4430.10 5	320.00	640.00	391.25	(248.75)
Contract Costs-Lawn	04 001 4430.30 5	266.60	1,333.00	1,140.40	(192.60)
Contract Costs - AC	04 001 4430.40 5	85.00	5,660.56	12,577.50	6,916.94
CONTRACT COST-PLUMBING	04 001 4430.50 5	0.00	0.00	83.30	83.30
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	0.00	0.00	27.50	27.50
Emp Benefit Cont - Maintenance	04 001 4433.00 5	389.94	2,037.76	2,573.75	535.99
Property Insurance	04 001 4510.00 5	0.00	965.58	6,726.65	5,761.07
Bad Debts - Other	04 001 4570.00 5	0.00	0.00	1,041.65	1,041.65
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	640.20	2,832.11	3,393.30	561.19
Other General Expense	04 001 4590.02 5	0.00	4.73	625.00	620.27
GROUND LEASE EXPENSE	04 001 4590.03 5	208.33	1,041.65	1,041.65	0.00
Extraordinary Maint - Contract Costs	04 001 4610.10 5	0.00	0.00	3,116.65	3,116.65
Total Operating Expenses		**4,323.04**	**37,061.45**	**56,901.20**	**19,839.75**
Operating Revenues					
Dwelling Rent	04 001 3110.00 5	630.00	7,183.32	13,157.90	(5,974.58)
HAP Subsidy	04 001 3110.01 5	8,565.00	36,299.00	43,397.50	(7,098.50)
Total Operating Revenues		**9,195.00**	**43,482.32**	**56,555.40**	**(13,073.08)**
Total Operating Revenues and Expenses		**4,871.96**	**6,420.87**	**(345.80)**	**6,766.67**
Other Revenues and Expenses					
Other Revenues and Expenses					
Investment Income - Restricted	04 001 3610.00 5	0.00	321.79	50.00	271.79
Other Income - Tenant	04 001 3690.00 5	32.00	192.18	1,353.30	(1,161.12)
Other Income - Misc Other Revenue	04 001 3690.01 5	0.00	0.00	416.65	(416.65)
Other Income - Laundry	04 001 3690.07 5	0.00	514.80	0.00	514.80
Total Other Revenues and Expenses		**32.00**	**1,028.77**	**1,819.95**	**(791.18)**
Total Other Revenues and Expenses		**32.00**	**1,028.77**	**1,819.95**	**(791.18)**
Total Net Income (Loss)		**4,903.96**	**7,449.64**	**1,474.15**	**5,975.49**

Report Criteria PHA: 04 Project: '001'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

PBRA

LAKESIDE PARK II - PBRA

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended May 31, 2025	5 Month(s) Ended May 31, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	04 002 4110.00 5	528.72	5,651.99	10,026.65	4,374.66
Legal Expense	04 002 4130.00 5	0.00	45.00	625.00	580.00
Staff Training	04 002 4140.00 5	76.00	89.30	208.30	119.00
Travel	04 002 4150.00 5	0.00	0.00	104.15	104.15
Accounting Fees	04 002 4170.00 5	0.00	1,426.96	1,458.30	31.34
Computer Support/Licensing Fees	04 002 4170.20 5	0.00	330.00	0.00	(330.00)
Audit Fees	04 002 4171.00 5	2,543.20	4,963.20	1,875.00	(3,088.20)
Employee Benefits Cont - Admin	04 002 4182.00 5	238.51	817.48	4,483.75	3,666.27
Sundry	04 002 4190.00 5	0.00	138.75	541.65	402.90
TENANT BACKGROUND CHECKS	04 002 4190.02 5	110.48	273.91	312.50	38.59
Advertising and Marketing	04 002 4190.08 5	0.00	290.00	0.00	(290.00)
Eviction Costs	04 002 4190.40 5	0.00	0.00	104.15	104.15
Water	04 002 4310.00 5	0.00	193.57	85.00	(108.57)
Electricity	04 002 4320.00 5	542.62	689.82	1,572.05	882.23
Sewer	04 002 4390.00 5	0.00	12.31	177.50	165.19
Labor	04 002 4410.00 5	1,136.30	7,972.16	9,812.90	1,840.74
Maintenance Materials	04 002 4420.00 5	1,498.66	5,305.31	7,385.00	2,079.69
Contract Costs	04 002 4430.00 5	270.00	3,795.00	9,927.05	6,132.05
Contract Costs - Pest Control	04 002 4430.10 5	1,280.00	2,560.00	2,346.65	(213.35)
Contract Costs-Lawn	04 002 4430.30 5	6,666.40	10,932.00	4,867.50	(6,064.50)
Contract Costs - AC	04 002 4430.40 5	2,820.00	5,628.72	4,221.25	(1,407.47)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5	0.00	2,982.75	809.55	(2,173.20)
Contract Costs - Vacancy Turnaround	04 002 4430.60 5	0.00	2,800.00	0.00	(2,800.00)
Garbage and Trash Collection	04 002 4431.00 5	0.00	88.00	138.75	50.75
Emp Benefit Cont - Maintenance	04 002 4433.00 5	700.23	3,672.12	4,556.65	884.53
Property Insurance	04 002 4510.00 5	0.00	17,381.67	24,198.75	6,817.08
Bad Debts - Other	04 002 4570.00 5	0.00	2,695.64	1,875.00	(820.64)
Management Fees	04 002 4590.01 5	1,827.06	9,393.76	12,502.90	3,109.14
Other General Expense	04 002 4590.02 5	0.00	9.46	3,750.00	3,740.54
GROUND LEASE EXPENSE	04 002 4590.03 5	8,000.00	40,000.00	40,000.00	0.00
Total Operating Expenses		**28,238.18**	**130,138.88**	**147,965.95**	**17,827.07**
Operating Revenues					
Dwelling Rent	04 002 3110.00 5	17,102.00	77,291.72	58,381.25	18,910.47
HAP Subsidy	04 002 3110.01 5	12,956.00	76,607.00	150,000.00	(73,393.00)
Total Operating Revenues		**30,058.00**	**153,898.72**	**208,381.25**	**(54,482.53)**
Total Operating Revenues and Expenses		**1,819.82**	**23,759.84**	**60,415.30**	**(36,655.46)**
Other Revenues and Expenses					
Other Revenues and Expenses					
Investment Income - Restricted	04 002 3610.00 5	0.00	85.38	104.15	(18.77)
Other Income - Tenants	04 002 3690.00 5	1,143.05	2,925.19	4,120.80	(1,195.61)
Other Income - Misc Other Revenue	04 002 3690.02 5	0.00	0.00	416.65	(416.65)
Interest on Loan	04 002 5610.00 5	(4,894.89)	(24,522.75)	(24,437.50)	(85.25)
Total Other Revenues and Expenses		**(3,751.84)**	**(21,512.18)**	**(19,795.90)**	**(1,716.28)**
Total Other Revenues and Expenses		**(3,751.84)**	**(21,512.18)**	**(19,795.90)**	**(1,716.28)**
Total Net Income (Loss)		**(1,932.02)**	**2,247.66**	**40,619.40**	**(38,371.74)**

Report Criteria PHA: 04 Project: '002'
Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
PBRA

DELANEY HEIGHTS - PBRA

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended May 31, 2025	5 Month(s) Ended May 31, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	04 003 4110.00 5	367.49	3,603.73	7,047.90	3,444.17
Legal Expense	04 003 4130.00 5	0.00	0.00	208.30	208.30
Staff Training	04 003 4140.00 5	60.00	70.50	208.30	137.80
Travel	04 003 4150.00 5	0.00	0.00	208.30	208.30
Accounting Fees	04 003 4170.00 5	0.00	1,342.24	1,666.65	324.41
Computer Support/Licensing Fees	04 003 4170.20 5	0.00	270.00	0.00	(270.00)
Audit Fees	04 003 4171.00 5	2,080.80	4,060.80	2,375.00	(1,685.80)
Employee Benefits Cont - Admin	04 003 4182.00 5	162.55	537.08	3,189.15	2,652.07
Sundry	04 003 4190.00 5	0.00	138.75	250.00	111.25
Contract. Admin	04 003 4190.01 5	0.00	0.00	166.65	166.65
Bank Fees	04 003 4190.19 5	0.00	116.11	0.00	(116.11)
Eviction Costs	04 003 4190.40 5	0.00	0.00	208.30	208.30
Tenant Services -	04 003 4220.00 5	0.00	3,998.24	0.00	(3,998.24)
Water	04 003 4310.00 5	19.39	96.95	205.00	108.05
Electricity	04 003 4320.00 5	207.55	663.98	1,470.40	806.42
Natural Gas	04 003 4330.00 5	32.65	167.71	328.30	160.59
Sewer	04 003 4390.00 5	40.30	201.50	231.25	29.75
Labor	04 003 4410.00 5	978.98	6,542.87	8,773.30	2,230.43
Maintenance Materials	04 003 4420.00 5	4,316.84	11,600.40	4,791.65	(6,808.75)
Contract Costs	04 003 4430.00 5	465.00	5,420.00	9,727.50	4,307.50
Contract Costs - Pest Control	04 003 4430.10 5	0.00	8,056.00	2,480.40	(5,575.60)
Contract Costs-Lawn	04 003 4430.30 5	667.00	3,335.00	5,501.65	2,166.65
Contract Costs - AC	04 003 4430.40 5	660.00	4,647.68	12,887.90	8,240.22
Contract Costs-Plumbing	04 003 4430.50 5	0.00	0.00	208.30	208.30
Contract Costs - Vacancy Turnaround	04 003 4430.60 5	0.00	0.00	183.30	183.30
Garbage and Trash Collection	04 003 4431.00 5	22.00	110.00	144.15	34.15
Emp Benefit Cont - Maintenance	04 003 4433.00 5	675.36	3,497.40	4,202.05	704.65
Property Insurance	04 003 4510.00 5	0.00	8,668.14	19,790.00	11,121.86
Bad Debts - Other	04 003 4570.00 5	0.00	244.41	416.65	172.24
Management Fees	04 003 4590.01 5	1,008.03	4,986.57	5,379.15	392.58
Other General Expense	04 003 4590.02 5	0.00	9.46	208.30	198.84
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		**14,680.61**	**86,968.87**	**120,019.40**	**33,050.53**
Operating Revenues					
Dwelling Rent	04 003 3110.00 5	6,318.00	30,258.01	30,550.40	(292.39)
HAP Subsidy	04 003 3110.01 5	11,588.00	53,287.00	59,099.55	(5,812.55)
Total Operating Revenues		**17,906.00**	**83,545.01**	**89,649.95**	**(6,104.94)**
Total Operating Revenues and Expenses		**3,225.39**	**(3,423.86)**	**(30,369.45)**	**26,945.59**
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	0.00	330.68	1,250.00	(919.32)
Other Income - Misc Other Revenue	04 003 3690.01 5	0.00	0.00	208.30	(208.30)
Other Income - Laundry	04 003 3690.07 5	0.00	491.20	0.00	491.20
Leave with no Notice	04 003 3690.16 5	163.00	163.00	0.00	163.00
Total Other Revenues and Expenses		**163.00**	**984.88**	**1,520.80**	**(535.92)**
Total Other Revenues and Expenses		**163.00**	**984.88**	**1,520.80**	**(535.92)**
Total Net Income (Loss)		**3,388.39**	**(2,438.98)**	**(28,848.65)**	**26,409.67**

Penny

Report Criteria PHA: 04 Project: '003'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
COCC

COCC

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended May 31, 2025	5 Month(s) Ended May 31, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	05 001 4110.00 5	7,327.61	58,100.45	66,950.00	8,849.55
Legal Expense	05 001 4130.00 5	270.00	750.00	458.30	(291.70)
Staff Training	05 001 4140.00 5	0.00	0.00	333.30	333.30
Travel	05 001 4150.00 5	0.00	0.00	333.30	333.30
Accounting Fees	05 001 4170.00 5	0.00	974.00	1,250.00	276.00
Computer Support/Licensing Fees	05 001 4170.20 5	3,365.95	9,476.31	0.00	(9,476.31)
Audit Fees	05 001 4171.00 5	0.00	0.00	833.30	833.30
Employee Benefits Cont - Admin	05 001 4182.00 5	3,811.80	20,674.11	23,012.90	2,338.79
Sundry	05 001 4190.00 5	1,142.84	5,124.99	7,708.30	2,583.31
TENANT BACKGROUND CHECKS	05 001 4190.02 5	0.00	46.85	0.00	(46.85)
Bank Fees	05 001 4190.19 5	157.63	754.21	0.00	(754.21)
Telephone/Communications	05 001 4190.20 5	1,888.22	4,165.39	4,166.65	1.26
Postage	05 001 4190.30 5	63.53	1,750.38	1,875.00	124.62
Contract Costs - Copier	05 001 4190.60 5	189.47	655.53	1,250.00	594.47
Contract Costs - Admin	05 001 4190.90 5	3,110.25	3,560.25	2,500.00	(1,060.25)
Water	05 001 4310.00 5	15.65	159.05	241.65	82.60
Electricity	05 001 4320.00 5	584.38	2,796.81	3,171.25	374.44
Sewer	05 001 4390.00 5	31.20	323.50	411.25	87.75
Materials	05 001 4420.00 5	2,124.40	10,543.17	1,250.00	(9,293.17)
Contract Costs	05 001 4430.00 5	0.00	0.00	6,440.80	6,440.80
Contract Costs - Pest Control	05 001 4430.10 5	0.00	0.00	3,074.15	3,074.15
Contract Costs-Lawn	05 001 4430.30 5	0.00	0.00	777.50	777.50
Contract Costs - AC	05 001 4430.40 5	0.00	0.00	3,932.90	3,932.90
Garbage and Trash Collection	05 001 4431.00 5	22.00	286.00	422.05	136.05
Emp Benefit Cont - Maintenance	05 001 4433.00 5	0.00	2,032.06	0.00	(2,032.06)
Property Insurance	05 001 4510.00 5	0.00	1,831.23	4,642.90	2,811.67
Other General Expense	05 001 4590.02 5	527.59	3,249.22	5,208.30	1,959.08
Total Operating Expenses		**24,632.52**	**127,253.51**	**140,243.80**	**12,990.29**
Total Operating Revenues and Expenses		**(24,632.52)**	**(127,253.51)**	**(140,243.80)**	**12,990.29**
Other Revenues and Expenses					
Other Revenues and Expenses					
Other Income - Misc Other Revenue	05 001 3690.00 5	170,525.29	170,570.29	0.00	170,570.29
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5	1,612.33	7,325.96	11,587.50	(4,261.54)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5	1,672.31	8,769.04	10,289.55	(1,520.51)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5	2,175.87	10,732.58	10,013.30	719.28
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5	2,803.39	11,857.16	100,031.25	(88,174.09)
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	640.20	2,832.11	3,393.30	(561.19)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5	1,827.06	9,393.76	12,502.90	(3,109.14)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5	1,008.03	4,986.57	5,379.15	(392.58)
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		**194,389.48**	**287,092.47**	**215,571.95**	**71,520.52**
Total Other Revenues and Expenses		**194,389.48**	**287,092.47**	**215,571.95**	**71,520.52**
Total Net Income (Loss)		**169,756.96**	**159,838.96**	**75,328.15**	**84,510.81**

Report Criteria PHA: 05 Project: '001'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE

RIDGEDALE APARTMENTS LLC

Fiscal Year End Date: 12/31/2025	ACCOUNT	1 Month(s) Ended May 31, 2025	5 Month(s) Ended May 31, 2025	Budget	Variance
Operating Revenues and Expenses					
Operating Expenses					
Nontechnical Salaries	07 002 4110.00 5	725.41	7,505.42	8,061.25	555.83
Legal Expense	07 002 4130.00 5	0.00	0.00	2,458.30	2,458.30
Staff Training	07 002 4140.00 5	44.00	51.70	166.65	114.95
Travel	07 002 4150.00 5	0.00	0.00	125.00	125.00
Accounting Fees	07 002 4170.00 5	0.00	1,092.32	1,541.65	449.33
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5	112.50	307.50	0.00	(307.50)
Audit Fees	07 002 4171.00 5	1,502.80	2,932.80	1,708.30	(1,224.50)
Employee Benefits Cont - Admin	07 002 4182.00 5	324.29	1,096.77	4,205.00	3,108.23
Sundry	07 002 4190.00 5	50.00	325.00	687.50	362.50
Postage	07 002 4190.03 5	0.00	0.00	62.50	62.50
Bank Fees	07 002 4190.18 5	0.00	5.39	0.00	(5.39)
Telephone	07 002 4190.2 5	329.75	329.75	375.00	45.25
TENANT BACKGROUND CHECKS	07 002 4190.20 5	110.48	424.25	625.00	200.75
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
Water	07 002 4310.00 5	0.00	2,264.55	2,384.15	119.60
Electricity	07 002 4320.00 5	504.22	2,360.05	4,843.75	2,483.70
Sewer	07 002 4390.00 5	0.00	4,170.58	4,295.80	125.22
Labor	07 002 4410.00 5	3,093.89	32,960.94	35,644.55	2,683.61
Maintenance Materials	07 002 4420.00 5	2,862.24	15,597.36	8,862.50	(6,734.86)
Contract Costs	07 002 4430.00 5	2,802.73	14,302.73	71,460.80	57,158.07
Pest Control	07 002 4430.1 5	2,800.00	5,069.00	1,642.05	(3,426.95)
Contract Costs-Lawn	07 002 4430.3 5	495.00	2,475.00	2,487.50	12.50
Contract Costs-Air Conditioning	07 002 4430.4 5	110.00	3,162.88	2,703.75	(459.13)
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	0.00	3,392.92	2,670.40	(722.52)
Emp Benefit Cont - Maintenance	07 002 4433.00 5	1,323.87	10,255.94	12,300.00	2,044.06
Insurance - Property	07 002 4510.00 5	0.00	9,289.95	14,977.05	5,687.10
Bad Debts - Other	07 002 4570.00 5	0.00	4,208.94	6,250.00	2,041.06
Interest on Notes Payable-Centennial	07 002 4580.03 5	2,218.74	11,202.02	11,010.40	(191.62)
Management Fees	07 002 4590.00 5	2,803.39	11,857.16	10,031.25	(1,825.91)
Other General Expense	07 002 4590.01 5	0.00	99.00	416.65	317.65
Total Operating Expenses		**22,213.31**	**146,739.92**	**212,600.80**	**65,860.88**
Operating Revenues					
Dwelling Rent	07 002 3110.00 5	6,758.94	36,587.56	33,631.25	2,956.31
HAP Subsidy	07 002 3110.01 5	28,337.00	113,602.00	91,762.05	21,839.95
Total Operating Revenues		**35,095.94**	**150,189.56**	**125,393.30**	**24,796.26**
Total Operating Revenues and Expenses		**12,882.63**	**3,449.64**	**(87,207.50)**	**90,657.14**
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	0.00	21.55	0.00	21.55
Interest - Restricted - Residual Receip	07 002 3431.01 5	0.00	3.83	0.00	3.83
Investment Income - Unrestricted	07 002 3610.00 5	1.13	5.23	41.65	(36.42)
Other Income - Tenant	07 002 3690.00 5	319.73	1,645.12	1,826.65	(181.53)
Other Income - Non Tenant	07 002 3690.02 5	0.00	0.00	458.30	(458.30)
Other Income/Laundry	07 002 3690.7 5	0.00	998.00	0.00	998.00
Total Other Revenues and Expenses		**320.86**	**2,673.73**	**2,368.25**	**305.48**
Total Other Revenues and Expenses		**320.86**	**2,673.73**	**2,368.25**	**305.48**
Total Net Income (Loss)		**13,203.49**	**6,123.37**	**(84,839.25)**	**90,962.62**

Report Criteria PHA: 07 Project: '002'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False