

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Wednesday June 19, 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
 - 6. Audit Report
- E. Secretary Reports & Old Business
 - North Central Heights—all units pressure washed
 - Cornell Colony—all units are scheduled for pressure washing
 - Delaney Heights—all units have new a/c units and upgrading refrigerators and stoves, as needed
 - Ridgedale—new carpet installed to necessary units
 - Monitoring Review for Lakeside Park I & II scheduled June 19-20
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting; July 17, 2019
- 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
Wednesday June 19, 2019; 5:30 P.M.
Meeting Agenda**

ROLL CALL;

PREVIOUS MINUTES:

COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

- Palmetto property—city could not remove tree debris since we had the tree cut down by contractor. I am waiting on contractor to give me a date when they can remove the debris.

Other matters to come before the Board:

Next Board Meeting(s): July 17, 2019

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.

Tenant Accounts Receivable
31-May-19

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
J. Tuttle	\$ 5.17	Water
DH Total	\$ 5.17	
<u>Lakeside Park I</u>		
E. Dorn	\$ 6.46	Balance on Work order
J. Gifford	\$ 286.13	Electric (not in her name)
T. Hill	\$ 4.00	Work order
J. Jackson	\$ 15.00	Garbage
N. Rodriguez	\$ 54.71	Work order
T. Taylor	\$ 111.85	Work order
J. Toney	\$ 339.00	Move out charges (pmts)
C. Wooden	\$ 183.95	Move out charges (pmts)
Lakeside I Total	\$ 1,001.10	
<u>Lakeside Park II</u>		
C. Delapaz	\$ 15.48	Work order
V. Gonzalez	\$ 3.98	Work order
S. Jackson	\$ 49.35	Work order
R. McNeil	\$ 236.75	Balance on rent
W. Perry	\$ 25.00	Work order
G. Porter	\$ 46.42	Work order
D. Randall	\$ 150.00	Work order
D. Valentin	\$ 25.00	Work order
Lakeside II Total	\$ 551.98	
<u>NCH I</u>		
M. Baton	\$ 13.52	Balance on Work order
N. Legree	\$ 104.04	Late fee, work order
R. Massaline	\$ 2,095.49	Rent (2), late fee, workorder
K. Morales	\$ 57.21	Work order
K. Motil	\$ 1,370.96	Rent (2), eviction costs
S. Perry	\$ 565.97	Work order
E. Quinones	\$ 2.00	Balance on Work order
NCH I Total	\$ 4,209.19	
<u>NCH II</u>		
K. Billy	\$ 2.53	Balance on Work order
A. Cuevas	\$ 25.76	Work order
M. Packer	\$ 2.00	Work order
T. Rudolph	\$ 25.00	Work order
NCH II Total	\$ 55.29	

Tenant Accounts Receivable
31-May-19

Cornell Colony

J. Caldwell	\$	33.46	Work order
Cornel Total	\$	33.46	

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Ridgedale

J. Alexander	\$	57.41	Work order
S. Coleman	\$	25.00	Work order
J. Echevarria	\$	371.58	Work order
J. Fils Aim	\$	25.00	Work order
A. Fort	\$	116.24	Work order
M. Johnson	\$	11.23	Work order
A. Tate	\$	252.00	Work order
Ridgedale Total	\$	858.46	

GRAND TOTAL	\$	6,714.65
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	1,405.33
Lakeside Park II	\$	-
NCH	\$	812.50
Ridgedale	\$	-
Cornell	\$	-

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

May 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. 59 hours were taken during the month of May for sick, annual and holiday leave.

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

Submitted by Penny Pieratt, CEO

OCCUPANCY/VACANCY REPORT

May-19

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>
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TOTAL DELANEY HEIGHTS VACANT - 0

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>
1312	3	4/26/2019	5/31/2019	8	27	35	Evicted/Non payment rent
TOTAL LAKESIDE PARK I VACANT - 0							

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>
203	2	5/23/2019	5/31/2019	3	5	8	Purchased home
363	1	5/31/2019			open		Health Issues

TOTAL LAKESIDE PARK II VACANT - 1

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>
719	3	2/8/2019	5/10/2019	25	66	91	Evicted
727	3	5/13/2019	5/31/2019	16	2	18	Double subsidy
734	2	5/31/2019					Transfer to 727/bigger unit
TOTAL RIDGEDALE VACANT - 1							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

May-19

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>
644	2	3/22/2019	5/2/2019	17	24	41	Rent too high
TOTAL NCH I VACANT - 0							

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>
728	3	3/26/2019			open		Cannot afford rent
305	3	4/30/2019			open		Cannot afford rent
TOTAL NCH II VACANT - 2							

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>
38274	3	3/7/2019	5/10/2019	15	49	64	Evicted/non pmt rent
38201	3	3/12/2019	5/31/2019	29	51	80	Evicted/non pmt rent
38197	3	3/29/2019			35		Evicted/non pmt rent
38284	3	3/29/2019			56		Evicted/non pmt rent
TOTAL CORNELL VACANT - 2							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

May-19

Intent to Vacate --

616 Barberry--Abandoned unit--take possession 6/20/19
Evictions -

<u>WAITING LIST</u>			
<u>DELANEY HEIGHTS</u>			
1 BDRM	103		
TOTAL	103		
<u>LAKESIDE PARK I</u>			
1 BDRM	4		
2 BDRM	187		
3 BDRM	136		
4 BDRM	53		
5 BDRM	4		
TOTAL	384		
<u>LAKESIDE PARK II</u>			
1 BDRM		296	
2 BDRM		241	
3 BDRM		152	
4 BDRM		62	
5 BDRM		2	
TOTAL		753	
<u>RIDGE DALE</u>			
1 BDRM	248		
2 BDRM	186		
3 BDRM	122		
4 BDRM	53		
TOTAL	609		
<u>NORTH CENTRAL HEIGHTS</u>			
2 BDRM	231		
3 BDRM	138		
4 BDRM	73		
TOTAL	442		
<u>CORNELL COLONY</u>			
3 BDRM		130	
TOTAL		2421	

SUBMITTED BY PENNY PIERATT, CEO

CASH ANALYSIS
5/31/2019

Petty Cash	\$	100.00	
MM Account	\$	79,193.98	
FSS Escrow	\$	-	disbursed to tenants per auditor
Avon Park Development Corp	\$	9,224.48	
North Central Heights I General Fund	\$	65,645.84	
NCH I Security Deposit	\$	13,606.42	
North Central Heights II General Fund	\$	46,528.96	
NCH II Security Deposit	\$	10,005.05	
Cornell Colony General Fund	\$	191,856.27	
Cornell Colony Security Deposit	\$	12,905.15	
Lakeside Park I General Fund	\$	66,450.25	
LPI Security Deposit	\$	3,574.14	
Lakeside Park II General Fund	\$	131,454.02	
LPII Security Deposit	\$	12,534.55	
Delaney Heights General Fund	\$	8,936.22	
DH Security Deposit	\$	10,141.75	
COCC	\$	71,405.10	
Ridgedale General Fund	\$	7,421.92	
Ridgedale Security Deposit	\$	6,389.05	
Long Term Recovery Group	\$	12,450.00	

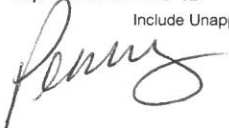
SUBMITTED BY: PENNY PIERATT, CEO

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 May 31, 2019	5 Month(s) Ended May 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,109.99	8,158.66	10,085.80	1,927.14
Legal Expense	02 001 4130.00 5		0.00	0.00	625.00	625.00
Staff Training	02 001 4140.00 5		0.00	0.00	208.30	208.30
Travel	02 001 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	02 001 4170.00 5		600.00	1,681.74	1,250.00	(431.74)
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	213.54	0.00	(213.54)
Audit Fees	02 001 4171.00 5		1,344.00	2,870.00	562.50	(2,307.50)
Employee Benefits Cont - Admin	02 001 4182.00 5		374.90	2,564.93	4,487.05	1,922.12
Sundry	02 001 4190.00 5		0.00	138.75	520.80	382.05
Bank Fees	02 001 4190.18 5		0.00	0.00	104.15	104.15
Telephone	02 001 4190.2 5		176.34	534.10	416.65	(117.45)
Eviction Costs	02 001 4190.4 5		360.00	720.00	0.00	(720.00)
Ten Services	02 001 4220.2 5		209.97	857.94	625.00	(232.94)
Water	02 001 4310.00 5		117.23	245.56	328.30	82.74
Electricity	02 001 4320.00 5		428.30	1,280.66	1,805.40	524.74
Sewer	02 001 4390.00 5		70.17	200.40	243.30	42.90
Labor	02 001 4410.00 5		755.64	4,392.76	2,753.30	(1,639.46)
Maintenance Materials	02 001 4420.00 5		4,435.95	5,868.73	4,166.65	(1,702.08)
Contract Costs	02 001 4430.00 5		5,987.60	10,739.49	550.00	(10,189.49)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	4,944.00	1,827.90	(3,116.10)
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	208.30	208.30
Contract Costs - AC	02 001 4430.4 5		2,155.00	2,505.00	2,083.30	(421.70)
Contract Costs - Lawn	02 001 4430.5 5		2,007.50	10,325.00	12,145.40	1,820.40
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		0.00	2,400.00	0.00	(2,400.00)
Garbage and Trash Collection	02 001 4431.00 5		75.00	202.50	312.50	110.00
Emp Benefit Cont - Maintenance	02 001 4433.00 5		494.78	2,426.28	1,127.05	(1,299.23)
Insurance - Property	02 001 4510.00 5		0.00	5,139.94	9,708.75	4,568.81
Bad Debts - Other	02 001 4570.00 5		(453.88)	2,621.16	625.00	(1,996.16)
Bonneville Interest	02 001 4580.01 5		3,781.94	18,932.14	18,892.05	(40.09)
Other General Expense	02 001 4590.00 5		0.00	986.00	208.30	(777.70)
Management Fees	02 001 4590.02 5		1,130.43	4,995.23	7,080.40	2,085.17
Total Operating Expenses			25,160.86	95,944.51	83,159.45	(12,785.06)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		21,290.80	100,649.26	88,502.90	12,146.36
Total Operating Revenues			21,290.80	100,649.26	88,502.90	12,146.36
Total Operating Revenues and Expenses			(3,870.06)	4,704.75	5,343.45	(638.70)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	28.13	27.50	0.63
Other Income - Tenant	02 001 3690.00 5		826.99	4,507.62	1,427.05	3,080.57
Collection Loss Recovery Prior Year	02 001 3690.01 5		0.00	0.00	405.00	(405.00)
Other Income - Community Rental	02 001 3690.5 5		0.00	12.50	0.00	12.50
Total Other Revenues and Expenses			826.99	4,548.25	1,859.55	2,688.70
Total Other Revenues and Expenses			826.99	4,548.25	1,859.55	2,688.70
Total Net Income (Loss)			(3,043.07)	9,253.00	7,203.00	2,050.00

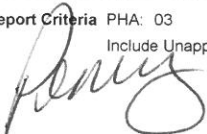
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 NORTH CENTRAL HEIGHTS
 NORTH CENTRAL HEIGHTS II

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended May 31, 2019	5 Month(s) Ended May 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		896.27	6,569.42	8,070.00	1,500.58
Staff Training	02 002 4140.00 5		0.00	0.00	208.30	208.30
Travel	02 002 4150.00 5		0.00	0.00	104.15	104.15
Accounting Fees	02 002 4170.00 5		600.00	1,578.51	1,250.00	(328.51)
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	170.82	0.00	(170.82)
Audit Fees	02 002 4171.00 5		1,056.00	2,255.00	0.00	(2,255.00)
Employee Benefits Cont - Admin	02 002 4182.00 5		299.28	2,041.74	3,583.75	1,542.01
Sundry	02 002 4190.00 5		0.00	61.25	312.50	251.25
Telephone	02 002 4190.2 5		0.00	0.00	187.50	187.50
Tenant Background Check	02 002 4190.20 5		0.00	0.00	312.50	312.50
Eviction Costs	02 002 4190.4 5		0.00	0.00	625.00	625.00
Water	02 002 4310.00 5		0.00	55.84	0.00	(55.84)
Electricity	02 002 4320.00 5		222.90	615.49	0.00	(615.49)
Sewer	02 002 4390.00 5		0.00	46.67	0.00	(46.67)
Labor	02 002 4410.00 5		593.70	3,451.40	2,163.30	(1,288.10)
Maintenance Materials	02 002 4420.00 5		3,933.89	5,503.29	3,125.00	(2,378.29)
Contract Costs	02 002 4430.00 5		4,800.00	4,800.00	305.40	(4,494.60)
Contract Costs-Pest Control	02 002 4430.1 5		0.00	448.00	2,195.00	1,747.00
Contract Costs - Lawn	02 002 4430.3 5		1,642.50	8,532.85	7,929.55	(603.30)
Contract Costs - AC	02 002 4430.4 5		800.00	1,350.00	1,173.30	(176.70)
Garbage and Trash Collection	02 002 4431.00 5		12.50	37.50	208.30	170.80
Emp Benefit Cont - Maintenance	02 002 4433.00 5		410.94	1,972.99	885.40	(1,087.59)
Insurance - Property	02 002 4510.00 5		0.00	4,144.84	7,618.30	3,473.46
Bad Debts - Other	02 002 4570.00 5		647.31	806.50	4,022.50	3,216.00
Bonneville Interest	02 002 4580.01 5		3,421.21	17,126.34	17,090.40	(35.94)
Other General Expense	02 002 4590.00 5		1,680.00	2,187.00	208.30	(1,978.70)
Management Fees	02 002 4590.02 5		1,234.34	6,789.85	5,651.25	(1,138.60)
Total Operating Expenses			22,250.84	70,545.30	67,229.70	(3,315.60)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		16,795.00	83,532.75	70,641.25	12,891.50
Total Operating Revenues			16,795.00	83,532.75	70,641.25	12,891.50
Total Operating Revenues and Expenses			(5,455.84)	12,987.45	3,411.55	9,575.90
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	22.51	25.00	(2.49)
Other Income - Tenant	02 002 3690.00 5		565.72	2,235.78	3,394.15	(1,158.37)
Total Other Revenues and Expenses			565.72	2,258.29	3,419.15	(1,160.86)
Total Other Revenues and Expenses			565.72	2,258.29	3,419.15	(1,160.86)
Total Net Income (Loss)			(4,890.12)	15,245.74	6,830.70	8,415.04



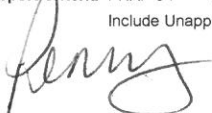
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
CORNELL COLONY
CORNELL COLONY LLC

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended May 31, 2019	5 Month(s) Ended May 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,252.44	9,218.08	11,429.55	2,211.47
Legal Expense	03 001 4130.00 5		0.00	0.00	625.00	625.00
Staff Training	03 001 4140.00 5		0.00	0.00	208.30	208.30
Travel	03 001 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	03 001 4170.00 5		500.00	1,550.56	1,041.65	(508.91)
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	277.38	0.00	(277.38)
Audit Fees	03 001 4171.00 5		1,536.00	3,280.00	666.65	(2,613.35)
Employee Benefits Cont - Admin	03 001 4182.00 5		425.36	2,913.96	5,089.15	2,175.19
Sundry	03 001 4190.00 5		0.00	138.75	833.30	694.55
Telephone/Communications	03 001 4190.20 5		309.13	1,039.78	1,041.65	1.87
Eviction Costs	03 001 4190.40 5		0.00	1,620.00	416.65	(1,203.35)
Water	03 001 4310.00 5		160.75	276.72	175.40	(101.32)
Electricity	03 001 4320.00 5		413.76	1,136.92	984.55	(152.37)
Sewer	03 001 4390.00 5		79.74	205.51	171.25	(34.26)
Labor	03 001 4410.00 5		1,736.94	10,098.99	8,184.15	(1,914.84)
Materials	03 001 4420.00 5		1,277.14	2,309.51	2,291.65	(17.86)
Contract Costs	03 001 4430.00 5		803.98	862.63	1,041.65	179.02
Contract Costs - Pest Control	03 001 4430.10 5		0.00	1,708.00	1,458.30	(249.70)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	11,500.00	12,650.00	1,150.00
Contract Costs - AC	03 001 4430.40 5		0.00	820.00	625.00	(195.00)
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		149.68	460.72	417.90	(42.82)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,184.09	5,113.75	3,527.50	(1,586.25)
Property Insurance	03 001 4510.00 5		0.00	10,379.32	9,031.65	(1,347.67)
Bad Debts - Other	03 001 4570.00 5		(1,217.00)	10,643.02	3,142.50	(7,500.52)
Management Fees	03 001 4590.01 5		1,445.33	6,947.79	6,332.90	(614.89)
Other General Expense	03 001 4590.02 5		0.00	3,934.50	4,791.65	857.15
Total Operating Expenses			12,357.34	86,585.89	76,386.25	(10,199.64)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		22,665.86	112,117.00	105,547.05	6,569.95
Total Operating Revenues			22,665.86	112,117.00	105,547.05	6,569.95
Total Operating Revenues and Expenses			10,308.52	25,531.11	29,160.80	(3,629.69)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	43.20	0.00	43.20
Other Income - Misc Other Revenue	03 001 3690.00 5		679.00	9,287.46	7,291.65	1,995.81
Interest on Loan - Heartland National	03 001 5610.00 5		(3,774.38)	(17,540.90)	(18,809.55)	1,268.65
Total Other Revenues and Expenses			(3,095.38)	(8,210.24)	(11,517.90)	3,307.66
Total Other Revenues and Expenses			(3,095.38)	(8,210.24)	(11,517.90)	3,307.66
Total Net Income (Loss)			7,213.14	17,320.87	17,642.90	(322.03)



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

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended May 31, 2019	5 Month(s) Ended May 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		389.86	2,781.05	3,240.80	459.75
Legal Expense	04 001 4130.00 5		20.00	20.00	83.30	63.30
Staff Training	04 001 4140.00 5		0.00	0.00	83.30	83.30
Travel	04 001 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	04 001 4170.00 5		500.00	1,206.46	1,000.00	(206.46)
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	85.41	0.00	(85.41)
Audit Fees	04 001 4171.00 5		576.00	1,230.00	625.00	(605.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		210.97	1,329.12	1,707.50	378.38
Sundry	04 001 4190.00 5		0.00	50.00	312.50	262.50
Telephone/Communications	04 001 4190.20 5		211.66	1,113.26	250.00	(863.26)
Eviction Costs	04 001 4190.40 5		0.00	325.00	250.00	(75.00)
Water	04 001 4310.00 5		29.82	76.67	129.55	52.88
Electricity	04 001 4320.00 5		189.24	397.59	668.30	270.71
Natural Gas	04 001 4330.00 5		0.00	98.96	119.55	20.59
Sewer	04 001 4390.00 5		62.40	140.25	176.25	36.00
Labor	04 001 4410.00 5		323.84	1,882.57	1,180.00	(702.57)
Maintenance Materials	04 001 4420.00 5		18.42	551.14	1,500.00	948.86
Contract Costs	04 001 4430.00 5		146.62	146.62	395.80	249.18
Contract Costs - Pest Control	04 001 4430.10 5		320.00	640.00	1,666.65	1,026.65
Contract Costs-Lawn	04 001 4430.30 5		266.60	1,333.40	1,458.30	124.90
Contract Costs - AC	04 001 4430.40 5		0.00	150.00	1,041.65	891.65
Garbage and Trash Collection	04 001 4431.00 5		96.00	184.24	208.30	24.06
Emp Benefit Cont - Maintenance	04 001 4433.00 5		214.58	1,041.05	482.90	(558.15)
Property Insurance	04 001 4510.00 5		0.00	2,493.62	2,446.65	(46.97)
Bad Debts - Other	04 001 4570.00 5		1,405.33	1,871.47	1,666.65	(204.82)
Other General Expense--Florida Hsg F	04 001 4590.00 5		5,980.00	5,980.00	2,491.65	(3,488.35)
Management Fees	04 001 4590.01 5		630.72	2,930.81	0.00	(2,930.81)
Other General Expense	04 001 4590.02 5		0.00	400.78	1,762.50	1,361.72
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,041.65	1,041.65	0.00
Total Operating Expenses			11,800.39	29,501.12	26,197.05	(3,304.07)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,701.00	10,149.01	3,800.00	6,349.01
HAP Subsidy	04 001 3110.01 5		7,925.00	36,903.00	44,310.00	(7,407.00)
Total Operating Revenues			9,626.00	47,052.01	48,110.00	(1,057.99)
Total Operating Revenues and Expenses			(2,174.39)	17,550.89	21,912.95	(4,362.06)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.00	83.77	0.00	83.77
Other Income - Tenant	04 001 3690.00 5		965.70	3,130.05	0.00	3,130.05
Other Income - Laundry	04 001 3690.07 5		676.80	676.80	0.00	676.80
TRANSFER IN	04 001 9110.00 5		0.00	43,980.00	0.00	43,980.00
Total Other Revenues and Expenses			1,642.50	47,870.62	0.00	47,870.62
Total Other Revenues and Expenses			1,642.50	47,870.62	0.00	47,870.62
Total Net Income (Loss)			(531.89)	65,421.51	21,912.95	43,508.56



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement

PBRA
 LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended May 31, 2019	5 Month(s) Ended May 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		850.97	6,061.88	7,040.40	978.52
Legal Expense	04 002 4130.00 5		0.00	0.00	625.00	625.00
Staff Training	04 002 4140.00 5		0.00	0.00	208.30	208.30
Travel	04 002 4150.00 5		0.00	0.00	104.15	104.15
Accounting Fees	04 002 4170.00 5		500.00	1,967.02	1,000.00	(967.02)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	336.29	0.00	(336.29)
Audit Fees	04 002 4171.00 5		2,112.00	4,510.00	1,041.65	(3,468.35)
Employee Benefits Cont - Admin	04 002 4182.00 5		460.54	2,897.28	3,714.15	816.87
Sundry	04 002 4190.00 5		0.00	199.34	1,250.00	1,050.66
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	1,041.65	1,041.65
Ten Services -	04 002 4220.00 5		0.00	0.00	1,041.65	1,041.65
Water	04 002 4310.00 5		0.00	154.87	182.05	27.18
Electricity	04 002 4320.00 5		69.54	401.96	1,462.50	1,060.54
Natural Gas	04 002 4330.00 5		0.00	0.00	20.00	20.00
Sewer	04 002 4390.00 5		0.00	46.65	208.75	162.10
Labor	04 002 4410.00 5		1,202.51	7,278.41	5,570.80	(1,707.61)
Maintenance Materials	04 002 4420.00 5		489.73	2,524.67	2,493.30	(31.37)
Contract Costs	04 002 4430.00 5		111.43	398.82	4,565.40	4,166.58
Contract Costs - Pest Control	04 002 4430.10 5		1,280.00	2,560.00	4,178.30	1,618.30
Contract Costs-Lawn	04 002 4430.30 5		1,141.40	5,406.60	6,062.90	656.30
Contract Costs - AC	04 002 4430.40 5		65.00	430.00	0.00	(430.00)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		125.00	125.00	312.50	187.50
Garbage and Trash Collection	04 002 4431.00 5		7.00	120.67	1,041.65	920.98
Emp Benefit Cont - Maintenance	04 002 4433.00 5		575.29	2,857.38	1,695.40	(1,161.98)
Property Insurance	04 002 4510.00 5		0.00	3,199.32	9,836.25	6,636.93
Bad Debts - Other	04 002 4570.00 5		0.00	147.98	1,537.50	1,389.52
Management Fees	04 002 4590.01 5		2,303.17	10,955.02	10,055.40	(899.62)
Other General Expense	04 002 4590.02 5		0.00	80,024.52	2,083.30	(77,941.22)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	40,000.00	40,000.00	0.00
Extraordinary Maint - Contract Costs	04 002 4610.10 5		0.00	0.00	5,000.00	5,000.00
Total Operating Expenses			19,293.58	172,618.68	113,372.95	(59,245.73)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		5,942.36	22,065.98	15,969.55	6,096.43
HAP Subsidy	04 002 3110.01 5		30,575.00	146,110.00	156,800.40	(10,690.40)
Total Operating Revenues			36,517.36	168,175.98	172,769.95	(4,593.97)
Total Operating Revenues and Expenses			17,223.78	(4,442.70)	59,397.00	(63,839.70)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	59.88	104.15	(44.27)
Other Income - Tenants	04 002 3690.00 5		249.35	2,075.23	1,250.00	825.23
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	500.00	(500.00)
Interest on Loan	04 002 5610.00 5		(5,198.14)	(26,026.73)	(25,962.90)	(63.83)
Total Other Revenues and Expenses			(4,948.79)	(23,891.62)	(24,108.75)	217.13
Total Other Revenues and Expenses			(4,948.79)	(23,891.62)	(24,108.75)	217.13
Total Net Income (Loss)			12,274.99	(28,334.32)	35,288.25	(63,622.57)

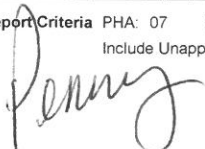


AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 DELANEY HEIGHTS - PBRA

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended May 31, 2019	5 Month(s) Ended May 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,169.60	8,343.24	9,722.05	1,378.81
Legal Expense	04 003 4130.00 5		0.00	705.50	416.65	(288.85)
Staff Training	04 003 4140.00 5		0.00	0.00	208.30	208.30
Travel	04 003 4150.00 5		0.00	0.00	250.00	250.00
Accounting Fees	04 003 4170.00 5		500.00	1,619.38	1,875.00	255.62
Computer Support/Licensing Fees	04 003 4170.20 5		0.00	266.90	0.00	(266.90)
Audit Fees	04 003 4171.00 5		1,728.00	3,690.00	729.15	(2,960.85)
Employee Benefits Cont - Admin	04 003 4182.00 5		632.88	3,987.16	5,122.05	1,134.89
Sundry	04 003 4190.00 5		0.00	138.75	375.00	236.25
Tenant Services -	04 003 4220.00 5		20.00	20.00	0.00	(20.00)
Water	04 003 4310.00 5		154.86	196.70	360.40	163.70
Electricity	04 003 4320.00 5		251.25	843.92	944.55	100.63
Natural Gas	04 003 4330.00 5		74.91	159.57	167.50	7.93
Sewer	04 003 4390.00 5		91.80	181.50	307.90	126.40
Labor	04 003 4410.00 5		1,697.75	10,286.96	7,910.40	(2,376.56)
Maintenance Materials	04 003 4420.00 5		321.75	5,531.20	3,472.90	(2,058.30)
Contract Costs	04 003 4430.00 5		0.00	1,682.11	2,690.80	1,008.69
Contract Costs - Pest Control	04 003 4430.10 5		0.00	2,428.00	2,113.30	(314.70)
Contract Costs-Lawn	04 003 4430.30 5		667.00	3,335.00	3,541.65	206.65
Contract Costs - AC	04 003 4430.40 5		11,873.72	71,242.32	10,416.65	(60,825.67)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	250.00	312.50	62.50
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	0.00	208.30	208.30
Garbage and Trash Collection	04 003 4431.00 5		66.50	221.43	416.65	195.22
Emp Benefit Cont - Maintenance	04 003 4433.00 5		775.02	3,854.40	2,389.55	(1,464.85)
Property Insurance	04 003 4510.00 5		0.00	3,616.69	8,043.75	4,427.06
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	312.50	312.50
Management Fees	04 003 4590.01 5		1,057.71	5,184.95	5,217.50	32.55
Other General Expense	04 003 4590.02 5		0.00	1,092.75	416.65	(676.10)
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	14,583.35	14,583.30	(0.05)
Total Operating Expenses			23,999.42	143,461.78	82,524.95	(60,936.83)
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,080.00	19,546.53	16,501.65	3,044.88
HAP Subsidy	04 003 3110.01 5		13,331.00	66,307.00	73,148.30	(6,841.30)
Total Operating Revenues			17,411.00	85,853.53	89,649.95	(3,796.42)
Total Operating Revenues and Expenses			(6,588.42)	(57,608.25)	7,125.00	(64,733.25)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	46.06	0.00	46.06
Other Income - Tenants	04 003 3690.00 5		2.50	75.47	1,250.00	(1,174.53)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.01	0.01	488.75	(488.74)
Other Income - Laundry	04 003 3690.07 5		585.80	860.30	0.00	860.30
Total Other Revenues and Expenses			588.31	981.84	1,738.75	(756.91)
Total Other Revenues and Expenses			588.31	981.84	1,738.75	(756.91)
Total Net Income (Loss)			(6,000.11)	(56,626.41)	8,863.75	(65,490.16)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended May 31, 2019	5 Month(s) Ended May 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		1,454.55	10,342.05	11,957.90	1,615.85
Legal Expense	07 002 4130.00 5		0.00	0.00	208.30	208.30
Staff Training	07 002 4140.00 5		0.00	0.00	208.30	208.30
Travel	07 002 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	07 002 4170.00 5		500.00	1,447.33	1,333.30	(114.03)
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	492.03	0.00	(492.03)
Audit Fees	07 002 4171.00 5		1,248.00	2,665.00	625.00	(2,040.00)
Employee Benefits Cont - Admin	07 002 4182.00 5		787.36	4,943.82	6,319.55	1,375.73
Sundry	07 002 4190.00 5		0.00	138.75	312.50	173.75
Postage	07 002 4190.03 5		0.00	0.00	625.00	625.00
Bank Fees	07 002 4190.18 5		0.00	(2.02)	0.00	2.02
Telephone	07 002 4190.2 5		108.12	550.60	625.00	74.40
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	416.65	326.65
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	208.30	208.30
Tenant Services	07 002 4220.00 5		0.00	0.00	2,500.00	2,500.00
Water	07 002 4310.00 5		737.92	2,637.82	3,367.05	729.23
Electricity	07 002 4320.00 5		570.57	1,574.19	1,473.30	(100.89)
Sewer	07 002 4390.00 5		1,160.30	4,319.21	4,782.90	463.69
Labor	07 002 4410.00 5		5,713.79	33,465.92	30,924.55	(2,541.37)
Maintenance Materials	07 002 4420.00 5		990.14	11,822.14	7,982.50	(3,839.64)
Contract Costs	07 002 4430.00 5		5,479.27	27,784.83	8,375.00	(19,409.83)
Pest Control	07 002 4430.1 5		0.00	1,597.00	625.00	(972.00)
Contract Costs-Lawn	07 002 4430.3 5		495.00	2,475.00	2,291.65	(183.35)
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	270.00	1,000.00	730.00
Contract Costs-Plumbing	07 002 4430.5 5		700.00	700.00	416.65	(283.35)
Garbage and Trash Collection	07 002 4431.00 5		702.10	2,641.21	3,036.25	395.04
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,416.91	10,970.16	11,477.05	506.89
Insurance - Property	07 002 4510.00 5		0.00	4,184.27	9,065.40	4,881.13
Bad Debts - Other	07 002 4570.00 5		0.00	3,533.59	1,451.25	(2,082.34)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,916.77	14,669.36	14,518.30	(151.06)
Management Fees	07 002 4590.00 5		2,755.28	14,220.62	12,971.65	(1,248.97)
Other General Expense	07 002 4590.01 5		0.00	800.00	208.30	(591.70)
Total Operating Expenses			28,736.08	158,378.80	139,514.90	(18,863.90)
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		1,929.89	11,221.35	7,500.00	3,721.35
HAP Subsidy	07 002 3110.01 5		27,470.00	140,603.00	159,660.00	(19,057.00)
Total Operating Revenues			29,399.89	151,824.35	167,160.00	(15,335.65)
Total Operating Revenues and Expenses			663.81	(6,554.45)	27,645.10	(34,199.55)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	07 002 3431.00 5		6.81	27.95	41.65	(13.70)
Investment Income - Unrestricted	07 002 3610.00 5		0.00	3.78	20.80	(17.02)
Other Income - Tenant	07 002 3690.00 5		299.15	6,596.78	2,870.80	3,725.98
Other Income/Laundry	07 002 3690.7 5		647.30	647.30	458.30	189.00
Total Other Revenues and Expenses			953.26	7,275.81	3,391.55	3,884.26
Total Other Revenues and Expenses			953.26	7,275.81	3,391.55	3,884.26
Total Net Income (Loss)			1,617.07	721.36	31,036.65	(30,315.29)



**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended May 31, 2019	5 Month(s) Ended May 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		4,310.82	42,967.78	46,186.65	3,218.87
Legal Expense	05 001 4130.00 5		22.50	2,212.00	2,083.30	(128.70)
Staff Training	05 001 4140.00 5		1,465.00	1,465.00	0.00	(1,465.00)
Travel	05 001 4150.00 5		572.96	954.66	1,041.65	86.99
Accounting Fees	05 001 4170.00 5		300.00	926.45	1,875.00	948.55
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	7,507.44	0.00	(7,507.44)
Audit Fees	05 001 4171.00 5		0.00	0.00	833.30	833.30
Employee Benefits Cont - Admin	05 001 4182.00 5		1,660.97	10,127.08	12,209.55	2,082.47
Sundry	05 001 4190.00 5		1,716.08	6,501.19	16,041.65	9,540.46
Bank Fees	05 001 4190.19 5		0.00	20.00	0.00	(20.00)
Telephone/Communications	05 001 4190.20 5		860.50	4,086.55	1,458.30	(2,628.25)
Postage	05 001 4190.30 5		0.00	1,021.00	2,500.00	1,479.00
Eviction Costs	05 001 4190.40 5		0.00	0.00	666.65	666.65
Contract Costs - Copier	05 001 4190.60 5		191.92	595.57	1,041.65	446.08
Contract Costs - Admin	05 001 4190.90 5		180.00	1,080.00	3,125.00	2,045.00
Water	05 001 4310.00 5		43.12	97.99	37.90	(60.09)
Electricity	05 001 4320.00 5		371.82	1,526.31	1,712.50	186.19
Natural Gas	05 001 4330.00 5		0.00	55.04	70.00	14.96
Sewer	05 001 4390.00 5		80.60	170.30	70.40	(99.90)
Materials	05 001 4420.00 5		(231.63)	3,220.21	0.00	(3,220.21)
Contract Costs	05 001 4430.00 5		0.00	1,550.00	0.00	(1,550.00)
Garbage and Trash Collection	05 001 4431.00 5		100.00	211.29	0.00	(211.29)
Property Insurance	05 001 4510.00 5		0.00	3,006.05	2,620.40	(385.65)
Other General Expense	05 001 4590.02 5		0.00	9,260.48	6,250.00	(3,010.48)
Total Operating Expenses			11,644.66	98,562.39	99,823.90	1,261.51
Total Operating Revenues and Expenses			(11,644.66)	(98,562.39)	(99,823.90)	1,261.51
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		(0.01)	97,952.53	5,999.55	91,952.98
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,130.43	4,995.23	7,080.40	(2,085.17)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,234.34	6,789.85	5,651.25	1,138.60
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,445.33	6,947.79	6,332.90	614.89
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,755.28	14,220.62	12,971.65	1,248.97
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		630.72	2,930.81	2,800.00	130.81
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,303.17	10,955.02	10,055.40	899.62
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,057.71	5,184.95	5,217.50	(32.55)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,150.00	6,550.00	5,750.00	800.00
Other General Expense-Unemployment	05 001 4590.03 5		(550.00)	(550.00)	0.00	(550.00)
Total Other Revenues and Expenses			22,281.97	211,601.80	117,483.65	94,118.15
Total Other Revenues and Expenses			22,281.97	211,601.80	117,483.65	94,118.15
Total Net Income (Loss)			10,637.31	113,039.41	17,659.75	95,379.66

