

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Wednesday December 18, 2019, 5:00PM

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; October & November 2019
 - 3. TAR & Maintenance Reports; October & November 2019
 - 4. Cash Analysis -- October & November 2019
 - 5. Project Budgeted Income Statement Reports -- October & November 2019
 - 6. Financial Statements—October 2019
 - 7. 2020 Budget –Resolution #19-05
- E. Secretary Reports & Old Business
 - Highlands County Long Term Recovery Group
 - Staff Appraisal
- F. New Business
 - Salary Increases for the CEO and staff
 - Incentive Compensation for CEO and staff
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: January 15, 2020
- 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 December 18, 2019; 5:30 P.M.
Meeting Agenda**

ROLL CALL;

PREVIOUS MINUTES:

COMMUNICATIONS:

I. OLD BUSINESS

- Palmetto—will resume next year
- 2020 Budget

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): January 15, 2020

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

RESOLUTION #19-05

RESOLUTION APPROVING FFY 2020 OPERATING BUDGET

- Whereas, HUD requires the submission of a FY2020 Operating Budget;
- Whereas, APHA staff and APHA Fee Accountant Cornwell Associates have collectively prepared the proposed 2020 Operating Budget in accordance to the regulations and known projected factors at this time; and
- Whereas, APHA Board of Commissioners have received and had opportunity to contemplate/review of the proposed 2020 Operating Budget through prior posting of same on the APHA website for sufficiency determination.

NOW THEREFORE, BE IT RESOLVED that the Operating Budget for the Avon Park Housing Authority for federal fiscal year January 1 to December 31, 2020, attached hereto and incorporated herein, be approved and adopted, with Budget implementation effective January 1, 2020.

ADOPTED THIS 18th DAY OF DECEMBER 2019.

Accepted _____

Attest _____

SEAL

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 07/31/2019)

Public reporting burden for this collection of information is estimated to average **10 minutes per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: AVON PARK HOUSING AUTHORITY

PHA Code: FL012

PHA Fiscal Year Beginning: 01-01-2020

Board Resolution Number: 19-05

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on: 12/18/2019
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: CHAIR GREG WADE	Signature:	Date: 12/18/2019
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THE HOUSING AUTHORITY OF AVON PARK
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES

North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825

September 18, 2019 5:15 P.M.

A. Opening/Roll Call: Chairman Wade called the Board Meeting to order at 5:17 pm. Commissioner Chet Brojek opened in prayer. The Secretary called the member attendance roll: Commissioners Present: Wade, Brojek, Jackson, and Mundt. Absent: Conner, Duffner and Harris. Also Present: APHA CEO Penny Pieratt, employee David Herbert, Director of Facilities and employee Hannah Gillis, Housing Coordinator.

B. Public Comments/Presentations: None

C. Communications: None

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

E. Secretary Report & Old Business: Secretary Pieratt informed the board of the metal door in reception area was installed today. New mailboxes for Lakeside Park arrived and the post office is in the process of labeling them. New board member, Alvin Conner, was announced; however, he was absent.

F. New Business: Chairman Wade would like us to look into a awning or some type of weather protection for the mailboxes at the properties. David Herbert said he will look into that. Secretary Pieratt told the board about two new employees: Rachel Brennan, Housing Clerk, and Margaret Guerrero, Property Manager, for North Central Heights and Cornell Colony.

F. Unfinished Business, Concerns of Commissioners: None

H. Next Meeting: October 16, 2019 at 5:15pm.

Being no further business to come before the Board Chair adjourned the meeting at 5:35 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 5:35 PM. Secretary Pieratt called the roll with the following present: Wade, Brojek, Jackson, and Mundt . Also in attendance: Penny Pieratt, CEO/Secretary, employee David Herbert, Director of Facilities, and employee Hannah Gillis, Housing Coordinator. Absent were Conner, Duffer and Harris.

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

COMMUNICATIONS: Tree debris at Palmetto—Secretary Pieratt reported that it is finally gone. Chairman Brojek reported that he spoke to City Manager David Flowers about re-zoning and David said he did not see a problem with that. However, Secretary Pieratt reported that when she looked up the property appraisers information on this property it is zoned for R1; which is for single homes. If we want to build duplexes, then it would need to be zoned for R2. All was in favor to hire Larry Shoeman as a consultant to build on Palmetto since he knows how to get grants, etc..The board would like to see this property house veterans. The dying bushes: the board would like to see us maintain the existing plants, spray them with the chemical to kill the disease killing them, put mulch and sod out. David explained that someone is turning off the water to the irrigation and has aimed the camera toward that area so hopefully we can catch who is doing this.

OLD BUSINESS: None

NEW BUSINESS: None

Next Board Meeting: October 16, 2019

ADJOURN: There being no further business to come before the Board, Chairman Brojek adjourned the meeting at 6:04pm; motioned by Jackson and second by Mundt.

Accepted _____

Accepted _____

Attest _____

SEAL

Tenant Accounts Receivable
31-Oct-19

<u>Delaney Heights</u>		<u>Amt</u>	<u>Reason</u>
M. Dasher	\$	6.99	Work order
J. Ortiz	\$	1.00	Balance of August late fee
DH Total	\$	7.99	
 <u>Lakeside Park I</u>			
C. Davis	\$	1,226.00	Unreported income, Sept & Oct rent/evicting
J. Gifford	\$	260.13	Electric (not in her name)
T. Hill	\$	10.87	Work order
M. Russell	\$	336.59	Unreported income (pmts)
K. Small	\$	31.66	Electric (not in her name)
J. Toney	\$	200.45	Move out charges (pmts)
Lakeside I Total	\$	2,065.70	
 <u>Lakeside Park II</u>			
Q.Ash	\$	33.95	Work order
X.Gauss	\$	25.00	Work order
V. Gonzalez	\$	50.60	Work order
S.Jackson	\$	29.10	Work order
H. Rivera	\$	11.10	Work order
E. Santel	\$	420.53	Eviction fees/rent
C. Smith	\$	28.00	Work order
S. Valentin	\$	1,629.00	Unreported income/rent-pmts
Lakeside II Total	\$	2,227.28	
 <u>NCH I</u>			
T. Jones	\$	9.75	Work order
V. Leal	\$	14.79	Work order
N. Legree	\$	257.98	Work order
K. Morales	\$	27.21	Work order
NCH I Total	\$	309.73	
 <u>NCH II</u>			
K. Billy	\$	215.84	Work order
A. Burgos	\$	25.00	Work order
A. Cuevas	\$	635.00	Rent, NSF fee
B. Santos	\$	7.49	Work order
A. Tolar	\$	47.77	Late fee for Sept.
S. Vazquez	\$	3.00	Work order
NCH II Total	\$	934.10	

Submitted by Penny Pieratt, CEO

Tenant Accounts Receivable
31-Oct-19

Cornell Colony

S. Butler	\$	154.44	Work Order
A. Fernandez	\$	43.00	Late Fee
E. Marberry	\$	171.64	Work order
U. Pierre	\$	25.00	Work order
E. Rivera	\$	12.00	Work Order
C. Simmons	\$	8.00	Balance on Oct. late fee
S. Sims	\$	49.97	Work order
K. Wakeland	\$	1.50	Work Order
E. Ward	\$	54.83	Electric
Cornel Total	\$	520.38	

Ridgedale

J. Childs	\$	63.60	Work order
J. Echevarria	\$	244.82	Work order (pmts)
L. Figueroa	\$	9.48	Balance on Sept. late fee
J. Fils Aim	\$	959.00	Unreported income/rent/pmts
A. Gonzalez	\$	893.00	Rent--Sept & Oct/evicting
T. McNeil	\$	215.00	Rent and late fee
N. Williams	\$	5,154.00	Unreported income /evicting
Ridgedale Total	\$	7,538.90	

GRAND TOTAL	\$	13,604.08
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	1,757.63
NCH I	\$	1,430.50
NCH II	\$	1,752.16
Ridgedale	\$	-
Cornell	\$	3,148.27

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

October 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. 40 hours were taken during the month of October for sick, annual and holiday leave.

	Maintenance	Rachel/Housing Clerk
Delaney Heights Inspections	0	2
Lakeside Park I Inspections	0	0
Lakeside Park II Inspections	0	5
Ridgedale Inspections	0	1
NCH I Inspections	0	3
NCH II Inspections	0	2
Cornell Colony Inspections	0	4
Delaney Heights Vacancies	1	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	2	
Ridgedale Vacancies	1	
NCH I Vacancies	1	
NCH II Vacancies	1	
Cornell Colony Vacancies	1	
		Property Manager
Delaney Heights Move Ins	0	2
Lakeside Park I Move Ins	0	0
Lakeside Park II Move Ins	0	2
Ridgedale Move Ins	0	0
NCH I Move Ins	0	1
NCH II Move Ins	0	1
Cornell Colony Move Ins	0	2
Delaney Heights Move Outs	1	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	3	
Ridgedale Move Outs	0	
NCH I Move Outs	0	
NCH II Move Outs	2	
Cornell Colony Move Outs	3	

Submitted by Penny Pieratt, CEO

Tenant Accounts Receivable
30-Nov-19

<u>Delaney Heights</u>		<u>Amt</u>	<u>Reason</u>
S. Lopez	\$	42.98	Electric (not in her name)
DH Total	\$	42.98	
<u>Lakeside Park I</u>			
E. Dorn	\$	2.46	Work order
J. Gifford	\$	24.88	Electric (not in her name)
C. Haggins	\$	21.00	Work order
T. Hill	\$	6.00	Work order
M. Russell	\$	336.59	Unreported income (pmts)
J. Toney	\$	143.45	Move out charges (pmts)
Lakeside I Total	\$	534.38	
<u>Lakeside Park II</u>			
V. Gonzalez	\$	29.60	Work order
L. Martinez	\$	5.00	Work order
R. McNeil	\$	37.95	Work order
S. Roux	\$	289.00	Rent
E. Santel	\$	434.53	Eviction fees/rent
S. Valentin	\$	1,554.00	Unreported income/rent-pmts
Lakeside II Total	\$	2,350.08	
<u>NCH I</u>			
N. Legree	\$	256.98	Work order
T. Oquenda	\$	6.95	Work order
A. Shelby	\$	26.37	Work order
NCH I Total	\$	290.30	
<u>NCH II</u>			
K. Billy	\$	142.84	Work order
A. Cuevas	\$	595.00	Rent, NSF fee
M. Mcelaney	\$	25.00	Work order
C. Nelson	\$	10.68	Work order
B. Santos	\$	2.99	Work order
S. Valentin	\$	391.40	Rent
NCH II Total	\$	1,167.91	

Submitted by Penny Pieratt, CEO

Tenant Accounts Receivable
30-Nov-19

Cornell Colony

S. Battles	\$	53.00	Late Fee
S. Butler	\$	54.44	Work Order
A. Fernandez	\$	65.00	Late Fee
N. Irizarry	\$	17.00	Work order
E. Marberry	\$	123.64	Work order
A. Nixon	\$	13.66	Work order
S. Sims	\$	24.97	Work order
J. Tremaine	\$	37.00	Late Fee
K. Wakeland	\$	535.19	Rent
E. Ward	\$	319.06	Electric, late fees
Cornel Total	\$	1,242.96	

Ridgedale

J. Alexander	\$	5.00	Work order
S. Coleman	\$	65.82	Work order
J. Echevarria	\$	244.82	Work order (pmts)
J. Fils Aim	\$	859.00	Unreported income/rent/pmts
A. Gonzalez	\$	1,713.00	Rent--Sept & Oct/evicting
E. Hankerson	\$	3.00	Work order
C. Lopez	\$	105.99	Rent
T. McNeil	\$	47.00	late fee
A. Tate	\$	72.00	Work order
N. Williams	\$	6,206.00	Unreported income /evicting
C. Wooden	\$	31.00	Work order
Ridgedale Total	\$	9,316.63	

GRAND TOTAL	\$	14,945.24
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH I	\$	-
NCH II	\$	30.22
Ridgedale	\$	-
Cornell	\$	-

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

November 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. 93 hours were taken during the month of November for sick, annual and holiday leave.

	Maintenance	Rachel/Housing Clerk
Delaney Heights Inspections	0	9
Lakeside Park I Inspections	0	2
Lakeside Park II Inspections	0	4
Ridgdeale Inspections	0	7
NCH I Inspections	0	8
NCH II Inspections	0	1
Cornell Colony Inspections	0	5
Delaney Heights Vacancies	0	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	0	
Ridgedale Vacancies	0	
NCH I Vacancies	0	
NCH II Vacancies	2	
Cornell Colony Vacancies	3	
		Property Manager
Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	0	0
Ridgedale Move Ins	0	1
NCH I Move Ins	0	2
NCH II Move Ins	0	3
Cornell Colony Move Ins	0	2
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	1	
Lakeside Park II Move Outs	1	
Ridgedale Move Outs	0	
NCH I Move Outs	2	
NCH II Move Outs	0	
Cornell Colony Move Outs	2	

Submitted by Penny Pieratt, CEO

CASH ANALYSIS
10/31/2019

Petty Cash	\$ 100.00
MM Account	\$ 79,253.88
Avon Park Development Corp	\$ 13,327.22
North Central Heights I General Fund	\$ 93,202.88
NCH I Security Deposit	\$ 12,609.71
North Central Heights II General Fund	\$ 56,409.77
NCH II Security Deposit	\$ 10,007.56
Cornell Colony General Fund	\$ 196,125.90
Cornell Colony Security Deposit	\$ 12,708.40
Lakeside Park I General Fund	\$ 81,497.59
LPI Security Deposit	\$ 3,689.07
Lakeside Park II General Fund	\$ 145,864.84
LPII Security Deposit	\$ 12,863.81
Delaney Heights General Fund	\$ 1,971.11
DH Security Deposit	\$ 10,258.33
COCC	\$ 164,654.43
Ridgedale General Fund	\$ 15,302.83
Ridgedale Security Deposit	\$ 6,390.65
Long Term Recovery Group	\$ 10,608.64

SUBMITTED BY: PENNY PIERATT, CEO

CASH ANALYSIS
11/30/2019

Petty Cash	\$ 100.00
MM Account	\$ 79,253.88
Avon Park Development Corp	\$ 14,177.22
North Central Heights I General Fund	\$ 100,460.98
NCH I Security Deposit	\$ 13,209.71
North Central Heights II General Fund	\$ 59,396.95
NCH II Security Deposit	\$ 10,607.56
Cornell Colony General Fund	\$ 196,933.87
Cornell Colony Security Deposit	\$ 13,308.40
Lakeside Park I General Fund	\$ 85,120.59
LPI Security Deposit	\$ 3,689.07
Lakeside Park II General Fund	\$ 147,417.60
LPII Security Deposit	\$ 12,863.81
Delaney Heights General Fund	\$ 2,556.46
DH Security Deposit	\$ 10,358.33
COCC	\$ 176,446.76
Ridgedale General Fund	\$ 14,955.30
Ridgedale Security Deposit	\$ 6,747.65
Long Term Recovery Group	\$ 10,608.64

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 October 31, 2019	10 Month(s) Ended October 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,691.57	14,903.88	20,171.60	5,267.72
Legal Expense	02 001 4130.00 5		0.00	0.00	1,250.00	1,250.00
Staff Training	02 001 4140.00 5		0.00	52.70	416.60	363.90
Travel	02 001 4150.00 5		0.00	48.93	416.60	367.67
Accounting Fees	02 001 4170.00 5		385.00	3,566.74	2,500.00	(1,066.74)
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	1,125.00	(1,745.00)
Employee Benefits Cont - Admin	02 001 4182.00 5		343.71	4,390.45	8,974.10	4,583.65
Sundry	02 001 4190.00 5		0.00	138.75	1,041.60	902.85
Bank Fees	02 001 4190.18 5		12.00	24.00	208.30	184.30
Telephone	02 001 4190.2 5		88.17	974.95	833.30	(141.65)
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	1,250.00	392.06
Water	02 001 4310.00 5		76.04	524.24	656.60	132.36
Electricity	02 001 4320.00 5		855.27	3,943.26	3,610.80	(332.46)
Sewer	02 001 4390.00 5		95.03	485.56	486.60	1.04
Labor	02 001 4410.00 5		960.05	9,184.81	5,506.60	(3,678.21)
Maintenance Materials	02 001 4420.00 5		1,593.43	9,685.60	8,333.30	(1,352.30)
Contract Costs	02 001 4430.00 5		120.00	13,697.08	1,100.00	(12,597.08)
Contract Costs-Pest Control	02 001 4430.1 5		544.00	6,032.00	3,655.80	(2,376.20)
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	416.60	416.60
Contract Costs - AC	02 001 4430.4 5		0.00	2,955.00	4,166.60	1,211.60
Contract Costs - Lawn	02 001 4430.5 5		2,120.25	21,364.18	24,290.80	2,926.62
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		64.00	460.00	625.00	165.00
Emp Benefit Cont - Maintenance	02 001 4433.00 5		492.41	4,887.74	2,254.10	(2,633.64)
Insurance - Property	02 001 4510.00 5		1,477.89	13,992.88	19,417.50	5,424.62
Bad Debts - Other	02 001 4570.00 5		1,399.38	10,393.93	1,250.00	(9,143.93)
Bonneville Interest	02 001 4580.01 5		3,770.45	37,807.51	37,784.10	(23.41)
Other General Expense	02 001 4590.00 5		0.00	1,484.15	416.60	(1,067.55)
Management Fees	02 001 4590.02 5		1,122.40	10,303.53	14,160.80	3,857.27
Total Operating Expenses			17,211.05	178,913.06	166,318.90	(12,594.16)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		21,778.00	207,601.42	177,005.80	30,595.62
Total Operating Revenues			21,778.00	207,601.42	177,005.80	30,595.62
Total Operating Revenues and Expenses			4,566.95	28,688.36	10,686.90	18,001.46
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		60.59	88.72	55.00	33.72
Other Income - Tenant	02 001 3690.00 5		955.59	9,641.66	2,854.10	6,787.56
Collection Loss Recovery Prior Year	02 001 3690.01 5		0.00	0.00	810.00	(810.00)
Other Income - Non Tenant	02 001 3690.02 5		0.00	35.00	0.00	35.00
Other Income - Community Rental	02 001 3690.5 5		0.00	12.50	0.00	12.50
Total Other Revenues and Expenses			1,016.18	9,777.88	3,719.10	6,058.78
Total Other Revenues and Expenses			1,016.18	9,777.88	3,719.10	6,058.78
Total Net Income (Loss)			5,583.13	38,466.24	14,406.00	24,060.24

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 October 31, 2019	10 Month(s) Ended October 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,357.80	11,973.47	16,140.00	4,166.53
Staff Training	02 002 4140.00 5		0.00	43.40	416.60	373.20
Travel	02 002 4150.00 5		0.00	40.29	208.30	168.01
Accounting Fees	02 002 4170.00 5		367.00	3,445.51	2,500.00	(945.51)
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		272.30	3,493.17	7,167.50	3,674.33
Sundry	02 002 4190.00 5		0.00	113.05	625.00	511.95
Telephone	02 002 4190.2 5		0.00	0.00	375.00	375.00
Tenant Background Check	02 002 4190.20 5		0.00	0.00	625.00	625.00
Eviction Costs	02 002 4190.4 5		0.00	810.00	1,250.00	440.00
Water	02 002 4310.00 5		42.92	227.52	0.00	(227.52)
Electricity	02 002 4320.00 5		253.38	1,602.00	0.00	(1,602.00)
Sewer	02 002 4390.00 5		11.20	85.86	0.00	(85.86)
Labor	02 002 4410.00 5		754.31	7,216.53	4,326.60	(2,889.93)
Maintenance Materials	02 002 4420.00 5		1,723.55	10,426.17	6,250.00	(4,176.17)
Contract Costs	02 002 4430.00 5		258.06	7,263.29	610.80	(6,652.49)
Contract Costs-Pest Control	02 002 4430.1 5		448.00	2,344.00	4,390.00	2,046.00
Contract Costs - Lawn	02 002 4430.3 5		1,894.77	17,377.37	15,859.10	(1,518.27)
Contract Costs - AC	02 002 4430.4 5		0.00	3,225.00	2,346.60	(878.40)
Garbage and Trash Collection	02 002 4431.00 5		23.50	188.50	416.60	228.10
Emp Benefit Cont - Maintenance	02 002 4433.00 5		400.23	3,973.66	1,770.80	(2,202.86)
Insurance - Property	02 002 4510.00 5		1,154.10	11,058.70	15,236.60	4,177.90
Bad Debts - Other	02 002 4570.00 5		1,683.97	7,149.22	8,045.00	895.78
Bonneville Interest	02 002 4580.01 5		3,410.81	34,201.29	34,180.80	(20.49)
Other General Expense	02 002 4590.00 5		0.00	2,553.26	416.60	(2,136.66)
Management Fees	02 002 4590.02 5		1,337.27	13,593.02	11,302.50	(2,290.52)
Total Operating Expenses			15,393.17	144,830.10	134,459.40	(10,370.70)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		17,569.57	167,884.04	141,282.50	26,601.54
Total Operating Revenues			17,569.57	167,884.04	141,282.50	26,601.54
Total Operating Revenues and Expenses			2,176.40	23,053.94	6,823.10	16,230.84
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		48.48	70.99	50.00	20.99
Other Income - Tenant	02 002 3690.00 5		1,934.16	8,639.83	6,788.30	1,851.53
Other Income - Non Tenant	02 002 3690.02 5		0.00	35.00	0.00	35.00
Total Other Revenues and Expenses			1,982.64	8,745.82	6,838.30	1,907.52
Total Other Revenues and Expenses			1,982.64	8,745.82	6,838.30	1,907.52
Total Net Income (Loss)			4,159.04	31,799.76	13,661.40	18,138.36

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

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended October 31, 2019	10 Month(s) Ended October 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,914.08	16,857.33	22,859.10	6,001.77
Legal Expense	03 001 4130.00 5		0.00	0.00	1,250.00	1,250.00
Staff Training	03 001 4140.00 5		0.00	58.90	416.60	357.70
Travel	03 001 4150.00 5		0.00	54.68	416.60	361.92
Accounting Fees	03 001 4170.00 5		347.00	3,147.56	2,083.30	(1,064.26)
Computer Support/Licensing Fees	03 001 4170.20 5		239.95	517.33	0.00	(517.33)
Audit Fees	03 001 4171.00 5		0.00	3,280.00	1,333.30	(1,946.70)
Employee Benefits Cont - Admin	03 001 4182.00 5		391.40	4,989.22	10,178.30	5,189.08
Sundry	03 001 4190.00 5		0.00	138.75	1,666.60	1,527.85
Advertising and Marketing	03 001 4190.08 5		119.00	119.00	0.00	(119.00)
Telephone/Communications	03 001 4190.20 5		183.64	1,957.39	2,083.30	125.91
Eviction Costs	03 001 4190.40 5		235.00	1,855.00	833.30	(1,021.70)
Water	03 001 4310.00 5		129.81	666.78	350.80	(315.98)
Electricity	03 001 4320.00 5		777.20	3,380.19	1,969.10	(1,411.09)
Sewer	03 001 4390.00 5		31.20	420.30	342.50	(77.80)
Labor	03 001 4410.00 5		2,166.73	20,929.88	16,368.30	(4,561.58)
Materials	03 001 4420.00 5		586.44	4,389.57	4,583.30	193.73
Contract Costs	03 001 4430.00 5		111.44	6,504.39	2,083.30	(4,421.09)
Contract Costs - Pest Control	03 001 4430.10 5		608.00	2,924.00	2,916.60	(7.40)
Contract Costs-Lawn	03 001 4430.30 5		3,431.65	25,615.09	25,300.00	(315.09)
Contract Costs - AC	03 001 4430.40 5		0.00	2,975.00	1,250.00	(1,725.00)
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		105.18	923.12	835.80	(87.32)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,044.99	10,205.48	7,055.00	(3,150.48)
Property Insurance	03 001 4510.00 5		2,670.18	26,386.93	18,063.30	(8,323.63)
Bad Debts - Other	03 001 4570.00 5		3,298.27	16,963.49	6,285.00	(10,678.49)
Management Fees	03 001 4590.01 5		1,450.52	14,154.74	12,665.80	(1,488.94)
Other General Expense	03 001 4590.02 5		140.00	10,983.15	9,583.30	(1,399.85)
Total Operating Expenses			19,981.68	180,652.84	152,772.50	(27,880.34)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		24,321.72	233,840.93	211,094.10	22,746.83
Total Operating Revenues			24,321.72	233,840.93	211,094.10	22,746.83
Total Operating Revenues and Expenses			4,340.04	53,188.09	58,321.60	(5,133.51)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		11.27	108.65	0.00	108.65
Other Income - Misc Other Revenue	03 001 3690.00 5		2,599.84	17,160.32	14,583.30	2,577.02
Interest on Loan - Heartland National	03 001 5610.00 5		(3,250.40)	(35,837.63)	(37,619.10)	1,781.47
Total Other Revenues and Expenses			(639.29)	(18,568.66)	(23,035.80)	4,467.14
Total Other Revenues and Expenses			(639.29)	(18,568.66)	(23,035.80)	4,467.14
Total Net Income (Loss)			3,700.75	34,619.43	35,285.80	(666.37)

**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

**PBRA
LAKESIDE PARK I - PBRA**

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended October 31, 2019	10 Month(s) Ended October 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		639.52	5,679.37	6,481.60	802.23
Legal Expense	04 001 4130.00 5		0.00	20.00	166.60	146.60
Staff Training	04 001 4140.00 5		0.00	0.00	166.60	166.60
Travel	04 001 4150.00 5		0.00	0.00	416.60	416.60
Accounting Fees	04 001 4170.00 5		646.00	3,245.26	2,000.00	(1,245.26)
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	1,250.00	20.00
Employee Benefits Cont - Admin	04 001 4182.00 5		229.90	2,450.67	3,415.00	964.33
Sundry	04 001 4190.00 5		59.91	109.91	625.00	515.09
Telephone/Communications	04 001 4190.20 5		212.73	2,175.15	500.00	(1,675.15)
Eviction Costs	04 001 4190.40 5		0.00	775.00	500.00	(275.00)
Ten Services -	04 001 4220.00 5		254.97	832.47	0.00	(832.47)
Water	04 001 4310.00 5		0.00	274.69	259.10	(15.59)
Electricity	04 001 4320.00 5		31.66	1,169.58	1,336.60	167.02
Natural Gas	04 001 4330.00 5		0.00	98.96	239.10	140.14
Sewer	04 001 4390.00 5		0.00	246.67	352.50	105.83
Labor	04 001 4410.00 5		411.44	3,936.26	2,360.00	(1,576.26)
Maintenance Materials	04 001 4420.00 5		641.22	4,873.69	3,000.00	(1,873.69)
Contract Costs	04 001 4430.00 5		215.50	1,500.48	791.60	(708.88)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	2,510.00	3,333.30	823.30
Contract Costs-Lawn	04 001 4430.30 5		266.60	2,666.40	2,916.60	250.20
Contract Costs - AC	04 001 4430.40 5		0.00	5,845.00	2,083.30	(3,761.70)
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		0.00	346.57	416.60	70.03
Emp Benefit Cont - Maintenance	04 001 4433.00 5		211.27	2,290.57	965.80	(1,324.77)
Property Insurance	04 001 4510.00 5		744.82	6,853.59	4,893.30	(1,960.29)
Bad Debts - Other	04 001 4570.00 5		1,207.87	4,601.68	3,333.30	(1,268.38)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	5,980.00	4,983.30	(996.70)
Management Fees	04 001 4590.01 5		528.84	5,880.04	0.00	(5,880.04)
Other General Expense	04 001 4590.02 5		0.00	442.56	3,525.00	3,082.44
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	2,083.30	2,083.30	0.00
Total Operating Expenses			6,510.58	68,279.52	52,394.10	(15,885.42)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,448.00	19,329.28	7,600.00	11,729.28
HAP Subsidy	04 001 3110.01 5		6,902.00	75,816.00	88,620.00	(12,804.00)
Total Operating Revenues			8,350.00	95,145.28	96,220.00	(1,074.72)
Total Operating Revenues and Expenses			1,839.42	26,865.76	43,825.90	(16,960.14)
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		14.66	6,326.21	0.00	6,326.21
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
Total Other Revenues and Expenses			14.66	51,066.78	0.00	51,066.78
Total Other Revenues and Expenses			14.66	51,066.78	0.00	51,066.78
Total Net Income (Loss)			1,854.08	77,932.54	43,825.90	34,106.64

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

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended October 31, 2019	10 Month(s) Ended October 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,393.62	12,381.23	14,080.80	1,699.57
Legal Expense	04 002 4130.00 5		330.00	449.00	1,250.00	801.00
Staff Training	04 002 4140.00 5		0.00	0.00	416.60	416.60
Travel	04 002 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	04 002 4170.00 5		1,001.00	4,760.66	2,000.00	(2,760.66)
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	2,083.30	(2,426.70)
Employee Benefits Cont - Admin	04 002 4182.00 5		501.64	5,357.49	7,428.30	2,070.81
Sundry	04 002 4190.00 5		0.00	199.34	2,500.00	2,300.66
Bank Fees	04 002 4190.19 5		0.00	15.00	0.00	(15.00)
Eviction Costs	04 002 4190.40 5		0.00	450.00	2,083.30	1,633.30
Ten Services -	04 002 4220.00 5		0.00	0.00	2,083.30	2,083.30
Water	04 002 4310.00 5		0.00	154.87	364.10	209.23
Electricity	04 002 4320.00 5		42.46	527.17	2,925.00	2,397.83
Natural Gas	04 002 4330.00 5		0.00	0.00	40.00	40.00
Sewer	04 002 4390.00 5		0.00	53.65	417.50	363.85
Labor	04 002 4410.00 5		1,531.43	14,900.14	11,141.60	(3,758.54)
Maintenance Materials	04 002 4420.00 5		1,669.90	12,422.57	4,986.60	(7,435.97)
Contract Costs	04 002 4430.00 5		501.50	4,990.41	9,130.80	4,140.39
Contract Costs - Pest Control	04 002 4430.10 5		0.00	3,840.00	8,356.60	4,516.60
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	10,663.60	12,125.80	1,462.20
Contract Costs - AC	04 002 4430.40 5		0.00	3,355.00	0.00	(3,355.00)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	125.00	625.00	500.00
Garbage and Trash Collection	04 002 4431.00 5		21.00	141.67	2,083.30	1,941.63
Emp Benefit Cont - Maintenance	04 002 4433.00 5		578.45	5,766.92	3,390.80	(2,376.12)
Property Insurance	04 002 4510.00 5		2,395.51	17,136.98	19,672.50	2,535.52
Bad Debts - Other	04 002 4570.00 5		1,465.61	5,255.02	3,075.00	(2,180.02)
Management Fees	04 002 4590.01 5		2,152.86	22,106.37	20,110.80	(1,995.57)
Other General Expense	04 002 4590.02 5		0.00	80,538.53	4,166.60	(76,371.93)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	80,000.00	80,000.00	0.00
Extraordinary Maint - Contract Costs	04 002 4610.10 5		0.00	0.00	10,000.00	10,000.00
Total Operating Expenses			22,651.38	290,436.91	226,745.90	(63,691.01)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		3,657.32	49,392.12	31,939.10	17,453.02
HAP Subsidy	04 002 3110.01 5		29,062.00	293,389.00	313,600.80	(20,211.80)
Total Operating Revenues			32,719.32	342,781.12	345,539.90	(2,758.78)
Total Operating Revenues and Expenses			10,067.94	52,344.21	118,794.00	(66,449.79)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		10.10	119.78	208.30	(88.52)
Other Income - Tenants	04 002 3690.00 5		832.47	5,774.51	2,500.00	3,274.51
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	1,000.00	(1,000.00)
Interest on Loan	04 002 5610.00 5		(5,179.83)	(51,962.66)	(51,925.80)	(36.86)
Total Other Revenues and Expenses			(4,337.26)	(46,068.37)	(48,217.50)	2,149.13
Total Other Revenues and Expenses			(4,337.26)	(46,068.37)	(48,217.50)	2,149.13
Total Net Income (Loss)			5,730.68	6,275.84	70,576.50	(64,300.66)

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

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended October 31, 2019	10 Month(s) Ended October 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,918.57	17,038.27	19,444.10	2,405.83
Legal Expense	04 003 4130.00 5		0.00	705.50	833.30	127.80
Staff Training	04 003 4140.00 5		0.00	0.00	416.60	416.60
Travel	04 003 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	04 003 4170.00 5		635.00	3,932.78	3,750.00	(182.78)
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	1,458.30	(2,231.70)
Employee Benefits Cont - Admin	04 003 4182.00 5		689.61	7,368.76	10,244.10	2,875.34
Sundry	04 003 4190.00 5		0.00	337.75	750.00	412.25
Bank Fees	04 003 4190.19 5		0.00	60.59	0.00	(60.59)
Tenant Services -	04 003 4220.00 5		0.00	161.34	0.00	(161.34)
Water	04 003 4310.00 5		12.92	313.50	720.80	407.30
Electricity	04 003 4320.00 5		732.10	2,764.71	1,889.10	(875.61)
Natural Gas	04 003 4330.00 5		32.87	334.35	335.00	0.65
Sewer	04 003 4390.00 5		9.33	352.03	615.80	263.77
Labor	04 003 4410.00 5		2,162.29	21,047.52	15,820.80	(5,226.72)
Maintenance Materials	04 003 4420.00 5		764.74	12,604.14	6,945.80	(5,658.34)
Contract Costs	04 003 4430.00 5		506.98	2,189.09	5,381.60	3,192.51
Contract Costs - Pest Control	04 003 4430.10 5		0.00	4,284.00	4,226.60	(57.40)
Contract Costs-Lawn	04 003 4430.30 5		0.00	6,003.00	7,083.30	1,080.30
Contract Costs - AC	04 003 4430.40 5		0.00	71,347.32	20,833.30	(50,514.02)
Contract Costs-Plumbing	04 003 4430.50 5		450.00	700.00	625.00	(75.00)
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	0.00	416.60	416.60
Garbage and Trash Collection	04 003 4431.00 5		11.00	338.43	833.30	494.87
Emp Benefit Cont - Maintenance	04 003 4433.00 5		780.75	7,782.46	4,779.10	(3,003.36)
Property Insurance	04 003 4510.00 5		1,124.52	10,035.52	16,087.50	6,051.98
Bad Debts - Other	04 003 4570.00 5		(7.92)	(21.92)	625.00	646.92
Management Fees	04 003 4590.01 5		1,034.17	10,595.77	10,435.00	(160.77)
Other General Expense	04 003 4590.02 5		0.00	982.03	833.30	(148.73)
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	29,166.70	29,166.60	(0.10)
Total Operating Expenses			13,773.60	214,380.54	165,049.90	(49,330.64)
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,235.32	40,324.85	33,003.30	7,321.55
HAP Subsidy	04 003 3110.01 5		13,164.00	135,450.00	146,296.60	(10,846.60)
Total Operating Revenues			17,399.32	175,774.85	179,299.90	(3,525.05)
Total Operating Revenues and Expenses			3,625.72	(38,605.69)	14,250.00	(52,855.69)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		13.03	121.97	0.00	121.97
Other Income - Tenants	04 003 3690.00 5		101.99	423.46	2,500.00	(2,076.54)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	0.01	977.50	(977.49)
Other Income - Laundry	04 003 3690.07 5		40.00	1,101.55	0.00	1,101.55
Leave with no Notice	04 003 3690.16 5		211.00	211.00	0.00	211.00
Total Other Revenues and Expenses			366.02	1,857.99	3,477.50	(1,619.51)
Total Other Revenues and Expenses			366.02	1,857.99	3,477.50	(1,619.51)
Total Net Income (Loss)			3,991.74	(36,747.70)	17,727.50	(54,475.20)

**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

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COCC

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended October 31, 2019	10 Month(s) Ended October 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		6,959.92	72,995.45	92,373.30	19,377.85
Legal Expense	05 001 4130.00 5		0.00	2,336.00	4,166.60	1,830.60
Staff Training	05 001 4140.00 5		0.00	1,840.00	0.00	(1,840.00)
Travel	05 001 4150.00 5		0.00	1,921.54	2,083.30	161.76
Accounting Fees	05 001 4170.00 5		200.00	2,074.11	3,750.00	1,675.89
Computer Support/Licensing Fees	05 001 4170.20 5		4,673.74	14,401.67	0.00	(14,401.67)
Audit Fees	05 001 4171.00 5		0.00	0.00	1,666.60	1,666.60
Employee Benefits Cont - Admin	05 001 4182.00 5		1,926.14	19,392.75	24,419.10	5,026.35
Sundry	05 001 4190.00 5		911.29	12,374.37	32,083.30	19,708.93
Bank Fees	05 001 4190.19 5		5.00	50.00	0.00	(50.00)
Telephone/Communications	05 001 4190.20 5		859.42	8,411.85	2,916.60	(5,495.25)
Postage	05 001 4190.30 5		0.00	2,067.45	5,000.00	2,932.55
Eviction Costs	05 001 4190.40 5		0.00	0.00	1,333.30	1,333.30
Contract Costs - Copier	05 001 4190.60 5		71.10	1,074.04	2,083.30	1,009.26
Contract Costs - Admin	05 001 4190.90 5		100.00	1,660.00	6,250.00	4,590.00
Water	05 001 4310.00 5		0.00	184.23	75.80	(108.43)
Electricity	05 001 4320.00 5		1,007.82	4,833.25	3,425.00	(1,408.25)
Natural Gas	05 001 4330.00 5		0.00	55.04	140.00	84.96
Sewer	05 001 4390.00 5		0.00	331.50	140.80	(190.70)
Materials	05 001 4420.00 5		1,237.28	9,959.53	0.00	(9,959.53)
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		0.00	411.29	0.00	(411.29)
Property Insurance	05 001 4510.00 5		897.96	5,040.05	5,240.80	200.75
Other General Expense	05 001 4590.02 5		418.57	12,821.67	12,500.00	(321.67)
Total Operating Expenses			19,268.24	175,935.79	199,647.80	23,712.01
Total Operating Revenues and Expenses			(19,268.24)	(175,935.79)	(199,647.80)	23,712.01
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	99,750.37	11,999.10	87,751.27
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,122.40	10,303.53	14,160.80	(3,857.27)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,337.27	13,593.02	11,302.50	2,290.52
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,450.52	14,154.74	12,665.80	1,488.94
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		3,188.57	30,554.25	25,943.30	4,610.95
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	111,250.00	111,250.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		528.84	5,880.04	5,600.00	280.04
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,152.86	22,106.37	20,110.80	1,995.57
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,034.17	10,595.77	10,435.00	160.77
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,150.00	12,700.00	11,500.00	1,200.00
Other General Expense-Unemployment	05 001 4590.03 5		0.00	(550.00)	0.00	(550.00)
Total Other Revenues and Expenses			23,089.63	330,338.09	234,967.30	95,370.79
Total Other Revenues and Expenses			23,089.63	330,338.09	234,967.30	95,370.79
Total Net Income (Loss)			3,821.39	154,402.30	35,319.50	119,082.80

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended October 31, 2019	10 Month(s) Ended October 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		2,376.91	21,127.83	23,915.80	2,787.97
Legal Expense	07 002 4130.00 5		0.00	0.00	416.60	416.60
Staff Training	07 002 4140.00 5		0.00	0.00	416.60	416.60
Travel	07 002 4150.00 5		0.00	0.00	416.60	416.60
Accounting Fees	07 002 4170.00 5		579.00	3,590.49	2,666.60	(923.89)
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		636.00	1,128.03	0.00	(1,128.03)
Audit Fees	07 002 4171.00 5		0.00	2,665.00	1,250.00	(1,415.00)
Employee Benefits Cont - Admin	07 002 4182.00 5		857.23	9,148.64	12,639.10	3,490.46
Sundry	07 002 4190.00 5		0.00	138.75	625.00	486.25
Postage	07 002 4190.03 5		0.00	0.00	1,250.00	1,250.00
Bank Fees	07 002 4190.18 5		64.26	76.74	0.00	(76.74)
Telephone	07 002 4190.2 5		108.12	1,091.20	1,250.00	158.80
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	833.30	743.30
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	416.60	416.60
Tenant Services	07 002 4220.00 5		0.00	0.00	5,000.00	5,000.00
Water	07 002 4310.00 5		1,253.26	5,701.09	6,734.10	1,033.01
Electricity	07 002 4320.00 5		476.63	3,409.96	2,946.60	(463.36)
Sewer	07 002 4390.00 5		2,096.60	9,560.71	9,565.80	5.09
Labor	07 002 4410.00 5		7,223.28	69,470.80	61,849.10	(7,621.70)
Maintenance Materials	07 002 4420.00 5		1,373.41	16,775.87	15,965.00	(810.87)
Contract Costs	07 002 4430.00 5		321.11	31,924.93	16,750.00	(15,174.93)
Pest Control	07 002 4430.1 5		0.00	2,941.00	1,250.00	(1,691.00)
Contract Costs-Lawn	07 002 4430.3 5		495.00	4,950.00	4,583.30	(366.70)
Contract Costs-Air Conditioning	07 002 4430.4 5		950.00	2,710.00	2,000.00	(710.00)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	700.00	833.30	133.30
Garbage and Trash Collection	07 002 4431.00 5		1,284.20	5,851.71	6,072.50	220.79
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,328.37	22,642.52	22,954.10	311.58
Insurance - Property	07 002 4510.00 5		1,227.29	11,516.84	18,130.80	6,613.96
Bad Debts - Other	07 002 4570.00 5		(166.75)	5,240.14	2,902.50	(2,337.64)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,873.45	29,123.53	29,036.60	(86.93)
Management Fees	07 002 4590.00 5		3,188.57	30,554.25	25,943.30	(4,610.95)
Other General Expense	07 002 4590.01 5		250.00	1,208.35	416.60	(791.75)
MIP Annual Premium to HUD	07 002 4590.03 5		4,277.29	4,277.29	0.00	(4,277.29)
Total Operating Expenses			34,073.23	297,661.59	279,029.80	(18,631.79)
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		2,311.00	28,259.35	15,000.00	13,259.35
HAP Subsidy	07 002 3110.01 5		31,622.00	304,317.00	319,320.00	(15,003.00)
Total Operating Revenues			33,933.00	332,576.35	334,320.00	(1,743.65)
Total Operating Revenues and Expenses			(140.23)	34,914.76	55,290.20	(20,375.44)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	07 002 3431.00 5		14.70	100.62	83.30	17.32
Investment Income - Unrestricted	07 002 3610.00 5		1.08	8.72	41.60	(32.88)
Other Income - Tenant	07 002 3690.00 5		98.09	7,762.26	5,741.60	2,020.66
Other Income/Laundry	07 002 3690.7 5		0.00	647.30	916.60	(269.30)
Total Other Revenues and Expenses			113.87	8,518.90	6,783.10	1,735.80
Total Other Revenues and Expenses			113.87	8,518.90	6,783.10	1,735.80
Total Net Income (Loss)			(26.36)	43,433.66	62,073.30	(18,639.64)

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 November 30, 2019	11 Month(s) Ended November 30, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,549.59	16,453.47	22,188.76	5,735.29
Legal Expense	02 001 4130.00 5		0.00	0.00	1,375.00	1,375.00
Staff Training	02 001 4140.00 5		0.00	52.70	458.26	405.56
Travel	02 001 4150.00 5		0.00	48.93	458.26	409.33
Accounting Fees	02 001 4170.00 5		300.00	3,866.74	2,750.00	(1,116.74)
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	1,237.50	(1,632.50)
Employee Benefits Cont - Admin	02 001 4182.00 5		435.93	4,826.38	9,871.51	5,045.13
Sundry	02 001 4190.00 5		0.00	138.75	1,145.76	1,007.01
Bank Fees	02 001 4190.18 5		0.00	24.00	229.13	205.13
Telephone	02 001 4190.2 5		88.17	1,063.12	916.63	(146.49)
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	1,375.00	517.06
Water	02 001 4310.00 5		61.39	585.63	722.26	136.63
Electricity	02 001 4320.00 5		81.19	4,024.45	3,971.88	(52.57)
Sewer	02 001 4390.00 5		49.63	535.19	535.26	0.07
Labor	02 001 4410.00 5		881.32	10,066.13	6,057.26	(4,008.87)
Maintenance Materials	02 001 4420.00 5		1,056.28	10,741.88	9,166.63	(1,575.25)
Contract Costs	02 001 4430.00 5		0.00	13,697.08	1,210.00	(12,487.08)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	6,032.00	4,021.38	(2,010.62)
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	458.26	458.26
Contract Costs - AC	02 001 4430.4 5		0.00	2,955.00	4,583.26	1,628.26
Contract Costs - Lawn	02 001 4430.5 5		2,239.54	23,603.72	26,719.88	3,116.16
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		65.00	525.00	687.50	162.50
Emp Benefit Cont - Maintenance	02 001 4433.00 5		486.40	5,374.14	2,479.51	(2,894.63)
Insurance - Property	02 001 4510.00 5		1,477.89	15,470.77	21,359.25	5,888.48
Bad Debts - Other	02 001 4570.00 5		(581.24)	9,812.69	1,375.00	(8,437.69)
Bonneville Interest	02 001 4580.01 5		3,768.11	41,575.62	41,562.51	(13.11)
Other General Expense	02 001 4590.00 5		82.42	1,566.57	458.26	(1,108.31)
Management Fees	02 001 4590.02 5		1,119.41	11,422.94	15,576.88	4,153.94
Total Operating Expenses			13,161.03	192,074.09	182,950.79	(9,123.30)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		22,456.00	230,057.42	194,706.38	35,351.04
Total Operating Revenues			22,456.00	230,057.42	194,706.38	35,351.04
Total Operating Revenues and Expenses			9,294.97	37,983.33	11,755.59	26,227.74
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	88.72	60.50	28.22
Other Income - Tenant	02 001 3690.00 5		357.32	9,998.98	3,139.51	6,859.47
Collection Loss Recovery Prior Year	02 001 3690.01 5		0.00	0.00	891.00	(891.00)
Other Income - Non Tenant	02 001 3690.02 5		0.00	35.00	0.00	35.00
Other Income - Community Rental	02 001 3690.5 5		0.00	12.50	0.00	12.50
Total Other Revenues and Expenses			357.32	10,135.20	4,091.01	6,044.19
Total Other Revenues and Expenses			357.32	10,135.20	4,091.01	6,044.19
Total Net Income (Loss)			9,652.29	48,118.53	15,846.60	32,271.93

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 November 30, 2019	11 Month(s) Ended November 30, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,242.97	13,216.44	17,754.00	4,537.56
Staff Training	02 002 4140.00 5		0.00	43.40	458.26	414.86
Travel	02 002 4150.00 5		0.00	40.29	229.13	188.84
Accounting Fees	02 002 4170.00 5		300.00	3,745.51	2,750.00	(995.51)
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		344.46	3,837.63	7,884.25	4,046.62
Sundry	02 002 4190.00 5		0.00	113.05	687.50	574.45
Telephone	02 002 4190.2 5		0.00	0.00	412.50	412.50
Tenant Background Check	02 002 4190.20 5		0.00	0.00	687.50	687.50
Eviction Costs	02 002 4190.4 5		0.00	810.00	1,375.00	565.00
Water	02 002 4310.00 5		85.84	313.36	0.00	(313.36)
Electricity	02 002 4320.00 5		257.63	1,859.63	0.00	(1,859.63)
Sewer	02 002 4390.00 5		21.47	107.33	0.00	(107.33)
Labor	02 002 4410.00 5		692.46	7,908.99	4,759.26	(3,149.73)
Maintenance Materials	02 002 4420.00 5		1,784.33	12,210.50	6,875.00	(5,335.50)
Contract Costs	02 002 4430.00 5		234.60	7,497.89	671.88	(6,826.01)
Contract Costs-Pest Control	02 002 4430.1 5		0.00	2,344.00	4,829.00	2,485.00
Contract Costs - Lawn	02 002 4430.3 5		1,639.00	19,016.37	17,445.01	(1,571.36)
Contract Costs - AC	02 002 4430.4 5		0.00	3,225.00	2,581.26	(643.74)
Garbage and Trash Collection	02 002 4431.00 5		62.00	250.50	458.26	207.76
Emp Benefit Cont - Maintenance	02 002 4433.00 5		395.50	4,369.16	1,947.88	(2,421.28)
Insurance - Property	02 002 4510.00 5		1,154.10	12,212.80	16,760.26	4,547.46
Bad Debts - Other	02 002 4570.00 5		(24.56)	7,124.66	8,849.50	1,724.84
Bonneville Interest	02 002 4580.01 5		3,408.69	37,609.98	37,598.88	(11.10)
Other General Expense	02 002 4590.00 5		122.41	2,675.67	458.26	(2,217.41)
Management Fees	02 002 4590.02 5		1,406.60	14,999.62	12,432.75	(2,566.87)
Total Operating Expenses			13,127.50	157,957.60	147,905.34	(10,052.26)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		18,451.80	186,335.84	155,410.75	30,925.09
Total Operating Revenues			18,451.80	186,335.84	155,410.75	30,925.09
Total Operating Revenues and Expenses			5,324.30	28,378.24	7,505.41	20,872.83
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	70.99	55.00	15.99
Other Income - Tenant	02 002 3690.00 5		625.40	9,265.23	7,467.13	1,798.10
Other Income - Non Tenant	02 002 3690.02 5		0.00	35.00	0.00	35.00
Total Other Revenues and Expenses			625.40	9,371.22	7,522.13	1,849.09
Total Other Revenues and Expenses			625.40	9,371.22	7,522.13	1,849.09
Total Net Income (Loss)			5,949.70	37,749.46	15,027.54	22,721.92

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

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended November 30, 2019	11 Month(s) Ended November 30, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,753.98	18,611.31	25,145.01	6,533.70
Legal Expense	03 001 4130.00 5		0.00	0.00	1,375.00	1,375.00
Staff Training	03 001 4140.00 5		0.00	58.90	458.26	399.36
Travel	03 001 4150.00 5		0.00	54.68	458.26	403.58
Accounting Fees	03 001 4170.00 5		250.00	3,397.56	2,291.63	(1,105.93)
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	517.33	0.00	(517.33)
Audit Fees	03 001 4171.00 5		0.00	3,280.00	1,466.63	(1,813.37)
Employee Benefits Cont - Admin	03 001 4182.00 5		496.97	5,486.19	11,196.13	5,709.94
Sundry	03 001 4190.00 5		0.00	138.75	1,833.26	1,694.51
Advertising and Marketing	03 001 4190.08 5		0.00	119.00	0.00	(119.00)
Telephone/Communications	03 001 4190.20 5		183.64	2,141.03	2,291.63	150.60
Eviction Costs	03 001 4190.40 5		0.00	1,855.00	916.63	(938.37)
Water	03 001 4310.00 5		87.83	754.61	385.88	(368.73)
Electricity	03 001 4320.00 5		361.98	3,742.17	2,166.01	(1,576.16)
Sewer	03 001 4390.00 5		54.53	474.83	376.75	(98.08)
Labor	03 001 4410.00 5		1,989.34	22,919.22	18,005.13	(4,914.09)
Materials	03 001 4420.00 5		971.76	5,361.33	5,041.63	(319.70)
Contract Costs	03 001 4430.00 5		1,530.60	8,034.99	2,291.63	(5,743.36)
Contract Costs - Pest Control	03 001 4430.10 5		0.00	2,924.00	3,208.26	284.26
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	27,915.09	27,830.00	(85.09)
Contract Costs - AC	03 001 4430.40 5		0.00	2,975.00	1,375.00	(1,600.00)
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		110.18	1,033.30	919.38	(113.92)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,031.42	11,236.90	7,760.50	(3,476.40)
Property Insurance	03 001 4510.00 5		2,670.18	29,057.11	19,869.63	(9,187.48)
Bad Debts - Other	03 001 4570.00 5		(72.00)	16,891.49	6,913.50	(9,977.99)
Management Fees	03 001 4590.01 5		1,357.09	15,511.83	13,932.38	(1,579.45)
Other General Expense	03 001 4590.02 5		145.42	11,128.57	10,541.63	(586.94)
Total Operating Expenses			15,222.92	195,875.76	168,049.75	(27,826.01)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		24,147.00	257,987.93	232,203.51	25,784.42
Total Operating Revenues			24,147.00	257,987.93	232,203.51	25,784.42
Total Operating Revenues and Expenses			8,924.08	62,112.17	64,153.76	(2,041.59)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	108.65	0.00	108.65
Other Income - Misc Other Revenue	03 001 3690.00 5		993.54	18,153.86	16,041.63	2,112.23
Interest on Loan - Heartland National	03 001 5610.00 5		(3,867.71)	(39,705.34)	(41,381.01)	1,675.67
Total Other Revenues and Expenses			(2,874.17)	(21,442.83)	(25,339.38)	3,896.55
Total Other Revenues and Expenses			(2,874.17)	(21,442.83)	(25,339.38)	3,896.55
Total Net Income (Loss)			6,049.91	40,669.34	38,814.38	1,854.96

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

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended November 30, 2019	11 Month(s) Ended November 30, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		594.76	6,274.13	7,129.76	855.63
Legal Expense	04 001 4130.00 5		0.00	20.00	183.26	163.26
Staff Training	04 001 4140.00 5		0.00	0.00	183.26	183.26
Travel	04 001 4150.00 5		0.00	0.00	458.26	458.26
Accounting Fees	04 001 4170.00 5		562.00	3,807.26	2,200.00	(1,607.26)
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	1,375.00	145.00
Employee Benefits Cont - Admin	04 001 4182.00 5		271.09	2,721.76	3,756.50	1,034.74
Sundry	04 001 4190.00 5		19.97	129.88	687.50	557.62
Telephone/Communications	04 001 4190.20 5		212.75	2,387.90	550.00	(1,837.90)
Eviction Costs	04 001 4190.40 5		360.00	1,135.00	550.00	(585.00)
Ten Services -	04 001 4220.00 5		0.00	832.47	0.00	(832.47)
Water	04 001 4310.00 5		0.00	274.69	285.01	10.32
Electricity	04 001 4320.00 5		17.14	1,186.72	1,470.26	283.54
Natural Gas	04 001 4330.00 5		0.00	98.96	263.01	164.05
Sewer	04 001 4390.00 5		0.00	246.67	387.75	141.08
Labor	04 001 4410.00 5		377.70	4,313.96	2,596.00	(1,717.96)
Maintenance Materials	04 001 4420.00 5		393.88	5,267.57	3,300.00	(1,967.57)
Contract Costs	04 001 4430.00 5		592.78	2,093.26	870.76	(1,222.50)
Contract Costs - Pest Control	04 001 4430.10 5		320.00	2,830.00	3,666.63	836.63
Contract Costs-Lawn	04 001 4430.30 5		266.60	2,933.00	3,208.26	275.26
Contract Costs - AC	04 001 4430.40 5		0.00	5,845.00	2,291.63	(3,553.37)
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		0.00	346.57	458.26	111.69
Emp Benefit Cont - Maintenance	04 001 4433.00 5		208.70	2,499.27	1,062.38	(1,436.89)
Property Insurance	04 001 4510.00 5		726.50	7,580.09	5,382.63	(2,197.46)
Bad Debts - Other	04 001 4570.00 5		(33.01)	4,568.67	3,666.63	(902.04)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	5,980.00	5,481.63	(498.37)
Management Fees	04 001 4590.01 5		607.76	6,487.80	0.00	(6,487.80)
Other General Expense	04 001 4590.02 5		185.42	627.98	3,877.50	3,249.52
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	2,291.63	2,291.63	0.00
Total Operating Expenses			5,892.37	74,171.89	57,633.51	(16,538.38)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,413.00	20,742.28	8,360.00	12,382.28
HAP Subsidy	04 001 3110.01 5		8,010.00	83,826.00	97,482.00	(13,656.00)
Total Operating Revenues			9,423.00	104,568.28	105,842.00	(1,273.72)
Total Operating Revenues and Expenses			3,530.63	30,396.39	48,208.49	(17,812.10)
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		469.99	6,796.20	0.00	6,796.20
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
Total Other Revenues and Expenses			469.99	51,536.77	0.00	51,536.77
Total Other Revenues and Expenses			469.99	51,536.77	0.00	51,536.77
Total Net Income (Loss)			4,000.62	81,933.16	48,208.49	33,724.67

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

Fiscal Year End Date:	12/31/2019	ACCOUNT		1 Month(s) Ended November 30, 2019	11 Month(s) Ended November 30, 2019	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	04 002 4110.00	5		1,295.96	13,677.19	15,488.88	1,811.69
Legal Expense	04 002 4130.00	5		138.00	587.00	1,375.00	788.00
Staff Training	04 002 4140.00	5		0.00	0.00	458.26	458.26
Travel	04 002 4150.00	5		0.00	0.00	229.13	229.13
Accounting Fees	04 002 4170.00	5		250.00	5,010.66	2,200.00	(2,810.66)
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	2,291.63	(2,218.37)
Employee Benefits Cont - Admin	04 002 4182.00	5		589.85	5,947.34	8,171.13	2,223.79
Sundry	04 002 4190.00	5		0.00	199.34	2,750.00	2,550.66
Bank Fees	04 002 4190.19	5		0.00	15.00	0.00	(15.00)
Eviction Costs	04 002 4190.40	5		0.00	450.00	2,291.63	1,841.63
Ten Services -	04 002 4220.00	5		907.50	907.50	2,291.63	1,384.13
Water	04 002 4310.00	5		0.00	154.87	400.51	245.64
Electricity	04 002 4320.00	5		120.43	647.60	3,217.50	2,569.90
Natural Gas	04 002 4330.00	5		0.00	0.00	44.00	44.00
Sewer	04 002 4390.00	5		0.00	53.65	459.25	405.60
Labor	04 002 4410.00	5		1,402.69	16,302.83	12,255.76	(4,047.07)
Maintenance Materials	04 002 4420.00	5		693.05	13,115.62	5,485.26	(7,630.36)
Contract Costs	04 002 4430.00	5		2,189.29	7,179.70	10,043.88	2,864.18
Contract Costs - Pest Control	04 002 4430.10	5		1,280.00	5,120.00	9,192.26	4,072.26
Contract Costs-Lawn	04 002 4430.30	5		1,066.40	11,730.00	13,338.38	1,608.38
Contract Costs - AC	04 002 4430.40	5		0.00	3,355.00	0.00	(3,355.00)
CONTRACT COSTS-PLUMBING	04 002 4430.50	5		0.00	125.00	687.50	562.50
Garbage and Trash Collection	04 002 4431.00	5		11.00	152.67	2,291.63	2,138.96
Emp Benefit Cont - Maintenance	04 002 4433.00	5		568.59	6,335.51	3,729.88	(2,605.63)
Property Insurance	04 002 4510.00	5		2,322.32	19,459.30	21,639.75	2,180.45
Bad Debts - Other	04 002 4570.00	5		333.00	5,588.02	3,382.50	(2,205.52)
Management Fees	04 002 4590.01	5		2,249.57	24,355.94	22,121.88	(2,234.06)
Other General Expense	04 002 4590.02	5		88.41	80,626.94	4,583.26	(76,043.68)
GROUND LEASE EXPENSE	04 002 4590.03	5		8,000.00	88,000.00	88,000.00	0.00
Extraordinary Maint - Contract Costs	04 002 4610.10	5		0.00	0.00	11,000.00	11,000.00
Total Operating Expenses				23,506.06	313,942.97	249,420.49	(64,522.48)
Operating Revenues							
Dwelling Rent	04 002 3110.00	5		3,946.00	53,338.12	35,133.01	18,205.11
HAP Subsidy	04 002 3110.01	5		30,540.00	323,929.00	344,960.88	(21,031.88)
Total Operating Revenues				34,486.00	377,267.12	380,093.89	(2,826.77)
Total Operating Revenues and Expenses				10,979.94	63,324.15	130,673.40	(67,349.25)
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income - Restricted	04 002 3610.00	5		0.00	119.78	229.13	(109.35)
Other Income - Tenants	04 002 3690.00	5		74.85	5,849.36	2,750.00	3,099.36
Other Income - Misc Other Revenue	04 002 3690.02	5		0.00	0.00	1,100.00	(1,100.00)
Interest on Loan	04 002 5610.00	5		(5,176.13)	(57,138.79)	(57,118.38)	(20.41)
Total Other Revenues and Expenses				(5,101.28)	(51,169.65)	(53,039.25)	1,869.60
Total Other Revenues and Expenses				(5,101.28)	(51,169.65)	(53,039.25)	1,869.60
Total Net Income (Loss)				5,878.66	12,154.50	77,634.15	(65,479.65)

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

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended November 30, 2019	11 Month(s) Ended November 30, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,784.30	18,822.57	21,388.51	2,565.94
Legal Expense	04 003 4130.00 5		0.00	705.50	916.63	211.13
Staff Training	04 003 4140.00 5		0.00	0.00	458.26	458.26
Travel	04 003 4150.00 5		0.00	0.00	550.00	550.00
Accounting Fees	04 003 4170.00 5		250.00	4,182.78	4,125.00	(57.78)
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	1,604.13	(2,085.87)
Employee Benefits Cont - Admin	04 003 4182.00 5		813.18	8,181.94	11,268.51	3,086.57
Sundry	04 003 4190.00 5		39.83	377.58	825.00	447.42
Bank Fees	04 003 4190.19 5		0.00	60.59	0.00	(60.59)
Tenant Services - Water	04 003 4220.00 5		0.00	161.34	0.00	(161.34)
Electricity	04 003 4320.00 5		18.47	331.97	792.88	460.91
Natural Gas	04 003 4330.00 5		45.13	2,809.84	2,078.01	(731.83)
Sewer	04 003 4330.00 5		39.50	373.85	368.50	(5.35)
Labor	04 003 4390.00 5		40.30	392.33	677.38	285.05
Maintenance Materials	04 003 4410.00 5		1,980.38	23,027.90	17,402.88	(5,625.02)
Contract Costs	04 003 4420.00 5		1,406.31	14,010.45	7,640.38	(6,370.07)
Contract Costs - Pest Control	04 003 4430.00 5		1,952.00	4,141.09	5,919.76	1,778.67
Contract Costs - Lawn	04 003 4430.10 5		0.00	4,284.00	4,649.26	365.26
Contract Costs - AC	04 003 4430.30 5		667.00	6,670.00	7,791.63	1,121.63
Contract Costs - Plumbing	04 003 4430.40 5		0.00	71,347.32	22,916.63	(48,430.69)
Contract Costs - Vacancy Turnaround	04 003 4430.50 5		0.00	700.00	687.50	(12.50)
Garbage and Trash Collection	04 003 4430.60 5		0.00	0.00	458.26	458.26
Emp Benefit Cont - Maintenance	04 003 4431.00 5		26.00	364.43	916.63	552.20
Property Insurance	04 003 4433.00 5		766.58	8,549.04	5,257.01	(3,292.03)
Bad Debts - Other	04 003 4510.00 5		1,069.54	11,105.06	17,696.25	6,591.19
Management Fees	04 003 4570.00 5		(655.84)	(677.76)	687.50	1,365.26
Other General Expense	04 003 4590.01 5		1,082.62	11,678.39	11,478.50	(199.89)
GROUND LEASE EXPENSE	04 003 4590.02 5		0.00	982.03	916.63	(65.40)
	04 003 4590.03 5		2,916.67	32,083.37	32,083.26	(0.11)
Total Operating Expenses			14,241.97	228,622.51	181,554.89	(47,067.62)
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,163.00	44,487.85	36,303.63	8,184.22
HAP Subsidy	04 003 3110.01 5		13,969.00	149,419.00	160,926.26	(11,507.26)
Total Operating Revenues			18,132.00	193,906.85	197,229.89	(3,323.04)
Total Operating Revenues and Expenses			3,890.03	(34,715.66)	15,675.00	(50,390.66)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	121.97	0.00	121.97
Other Income - Tenants	04 003 3690.00 5		49.98	473.44	2,750.00	(2,276.56)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	0.01	1,075.25	(1,075.24)
Other Income - Laundry	04 003 3690.07 5		30.00	1,131.55	0.00	1,131.55
Leave with no Notice	04 003 3690.16 5		0.00	211.00	0.00	211.00
Total Other Revenues and Expenses			79.98	1,937.97	3,825.25	(1,887.28)
Total Other Revenues and Expenses			79.98	1,937.97	3,825.25	(1,887.28)
Total Net Income (Loss)			3,970.01	(32,777.69)	19,500.25	(52,277.94)

**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended November 30, 2019	11 Month(s) Ended November 30, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		6,423.44	79,418.89	101,610.63	22,191.74
Legal Expense	05 001 4130.00 5		0.00	2,336.00	4,583.26	2,247.26
Staff Training	05 001 4140.00 5		0.00	1,840.00	0.00	(1,840.00)
Travel	05 001 4150.00 5		0.00	1,921.54	2,291.63	370.09
Accounting Fees	05 001 4170.00 5		150.00	2,224.11	4,125.00	1,900.89
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	14,401.67	0.00	(14,401.67)
Audit Fees	05 001 4171.00 5		0.00	0.00	1,833.26	1,833.26
Employee Benefits Cont - Admin	05 001 4182.00 5		1,885.95	21,278.70	26,861.01	5,582.31
Sundry	05 001 4190.00 5		1,954.98	14,329.35	35,291.63	20,962.28
Bank Fees	05 001 4190.19 5		0.00	50.00	0.00	(50.00)
Telephone/Communications	05 001 4190.20 5		859.44	9,271.29	3,208.26	(6,063.03)
Postage	05 001 4190.30 5		30.00	2,097.45	5,500.00	3,402.55
Eviction Costs	05 001 4190.40 5		0.00	0.00	1,466.63	1,466.63
Contract Costs - Copier	05 001 4190.60 5		249.21	1,323.25	2,291.63	968.38
Contract Costs - Admin	05 001 4190.90 5		120.00	1,780.00	6,875.00	5,095.00
Water	05 001 4310.00 5		24.65	208.88	83.38	(125.50)
Electricity	05 001 4320.00 5		367.09	5,200.34	3,767.50	(1,432.84)
Natural Gas	05 001 4330.00 5		0.00	55.04	154.00	98.96
Sewer	05 001 4390.00 5		40.30	371.80	154.88	(216.92)
Materials	05 001 4420.00 5		420.04	10,379.57	0.00	(10,379.57)
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	461.29	0.00	(461.29)
Property Insurance	05 001 4510.00 5		509.97	5,550.02	5,764.88	214.86
Other General Expense	05 001 4590.02 5		0.00	12,821.67	13,750.00	928.33
Total Operating Expenses			13,085.07	189,020.86	219,612.58	30,591.72
Total Operating Revenues and Expenses			(13,085.07)	(189,020.86)	(219,612.58)	30,591.72
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	99,750.37	13,199.01	86,551.36
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,119.41	11,422.94	15,576.88	(4,153.94)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,406.60	14,999.62	12,432.75	2,566.87
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,357.09	15,511.83	13,932.38	1,579.45
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,722.50	33,276.75	28,537.63	4,739.12
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	122,375.00	122,375.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		607.76	6,487.80	6,160.00	327.80
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,249.57	24,355.94	22,121.88	2,234.06
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,082.62	11,678.39	11,478.50	199.89
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,150.00	13,850.00	12,650.00	1,200.00
Other General Expense-Unemployment	05 001 4590.03 5		0.00	(550.00)	0.00	(550.00)
Total Other Revenues and Expenses			22,820.55	353,158.64	258,464.03	94,694.61
Total Other Revenues and Expenses			22,820.55	353,158.64	258,464.03	94,694.61
Total Net Income (Loss)			9,735.48	164,137.78	38,851.45	125,286.33

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended November 30, 2019	11 Month(s) Ended November 30, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		2,210.01	23,337.84	26,307.38	2,969.54
Legal Expense	07 002 4130.00 5		0.00	0.00	458.26	458.26
Staff Training	07 002 4140.00 5		0.00	0.00	458.26	458.26
Travel	07 002 4150.00 5		0.00	0.00	458.26	458.26
Accounting Fees	07 002 4170.00 5		358.00	3,948.49	2,933.26	(1,015.23)
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	1,128.03	0.00	(1,128.03)
Audit Fees	07 002 4171.00 5		0.00	2,665.00	1,375.00	(1,290.00)
Employee Benefits Cont - Admin	07 002 4182.00 5		1,008.04	10,156.68	13,903.01	3,746.33
Sundry	07 002 4190.00 5		0.00	138.75	687.50	548.75
Postage	07 002 4190.03 5		0.00	0.00	1,375.00	1,375.00
Bank Fees	07 002 4190.18 5		0.00	76.74	0.00	(76.74)
Telephone	07 002 4190.2 5		108.12	1,199.32	1,375.00	175.68
TENANT BACKGROUND CHECKS	07 002 4190.20 5		0.00	45.92	0.00	(45.92)
Eviction Costs	07 002 4190.4 5		900.00	990.00	916.63	(73.37)
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	458.26	458.26
Tenant Services	07 002 4220.00 5		0.00	0.00	5,500.00	5,500.00
Water	07 002 4310.00 5		608.12	6,309.21	7,407.51	1,098.30
Electricity	07 002 4320.00 5		237.66	3,647.62	3,241.26	(406.36)
Sewer	07 002 4390.00 5		1,048.30	10,609.01	10,522.38	(86.63)
Labor	07 002 4410.00 5		6,598.85	76,069.65	68,034.01	(8,035.64)
Maintenance Materials	07 002 4420.00 5		516.20	17,292.07	17,561.50	269.43
Contract Costs	07 002 4430.00 5		0.00	31,924.93	18,425.00	(13,499.93)
Pest Control	07 002 4430.1 5		1,375.00	4,316.00	1,375.00	(2,941.00)
Contract Costs-Lawn	07 002 4430.3 5		495.00	5,445.00	5,041.63	(403.37)
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	2,710.00	2,200.00	(510.00)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	700.00	916.63	216.63
Garbage and Trash Collection	07 002 4431.00 5		642.10	6,493.81	6,679.75	185.94
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,280.61	24,923.13	25,249.51	326.38
Insurance - Property	07 002 4510.00 5		1,227.29	12,744.13	19,943.88	7,199.75
Bad Debts - Other	07 002 4570.00 5		4,675.38	9,915.52	3,192.75	(6,722.77)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,864.70	31,988.23	31,940.26	(47.97)
Management Fees	07 002 4590.00 5		2,722.50	33,276.75	28,537.63	(4,739.12)
Other General Expense	07 002 4590.01 5		116.42	1,324.77	458.26	(866.51)
MIP Annual Premium to HUD	07 002 4590.03 5		0.00	4,277.29	0.00	(4,277.29)
Total Operating Expenses			29,992.30	327,653.89	306,932.78	(20,721.11)
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		2,680.00	30,939.35	16,500.00	14,439.35
HAP Subsidy	07 002 3110.01 5		27,620.00	331,937.00	351,252.00	(19,315.00)
Total Operating Revenues			30,300.00	362,876.35	367,752.00	(4,875.65)
Total Operating Revenues and Expenses			307.70	35,222.46	60,819.22	(25,596.76)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	07 002 3431.00 5		0.00	100.62	91.63	8.99
Investment Income - Unrestricted	07 002 3610.00 5		0.00	8.72	45.76	(37.04)
Other Income - Tenant	07 002 3690.00 5		1,003.83	8,766.09	6,315.76	2,450.33
Other Income/Laundry	07 002 3690.7 5		0.00	647.30	1,008.26	(360.96)
Total Other Revenues and Expenses			1,003.83	9,522.73	7,461.41	2,061.32
Total Other Revenues and Expenses			1,003.83	9,522.73	7,461.41	2,061.32
Total Net Income (Loss)			1,311.53	44,745.19	68,280.63	(23,535.44)