

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday February 11, 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; January 2020
 - 3. TAR & Maintenance Reports; January 2020
 - 4. Cash Analysis -- January 2020
 - 5. Project Budgeted Income Statement Reports -- January 2020
- E. Secretary Reports & Old Business
 - Our Fee Accountants are still working on year end; therefore, we do not have December's financials from them. I will include December and January fee accountants financials in the March board meeting.
 - Our financial auditor, Malcolm Johnson, will begin our 2019 audit March 2.
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: March 17, 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.

THE HOUSING AUTHORITY OF AVON PARK
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825

January 15, 2020 5:15 P.M.

A. Opening/Roll Call: Chairman Wade called the Board Meeting to order at 5:15 pm. Commissioner Chet Brojek opened in prayer. 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.

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 PILOT the City of Avon Park is asking about. Secretary Pieratt explained that the Florida Statute states that the housing authority may pay not must. When Alice Oldham was Executive Director the housing authority did not pay PILOT. When Larry Shoeman was Executive Director; however, the housing authority did pay PILOT. Then when Tracey Rudy was CEO the housing authority did not pay. The board unanimously agreed not to pay the 2019 PILOT to the City of Avon Park.

F. New Business: The future board meetings will be on Tuesday's beginning in February.

F. Unfinished Business, Concerns of Commissioners: None

H. Next Meeting: February 11, 2020 at 5:15pm.

Being no further business to come before the Board, Chair adjourned the meeting at 5:36 pm.

Accepted _____

Attest _____
SEAL

AVON PARK HOUSING DEVELOPMENT CORPORATION

**Board of Directors Regular Meeting
North Central Heights Community Center
709 Juneberry Street, Avon Park, Florida
Tuesday February 11, 2020; 5:30 P.M.
Meeting Agenda**

ROLL CALL;

PREVIOUS MINUTES:

COMMUNICATIONS:

I. OLD BUSINESS

- Palmetto—I contacted Joshua Rodriguez at Century 21 and he informed me that the property's estimate value is \$40,000. I informed Larry Shoeman and he is getting with his investors to discuss. I have asked Carl Cool to release the drawings to Marmar Construction so they can start a budget for Larry.

II. NEW BUSINESS

- Our financial auditor, Malcolm Johnson, will begin our 2019 audit March 2.
-

Other matters to come before the Board:

Next Board Meeting(s): March 17, 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.

AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
January 15, 2020 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. 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:

OLD BUSINESS: We spoke about how we would like to see Palmetto land sold. The board would like Secretary Pieratt to contact Joshua Rodriguez at Century 21 to get an estimate on the value of the property.

NEW BUSINESS:

Next Board Meeting: February 11, 2020

ADJOURN: There being no further business to come before the Board, Director Brojek adjourned the meeting at 6:00pm; motioned by Jackson and second by Mundt.

Accepted _____

Accepted _____

Attest _____
SEAL

Tenant Accounts Receivable
31-Jan-20

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
R. Batty	\$ 3.99	Work order
T. Milligan	\$ 125.00	Work order
C. Wright	\$ 25.00	Work order
DH Total	\$ 153.99	
<u>Lakeside Park I</u>		
D. Dennis	\$ 17.00	Work order
E. Dorn	\$ 6.21	Work order
J. Gifford	\$ 137.88	Rent
M. Russell	\$ 333.59	Unreported income (pmts)
J. Toney	\$ 74.45	Move out charges (pmts)
Lakeside I Total	\$ 569.13	
<u>Lakeside Park II</u>		
Q. Ash-birts	\$ 25.00	Work order
J. Hunter	\$ 1,151.00	Retro rent
S. Jackson	\$ 16.20	Work order
L. Martinez	\$ 5.00	Work order
B. Roman	\$ 25.00	Work order
S. Roux	\$ 1,001.50	Rent/late fee
S. Valentin	\$ 1,340.00	Unreported income/rent-pmts
Lakeside II Total	\$ 3,563.70	
<u>NCH I</u>		
N. Legree	\$ 21.98	Work order
M. Ocasio	\$ 6.99	Work order
NCH I Total	\$ 28.97	
<u>NCH II</u>		
C. Nelson	\$ 755.68	Rent
R. Tirado	\$ 25.00	Work order
NCH II Total	\$ 780.68	

Submitted by Penny Pieratt, CEO

Tenant Accounts Receivable
31-Jan-20

Cornell Colony

S. Battles	\$	2.00	Balance on late fee
S. Bean	\$	2.50	Work order
V. Hicks	\$	11.07	Work order
E. Marberry	\$	75.64	Work order
E. Ward	\$	1,036.94	Electric, late fees
Cornel Total	\$	1,128.15	

Ridgedale

S. Black	\$	30.41	Work order
H. Constant	\$	6.92	Work order
E. Daniels	\$	14.86	Work order
J. Echevarria	\$	35.85	Work order (pmts)
J. Ehrhart	\$	2,928.00	Retro rent
L. Figueroa	\$	52.45	Work order
J. Fils Aim	\$	659.00	Unreported income/rent/pmts
A. Fort	\$	427.40	Eviction fees
T. McNeil	\$	39.00	Balance on late fee
A. Tate	\$	18.00	Work order
F. Weeks	\$	44.95	Work order
Ridgedale Total	\$	4,256.84	

GRAND TOTAL	\$	10,481.46
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	1,598.02
NCH I	\$	100.00
NCH II	\$	2,308.53
Ridgedale	\$	1,570.57
Cornell	\$	-
TOTAL	\$	5,577.12

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

January 2020 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	13
Lakeside Park I Inspections	0	3
Lakeside Park II Inspections	0	16
Ridgdeale Inspections	0	15
NCH I Inspections	0	4
NCH II Inspections	0	1
Cornell Colony Inspections	0	7
Delaney Heights Vacancies	0	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	1	
Ridgedale Vacancies	2	
NCH I Vacancies	1	
NCH II Vacancies	1	
Cornell Colony Vacancies	1	
		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	0	
Ridgedale Move Outs	1	
NCH I Move Outs	2	
NCH II Move Outs	2	
Cornell Colony Move Outs	0	

Submitted by Penny Pieratt, CEO

OCCUPANCY/VACANCY REPORT

Jan-20

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
523	1	1/30/2020			OPEN		Move in with friend

MI 2/3

TOTAL DELANEY HEIGHTS VACANT - 2

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>
201	3	12/31/2019			17		Evicted/non payment

MI 2/4

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	1/10/2020	4	34	38	Evicted non pmt rent
723	2	12/3/2019	1/10/2020	4	34	38	Evicted non pmt rent
732	2	1/10/2020			OPEN		Evicted non pmt rent

TOTAL RIDGEDALE VACANT - 1

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jan-20

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	1/10/2020	40	16	56	Medical Issues
614	3	11/18/2019	1/10/2020	30	23	53	Non payment rent
663	3	12/31/2019			OPEN		Moved to Maryland
617	2	1/21/2020			12		Deceased
641	3	1/27/2020			3		Non payment rent

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			48		Deceased
654	3	1/9/2020			OPEN		Non payment rent
736	4	1/21/2020			OPEN		Non payment rent

TOTAL NCH II VACANT - 3

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
38258	3	11/6/2019	1/3/2020	43	15	58	Moved to NCH
38212	3	11/21/2019			21		Abandoned
38197	3	12/2/2019			10		Neighbor issue
38266	3	12/2/2019			49		Moved to LP2

TOTAL CORNELL VACANT - 4 (2-VETERANS)

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jan-20

Intent to Vacate --

- NCH I=3 bdrm=unit 610=lease violation=2/1/20
- NCH I=3 bdrm=unit 612=moving into another area
- NCH II=3 bdrm=unit 404=moving to NC 1/31/20
- Cornell=3 bdrm=unit 38196=non renewal=1/31/20
- Ridgedale=3 bdrm=unit 720=non renewal=1/31/20
- NCH II=4 bdrm=unit 660=purchased home=3/24/20

Evictions -

- Ridgedale=unit 705=2 bdrm=non renewal=11/19--SENT TO EVICTION
- Lakeside Park I=unit 1308=3 bdrm=non pmt rent=sent for eviction 1/27
- Lakeside Park II=unit 345=3 bdrm=drugs in home=sent to Ric 1/27
- Ridgedale=unit 726=Federal Marshall arrested

WAITING LIST

2018		2017		2017	
DELANEY HEIGHTS		LAKESIDE PARK I		LAKESIDE PARK II	
1 BDRM	123	1 BDRM	0	1 BDRM	258
TOTAL	123	2 BDRM	248	2 BDRM	309
		3 BDRM	169	3 BDRM	188
		4 BDRM	56	4 BDRM	63
		5 BDRM	4	5 BDRM	3
		TOTAL	477	TOTAL	821
2015		2017		2019	
RIDGEDALE		NORTH CENTRAL HEIGHTS		CORNELL COLONY	
1 BDRM	219	2 BDRM	286	3 BDRM	99
2 BDRM	237	3 BDRM	119		
3 BDRM	153	4 BDRM	51		
4 BDRM	55	TOTAL	456		
TOTAL	664			TOTAL	2640

SUBMITTED BY PENNY PIERATT, CEO

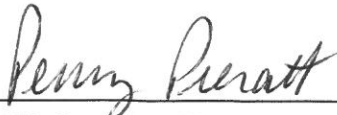
CASH ANALYSIS
1/31/2020

Petty Cash	\$ 100.00
MM Account	\$ 79,273.75
Avon Park Development Corp	\$ 17,398.43
North Central Heights I General Fund	\$ 114,966.76
NCH I Security Deposit	\$ 12,610.80
North Central Heights II General Fund	\$ 68,472.57
NCH II Security Deposit	\$ 9,708.43
Cornell Colony General Fund	\$ 203,212.27
Cornell Colony Security Deposit	\$ 12,109.48
Lakeside Park I General Fund	\$ 55,145.20
LPI Security Deposit	\$ 3,664.38
Lakeside Park II General Fund	\$ 157,017.47
LPII Security Deposit	\$ 13,178.91
Delaney Heights General Fund	\$ 7,725.29
DH Security Deposit	\$ 10,209.20
COCC	\$ 164,457.02
Ridgedale General Fund	\$ 19,252.35
Ridgedale Security Deposit	\$ 6,949.21
Long Term Recovery Group	\$ 9,664.38

SUBMITTED BY: PENNY PIERATT, CEO

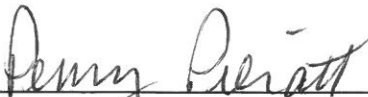
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 NORTH CENTRAL HEIGHTS
 N CENTRAL HEIGHTS MGMT

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended January 31, 2020	1 Month(s) Ended January 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,049.74	1,049.74	1,675.50	625.76
Legal Expense	02 001 4130.00 5		0.00	0.00	83.33	83.33
Staff Training	02 001 4140.00 5		0.00	0.00	41.66	41.66
Travel	02 001 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	02 001 4170.00 5		0.00	0.00	250.00	250.00
Audit Fees	02 001 4171.00 5		0.00	0.00	112.50	112.50
Employee Benefits Cont - Admin	02 001 4182.00 5		601.42	601.42	750.83	149.41
Sundry	02 001 4190.00 5		0.00	0.00	104.16	104.16
Telephone	02 001 4190.2 5		175.12	175.12	83.33	(91.79)
Eviction Costs	02 001 4190.4 5		0.00	0.00	104.16	104.16
Ten Services	02 001 4220.2 5		0.00	0.00	125.00	125.00
Water	02 001 4310.00 5		18.47	18.47	57.33	38.86
Electricity	02 001 4320.00 5		222.31	222.31	356.16	133.85
Sewer	02 001 4390.00 5		40.30	40.30	46.83	6.53
Labor	02 001 4410.00 5		557.35	557.35	1,074.66	517.31
Maintenance Materials	02 001 4420.00 5		122.41	122.41	833.33	710.92
Contract Costs-Pest Control	02 001 4430.1 5		0.00	0.00	754.58	754.58
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	41.66	41.66
Contract Costs - AC	02 001 4430.4 5		0.00	0.00	416.66	416.66
Contract Costs - Lawn	02 001 4430.5 5		2,044.00	2,044.00	0.00	(2,044.00)
Garbage and Trash Collection	02 001 4431.00 5		34.17	34.17	62.50	28.33
Emp Benefit Cont - Maintenance	02 001 4433.00 5		464.69	464.69	923.16	458.47
Insurance - Property	02 001 4510.00 5		0.00	0.00	1,587.50	1,587.50
Bad Debts - Other	02 001 4570.00 5		100.00	100.00	125.00	25.00
Bonneville Interest	02 001 4580.01 5		3,763.38	3,763.38	3,764.58	1.20
Other General Expense	02 001 4590.00 5		0.00	0.00	166.66	166.66
Sponsor Fees	02 001 4590.01 5		0.00	0.00	500.00	500.00
Management Fees	02 001 4590.02 5		1,090.51	1,090.51	1,649.41	558.90
Total Operating Expenses			10,283.87	10,283.87	15,732.15	5,448.28
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		21,809.20	21,809.20	0.00	21,809.20
Total Operating Revenues			21,809.20	21,809.20	0.00	21,809.20
Total Operating Revenues and Expenses			11,525.33	11,525.33	(15,732.15)	27,257.48
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	3.50	(3.50)
Other Income - Tenant	02 001 3690.00 5		654.99	654.99	1,005.66	(350.67)
Total Other Revenues and Expenses			654.99	654.99	1,009.16	(354.17)
Total Other Revenues and Expenses			654.99	654.99	1,009.16	(354.17)
Total Net Income (Loss)			12,180.32	12,180.32	(14,722.99)	26,903.31



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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended January 31, 2020	1 Month(s) Ended January 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00	5	841.31	841.31	1,344.00	502.69
Staff Training	02 002 4140.00	5	0.00	0.00	41.66	41.66
Travel	02 002 4150.00	5	0.00	0.00	20.83	20.83
Accounting Fees	02 002 4170.00	5	0.00	0.00	250.00	250.00
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5	0.00	0.00	37.50	37.50
Audit Fees	02 002 4171.00	5	0.00	0.00	125.00	125.00
Employee Benefits Cont - Admin	02 002 4182.00	5	480.51	480.51	600.83	120.32
Sundry	02 002 4190.00	5	0.00	0.00	62.50	62.50
Eviction Costs	02 002 4190.4	5	0.00	0.00	125.00	125.00
Contract Costs - Admin	02 002 4190.9	5	0.00	0.00	62.50	62.50
Ten Services -	02 002 4220.20	5	0.00	0.00	125.00	125.00
Water	02 002 4310.00	5	12.92	12.92	19.50	6.58
Electricity	02 002 4320.00	5	69.63	69.63	154.33	84.70
Sewer	02 002 4390.00	5	8.40	8.40	9.00	0.60
Labor	02 002 4410.00	5	437.94	437.94	844.33	406.39
Maintenance Materials	02 002 4420.00	5	210.00	210.00	625.00	415.00
Contract Costs	02 002 4430.00	5	0.00	0.00	716.33	716.33
Contract Costs-Pest Control	02 002 4430.1	5	0.00	0.00	123.16	123.16
Contract Costs - Lawn	02 002 4430.3	5	1,606.00	1,606.00	0.00	(1,606.00)
Contract Costs - AC	02 002 4430.4	5	0.00	0.00	307.33	307.33
Garbage and Trash Collection	02 002 4431.00	5	15.00	15.00	41.66	26.66
Emp Benefit Cont - Maintenance	02 002 4433.00	5	369.60	369.60	725.33	355.73
Insurance - Property	02 002 4510.00	5	0.00	0.00	1,248.08	1,248.08
Bad Debts - Other	02 002 4570.00	5	2,308.53	2,308.53	762.16	(1,546.37)
Bonneville Interest	02 002 4580.01	5	3,404.42	3,404.42	3,390.91	(13.51)
Other General Expense	02 002 4590.00	5	0.00	0.00	291.66	291.66
Management Fees	02 002 4590.02	5	1,408.40	1,408.40	1,340.16	(68.24)
Total Operating Expenses			11,172.66	11,172.66	13,393.76	2,221.10
Operating Revenues						
Dwelling Rent	02 002 3110.00	5	18,721.54	18,721.54	0.00	18,721.54
Total Operating Revenues			18,721.54	18,721.54	0.00	18,721.54
Total Operating Revenues and Expenses			7,548.88	7,548.88	(13,393.76)	20,942.64
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00	5	0.00	0.00	2.83	(2.83)
Other Income - Tenant	02 002 3690.00	5	1,035.99	1,035.99	766.41	269.58
Total Other Revenues and Expenses			1,035.99	1,035.99	769.24	266.75
Total Other Revenues and Expenses			1,035.99	1,035.99	769.24	266.75
Total Net Income (Loss)			8,584.87	8,584.87	(12,624.52)	21,209.39



Report Criteria PHA: 02 Project: '002'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended January 31, 2020	1 Month(s) Ended January 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,188.69	1,188.69	1,896.41	707.72
Legal Expense	03 001 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	03 001 4140.00 5		0.00	0.00	41.66	41.66
Travel	03 001 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	03 001 4170.00 5		0.00	0.00	250.00	250.00
Audit Fees	03 001 4171.00 5		0.00	0.00	416.66	416.66
Employee Benefits Cont - Admin	03 001 4182.00 5		682.10	682.10	850.83	168.73
Sundry	03 001 4190.00 5		0.00	0.00	83.33	83.33
Telephone/Communications	03 001 4190.20 5		297.16	297.16	0.00	(297.16)
Eviction Costs	03 001 4190.40 5		0.00	0.00	116.66	116.66
Water	03 001 4310.00 5		0.00	0.00	59.58	59.58
Electricity	03 001 4320.00 5		96.81	96.81	280.41	183.60
Sewer	03 001 4390.00 5		0.00	0.00	46.41	46.41
Labor	03 001 4410.00 5		1,439.56	1,439.56	2,265.91	826.35
Materials	03 001 4420.00 5		85.90	85.90	458.33	372.43
Contract Costs	03 001 4430.00 5		23.46	23.46	750.00	726.54
Contract Costs - Pest Control	03 001 4430.10 5		0.00	0.00	291.66	291.66
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	2,300.00	0.00	(2,300.00)
Contract Costs - AC	03 001 4430.40 5		0.00	0.00	333.33	333.33
Garbage and Trash Collection	03 001 4431.00 5		1.47	1.47	98.66	97.19
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,003.98	1,003.98	1,718.16	714.18
Property Insurance	03 001 4510.00 5		0.00	0.00	2,602.25	2,602.25
Bad Debts - Other	03 001 4570.00 5		0.00	0.00	458.33	458.33
Management Fees	03 001 4590.01 5		1,570.81	1,570.81	1,399.58	(171.23)
Other General Expense	03 001 4590.02 5		0.00	0.00	958.33	958.33
Total Operating Expenses			8,689.94	8,689.94	15,459.81	6,769.87
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		23,907.40	23,907.40	0.00	23,907.40
Total Operating Revenues			23,907.40	23,907.40	0.00	23,907.40
Total Operating Revenues and Expenses			15,217.46	15,217.46	(15,459.81)	30,677.27
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	03 001 3690.00 5		429.54	429.54	1,458.33	(1,028.79)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,732.79)	(3,732.79)	(3,572.58)	(160.21)
Total Other Revenues and Expenses			(3,303.25)	(3,303.25)	(2,114.25)	(1,189.00)
Total Other Revenues and Expenses			(3,303.25)	(3,303.25)	(2,114.25)	(1,189.00)
Total Net Income (Loss)			11,914.21	11,914.21	(17,574.06)	29,488.27



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement

PBRA
 LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended January 31, 2020	1 Month(s) Ended January 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		876.21	876.21	1,823.66	947.45
Legal Expense	04 002 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	04 002 4140.00 5		0.00	0.00	41.66	41.66
Travel	04 002 4150.00 5		0.00	0.00	20.83	20.83
Accounting Fees	04 002 4170.00 5		0.00	0.00	291.66	291.66
Audit Fees	04 002 4171.00 5		0.00	0.00	208.33	208.33
Employee Benefits Cont - Admin	04 002 4182.00 5		594.20	594.20	957.00	362.80
Sundry	04 002 4190.00 5		0.00	0.00	166.66	166.66
Eviction Costs	04 002 4190.40 5		235.00	235.00	83.33	(151.67)
Ten Services -	04 002 4220.00 5		0.00	0.00	208.33	208.33
Water	04 002 4310.00 5		0.00	0.00	20.33	20.33
Electricity	04 002 4320.00 5		(3.51)	(3.51)	56.75	60.26
Sewer	04 002 4390.00 5		0.00	0.00	7.00	7.00
Labor	04 002 4410.00 5		1,190.07	1,190.07	2,226.50	1,036.43
Maintenance Materials	04 002 4420.00 5		133.36	133.36	765.83	632.47
Contract Costs	04 002 4430.00 5		0.00	0.00	601.91	601.91
Contract Costs - Pest Control	04 002 4430.10 5		0.00	0.00	352.00	352.00
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	1,066.40	0.00	(1,066.40)
Contract Costs - AC	04 002 4430.40 5		0.00	0.00	166.66	166.66
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	62.50	62.50
Garbage and Trash Collection	04 002 4431.00 5		10.50	10.50	83.33	72.83
Emp Benefit Cont - Maintenance	04 002 4433.00 5		547.26	547.26	1,598.41	1,051.15
Property Insurance	04 002 4510.00 5		0.00	0.00	2,483.83	2,483.83
Bad Debts - Other	04 002 4570.00 5		1,598.02	1,598.02	550.83	(1,047.19)
Management Fees	04 002 4590.01 5		2,155.68	2,155.68	2,068.33	(87.35)
Other General Expense	04 002 4590.02 5		0.00	0.00	416.66	416.66
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	8,000.00	8,000.00	0.00
Total Operating Expenses			16,403.19	16,403.19	23,303.99	6,900.80
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		3,783.00	3,783.00	0.00	3,783.00
HAP Subsidy	04 002 3110.01 5		28,560.00	28,560.00	29,269.33	(709.33)
Total Operating Revenues			32,343.00	32,343.00	29,269.33	3,073.67
Total Operating Revenues and Expenses			15,939.81	15,939.81	5,965.34	9,974.47
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	0.00	20.83	(20.83)
Other Income - Tenants	04 002 3690.00 5		2,124.07	2,124.07	250.00	1,874.07
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	100.00	(100.00)
Interest on Loan	04 002 5610.00 5		(5,168.67)	(5,168.67)	(5,176.83)	8.16
Total Other Revenues and Expenses			(3,044.60)	(3,044.60)	(4,806.00)	1,761.40
Total Other Revenues and Expenses			(3,044.60)	(3,044.60)	(4,806.00)	1,761.40
Total Net Income (Loss)			12,895.21	12,895.21	1,159.34	11,735.87



Report Criteria PHA: 04 Project: '002'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended January 31, 2020	1 Month(s) Ended January 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,206.76	1,206.76	1,916.08	709.32
Legal Expense	04 003 4130.00 5		0.00	0.00	83.33	83.33
Staff Training	04 003 4140.00 5		0.00	0.00	41.66	41.66
Travel	04 003 4150.00 5		0.00	0.00	50.00	50.00
Accounting Fees	04 003 4170.00 5		0.00	0.00	375.00	375.00
Audit Fees	04 003 4171.00 5		0.00	0.00	458.33	458.33
Employee Benefits Cont - Admin	04 003 4182.00 5		817.86	817.86	923.08	105.22
Sundry	04 003 4190.00 5		0.00	0.00	75.00	75.00
Tenant Services -	04 003 4220.00 5		0.00	0.00	12.50	12.50
Water	04 003 4310.00 5		18.07	18.07	32.16	14.09
Electricity	04 003 4320.00 5		147.17	147.17	219.83	72.66
Natural Gas	04 003 4330.00 5		14.51	14.51	36.66	22.15
Sewer	04 003 4390.00 5		14.13	14.13	36.00	21.87
Labor	04 003 4410.00 5		1,691.76	1,691.76	1,877.00	185.24
Maintenance Materials	04 003 4420.00 5		398.00	398.00	1,343.41	945.41
Contract Costs	04 003 4430.00 5		0.00	0.00	231.25	231.25
Contract Costs - Pest Control	04 003 4430.10 5		0.00	0.00	461.41	461.41
Contract Costs-Lawn	04 003 4430.30 5		667.00	667.00	0.00	(667.00)
Contract Costs - AC	04 003 4430.40 5		300.00	300.00	1,916.66	1,616.66
Contract Costs-Plumbing	04 003 4430.50 5		125.00	125.00	62.50	(62.50)
Garbage and Trash Collection	04 003 4431.00 5		11.38	11.38	83.33	71.95
Emp Benefit Cont - Maintenance	04 003 4433.00 5		737.87	737.87	1,209.58	471.71
Property Insurance	04 003 4510.00 5		0.00	0.00	1,139.75	1,139.75
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	62.50	62.50
Management Fees	04 003 4590.01 5		1,075.74	1,075.74	1,075.83	0.09
Other General Expense	04 003 4590.02 5		0.00	0.00	83.33	83.33
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	2,916.67	2,916.66	(0.01)
Total Operating Expenses			10,141.92	10,141.92	16,722.84	6,580.92
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,050.00	4,050.00	0.00	4,050.00
HAP Subsidy	04 003 3110.01 5		13,751.00	13,751.00	13,914.33	(163.33)
Total Operating Revenues			17,801.00	17,801.00	13,914.33	3,886.67
Total Operating Revenues and Expenses			7,659.08	7,659.08	(2,808.51)	10,467.59
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Tenants	04 003 3690.00 5		113.51	113.51	250.00	(136.49)
Other Income - Laundry	04 003 3690.07 5		60.00	60.00	136.33	(76.33)
Total Other Revenues and Expenses			173.51	173.51	386.33	(212.82)
Total Other Revenues and Expenses			173.51	173.51	386.33	(212.82)
Total Net Income (Loss)			7,832.59	7,832.59	(2,422.18)	10,254.77

Penny Peratt

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended	1 Month(s) Ended	Budget	Variance
			January 31, 2020	January 31, 2020		
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		4,120.48	4,120.48	6,868.16	2,747.68
Legal Expense	05 001 4130.00 5		0.00	0.00	291.66	291.66
Staff Training	05 001 4140.00 5		0.00	0.00	291.66	291.66
Travel	05 001 4150.00 5		0.00	0.00	375.00	375.00
Accounting Fees	05 001 4170.00 5		0.00	0.00	291.66	291.66
Audit Fees	05 001 4171.00 5		0.00	0.00	166.66	166.66
Employee Benefits Cont - Admin	05 001 4182.00 5		1,782.21	1,782.21	2,046.00	263.79
Sundry	05 001 4190.00 5		193.03	193.03	1,791.66	1,598.63
Telephone/Communications	05 001 4190.20 5		617.14	617.14	1,125.00	507.86
Postage	05 001 4190.30 5		0.00	0.00	258.33	258.33
Contract Costs - Copier	05 001 4190.60 5		0.00	0.00	291.66	291.66
Contract Costs - Admin	05 001 4190.90 5		60.00	60.00	1,216.66	1,156.66
Water	05 001 4310.00 5		18.47	18.47	18.50	0.03
Electricity	05 001 4320.00 5		165.52	165.52	429.25	263.73
Natural Gas	05 001 4330.00 5		0.00	0.00	7.25	7.25
Sewer	05 001 4390.00 5		40.30	40.30	32.91	(7.39)
Materials	05 001 4420.00 5		826.94	826.94	1,000.00	173.06
Contract Costs	05 001 4430.00 5		0.00	0.00	208.33	208.33
Garbage and Trash Collection	05 001 4431.00 5		50.00	50.00	0.00	(50.00)
Property Insurance	05 001 4510.00 5		0.00	0.00	726.41	726.41
Other General Expense	05 001 4590.02 5		645.13	645.13	1,375.00	729.87
Total Operating Expenses			8,519.22	8,519.22	18,811.76	10,292.54
Total Operating Revenues and Expenses			(8,519.22)	(8,519.22)	(18,811.76)	10,292.54
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	0.00	1,076.50	(1,076.50)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,090.51	1,090.51	1,083.33	7.18
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,408.40	1,408.40	1,500.00	(91.60)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,570.81	1,570.81	1,500.00	70.81
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		3,038.22	3,038.22	3,166.66	(128.44)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	11,125.00	11,125.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		530.25	530.25	625.00	(94.75)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,155.68	2,155.68	2,333.33	(177.65)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,075.74	1,075.74	1,166.66	(90.92)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		750.00	750.00	750.00	0.00
Total Other Revenues and Expenses			22,744.61	22,744.61	24,326.48	(1,581.87)
Total Other Revenues and Expenses			22,744.61	22,744.61	24,326.48	(1,581.87)
Total Net Income (Loss)			14,225.39	14,225.39	5,514.72	8,710.67



Report Criteria PHA: 05 Project: '001'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended January 31, 2020	1 Month(s) Ended January 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		1,493.57	1,493.57	1,940.83	447.26
Legal Expense	07 002 4130.00 5		330.00	330.00	0.00	(330.00)
Accounting Fees	07 002 4170.00 5		0.00	0.00	266.66	266.66
Audit Fees	07 002 4171.00 5		0.00	0.00	333.33	333.33
Employee Benefits Cont - Admin	07 002 4182.00 5		1,013.62	1,013.62	856.16	(157.46)
Sundry	07 002 4190.00 5		0.00	0.00	29.16	29.16
Bank Fees	07 002 4190.18 5		3.99	3.99	0.00	(3.99)
Telephone	07 002 4190.2 5		155.08	155.08	125.00	(30.08)
Eviction Costs	07 002 4190.4 5		90.00	90.00	16.66	(73.34)
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	62.50	62.50
Tenant Services	07 002 4220.00 5		0.00	0.00	500.00	500.00
Water	07 002 4310.00 5		39.80	39.80	583.75	543.95
Electricity	07 002 4320.00 5		18.32	18.32	342.00	323.68
Sewer	07 002 4390.00 5		65.52	65.52	979.66	914.14
Labor	07 002 4410.00 5		4,748.05	4,748.05	7,167.25	2,419.20
Maintenance Materials	07 002 4420.00 5		345.57	345.57	1,541.66	1,196.09
Contract Costs	07 002 4430.00 5		2,885.31	2,885.31	3,125.00	239.69
Pest Control	07 002 4430.1 5		0.00	0.00	283.33	283.33
Contract Costs-Lawn	07 002 4430.3 5		495.00	495.00	0.00	(495.00)
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	0.00	83.33	83.33
Contract Costs-Plumbing	07 002 4430.5 5		525.00	525.00	83.33	(441.67)
Garbage and Trash Collection	07 002 4431.00 5		40.22	40.22	599.50	559.28
Emp Benefit Cont - Maintenance	07 002 4433.00 5		1,992.00	1,992.00	4,823.41	2,831.41
Insurance - Property	07 002 4510.00 5		0.00	0.00	1,409.75	1,409.75
Bad Debts - Other	07 002 4570.00 5		1,570.57	1,570.57	553.91	(1,016.66)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,847.11	2,847.11	2,903.66	56.55
Management Fees	07 002 4590.00 5		3,038.22	3,038.22	2,674.58	(363.64)
Other General Expense	07 002 4590.01 5		0.00	0.00	112.50	112.50
Total Operating Expenses			21,696.95	21,696.95	31,396.92	9,699.97
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		5,210.60	5,210.60	0.00	5,210.60
HAP Subsidy	07 002 3110.01 5		29,984.00	29,984.00	30,967.91	(983.91)
Total Operating Revenues			35,194.60	35,194.60	30,967.91	4,226.69
Total Operating Revenues and Expenses			13,497.65	13,497.65	(429.01)	13,926.66
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00 5		7.86	7.86	8.33	(0.47)
Interest - Restricted - Residual Receipt	07 002 3431.01 5		8.07	8.07	0.00	8.07
Investment Income - Unrestricted	07 002 3610.00 5		0.00	0.00	4.16	(4.16)
Other Income - Tenant	07 002 3690.00 5		2,224.08	2,224.08	875.00	1,349.08
Other Income/Laundry	07 002 3690.7 5		0.00	0.00	91.66	(91.66)
Total Other Revenues and Expenses			2,240.01	2,240.01	979.15	1,260.86
Total Other Revenues and Expenses			2,240.01	2,240.01	979.15	1,260.86
Total Net Income (Loss)			15,737.66	15,737.66	550.14	15,187.52

