

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, Fl.
Wednesday April 17, 2019, 5:15PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. Consent Agenda
 - 1. Regular Board Meeting Minutes,
 - 2. Monthly Occupancy Report;
 - 3. TAR & Maintenance Reports;
 - 4. Cash Analysis Schedules APHA - Project Budgeted Income Statement Reports
 - 5. Financial Statements
- E. Secretary Reports & Old Business
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting; TBD
- 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

March 13, 2019 5:00 P.M.

A. Opening/Roll Call: Chairman Wade called the Board Meeting to order at 5:10 pm and the Secretary called the member attendance roll: Commissioners Present: Wade, Brojek, Mundt, Johnson, Jackson and Harris. Also Present: APHA CEO Tracey Rudy and Penny Pieratt.

B. Public Comments/Presentations: None

C. Communications: None

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

E. Secretary Report & Old Business:

New CEO: Secretary Rudy advised the Board that after the previous meeting she had made an offer of interim CEO to Penny Pieratt per Board approval at an increase of \$7,5K. Ms. Pieratt asked Rudy to present the Board with a counter offer of an increase of \$10K. On a motion by Brojek seconded by Jackson the Board unanimously approved the counter offer of interim CEO to Ms. Penny Pieratt with a salary increase of \$10K.

Non Profit Entity: Rudy advised the Board that she had contacted lenders as requested, as well as, had additional discussions with legal counsel and APHA auditor Malcolm Johnson. She advised the Board that is was her recommendation as well as that of legal counsel, auditor and fee accountant to move to interlocking Board as an instrumentality entity with the revised By-Laws presented. Commissioner Brojek moved to accept the advice of legal counsel and CEO. The motion was seconded by Commissioner Jackson and carried unanimously.

F. New Business: None

F. Unfinished Business, Concerns of Commissioners; None

H. Next Meeting: April 17, 2019 at 5:15pm.

Being no further business to come before the Board Chair adjourned the meeting at 5:45 pm.

Accepted _____

Attest _____
SEAL

AVON PARK HOUSING DEVELOPMENT CORPORATION

**Board of Directors Regular Meeting
North Central Heights Community Center
709 Juneberry Street, Avon Park, Florida
Wednesday April 17, 2019; 5:30 P.M.
Meeting Agenda**

ROLL CALL;

PREVIOUS MINUTES: Previous Minutes

COMMUNICATIONS:

I. OLD BUSINESS;

II. NEW BUSINESS;

Other matters to come before the Board:

Next Board Meeting(s): TBD

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.

AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
March 13, 2019 5:00 P.M.

Meeting Minutes

ROLL CALL: Chairman Brojek called the meeting to order at 5:30 PM. Secretary Rudy called the roll with the following results: Wade, Brojek, Johnson, Jackson and Harris. Also in attendance: Tracey Rudy, CEO/Secretary and Penny Pieratt.

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

COMMUNICATIONS: None

OLD BUSINESS:

Non Profit Entity: Rudy advised the Board that she had contacted lenders as requested, as well as, had additional discussions with legal counsel and APHA auditor Malcolm Johnson. She advised the Board that is was her recommendation as well as that of legal counsel, auditor and fee accountant to move to interlocking Board as an instrumentality entity with the revised By-Laws presented. Commissioner Brojek moved to accept the advice of legal counsel and CEO. The motion was seconded by Commissioner Jackson and carried unanimously.

NEW BUSINESS: None

ADJOURN: There being no further business to come before the Board, Chairman Brojek adjourned the meeting at 6pm.

Accepted _____

Accepted _____

Attest _____

SEAL

**CASH ANALYSIS
AS OF 3/31/19**

Petty Cash	\$ 100.00
MM Account	\$ 79,174.13
FSS Escrow	\$ 1,123.91
Avon Park Development Corp	\$ 5,983.60
North Central Heights I General Fund	\$ 79,321.93
NCH I Security Deposit	\$ 13,305.30
North Central Heights II General Fund	\$ 52,873.59
NCH II Security Deposit	\$ 10,804.17
Cornell Colony General Fund	\$ 198,280.26
Cornell Colony Security Deposit	\$ 13,204.06
Lakeside Park I General Fund	\$ 69,956.32
LPI Security Deposit	\$ 3,823.82
Lakeside Park II General Fund	\$ 124,295.50
LPII Security Deposit	\$ 12,839.48
Delaney Heights General Fund	\$ 31,288.37
DH Security Deposit	\$ 9,729.93
COCC	\$ 121,778.74
Ridgedale General Fund	\$ 7,008.58
Ridgedale Security Deposit	\$ 5,779.80
Long Term Recovery Group	\$ 12,450.00

SUBMITTED BY: PENNY PIERATT, CEO

Tenant Accounts Receivable
31-Mar-19

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
J. Ortiz	\$ 23.00	Balance rent (pmts)
DH Total	\$ 23.00	
<u>Lakeside Park I</u>		
J. Gifford	\$ 306.13	Electric (not in her name)
T. Hill	\$ 21.00	Work order
C. Seivwright	\$ 662.00	Rent
J. Toney	\$ 453.00	Move out charges (pmts)
C. Wooden	\$ 166.95	Move out charges (pmts)
Lakeside I Total	\$ 1,609.08	
<u>Lakeside Park II</u>		
J. Cedeno	\$ 25.00	Work order
S. Hodo	\$ 4.99	Work order
J. Hunter	\$ 38.25	Electric
J. Hunter	\$ 59.00	Security Deposit
S. Jackson	\$ 73.50	Work order
C. Mccarty	\$ 55.71	Retro rent (pmts)
D. Randall	\$ 150.00	Work order
V. Raphael	\$ 11.02	Work order
I. Rivera	\$ 6.00	Work order
B. Roman	\$ 10.42	Water
D. Valentin	\$ 25.00	Work order
Lakeside II Total	\$ 458.89	
<u>NCH I</u>		
T. Jones	\$ 6.00	Work order
N. Legree	\$ 2.88	Balance on late fee
R. Massaline	\$ 521.00	Rent
K. Motil	\$ 1,388.00	Rent
E. Quinones	\$ 5.18	Work order
NCH I Total	\$ 1,923.06	
<u>NCH II</u>		
B. Kimeko	\$ 6.88	Work order
C. Campbell	\$ 9.34	Balance on Late fee
S. Williams	\$ 25.00	Work order
NCH II Total	\$ 41.22	

Tenant Accounts Receivable
31-Mar-19

Cornell Colony

S. Bean	\$	28.00	Work order
S. Butler	\$	50.00	Work order
J. Tremaine	\$	25.00	Work order
K. Wakeland	\$	90.08	Late fees, work order
Cornel Total	\$	193.08	

Ridgedale

J. Alexander	\$	97.41	Work order
C. Anderson	\$	25.00	Work order
J. Childs	\$	27.33	Work order
S. Coleman	\$	90.25	Work order
J. Echevarria	\$	378.58	Work order
J. Erhart	\$	40.81	Work order
E. Hankerson	\$	81.03	Work order
C. Hodge	\$	28.37	Work order
L. Jackson	\$	75.00	Work order
S. Jones	\$	2.25	Work order
T. McNeil	\$	27.75	Work order
A. Tate	\$	247.00	Work order
N. Williams	\$	23.00	Work order
Ridgedale Total	\$	1,143.78	

GRAND TOTAL	\$	5,392.11
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH	\$	-
Ridgedale	\$	-
Cornell	\$	-

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

March 2019 MAINTENANCE MONTHLY REPORT

Daily Tasks:

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

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 16 hours were taken during the month of March for sick, annual and holiday leave.

Delaney Heights Inspections	4
Lakeside Park I Inspections	1
Lakeside Park II Inspections	1
Ridgedale Inspections	9
NCH I Inspections	4
NCH II Inspections	6
Cornell Colony Inspections	3
Delaney Heights Vacancies	1
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	0
Ridgedale Vacancies	2
NCH I Vacancies	0
NCH II Vacancies	0
Cornell Colony Vacancies	0
Delaney Heights Move Ins	0
Lakeside Park I Move Ins	0
Lakeside Park II Move Ins	1
Ridgedale Move Ins	0
NCH I Move Ins	0
NCH II Move Ins	0
Cornell Colony Move Ins	1
Delaney Heights Move Outs	0
Lakeside Park I Move Outs	0
Lakeside Park II Move Outs	1
Ridgedale Move Outs	1
NCH I Move Outs	2
NCH II Move Outs	1
Cornell Colony Move Outs	4

Submitted by Penny Pieratt, CEO

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

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended March 31, 2019	3 Month(s) Ended March 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		960.11	5,022.54	6,051.48	1,028.94
Legal Expense	02 001 4130.00 5		0.00	0.00	375.00	375.00
Staff Training	02 001 4140.00 5		0.00	0.00	124.98	124.98
Travel	02 001 4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	02 001 4170.00 5		300.00	300.00	750.00	450.00
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		213.52	213.54	0.00	(213.54)
Audit Fees	02 001 4171.00 5		0.00	0.00	337.50	337.50
Employee Benefits Cont - Admin	02 001 4182.00 5		529.60	1,745.03	2,692.23	947.20
Sundry	02 001 4190.00 5		0.00	0.00	312.48	312.48
Bank Fees	02 001 4190.18 5		0.00	0.00	62.49	62.49
Telephone	02 001 4190.2 5		88.17	269.59	249.99	(19.60)
Eviction Costs	02 001 4190.4 5		125.00	360.00	0.00	(360.00)
Ten Services	02 001 4220.2 5		281.97	281.97	375.00	93.03
Water	02 001 4310.00 5		31.39	79.86	196.98	117.12
Electricity	02 001 4320.00 5		235.62	476.68	1,083.24	606.56
Sewer	02 001 4390.00 5		49.63	89.93	145.98	56.05
Labor	02 001 4410.00 5		478.60	2,296.98	1,651.98	(645.00)
Maintenance Materials	02 001 4420.00 5		317.74	788.67	2,499.99	1,711.32
Contract Costs	02 001 4430.00 5		0.00	87.97	330.00	242.03
Contract Costs-Pest Control	02 001 4430.1 5		0.00	1,500.00	1,096.74	(403.26)
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	124.98	124.98
Contract Costs - AC	02 001 4430.4 5		350.00	350.00	1,249.98	899.98
Contract Costs - Lawn	02 001 4430.5 5		2,294.50	6,310.00	7,287.24	977.24
Garbage and Trash Collection	02 001 4431.00 5		57.00	87.50	187.50	100.00
Emp Benefit Cont - Maintenance	02 001 4433.00 5		455.58	1,428.00	676.23	(751.77)
Insurance - Property	02 001 4510.00 5		0.00	2,578.31	5,825.25	3,246.94
Bad Debts - Other	02 001 4570.00 5		0.00	1,154.00	375.00	(779.00)
Bonneville Interest	02 001 4580.01 5		3,786.44	11,366.00	11,335.23	(30.77)
Other General Expense	02 001 4590.00 5		221.00	661.00	124.98	(536.02)
Management Fees	02 001 4590.02 5		926.14	2,864.76	4,248.24	1,383.48
Total Operating Expenses			11,702.01	40,312.33	49,895.67	9,583.34
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		20,182.00	58,887.91	53,101.74	5,786.17
Total Operating Revenues			20,182.00	58,887.91	53,101.74	5,786.17
Total Operating Revenues and Expenses			8,479.99	18,575.58	3,206.07	15,369.51
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	16.50	(16.50)
Other Income - Tenant	02 001 3690.00 5		549.06	1,947.27	856.23	1,091.04
Collection Loss Recovery Prior Year	02 001 3690.01 5		0.00	0.00	243.00	(243.00)
Other Income - Community Rental	02 001 3690.5 5		12.50	12.50	0.00	12.50
Total Other Revenues and Expenses			561.56	1,959.77	1,115.73	844.04
Total Other Revenues and Expenses			561.56	1,959.77	1,115.73	844.04
Total Net Income (Loss)			9,041.55	20,535.35	4,321.80	16,213.55



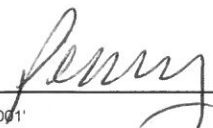
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 NORTH CENTRAL HEIGHTS
 NORTH CENTRAL HEIGHTS II

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended March 31, 2019	3 Month(s) Ended March 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		769.13	4,038.27	4,842.00	803.73
Staff Training	02 002 4140.00 5		0.00	0.00	124.98	124.98
Travel	02 002 4150.00 5		0.00	0.00	62.49	62.49
Accounting Fees	02 002 4170.00 5		300.00	300.00	750.00	450.00
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		170.82	170.82	0.00	(170.82)
Employee Benefits Cont - Admin	02 002 4182.00 5		420.12	1,386.67	2,150.25	763.58
Sundry	02 002 4190.00 5		0.00	0.00	187.50	187.50
Telephone	02 002 4190.2 5		0.00	0.00	112.50	112.50
Tenant Background Check	02 002 4190.20 5		0.00	0.00	187.50	187.50
Eviction Costs	02 002 4190.4 5		0.00	0.00	375.00	375.00
Water	02 002 4310.00 5		0.00	55.84	0.00	(55.84)
Electricity	02 002 4320.00 5		177.37	273.68	0.00	(273.68)
Sewer	02 002 4390.00 5		0.00	46.67	0.00	(46.67)
Labor	02 002 4410.00 5		376.03	1,804.74	1,297.98	(506.76)
Maintenance Materials	02 002 4420.00 5		396.74	1,029.61	1,875.00	845.39
Contract Costs	02 002 4430.00 5		0.00	0.00	183.24	183.24
Contract Costs-Pest Control	02 002 4430.1 5		0.00	0.00	1,317.00	1,317.00
Contract Costs - Lawn	02 002 4430.3 5		1,963.35	5,247.85	4,757.73	(490.12)
Contract Costs - AC	02 002 4430.4 5		105.00	255.00	703.98	448.98
Garbage and Trash Collection	02 002 4431.00 5		0.00	25.00	124.98	99.98
Emp Benefit Cont - Maintenance	02 002 4433.00 5		371.28	1,161.98	531.24	(630.74)
Insurance - Property	02 002 4510.00 5		0.00	2,079.37	4,570.98	2,491.61
Bad Debts - Other	02 002 4570.00 5		0.00	0.00	2,413.50	2,413.50
Bonneville Interest	02 002 4580.01 5		3,425.28	10,281.88	10,254.24	(27.64)
Other General Expense	02 002 4590.00 5		182.00	182.00	124.98	(57.02)
Management Fees	02 002 4590.02 5		1,438.37	4,117.51	3,390.75	(726.76)
Total Operating Expenses			10,095.49	32,456.89	40,337.82	7,880.93
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		16,917.00	49,573.75	42,384.75	7,189.00
Total Operating Revenues			16,917.00	49,573.75	42,384.75	7,189.00
Total Operating Revenues and Expenses			6,821.51	17,116.86	2,046.93	15,069.93
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	15.00	(15.00)
Other Income - Tenant	02 002 3690.00 5		281.61	1,202.96	2,036.49	(833.53)
Total Other Revenues and Expenses			281.61	1,202.96	2,051.49	(848.53)
Total Other Revenues and Expenses			281.61	1,202.96	2,051.49	(848.53)
Total Net Income (Loss)			7,103.12	18,319.82	4,098.42	14,221.40



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

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended March 31, 2019	3 Month(s) Ended March 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00	5	1,087.41	5,678.72	6,857.73	1,179.01
Legal Expense	03 001 4130.00	5	0.00	0.00	375.00	375.00
Staff Training	03 001 4140.00	5	0.00	0.00	124.98	124.98
Travel	03 001 4150.00	5	0.00	0.00	124.98	124.98
Accounting Fees	03 001 4170.00	5	250.00	250.00	624.99	374.99
Computer Support/Licensing Fees	03 001 4170.20	5	234.88	234.88	0.00	(234.88)
Audit Fees	03 001 4171.00	5	0.00	0.00	399.99	399.99
Employee Benefits Cont - Admin	03 001 4182.00	5	602.63	1,984.10	3,053.49	1,069.39
Sundry	03 001 4190.00	5	0.00	0.00	499.98	499.98
Telephone/Communications	03 001 4190.20	5	183.25	547.54	624.99	77.45
Eviction Costs	03 001 4190.40	5	680.00	1,620.00	249.99	(1,370.01)
Water	03 001 4310.00	5	14.91	72.74	105.24	32.50
Electricity	03 001 4320.00	5	176.69	446.76	590.73	143.97
Sewer	03 001 4390.00	5	31.20	71.73	102.75	31.02
Labor	03 001 4410.00	5	1,058.47	5,336.82	4,910.49	(426.33)
Materials	03 001 4420.00	5	335.99	453.94	1,374.99	921.05
Contract Costs	03 001 4430.00	5	23.46	23.46	624.99	601.53
Contract Costs - Pest Control	03 001 4430.10	5	0.00	1,100.00	874.98	(225.02)
Contract Costs-Lawn	03 001 4430.30	5	2,300.00	6,900.00	7,590.00	690.00
Contract Costs - AC	03 001 4430.40	5	150.00	550.00	375.00	(175.00)
Contract Costs - Plumbing	03 001 4430.50	5	0.00	150.00	0.00	(150.00)
Garbage and Trash Collection	03 001 4431.00	5	76.68	207.36	250.74	43.38
Emp Benefit Cont - Maintenance	03 001 4433.00	5	911.77	2,894.44	2,116.50	(777.94)
Property Insurance	03 001 4510.00	5	0.00	5,207.58	5,418.99	211.41
Bad Debts - Other	03 001 4570.00	5	1,668.00	4,694.01	1,885.50	(2,808.51)
Management Fees	03 001 4590.01	5	1,516.43	4,325.62	3,799.74	(525.88)
Other General Expense	03 001 4590.02	5	247.00	724.50	2,874.99	2,150.49
Total Operating Expenses			11,548.77	43,474.20	45,831.75	2,357.55
Operating Revenues						
Dwelling Rent	03 001 3110.00	5	23,298.90	68,355.14	63,328.23	5,026.91
Total Operating Revenues			23,298.90	68,355.14	63,328.23	5,026.91
Total Operating Revenues and Expenses			11,750.13	24,880.94	17,496.48	7,384.46
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00	5	11.04	29.43	0.00	29.43
Other Income - Misc Other Revenue	03 001 3690.00	5	1,702.66	4,156.66	4,374.99	(218.33)
Interest on Loan - Heartland National	03 001 5610.00	5	(3,030.14)	(9,861.26)	(11,285.73)	1,424.47
Total Other Revenues and Expenses			(1,316.44)	(5,675.17)	(6,910.74)	1,235.57
Total Other Revenues and Expenses			(1,316.44)	(5,675.17)	(6,910.74)	1,235.57
Total Net Income (Loss)			10,433.69	19,205.77	10,585.74	8,620.03



**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

PBRA
LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended March 31, 2019	3 Month(s) Ended March 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00	5	781.70	3,649.04	4,224.24	575.20
Legal Expense	04 002 4130.00	5	0.00	0.00	375.00	375.00
Staff Training	04 002 4140.00	5	0.00	0.00	124.98	124.98
Travel	04 002 4150.00	5	0.00	0.00	62.49	62.49
Accounting Fees	04 002 4170.00	5	460.00	460.00	600.00	140.00
Computer Support/Licensing Fees	04 002 4170.20	5	336.29	336.29	0.00	(336.29)
Audit Fees	04 002 4171.00	5	0.00	0.00	624.99	624.99
Employee Benefits Cont - Admin	04 002 4182.00	5	609.54	1,921.81	2,228.49	306.68
Sundry	04 002 4190.00	5	60.59	60.59	750.00	689.41
Bank Fees	04 002 4190.19	5	0.00	15.00	0.00	(15.00)
Eviction Costs	04 002 4190.40	5	0.00	0.00	624.99	624.99
Ten Services -	04 002 4220.00	5	0.00	0.00	624.99	624.99
Water	04 002 4310.00	5	115.84	141.95	109.23	(32.72)
Electricity	04 002 4320.00	5	173.96	345.29	877.50	532.21
Natural Gas	04 002 4330.00	5	0.00	0.00	12.00	12.00
Sewer	04 002 4390.00	5	27.99	46.65	125.25	78.60
Labor	04 002 4410.00	5	750.49	3,941.10	3,342.48	(598.62)
Maintenance Materials	04 002 4420.00	5	514.34	1,333.80	1,495.98	162.18
Contract Costs	04 002 4430.00	5	0.00	234.60	2,739.24	2,504.64
Contract Costs - Pest Control	04 002 4430.10	5	0.00	1,280.00	2,506.98	1,226.98
Contract Costs-Lawn	04 002 4430.30	5	1,066.40	3,198.80	3,637.74	438.94
Contract Costs - AC	04 002 4430.40	5	65.00	290.00	0.00	(290.00)
CONTRACT COSTS-PLUMBING	04 002 4430.50	5	0.00	0.00	187.50	187.50
Garbage and Trash Collection	04 002 4431.00	5	31.50	68.17	624.99	556.82
Emp Benefit Cont - Maintenance	04 002 4433.00	5	518.70	1,679.49	1,017.24	(662.25)
Property Insurance	04 002 4510.00	5	0.00	1,822.13	5,901.75	4,079.62
Bad Debts - Other	04 002 4570.00	5	(57.77)	(244.68)	922.50	1,167.18
Management Fees	04 002 4590.01	5	2,159.92	6,524.91	6,033.24	(491.67)
Other General Expense	04 002 4590.02	5	7,082.68	80,024.52	1,249.98	(78,774.54)
GROUND LEASE EXPENSE	04 002 4590.03	5	8,000.00	24,000.00	24,000.00	0.00
Extraordinary Maint - Contract Costs	04 002 4610.10	5	0.00	0.00	3,000.00	3,000.00
Total Operating Expenses			22,697.17	131,129.46	68,023.77	(63,105.69)
Operating Revenues						
Dwelling Rent	04 002 3110.00	5	3,562.83	11,746.42	9,581.73	2,164.69
HAP Subsidy	04 002 3110.01	5	28,284.00	86,691.00	94,080.24	(7,389.24)
Total Operating Revenues			31,846.83	98,437.42	103,661.97	(5,224.55)
Total Operating Revenues and Expenses			9,149.66	(32,692.04)	35,638.20	(68,330.24)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00	5	30.93	50.12	62.49	(12.37)
Other Income - Tenants	04 002 3690.00	5	288.29	1,912.34	750.00	1,162.34
Other Income - Misc Other Revenue	04 002 3690.02	5	0.00	0.00	300.00	(300.00)
Interest on Loan	04 002 5610.00	5	(5,205.36)	(15,626.83)	(15,577.74)	(49.09)
Total Other Revenues and Expenses			(4,886.14)	(13,664.37)	(14,465.25)	800.88
Total Other Revenues and Expenses			(4,886.14)	(13,664.37)	(14,465.25)	800.88
Total Net Income (Loss)			4,263.52	(46,356.41)	21,172.95	(67,529.36)

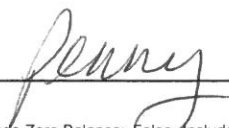
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 DELANEY HEIGHTS - PBRA

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended March 31, 2019	3 Month(s) Ended March 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,077.06	5,026.43	5,833.23	806.80
Legal Expense	04 003 4130.00 5		0.00	0.00	249.99	249.99
Staff Training	04 003 4140.00 5		0.00	0.00	124.98	124.98
Travel	04 003 4150.00 5		0.00	0.00	150.00	150.00
Accounting Fees	04 003 4170.00 5		250.00	250.00	1,125.00	875.00
Computer Support/Licensing Fees	04 003 4170.20 5		266.90	266.90	0.00	(266.90)
Audit Fees	04 003 4171.00 5		0.00	0.00	437.49	437.49
Employee Benefits Cont - Admin	04 003 4182.00 5		839.44	2,646.62	3,073.23	426.61
Sundry	04 003 4190.00 5		0.00	0.00	225.00	225.00
Water	04 003 4310.00 5		18.47	23.37	216.24	192.87
Electricity	04 003 4320.00 5		149.42	360.57	566.73	206.16
Natural Gas	04 003 4330.00 5		36.91	48.40	100.50	52.10
Sewer	04 003 4390.00 5		40.30	49.40	184.74	135.34
Labor	04 003 4410.00 5		1,059.13	5,575.11	4,746.24	(828.87)
Maintenance Materials	04 003 4420.00 5		2,409.06	3,970.55	2,083.74	(1,886.81)
Contract Costs	04 003 4430.00 5		1,350.00	1,600.00	1,614.48	14.48
Contract Costs - Pest Control	04 003 4430.10 5		0.00	1,500.00	1,267.98	(232.02)
Contract Costs-Lawn	04 003 4430.30 5		667.00	2,001.00	2,124.99	123.99
Contract Costs - AC	04 003 4430.40 5		29,684.30	29,684.30	6,249.99	(23,434.31)
Contract Costs-Plumbing	04 003 4430.50 5		250.00	250.00	187.50	(62.50)
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	0.00	124.98	124.98
Garbage and Trash Collection	04 003 4431.00 5		70.00	85.93	249.99	164.06
Emp Benefit Cont - Maintenance	04 003 4433.00 5		696.15	2,263.68	1,433.73	(829.95)
Property Insurance	04 003 4510.00 5		0.00	1,820.85	4,826.25	3,005.40
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	187.50	187.50
Management Fees	04 003 4590.01 5		1,050.06	3,083.40	3,130.50	47.10
Other General Expense	04 003 4590.02 5		0.00	1,092.75	249.99	(842.76)
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	8,750.01	8,749.98	(0.03)
Total Operating Expenses			42,830.87	70,349.27	49,514.97	(20,834.30)
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		3,844.00	11,452.00	9,900.99	1,551.01
HAP Subsidy	04 003 3110.01 5		13,635.00	39,632.00	43,888.98	(4,256.98)
Total Operating Revenues			17,479.00	51,084.00	53,789.97	(2,705.97)
Total Operating Revenues and Expenses			(25,351.87)	(19,265.27)	4,275.00	(23,540.27)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		12.29	34.01	0.00	34.01
Other Income - Tenants	04 003 3690.00 5		0.00	34.00	750.00	(716.00)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	0.00	293.25	(293.25)
Other Income - Laundry	04 003 3690.07 5		58.25	142.00	0.00	142.00
Total Other Revenues and Expenses			70.54	210.01	1,043.25	(833.24)
Total Other Revenues and Expenses			70.54	210.01	1,043.25	(833.24)
Total Net Income (Loss)			(25,281.33)	(19,055.26)	5,318.25	(24,373.51)

AVON PARK HOUSING AUTHORITY Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended March 31, 2019	3 Month(s) Ended March 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Other Income - Misc Other Revenue	05 001 3690.00	5	0.00	83,466.53	3,599.73	(79,866.80)
Nontechnical Salaries	05 001 4110.00	5	5,764.08	26,890.08	27,711.99	821.91
Legal Expense	05 001 4130.00	5	1,770.50	1,817.00	1,249.98	(567.02)
Staff Training	05 001 4140.00	5	155.00	155.00	0.00	(155.00)
Travel	05 001 4150.00	5	0.00	0.00	624.99	624.99
Accounting Fees	05 001 4170.00	5	150.00	150.00	1,125.00	975.00
Computer Support/Licensing Fees	05 001 4170.20	5	391.90	953.80	0.00	(953.80)
Audit Fees	05 001 4171.00	5	0.00	0.00	499.98	499.98
Employee Benefits Cont - Admin	05 001 4182.00	5	1,736.14	6,234.76	7,325.73	1,090.97
Sundry	05 001 4190.00	5	1,025.25	2,869.51	9,624.99	6,755.48
Bank Fees	05 001 4190.19	5	5.00	15.00	0.00	(15.00)
Telephone/Communications	05 001 4190.20	5	871.75	2,376.79	874.98	(1,501.81)
Postage	05 001 4190.30	5	0.00	1,021.00	1,500.00	479.00
Eviction Costs	05 001 4190.40	5	0.00	0.00	399.99	399.99
Contract Costs - Copier	05 001 4190.60	5	129.08	266.98	624.99	358.01
Contract Costs - Admin	05 001 4190.90	5	100.00	820.00	1,875.00	1,055.00
Water	05 001 4310.00	5	27.74	33.31	22.74	(10.57)
Electricity	05 001 4320.00	5	397.14	788.29	1,027.50	239.21
Natural Gas	05 001 4330.00	5	16.48	20.14	42.00	21.86
Sewer	05 001 4390.00	5	40.30	49.40	42.24	(7.16)
Materials	05 001 4420.00	5	561.22	1,672.57	0.00	(1,672.57)
Garbage and Trash Collection	05 001 4431.00	5	50.00	61.29	0.00	(61.29)
Property Insurance	05 001 4510.00	5	0.00	1,557.24	1,572.24	15.00
Other General Expense	05 001 4590.02	5	(1,132.82)	6,784.45	3,750.00	(3,034.45)
Total Operating Expenses			12,058.76	138,003.14	63,494.07	(74,509.07)
Total Operating Revenues and Expenses			(12,058.76)	28,929.92	(56,294.61)	85,224.53
 Other Revenues and Expenses						
Other Revenues and Expenses						
Revenue-Mgmt Fees- NCH I	05 001 3690.01	5	926.14	2,864.76	4,248.24	(1,383.48)
Revenue-Mgmt Fees- NCH II	05 001 3690.02	5	1,438.37	4,117.51	3,390.75	726.76
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03	5	1,516.43	4,325.62	3,799.74	525.88
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04	5	2,742.01	9,061.45	7,782.99	1,278.46
GROUND LEASE INCOME	05 001 3690.05	5	11,125.00	33,375.00	33,375.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08	5	626.58	1,715.63	1,680.00	35.63
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09	5	2,159.92	6,524.91	6,033.24	491.67
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10	5	1,050.06	3,083.40	3,130.50	(47.10)
Other Income - Rent for Tulane Ave B	05 001 3690.13	5	750.00	4,250.00	3,450.00	800.00
Total Other Revenues and Expenses			22,334.51	69,318.28	66,890.46	2,427.82
Total Other Revenues and Expenses			22,334.51	69,318.28	66,890.46	2,427.82
Total Net Income (Loss)			10,275.75	98,248.20	10,595.85	87,652.35



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2019	ACCOUNT		1 Month(s) Ended	3 Month(s) Ended	Budget	Variance
				March 31, 2019	March 31, 2019		
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	07 002 4110.00	5		1,331.67	6,218.66	7,174.74	956.08
Legal Expense	07 002 4130.00	5		0.00	0.00	124.98	124.98
Staff Training	07 002 4140.00	5		0.00	0.00	124.98	124.98
Travel	07 002 4150.00	5		0.00	0.00	124.98	124.98
Accounting Fees	07 002 4170.00	5		250.00	250.00	799.98	549.98
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5		292.13	392.08	0.00	(392.08)
Audit Fees	07 002 4171.00	5		0.00	0.00	375.00	375.00
Employee Benefits Cont - Admin	07 002 4182.00	5		1,039.07	3,276.23	3,791.73	515.50
Sundry	07 002 4190.00	5		0.00	0.00	187.50	187.50
Postage	07 002 4190.03	5		0.00	0.00	375.00	375.00
Bank Fees	07 002 4190.18	5		0.00	(3.03)	0.00	3.03
Telephone	07 002 4190.2	5		108.12	334.36	375.00	40.64
TENANT BACKGROUND CHECKS	07 002 4190.20	5		0.00	45.92	0.00	(45.92)
Eviction Costs	07 002 4190.4	5		0.00	90.00	249.99	159.99
Contract Costs - Admin	07 002 4190.9	5		0.00	0.00	124.98	124.98
Tenant Services	07 002 4220.00	5		0.00	0.00	1,500.00	1,500.00
Water	07 002 4310.00	5		0.00	764.35	2,020.23	1,255.88
Electricity	07 002 4320.00	5		341.02	614.56	883.98	269.42
Sewer	07 002 4390.00	5		0.00	1,118.31	2,869.74	1,751.43
Labor	07 002 4410.00	5		3,475.26	17,777.53	18,554.73	777.20
Maintenance Materials	07 002 4420.00	5		5,077.99	8,381.71	4,789.50	(3,592.21)
Contract Costs	07 002 4430.00	5		14,147.50	17,447.50	5,025.00	(12,422.50)
Pest Control	07 002 4430.1	5		0.00	925.00	375.00	(550.00)
Contract Costs-Lawn	07 002 4430.3	5		495.00	1,485.00	1,374.99	(110.01)
Contract Costs-Air Conditioning	07 002 4430.4	5		0.00	270.00	600.00	330.00
Contract Costs-Plumbing	07 002 4430.5	5		0.00	0.00	249.99	249.99
Garbage and Trash Collection	07 002 4431.00	5		0.00	684.91	1,821.75	1,136.84
Emp Benefit Cont - Maintenance	07 002 4433.00	5		1,928.65	6,331.41	6,886.23	554.82
Insurance - Property	07 002 4510.00	5		0.00	2,110.20	5,439.24	3,329.04
Bad Debts - Other	07 002 4570.00	5		0.00	1,382.01	870.75	(511.26)
Interest on Notes Payable-Centennial	07 002 4580.03	5		2,933.90	8,827.24	8,710.98	(116.26)
Management Fees	07 002 4590.00	5		2,742.01	9,061.45	7,782.99	(1,278.46)
Other General Expense	07 002 4590.01	5		0.00	800.00	124.98	(675.02)
Total Operating Expenses				34,162.32	88,585.40	83,708.94	(4,876.46)
Operating Revenues							
Dwelling Rent	07 002 3110.00	5		2,295.00	7,441.86	4,500.00	2,941.86
HAP Subsidy	07 002 3110.01	5		27,047.00	89,653.00	95,796.00	(6,143.00)
Total Operating Revenues				29,342.00	97,094.86	100,296.00	(3,201.14)
Total Operating Revenues and Expenses				(4,820.32)	8,509.46	16,587.06	(8,077.60)
Other Revenues and Expenses							
Other Revenues and Expenses							
Interest - Restricted	07 002 3431.00	5		6.11	14.23	24.99	(10.76)
Investment Income - Unrestricted	07 002 3610.00	5		0.91	3.36	12.48	(9.12)
Other Income - Tenant	07 002 3690.00	5		341.02	3,968.49	1,722.48	2,246.01
Other Income/Laundry	07 002 3690.7	5		0.00	0.00	274.98	(274.98)
Total Other Revenues and Expenses				348.04	3,986.08	2,034.93	1,951.15
Total Other Revenues and Expenses				348.04	3,986.08	2,034.93	1,951.15
Total Net Income (Loss)				(4,472.28)	12,495.54	18,621.99	(6,126.45)