

**Housing Authority of Avon Park
And
Avon Park Housing Development Corporation**
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, July 15, 2025, 5:30PM

AGENDA

A. Opening Prayer, Roll Call by Secretary

B. Public Comments/Presentations:

- June 17th Board Meeting: Councilwoman Bernice Taylor wanted to know when the SSN were released publicly—they were released March 2023 through a report that was presented in the board packet.
- Councilwoman Bernice Taylor would like to see the votes on the minutes; Penny sent her email showing her on page three of the board packet, it documents the votes for the consent agenda.
- Guest Ronald Gogmon III is interested in housing assistance through his business; Penny explained how that would work.

C. Communications:

D. Consent Agenda

1. Regular Board Meeting Minutes: June 2025
2. Monthly Occupancy Report: June 2025
3. TAR & Maintenance Reports: June 2025
4. Cash Analysis: June 2025
5. Project Budgeted Income Statement Reports: June 2025
6. Fee Accountants Financials: May 2025 (emailed 7.11.25)

E. Secretary Reports & Old Business:

- June-3 Move Ins— 1 @ Lakeside Park II, 1 @ Ridgedale, 1 @ North Central Heights 2
- June- 5 Move Outs—1 @ Delaney-passed away, 2 @ North Central—1-no reason, 1-purchased home, 2 @ Cornell—non renewal non payment rent
- Annual Management Review for North Central Heights I and II was scheduled July 8th
- Chair Chris Downie sat in on the staff meeting July 9th
- Board training July 9th—went over the Agenda documents and where Penny retrieves this information—everyone attended except Commissioner Sheppard because she had another appointment
- FAHRO (Florida Association of Housing and Redevelopment Officials) Conference July 29th to August 1st. Penny will be out of the office.
- Continued community garden clean up on Wednesday's. Very few attended.
- First Time Home Owners and Budgeting class is scheduled for July 18th for our tenants
- Property Managers will be attending the 3rd Annual Affordable Housing outreach sponsored by Highlands County Board of County Commissioners—one in Avon Park, Sebring and Lake Placid

F. New Business

G. Unfinished Business, Concerns of Commissioners

H. Next Meeting: Regular Board Meeting: August 19, 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.

THE HOUSING AUTHORITY OF AVON PARK
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
June 17 2025, 5:30 P.M.
Meeting Minutes

A. Opening/Roll Call: Commissioner Downie 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: Downie, Pough, Dilday, Sheppard, and Bryant. 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, Chris Ramey, Contractor for APHA, Louis Bates, Ronald Gogmon III, Lorena Ramey, APHA Housing Coordinator/Property Manager, Jordan Selph, APHA Maintenance Mechanic, Kevin Duford, APHA Maintenance Mechanic, Dan Whitlock, APHA Maintenance Supervisor

B. Public Comments/Presentations:

- Councilwoman Bernice Taylor wanted to know when the SSN were released publicly, would like to see the votes on minutes,
- Ronald Gogmon III interested in possible housing assistance through his business

C. Communications:

- Councilwoman Bernice Taylor concerned about lease violations and evictions for non-payment of rent, asked if we would include votes on minutes
- Louis Bates suggested we give a budgeting class for those receiving lease violations for non-payment of rent
- Commissioner Sheppard concerned about Delaney Heights overgrown vegetation and old benches

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

E. Secretary Report & Old Business:

- Board Member Carmelo Pineiro resigned 6.2.25
- Board Member Felita Knighten resigned 6.17.25
- 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 (due to Chair Pineiro resigning)—Commissioner Sheppard made a motion, Commissioner Bryant seconded and carried unanimously.
- Vote on new Chairperson—Commissioner Dilday motioned to approve Commissioner Downie, Commissioner Bryant seconded and carried unanimously.
- Vote on new Vice Chairperson—Commissioner Pough motioned to approve Commissioner Bryant, Commissioner Sheppard seconded and carried unanimously.

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, July 15, 2025 at 5:30pm

Being no further business to come before the Board, Chair adjourned the meeting at 7:15 pm.

Accepted _____

Attest _____

AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
June 17, 2025, 6:00 P.M.

Meeting Minutes

ROLL CALL: Director Downie called the meeting to order at 7:15 PM. Secretary Penny Pieratt called the roll with the following directors present: Downie, Pough, Dilday, 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, Chris Ramey, Contractor for APHA, Louis Bates, Ronald Gogmon III, Lorena Ramey, APHA Housing Coordinator/Property Manager, Jordan Selph, APHA Maintenance Mechanic, Kevin Duford, APHA Maintenance Mechanic, Dan Whitlock, APHA Maintenance Supervisor

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

COMMUNICATIONS:

SECRETARY REPORT AND OLD BUSINESS:

- Board Member Carmelo Pineiro resigned 6.2.25
- Board Member Felita Knighten resigned 6.17.25
- 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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NEW BUSINESS:

- Resolution 25-04—Change in Bank Signatures—due to Director Pineiro resigning

Next Board Meeting: Tuesday, July 15, 2025

ADJOURN: There being no further business to come before the Board, Director Downie adjourned the meeting at 7:20pm; motioned by Director Dilday and second by Director Bryant.

Accepted _____

Accepted _____

Attest SEAL _____

OCCUPANCY/VACANCY REPORT

Jun-25

Page 1

Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
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
507	1	6/5/2025			OPEN 60826		Passed away

MI 7/1

TOTAL DELANEY HEIGHTS VACANT - 4

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>
1314	4	10/21/2024			OPEN 58996		Criminal/eviction

TOTAL LAKESIDE PARK I VACANT - 1

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>
228	3	7/9/2024			343		Unreported income
202	2	9/17/2024	6/6/2025	28	234	262	Needed 3 bedrooms transfer 239
337	1	11/4/2024			OPEN 59110		Needs public transportation
224	2	1/2/2025			165		Moved to Gainesville/health
351	4	1/6/2025			169		Abandoned unit
204	3	4/29/2025			OPEN 60839		Plumbing issue transfer 201

TOTAL LAKESIDE PARK II VACANT - 5

Ridgedale - (36 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>
722	3	4/22/2024			OPEN 57548		Moved to NC
714	2	6/28/2024	6/2/2025	14	325	339	Non payment rent
732	2	7/18/2024			OPEN 58354		Transferred to 729
740	2	7/22/2024			OPEN 58329		Transferred to 701
728	3	2/19/2025			OPEN 59937		Unreported income
734	2	3/31/2025			OPEN 60841		Transferred to 730
738	2	4/28/2025			OPEN 60840		Needs 3 bdrm

PASSED 6/26/24

PASSED 10/7/24

PASSED 8/19/24

PASSED 8/23/24

TOTAL RIDGEDALE VACANT - 6

SUBMITTED BY: PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jun-25

North Central Heights I - (40 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
647	3	11/8/2024			221		Abandoned unit
659	3	6/30/2025			OPEN 61009		No reason given

TOTAL NCH I VACANT - 2

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
722	3	8/1/2024			208		Non pmt rent
303	3	11/12/2024			OPEN 59340		Rent too high
736	4	1/3/2025	6/12/2025	16	144	160	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 - 6

Cornell Colony - (44 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>
38228	3	2/18/2025			119		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
38206	3	6/2/2025			OPEN 60818		Non renewal non pmt rent
38232	3	6/2/2025			OPEN 60847		Non renewal non pmt rent

TOTAL CORNELL VACANT - 7

SUBMITTED BY: PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jun-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 616=3 bdrm=loss of income 8/3

Evictions -

<u>WAITING LIST</u>									
2024		2024		2024		2024		2024	
<u>DELANEY HEIGHTS</u>		<u>LAKESIDE PARK I</u>		<u>LAKESIDE PARK II</u>		<u>CORNELL COLONY</u>		<u>OPEN</u>	
1 BDRM	14	1 BDRM	0	1 BDRM	11	3 BDRM	43		
TOTAL	14	2 BDRM	4	2 BDRM	59				
		3 BDRM	1	3 BDRM	46				
		4 BDRM	0	4 BDRM	3				
		5 BDRM	0	5 BDRM	0				
		TOTAL	5	TOTAL	119				
2024		2024		2024		2024		2024	
<u>RIDGEDALE</u>		<u>NORTH CENTRAL HEIGHTS</u>		<u>CORNELL COLONY</u>		<u>OPEN</u>		<u>TOTAL</u>	
1 BDRM	22	2 BDRM	96	3 BDRM	43				
2 BDRM	59	3 BDRM	51						
3 BDRM	46	4 BDRM	36						
4 BDRM	4	TOTAL	183						
TOTAL	131								
SUBMITTED BY PENNY PIERATT, CEO		TOTAL		TOTAL		TOTAL		TOTAL	
								495	

Tenant Accounts Receivable

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<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
L. Gunter	\$ 34.98	Late fee
DH Total	\$ 34.98	
<u>Lakeside Park I</u>		
E. Hankerson	\$ 174.00	Unreported income (pmts)
T. Jones	\$ 2,934.57	Rent, unreported income (pmts)
L. Daniel	\$ 872.50	Rent, unreported income (pmts)
L. Siciliano	\$ 5.14	Late fee
Lakeside I Total	\$ 3,986.21	
<u>Lakeside Park II</u>		
Q. Ash Birts	\$ 643.95	Move out charges
J. Cedeno	\$ 650.00	Rent
B. Concepcion	\$ 934.00	Rent, late fee
J. Denson	\$ 2.00	Late fee
M. Florestal	\$ 0.08	Work order
E. Jackson	\$ 2.94	Work order
M. Lenton	\$ 0.67	Work order
A. Otero	\$ 15.09	Late fee
F. Pabon Baez	\$ 630.00	Rent, late fee
D. Randall	\$ 107.00	Work order
L. Ridley	\$ 667.00	Rent
N. Rivera Baez	\$ 178.00	Rent
A. Thompson	\$ 601.00	Rent
S. Valentine Lopez	\$ 471.00	Work order, unreported income
C. Wooden	\$ 6.79	Late fee
Lakeside II Total	\$ 4,909.52	
<u>NCH I</u>		
R. Brown	\$ 23.92	Late fee
S. Dewain	\$ 6.58	Work order
J. Figueroa	\$ 36.23	Work order
L. Hernandez	\$ 31.97	Work order
O. Sanchez	\$ 16.58	Work order
NCH I Total	\$ 115.28	
<u>NCH II</u>		
A. Gonzalez	\$ 76.02	Work order
C. Redding	\$ 0.89	Work order
S. Rivera Butler	\$ 94.55	Late fees
M. Rosario	\$ 5.98	Work order
T. Simmons	\$ 23.80	Work order
J. Zachery	\$ 11.32	Work order
NCH II Total	\$ 212.56	

Submitted by: Penny Pieratt, CEO

Tenant Accounts Receivable

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Cornell Colony

S. Butler	\$	0.62	Work Order
S. Caldwell	\$	40.88	Work Order
J. Estevez	\$	38.00	Late fee
G. Mendoza Resto	\$	162.04	Late fee
S. Reese	\$	33.00	Late fee
J. Rodriguez	\$	400.50	Rent
Cornell Total	\$	675.04	

Ridgedale

S. Antoine	\$	147.49	Move out charges
T. Owensburse	\$	5.69	Balance rent
C. Vazquez	\$	60.99	Work order, late fee
Ridgedale Total	\$	214.17	

GRAND TOTAL	\$ 10,147.76
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WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	-	
NCH I	\$	-	
NCH II	\$	-	
Ridgedale	\$	-	
Cornell	\$	1,165.93	E. Leon
	\$	-	
TOTAL	\$	1,165.93	

Submitted by:

Penny Pieratt,CEO

Daily Tasks:

General cleaning of Admin/Maintenance building & grounds, 185 work orders

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 199 hours were taken during the month of June for sick (55 hours), vacation (64 hours), holiday (80 hours)

Maintenance

Delaney Heights Inspections	1
Lakeside Park I Inspections	0
Lakeside Park II Inspections	7
Ridgdeale Inspections	1
NCH I Inspections	3
NCH II Inspections	2
Cornell Colony Inspections	11
Total	25
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	3
Ridgedale Vacancies	0
NCH I Vacancies	1
NCH II Vacancies	0
Cornell Colony Vacancies	1

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	1	1
Cornell Colony Move Ins	0	0
Total	3	
Delaney Heights Move Outs	1	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	0	
NCH I Move Outs	2	
NCH II Move Outs	1	
Cornell Colony Move Outs	2	
Total	5	

Submitted by Penny Pieratt, CEO

CASH ANALYSIS
6/30/2025

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 206,102.19		
North Central Heights I General Fund	\$ 81,243.01	NCH I Reserves/Bonneville	\$ 164,459.22
NCH I Security Deposit	\$ 11,773.98	NCH I Insurance	\$ 55,286.74
OWES APHDC Cash Distribution	\$ (85,000.00)		
North Central Heights II General Fund	\$ 104,255.23	NCH II Reserves/Bonneville	\$ 132,415.55
NCH II Security Deposit	\$ 8,060.10	NCH II Insurance	\$ 40,717.76
Cornell Colony General Fund	\$ 345,012.04	CC Reserves/Amerinat	\$ 116,197.82
Cornell Colony Security Deposit	\$ 12,150.51	CC Insurance	\$ 13,452.56
		CC Reserves/Amerinat	121,247.76
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 2,960.59	LPI Reserves/First Hsg	\$ 39,090.35
LPI Security Deposit	\$ 3,419.18	LPI Insurance	\$ 18,891.09
Lakeside Park II General Fund	\$ 189,699.47	LPII Reserves/Churchill	\$ 227,532.48
		O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$ 189,699.47	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 17,052.82	LPII Insurance	\$ 24,161.75
		GNMA-Other Churchill	\$ 17,131.26
Delaney Heights General Fund	\$ 35,015.53	DH Reserves/South State	\$ 97,647.40
DH Security Deposit	\$ 10,633.12		
COCC	\$ 162,733.19		
Ridgedale General Fund	\$ 5,657.77	RD Reserves/Centennial	\$ 36,962.73
Ridgedale Security Deposit	\$ 8,340.82	RD Insurance	\$ 31,918.12
		RD Residual Reserves	\$ 9,164.06
*Ridgedale OWES COCC	\$ (236,805.02)	RD MIP Insurance	\$ 2,407.31

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 June 30, 2025	6 Month(s) Ended June 30, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		2,691.20	13,329.41	11,092.98	(2,236.43)
Legal Expense	02 001 4130.00 5		0.00	0.00	249.96	249.96
Staff Training	02 001 4140.00 5		0.00	11.90	499.98	488.08
Travel	02 001 4150.00 5		0.00	0.00	249.96	249.96
Accounting Fees	02 001 4170.00 5		300.00	1,626.84	1,999.98	373.14
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	3,158.40	2,224.98	(933.42)
Employee Benefits Cont - Admin	02 001 4182.00 5		635.62	4,132.58	6,456.48	2,323.90
Sundry	02 001 4190.00 5		0.00	138.75	549.96	411.21
Bank Fees	02 001 4190.18 5		116.11	116.11	0.00	(116.11)
Telephone	02 001 4190.2 5		102.72	607.10	600.00	(7.10)
Tenant Background Checks	02 001 4190.20 5		134.89	542.11	249.96	(292.15)
Postage	02 001 4190.3 5		0.00	0.00	24.96	24.96
Eviction Costs	02 001 4190.4 5		0.00	0.00	249.96	249.96
Ten Services	02 001 4220.2 5		665.00	665.00	0.00	(665.00)
Water	02 001 4310.00 5		19.39	38.78	217.98	179.20
Electricity	02 001 4320.00 5		307.22	1,202.28	2,031.48	829.20
Sewer	02 001 4390.00 5		40.30	80.60	124.50	43.90
Labor	02 001 4410.00 5		1,944.18	10,657.48	12,744.48	2,087.00
Maintenance Materials	02 001 4420.00 5		1,420.20	7,837.88	9,471.96	1,634.08
Contract Costs	02 001 4430.00 5		0.00	1,328.95	6,205.98	4,877.03
Contract Costs-Pest Control	02 001 4430.1 5		0.00	4,688.00	1,946.46	(2,741.54)
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	1,407.96	1,407.96
Contract Costs - AC	02 001 4430.4 5		420.00	8,864.15	9,429.96	565.81
Contract Costs - Lawn	02 001 4430.5 5		2,044.00	13,664.00	16,110.00	2,446.00
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		2,500.00	4,500.00	6,930.00	2,430.00
Garbage and Trash Collection	02 001 4431.00 5		22.00	44.00	256.50	212.50
Emp Benefit Cont - Maintenance	02 001 4433.00 5		842.07	4,970.55	6,161.46	1,190.91
Insurance - Property	02 001 4510.00 5		4,608.78	16,317.91	18,774.00	2,456.09
Bad Debts - Other	02 001 4570.00 5		0.00	928.84	2,499.96	1,571.12
Bonneville Interest	02 001 4580.01 5		3,574.33	21,498.13	21,434.46	(63.67)
Other General Expense	02 001 4590.00 5		0.00	503.52	499.98	(3.54)
Management Fees	02 001 4590.02 5		1,541.55	8,867.51	13,905.00	5,037.49
Total Operating Expenses			23,929.56	130,530.78	154,601.28	24,070.50
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		30,864.00	174,978.57	173,811.00	1,167.57
Total Operating Revenues			30,864.00	174,978.57	173,811.00	1,167.57
Total Operating Revenues and Expenses			6,934.44	44,447.79	19,209.72	25,238.07
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		154.11	1,542.13	3,311.46	(1,769.33)
Other Income - Non Tenant	02 001 3690.02 5		0.00	150.00	0.00	150.00
Total Other Revenues and Expenses			154.11	2,730.51	3,311.46	(580.95)
Total Other Revenues and Expenses			154.11	2,730.51	3,311.46	(580.95)
Total Net Income (Loss)			7,088.55	47,178.30	22,521.18	24,657.12

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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 June 30, 2025	6 Month(s) Ended June 30, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002	4110.00 5	2,210.03	10,889.00	9,050.46	(1,838.54)
Legal Expense	02 002	4130.00 5	0.00	150.00	150.00	0.00
Staff Training	02 002	4140.00 5	0.00	9.80	249.96	240.16
Travel	02 002	4150.00 5	0.00	0.00	124.98	124.98
Accounting Fees	02 002	4170.00 5	300.00	1,599.66	1,875.00	275.34
COMPUTER SUPPORT/LICENSING	02 002	4170.2 5	0.00	165.00	0.00	(165.00)
Audit Fees	02 002	4171.00 5	0.00	2,481.60	1,749.96	(731.64)
Employee Benefits Cont - Admin	02 002	4182.00 5	522.63	3,396.25	5,265.96	1,869.71
Sundry	02 002	4190.00 5	0.00	244.81	499.98	255.17
Telephone	02 002	4190.2 5	0.00	0.00	150.00	150.00
Tenant Background Check	02 002	4190.20 5	74.94	264.95	450.00	185.05
Eviction Costs	02 002	4190.4 5	0.00	325.00	249.96	(75.04)
Water	02 002	4310.00 5	0.00	57.14	0.00	(57.14)
Electricity	02 002	4320.00 5	186.80	811.59	495.00	(316.59)
Sewer	02 002	4390.00 5	0.00	15.83	0.00	(15.83)
Labor	02 002	4410.00 5	1,694.40	9,399.55	11,496.96	2,097.41
Maintenance Materials	02 002	4420.00 5	1,207.05	3,997.93	6,597.00	2,599.07
Contract Costs	02 002	4430.00 5	0.00	300.00	1,125.48	825.48
Contract Costs-Pest Control	02 002	4430.1 5	0.00	2,696.00	1,574.46	(1,121.54)
Contract Costs - Lawn	02 002	4430.3 5	1,606.00	10,736.00	12,036.96	1,300.96
Contract Costs - AC	02 002	4430.4 5	40.00	1,803.96	6,706.50	4,902.54
Contract Costs - Vacancy Turnaround	02 002	4430.6 5	2,600.00	7,600.00	11,476.50	3,876.50
Garbage and Trash Collection	02 002	4431.00 5	0.00	85.85	33.00	(52.85)
Emp Benefit Cont - Maintenance	02 002	4433.00 5	768.51	4,548.42	5,736.00	1,187.58
Insurance - Property	02 002	4510.00 5	5,811.25	16,234.74	14,789.46	(1,445.28)
Bad Debts - Other	02 002	4570.00 5	0.00	8,216.15	2,499.96	(5,716.19)
Bonneville Interest	02 002	4580.01 5	3,233.40	19,447.57	19,389.96	(57.61)
Other General Expense	02 002	4590.00 5	0.00	451.12	375.00	(76.12)
Management Fees	02 002	4590.02 5	1,930.82	10,699.86	12,347.46	1,647.60
Total Operating Expenses			22,185.83	116,627.78	126,495.96	9,868.18
Operating Revenues						
Dwelling Rent	02 002	3110.00 5	22,904.40	136,682.34	154,344.96	(17,662.62)
Total Operating Revenues			22,904.40	136,682.34	154,344.96	(17,662.62)
Total Operating Revenues and Expenses			718.57	20,054.56	27,849.00	(7,794.44)
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	442.27	4,169.79	3,501.96	667.83
Total Other Revenues and Expenses			442.27	4,995.19	3,501.96	1,493.23
Total Other Revenues and Expenses			442.27	4,995.19	3,501.96	1,493.23
Total Net Income (Loss)			1,160.84	25,049.75	31,350.96	(6,301.21)

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

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended June 30, 2025	6 Month(s) Ended June 30, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		3,012.01	14,956.43	12,454.98	(2,501.45)
Legal Expense	03 001 4130.00 5		0.00	300.00	249.96	(50.04)
Staff Training	03 001 4140.00 5		0.00	13.30	450.00	436.70
Travel	03 001 4150.00 5		0.00	0.00	249.96	249.96
Accounting Fees	03 001 4170.00 5		250.00	1,394.96	1,599.96	205.00
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	240.00	199.98	(40.02)
Audit Fees	03 001 4171.00 5		0.00	3,609.60	2,550.00	(1,059.60)
Employee Benefits Cont - Admin	03 001 4182.00 5		710.97	4,623.54	7,250.46	2,626.92
Sundry	03 001 4190.00 5		0.00	138.75	750.00	611.25
Tenant Background Checks	03 001 4190.02 5		0.00	157.33	159.96	2.63
Bank Fees	03 001 4190.19 5		0.00	118.06	0.00	(118.06)
Telephone/Communications	03 001 4190.20 5		0.00	775.48	999.96	224.48
Eviction Costs	03 001 4190.40 5		0.00	560.00	249.96	(310.04)
Water	03 001 4310.00 5		61.51	167.68	219.48	51.80
Electricity	03 001 4320.00 5		296.78	758.24	1,620.96	862.72
Sewer	03 001 4390.00 5		31.20	181.50	276.48	94.98
Labor	03 001 4410.00 5		2,556.39	13,784.20	13,337.46	(446.74)
Materials	03 001 4420.00 5		979.73	4,577.77	10,509.96	5,932.19
Contract Costs	03 001 4430.00 5		205.50	305.50	1,598.46	1,292.96
Contract Costs - Pest Control	03 001 4430.10 5		0.00	1,216.00	6,562.50	5,346.50
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	14,050.00	15,180.00	1,130.00
Contract Costs - AC	03 001 4430.40 5		1,070.00	1,717.61	3,447.96	1,730.35
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		2,500.00	2,500.00	18,612.00	16,112.00
Garbage and Trash Collection	03 001 4431.00 5		77.13	355.60	490.50	134.90
Emp Benefit Cont - Maintenance	03 001 4433.00 5		780.80	4,559.97	4,561.98	2.01
Property Insurance	03 001 4510.00 5		5,239.46	30,559.60	20,524.50	(10,035.10)
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		994.98	5,147.70	9,000.96	3,853.26
Management Fees	03 001 4590.01 5		2,047.26	12,779.84	12,015.96	(763.88)
Other General Expense	03 001 4590.02 5		26.00	174,657.29	5,749.98	(168,907.31)
Total Operating Expenses			23,139.72	300,964.35	150,874.32	(150,090.03)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		33,121.13	210,814.95	200,268.00	10,546.95
Total Operating Revenues			33,121.13	210,814.95	200,268.00	10,546.95
Total Operating Revenues and Expenses			9,981.41	(90,149.40)	49,393.68	(139,543.08)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	0.00	64.98	(64.98)
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		722.74	5,663.49	0.00	5,663.49
Other Income - Misc Other Revenue	03 001 3690.01 5		0.00	0.00	2,749.98	(2,749.98)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,333.14)	(19,100.77)	(25,502.46)	6,401.69
Total Other Revenues and Expenses			(2,610.40)	(6,750.20)	(22,687.50)	15,937.30
Total Other Revenues and Expenses			(2,610.40)	(6,750.20)	(22,687.50)	15,937.30
Total Net Income (Loss)			7,371.01	(96,899.60)	26,706.18	(123,605.78)

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

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended June 30, 2025	6 Month(s) Ended June 30, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		546.34	4,132.92	6,761.46	2,628.54
Legal Expense	04 001 4130.00 5		0.00	465.00	1,149.96	684.96
Staff Training	04 001 4140.00 5		0.00	23.50	159.96	136.46
Accounting Fees	04 001 4170.00 5		250.00	1,383.02	1,650.00	266.98
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	90.00	0.00	(90.00)
Audit Fees	04 001 4171.00 5		0.00	1,353.60	750.00	(603.60)
Employee Benefits Cont - Admin	04 001 4182.00 5		154.12	634.85	3,072.48	2,437.63
Sundry	04 001 4190.00 5		0.00	138.75	499.98	361.23
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	110.48	0.00	(110.48)
Bank Fees	04 001 4190.19 5		116.11	116.11	0.00	(116.11)
Postage	04 001 4190.30 5		0.00	11.89	49.98	38.09
Eviction Costs	04 001 4190.40 5		0.00	0.00	150.00	150.00
Water	04 001 4310.00 5		0.00	0.00	36.48	36.48
Electricity	04 001 4320.00 5		0.00	211.74	228.96	17.22
Sewer	04 001 4390.00 5		0.00	0.00	18.48	18.48
Labor	04 001 4410.00 5		1,144.04	6,108.03	6,927.48	819.45
Maintenance Materials	04 001 4420.00 5		293.68	3,967.25	2,427.96	(1,539.29)
Contract Costs	04 001 4430.00 5		0.00	525.00	2,022.00	1,497.00
Contract Costs - Pest Control	04 001 4430.10 5		0.00	640.00	469.50	(170.50)
Contract Costs-Lawn	04 001 4430.30 5		266.60	1,599.60	1,368.48	(231.12)
Contract Costs - AC	04 001 4430.40 5		435.00	6,095.56	15,093.00	8,997.44
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	99.96	99.96
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	99.96	99.96
Garbage and Trash Collection	04 001 4431.00 5		0.00	0.00	33.00	33.00
Emp Benefit Cont - Maintenance	04 001 4433.00 5		423.96	2,483.90	3,088.50	604.60
Property Insurance	04 001 4510.00 5		52.82	1,071.22	8,071.98	7,000.76
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	1,249.98	1,249.98
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	2,989.98	(3,566.02)
Management Fees	04 001 4590.01 5		605.58	3,437.69	4,071.96	634.27
Other General Expense	04 001 4590.02 5		0.00	4.73	750.00	745.27
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,249.98	1,249.98	0.00
Extraordinary Maint - Contract Costs	04 001 4610.10 5		0.00	0.00	3,739.98	3,739.98
Total Operating Expenses			4,496.58	42,410.82	68,281.44	25,870.62
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,447.00	8,579.32	15,789.48	(7,210.16)
HAP Subsidy	04 001 3110.01 5		8,286.00	44,585.00	52,077.00	(7,492.00)
Total Operating Revenues			9,733.00	53,164.32	67,866.48	(14,702.16)
Total Operating Revenues and Expenses			5,236.42	10,753.50	(414.96)	11,168.46
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.00	321.79	60.00	261.79
Other Income - Tenant	04 001 3690.00 5		8.00	200.18	1,623.96	(1,423.78)
Other Income - Misc Other Revenue	04 001 3690.01 5		0.00	0.00	499.98	(499.98)
Other Income - Laundry	04 001 3690.07 5		0.00	514.80	0.00	514.80
Total Other Revenues and Expenses			8.00	1,036.77	2,183.94	(1,147.17)
Total Other Revenues and Expenses			8.00	1,036.77	2,183.94	(1,147.17)
Total Net Income (Loss)			5,244.42	11,790.27	1,768.98	10,021.29

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

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended June 30, 2025	6 Month(s) Ended June 30, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		976.59	7,383.18	12,031.98	4,648.80
Legal Expense	04 002 4130.00 5		0.00	45.00	750.00	705.00
Staff Training	04 002 4140.00 5		0.00	89.30	249.96	160.66
Travel	04 002 4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	04 002 4170.00 5		250.00	1,676.96	1,749.96	73.00
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	330.00	0.00	(330.00)
Audit Fees	04 002 4171.00 5		0.00	4,963.20	2,250.00	(2,713.20)
Employee Benefits Cont - Admin	04 002 4182.00 5		282.07	1,157.28	5,380.50	4,223.22
Sundry	04 002 4190.00 5		0.00	138.75	649.98	511.23
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	273.91	375.00	101.09
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	124.98	124.98
Water	04 002 4310.00 5		0.00	193.57	102.00	(91.57)
Electricity	04 002 4320.00 5		284.27	974.09	1,886.46	912.37
Sewer	04 002 4390.00 5		0.00	12.31	213.00	200.69
Labor	04 002 4410.00 5		1,871.76	10,351.64	11,775.48	1,423.84
Maintenance Materials	04 002 4420.00 5		2,410.38	7,715.69	8,862.00	1,146.31
Contract Costs	04 002 4430.00 5		3,745.00	7,540.00	11,912.46	4,372.46
Contract Costs - Pest Control	04 002 4430.10 5		2,550.00	5,110.00	2,815.98	(2,294.02)
Contract Costs-Lawn	04 002 4430.30 5		2,166.40	13,098.40	5,841.00	(7,257.40)
Contract Costs - AC	04 002 4430.40 5		20.00	5,648.72	5,065.50	(583.22)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	2,982.75	971.46	(2,011.29)
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	166.50	78.50
Emp Benefit Cont - Maintenance	04 002 4433.00 5		756.49	4,467.45	5,467.98	1,000.53
Property Insurance	04 002 4510.00 5		8,838.64	26,413.98	29,038.50	2,624.52
Bad Debts - Other	04 002 4570.00 5		0.00	2,695.64	2,250.00	(445.64)
Management Fees	04 002 4590.01 5		1,827.68	11,221.44	15,003.48	3,782.04
Other General Expense	04 002 4590.02 5		1,372.80	1,382.26	4,500.00	3,117.74
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	48,000.00	48,000.00	0.00
Total Operating Expenses			35,352.08	167,043.52	177,559.14	10,515.62
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		14,486.00	91,283.14	70,057.50	21,225.64
HAP Subsidy	04 002 3110.01 5		15,608.00	92,215.00	180,000.00	(87,785.00)
Total Operating Revenues			30,094.00	183,498.14	250,057.50	(66,559.36)
Total Operating Revenues and Expenses			(5,258.08)	16,454.62	72,498.36	(56,043.74)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	85.38	124.98	(39.60)
Other Income - Tenants	04 002 3690.00 5		47.05	2,972.24	4,944.96	(1,972.72)
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	499.98	(499.98)
Interest on Loan	04 002 5610.00 5		(4,890.02)	(29,412.77)	(29,325.00)	(87.77)
Total Other Revenues and Expenses			(4,842.97)	(26,355.15)	(23,755.08)	(2,600.07)
Total Other Revenues and Expenses			(4,842.97)	(26,355.15)	(23,755.08)	(2,600.07)
Total Net Income (Loss)			(10,101.05)	(9,900.53)	48,743.28	(58,643.81)

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

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended June 30, 2025	6 Month(s) Ended June 30, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		684.47	4,845.34	8,457.48	3,612.14
Legal Expense	04 003 4130.00 5		0.00	0.00	249.96	249.96
Staff Training	04 003 4140.00 5		0.00	70.50	249.96	179.46
Travel	04 003 4150.00 5		0.00	0.00	249.96	249.96
Accounting Fees	04 003 4170.00 5		250.00	1,592.24	1,999.98	407.74
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	4,060.80	2,850.00	(1,210.80)
Employee Benefits Cont - Admin	04 003 4182.00 5		194.21	773.93	3,826.98	3,053.05
Sundry	04 003 4190.00 5		0.00	138.75	300.00	161.25
Contract. Admin	04 003 4190.01 5		0.00	0.00	199.98	199.98
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	249.96	249.96
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	116.34	246.00	129.66
Electricity	04 003 4320.00 5		299.08	963.06	1,764.48	801.42
Natural Gas	04 003 4330.00 5		0.00	167.71	393.96	226.25
Sewer	04 003 4390.00 5		40.30	241.80	277.50	35.70
Labor	04 003 4410.00 5		1,621.97	8,629.29	10,527.96	1,898.67
Maintenance Materials	04 003 4420.00 5		2,327.08	13,927.48	5,749.98	(8,177.50)
Contract Costs	04 003 4430.00 5		476.25	5,896.25	11,673.00	5,776.75
Contract Costs - Pest Control	04 003 4430.10 5		928.00	8,984.00	2,976.48	(6,007.52)
Contract Costs-Lawn	04 003 4430.30 5		667.00	4,002.00	6,601.98	2,599.98
Contract Costs - AC	04 003 4430.40 5		0.00	4,647.68	15,465.48	10,817.80
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	249.96	249.96
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	0.00	219.96	219.96
Garbage and Trash Collection	04 003 4431.00 5		22.00	132.00	172.98	40.98
Emp Benefit Cont - Maintenance	04 003 4433.00 5		724.52	4,257.45	5,042.46	785.01
Property Insurance	04 003 4510.00 5		2,188.25	13,044.64	23,748.00	10,703.36
Bad Debts - Other	04 003 4570.00 5		0.00	244.41	499.98	255.57
Management Fees	04 003 4590.01 5		1,005.48	5,992.05	6,454.98	462.93
Other General Expense	04 003 4590.02 5		0.00	9.46	249.96	240.50
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	17,500.02	17,499.96	(0.06)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	15,573.96	15,573.96
Total Operating Expenses			14,364.67	104,621.55	144,023.28	39,401.73
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		6,186.90	36,608.48	36,660.48	(52.00)
HAP Subsidy	04 003 3110.01 5		10,222.00	63,509.00	70,919.46	(7,410.46)
Total Operating Revenues			16,408.90	100,117.48	107,579.94	(7,462.46)
Total Operating Revenues and Expenses			2,044.23	(4,504.07)	(36,443.34)	31,939.27
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	75.00	(75.00)
Other Income - Tenants	04 003 3690.00 5		211.67	542.35	1,500.00	(957.65)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	0.00	249.96	(249.96)
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		0.00	163.00	0.00	163.00
Total Other Revenues and Expenses			211.67	1,196.55	1,824.96	(628.41)
Total Other Revenues and Expenses			211.67	1,196.55	1,824.96	(628.41)
Total Net Income (Loss)			2,255.90	(3,307.52)	(34,618.38)	31,310.86

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended June 30, 2025	6 Month(s) Ended June 30, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		18,151.33	81,899.78	80,340.00	(1,559.78)
Legal Expense	05 001 4130.00 5		210.00	960.00	549.96	(410.04)
Staff Training	05 001 4140.00 5		0.00	0.00	399.96	399.96
Travel	05 001 4150.00 5		0.00	0.00	399.96	399.96
Accounting Fees	05 001 4170.00 5		200.00	1,174.00	1,500.00	326.00
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	9,476.31	0.00	(9,476.31)
Audit Fees	05 001 4171.00 5		0.00	0.00	999.96	999.96
Employee Benefits Cont - Admin	05 001 4182.00 5		4,371.58	25,477.76	27,615.48	2,137.72
Sundry	05 001 4190.00 5		333.79	5,458.78	9,249.96	3,791.18
TENANT BACKGROUND CHECKS	05 001 4190.02 5		0.00	46.85	0.00	(46.85)
Bank Fees	05 001 4190.19 5		151.64	905.85	0.00	(905.85)
Telephone/Communications	05 001 4190.20 5		585.06	4,750.45	4,999.98	249.53
Postage	05 001 4190.30 5		36.65	1,787.03	2,250.00	462.97
Contract Costs - Copier	05 001 4190.60 5		181.95	837.48	1,500.00	662.52
Contract Costs - Admin	05 001 4190.90 5		120.00	3,680.25	3,000.00	(680.25)
Water	05 001 4310.00 5		35.04	194.09	289.98	95.89
Electricity	05 001 4320.00 5		748.23	3,545.04	3,805.50	260.46
Sewer	05 001 4390.00 5		71.50	395.00	493.50	98.50
Materials	05 001 4420.00 5		512.59	11,055.76	1,500.00	(9,555.76)
Contract Costs	05 001 4430.00 5		0.00	0.00	7,728.96	7,728.96
Contract Costs - Pest Control	05 001 4430.10 5		0.00	0.00	3,688.98	3,688.98
Contract Costs-Lawn	05 001 4430.30 5		0.00	0.00	933.00	933.00
Contract Costs - AC	05 001 4430.40 5		0.00	0.00	4,719.48	4,719.48
Garbage and Trash Collection	05 001 4431.00 5		66.00	352.00	506.46	154.46
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		439.02	2,708.99	5,571.48	2,862.49
Other General Expense	05 001 4590.02 5		128.60	3,377.82	6,249.96	2,872.14
Total Operating Expenses			26,342.98	160,115.30	168,292.56	8,177.26
Total Operating Revenues and Expenses			(26,342.98)	(160,115.30)	(168,292.56)	8,177.26
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		1,924.99	172,495.28	0.00	172,495.28
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,541.55	8,867.51	13,905.00	(5,037.49)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,930.82	10,699.86	12,347.46	(1,647.60)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		2,047.26	12,779.84	12,015.96	763.88
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,499.40	14,356.56	120,037.50	(105,680.94)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	66,750.00	66,750.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		605.58	3,437.69	4,071.96	(634.27)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,827.68	11,221.44	15,003.48	(3,782.04)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,005.48	5,992.05	6,454.98	(462.93)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	6,000.00	8,100.00	(2,100.00)
Total Other Revenues and Expenses			25,507.76	312,600.23	258,686.34	53,913.89
Total Other Revenues and Expenses			25,507.76	312,600.23	258,686.34	53,913.89
Total Net Income (Loss)			(835.22)	152,484.93	90,393.78	62,091.15

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2025	ACCOUNT		1 Month(s) Ended June 30, 2025	6 Month(s) Ended June 30, 2025	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	07 002 4110.00	5		1,344.73	9,915.19	9,673.50	(241.69)
Legal Expense	07 002 4130.00	5		0.00	0.00	2,949.96	2,949.96
Staff Training	07 002 4140.00	5		0.00	51.70	199.98	148.28
Travel	07 002 4150.00	5		0.00	0.00	150.00	150.00
Accounting Fees	07 002 4170.00	5		200.00	1,292.32	1,849.98	557.66
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5		0.00	307.50	0.00	(307.50)
Audit Fees	07 002 4171.00	5		0.00	2,932.80	2,049.96	(882.84)
Employee Benefits Cont - Admin	07 002 4182.00	5		385.31	1,563.56	5,046.00	3,482.44
Sundry	07 002 4190.00	5		0.00	325.00	825.00	500.00
Postage	07 002 4190.03	5		0.00	0.00	75.00	75.00
Bank Fees	07 002 4190.18	5		0.00	5.39	0.00	(5.39)
Telephone	07 002 4190.2	5		0.00	329.75	450.00	120.25
TENANT BACKGROUND CHECKS	07 002 4190.20	5		0.00	424.25	750.00	325.75
Eviction Costs	07 002 4190.4	5		0.00	0.00	124.98	124.98
Contract Costs - Admin	07 002 4190.9	5		0.00	0.00	249.96	249.96
Tenant Services	07 002 4220.00	5		300.40	300.40	0.00	(300.40)
Water	07 002 4310.00	5		496.97	2,761.52	2,860.98	99.46
Electricity	07 002 4320.00	5		632.88	2,992.93	5,812.50	2,819.57
Sewer	07 002 4390.00	5		940.96	5,111.54	5,154.96	43.42
Labor	07 002 4410.00	5		6,018.49	43,639.48	42,773.46	(866.02)
Maintenance Materials	07 002 4420.00	5		1,147.47	16,744.83	10,635.00	(6,109.83)
Contract Costs	07 002 4430.00	5		2,125.00	16,427.73	85,752.96	69,325.23
Pest Control	07 002 4430.1	5		672.00	5,741.00	1,970.46	(3,770.54)
Contract Costs-Lawn	07 002 4430.3	5		495.00	2,970.00	2,985.00	15.00
Contract Costs-Air Conditioning	07 002 4430.4	5		0.00	3,162.88	3,244.50	81.62
Contract Costs-Plumbing	07 002 4430.5	5		0.00	0.00	249.96	249.96
Contract Costs - Vacancy Turnaround	07 002 4430.6	5		0.00	0.00	99.96	99.96
Garbage and Trash Collection	07 002 4431.00	5		890.46	4,283.38	3,204.48	(1,078.90)
Emp Benefit Cont - Maintenance	07 002 4433.00	5		1,544.53	12,156.96	14,760.00	2,603.04
Insurance - Property	07 002 4510.00	5		114.45	9,518.84	17,972.46	8,453.62
Bad Debts - Other	07 002 4570.00	5		0.00	4,208.94	7,500.00	3,291.06
Interest on Notes Payable-Centennial	07 002 4580.03	5		2,207.83	13,409.85	13,212.48	(197.37)
Management Fees	07 002 4590.00	5		2,499.40	14,356.56	12,037.50	(2,319.06)
Other General Expense	07 002 4590.01	5		34.98	133.98	499.98	366.00
Total Operating Expenses				22,050.86	175,068.28	255,120.96	80,052.68
Operating Revenues							
Dwelling Rent	07 002 3110.00	5		7,335.55	43,863.12	40,357.50	3,505.62
HAP Subsidy	07 002 3110.01	5		23,458.00	137,060.00	110,114.46	26,945.54
Total Operating Revenues				30,793.55	180,923.12	150,471.96	30,451.16
Total Operating Revenues and Expenses				8,742.69	5,854.84	(104,649.00)	110,503.84
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income-Unrestricted	07 002 3430	5		0.00	0.00	49.98	(49.98)
Interest - Restricted - RFR	07 002 3431.00	5		0.00	21.55	0.00	21.55
Interest - Restricted - Residual Receipt	07 002 3431.01	5		0.00	3.83	0.00	3.83
Investment Income - Unrestricted	07 002 3610.00	5		0.73	5.96	49.98	(44.02)
Other Income - Tenant	07 002 3690.00	5		0.00	1,645.12	2,191.98	(546.86)
Other Income - Non Tenant	07 002 3690.02	5		0.00	0.00	549.96	(549.96)
Other Income/Laundry	07 002 3690.7	5		0.00	998.00	0.00	998.00
Total Other Revenues and Expenses				0.73	2,674.46	2,841.90	(167.44)
Total Other Revenues and Expenses				0.73	2,674.46	2,841.90	(167.44)
Total Net Income (Loss)				8,743.42	8,529.30	(101,807.10)	110,336.40