

**Housing Authority of Avon Park**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, FL  
Wednesday August 21, 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
  - 5. Project Budgeted Income Statement Reports
  - 6. Financial Statements
- E. Secretary Reports & Old Business
  - Ridgedale carpet vs. linoleum
  - Office at 21 Tulane—metal door ordered for receptionist area
  - New mailboxes ordered—old ones mail was getting wet
- F. New Business
  - Resolution #19-01: House Rules Amendment for Ridgedale, Lakeside Park I, Lakeside II, and Delaney Heights
  - Resolution #19-02: Rent Collection Policy Amendment for Ridgedale, Lakeside Park I, Lakeside Park II, and Delaney Heights
  - Resolution #19-03: Office Hours: Recommend four (4) day week working ten (10) hours a day beginning September 1, 2019
  - Resolution #19-04: Waiting List: Recommend closing for six (6) months for all properties due to large number on the waiting list beginning September 1, 2019
  - CEO permanent position, Penny Pieratt, beginning September 1, 2019
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: September 18, 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 August 21, 2019; 5:30 P.M.  
Meeting Agenda**

**ROLL CALL;**

**PREVIOUS MINUTES:**

**COMMUNICATIONS:**

**I. OLD BUSINESS**

- Palmetto—tree debris removal
- North Central Heights—dead bushes

**II. NEW BUSINESS**

Other matters to come before the Board:

Next Board Meeting(s): September 18, 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.

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 19, 2019 5:15 P.M.**

**A. Opening/Roll Call:** Chairman Wade called the Board Meeting to order at 5:15 pm and the Secretary called the member attendance roll: Commissioners Present: Wade, Brojek, Jackson, and Harris. Also Present: APHA CEO 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 Harris and carried unanimously.

**E. Secretary Report & Old Business:** North Central Heights all units pressure washed. Delaney Heights all units have new a/c units and upgrading refrigerators and stoves as needed. Ridgedale new carpet installed as needed. Commissioner Brojek suggested we look into tile. Secretary Pieratt will research this. Cornell Colony pressure wash all units TBA; however, Secretary Pieratt does not feel that all units need this and will research this. We have had 21 move ins since our last meeting and only have six vacancies. Secretary Pieratt explained we have a property manager out on maternity leave. Today and tomorrow we have a Monitoring Onsite Review for Lakeside Park I and II. So far everything looks good according to the auditor. We upgraded the alarm system since the one we had was installed in 1997 and was not capable of installing a panic button. Commissioner Jackson suggested we also put in a sturdy door from the lobby room to the reception area. Secretary Pieratt will have maintenance install this as soon as possible.

**F. New Business:** None

**F. Unfinished Business, Concerns of Commissioners:** None

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

Being no further business to come before the Board Chair adjourned the meeting at 5:30 pm.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

**AVON PARK HOUSING DEVELOPMENT CORPORATION  
REGULAR MONTHLY MEETING  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, FL 33825  
June 19, 2019 5:30 P.M.**

**Meeting Minutes**

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

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

**COMMUNICATIONS:** Tree debris at Palmetto—Secretary Pieratt explained that David Flowers at the City could not help us eliminate the tree debris because that is the contractor's responsibility. Secretary Pieratt is in contact with Robert from Edgewood Lawn and is awaiting his response on when this can be done. The housing authority will need to remove gate to fence so Edgewood can get in to remove the debris. Chairman Brojek suggested that after the removal of tree debris Edgewood to go in and clean up the property. He also suggested we have this property re-zoned; to get a zoning variance. Secretary Pieratt will contact City on this matter.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**ADJOURN:** There being no further business to come before the Board, Chairman Brojek adjourned the meeting at 5:45pm; motioned by Jackson and second by Wade.

Accepted \_\_\_\_\_

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

**Tenant Accounts Receivable**  
**31-Jul-19**

<u>Delaney Heights</u>		<u>Amt</u>	<u>Reason</u>
M. Lee	\$	109.00	Rent
D. Simmons	\$	25.00	Work order
J. Tuttle	\$	5.17	Water
<b>DH Total</b>	<b>\$</b>	<b>139.17</b>	
<u>Lakeside Park I</u>			
D. Dennis	\$	18.25	Work order
E. Dorn	\$	12.46	Balance on Work order
J. Gifford	\$	261.13	Electric (not in her name)
N. Rodriguez	\$	53.71	Work order
T. Taylor	\$	61.85	Work order
J. Toney	\$	311.45	Move out charges (pmts)
<b>Lakeside I Total</b>	<b>\$</b>	<b>718.85</b>	
<u>Lakeside Park II</u>			
Q. Ash	\$	25.00	Work order
Z. Brown	\$	582.48	Rent, Work order, evicting
J. Cedeno	\$	25.00	Work order
C. Delos Santos	\$	27.48	Work order
V. Gonzalez	\$	315.60	Work order
C. Mccarty	\$	78.85	Work order
F. Pabon	\$	41.00	Rent
W. Perry	\$	26.25	Work order
D. Randall	\$	150.00	Work order
E. Santel	\$	79.53	Work order
S. Valentin	\$	1,865.00	Unreported income/rent-pmts
<b>Lakeside II Total</b>	<b>\$</b>	<b>3,216.19</b>	
<u>NCH I</u>			
V. Leal	\$	42.88	Work order
K. Morales	\$	41.21	Work order
<b>NCH I Total</b>	<b>\$</b>	<b>84.09</b>	
<u>NCH II</u>			
K. Billy	\$	361.96	Work order
T. McCall	\$	1,633.00	Rent, evicting
M. McElaney	\$	111.27	Work order
L. Owens	\$	49.67	Work order
A. Robinson	\$	25.00	Work order
A. Tolar	\$	3.77	Work order
<b>NCH II Total</b>	<b>\$</b>	<b>2,184.67</b>	

**Tenant Accounts Receivable**  
**31-Jul-19**

**Cornell Colony**

C. Simmons	\$	9.00	Work order
M. Suarez	\$	25.00	Work order
<b>Cornel Total</b>	<b>\$</b>	<b>34.00</b>	

**Ridgedale**

H. Constant	\$	107.25	Unreported income/rent/pmts
J. Echevarria	\$	313.82	Work order
L. Figueroa	\$	1.50	Work order
J. Fils Aim	\$	1,259.00	Unreported income/rent/pmts
C. Hodge	\$	25.00	Work order
L. Jackson	\$	45.00	Work order
M. Johnson	\$	24.67	Work order
T. McNeil	\$	899.00	Rent
A. Tate	\$	228.00	Work order
C. Vazquez	\$	35.00	Work order
<b>Ridgedale Total</b>	<b>\$</b>	<b>2,938.24</b>	

<b>GRAND TOTAL</b>	<b>\$</b>	<b>9,315.21</b>
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**WRITE OFFS**

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH I	\$	2,053.55
NCH II	\$	2,927.95
Ridgedale	\$	-
Cornell	\$	639.00

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

## July 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. 157 hours were taken during the month of July for sick, annual and holiday leave.

Delaney Heights Inspections	4
Lakeside Park I Inspections	0
Lakeside Park II Inspections	8
Ridgdeale Inspections	1
NCH I Inspections	2
NCH II Inspections	3
Cornell Colony Inspections	0
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	1
Lakeside Park II Vacancies	0
Ridgedale Vacancies	0
NCH I Vacancies	3
NCH II Vacancies	0
Cornell Colony Vacancies	1
Delaney Heights Move Ins	0
Lakeside Park I Move Ins	1
Lakesdie Park II Move Ins	0
Ridgedale Move Ins	0
NCH I Move Ins	0
NCH II Move Ins	0
Cornell Colony Move Ins	0
Delaney Heights Move Outs	0
Lakeside Park I Move Outs	0
Lakeside Park II Move Outs	0
Ridgedale Move Outs	0
NCH I Move Outs	1
NCH II Move Outs	1
Cornell Colony Move Outs	2

Submitted by Penny Pieratt, CEO

OCCUPANCY/VACANCY REPORT

Jul-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>

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>
25	2	6/27/2019	7/15/2019	8	10	18	Needed bigger unit

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>

TOTAL LAKESIDE PARK II VACANT - 0

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>

TOTAL RIDGEDALE VACANT - 0

SUBMITTED BY PENNY PIERATT, CEO



**OCCUPANCY/VACANCY REPORT**

Jul-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>
641	3	6/7/2019			20		Non payment rent
616	3	6/21/2019			18		Non payment rent
632	3	7/8/2019			17		Non payment rent
<b>TOTAL NCH I VACANT - 3</b>							

**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			45		Cannot afford rent
305	3	4/30/2019			31		Cannot afford rent
740	4	7/19/2019			open		Non Payment rent
<b>TOTAL NCH II VACANT - 3</b>							

**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>
38284	3	3/29/2019			56		Evicted/non pmt rent
38264	3	7/8/2019			9		Cannot afford rent
38207	3	7/30/2019			3		Moved to Jacksonville
<b>TOTAL CORNELL VACANT - 3</b>							

**SUBMITTED BY PENNY PIERATT, CEO**

**OCCUPANCY/VACANCY REPORT**

Jul-19

Intent to Vacate --

- NCH I=2 bdrm=unit 649=cannot afford rent=10/2/19
- NCH II=4 bdrm=unit 662=received voucher=9/1/19
- Ridgedale=2 bdrm=unit 732=moving out of state=8/2/19
- Cornell=3 bdrm=unit 38206=change in income=9/22/19
- Cornell=3 bdrm=unit 38189=9/1/19=cannot afford rent

Evictions -

- LP2=1 bdrm=unit 236=non pmt rent
- NCH 2=4 bdrm=unit 738=non pmt rent

WAITING LIST

<u>DELANEY HEIGHTS</u>		<u>LAKESIDE PARK I</u>		<u>LAKESIDE PARK II</u>	
1 BDRM	124	1 BDRM	0	1 BDRM	337
TOTAL	124	2 BDRM	236	2 BDRM	305
		3 BDRM	186	3 BDRM	207
		4 BDRM	69	4 BDRM	79
		5 BDRM	0	5 BDRM	0
		TOTAL	491	TOTAL	928
<u>RIDGEDALE</u>		<u>NORTH CENTRAL HEIGHTS</u>		<u>CORNELL COLONY</u>	
1 BDRM	280	2 BDRM	287	3 BDRM	163
2 BDRM	243	3 BDRM	184		
3 BDRM	180	4 BDRM	89		
4 BDRM	73	TOTAL	560		
TOTAL	776			TOTAL	3042

SUBMITTED BY PENNY PIERATT, CEO

**CASH ANALYSIS**  
**7/31/2019**

Petty Cash	\$ 100.00
MM Account	\$ 79,223.92
Avon Park Development Corp	\$ 10,925.68
North Central Heights I General Fund	\$ 80,307.88
NCH I Security Deposit	\$ 12,708.10
North Central Heights II General Fund	\$ 52,696.15
NCH II Security Deposit	\$ 9,706.31
Cornell Colony General Fund	\$ 198,063.84
Cornell Colony Security Deposit	\$ 13,006.80
Lakeside Park I General Fund	\$ 77,144.00
LPI Security Deposit	\$ 3,736.60
Lakeside Park II General Fund	\$ 144,508.24
LPII Security Deposit	\$ 12,877.18
Delaney Heights General Fund	\$ 4,412.83
DH Security Deposit	\$ 10,264.03
COCC	\$ 130,671.08
Ridgedale General Fund	\$ 9,588.95
Ridgedale Security Deposit	\$ 6,439.85
Long Term Recovery Group	\$ 11,250.00

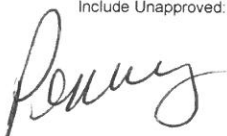
SUBMITTED BY: PENNY PIERATT, CEO

**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 July 31, 2019	7 Month(s) Ended July 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00 5		950.43	10,102.47	14,120.12	4,017.65
Legal Expense	02 001 4130.00 5		0.00	0.00	875.00	875.00
Staff Training	02 001 4140.00 5		52.70	52.70	291.62	238.92
Travel	02 001 4150.00 5		0.00	0.00	291.62	291.62
Accounting Fees	02 001 4170.00 5		0.00	2,281.74	1,750.00	(531.74)
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	213.54	0.00	(213.54)
Audit Fees	02 001 4171.00 5		0.00	2,870.00	787.50	(2,082.50)
Employee Benefits Cont - Admin	02 001 4182.00 5		362.24	3,300.48	6,281.87	2,981.39
Sundry	02 001 4190.00 5		0.00	138.75	729.12	590.37
Bank Fees	02 001 4190.18 5		0.00	12.00	145.81	133.81
Telephone	02 001 4190.2 5		88.17	622.27	583.31	(38.96)
Eviction Costs	02 001 4190.4 5		360.00	1,170.00	0.00	(1,170.00)
Ten Services	02 001 4220.2 5		0.00	857.94	875.00	17.06
Water	02 001 4310.00 5		18.47	282.50	459.62	177.12
Electricity	02 001 4320.00 5		396.76	2,007.46	2,527.56	520.10
Sewer	02 001 4390.00 5		40.30	281.00	340.62	59.62
Labor	02 001 4410.00 5		991.22	6,429.59	3,854.62	(2,574.97)
Maintenance Materials	02 001 4420.00 5		538.36	6,734.68	5,833.31	(901.37)
Contract Costs	02 001 4430.00 5		429.06	11,168.55	770.00	(10,398.55)
Contract Costs-Pest Control	02 001 4430.1 5		544.00	5,488.00	2,559.06	(2,928.94)
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	291.62	291.62
Contract Costs - AC	02 001 4430.4 5		0.00	2,955.00	2,916.62	(38.38)
Contract Costs - Lawn	02 001 4430.5 5		2,044.00	14,376.50	17,003.56	2,627.06
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		99.71	2,499.71	0.00	(2,499.71)
Garbage and Trash Collection	02 001 4431.00 5		25.50	253.00	437.50	184.50
Emp Benefit Cont - Maintenance	02 001 4433.00 5		494.79	3,420.04	1,577.87	(1,842.17)
Insurance - Property	02 001 4510.00 5		1,475.01	9,564.97	13,592.25	4,027.28
Bad Debts - Other	02 001 4570.00 5		1,461.73	9,308.95	875.00	(8,433.95)
Bonneville Interest	02 001 4580.01 5		3,777.39	26,489.20	26,448.87	(40.33)
Other General Expense	02 001 4590.00 5		33.00	1,383.00	291.62	(1,091.38)
Management Fees	02 001 4590.02 5		1,086.93	7,101.13	9,912.56	2,811.43
<b>Total Operating Expenses</b>			<b>15,269.77</b>	<b>131,365.17</b>	<b>116,423.23</b>	<b>(14,941.94)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00 5		20,805.00	143,166.26	123,904.06	19,262.20
<b>Total Operating Revenues</b>			<b>20,805.00</b>	<b>143,166.26</b>	<b>123,904.06</b>	<b>19,262.20</b>
<b>Total Operating Revenues and Expenses</b>			<b>5,535.23</b>	<b>11,801.09</b>	<b>7,480.83</b>	<b>4,320.26</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	28.13	38.50	(10.37)
Other Income - Tenant	02 001 3690.00 5		1,013.50	7,799.22	1,997.87	5,801.35
Collection Loss Recovery Prior Year	02 001 3690.01 5		0.00	0.00	567.00	(567.00)
Other Income - Community Rental	02 001 3690.5 5		0.00	12.50	0.00	12.50
<b>Total Other Revenues and Expenses</b>			<b>1,013.50</b>	<b>7,839.85</b>	<b>2,603.37</b>	<b>5,236.48</b>
<b>Total Other Revenues and Expenses</b>			<b>1,013.50</b>	<b>7,839.85</b>	<b>2,603.37</b>	<b>5,236.48</b>
<b>Total Net Income (Loss)</b>			<b>6,548.73</b>	<b>19,640.94</b>	<b>10,084.20</b>	<b>9,556.74</b>


**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 July 31, 2019	7 Month(s) Ended July 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110.00 5		757.50	8,118.86	11,298.00	3,179.14
Staff Training	02 002 4140.00 5		43.40	43.40	291.62	248.22
Travel	02 002 4150.00 5		0.00	0.00	145.81	145.81
Accounting Fees	02 002 4170.00 5		0.00	2,178.51	1,750.00	(428.51)
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	170.82	0.00	(170.82)
Audit Fees	02 002 4171.00 5		0.00	2,255.00	0.00	(2,255.00)
Employee Benefits Cont - Admin	02 002 4182.00 5		288.28	2,627.35	5,017.25	2,389.90
Sundry	02 002 4190.00 5		1.80	63.05	437.50	374.45
Telephone	02 002 4190.2 5		0.00	0.00	262.50	262.50
Tenant Background Check	02 002 4190.20 5		0.00	0.00	437.50	437.50
Eviction Costs	02 002 4190.4 5		720.00	720.00	875.00	155.00
Water	02 002 4310.00 5		42.92	141.68	0.00	(141.68)
Electricity	02 002 4320.00 5		0.00	820.59	0.00	(820.59)
Sewer	02 002 4390.00 5		9.33	65.33	0.00	(65.33)
Labor	02 002 4410.00 5		778.82	5,051.76	3,028.62	(2,023.14)
Maintenance Materials	02 002 4420.00 5		582.11	6,291.73	4,375.00	(1,916.73)
Contract Costs	02 002 4430.00 5		92.88	5,010.18	427.56	(4,582.62)
Contract Costs-Pest Control	02 002 4430.1 5		448.00	896.00	3,073.00	2,177.00
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	11,781.35	11,101.37	(679.98)
Contract Costs - AC	02 002 4430.4 5		285.00	2,235.00	1,642.62	(592.38)
Garbage and Trash Collection	02 002 4431.00 5		30.00	90.00	291.62	201.62
Emp Benefit Cont - Maintenance	02 002 4433.00 5		402.11	2,780.47	1,239.56	(1,540.91)
Insurance - Property	02 002 4510.00 5		1,151.96	7,600.70	10,665.62	3,064.92
Bad Debts - Other	02 002 4570.00 5		2,927.94	3,736.44	5,631.50	1,895.06
Bonneville Interest	02 002 4580.01 5		3,417.08	23,962.57	23,926.56	(36.01)
Other General Expense	02 002 4590.00 5		0.00	2,473.00	291.62	(2,181.38)
Management Fees	02 002 4590.02 5		1,261.28	9,317.19	7,911.75	(1,405.44)
<b>Total Operating Expenses</b>			<b>14,846.41</b>	<b>98,430.98</b>	<b>94,121.58</b>	<b>(4,309.40)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110.00 5		16,389.00	116,345.75	98,897.75	17,448.00
<b>Total Operating Revenues</b>			<b>16,389.00</b>	<b>116,345.75</b>	<b>98,897.75</b>	<b>17,448.00</b>
<b>Total Operating Revenues and Expenses</b>			<b>1,542.59</b>	<b>17,914.77</b>	<b>4,776.17</b>	<b>13,138.60</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	22.51	35.00	(12.49)
Other Income - Tenant	02 002 3690.00 5		2,404.22	5,205.29	4,751.81	453.48
<b>Total Other Revenues and Expenses</b>			<b>2,404.22</b>	<b>5,227.80</b>	<b>4,786.81</b>	<b>440.99</b>
<b>Total Other Revenues and Expenses</b>			<b>2,404.22</b>	<b>5,227.80</b>	<b>4,786.81</b>	<b>440.99</b>
<b>Total Net Income (Loss)</b>			<b>3,946.81</b>	<b>23,142.57</b>	<b>9,562.98</b>	<b>13,579.59</b>



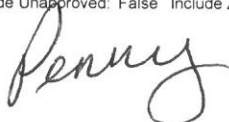
**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
 CORNELL COLONY  
 CORNELL COLONY LLC

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended July 31, 2019	7 Month(s) Ended July 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	03 001 4110.00 5		1,079.06	11,424.78	16,001.37	4,576.59
Legal Expense	03 001 4130.00 5		0.00	0.00	875.00	875.00
Staff Training	03 001 4140.00 5		58.90	58.90	291.62	232.72
Travel	03 001 4150.00 5		0.00	0.00	291.62	291.62
Accounting Fees	03 001 4170.00 5		0.00	2,050.56	1,458.31	(592.25)
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	277.38	0.00	(277.38)
Audit Fees	03 001 4171.00 5		0.00	3,280.00	933.31	(2,346.69)
Employee Benefits Cont - Admin	03 001 4182.00 5		411.59	3,749.57	7,124.81	3,375.24
Sundry	03 001 4190.00 5		0.00	138.75	1,166.62	1,027.87
Telephone/Communications	03 001 4190.20 5		57.60	1,280.49	1,458.31	177.82
Eviction Costs	03 001 4190.40 5		0.00	1,620.00	583.31	(1,036.69)
Water	03 001 4310.00 5		14.91	375.30	245.56	(129.74)
Electricity	03 001 4320.00 5		322.88	1,662.77	1,378.37	(284.40)
Sewer	03 001 4390.00 5		31.20	296.84	239.75	(57.09)
Labor	03 001 4410.00 5		2,210.76	14,667.27	11,457.81	(3,209.46)
Materials	03 001 4420.00 5		199.01	3,184.46	3,208.31	23.85
Contract Costs	03 001 4430.00 5		479.75	1,342.38	1,458.31	115.93
Contract Costs - Pest Control	03 001 4430.10 5		608.00	2,316.00	2,041.62	(274.38)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	16,100.00	17,710.00	1,610.00
Contract Costs - AC	03 001 4430.40 5		1,200.00	2,375.00	875.00	(1,500.00)
Contract Costs - Plumbing	03 001 4430.50 5		0.00	150.00	0.00	(150.00)
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		105.57	105.57	0.00	(105.57)
Garbage and Trash Collection	03 001 4431.00 5		68.68	639.08	585.06	(54.02)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,048.34	7,233.68	4,938.50	(2,295.18)
Property Insurance	03 001 4510.00 5		2,765.39	18,388.85	12,644.31	(5,744.54)
Bad Debts - Other	03 001 4570.00 5		186.94	10,643.02	4,399.50	(6,243.52)
Management Fees	03 001 4590.01 5		1,519.38	9,902.55	8,866.06	(1,036.49)
Other General Expense	03 001 4590.02 5		3,210.00	7,794.50	6,708.31	(1,086.19)
<b>Total Operating Expenses</b>			<b>17,877.96</b>	<b>121,057.70</b>	<b>106,940.75</b>	<b>(14,116.95)</b>
<b>Operating Revenues</b>						
Dwelling Rent	03 001 3110.00 5		23,870.00	159,811.49	147,765.87	12,045.62
<b>Total Operating Revenues</b>			<b>23,870.00</b>	<b>159,811.49</b>	<b>147,765.87</b>	<b>12,045.62</b>
<b>Total Operating Revenues and Expenses</b>			<b>5,992.04</b>	<b>38,753.79</b>	<b>40,825.12</b>	<b>(2,071.33)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	03 001 3610.00 5		8.40	72.64	0.00	72.64
Other Income - Misc Other Revenue	03 001 3690.00 5		708.00	10,680.81	10,208.31	472.50
Interest on Loan - Heartland National	03 001 5610.00 5		(3,513.97)	(24,949.44)	(26,333.37)	1,383.93
<b>Total Other Revenues and Expenses</b>			<b>(2,797.57)</b>	<b>(14,195.99)</b>	<b>(16,125.06)</b>	<b>1,929.07</b>
<b>Total Other Revenues and Expenses</b>			<b>(2,797.57)</b>	<b>(14,195.99)</b>	<b>(16,125.06)</b>	<b>1,929.07</b>
<b>Total Net Income (Loss)</b>			<b>3,194.47</b>	<b>24,557.80</b>	<b>24,700.06</b>	<b>(142.26)</b>



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

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended July 31, 2019	7 Month(s) Ended July 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 001 4110.00	5	525.65	3,863.55	4,537.12	673.57
Legal Expense	04 001 4130.00	5	0.00	20.00	116.62	96.62
Staff Training	04 001 4140.00	5	0.00	0.00	116.62	116.62
Travel	04 001 4150.00	5	0.00	0.00	291.62	291.62
Accounting Fees	04 001 4170.00	5	0.00	1,706.46	1,400.00	(306.46)
Computer Support/Licensing Fees	04 001 4170.20	5	0.00	85.41	0.00	(85.41)
Audit Fees	04 001 4171.00	5	0.00	1,230.00	875.00	(355.00)
Employee Benefits Cont - Admin	04 001 4182.00	5	215.76	1,768.62	2,390.50	621.88
Sundry	04 001 4190.00	5	0.00	50.00	437.50	387.50
Telephone/Communications	04 001 4190.20	5	212.14	1,537.02	350.00	(1,187.02)
Eviction Costs	04 001 4190.40	5	360.00	685.00	350.00	(335.00)
Water	04 001 4310.00	5	87.83	207.42	181.37	(26.05)
Electricity	04 001 4320.00	5	242.18	681.10	935.62	254.52
Natural Gas	04 001 4330.00	5	0.00	98.96	167.37	68.41
Sewer	04 001 4390.00	5	42.40	191.98	246.75	54.77
Labor	04 001 4410.00	5	424.80	2,755.48	1,652.00	(1,103.48)
Maintenance Materials	04 001 4420.00	5	1,249.87	1,979.31	2,100.00	120.69
Contract Costs	04 001 4430.00	5	980.00	1,126.62	554.12	(572.50)
Contract Costs - Pest Control	04 001 4430.10	5	0.00	640.00	2,333.31	1,693.31
Contract Costs-Lawn	04 001 4430.30	5	266.60	1,866.60	2,041.62	175.02
Contract Costs - AC	04 001 4430.40	5	650.00	1,345.00	1,458.31	113.31
Contract Costs - Vacancy Turnaround	04 001 4430.60	5	76.24	76.24	0.00	(76.24)
Garbage and Trash Collection	04 001 4431.00	5	64.50	256.24	291.62	35.38
Emp Benefit Cont - Maintenance	04 001 4433.00	5	218.01	1,660.83	676.06	(984.77)
Property Insurance	04 001 4510.00	5	723.03	4,662.71	3,425.31	(1,237.40)
Bad Debts - Other	04 001 4570.00	5	69.52	1,776.34	2,333.31	556.97
Other General Expense--Florida Hsg F	04 001 4590.00	5	0.00	5,980.00	3,488.31	(2,491.69)
Management Fees	04 001 4590.01	5	594.53	4,058.56	0.00	(4,058.56)
Other General Expense	04 001 4590.02	5	0.00	400.78	2,467.50	2,066.72
GROUND LEASE EXPENSE	04 001 4590.03	5	208.33	1,458.31	1,458.31	0.00
<b>Total Operating Expenses</b>			<b>7,211.39</b>	<b>42,168.54</b>	<b>36,675.87</b>	<b>(5,492.67)</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 001 3110.00	5	1,504.17	13,233.18	5,320.00	7,913.18
HAP Subsidy	04 001 3110.01	5	7,645.00	51,418.00	62,034.00	(10,616.00)
<b>Total Operating Revenues</b>			<b>9,149.17</b>	<b>64,651.18</b>	<b>67,354.00</b>	<b>(2,702.82)</b>
<b>Total Operating Revenues and Expenses</b>			<b>1,937.78</b>	<b>22,482.64</b>	<b>30,678.13</b>	<b>(8,195.49)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 001 3610.00	5	0.00	83.77	0.00	83.77
Other Income - Tenant	04 001 3690.00	5	436.96	4,313.73	0.00	4,313.73
Other Income - Laundry	04 001 3690.07	5	0.00	676.80	0.00	676.80
TRANSFER IN	04 001 9110.00	5	0.00	43,980.00	0.00	43,980.00
<b>Total Other Revenues and Expenses</b>			<b>436.96</b>	<b>49,054.30</b>	<b>0.00</b>	<b>49,054.30</b>
<b>Total Other Revenues and Expenses</b>			<b>436.96</b>	<b>49,054.30</b>	<b>0.00</b>	<b>49,054.30</b>
<b>Total Net Income (Loss)</b>			<b>2,374.74</b>	<b>71,536.94</b>	<b>30,678.13</b>	<b>40,858.81</b>



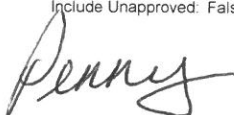
**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
 PBRA  
 LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended July 31, 2019	7 Month(s) Ended July 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 002 4110.00 5		1,146.92	8,424.00	9,856.56	1,432.56
Legal Expense	04 002 4130.00 5		0.00	26.00	875.00	849.00
Staff Training	04 002 4140.00 5		0.00	0.00	291.62	291.62
Travel	04 002 4150.00 5		0.00	0.00	145.81	145.81
Accounting Fees	04 002 4170.00 5		0.00	2,467.02	1,400.00	(1,067.02)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	336.29	0.00	(336.29)
Audit Fees	04 002 4171.00 5		0.00	4,510.00	1,458.31	(3,051.69)
Employee Benefits Cont - Admin	04 002 4182.00 5		483.45	3,869.13	5,199.81	1,330.68
Sundry	04 002 4190.00 5		0.00	199.34	1,750.00	1,550.66
Bank Fees	04 002 4190.19 5		0.00	15.00	0.00	(15.00)
Eviction Costs	04 002 4190.40 5		360.00	360.00	1,458.31	1,098.31
Ten Services -	04 002 4220.00 5		0.00	0.00	1,458.31	1,458.31
Water	04 002 4310.00 5		0.00	154.87	254.87	100.00
Electricity	04 002 4320.00 5		0.00	432.37	2,047.50	1,615.13
Natural Gas	04 002 4330.00 5		0.00	0.00	28.00	28.00
Sewer	04 002 4390.00 5		0.00	53.65	292.25	238.60
Labor	04 002 4410.00 5		1,560.41	10,505.35	7,799.12	(2,706.23)
Maintenance Materials	04 002 4420.00 5		435.61	4,606.26	3,490.62	(1,115.64)
Contract Costs	04 002 4430.00 5		3,920.00	4,377.47	6,391.56	2,014.09
Contract Costs - Pest Control	04 002 4430.10 5		0.00	2,560.00	5,849.62	3,289.62
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	7,464.40	8,488.06	1,023.66
Contract Costs - AC	04 002 4430.40 5		0.00	505.00	0.00	(505.00)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	125.00	437.50	312.50
Garbage and Trash Collection	04 002 4431.00 5		0.00	120.67	1,458.31	1,337.64
Emp Benefit Cont - Maintenance	04 002 4433.00 5		580.67	4,046.83	2,373.56	(1,673.27)
Property Insurance	04 002 4510.00 5		2,308.43	10,124.61	13,770.75	3,646.14
Bad Debts - Other	04 002 4570.00 5		145.35	145.35	2,152.50	2,007.15
Management Fees	04 002 4590.01 5		2,304.24	15,333.07	14,077.56	(1,255.51)
Other General Expense	04 002 4590.02 5		0.00	80,024.52	2,916.62	(77,107.90)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	56,000.00	56,000.00	0.00
Extraordinary Maint - Contract Costs	04 002 4610.10 5		0.00	0.00	7,000.00	7,000.00
<b>Total Operating Expenses</b>			<b>22,311.48</b>	<b>216,786.20</b>	<b>158,722.13</b>	<b>(58,064.07)</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 002 3110.00 5		5,006.00	34,603.60	22,357.37	12,246.23
HAP Subsidy	04 002 3110.01 5		30,319.00	202,917.00	219,520.56	(16,603.56)
<b>Total Operating Revenues</b>			<b>35,325.00</b>	<b>237,520.60</b>	<b>241,877.93</b>	<b>(4,357.33)</b>
<b>Total Operating Revenues and Expenses</b>			<b>13,013.52</b>	<b>20,734.40</b>	<b>83,155.80</b>	<b>(62,421.40)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 002 3610.00 5		10.09	89.82	145.81	(55.99)
Other Income - Tenants	04 002 3690.00 5		629.66	3,112.88	1,750.00	1,362.88
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	700.00	(700.00)
Interest on Loan	04 002 5610.00 5		(5,190.86)	(36,412.10)	(36,348.06)	(64.04)
<b>Total Other Revenues and Expenses</b>			<b>(4,551.11)</b>	<b>(33,209.40)</b>	<b>(33,752.25)</b>	<b>542.85</b>
<b>Total Other Revenues and Expenses</b>			<b>(4,551.11)</b>	<b>(33,209.40)</b>	<b>(33,752.25)</b>	<b>542.85</b>
<b>Total Net Income (Loss)</b>			<b>8,462.41</b>	<b>(12,475.00)</b>	<b>49,403.55</b>	<b>(61,878.55)</b>



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

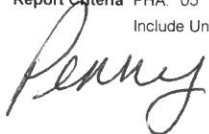
Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended July 31, 2019	7 Month(s) Ended July 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 003 4110.00	5	1,576.98	11,590.77	13,610.87	2,020.10
Legal Expense	04 003 4130.00	5	0.00	705.50	583.31	(122.19)
Staff Training	04 003 4140.00	5	0.00	0.00	291.62	291.62
Travel	04 003 4150.00	5	0.00	0.00	350.00	350.00
Accounting Fees	04 003 4170.00	5	0.00	2,119.38	2,625.00	505.62
Computer Support/Licensing Fees	04 003 4170.20	5	0.00	266.90	0.00	(266.90)
Audit Fees	04 003 4171.00	5	0.00	3,690.00	1,020.81	(2,669.19)
Employee Benefits Cont - Admin	04 003 4182.00	5	664.41	5,322.76	7,170.87	1,848.11
Sundry	04 003 4190.00	5	199.00	337.75	525.00	187.25
Bank Fees	04 003 4190.19	5	0.00	60.59	0.00	(60.59)
Tenant Services - Water	04 003 4220.00	5	39.00	121.34	0.00	(121.34)
Electricity	04 003 4320.00	5	117.17	1,215.76	1,322.37	106.61
Natural Gas	04 003 4330.00	5	35.50	233.96	234.50	0.54
Sewer	04 003 4390.00	5	40.30	221.80	431.06	209.26
Labor	04 003 4410.00	5	2,202.37	14,842.31	11,074.56	(3,767.75)
Maintenance Materials	04 003 4420.00	5	384.23	8,680.12	4,862.06	(3,818.06)
Contract Costs	04 003 4430.00	5	0.00	1,682.11	3,767.12	2,085.01
Contract Costs - Pest Control	04 003 4430.10	5	0.00	3,356.00	2,958.62	(397.38)
Contract Costs-Lawn	04 003 4430.30	5	667.00	4,669.00	4,958.31	289.31
Contract Costs - AC	04 003 4430.40	5	0.00	71,347.32	14,583.31	(56,764.01)
Contract Costs-Plumbing	04 003 4430.50	5	0.00	250.00	437.50	187.50
Contract Costs - Vacancy Turnaround	04 003 4430.60	5	0.00	0.00	291.62	291.62
Garbage and Trash Collection	04 003 4431.00	5	25.00	246.43	583.31	336.88
Emp Benefit Cont - Maintenance	04 003 4433.00	5	783.62	5,462.17	3,345.37	(2,116.80)
Property Insurance	04 003 4510.00	5	1,058.87	6,793.28	11,261.25	4,467.97
Bad Debts - Other	04 003 4570.00	5	0.00	5.17	437.50	432.33
Management Fees	04 003 4590.01	5	1,092.66	7,400.51	7,304.50	(96.01)
Other General Expense	04 003 4590.02	5	0.00	1,092.75	583.31	(509.44)
GROUND LEASE EXPENSE	04 003 4590.03	5	2,916.67	20,416.69	20,416.62	(0.07)
<b>Total Operating Expenses</b>			<b>11,821.25</b>	<b>172,345.54</b>	<b>115,534.93</b>	<b>(56,810.61)</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 003 3110.00	5	4,119.00	27,757.53	23,102.31	4,655.22
HAP Subsidy	04 003 3110.01	5	13,811.00	94,911.00	102,407.62	(7,496.62)
<b>Total Operating Revenues</b>			<b>17,930.00</b>	<b>122,668.53</b>	<b>125,509.93</b>	<b>(2,841.40)</b>
<b>Total Operating Revenues and Expenses</b>			<b>6,108.75</b>	<b>(49,677.01)</b>	<b>9,975.00</b>	<b>(59,652.01)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 003 3610.00	5	12.75	83.60	0.00	83.60
Other Income - Tenants	04 003 3690.00	5	37.00	124.47	1,750.00	(1,625.53)
Other Income - Misc Other Revenue	04 003 3690.01	5	0.00	0.01	684.25	(684.24)
Other Income - Laundry	04 003 3690.07	5	41.25	941.55	0.00	941.55
<b>Total Other Revenues and Expenses</b>			<b>91.00</b>	<b>1,149.63</b>	<b>2,434.25</b>	<b>(1,284.62)</b>
<b>Total Other Revenues and Expenses</b>			<b>91.00</b>	<b>1,149.63</b>	<b>2,434.25</b>	<b>(1,284.62)</b>
<b>Total Net Income (Loss)</b>			<b>6,199.75</b>	<b>(48,527.38)</b>	<b>12,409.25</b>	<b>(60,936.63)</b>



## AVON PARK HOUSING AUTHORITY Budgeted Income Statement

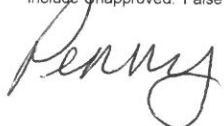
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Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended July 31, 2019	7 Month(s) Ended July 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	05 001 4110.00 5		5,574.52	54,795.81	64,661.31	9,865.50
Legal Expense	05 001 4130.00 5		0.00	2,212.00	2,916.62	704.62
Staff Training	05 001 4140.00 5		375.00	1,840.00	0.00	(1,840.00)
Travel	05 001 4150.00 5		487.54	1,586.75	1,458.31	(128.44)
Accounting Fees	05 001 4170.00 5		0.00	1,412.45	2,625.00	1,212.55
Computer Support/Licensing Fees	05 001 4170.20 5		2,220.49	9,727.93	0.00	(9,727.93)
Audit Fees	05 001 4171.00 5		0.00	0.00	1,166.62	1,166.62
Employee Benefits Cont - Admin	05 001 4182.00 5		1,820.16	13,819.35	17,093.37	3,274.02
Sundry	05 001 4190.00 5		1,423.71	8,752.41	22,458.31	13,705.90
Bank Fees	05 001 4190.19 5		5.00	35.00	0.00	(35.00)
Telephone/Communications	05 001 4190.20 5		864.93	5,811.93	2,041.62	(3,770.31)
Postage	05 001 4190.30 5		0.00	2,052.45	3,500.00	1,447.55
Eviction Costs	05 001 4190.40 5		0.00	0.00	933.31	933.31
Contract Costs - Copier	05 001 4190.60 5		135.31	774.52	1,458.31	683.79
Contract Costs - Admin	05 001 4190.90 5		100.00	1,300.00	4,375.00	3,075.00
Water	05 001 4310.00 5		21.56	119.55	53.06	(66.49)
Electricity	05 001 4320.00 5		552.94	2,491.51	2,397.50	(94.01)
Natural Gas	05 001 4330.00 5		0.00	55.04	98.00	42.96
Sewer	05 001 4390.00 5		40.30	210.60	98.56	(112.04)
Materials	05 001 4420.00 5		4,625.54	6,427.40	0.00	(6,427.40)
Contract Costs	05 001 4430.00 5		0.00	1,700.00	0.00	(1,700.00)
Garbage and Trash Collection	05 001 4431.00 5		50.00	261.29	0.00	(261.29)
Property Insurance	05 001 4510.00 5		226.60	3,688.87	3,668.56	(20.31)
Other General Expense	05 001 4590.02 5		162.25	10,688.13	8,750.00	(1,938.13)
<b>Total Operating Expenses</b>			<b>18,685.85</b>	<b>129,762.99</b>	<b>139,753.46</b>	<b>9,990.47</b>
<b>Total Operating Revenues and Expenses</b>			<b>(18,685.85)</b>	<b>(129,762.99)</b>	<b>(139,753.46)</b>	<b>9,990.47</b>
 <b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	97,952.53	8,399.37	89,553.16
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,086.93	7,101.13	9,912.56	(2,811.43)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,261.28	9,317.19	7,911.75	1,405.44
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,519.38	9,902.55	8,866.06	1,036.49
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		3,172.05	21,021.38	18,160.31	2,861.07
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	77,875.00	77,875.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		594.53	4,058.56	3,920.00	138.56
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,304.24	15,333.07	14,077.56	1,255.51
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,092.66	7,400.51	7,304.50	96.01
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,550.00	9,650.00	8,050.00	1,600.00
Other General Expense-Unemployment	05 001 4590.03 5		0.00	(550.00)	0.00	(550.00)
<b>Total Other Revenues and Expenses</b>			<b>23,706.07</b>	<b>259,061.92</b>	<b>164,477.11</b>	<b>94,584.81</b>
<b>Total Other Revenues and Expenses</b>			<b>23,706.07</b>	<b>259,061.92</b>	<b>164,477.11</b>	<b>94,584.81</b>
<b>Total Net Income (Loss)</b>			<b>5,020.22</b>	<b>129,298.93</b>	<b>24,723.65</b>	<b>104,575.28</b>



**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**RIDGEDALE**  
**RIDGEDALE APARTMENTS LLC**

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended July 31, 2019	7 Month(s) Ended July 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00	5	1,959.38	14,377.99	16,741.06	2,363.07
Legal Expense	07 002 4130.00	5	0.00	0.00	291.62	291.62
Staff Training	07 002 4140.00	5	0.00	0.00	291.62	291.62
Travel	07 002 4150.00	5	0.00	0.00	291.62	291.62
Accounting Fees	07 002 4170.00	5	0.00	1,947.33	1,866.62	(80.71)
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	492.03	0.00	(492.03)
Audit Fees	07 002 4171.00	5	0.00	2,665.00	875.00	(1,790.00)
Employee Benefits Cont - Admin	07 002 4182.00	5	826.43	6,605.19	8,847.37	2,242.18
Sundry	07 002 4190.00	5	0.00	138.75	437.50	298.75
Postage	07 002 4190.03	5	0.00	0.00	875.00	875.00
Bank Fees	07 002 4190.18	5	3.50	5.06	0.00	(5.06)
Telephone	07 002 4190.2	5	108.12	766.84	875.00	108.16
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	583.31	493.31
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	291.62	291.62
Tenant Services	07 002 4220.00	5	0.00	0.00	3,500.00	3,500.00
Water	07 002 4310.00	5	589.57	3,861.68	4,713.87	852.19
Electricity	07 002 4320.00	5	370.26	2,320.66	2,062.62	(258.04)
Sewer	07 002 4390.00	5	1,048.30	6,415.81	6,696.06	280.25
Labor	07 002 4410.00	5	7,223.45	48,538.11	43,294.37	(5,243.74)
Maintenance Materials	07 002 4420.00	5	1,631.27	14,206.00	11,175.50	(3,030.50)
Contract Costs	07 002 4430.00	5	0.00	27,872.80	11,725.00	(16,147.80)
Pest Control	07 002 4430.1	5	0.00	2,269.00	875.00	(1,394.00)
Contract Costs-Lawn	07 002 4430.3	5	495.00	3,465.00	3,208.31	(256.69)
Contract Costs-Air Conditioning	07 002 4430.4	5	0.00	270.00	1,400.00	1,130.00
Contract Costs-Plumbing	07 002 4430.5	5	0.00	700.00	583.31	(116.69)
Garbage and Trash Collection	07 002 4431.00	5	642.10	3,925.41	4,250.75	325.34
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,328.40	15,713.78	16,067.87	354.09
Insurance - Property	07 002 4510.00	5	1,221.05	7,847.44	12,691.56	4,844.12
Bad Debts - Other	07 002 4570.00	5	(160.18)	4,028.66	2,031.75	(1,996.91)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,899.53	20,477.05	20,325.62	(151.43)
Management Fees	07 002 4590.00	5	3,172.05	21,021.38	18,160.31	(2,861.07)
Other General Expense	07 002 4590.01	5	0.00	800.00	291.62	(508.38)
<b>Total Operating Expenses</b>			<b>24,358.23</b>	<b>210,866.89</b>	<b>195,320.86</b>	<b>(15,546.03)</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00	5	2,644.00	16,627.35	10,500.00	6,127.35
HAP Subsidy	07 002 3110.01	5	31,539.00	209,986.00	223,524.00	(13,538.00)
<b>Total Operating Revenues</b>			<b>34,183.00</b>	<b>226,613.35</b>	<b>234,024.00</b>	<b>(7,410.65)</b>
<b>Total Operating Revenues and Expenses</b>			<b>9,824.77</b>	<b>15,746.46</b>	<b>38,703.14</b>	<b>(22,956.68)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Interest - Restricted	07 002 3431.00	5	14.02	56.25	58.31	(2.06)
Investment Income - Unrestricted	07 002 3610.00	5	0.60	6.01	29.12	(23.11)
Other Income - Tenant	07 002 3690.00	5	183.74	6,853.70	4,019.12	2,834.58
Other Income/Laundry	07 002 3690.7	5	0.00	647.30	641.62	5.68
<b>Total Other Revenues and Expenses</b>			<b>198.36</b>	<b>7,563.26</b>	<b>4,748.17</b>	<b>2,815.09</b>
<b>Total Other Revenues and Expenses</b>			<b>198.36</b>	<b>7,563.26</b>	<b>4,748.17</b>	<b>2,815.09</b>
<b>Total Net Income (Loss)</b>			<b>10,023.13</b>	<b>23,309.72</b>	<b>43,451.31</b>	<b>(20,141.59)</b>



THE HOUSING AUTHORITY OF AVON PARK

RESOLUTION #19-01

**RESOLUTION REVISING THE HOUSE RULES TO AMEND LANGUAGE RELATED TO HOUSEKEEPING POLICY; THAT RIDGEDALE, LAKESIDE PARK I, LAKESIDE PARK II, AND DELANEY HEIGHTS WILL HAVE INSPECTIONS CONDUCTED BY HOUSING AUTHORITY STAFF OF EACH UNIT AT LEAST TWICE A YEAR. ALSO TO ADD: TWO OR MORE FAILED UNIT INSPECTIONS IN A 12 MONTH PERIOD, MAY LEAD TO AN EVICTION OR A NON-RENEWAL OF YOUR LEASE.**

Whereas, The Board previously approved the House Rules to read “will conduct an inspection of each unit at least annually.”

Whereas, Upon the recent Monitoring Onsite Review, the auditor has suggested we implement this terminology in our House Rules.

NOW THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of Avon Park hereby authorize this change to the House Rules.

ADOPTED THIS 21<sup>ST</sup> DAY OF AUGUST 2019.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

THE HOUSING AUTHORITY OF AVON PARK

RESOLUTION #19-02

**RESOLUTION REVISING THE RENT COLLECTION POLICY FOR RIDGEDALE, LAKESIDE PARK I, LAKESIDE PARK II, AND DELANEY HEIGHTS TO REMOVE LANGUAGE “Any tenant who has paid rent late more than three (3) times in the twelve (12) month period preceding their Annual Recertification date, will NOT have their lease renewed and will pay Market Rent immediately.”**

Whereas, The Board previously approved the Rent Collection Policy.

Whereas, Upon the recent Monitoring Onsite Review, the auditor states we cannot have this language.

NOW THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of Avon Park hereby authorize this change to the Rent Collection Policy.

ADOPTED THIS 21<sup>ST</sup> DAY OF AUGUST 2019.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

THE HOUSING AUTHORITY OF AVON PARK

RESOLUTION #19-03

**RESOLUTION REVISING THE OFFICE HOURS TO FOUR (4) DAYS A WEEK, TEN (10) HOURS A DAY. HOURS OF OPERATION: 7:00AM TO 5:30PM MONDAY, TUESDAY, AND THURSDAY. WEDNESDAY 7:00AM TO NOON OPEN TO THE PUBLIC; STAFF WORKS 7:00AM TO 5:30PM BEGINNING SEPTEMBER 1, 2019.**

Whereas, The Board previously approved the office hours Monday, Tuesday, Thursday and Friday 8am to 5pm. Wednesday's closed to the public but staff works 8am to 5pm.

NOW THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of Avon Park hereby authorize this change to the Office Hours beginning September 1, 2019.

ADOPTED THIS 21<sup>ST</sup> DAY OF AUGUST 2019.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

**THE HOUSING AUTHORITY OF AVON PARK**

**RESOLUTION #19-04**

**RESOLUTION TO CLOSE THE WAITING LIST FOR ALL PROPERTIES FOR SIX (6) MONTHS BEGINNING SEPTEMBER 1, 2019**

Whereas, The waiting list for all properties be closed as the wait time for each property is in excess of a year.

NOW THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of Avon Park hereby authorize the closing of the waiting list for six (6) months beginning September 1, 2019.

ADOPTED THIS 21<sup>ST</sup> DAY OF AUGUST 2019.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL