

**Housing Authority of Avon Park**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, FL  
Wednesday September 18, 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
  - Office at 21 Tulane—metal door has arrived and will be installed soon in reception area
  - New mailboxes for Lakeside Park arrived—post office is in the process of labeling them
  - New Board Member—Alvin Conner
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: October 16, 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 September 18, 2019; 5:30 P.M.  
Meeting Agenda**

**ROLL CALL;**

**PREVIOUS MINUTES:**

**COMMUNICATIONS:**

- I. OLD BUSINESS**
  - Palmetto—tree debris is gone finally
  - North Central Heights—dead bushes
  
- II. NEW BUSINESS**

Other matters to come before the Board:

Next Board Meeting(s): October 16, 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

**August 21, 2019 5:15 P.M.**

**A. Opening/Roll Call:** Chairman Wade called the Board Meeting to order at 5:15 pm. Commissioner Chet Brojek opened in prayer. The Secretary called the member attendance roll: Commissioners Present: Wade, Brojek, Jackson, Mundt 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 Mundt and carried unanimously.

**E. Secretary Report & Old Business:** Secretary Pieratt spoke about Ridgedale carpet versus linoleum. She explained our contract with HUD states we will provide carpet and in order to change to linoleum we would need HUD's approval. She also explained the carpet is only upstairs and the cost was reasonable if replacement is needed. The metal door for the reception area has been ordered and should arrive next week. We had to order new mailboxes for Lakeside Park I and II due to tenant's mail getting wet and the ones we have are old and beaten up. According to the Post Office, we own the mailboxes. Chairman Wade wants us to look into Delaney Heights mailboxes as well. Secretary Pieratt informed the board that the Property Manager for our Home program has given her two week notice and her last day will be August 30. We are in the process of finding a replacement. Secretary Pieratt informed the board that she would like to take a vacation from August 29 to September 6 to visit her daughter and family that just moved to North Carolina and the board approved.

**F. New Business:** Resolution 19-01—House Rules Amendment approved, Resolution 19-01—Rent Collection Policy Amendment approved, Resolution 19-03—Ten hour four days week office hours was not approved, Resolution 19-04—Waiting list closure for six months approved. CEO permanent position Penny Pieratt approved.

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

**H. Next Meeting:** September 18, 2019 at 5:15pm.

Being no further business to come before the Board Chair adjourned the meeting at 6:00 pm.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

**AVON PARK HOUSING DEVELOPMENT CORPORATION**  
**REGULAR MONTHLY MEETING**  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, FL 33825  
August 21, 2019 5:30 P.M.

**Meeting Minutes**

**ROLL CALL:** Chairman Brojek called the meeting to order at 6:00 PM. Secretary Pieratt called the roll with the following results: Wade, Brojek, Jackson, Mundt and Harris. Also in attendance: Penny Pieratt, CEO/Secretary.

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

**COMMUNICATIONS:** Tree debris at Palmetto—Secretary Pieratt explained that Robert from Edgewood Lawn has removed some of the debris and the rest should be removed within a few weeks. Ronnie Jackson asked what we are going to do with the property. Chairman Brojek said he would speak to City Manager about getting it re-zoned and perhaps see if we could get a consultant to inform how many homes we could get on the property, etc... He will bring a report next month. The North Central Heights bushes are dying and I explained that the irrigation has been giving us a problem. David, our Director of Facilities, would like to remove all bushes. The board would like us to look into some drought resistance bushes; such as Mexican Heather or Juniper.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

Next Board Meeting: September 18, 2019

**ADJOURN:** There being no further business to come before the Board, Chairman Brojek adjourned the meeting at 6:10pm; motioned by Jackson and second by Harris.

Accepted \_\_\_\_\_

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

**OCCUPANCY/VACANCY REPORT**

Aug-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>
504	0	8/31/2019			OPEN		Deceased
<b>TOTAL DELANEY HEIGHTS VACANT - 1</b>							

**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	8/8/2019	8/30/2019	2	20	22	Non pmt rent
<b>TOTAL LAKESIDE PARK I VACANT - 0</b>							

**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>
236	1	8/16/2019			OPEN		Non pmt rent
<b>TOTAL LAKESIDE PARK II VACANT - 1</b>							

**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>
<b>TOTAL RIDGEDALE VACANT - 0</b>							

**SUBMITTED BY PENNY PIERATTI, CEO**

**OCCUPANCY/VACANCY REPORT**

Aug-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	8/19/2019	53	20	73	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 - 2</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	8/15/2019	97	45	142	Cannot afford rent
305	3	4/30/2019	8/15/2019	76	31	107	Cannot afford rent
740	4	7/19/2019			28		Non Payment rent
738	4	8/16/2019			OPEN		Non Payment rent
<b>TOTAL NCH II VACANT - 2</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	8/15/2019	83	56	139	Eicted/non pmt rent
38264	3	7/8/2019			9		Cannot afford rent
38207	3	7/30/2019			3		Moved to Jacksonville
38288	3	8/5/2019			17		Moved out of state
<b>TOTAL CORNELL VACANT - 3</b>							

**SUBMITTED BY PENNY PIERATT, CEO**

**OCCUPANCY/VACANCY REPORT**

Aug-19

**Intent to Vacate --**

NCH I=2 bdrm=unit 649=cannot afford rent=10/2/19  
 NCH I=3 bdrm=unit 614=cannot afford rent=10/31/19  
 NCH I=3 bdrm=unit 624=medical issue=11/30/19  
 NCH II=4 bdrm=unit 662=received voucher=11/1/19  
 Cornell=3 bdrm=unit 38206=change in income=9/22/19

**Evictions -**

**WAITING LIST**

<b>DELANEY HEIGHTS</b>		<b>LAKE SIDE PARK I</b>		<b>LAKE SIDE PARK II</b>	
1 BDRM	136	1 BDRM	0	1 BDRM	305
TOTAL	136	2 BDRM	276	2 BDRM	349
		3 BDRM	208	3 BDRM	238
		4 BDRM	74	4 BDRM	84
		5 BDRM	6	5 BDRM	4
		TOTAL	564	TOTAL	980
<b>RIDGEDALE</b>		<b>NORTH CENTRAL HEIGHTS</b>		<b>CORNELL COLONY</b>	
1 BDRM	234	2 BDRM	332	3 BDRM	178
2 BDRM	269	3 BDRM	196		
3 BDRM	201	4 BDRM	93		
4 BDRM	76	TOTAL	621		
TOTAL	780			TOTAL	3259

SUBMITTED BY PENNY PIERATT, CEO

**CASH ANALYSIS**  
**8/31/2019**

Petty Cash	\$ 100.00
MM Account	\$ 79,234.01
Avon Park Development Corp	\$ 11,926.16
North Central Heights I General Fund	\$ 83,774.39
NCH I Security Deposit	\$ 13,008.64
North Central Heights II General Fund	\$ 53,163.10
NCH II Security Deposit	\$ 10,006.73
Cornell Colony General Fund	\$ 195,049.62
Cornell Colony Security Deposit	\$ 12,707.34
Lakeside Park I General Fund	\$ 77,951.75
LPI Security Deposit	\$ 3,663.76
Lakeside Park II General Fund	\$ 144,471.41
LPII Security Deposit	\$ 12,902.73
Delaney Heights General Fund	\$ 3,568.00
DH Security Deposit	\$ 10,264.47
COCC	\$ 144,533.21
Ridgedale General Fund	\$ 8,947.70
Ridgedale Security Deposit	\$ 6,440.12
Long Term Recovery Group	\$ 11,250.00

SUBMITTED BY: PENNY PIERATT, CEO



Tenant Accounts Receivable  
31-Aug-19

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
M. Lee	\$ 48.50	Balance on rent
D. Simmons	\$ 25.00	Work order
<b>DH Total</b>	<b>\$ 73.50</b>	
 <u>Lakeside Park I</u>		
C. Davis	\$ 947.00	Unreported income
J. Gifford	\$ 255.13	Electric (not in her name)
C. Haggins	\$ 35.11	Electric (not in her name)
T. Hill	\$ 9.87	Work order
M. Russell	\$ 489.00	Unreported income
T. Taylor	\$ 36.85	Work order
J. Toney	\$ 269.45	Move out charges (pmts)
<b>Lakeside I Total</b>	<b>\$ 2,042.41</b>	
 <u>Lakeside Park II</u>		
C. Delos Santos	\$ 27.48	Work order
V. Gonzalez	\$ 273.60	Work order
D. Randall	\$ 150.00	Work order
S. Roux	\$ 8.00	Work order
E. Santel	\$ 101.53	Work order
S. Swope	\$ 2,723.00	Unreported Income
S. Valentin	\$ 1,686.00	Unreported income/rent-pmts
<b>Lakeside II Total</b>	<b>\$ 4,969.61</b>	
 <u>NCH I</u>		
V. Leal	\$ 34.88	Work order
C. Martinez	\$ 592.00	Rent
K. Morales	\$ 40.21	Work order
<b>NCH I Total</b>	<b>\$ 667.09</b>	
 <u>NCH II</u>		
K. Billy	\$ 361.84	Work order
A. Cuevas	\$ 593.00	Rent
T. Rudolph	\$ 522.00	Rent
<b>NCH II Total</b>	<b>\$ 1,476.84</b>	

Submitted by Penny Pieratt, CEO

Tenant Accounts Receivable  
31-Aug-19

Cornell Colony

L. Bowers	\$	25.00	Work order
E. Marberry	\$	234.64	Work order
M. Toucet	\$	702.00	Rent
<b>Cornel Total</b>	<b>\$</b>	<b>961.64</b>	

Ridgedale

H. Constant	\$	61.50	Unreported income/rent/pmts
J. Echevarria	\$	311.82	Work order
L. Figueroa	\$	45.48	Work order
J. Fils Aim	\$	1,159.00	Unreported income/rent/pmts
L. Jackson	\$	11.64	Work order
T. McNeil	\$	898.00	Rent
A. Tate	\$	212.00	Work order
C. Wooden	\$	10.00	Work order
<b>Ridgedale Total</b>	<b>\$</b>	<b>2,709.44</b>	

<b>GRAND TOTAL</b>	<b>\$</b>	<b>12,900.53</b>
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**WRITE OFFS**

Delaney	\$	-
Lakeside Park I	\$	1,806.54
Lakeside Park II	\$	2,038.76
NCH I	\$	-
NCH II	\$	1,458.89
Ridgedale	\$	-
Cornell	\$	3,410.20

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

## August 2019 MAINTENANCE MONTHLY REPORT

### Daily Tasks:

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

### Preventive Maintenance:

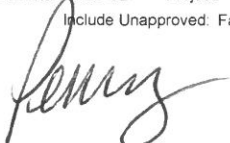
Work from preventive maintenance inspections are on-going. 49 hours were taken during the month of August for sick, annual and holiday leave.

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

Submitted by Penny Pieratt, CEO

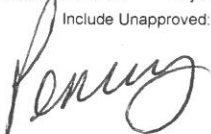
**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
 NORTH CENTRAL HEIGHTS  
 N CENTRAL HEIGHTS MGMT

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended August 31, 2019	8 Month(s) Ended August 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00 5		1,708.15	11,810.62	16,137.28	4,326.66
Legal Expense	02 001 4130.00 5		0.00	0.00	1,000.00	1,000.00
Staff Training	02 001 4140.00 5		0.00	52.70	333.28	280.58
Travel	02 001 4150.00 5		48.93	48.93	333.28	284.35
Accounting Fees	02 001 4170.00 5		0.00	2,281.74	2,000.00	(281.74)
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	900.00	(1,970.00)
Employee Benefits Cont - Admin	02 001 4182.00 5		424.30	3,724.78	7,179.28	3,454.50
Sundry	02 001 4190.00 5		0.00	138.75	833.28	694.53
Bank Fees	02 001 4190.18 5		0.00	12.00	166.64	154.64
Telephone	02 001 4190.2 5		88.17	710.44	666.64	(43.80)
Eviction Costs	02 001 4190.4 5		0.00	1,170.00	0.00	(1,170.00)
Ten Services	02 001 4220.2 5		0.00	857.94	1,000.00	142.06
Water	02 001 4310.00 5		134.31	416.81	525.28	108.47
Electricity	02 001 4320.00 5		582.77	2,590.23	2,888.64	298.41
Sewer	02 001 4390.00 5		59.90	340.90	389.28	48.38
Labor	02 001 4410.00 5		920.69	7,350.28	4,405.28	(2,945.00)
Maintenance Materials	02 001 4420.00 5		584.31	7,318.99	6,666.64	(652.35)
Contract Costs	02 001 4430.00 5		123.17	11,291.72	880.00	(10,411.72)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	5,488.00	2,924.64	(2,563.36)
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	333.28	333.28
Contract Costs - AC	02 001 4430.4 5		0.00	2,955.00	3,333.28	378.28
Contract Costs - Lawn	02 001 4430.5 5		2,583.45	16,959.95	19,432.64	2,472.69
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		0.00	2,499.71	0.00	(2,499.71)
Garbage and Trash Collection	02 001 4431.00 5		70.50	323.50	500.00	176.50
Emp Benefit Cont - Maintenance	02 001 4433.00 5		489.41	3,909.45	1,803.28	(2,106.17)
Insurance - Property	02 001 4510.00 5		0.00	9,564.97	15,534.00	5,969.03
Bad Debts - Other	02 001 4570.00 5		(161.00)	9,147.95	1,000.00	(8,147.95)
Bonneville Interest	02 001 4580.01 5		3,775.09	30,264.29	30,227.28	(37.01)
Other General Expense	02 001 4590.00 5		45.15	1,428.15	333.28	(1,094.87)
Management Fees	02 001 4590.02 5		1,003.23	8,104.36	11,328.64	3,224.28
<b>Total Operating Expenses</b>			<b>12,480.53</b>	<b>143,845.70</b>	<b>133,055.12</b>	<b>(10,790.58)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00 5		20,957.16	164,123.42	141,604.64	22,518.78
<b>Total Operating Revenues</b>			<b>20,957.16</b>	<b>164,123.42</b>	<b>141,604.64</b>	<b>22,518.78</b>
<b>Total Operating Revenues and Expenses</b>			<b>8,476.63</b>	<b>20,277.72</b>	<b>8,549.52</b>	<b>11,728.20</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	44.00	(15.87)
Other Income - Tenant	02 001 3690.00 5		206.00	8,005.22	2,283.28	5,721.94
Collection Loss Recovery Prior Year	02 001 3690.01 5		0.00	0.00	648.00	(648.00)
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>206.00</b>	<b>8,045.85</b>	<b>2,975.28</b>	<b>5,070.57</b>
<b>Total Other Revenues and Expenses</b>			<b>206.00</b>	<b>8,045.85</b>	<b>2,975.28</b>	<b>5,070.57</b>
<b>Total Net Income (Loss)</b>			<b>8,682.63</b>	<b>28,323.57</b>	<b>11,524.80</b>	<b>16,798.77</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 August 31, 2019	8 Month(s) Ended August 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110.00 5		1,375.64	9,494.50	12,912.00	3,417.50
Staff Training	02 002 4140.00 5		0.00	43.40	333.28	289.88
Travel	02 002 4150.00 5		40.29	40.29	166.64	126.35
Accounting Fees	02 002 4170.00 5		0.00	2,178.51	2,000.00	(178.51)
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		338.98	2,966.33	5,734.00	2,767.67
Sundry	02 002 4190.00 5		50.00	113.05	500.00	386.95
Telephone	02 002 4190.2 5		0.00	0.00	300.00	300.00
Tenant Background Check	02 002 4190.20 5		0.00	0.00	500.00	500.00
Eviction Costs	02 002 4190.4 5		90.00	810.00	1,000.00	190.00
Water	02 002 4310.00 5		0.00	141.68	0.00	(141.68)
Electricity	02 002 4320.00 5		301.68	1,122.27	0.00	(1,122.27)
Sewer	02 002 4390.00 5		0.00	65.33	0.00	(65.33)
Labor	02 002 4410.00 5		723.38	5,775.14	3,461.28	(2,313.86)
Maintenance Materials	02 002 4420.00 5		1,629.93	7,921.66	5,000.00	(2,921.66)
Contract Costs	02 002 4430.00 5		199.41	5,209.59	488.64	(4,720.95)
Contract Costs-Pest Control	02 002 4430.1 5		0.00	896.00	3,512.00	2,616.00
Contract Costs - Lawn	02 002 4430.3 5		1,965.63	13,746.98	12,687.28	(1,059.70)
Contract Costs - AC	02 002 4430.4 5		0.00	2,235.00	1,877.28	(357.72)
Garbage and Trash Collection	02 002 4431.00 5		30.00	120.00	333.28	213.28
Emp Benefit Cont - Maintenance	02 002 4433.00 5		397.87	3,178.34	1,416.64	(1,761.70)
Insurance - Property	02 002 4510.00 5		0.00	7,600.70	12,189.28	4,588.58
Bad Debts - Other	02 002 4570.00 5		1,458.89	5,195.33	6,436.00	1,240.67
Bonneville Interest	02 002 4580.01 5		3,415.00	27,377.57	27,344.64	(32.93)
Other General Expense	02 002 4590.00 5		35.46	2,508.46	333.28	(2,175.18)
Management Fees	02 002 4590.02 5		1,261.12	10,578.31	9,042.00	(1,536.31)
<b>Total Operating Expenses</b>			<b>13,313.28</b>	<b>111,744.26</b>	<b>107,567.52</b>	<b>(4,176.74)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110.00 5		17,006.72	133,352.47	113,026.00	20,326.47
<b>Total Operating Revenues</b>			<b>17,006.72</b>	<b>133,352.47</b>	<b>113,026.00</b>	<b>20,326.47</b>
<b>Total Operating Revenues and Expenses</b>			<b>3,693.44</b>	<b>21,608.21</b>	<b>5,458.48</b>	<b>16,149.73</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	40.00	(17.49)
Other Income - Tenant	02 002 3690.00 5		895.39	6,100.68	5,430.64	670.04
<b>Total Other Revenues and Expenses</b>			<b>895.39</b>	<b>6,123.19</b>	<b>5,470.64</b>	<b>652.55</b>
<b>Total Other Revenues and Expenses</b>			<b>895.39</b>	<b>6,123.19</b>	<b>5,470.64</b>	<b>652.55</b>
<b>Total Net Income (Loss)</b>			<b>4,588.83</b>	<b>27,731.40</b>	<b>10,929.12</b>	<b>16,802.28</b>

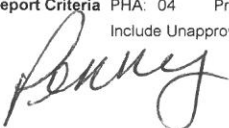


**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
 CORNELL COLONY  
 CORNELL COLONY LLC

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended August 31, 2019	8 Month(s) Ended August 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	03 001 4110.00 5		1,929.79	13,354.57	18,287.28	4,932.71
Legal Expense	03 001 4130.00 5		0.00	0.00	1,000.00	1,000.00
Staff Training	03 001 4140.00 5		0.00	58.90	333.28	274.38
Travel	03 001 4150.00 5		54.68	54.68	333.28	278.60
Accounting Fees	03 001 4170.00 5		0.00	2,050.56	1,666.64	(383.92)
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	1,066.64	(2,213.36)
Employee Benefits Cont - Admin	03 001 4182.00 5		481.25	4,230.82	8,142.64	3,911.82
Sundry	03 001 4190.00 5		0.00	138.75	1,333.28	1,194.53
Telephone/Communications	03 001 4190.20 5		183.62	1,464.11	1,666.64	202.53
Eviction Costs	03 001 4190.40 5		0.00	1,620.00	666.64	(953.36)
Water	03 001 4310.00 5		57.83	433.13	280.64	(152.49)
Electricity	03 001 4320.00 5		376.57	2,039.34	1,575.28	(464.06)
Sewer	03 001 4390.00 5		40.53	337.37	274.00	(63.37)
Labor	03 001 4410.00 5		2,086.42	16,753.69	13,094.64	(3,659.05)
Materials	03 001 4420.00 5		521.83	3,706.29	3,666.64	(39.65)
Contract Costs	03 001 4430.00 5		4,800.00	6,142.38	1,666.64	(4,475.74)
Contract Costs - Pest Control	03 001 4430.10 5		0.00	2,316.00	2,333.28	17.28
Contract Costs-Lawn	03 001 4430.30 5		3,783.44	19,883.44	20,240.00	356.56
Contract Costs - AC	03 001 4430.40 5		600.00	2,975.00	1,000.00	(1,975.00)
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		0.00	105.57	0.00	(105.57)
Garbage and Trash Collection	03 001 4431.00 5		78.68	717.76	668.64	(49.12)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,038.85	8,272.53	5,644.00	(2,628.53)
Property Insurance	03 001 4510.00 5		0.00	18,388.85	14,450.64	(3,938.21)
Bad Debts - Other	03 001 4570.00 5		3,410.20	14,053.22	5,028.00	(9,025.22)
Management Fees	03 001 4590.01 5		1,359.97	11,262.52	10,132.64	(1,129.88)
Other General Expense	03 001 4590.02 5		77.40	7,871.90	7,666.64	(205.26)
<b>Total Operating Expenses</b>			<b>20,881.06</b>	<b>141,938.76</b>	<b>122,218.00</b>	<b>(19,720.76)</b>
<b>Operating Revenues</b>						
Dwelling Rent	03 001 3110.00 5		25,875.72	185,687.21	168,875.28	16,811.93
<b>Total Operating Revenues</b>			<b>25,875.72</b>	<b>185,687.21</b>	<b>168,875.28</b>	<b>16,811.93</b>
<b>Total Operating Revenues and Expenses</b>			<b>4,994.66</b>	<b>43,748.45</b>	<b>46,657.28</b>	<b>(2,908.83)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	03 001 3610.00 5		8.37	81.01	0.00	81.01
Other Income - Misc Other Revenue	03 001 3690.00 5		1,838.99	12,519.80	11,666.64	853.16
Interest on Loan - Heartland National	03 001 5610.00 5		(3,883.79)	(28,833.23)	(30,095.28)	1,262.05
<b>Total Other Revenues and Expenses</b>			<b>(2,036.43)</b>	<b>(16,232.42)</b>	<b>(18,428.64)</b>	<b>2,196.22</b>
<b>Total Other Revenues and Expenses</b>			<b>(2,036.43)</b>	<b>(16,232.42)</b>	<b>(18,428.64)</b>	<b>2,196.22</b>
<b>Total Net Income (Loss)</b>			<b>2,958.23</b>	<b>27,516.03</b>	<b>28,228.64</b>	<b>(712.61)</b>

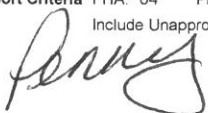
**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
 PBRA  
 LAKESIDE PARK I - PBRA

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended August 31, 2019	8 Month(s) Ended August 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 001 4110.00 5		581.54	4,445.09	5,185.28	740.19
Legal Expense	04 001 4130.00 5		0.00	20.00	133.28	113.28
Staff Training	04 001 4140.00 5		0.00	0.00	133.28	133.28
Travel	04 001 4150.00 5		0.00	0.00	333.28	333.28
Accounting Fees	04 001 4170.00 5		0.00	1,706.46	1,600.00	(106.46)
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	1,000.00	(230.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		225.50	1,994.12	2,732.00	737.88
Sundry	04 001 4190.00 5		0.00	50.00	500.00	450.00
Telephone/Communications	04 001 4190.20 5		212.70	1,749.72	400.00	(1,349.72)
Eviction Costs	04 001 4190.40 5		90.00	775.00	400.00	(375.00)
Water	04 001 4310.00 5		14.91	222.33	207.28	(15.05)
Electricity	04 001 4320.00 5		232.62	913.72	1,069.28	155.56
Natural Gas	04 001 4330.00 5		0.00	98.96	191.28	92.32
Sewer	04 001 4390.00 5		31.20	223.18	282.00	58.82
Labor	04 001 4410.00 5		394.57	3,150.05	1,888.00	(1,262.05)
Maintenance Materials	04 001 4420.00 5		429.97	2,409.28	2,400.00	(9.28)
Contract Costs	04 001 4430.00 5		23.46	1,150.08	633.28	(516.80)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	640.00	2,666.64	2,026.64
Contract Costs-Lawn	04 001 4430.30 5		266.60	2,133.20	2,333.28	200.08
Contract Costs - AC	04 001 4430.40 5		4,500.00	5,845.00	1,666.64	(4,178.36)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	76.24	0.00	(76.24)
Garbage and Trash Collection	04 001 4431.00 5		49.00	305.24	333.28	28.04
Emp Benefit Cont - Maintenance	04 001 4433.00 5		209.99	1,870.82	772.64	(1,098.18)
Property Insurance	04 001 4510.00 5		0.00	4,662.71	3,914.64	(748.07)
Bad Debts - Other	04 001 4570.00 5		1,806.54	3,582.88	2,666.64	(916.24)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	5,980.00	3,986.64	(1,993.36)
Management Fees	04 001 4590.01 5		570.36	4,628.92	0.00	(4,628.92)
Other General Expense	04 001 4590.02 5		19.35	420.13	2,820.00	2,399.87
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,666.64	1,666.64	0.00
<b>Total Operating Expenses</b>			<b>9,866.64</b>	<b>52,035.18</b>	<b>41,915.28</b>	<b>(10,119.90)</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 001 3110.00 5		3,059.00	16,292.18	6,080.00	10,212.18
HAP Subsidy	04 001 3110.01 5		7,320.00	58,738.00	70,896.00	(12,158.00)
<b>Total Operating Revenues</b>			<b>10,379.00</b>	<b>75,030.18</b>	<b>76,976.00</b>	<b>(1,945.82)</b>
<b>Total Operating Revenues and Expenses</b>			<b>512.36</b>	<b>22,995.00</b>	<b>35,060.72</b>	<b>(12,065.72)</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		1,868.15	6,181.88	0.00	6,181.88
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>1,868.15</b>	<b>50,922.45</b>	<b>0.00</b>	<b>50,922.45</b>
<b>Total Other Revenues and Expenses</b>			<b>1,868.15</b>	<b>50,922.45</b>	<b>0.00</b>	<b>50,922.45</b>
<b>Total Net Income (Loss)</b>			<b>2,380.51</b>	<b>73,917.45</b>	<b>35,060.72</b>	<b>38,856.73</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 August 31, 2019	8 Month(s) Ended August 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 002 4110.00 5		1,267.65	9,691.65	11,264.64	1,572.99
Legal Expense	04 002 4130.00 5		93.00	119.00	1,000.00	881.00
Staff Training	04 002 4140.00 5		0.00	0.00	333.28	333.28
Travel	04 002 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	04 002 4170.00 5		0.00	2,467.02	1,600.00	(867.02)
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	1,666.64	(2,843.36)
Employee Benefits Cont - Admin	04 002 4182.00 5		492.14	4,361.27	5,942.64	1,581.37
Sundry	04 002 4190.00 5		0.00	199.34	2,000.00	1,800.66
Bank Fees	04 002 4190.19 5		0.00	15.00	0.00	(15.00)
Eviction Costs	04 002 4190.40 5		90.00	450.00	1,666.64	1,216.64
Ten Services -	04 002 4220.00 5		0.00	0.00	1,666.64	1,666.64
Water	04 002 4310.00 5		0.00	154.87	291.28	136.41
Electricity	04 002 4320.00 5		0.00	432.37	2,340.00	1,907.63
Natural Gas	04 002 4330.00 5		0.00	0.00	32.00	32.00
Sewer	04 002 4390.00 5		0.00	53.65	334.00	280.35
Labor	04 002 4410.00 5		1,467.03	11,972.38	8,913.28	(3,059.10)
Maintenance Materials	04 002 4420.00 5		963.68	5,569.94	3,989.28	(1,580.66)
Contract Costs	04 002 4430.00 5		0.00	4,377.47	7,304.64	2,927.17
Contract Costs - Pest Control	04 002 4430.10 5		0.00	2,560.00	6,685.28	4,125.28
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	8,530.80	9,700.64	1,169.84
Contract Costs - AC	04 002 4430.40 5		900.00	1,405.00	0.00	(1,405.00)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	125.00	500.00	375.00
Garbage and Trash Collection	04 002 4431.00 5		0.00	120.67	1,666.64	1,545.97
Emp Benefit Cont - Maintenance	04 002 4433.00 5		573.52	4,620.35	2,712.64	(1,907.71)
Property Insurance	04 002 4510.00 5		0.00	10,124.61	15,738.00	5,613.39
Bad Debts - Other	04 002 4570.00 5		1,945.27	2,090.62	2,460.00	369.38
Management Fees	04 002 4590.01 5		2,210.04	17,543.11	16,088.64	(1,454.47)
Other General Expense	04 002 4590.02 5		65.10	80,089.62	3,333.28	(76,756.34)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	64,000.00	64,000.00	0.00
Extraordinary Maint - Contract Costs	04 002 4610.10 5		0.00	0.00	8,000.00	8,000.00
<b>Total Operating Expenses</b>			<b>19,133.83</b>	<b>235,920.03</b>	<b>181,396.72</b>	<b>(54,523.31)</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 002 3110.00 5		6,813.00	41,416.60	25,551.28	15,865.32
HAP Subsidy	04 002 3110.01 5		30,073.00	232,990.00	250,880.64	(17,890.64)
<b>Total Operating Revenues</b>			<b>36,886.00</b>	<b>274,406.60</b>	<b>276,431.92</b>	<b>(2,025.32)</b>
<b>Total Operating Revenues and Expenses</b>			<b>17,752.17</b>	<b>38,486.57</b>	<b>95,035.20</b>	<b>(56,548.63)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 002 3610.00 5		10.09	99.91	166.64	(66.73)
Other Income - Tenants	04 002 3690.00 5		1,628.78	4,741.66	2,000.00	2,741.66
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	800.00	(800.00)
Interest on Loan	04 002 5610.00 5		(5,187.20)	(41,599.30)	(41,540.64)	(58.66)
<b>Total Other Revenues and Expenses</b>			<b>(3,548.33)</b>	<b>(36,757.73)</b>	<b>(38,574.00)</b>	<b>1,816.27</b>
<b>Total Other Revenues and Expenses</b>			<b>(3,548.33)</b>	<b>(36,757.73)</b>	<b>(38,574.00)</b>	<b>1,816.27</b>
<b>Total Net Income (Loss)</b>			<b>14,203.84</b>	<b>1,728.84</b>	<b>56,461.20</b>	<b>(54,732.36)</b>





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

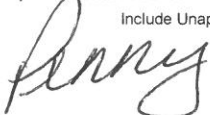
Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended August 31, 2019	8 Month(s) Ended August 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 003 4110.00	5	1,744.63	13,335.40	15,555.28	2,219.88
Legal Expense	04 003 4130.00	5	0.00	705.50	666.64	(38.86)
Staff Training	04 003 4140.00	5	0.00	0.00	333.28	333.28
Travel	04 003 4150.00	5	0.00	0.00	400.00	400.00
Accounting Fees	04 003 4170.00	5	0.00	2,119.38	3,000.00	880.62
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	1,166.64	(2,523.36)
Employee Benefits Cont - Admin	04 003 4182.00	5	676.49	5,999.25	8,195.28	2,196.03
Sundry	04 003 4190.00	5	0.00	337.75	600.00	262.25
Bank Fees	04 003 4190.19	5	0.00	60.59	0.00	(60.59)
Tenant Services -	04 003 4220.00	5	0.00	121.34	0.00	(121.34)
Water	04 003 4310.00	5	18.47	233.64	576.64	343.00
Electricity	04 003 4320.00	5	382.91	1,598.67	1,511.28	(87.39)
Natural Gas	04 003 4330.00	5	32.92	266.88	268.00	1.12
Sewer	04 003 4390.00	5	40.30	262.10	492.64	230.54
Labor	04 003 4410.00	5	2,071.34	16,913.65	12,656.64	(4,257.01)
Maintenance Materials	04 003 4420.00	5	1,090.04	9,770.16	5,556.64	(4,213.52)
Contract Costs	04 003 4430.00	5	0.00	1,682.11	4,305.28	2,623.17
Contract Costs - Pest Control	04 003 4430.10	5	0.00	3,356.00	3,381.28	25.28
Contract Costs-Lawn	04 003 4430.30	5	667.00	5,336.00	5,666.64	330.64
Contract Costs - AC	04 003 4430.40	5	0.00	71,347.32	16,666.64	(54,680.68)
Contract Costs-Plumbing	04 003 4430.50	5	0.00	250.00	500.00	250.00
Contract Costs - Vacancy Turnaround	04 003 4430.60	5	0.00	0.00	333.28	333.28
Garbage and Trash Collection	04 003 4431.00	5	25.00	271.43	666.64	395.21
Emp Benefit Cont - Maintenance	04 003 4433.00	5	773.58	6,235.75	3,823.28	(2,412.47)
Property Insurance	04 003 4510.00	5	0.00	6,793.28	12,870.00	6,076.72
Bad Debts - Other	04 003 4570.00	5	(7.00)	(1.83)	500.00	501.83
Management Fees	04 003 4590.01	5	1,080.82	8,481.33	8,348.00	(133.33)
Other General Expense	04 003 4590.02	5	58.05	1,150.80	666.64	(484.16)
GROUND LEASE EXPENSE	04 003 4590.03	5	2,916.67	23,333.36	23,333.28	(0.08)
<b>Total Operating Expenses</b>			<b>11,571.22</b>	<b>183,916.76</b>	<b>132,039.92</b>	<b>(51,876.84)</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 003 3110.00	5	4,208.00	31,965.53	26,402.64	5,562.89
HAP Subsidy	04 003 3110.01	5	13,716.00	108,627.00	117,037.28	(8,410.28)
<b>Total Operating Revenues</b>			<b>17,924.00</b>	<b>140,592.53</b>	<b>143,439.92</b>	<b>(2,847.39)</b>
<b>Total Operating Revenues and Expenses</b>			<b>6,352.78</b>	<b>(43,324.23)</b>	<b>11,400.00</b>	<b>(54,724.23)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 003 3610.00	5	12.83	96.43	0.00	96.43
Other Income - Tenants	04 003 3690.00	5	19.00	143.47	2,000.00	(1,856.53)
Other Income - Misc Other Revenue	04 003 3690.01	5	0.00	0.01	782.00	(781.99)
Other Income - Laundry	04 003 3690.07	5	50.00	991.55	0.00	991.55
<b>Total Other Revenues and Expenses</b>			<b>81.83</b>	<b>1,231.46</b>	<b>2,782.00</b>	<b>(1,550.54)</b>
<b>Total Other Revenues and Expenses</b>			<b>81.83</b>	<b>1,231.46</b>	<b>2,782.00</b>	<b>(1,550.54)</b>
<b>Total Net Income (Loss)</b>			<b>6,434.61</b>	<b>(42,092.77)</b>	<b>14,182.00</b>	<b>(56,274.77)</b>



**AVON PARK HOUSING AUTHORITY  
Budgeted Income Statement**

COCC  
COCC

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended August 31, 2019	8 Month(s) Ended August 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	05 001 4110.00 5		4,816.28	59,612.09	73,898.64	14,286.55
Legal Expense	05 001 4130.00 5		124.00	2,336.00	3,333.28	997.28
Staff Training	05 001 4140.00 5		0.00	1,840.00	0.00	(1,840.00)
Travel	05 001 4150.00 5		334.79	1,921.54	1,666.64	(254.90)
Accounting Fees	05 001 4170.00 5		0.00	1,412.45	3,000.00	1,587.55
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	9,727.93	0.00	(9,727.93)
Audit Fees	05 001 4171.00 5		0.00	0.00	1,333.28	1,333.28
Employee Benefits Cont - Admin	05 001 4182.00 5		1,762.16	15,581.51	19,535.28	3,953.77
Sundry	05 001 4190.00 5		1,039.22	9,791.63	25,666.64	15,875.01
Bank Fees	05 001 4190.19 5		5.00	40.00	0.00	(40.00)
Telephone/Communications	05 001 4190.20 5		865.49	6,677.42	2,333.28	(4,344.14)
Postage	05 001 4190.30 5		15.00	2,067.45	4,000.00	1,932.55
Eviction Costs	05 001 4190.40 5		0.00	0.00	1,066.64	1,066.64
Contract Costs - Copier	05 001 4190.60 5		117.44	891.96	1,666.64	774.68
Contract Costs - Admin	05 001 4190.90 5		140.00	1,440.00	5,000.00	3,560.00
Water	05 001 4310.00 5		21.56	141.11	60.64	(80.47)
Electricity	05 001 4320.00 5		778.73	3,270.24	2,740.00	(530.24)
Natural Gas	05 001 4330.00 5		0.00	55.04	112.00	56.96
Sewer	05 001 4390.00 5		40.30	250.90	112.64	(138.26)
Materials	05 001 4420.00 5		1,610.15	8,037.55	0.00	(8,037.55)
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	311.29	0.00	(311.29)
Property Insurance	05 001 4510.00 5		0.00	3,688.87	4,192.64	503.77
Other General Expense	05 001 4590.02 5		33.00	10,721.13	10,000.00	(721.13)
<b>Total Operating Expenses</b>			<b>11,753.12</b>	<b>141,516.11</b>	<b>159,718.24</b>	<b>18,202.13</b>
<b>Total Operating Revenues and Expenses</b>			<b>(11,753.12)</b>	<b>(141,516.11)</b>	<b>(159,718.24)</b>	<b>18,202.13</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Other Income - Misc Other Revenue	05 001 3690.00 5		1,797.84	99,750.37	9,599.28	90,151.09
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,003.23	8,104.36	11,328.64	(3,224.28)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,261.12	10,578.31	9,042.00	1,536.31
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,359.97	11,262.52	10,132.64	1,129.88
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		3,234.19	24,255.57	20,754.64	3,500.93
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	89,000.00	89,000.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		570.36	4,628.92	4,480.00	148.92
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,210.04	17,543.11	16,088.64	1,454.47
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,080.82	8,481.33	8,348.00	133.33
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		750.00	10,400.00	9,200.00	1,200.00
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>24,392.57</b>	<b>283,454.49</b>	<b>187,973.84</b>	<b>95,480.65</b>
<b>Total Other Revenues and Expenses</b>			<b>24,392.57</b>	<b>283,454.49</b>	<b>187,973.84</b>	<b>95,480.65</b>
<b>Total Net Income (Loss)</b>			<b>12,639.45</b>	<b>141,938.38</b>	<b>28,255.60</b>	<b>113,682.78</b>



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

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended August 31, 2019	8 Month(s) Ended August 31, 2019	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00 5		2,162.92	16,540.91	19,132.64	2,591.73
Legal Expense	07 002 4130.00 5		0.00	0.00	333.28	333.28
Staff Training	07 002 4140.00 5		0.00	0.00	333.28	333.28
Travel	07 002 4150.00 5		0.00	0.00	333.28	333.28
Accounting Fees	07 002 4170.00 5		0.00	1,947.33	2,133.28	185.95
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	1,000.00	(1,665.00)
Employee Benefits Cont - Admin	07 002 4182.00 5		841.09	7,446.28	10,111.28	2,665.00
Sundry	07 002 4190.00 5		0.00	138.75	500.00	361.25
Postage	07 002 4190.03 5		0.00	0.00	1,000.00	1,000.00
Bank Fees	07 002 4190.18 5		3.68	8.74	0.00	(8.74)
Telephone	07 002 4190.2 5		108.12	874.96	1,000.00	125.04
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	666.64	576.64
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	333.28	333.28
Tenant Services	07 002 4220.00 5		0.00	0.00	4,000.00	4,000.00
Water	07 002 4310.00 5		586.15	4,447.83	5,387.28	939.45
Electricity	07 002 4320.00 5		284.88	2,605.54	2,357.28	(248.26)
Sewer	07 002 4390.00 5		1,048.30	7,464.11	7,652.64	188.53
Labor	07 002 4410.00 5		6,987.68	55,525.79	49,479.28	(6,046.51)
Maintenance Materials	07 002 4420.00 5		956.03	15,162.03	12,772.00	(2,390.03)
Contract Costs	07 002 4430.00 5		3,600.00	31,472.80	13,400.00	(18,072.80)
Pest Control	07 002 4430.1 5		0.00	2,269.00	1,000.00	(1,269.00)
Contract Costs-Lawn	07 002 4430.3 5		495.00	3,960.00	3,666.64	(293.36)
Contract Costs-Air Conditioning	07 002 4430.4 5		290.00	560.00	1,600.00	1,040.00
Contract Costs-Plumbing	07 002 4430.5 5		0.00	700.00	666.64	(33.36)
Garbage and Trash Collection	07 002 4431.00 5		642.10	4,567.51	4,858.00	290.49
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,310.36	18,024.14	18,363.28	339.14
Insurance - Property	07 002 4510.00 5		0.00	7,847.44	14,504.64	6,657.20
Bad Debts - Other	07 002 4570.00 5		0.00	4,028.66	2,322.00	(1,706.66)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,890.86	23,367.91	23,229.28	(138.63)
Management Fees	07 002 4590.00 5		3,234.19	24,255.57	20,754.64	(3,500.93)
Other General Expense	07 002 4590.01 5		107.95	907.95	333.28	(574.67)
<b>Total Operating Expenses</b>			<b>26,549.31</b>	<b>237,416.20</b>	<b>223,223.84</b>	<b>(14,192.36)</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00 5		2,987.00	19,614.35	12,000.00	7,614.35
HAP Subsidy	07 002 3110.01 5		31,221.00	241,207.00	255,456.00	(14,249.00)
<b>Total Operating Revenues</b>			<b>34,208.00</b>	<b>260,821.35</b>	<b>267,456.00</b>	<b>(6,634.65)</b>
<b>Total Operating Revenues and Expenses</b>			<b>7,658.69</b>	<b>23,405.15</b>	<b>44,232.16</b>	<b>(20,827.01)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Interest - Restricted	07 002 3431.00 5		14.70	70.95	66.64	4.31
Investment Income - Unrestricted	07 002 3610.00 5		0.71	6.72	33.28	(26.56)
Other Income - Tenant	07 002 3690.00 5		179.62	7,033.32	4,593.28	2,440.04
Other Income/Laundry	07 002 3690.7 5		0.00	647.30	733.28	(85.98)
<b>Total Other Revenues and Expenses</b>			<b>195.03</b>	<b>7,758.29</b>	<b>5,426.48</b>	<b>2,331.81</b>
<b>Total Other Revenues and Expenses</b>			<b>195.03</b>	<b>7,758.29</b>	<b>5,426.48</b>	<b>2,331.81</b>
<b>Total Net Income (Loss)</b>			<b>7,853.72</b>	<b>31,163.44</b>	<b>49,658.64</b>	<b>(18,495.20)</b>

