

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Wednesday January 15, 2020, 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; December 2019
 - 3. TAR & Maintenance Reports; December 2019
 - 4. Cash Analysis -- December 2019
 - 5. Project Budgeted Income Statement Reports -- December 2019
 - 6. Financial Statements—November 2019
- E. Secretary Reports & Old Business
 - Secretary Pieratt attended Workshop for Executive Directors, an online training on 1/8 and 1/9
- F. New Business
 - PILOT
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: February 12, 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 January 15, 2020; 5:30 P.M.
Meeting Agenda**

ROLL CALL;

PREVIOUS MINUTES:

COMMUNICATIONS:

- I. OLD BUSINESS**
 - Palmetto—develop or sell???

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): February 12, 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
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825

December 18, 2019 5:00 P.M.

A. Opening/Roll Call: Chairman Wade called the Board Meeting to order at 5:00 pm. Commissioner Chet Brojek opened in prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Wade, Brojek, Jackson, and Mundt. Absent: Conner, Duffner and Harris. Also Present: APHA CEO Penny Pieratt, City Council Liaison Brenda Gray.

B. Public Comments/Presentations: None

C. Communications: None

D. Consent Agenda: Chairman Wade called for a motion to approve the consent agenda. Commissioner Brojek 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 Highlands County Long Term Recovery Group's Red Cross grant expiring January 2020 and the Volunteer Grant expiring February 2020 and would like to terminate our partnership with them since no further grants have been submitted to carry this group forward into the future. Commissioner Mundt moved to accept, motion was seconded by Commissioner Brojek and carried unanimously. Secretary Pieratt also informed the board that APHA had a float in the Avon Park's parade, and each property had tenant holiday parties with limited participation. The awnings over the mailboxes have been completed for all properties and look very nice.

F. New Business: 2020 Budget was presented. Commissioner Jackson moved to accept and Commissioner Mundt seconded and carried unanimously. The budget also included the three percent salary raise. The Incentive Compensation presented by Secretary Pieratt, Commissioner Jackson moved to accept and Commissioner Mundt seconded and carried unanimously; however, the board would like to see performance evaluations for the future.

F. Unfinished Business, Concerns of Commissioners: None

H. Next Meeting: January 15, 2020 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
December 18, 2019 5:30 P.M.

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:40 PM. Secretary Pieratt called the roll with the following present: Wade, Brojek, Jackson, and Mundt . Also in attendance: Penny Pieratt, CEO/Secretary, City County Liaison Brenda Gray. Absent were Conner, Duffer and Harris.

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

COMMUNICATIONS: Secretary Pieratt reported that the tree debris at Palmetto is finally gone.

OLD BUSINESS: We spoke about how we would like to see Palmetto land developed and need to re-zone so we can develop duplexes. The board would like to see Larry Shoeman's contract and Secretary Pieratt will email to everyone and we will talk about this at the next board meeting.

NEW BUSINESS: 2020 Budget was presented. Commissioner Mundt moved to accept and Commissioner Jackson seconded and carried unanimously. The budget also included the three percent salary raise. The Incentive Compensation presented by Secretary Pieratt, Commissioner Mundt moved to accept and Commissioner Jackson seconded and carried unanimously; however, the board would like to see performance evaluations for the future.

Next Board Meeting: January 15, 2020

ADJOURN: There being no further business to come before the Board, Director Brojek adjourned the meeting at 5:50pm; motioned by Jackson and second by Mundt.

Accepted _____

Accepted _____

Attest _____

SEAL

Tenant Accounts Receivable
31-Dec-19

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
DH Total	\$ -	
<u>Lakeside Park I</u>		
J. Gifford	\$ 24.88	Electric (not in her name)
M. Russell	\$ 336.59	Unreported income (pmts)
T. Taylor	\$ 25.00	Work order
J. Toney	\$ 131.45	Move out charges (pmts)
Lakeside I Total	\$ 517.92	
<u>Lakeside Park II</u>		
L. Martinez	\$ 5.00	Work order
L. Rivera	\$ 1,206.00	Unreported income/rent
S. Roux	\$ 307.00	Rent/late fee
E. Starai	\$ 269.00	Rent
S. Valentin	\$ 1,479.00	Unreported income/rent-pmts
Lakeside II Total	\$ 3,266.00	
<u>NCH I</u>		
N. Legree	\$ 247.98	Work order
A. Shelby	\$ 25.37	Work order
NCH I Total	\$ 273.35	
<u>NCH II</u>		
K. Billy	\$ 65.84	Work order
A. Cuevas	\$ 1,271.00	Rent, NSF fee
J. Garcia	\$ 4.00	Balance on late fee
NCH II Total	\$ 1,340.84	

Submitted by Penny Pieratt, CEO

Tenant Accounts Receivable
31-Dec-19

Cornell Colony

S. Battles	\$	780.00	Rent, Late Fee
N. Irizarry	\$	7.00	Balance on late fee
E. Marberry	\$	75.64	Work order
S. Sims	\$	24.97	Work order
E. Ward	\$	440.72	Electric, late fees
Cornel Total	\$	1,328.33	

Ridgedale

J. Alexander	\$	1.00	Work order
J. Echevarria	\$	244.82	Work order (pmts)
J. Fils Aim	\$	759.00	Unreported income/rent/pmts
C. Lopez	\$	241.99	Rent
T. McNeil	\$	41.00	late fee
A. Tate	\$	27.00	Work order
C. Vazquez	\$	3.36	Work order
Ridgedale Total	\$	1,318.17	

GRAND TOTAL	\$	8,044.61
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	2,492.20
Lakeside Park II	\$	626.80
NCH I	\$	909.64
NCH II	\$	-
Ridgedale	\$	9,944.09
Cornell	\$	1,684.62
TOTAL	\$	15,657.35

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

December 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. 168 hours were taken during the month of December for sick, annual and holiday leave.

	Maintenance	Rachel/Housing Clerk
Delaney Heights Inspections	0	0
Lakeside Park I Inspections	0	0
Lakeside Park II Inspections	0	0
Ridgdeale Inspections	0	0
NCH I Inspections	0	1
NCH II Inspections	0	3
Cornell Colony Inspections	0	12
Delaney Heights Vacancies	0	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	0	
Ridgedale Vacancies	0	
NCH I Vacancies	2	
NCH II Vacancies	0	
Cornell Colony Vacancies	2	
		Property Manager
Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	0	3
Ridgedale Move Ins	0	0
NCH I Move Ins	0	0
NCH II Move Ins	0	0
Cornell Colony Move Ins	0	1
Delaney Heights Move Outs	1	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	1	
Ridgedale Move Outs	1	
NCH I Move Outs	0	
NCH II Move Outs	1	
Cornell Colony Move Outs	2	

Submitted by Penny Pieratt, CEO

OCCUPANCY/VACANCY REPORT

Dec-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>
539	0	12/9/2019			9		Deceased
TOTAL DELANEY HEIGHTS VACANT - 1							

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>
39	3	11/12/2019			13		Non payment rent
TOTAL LAKESIDE PARK I VACANT - 1							

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>
329	1	10/18/2019	12/10/2019	42	11	53	Abandoned unit
228	3	10/31/2019	12/2/2019	23	10	33	In jail
337	1	11/15/2019	12/10/2019	16	9	25	Deceased
201	3	12/31/2019					Evicted/non payment
TOTAL LAKESIDE PARK II VACANT - 1							

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
726	2	12/3/2019					Evicted non pmt rent
723	2	12/3/2019					Evicted non pmt rent
TOTAL RIDGEDALE VACANT - 2							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Dec-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>
624	3	11/15/2019			16		Medical Issues
614	3	11/18/2019			23		Non payment rent
663	3	12/31/2019			OPEN		Moved to Maryland
TOTAL NCH I VACANT - 3							

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>
656	3	12/9/2019			OPEN		Deceased

TOTAL NCH II VACANT - 1

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>
38288	3	8/5/2019			17		Moved out of state
38274	3	10/31/2019	12/13/2019	24	20	44	Moving to Ridgedale
38258	3	11/6/2019			15		Moved to NCH
38212	3	11/21/2019			21		Abandoned
38197	3	12/2/2019			10		Neighbor issue
38266	3	12/2/2019			OPEN		Moved to LP2
TOTAL CORNELL VACANT - 5 (2-VETERANS)							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Dec-19

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Intent to Vacate --

NCH I=3 bdrm=unit 663=moving to Maryland 12/31/19
NCH II=3 bdrm=unit 654=non renewal 12/31/19
NCH II=3 bdrm=unit 404=moving to NCH 1/31/20
Ridgedale=2 bdrm=unit 732=non renewal=12/31/19
Ridgedale=3 bdrm=unit 720=non renewal=1/31/20
Cornell=3 bdrm=unit 38166=non renewal=1/31/20
Delaney Heights=1 bdrm=unit 523=moving in with girlfriend=1/31/20

Evictions -

Ridgedale=unit 705=2 bdrm=non renewal=11/19--SENT TO EVICTION
Ridgedale=unit 732=2 bdrm=non pmt rent--SENT TO EVICTION
NCH II=4 bdrm=unit 736=non pmt rent

SUBMITTED BY PENNY PIERATT, CEO

WAITING LIST

DELANEY HEIGHTS

1 BDRM 130
 TOTAL 130

LAKESIDE PARK I

1 BDRM 0
 2 BDRM 247
 3 BDRM 165
 4 BDRM 56
 5 BDRM 4
 TOTAL 472

LAKESIDE PARK II

1 BDRM 259
 2 BDRM 298
 3 BDRM 186
 4 BDRM 67
 5 BDRM 3
 TOTAL 813

RIDGEDALE

1 BDRM 226
 2 BDRM 236
 3 BDRM 157
 4 BDRM 58
 TOTAL 677

NORTH CENTRAL HEIGHTS

2 BDRM 289
 3 BDRM 135
 4 BDRM 55
 TOTAL 479

CORNELL COLONY

3 BDRM 122

TOTAL 2693

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 December 31, 2019	12 Month(s) Ended December 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		441.21	16,894.68	24,206.00	7,311.32
Compensated Absences	02 001 4120.00 5		1,737.21	1,737.21	0.00	(1,737.21)
Legal Expense	02 001 4130.00 5		0.00	0.00	1,500.00	1,500.00
Staff Training	02 001 4140.00 5		0.00	52.70	500.00	447.30
Travel	02 001 4150.00 5		0.00	48.93	500.00	451.07
Accounting Fees	02 001 4170.00 5		600.00	4,466.74	3,000.00	(1,466.74)
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	1,350.00	(1,520.00)
Employee Benefits Cont - Admin	02 001 4182.00 5		605.20	5,431.61	10,769.00	5,337.39
Sundry	02 001 4190.00 5		0.00	138.75	1,250.00	1,111.25
Bank Fees	02 001 4190.18 5		0.00	24.00	250.00	226.00
Telephone	02 001 4190.2 5		88.17	1,151.29	1,000.00	(151.29)
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	1,500.00	642.06
Water	02 001 4310.00 5		18.47	604.10	788.00	183.90
Electricity	02 001 4320.00 5		711.09	4,735.54	4,333.00	(402.54)
Sewer	02 001 4390.00 5		40.30	575.49	584.00	8.51
Labor	02 001 4410.00 5		(315.22)	9,750.91	6,608.00	(3,142.91)
Maintenance Materials	02 001 4420.00 5		361.77	11,103.65	10,000.00	(1,103.65)
Contract Costs	02 001 4430.00 5		228.74	13,925.82	1,320.00	(12,605.82)
Contract Costs-Pest Control	02 001 4430.1 5		544.00	6,576.00	4,387.00	(2,189.00)
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	500.00	500.00
Contract Costs - AC	02 001 4430.4 5		0.00	2,955.00	5,000.00	2,045.00
Contract Costs - Lawn	02 001 4430.5 5		2,044.00	25,647.72	29,149.00	3,501.28
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		41.00	566.00	750.00	184.00
Emp Benefit Cont - Maintenance	02 001 4433.00 5		489.72	5,863.86	2,705.00	(3,158.86)
Insurance - Property	02 001 4510.00 5		1,477.89	16,948.66	23,301.00	6,352.34
Bad Debts - Other	02 001 4570.00 5		1,969.60	11,782.29	1,500.00	(10,282.29)
Bonneville Interest	02 001 4580.01 5		3,765.82	45,341.44	45,341.00	(0.44)
Other General Expense	02 001 4590.00 5		35.67	1,602.24	500.00	(1,102.24)
Management Fees	02 001 4590.02 5		1,114.00	12,536.94	16,993.00	4,456.06
Depreciation Expense	02 001 4800.00 5		163,674.73	163,674.73	0.00	(163,674.73)
Total Operating Expenses			179,673.37	371,747.49	199,584.00	(172,163.49)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		22,715.78	252,773.20	212,407.00	40,366.20
Total Operating Revenues			22,715.78	252,773.20	212,407.00	40,366.20
Total Operating Revenues and Expenses			(156,957.59)	(118,974.29)	12,823.00	(131,797.29)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	88.72	66.00	22.72
Other Income - Tenant	02 001 3690.00 5		1,058.33	11,057.31	3,425.00	7,632.31
Collection Loss Recovery Prior Year	02 001 3690.01 5		0.00	0.00	972.00	(972.00)
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			1,058.33	11,193.53	4,463.00	6,730.53
Total Other Revenues and Expenses			1,058.33	11,193.53	4,463.00	6,730.53
Total Net Income (Loss)			(155,899.26)	(107,780.76)	17,286.00	(125,066.76)

+9775.47

+55899.97

+38607.97

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 December 31, 2019	12 Month(s) Ended December 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		359.07	13,575.51	19,368.00	5,792.49
Compensated Absences	02 002 4120.00 5		1,367.50	1,367.50	0.00	(1,367.50)
Staff Training	02 002 4140.00 5		0.00	43.40	500.00	456.60
Travel	02 002 4150.00 5		0.00	40.29	250.00	209.71
Accounting Fees	02 002 4170.00 5		600.00	4,345.51	3,000.00	(1,345.51)
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		483.32	4,320.92	8,601.00	4,280.08
Sundry	02 002 4190.00 5		30.58	143.63	750.00	606.37
Bank Service Fee	02 002 4190.18 5		60.59	60.59	0.00	(60.59)
Telephone	02 002 4190.2 5		0.00	0.00	450.00	450.00
Tenant Background Check	02 002 4190.20 5		0.00	0.00	750.00	750.00
Eviction Costs	02 002 4190.4 5		0.00	810.00	1,500.00	690.00
Water	02 002 4310.00 5		42.92	356.28	0.00	(356.28)
Electricity	02 002 4320.00 5		109.29	1,968.92	0.00	(1,968.92)
Sewer	02 002 4390.00 5		9.33	116.66	0.00	(116.66)
Labor	02 002 4410.00 5		(262.15)	7,646.84	5,192.00	(2,454.84)
Maintenance Materials	02 002 4420.00 5		871.55	13,082.05	7,500.00	(5,582.05)
Contract Costs	02 002 4430.00 5		0.00	7,497.89	733.00	(6,764.89)
Contract Costs-Pest Control	02 002 4430.1 5		448.00	2,792.00	5,268.00	2,476.00
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	20,622.37	19,031.00	(1,591.37)
Contract Costs - AC	02 002 4430.4 5		408.00	3,633.00	2,816.00	(817.00)
Garbage and Trash Collection	02 002 4431.00 5		12.50	263.00	500.00	237.00
Emp Benefit Cont - Maintenance	02 002 4433.00 5		398.12	4,767.28	2,125.00	(2,642.28)
Insurance - Property	02 002 4510.00 5		1,154.10	13,366.90	18,284.00	4,917.10
Bad Debts - Other	02 002 4570.00 5		(142.95)	6,981.71	9,654.00	2,672.29
Bonneville Interest	02 002 4580.01 5		3,406.86	41,016.84	41,017.00	0.16
Other General Expense	02 002 4590.00 5		31.33	2,707.00	500.00	(2,207.00)
Management Fees	02 002 4590.02 5		1,494.46	16,494.08	13,563.00	(2,931.08)
Depreciation Expense	02 002 4800.00 5		* 121,408.56	121,408.56	0.00	(121,408.56)
Total Operating Expenses			133,896.98	291,854.55	161,352.00	(130,502.55)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		18,976.23	205,312.07	169,539.00	35,773.07
Total Operating Revenues			18,976.23	205,312.07	169,539.00	35,773.07
Total Operating Revenues and Expenses			(114,920.75)	(86,542.48)	8,187.00	(94,729.48)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	70.99	60.00	10.99
Other Income - Tenant	02 002 3690.00 5		276.00	9,541.23	8,146.00	1,395.23
Other Income - Non Tenant	02 002 3690.02 5		0.00	35.00	0.00	35.00
Total Other Revenues and Expenses			276.00	9,647.22	8,206.00	1,441.22
Total Other Revenues and Expenses			276.00	9,647.22	8,206.00	1,441.22
Total Net Income (Loss)			(114,644.75)	(76,895.26)	16,393.00	(93,288.26)

+ 6763.81

+ 44513.30

+ 28120.30

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

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended December 31, 2019	12 Month(s) Ended December 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		927.07	19,538.38	27,431.00	7,892.62
Compensated Absences	03 001 4120.00 5		3,772.54	3,772.54	0.00	(3,772.54)
Legal Expense	03 001 4130.00 5		0.00	0.00	1,500.00	1,500.00
Staff Training	03 001 4140.00 5		0.00	58.90	500.00	441.10
Travel	03 001 4150.00 5		0.00	54.68	500.00	445.32
Accounting Fees	03 001 4170.00 5		500.00	3,897.56	2,500.00	(1,397.56)
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	1,600.00	(1,680.00)
Employee Benefits Cont - Admin	03 001 4182.00 5		686.56	6,172.75	12,214.00	6,041.25
Sundry	03 001 4190.00 5		0.00	138.75	2,000.00	1,861.25
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	2,324.67	2,500.00	175.33
Eviction Costs	03 001 4190.40 5		0.00	1,855.00	1,000.00	(855.00)
Water	03 001 4310.00 5		83.67	838.28	421.00	(417.28)
Electricity	03 001 4320.00 5		554.55	4,296.72	2,363.00	(1,933.72)
Sewer	03 001 4390.00 5		63.86	538.69	411.00	(127.69)
Labor	03 001 4410.00 5		(669.72)	22,249.50	19,642.00	(2,607.50)
Materials	03 001 4420.00 5		515.32	5,876.65	5,500.00	(376.65)
Contract Costs	03 001 4430.00 5		201.82	8,236.81	2,500.00	(5,736.81)
Contract Costs - Pest Control	03 001 4430.10 5		608.00	3,532.00	3,500.00	(32.00)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	30,215.09	30,360.00	144.91
Contract Costs - AC	03 001 4430.40 5		0.00	2,975.00	1,500.00	(1,475.00)
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		109.18	1,142.48	1,003.00	(139.48)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,040.58	12,277.48	8,466.00	(3,811.48)
Property Insurance	03 001 4510.00 5		2,670.18	31,727.29	21,676.00	(10,051.29)
Payment in Lieu of Taxes	03 001 4520.00 5		0.00	4,730.88	0.00	(4,730.88)
Bad Debts - Other	03 001 4570.00 5		2,748.77	19,640.26	7,542.00	(12,098.26)
Management Fees	03 001 4590.01 5		1,419.07	16,930.90	15,199.00	(1,731.90)
Other General Expense	03 001 4590.02 5		39.56	11,168.13	11,500.00	331.87
DEPRECIATION	03 001 4800.00 5		169,632.30	169,632.30	0.00	(169,632.30)
Total Operating Expenses			187,386.95	387,993.59	183,328.00	(204,665.59)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		24,415.33	282,403.26	253,313.00	29,090.26
Total Operating Revenues			24,415.33	282,403.26	253,313.00	29,090.26
Total Operating Revenues and Expenses			(162,971.62)	(105,590.33)	69,985.00	(175,575.33)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		8.61	128.25	0.00	128.25
Other Income - Misc Other Revenue	03 001 3690.00 5		2,027.09	20,180.95	17,500.00	2,680.95
Interest on Loan - Heartland National	03 001 5610.00 5		(5,437.74)	(45,143.08)	(45,143.00)	(0.08)
Total Other Revenues and Expenses			(3,402.04)	(24,833.88)	(27,643.00)	2,809.12
Total Other Revenues and Expenses			(3,402.04)	(24,833.88)	(27,643.00)	2,809.12
Total Net Income (Loss)			(166,373.66)	(130,424.21)	42,342.00	(172,766.21)

+3258.64

+39208.09

-3133.91

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

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended December 31, 2019	12 Month(s) Ended December 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		172.59	6,446.72	7,778.00	1,331.28
Compensated Absence	04 001 4120.00 5		973.56	973.56	0.00	(973.56)
Legal Expense	04 001 4130.00 5		0.00	20.00	200.00	180.00
Staff Training	04 001 4140.00 5		0.00	0.00	200.00	200.00
Travel	04 001 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	04 001 4170.00 5		500.00	4,307.26	2,400.00	(1,907.26)
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	1,500.00	270.00
Employee Benefits Cont - Admin	04 001 4182.00 5		278.24	3,000.00	4,098.00	1,098.00
Sundry	04 001 4190.00 5		0.00	129.88	750.00	620.12
Bank Fees	04 001 4190.19 5		60.59	60.59	0.00	(60.59)
Telephone/Communications	04 001 4190.20 5		212.75	2,600.65	600.00	(2,000.65)
Eviction Costs	04 001 4190.40 5		0.00	1,135.00	600.00	(535.00)
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	311.00	36.31
Electricity	04 001 4320.00 5		101.09	1,287.81	1,604.00	316.19
Natural Gas	04 001 4330.00 5		0.00	98.96	287.00	188.04
Sewer	04 001 4390.00 5		0.00	246.67	423.00	176.33
Labor	04 001 4410.00 5		92.64	4,406.60	2,832.00	(1,574.60)
Maintenance Materials	04 001 4420.00 5		137.56	5,405.13	3,600.00	(1,805.13)
Contract Costs	04 001 4430.00 5		29.33	2,122.59	950.00	(1,172.59)
Contract Costs - Pest Control	04 001 4430.10 5		1,650.00	4,480.00	4,000.00	(480.00)
Contract Costs-Lawn	04 001 4430.30 5		266.60	3,199.60	3,500.00	300.40
Contract Costs - AC	04 001 4430.40 5		0.00	5,845.00	2,500.00	(3,345.00)
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	500.00	153.43
Emp Benefit Cont - Maintenance	04 001 4433.00 5		210.12	2,709.39	1,159.00	(1,550.39)
Property Insurance	04 001 4510.00 5		726.50	8,306.59	5,872.00	(2,434.59)
Bad Debts - Other	04 001 4570.00 5		1,696.70	6,265.37	4,000.00	(2,265.37)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	5,980.00	5,980.00	0.00
Management Fees	04 001 4590.01 5		640.32	7,128.12	0.00	(7,128.12)
Other General Expense	04 001 4590.02 5		29.12	657.10	4,230.00	3,572.90
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	2,499.96	2,500.00	0.04
Depreciation Expense	04 001 4800.00 5		28,732.29	28,732.29	0.00	(28,732.29)
Total Operating Expenses			36,718.33	110,890.22	62,874.00	(48,016.22)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,919.50	22,661.78	9,120.00	13,541.78
HAP Subsidy	04 001 3110.01 5		8,488.00	92,314.00	106,344.00	(14,030.00)
Total Operating Revenues			10,407.50	114,975.78	115,464.00	(488.22)
Total Operating Revenues and Expenses			(26,310.83)	4,085.56	52,590.00	(48,504.44)
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		934.20	7,730.40	0.00	7,730.40
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			934.20	52,470.97	0.00	52,470.97
Total Other Revenues and Expenses			934.20	52,470.97	0.00	52,470.97
Total Net Income (Loss)			(25,376.63)	56,556.53	52,590.00	3,966.53

+3355.12

+85288.82

+32698.82

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

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended December 31, 2019	12 Month(s) Ended December 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		568.68	14,245.87	16,897.00	2,651.13
Compensated Absence	04 002 4120.00 5		2,855.87	2,855.87	0.00	(2,855.87)
Legal Expense	04 002 4130.00 5		202.75	789.75	1,500.00	710.25
Staff Training	04 002 4140.00 5		0.00	0.00	500.00	500.00
Travel	04 002 4150.00 5		0.00	0.00	250.00	250.00
Accounting Fees	04 002 4170.00 5		500.00	5,510.66	2,400.00	(3,110.66)
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	2,500.00	(2,010.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		606.38	6,553.72	8,914.00	2,360.28
Sundry	04 002 4190.00 5		0.00	199.34	3,000.00	2,800.66
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	2,500.00	2,050.00
Ten Services -	04 002 4220.00 5		419.94	1,327.44	2,500.00	1,172.56
Water	04 002 4310.00 5		85.84	240.71	437.00	196.29
Electricity	04 002 4320.00 5		34.11	681.71	3,510.00	2,828.29
Natural Gas	04 002 4330.00 5		0.00	0.00	48.00	48.00
Sewer	04 002 4390.00 5		20.54	74.19	501.00	426.81
Labor	04 002 4410.00 5		488.09	16,790.92	13,370.00	(3,420.92)
Maintenance Materials	04 002 4420.00 5		561.28	13,676.90	5,984.00	(7,692.90)
Contract Costs	04 002 4430.00 5		46.92	7,226.62	10,957.00	3,730.38
Contract Costs - Pest Control	04 002 4430.10 5		0.00	5,120.00	10,028.00	4,908.00
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	12,796.40	14,551.00	1,754.60
Contract Costs - AC	04 002 4430.40 5		270.00	3,625.00	0.00	(3,625.00)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	125.00	750.00	625.00
Garbage and Trash Collection	04 002 4431.00 5		36.50	189.17	2,500.00	2,310.83
Emp Benefit Cont - Maintenance	04 002 4433.00 5		574.24	6,909.75	4,069.00	(2,840.75)
Property Insurance	04 002 4510.00 5		2,322.32	21,781.62	23,607.00	1,825.38
Bad Debts - Other	04 002 4570.00 5		(612.13)	4,975.89	3,690.00	(1,285.89)
Management Fees	04 002 4590.01 5		2,174.24	26,530.18	24,133.00	(2,397.18)
Other General Expense	04 002 4590.02 5		641.71	81,268.65	5,000.00	(76,268.65)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	96,000.00	96,000.00	0.00
Extraordinary Maint - Contract Costs	04 002 4610.10 5		0.00	0.00	12,000.00	12,000.00
Depreciation Expense	04 002 4800.00 5		* 113,133.40	113,133.40	0.00	(113,133.40)
Total Operating Expenses			133,997.08	447,940.05	272,096.00	(175,844.05)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		4,630.08	57,968.20	38,327.00	19,641.20
HAP Subsidy	04 002 3110.01 5		29,146.00	353,075.00	376,321.00	(23,246.00)
Total Operating Revenues			33,776.08	411,043.20	414,648.00	(3,604.80)
Total Operating Revenues and Expenses			(100,221.00)	(36,896.85)	142,552.00	(179,448.85)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		97.08	226.63	250.00	(23.37)
Other Income - Tenants	04 002 3690.00 5		1,191.55	7,040.91	3,000.00	4,040.91
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	1,200.00	(1,200.00)
Interest on Loan	04 002 5610.00 5		(5,172.41)	(62,311.20)	(62,311.00)	(0.20)
Total Other Revenues and Expenses			(3,883.78)	(55,043.66)	(57,861.00)	2,817.34
Total Other Revenues and Expenses			(3,883.78)	(55,043.66)	(57,861.00)	2,817.34
Total Net Income (Loss)			(104,104.78)	(91,940.51)	84,691.00	(176,631.51)

14028.62

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-63498.11

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

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended December 31, 2019	12 Month(s) Ended December 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00	5	798.78	19,621.35	23,333.00	3,711.65
Compensated Absence	04 003 4120.00	5	3,990.62	3,990.62	0.00	(3,990.62)
Legal Expense	04 003 4130.00	5	0.00	705.50	1,000.00	294.50
Staff Training	04 003 4140.00	5	0.00	0.00	500.00	500.00
Travel	04 003 4150.00	5	0.00	0.00	600.00	600.00
Accounting Fees	04 003 4170.00	5	500.00	4,682.78	4,500.00	(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	1,750.00	(1,940.00)
Employee Benefits Cont - Admin	04 003 4182.00	5	834.64	9,016.58	12,293.00	3,276.42
Sundry	04 003 4190.00	5	42.00	419.58	900.00	480.42
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	21.56	353.53	865.00	511.47
Electricity	04 003 4320.00	5	380.30	3,190.14	2,267.00	(923.14)
Natural Gas	04 003 4330.00	5	32.92	406.77	402.00	(4.77)
Sewer	04 003 4390.00	5	40.30	432.63	739.00	306.37
Labor	04 003 4410.00	5	686.86	23,714.76	18,985.00	(4,729.76)
Maintenance Materials	04 003 4420.00	5	1,085.49	15,095.94	8,335.00	(6,760.94)
Contract Costs	04 003 4430.00	5	70.38	4,211.47	6,458.00	2,246.53
Contract Costs - Pest Control	04 003 4430.10	5	928.00	5,212.00	5,072.00	(140.00)
Contract Costs-Lawn	04 003 4430.30	5	667.00	7,337.00	8,500.00	1,163.00
Contract Costs - AC	04 003 4430.40	5	0.00	71,347.32	25,000.00	(46,347.32)
Contract Costs-Plumbing	04 003 4430.50	5	0.00	700.00	750.00	50.00
Contract Costs - Vacancy Turnaround	04 003 4430.60	5	0.00	0.00	500.00	500.00
Garbage and Trash Collection	04 003 4431.00	5	25.00	389.43	1,000.00	610.57
Emp Benefit Cont - Maintenance	04 003 4433.00	5	774.64	9,323.68	5,735.00	(3,588.68)
Property Insurance	04 003 4510.00	5	1,069.54	12,174.60	19,305.00	7,130.40
Bad Debts - Other	04 003 4570.00	5	677.76	0.00	750.00	750.00
Management Fees	04 003 4590.01	5	1,080.07	12,758.46	12,522.00	(236.46)
Other General Expense	04 003 4590.02	5	26.00	1,008.03	1,000.00	(8.03)
GROUND LEASE EXPENSE	04 003 4590.03	5	2,916.67	35,000.04	35,000.00	(0.04)
Depreciation Expense	04 003 4800.00	5	* 89,788.41	89,788.41	0.00	(89,788.41)
Total Operating Expenses			106,436.94	335,059.45	198,061.00	(136,998.45)
Operating Revenues						
Dwelling Rent	04 003 3110.00	5	4,083.67	48,571.52	39,604.00	8,967.52
HAP Subsidy	04 003 3110.01	5	13,826.00	163,245.00	175,556.00	(12,311.00)
Total Operating Revenues			17,909.67	211,816.52	215,160.00	(3,343.48)
Total Operating Revenues and Expenses			(88,527.27)	(123,242.93)	17,099.00	(140,341.93)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00	5	13.21	147.89	0.00	147.89
Other Income - Tenants	04 003 3690.00	5	191.00	664.44	3,000.00	(2,335.56)
Other Income - Misc Other Revenue	04 003 3690.01	5	0.00	0.01	1,173.00	(1,172.99)
Other Income - Laundry	04 003 3690.07	5	50.00	1,181.55	0.00	1,181.55
Leave with no Notice	04 003 3690.16	5	0.00	211.00	0.00	211.00
Total Other Revenues and Expenses			254.21	2,204.89	4,173.00	(1,968.11)
Total Other Revenues and Expenses			254.21	2,204.89	4,173.00	(1,968.11)
Total Net Income (Loss)			(88,273.06)	(121,038.04)	21,272.00	(142,310.04)

+1515.35
 - 31249.63
 - 52521.63

AVON PARK HOUSING AUTHORITY Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended December 31, 2019	12 Month(s) Ended December 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		11,565.51	90,984.40	110,848.00	19,863.60
Compensated Absence	05 001 4120.00 5		9,508.80	9,508.80	0.00	(9,508.80)
Legal Expense	05 001 4130.00 5		0.00	2,336.00	5,000.00	2,664.00
Staff Training	05 001 4140.00 5		0.00	1,840.00	0.00	(1,840.00)
Travel	05 001 4150.00 5		34.80	1,956.34	2,500.00	543.66
Accounting Fees	05 001 4170.00 5		300.00	2,524.11	4,500.00	1,975.89
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	2,000.00	2,000.00
Employee Benefits Cont - Admin	05 001 4182.00 5		3,244.04	24,522.74	29,303.00	4,780.26
Sundry	05 001 4190.00 5		1,428.40	15,757.75	38,500.00	22,742.25
Bank Fees	05 001 4190.19 5		5.00	60.00	0.00	(60.00)
Telephone/Communications	05 001 4190.20 5		859.44	10,130.73	3,500.00	(6,630.73)
Postage	05 001 4190.30 5		566.45	2,663.90	6,000.00	3,336.10
Eviction Costs	05 001 4190.40 5		0.00	0.00	1,600.00	1,600.00
Contract Costs - Copier	05 001 4190.60 5		93.53	1,416.78	2,500.00	1,083.22
Contract Costs - Admin	05 001 4190.90 5		120.00	1,900.00	7,500.00	5,600.00
Water	05 001 4310.00 5		18.47	227.35	91.00	(136.35)
Electricity	05 001 4320.00 5		421.64	5,621.98	4,110.00	(1,511.98)
Natural Gas	05 001 4330.00 5		0.00	55.04	168.00	112.96
Sewer	05 001 4390.00 5		40.30	412.10	169.00	(243.10)
Labor	05 001 4410.00 5		14,500.00	14,500.00	0.00	(14,500.00)
Materials	05 001 4420.00 5		1,394.15	11,773.72	0.00	(11,773.72)
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	511.29	0.00	(511.29)
Emp Benefit Cont - Maintenance	05 001 4433.00 5		1,109.25	1,109.25	0.00	(1,109.25)
Property Insurance	05 001 4510.00 5		509.97	6,059.99	6,289.00	229.01
Other General Expense	05 001 4590.02 5		953.08	13,774.75	15,000.00	1,225.25
Other General Expense-Unemployment	05 001 4590.03 5		0.00	550.00	0.00	(550.00)
Depreciation Expense	05 001 4800.00 5		61,066.31	61,066.31	0.00	(61,066.31)
Total Operating Expenses			107,789.14	297,365.00	239,578.00	(57,787.00)
Total Operating Revenues and Expenses			(107,789.14)	(297,365.00)	(239,578.00)	(57,787.00)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		9.85	99,760.22	14,399.00	85,361.22
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,114.00	12,536.94	16,993.00	(4,456.06)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,494.46	16,494.08	13,563.00	2,931.08
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,419.07	16,930.90	15,199.00	1,731.90
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		3,157.52	36,434.27	31,132.00	5,302.27
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	133,500.00	133,500.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		640.32	7,128.12	6,720.00	408.12
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,174.24	26,530.18	24,133.00	2,397.18
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,080.07	12,758.46	12,522.00	236.46
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		0.00	13,850.00	13,800.00	50.00
Total Other Revenues and Expenses			22,214.53	375,923.17	281,961.00	93,962.17
Total Other Revenues and Expenses			22,214.53	375,923.17	281,961.00	93,962.17
Total Net Income (Loss)			(85,574.61)	78,558.17	42,383.00	36,175.17

- 24,508.30

+ 139,624.48

+ 9,724.48

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2019	ACCOUNT	1 Month(s) Ended December 31, 2019	12 Month(s) Ended December 31, 2019	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		1,020.61	24,358.45	28,699.00	4,340.55
Compensated Absences	07 002 4120.00 5		11,622.64	11,622.64	0.00	(11,622.64)
Legal Expense	07 002 4130.00 5		0.00	0.00	500.00	500.00
Staff Training	07 002 4140.00 5		0.00	0.00	500.00	500.00
Travel	07 002 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	07 002 4170.00 5		500.00	4,448.49	3,200.00	(1,248.49)
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	1,500.00	(1,165.00)
Employee Benefits Cont - Admin	07 002 4182.00 5		1,034.41	11,191.09	15,167.00	3,975.91
Sundry	07 002 4190.00 5		0.00	138.75	750.00	611.25
Postage	07 002 4190.03 5		0.00	0.00	1,500.00	1,500.00
Bank Fees	07 002 4190.18 5		3.80	84.40	0.00	(84.40)
Telephone	07 002 4190.2 5		108.12	1,307.44	1,500.00	192.56
TENANT BACKGROUND CHECKS	07 002 4190.20 5		0.00	45.92	0.00	(45.92)
Eviction Costs	07 002 4190.4 5		235.00	1,225.00	1,000.00	(225.00)
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	500.00	500.00
Tenant Services	07 002 4220.00 5		0.00	0.00	6,000.00	6,000.00
Water	07 002 4310.00 5		630.20	6,939.41	8,081.00	1,141.59
Electricity	07 002 4320.00 5		506.32	4,153.94	3,536.00	(617.94)
Sewer	07 002 4390.00 5		1,048.30	11,657.31	11,479.00	(178.31)
Labor	07 002 4410.00 5		1,139.15	77,208.80	74,219.00	(2,989.80)
Maintenance Materials	07 002 4420.00 5		3,110.47	20,402.54	19,158.00	(1,244.54)
Contract Costs	07 002 4430.00 5		134.90	32,059.83	20,100.00	(11,959.83)
Pest Control	07 002 4430.1 5		672.00	4,988.00	1,500.00	(3,488.00)
Contract Costs-Lawn	07 002 4430.3 5		495.00	5,940.00	5,500.00	(440.00)
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	2,710.00	2,400.00	(310.00)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	700.00	1,000.00	300.00
Garbage and Trash Collection	07 002 4431.00 5		642.10	7,135.91	7,287.00	151.09
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,314.52	27,237.65	27,545.00	307.35
Insurance - Property	07 002 4510.00 5		1,227.29	13,971.42	21,757.00	7,785.58
Bad Debts - Other	07 002 4570.00 5		4,463.30	14,378.82	3,483.00	(10,895.82)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,855.57	34,843.80	34,844.00	0.20
Management Fees	07 002 4590.00 5		3,157.52	36,434.27	31,132.00	(5,302.27)
Other General Expense	07 002 4590.01 5		39.22	1,363.99	500.00	(863.99)
MIP Annual Premium to HUD	07 002 4590.03 5		0.00	4,277.29	0.00	(4,277.29)
Depreciation Expense for Enterprise F	07 002 4800 5		10.04	10.04	0.00	(10.04)
Depreciation Expense	07 002 4800.00 5		44,195.19	44,195.19	0.00	(44,195.19)
Total Operating Expenses			81,165.67	408,823.42	334,837.00	(73,986.42)
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		2,472.02	33,411.37	18,000.00	15,411.37
HAP Subsidy	07 002 3110.01 5		31,893.00	363,830.00	383,184.00	(19,354.00)
Total Operating Revenues			34,365.02	397,241.37	401,184.00	(3,942.63)
Total Operating Revenues and Expenses			(46,800.65)	(11,582.05)	66,347.00	(77,929.05)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	07 002 3431.00 5		15.19	131.24	100.00	31.24
Investment Income - Unrestricted	07 002 3610.00 5		1.17	10.89	50.00	(39.11)
Other Income - Tenant	07 002 3690.00 5		1,684.13	10,450.22	6,890.00	3,560.22
Other Income/Laundry	07 002 3690.7 5		0.00	647.30	1,100.00	(452.70)
Total Other Revenues and Expenses			1,700.49	11,239.65	8,140.00	3,099.65
Total Other Revenues and Expenses			1,700.49	11,239.65	8,140.00	3,099.65
Total Net Income (Loss)			(45,100.16)	(342.40)	74,487.00	(74,829.40)

- 904.97 + 43,852.79 = 30634.21

CASH ANALYSIS
12/31/2019

Petty Cash	\$ 100.00
MM Account	\$ 79,273.75
Avon Park Development Corp	\$ 15,698.43
North Central Heights I General Fund	\$ 107,356.52
NCH I Security Deposit	\$ 12,610.80
North Central Heights II General Fund	\$ 63,521.94
NCH II Security Deposit	\$ 10,308.43
Cornell Colony General Fund	\$ 200,487.98
Cornell Colony Security Deposit	\$ 12,109.48
Lakeside Park I General Fund	\$ 89,067.69
LPI Security Deposit	\$ 3,664.38
Lakeside Park II General Fund	\$ 152,154.67
LPII Security Deposit	\$ 13,355.91
Delaney Heights General Fund	\$ 4,595.04
DH Security Deposit	\$ 10,209.20
COCC	\$ 152,244.10
Ridgedale General Fund	\$ 18,514.88
Ridgedale Security Deposit	\$ 6,525.21
Long Term Recovery Group	\$ 10,608.64

SUBMITTED BY: PENNY PIERATT, CEO