

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, March 17, 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; February 2020
 3. TAR & Maintenance Reports; February 2020
 4. Cash Analysis -- February 2020
 5. Project Budgeted Income Statement Reports -- February 2020
 6. Previous Agenda from 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, January and February fee accountants financials in the April board meeting.
 - Our financial auditor, Malcolm Johnson, will begin our 2019 audit March 16.
 - REAC Inspection for Delaney Heights was on February 24, 2020. We received a score of 56, which is failing. However, we are in the process of fixing the defaults. See attached report.
- F. New Business
 - Resolution #20-01--Personnel Policy Update
 - REAC Inspection for Lakeside Park I is scheduled for March 18, 2020.
 - REAC Inspection for Lakeside Park II is scheduled for March 19-20, 2020.
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: April 21, 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
Tuesday, March 17, 2020; 5:30 P.M.
Meeting Agenda**

ROLL CALL;

PREVIOUS MINUTES:

COMMUNICATIONS:

I. OLD BUSINESS

- 1) Palmetto—Marty obtained the Site Plan info from Carl Cool and has worked up a preliminary development budget for the project based on 17 Single Family Homes.
- 2) Larry then requested Marty also work up a similar development budget for up-zoned R2 density to increase the number of homes to bring down the per home cost.
As soon as Larry receives those estimates from Marty, he'll reach back to us to set a meet to discuss project development options. If we come to a consensus after that meet, Larry will then take the proposed project to our investors for funding consideration.

II. NEW BUSINESS

- Our financial auditor, Malcolm Johnson, will begin our 2019 audit March 16.

Other matters to come before the Board:

Next Board Meeting(s): April 21, 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.

CASH ANALYSIS
2/28/2020

Petty Cash	\$ 100.00
MM Account	\$ 79,283.85
Avon Park Development Corp	\$ 20,399.17
North Central Heights I General Fund	\$ 120,895.29
NCH I Security Deposit	\$ 12,611.34
North Central Heights II General Fund	\$ 73,303.82
NCH II Security Deposit	\$ 9,708.86
Cornell Colony General Fund	\$ 206,288.76
Cornell Colony Security Deposit	\$ 12,410.01
Lakeside Park I General Fund	\$ 54,991.92
LPI Security Deposit	\$ 3,689.54
Lakeside Park II General Fund	\$ 162,852.31
LPII Security Deposit	\$ 13,337.47
Delaney Heights General Fund	\$ 7,367.96
DH Security Deposit	\$ 10,089.63
COCC	\$ 175,050.29
Ridgedale General Fund	\$ 19,664.77
Ridgedale Security Deposit	\$ 6,590.50
Long Term Recovery Group	\$ 9,664.38

SUBMITTED BY: PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Feb-20

Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrms</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	2/3/2020	47	9	56	Deceased
523	1	1/30/2020			OPEN		Move in with friend
TOTAL DELANEY HEIGHTS VACANT - 1							

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrms</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	2/19/2020	55	13	68	Non payment rent
TOTAL LAKESIDE PARK I VACANT - 0							

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrms</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	2/4/2020	18	17	35	Evicted/non payment
TOTAL LAKESIDE PARK II VACANT - 0							

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrms</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>
732	2	1/10/2020			OPEN		Evicted non pmt rent
720	2	2/6/2020			OPEN		Non renewal/housekeeping
726	2	2/14/2020			OPEN		Evicted/drugs
TOTAL RIDGEDALE VACANT - 3							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Feb-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>	
663	3	12/31/2019	2/28/2020	20	40	60	Moved to Maryland	515/685
617	2	1/21/2020	2/3/2020	1	12	13	Deceased	430/585
641	3	1/27/2020	<u>3-6-2020</u>		3		Non payment rent	515/685
TOTAL NCH I VACANT - 1								

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	2/7/2020	12	48	60	Deceased	515/685
654	3	1/9/2020			OPEN		Non payment rent	515/685
736	4	1/21/2020			OPEN		Non payment rent	587/756
404	3	2/5/2020			OPEN		Moved to NC	515/685
TOTAL NCH II VACANT - 3								

Cornell Colony - (44 units) \$697 or \$527

<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	2/28/2020	190	17	207	Moved out of state	
38212	3	11/21/2019			21		Abandoned	
38197	3	12/2/2019	2/3/2020	53	10	63	Neighbor issue	
38266	3	12/2/2019			49		Moved to LP2	
38196	3	2/3/2020			OPEN			
TOTAL CORNELL VACANT - 3 (2-VETERANS)								

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Feb-20

Intent to Vacate --

NCH I=3 bdrm=unit 612=moving into another area
 NCH I=3 bdrm=unit 661=moving in with son=4/30
 Cornell=3 bdrm=unit 38193=health issues=3/31/20
 NCH II=4 bdrm=unit 660=purchased home=3/24/20
 NCH II=3 bdrm=unit 730=non renewal=3/31
 Lakeside Park II=unit 221=non payment rent=3/1
 Lakeside Park II=unit 354=non renewal=3/31

Evictions -

NCH I=3 bdrm=unit 610=lease violation=2/1/20=sent to Ric 2/4
 Ridgedale=unit 705=2 bdrm=non renewal=11/19--SENT TO EVICTION
 Lakeside Park II=unit 345=3 bdrm=drugs in home=sent to Ric 1/27

WAITING LIST

2018		2017		2017	
DELANEY HEIGHTS		LAKESIDE PARK I		LAKESIDE PARK II	
1 BDRM	91	1 BDRM	0	1 BDRM	172
TOTAL	91	2 BDRM	204	2 BDRM	239
		3 BDRM	123	3 BDRM	137
		4 BDRM	48	4 BDRM	51
		5 BDRM	4	5 BDRM	3
		TOTAL	379	TOTAL	602
2015		2017		2019	
RIDGEDALE		NORTH CENTRAL HEIGHTS		CORNELL COLONY	
1 BDRM	155	2 BDRM	236	3 BDRM	73
2 BDRM	187	3 BDRM	75		
3 BDRM	110	4 BDRM	42		
4 BDRM	45	TOTAL	353		
TOTAL	497			TOTAL	1995

SUBMITTED BY PENNY PIERATT, CEO

Tenant Accounts Receivable
28-Feb-20

<u>Delaney Heights</u>		<u>Amt</u>	<u>Reason</u>
R. Batty	\$	100.00	Pet deposit
B. Cheeks	\$	108.50	Balance on rent
T. Milligan	\$	125.00	Work order
C. Perez	\$	20.85	Work order
DH Total	\$	354.35	
 <u>Lakeside Park I</u>			
D. Dennis	\$	10.00	Work order
J. Gifford	\$	416.38	Eviction fees
M. Russell	\$	250.59	Unreported income (pmts)
J. Toney	\$	24.95	Move out charges (pmts)
Lakeside I Total	\$	701.92	
 <u>Lakeside Park II</u>			
C. Caldwell	\$	25.30	Work order
X. Gauss	\$	363.00	Rent
J. Hunter	\$	674.75	Retro rent (pmts)
E. Jackson	\$	12.00	Work order
S. Jackson	\$	50.00	Work order
A. Jones	\$	23.25	Work order
R. McNeil	\$	28.41	Work order
T. Moses	\$	3.49	Work order
J. Parker	\$	15.99	Work order
T. Plona	\$	20.98	Work order
V. Raphael	\$	171.50	Legal fees
M. Rosius	\$	25.00	Work order
S. Roux	\$	1,016.50	Rent/late fee
S. Valentin	\$	1,265.00	Unreported income/rent-pmts
Lakeside II Total	\$	3,695.17	
 <u>NCH I</u>			
J. Cottrill	\$	849.00	Rent, legal fees
V. Leal	\$	32.74	Work order
M. Ocasio	\$	5.99	Work order
NCH I Total	\$	887.73	
 <u>NCH II</u>			
A. Burgos	\$	13.30	Work order
C. Campbell	\$	7.91	Work order
G. Ortiz	\$	2.00	Balance on late fee
NCH II Total	\$	23.21	

Submitted by Penny Pieratt, CEO

Tenant Accounts Receivable
28-Feb-20

Cornell Colony

L. Bowers	\$	23.00	Work order
R. Jefferson	\$	6.00	Work order
C. Simmons	\$	364.91	Balance on rent
E. Ward	\$	1,042.94	Electric, late fees
Cornel Total	\$	1,436.85	

Ridgedale

C. Anderson	\$	25.00	Work order
J. Childs	\$	23.96	Work order
J. Echevarria	\$	34.85	Work order (pmts)
J. Ehrhart	\$	3,827.00	Retro rent
L. Figueroa	\$	61.45	Work order
J. Fils Aim	\$	559.00	Unreported income/rent/pmts
A. Fort	\$	1,407.10	Eviction fees
C. Hodge	\$	25.48	Work order
M. Johnson	\$	86.50	Work order
S. Jones	\$	8.99	Work order
T. McNeil	\$	37.00	Balance on late fee
A. Tate	\$	6.99	Work order
Ridgedale Total	\$	6,103.32	

GRAND TOTAL	\$	13,202.55
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH I	\$	1,204.00
NCH II	\$	954.00
Ridgedale	\$	565.49
Cornell	\$	840.63
TOTAL	\$	3,564.12

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

February 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	4
Lakeside Park I Inspections	0	1
Lakeside Park II Inspections	0	16
Ridgdeale Inspections	0	6
NCH I Inspections	0	3
NCH II Inspections	0	5
Cornell Colony Inspections	0	2
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	0	
		Property Manager
Delaney Heights Move Ins	0	1
Lakeside Park I Move Ins	0	1
Lakesdie Park II Move Ins	0	1
Ridgedale Move Ins	0	0
NCH I Move Ins	0	2
NCH II Move Ins	0	1
Cornell Colony Move Ins	0	2
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	2	
NCH I Move Outs	0	
NCH II Move Outs	1	
Cornell Colony Move Outs	1	

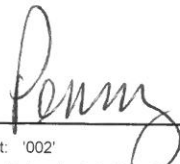
Submitted by Penny Pieratt, CEO

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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended February 29, 2020	2 Month(s) Ended February 29, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,544.99	2,594.73	3,351.00	756.27
Legal Expense	02 001 4130.00 5		0.00	0.00	166.66	166.66
Staff Training	02 001 4140.00 5		126.00	126.00	83.32	(42.68)
Travel	02 001 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	02 001 4170.00 5		0.00	0.00	500.00	500.00
Audit Fees	02 001 4171.00 5		0.00	0.00	225.00	225.00
Employee Benefits Cont - Admin	02 001 4182.00 5		648.25	1,249.67	1,501.66	251.99
Sundry	02 001 4190.00 5		0.00	0.00	208.32	208.32
Telephone	02 001 4190.2 5		89.79	264.91	166.66	(98.25)
Eviction Costs	02 001 4190.4 5		0.00	0.00	208.32	208.32
Ten Services	02 001 4220.2 5		0.00	0.00	250.00	250.00
Water	02 001 4310.00 5		61.39	79.86	114.66	34.80
Electricity	02 001 4320.00 5		59.18	281.49	712.32	430.83
Sewer	02 001 4390.00 5		51.50	91.80	93.66	1.86
Labor	02 001 4410.00 5		860.59	1,417.94	2,149.32	731.38
Maintenance Materials	02 001 4420.00 5		1,131.10	1,253.51	1,666.66	413.15
Contract Costs	02 001 4430.00 5		123.17	123.17	0.00	(123.17)
Contract Costs-Pest Control	02 001 4430.1 5		544.00	544.00	1,509.16	965.16
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	83.32	83.32
Contract Costs - AC	02 001 4430.4 5		0.00	0.00	833.32	833.32
Contract Costs - Lawn	02 001 4430.5 5		2,044.00	4,088.00	0.00	(4,088.00)
Garbage and Trash Collection	02 001 4431.00 5		58.50	92.67	125.00	32.33
Emp Benefit Cont - Maintenance	02 001 4433.00 5		489.87	954.56	1,846.32	891.76
Insurance - Property	02 001 4510.00 5		0.00	0.00	3,175.00	3,175.00
Bad Debts - Other	02 001 4570.00 5		1,204.00	1,304.00	250.00	(1,054.00)
Bonneville Interest	02 001 4580.01 5		3,761.00	7,524.38	7,529.16	4.78
Other General Expense	02 001 4590.00 5		43.00	43.00	333.32	290.32
Sponsor Fees	02 001 4590.01 5		0.00	0.00	1,000.00	1,000.00
Management Fees	02 001 4590.02 5		1,066.91	2,157.42	3,298.82	1,141.40
Total Operating Expenses			13,907.24	24,191.11	31,464.30	7,273.19
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		22,570.59	44,379.79	0.00	44,379.79
Total Operating Revenues			22,570.59	44,379.79	0.00	44,379.79
Total Operating Revenues and Expenses			8,663.35	20,188.68	(31,464.30)	51,652.98
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	7.00	(7.00)
Other Income - Tenant	02 001 3690.00 5		1,021.95	1,676.94	2,011.32	(334.38)
Total Other Revenues and Expenses			1,021.95	1,676.94	2,018.32	(341.38)
Total Other Revenues and Expenses			1,021.95	1,676.94	2,018.32	(341.38)
Total Net Income (Loss)			9,685.30	21,865.62	(29,445.98)	51,311.60

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 February 29, 2020	2 Month(s) Ended February 29, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,239.32	2,080.63	2,688.00	607.37
Staff Training	02 002 4140.00 5		99.00	99.00	83.32	(15.68)
Travel	02 002 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	02 002 4170.00 5		0.00	0.00	500.00	500.00
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	0.00	75.00	75.00
Audit Fees	02 002 4171.00 5		0.00	0.00	250.00	250.00
Employee Benefits Cont - Admin	02 002 4182.00 5		517.99	998.50	1,201.66	203.16
Sundry	02 002 4190.00 5		0.00	0.00	125.00	125.00
Eviction Costs	02 002 4190.4 5		0.00	0.00	250.00	250.00
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	125.00	125.00
Ten Services -	02 002 4220.20 5		0.00	0.00	250.00	250.00
Water	02 002 4310.00 5		0.00	12.92	39.00	26.08
Electricity	02 002 4320.00 5		197.82	267.45	308.66	41.21
Sewer	02 002 4390.00 5		0.00	8.40	18.00	9.60
Labor	02 002 4410.00 5		676.20	1,114.14	1,688.66	574.52
Maintenance Materials	02 002 4420.00 5		705.88	915.88	1,250.00	334.12
Contract Costs	02 002 4430.00 5		1,759.90	1,759.90	1,432.66	(327.24)
Contract Costs-Pest Control	02 002 4430.1 5		448.00	448.00	246.32	(201.68)
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	3,212.00	0.00	(3,212.00)
Contract Costs - AC	02 002 4430.4 5		0.00	0.00	614.66	614.66
Garbage and Trash Collection	02 002 4431.00 5		28.50	43.50	83.32	39.82
Emp Benefit Cont - Maintenance	02 002 4433.00 5		389.40	759.00	1,450.66	691.66
Insurance - Property	02 002 4510.00 5		0.00	0.00	2,496.16	2,496.16
Bad Debts - Other	02 002 4570.00 5		954.00	3,262.53	1,524.32	(1,738.21)
Bonneville Interest	02 002 4580.01 5		3,402.26	6,806.68	6,781.82	(24.86)
Other General Expense	02 002 4590.00 5		74.00	74.00	583.32	509.32
Management Fees	02 002 4590.02 5		1,609.38	3,017.78	2,680.32	(337.46)
Total Operating Expenses			13,707.65	24,880.31	26,787.52	1,907.21
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		19,361.26	38,082.80	0.00	38,082.80
Total Operating Revenues			19,361.26	38,082.80	0.00	38,082.80
Total Operating Revenues and Expenses			5,653.61	13,202.49	(26,787.52)	39,990.01
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	5.66	(5.66)
Other Income - Tenant	02 002 3690.00 5		600.55	1,636.54	1,532.82	103.72
Total Other Revenues and Expenses			600.55	1,636.54	1,538.48	98.06
Total Other Revenues and Expenses			600.55	1,636.54	1,538.48	98.06
Total Net Income (Loss)			6,254.16	14,839.03	(25,249.04)	40,088.07



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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended February 29, 2020	2 Month(s) Ended February 29, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,748.74	2,937.43	3,792.82	855.39
Legal Expense	03 001 4130.00 5		46.50	46.50	83.32	36.82
Staff Training	03 001 4140.00 5		144.00	144.00	83.32	(60.68)
Travel	03 001 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	03 001 4170.00 5		0.00	0.00	500.00	500.00
Audit Fees	03 001 4171.00 5		0.00	0.00	833.32	833.32
Employee Benefits Cont - Admin	03 001 4182.00 5		735.18	1,417.28	1,701.66	284.38
Sundry	03 001 4190.00 5		0.00	0.00	166.66	166.66
Bank Fees	03 001 4190.19 5		0.00	39.03	0.00	(39.03)
Telephone/Communications	03 001 4190.20 5		183.34	480.50	0.00	(480.50)
Eviction Costs	03 001 4190.40 5		0.00	0.00	233.32	233.32
Water	03 001 4310.00 5		70.03	70.03	119.16	49.13
Electricity	03 001 4320.00 5		123.99	220.80	560.82	340.02
Sewer	03 001 4390.00 5		50.04	50.04	92.82	42.78
Labor	03 001 4410.00 5		2,062.48	3,502.04	4,531.82	1,029.78
Materials	03 001 4420.00 5		314.86	400.76	916.66	515.90
Contract Costs	03 001 4430.00 5		23.46	46.92	1,500.00	1,453.08
Contract Costs - Pest Control	03 001 4430.10 5		608.00	608.00	583.32	(24.68)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	4,600.00	0.00	(4,600.00)
Contract Costs - AC	03 001 4430.40 5		0.00	0.00	666.66	666.66
Garbage and Trash Collection	03 001 4431.00 5		105.18	106.65	197.32	90.67
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,066.28	2,070.26	3,436.32	1,366.06
Property Insurance	03 001 4510.00 5		0.00	0.00	5,204.50	5,204.50
Bad Debts - Other	03 001 4570.00 5		840.63	840.63	916.66	76.03
Management Fees	03 001 4590.01 5		1,425.66	2,996.47	2,799.16	(197.31)
Other General Expense	03 001 4590.02 5		0.00	0.00	1,916.66	1,916.66
Total Operating Expenses			11,848.37	20,577.34	30,919.62	10,342.28
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		24,104.43	48,011.83	0.00	48,011.83
Total Operating Revenues			24,104.43	48,011.83	0.00	48,011.83
Total Operating Revenues and Expenses			12,256.06	27,434.49	(30,919.62)	58,354.11
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	11.68	0.00	11.68
Other Income - Misc Other Revenue	03 001 3690.00 5		1,561.89	1,991.43	2,916.66	(925.23)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,727.68)	(7,460.47)	(7,145.16)	(315.31)
Total Other Revenues and Expenses			(2,165.79)	(5,457.36)	(4,228.50)	(1,228.86)
Total Other Revenues and Expenses			(2,165.79)	(5,457.36)	(4,228.50)	(1,228.86)
Total Net Income (Loss)			10,090.27	21,977.13	(35,148.12)	57,125.25

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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended February 29, 2020	2 Month(s) Ended February 29, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		588.84	991.09	1,277.32	286.23
Staff Training	04 001 4140.00 5		54.00	54.00	0.00	(54.00)
Accounting Fees	04 001 4170.00 5		0.00	0.00	400.00	400.00
Audit Fees	04 001 4171.00 5		0.00	0.00	250.00	250.00
Employee Benefits Cont - Admin	04 001 4182.00 5		291.25	563.87	615.32	51.45
Sundry	04 001 4190.00 5		0.00	0.00	25.00	25.00
Telephone/Communications	04 001 4190.20 5		219.59	484.21	433.32	(50.89)
Eviction Costs	04 001 4190.40 5		360.00	360.00	100.00	(260.00)
Ten Services -	04 001 4220.00 5		495.00	495.00	0.00	(495.00)
Water	04 001 4310.00 5		14.91	29.82	58.32	28.50
Electricity	04 001 4320.00 5		111.44	163.32	239.82	76.50
Natural Gas	04 001 4330.00 5		0.00	0.00	26.00	26.00
Sewer	04 001 4390.00 5		31.20	62.40	58.66	(3.74)
Labor	04 001 4410.00 5		368.84	607.72	516.00	(91.72)
Maintenance Materials	04 001 4420.00 5		620.07	620.07	600.00	(20.07)
Contract Costs	04 001 4430.00 5		710.84	710.84	287.50	(423.34)
Contract Costs - Pest Control	04 001 4430.10 5		3,450.00	3,450.00	200.00	(3,250.00)
Contract Costs-Lawn	04 001 4430.30 5		266.60	533.20	0.00	(533.20)
Contract Costs - AC	04 001 4430.40 5		0.00	0.00	1,416.66	1,416.66
Garbage and Trash Collection	04 001 4431.00 5		40.00	80.00	83.32	3.32
Emp Benefit Cont - Maintenance	04 001 4433.00 5		205.27	402.37	460.00	57.63
Property Insurance	04 001 4510.00 5		0.00	0.00	1,558.66	1,558.66
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	666.66	666.66
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	0.00	996.66	996.66
Management Fees	04 001 4590.01 5		586.20	1,116.45	1,287.16	170.71
Other General Expense	04 001 4590.02 5		0.00	0.00	125.00	125.00
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	416.66	416.66	0.00
Total Operating Expenses			8,622.38	11,141.02	12,098.04	957.02
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,518.41	3,082.41	0.00	3,082.41
HAP Subsidy	04 001 3110.01 5		7,427.00	14,338.00	17,359.00	(3,021.00)
Total Operating Revenues			8,945.41	17,420.41	17,359.00	61.41
Total Operating Revenues and Expenses			323.03	6,279.39	5,260.96	1,018.43
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.00	0.00	20.00	(20.00)
Other Income - Tenant	04 001 3690.00 5		410.00	471.25	0.00	471.25
Other Income - Laundry	04 001 3690.07 5		610.90	610.90	166.66	444.24
Total Other Revenues and Expenses			1,020.90	1,082.15	186.66	895.49
Total Other Revenues and Expenses			1,020.90	1,082.15	186.66	895.49
Total Net Income (Loss)			1,343.93	7,361.54	5,447.62	1,913.92

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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended February 29, 2020	2 Month(s) Ended February 29, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,283.00	2,159.21	3,647.32	1,488.11
Legal Expense	04 002 4130.00 5		171.50	171.50	83.32	(88.18)
Staff Training	04 002 4140.00 5		198.00	198.00	83.32	(114.68)
Travel	04 002 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	04 002 4170.00 5		0.00	0.00	583.32	583.32
Audit Fees	04 002 4171.00 5		0.00	0.00	416.66	416.66
Employee Benefits Cont - Admin	04 002 4182.00 5		634.75	1,228.95	1,914.00	685.05
Sundry	04 002 4190.00 5		0.00	0.00	333.32	333.32
Eviction Costs	04 002 4190.40 5		125.00	360.00	166.66	(193.34)
Ten Services -	04 002 4220.00 5		0.00	0.00	416.66	416.66
Water	04 002 4310.00 5		42.92	42.92	40.66	(2.26)
Electricity	04 002 4320.00 5		14.20	10.69	113.50	102.81
Sewer	04 002 4390.00 5		9.33	9.33	14.00	4.67
Labor	04 002 4410.00 5		1,372.25	2,562.32	4,453.00	1,890.68
Maintenance Materials	04 002 4420.00 5		724.47	857.83	1,531.66	673.83
Contract Costs	04 002 4430.00 5		134.90	134.90	1,203.82	1,068.92
Contract Costs - Pest Control	04 002 4430.10 5		0.00	0.00	704.00	704.00
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	2,132.80	0.00	(2,132.80)
Contract Costs - AC	04 002 4430.40 5		0.00	0.00	333.32	333.32
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	125.00	125.00
Garbage and Trash Collection	04 002 4431.00 5		13.00	23.50	166.66	143.16
Emp Benefit Cont - Maintenance	04 002 4433.00 5		559.55	1,106.81	3,196.82	2,090.01
Property Insurance	04 002 4510.00 5		0.00	0.00	4,967.66	4,967.66
Bad Debts - Other	04 002 4570.00 5		0.00	1,598.02	1,101.66	(496.36)
Management Fees	04 002 4590.01 5		2,254.29	4,409.97	4,136.66	(273.31)
Other General Expense	04 002 4590.02 5		0.00	0.00	833.32	833.32
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	16,000.00	16,000.00	0.00
Total Operating Expenses			16,603.56	33,006.75	46,607.98	13,601.23
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		4,337.69	8,120.69	0.00	8,120.69
HAP Subsidy	04 002 3110.01 5		29,818.00	58,378.00	58,538.66	(160.66)
Total Operating Revenues			34,155.69	66,498.69	58,538.66	7,960.03
Total Operating Revenues and Expenses			17,552.13	33,491.94	11,930.68	21,561.26
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	10.10	41.66	(31.56)
Other Income - Tenants	04 002 3690.00 5		851.18	2,699.25	500.00	2,199.25
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	200.00	(200.00)
Interest on Loan	04 002 5610.00 5		(5,164.92)	(10,333.59)	(10,353.66)	20.07
Total Other Revenues and Expenses			(4,313.74)	(7,624.24)	(9,612.00)	1,987.76
Total Other Revenues and Expenses			(4,313.74)	(7,624.24)	(9,612.00)	1,987.76
Total Net Income (Loss)			13,238.39	25,867.70	2,318.68	23,549.02

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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended February 29, 2020	2 Month(s) Ended February 29, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,766.54	2,973.30	3,832.16	858.86
Legal Expense	04 003 4130.00 5		0.00	0.00	166.66	166.66
Staff Training	04 003 4140.00 5		162.00	162.00	83.32	(78.68)
Travel	04 003 4150.00 5		0.00	0.00	100.00	100.00
Accounting Fees	04 003 4170.00 5		0.00	0.00	750.00	750.00
Audit Fees	04 003 4171.00 5		0.00	0.00	916.66	916.66
Employee Benefits Cont - Admin	04 003 4182.00 5		873.73	1,691.59	1,846.16	154.57
Sundry	04 003 4190.00 5		0.00	0.00	150.00	150.00
Tenant Services -	04 003 4220.00 5		0.00	0.00	25.00	25.00
Water	04 003 4310.00 5		18.47	36.54	64.32	27.78
Electricity	04 003 4320.00 5		25.43	172.60	439.66	267.06
Natural Gas	04 003 4330.00 5		38.27	52.78	73.32	20.54
Sewer	04 003 4390.00 5		40.30	54.43	72.00	17.57
Labor	04 003 4410.00 5		1,937.51	3,629.27	3,754.00	124.73
Maintenance Materials	04 003 4420.00 5		852.52	1,250.52	2,686.82	1,436.30
Contract Costs	04 003 4430.00 5		52.79	52.79	462.50	409.71
Contract Costs - Pest Control	04 003 4430.10 5		0.00	0.00	922.82	922.82
Contract Costs-Lawn	04 003 4430.30 5		1,334.00	2,001.00	0.00	(2,001.00)
Contract Costs - AC	04 003 4430.40 5		2,250.00	2,550.00	3,833.32	1,283.32
Contract Costs-Plumbing	04 003 4430.50 5		600.00	725.00	125.00	(600.00)
Garbage and Trash Collection	04 003 4431.00 5		37.50	48.88	166.66	117.78
Emp Benefit Cont - Maintenance	04 003 4433.00 5		761.19	1,499.06	2,419.16	920.10
Property Insurance	04 003 4510.00 5		0.00	0.00	2,279.50	2,279.50
Bad Debts - Other	04 003 4570.00 5		(16.27)	(16.27)	125.00	141.27
Management Fees	04 003 4590.01 5		1,042.76	2,118.50	2,151.66	33.16
Other General Expense	04 003 4590.02 5		0.00	0.00	166.66	166.66
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	5,833.34	5,833.32	(0.02)
Total Operating Expenses			14,693.41	24,835.33	33,445.68	8,610.35
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,082.06	8,132.06	0.00	8,132.06
HAP Subsidy	04 003 3110.01 5		13,119.00	26,870.00	27,828.66	(958.66)
Total Operating Revenues			17,201.06	35,002.06	27,828.66	7,173.40
Total Operating Revenues and Expenses			2,507.65	10,166.73	(5,617.02)	15,783.75
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	13.34	0.00	13.34
Other Income - Tenants	04 003 3690.00 5		(28.76)	84.75	500.00	(415.25)
Other Income - Laundry	04 003 3690.07 5		534.00	594.00	272.66	321.34
Total Other Revenues and Expenses			505.24	692.09	772.66	(80.57)
Total Other Revenues and Expenses			505.24	692.09	772.66	(80.57)
Total Net Income (Loss)			3,012.89	10,858.82	(4,844.36)	15,703.18

AVON PARK HOUSING AUTHORITY Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended February 29, 2020	2 Month(s) Ended February 29, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		6,339.20	10,459.68	13,736.32	3,276.64
Legal Expense	05 001 4130.00 5		0.00	0.00	583.32	583.32
Staff Training	05 001 4140.00 5		0.00	0.00	583.32	583.32
Travel	05 001 4150.00 5		0.00	0.00	750.00	750.00
Accounting Fees	05 001 4170.00 5		0.00	0.00	583.32	583.32
Computer Support/Licensing Fees	05 001 4170.20 5		450.00	450.00	0.00	(450.00)
Audit Fees	05 001 4171.00 5		0.00	0.00	333.32	333.32
Employee Benefits Cont - Admin	05 001 4182.00 5		2,096.11	3,878.32	4,092.00	213.68
Sundry	05 001 4190.00 5		1,263.55	1,456.58	3,583.32	2,126.74
Bank Fees	05 001 4190.19 5		0.00	5.00	0.00	(5.00)
Telephone/Communications	05 001 4190.20 5		907.47	1,524.61	2,250.00	725.39
Postage	05 001 4190.30 5		15.00	15.00	516.66	501.66
Contract Costs - Copier	05 001 4190.60 5		98.46	98.46	583.32	484.86
Contract Costs - Admin	05 001 4190.90 5		120.00	180.00	2,433.32	2,253.32
Water	05 001 4310.00 5		27.74	46.21	37.00	(9.21)
Electricity	05 001 4320.00 5		338.24	503.76	858.50	354.74
Natural Gas	05 001 4330.00 5		0.00	0.00	14.50	14.50
Sewer	05 001 4390.00 5		40.30	80.60	65.82	(14.78)
Materials	05 001 4420.00 5		500.22	1,327.16	2,000.00	672.84
Contract Costs	05 001 4430.00 5		0.00	0.00	416.66	416.66
Garbage and Trash Collection	05 001 4431.00 5		50.00	100.00	0.00	(100.00)
Property Insurance	05 001 4510.00 5		0.00	0.00	1,452.82	1,452.82
Other General Expense	05 001 4590.02 5		0.00	645.13	2,750.00	2,104.87
Total Operating Expenses			12,246.29	20,770.51	37,623.52	16,853.01
Total Operating Revenues and Expenses			(12,246.29)	(20,770.51)	(37,623.52)	16,853.01
 Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	0.00	2,153.00	(2,153.00)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,066.91	2,157.42	2,166.66	(9.24)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,609.38	3,017.78	3,000.00	17.78
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,425.66	2,996.47	3,000.00	(3.53)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,598.70	5,636.92	6,333.32	(696.40)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	22,250.00	22,250.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		586.20	1,116.45	1,250.00	(133.55)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,254.29	4,409.97	4,666.66	(256.69)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,042.76	2,118.50	2,333.32	(214.82)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		750.00	1,500.00	1,500.00	0.00
Total Other Revenues and Expenses			22,458.90	45,203.51	48,652.96	(3,449.45)
Total Other Revenues and Expenses			22,458.90	45,203.51	48,652.96	(3,449.45)
Total Net Income (Loss)			10,212.61	24,433.00	11,029.44	13,403.56



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended February 29, 2020	2 Month(s) Ended February 29, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		2,187.79	3,681.36	3,881.66	200.30
Legal Expense	07 002 4130.00 5		80.70	410.70	0.00	(410.70)
Staff Training	07 002 4140.00 5		117.00	117.00	0.00	(117.00)
Accounting Fees	07 002 4170.00 5		0.00	0.00	533.32	533.32
Audit Fees	07 002 4171.00 5		0.00	0.00	666.66	666.66
Employee Benefits Cont - Admin	07 002 4182.00 5		1,082.72	2,096.34	1,712.32	(384.02)
Sundry	07 002 4190.00 5		0.00	0.00	58.32	58.32
Bank Fees	07 002 4190.18 5		4.04	8.03	0.00	(8.03)
Telephone	07 002 4190.2 5		109.74	264.82	250.00	(14.82)
Eviction Costs	07 002 4190.4 5		0.00	90.00	33.32	(56.68)
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	125.00	125.00
Tenant Services	07 002 4220.00 5		0.00	0.00	1,000.00	1,000.00
Water	07 002 4310.00 5		617.12	656.92	1,167.50	510.58
Electricity	07 002 4320.00 5		268.78	287.10	684.00	396.90
Sewer	07 002 4390.00 5		1,048.30	1,113.82	1,959.32	845.50
Labor	07 002 4410.00 5		6,692.21	11,440.26	14,334.50	2,894.24
Maintenance Materials	07 002 4420.00 5		1,072.75	1,418.32	3,083.32	1,665.00
Contract Costs	07 002 4430.00 5		0.00	2,885.31	6,250.00	3,364.69
Pest Control	07 002 4430.1 5		0.00	0.00	566.66	566.66
Contract Costs-Lawn	07 002 4430.3 5		495.00	990.00	0.00	(990.00)
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	0.00	166.66	166.66
Contract Costs-Plumbing	07 002 4430.5 5		0.00	525.00	166.66	(358.34)
Garbage and Trash Collection	07 002 4431.00 5		642.10	682.32	1,199.00	516.68
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,182.73	4,174.73	9,646.82	5,472.09
Insurance - Property	07 002 4510.00 5		0.00	0.00	2,819.50	2,819.50
Bad Debts - Other	07 002 4570.00 5		565.49	2,136.06	1,107.82	(1,028.24)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,838.28	5,685.39	5,807.32	121.93
Management Fees	07 002 4590.00 5		2,598.70	5,636.92	5,349.16	(287.76)
Other General Expense	07 002 4590.01 5		0.00	0.00	225.00	225.00
Total Operating Expenses			22,603.45	44,300.40	62,793.84	18,493.44
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		4,125.00	9,335.60	0.00	9,335.60
HAP Subsidy	07 002 3110.01 5		25,552.00	55,536.00	61,935.82	(6,399.82)
Total Operating Revenues			29,677.00	64,871.60	61,935.82	2,935.78
Total Operating Revenues and Expenses			7,073.55	20,571.20	(858.02)	21,429.22
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00 5		8.08	15.94	16.66	(0.72)
Interest - Restricted - Residual Receipt	07 002 3431.01 5		8.06	16.13	0.00	16.13
Investment Income - Unrestricted	07 002 3610.00 5		0.00	1.07	8.32	(7.25)
Other Income - Tenant	07 002 3690.00 5		1,071.48	3,295.56	1,750.00	1,545.56
Other Income/Laundry	07 002 3690.7 5		556.70	556.70	183.32	373.38
Total Other Revenues and Expenses			1,644.32	3,885.40	1,958.30	1,927.10
Total Other Revenues and Expenses			1,644.32	3,885.40	1,958.30	1,927.10
Total Net Income (Loss)			8,717.87	24,456.60	1,100.28	23,356.32

