

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, May 19, 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; March & April 2020
 - 3. TAR & Maintenance Reports; March & April 2020
 - 4. Cash Analysis -- March & April 2020
 - 5. Project Budgeted Income Statement Reports -- March & April 2020
 - 6. Fee Accountants Financials
 - 7. 2019 Audit Report
- E. Secretary Reports & Old Business.
 - Due to Covid19 we are still closed to the public but working in the office and maintenance working on emergency work orders and vacancies.
 - Staff is taking advantage of the online trainings—Waiting List and EIV (Enterprise Income Verification)
 - Penny has taken MOR training (Management & Occupancy Review), Certified Management of Maintenance, HOME Management, HUD Guidance on Assistance Animals
 - We opened the Cornell Colony wait list and North Central Heights three & four bedroom wait list. There is still a three to four year wait on the other properties' waiting lists.
 - Playground property—Attorney Kevin Kenny is reaching out to City's counsel Bryant Miller Olive as of May 1, 2020.
 - We are in the process of relieving Commissioner Alvin Conner since he has a busy schedule and unable to attend the board meetings.
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: June 16, 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, May 19, 2020; 5:30 P.M.
Meeting Agenda**

ROLL CALL;

PREVIOUS MINUTES:

COMMUNICATIONS:

I. OLD BUSINESS

- 1) Palmetto—Last conversation with Larry was on May 5, 2020. He was having a conference call with his team and then would get with me.

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): June 16, 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
3/31/2020

Petty Cash	\$	100.00	
MM Account	\$	-	\$15,865.11 to LP1 \$63,460.45 to LP2
Avon Park Development Corp	\$	23,400.88	
North Central Heights I General Fund	\$	124,992.88	
NCH I Security Deposit	\$	12,413.44	
North Central Heights II General Fund	\$	75,006.15	
NCH II Security Deposit	\$	9,710.44	
Cornell Colony General Fund	\$	212,901.75	
Cornell Colony Security Deposit	\$	13,911.07	
Lakeside Park I General Fund	\$	67,810.38	
LPI Security Deposit	\$	3,690.15	
Lakeside Park II General Fund	\$	224,250.10	
LPII Security Deposit	\$	13,289.66	
Delaney Heights General Fund	\$	4,152.99	
DH Security Deposit	\$	10,091.30	
COCC	\$	180,148.04	
Ridgedale General Fund	\$	13,535.47	
Ridgedale Security Deposit	\$	6,566.59	
Long Term Recovery Group	\$	9,664.38	

SUBMITTED BY: PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Mar-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>
523	1	1/30/2020			57		Move in with friend
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>
TOTAL LAKESIDE PARK I VACANT - 0							

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>
221	3	3/20/2020			OPEN		Non pmt rent
224	2	3/31/2020			OPEN		Moved in with boyfriend
TOTAL LAKESIDE PARK II VACANT - 2							

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>
732	2	1/10/2020			77		Evicted non pmt rent
720	2	2/6/2020			OPEN		Non renewal/housekeeping
726	2	2/14/2020			OPEN		Evicted/drugs
705	2	2/26/2020			OPEN		Evicted/no show for annual
TOTAL RIDGEDALE VACANT - 4							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Mar-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>
641	3	1/27/2020	3/6/2020	36	3	39	Non payment rent
644	2	3/18/2020					Deceased
612	3	3/23/2020					Abandoned
661	3	3/27/2020					Moving with son
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>
654	3	1/9/2020			55		Non payment rent
736	4	1/21/2020			57		Non payment rent
404	3	2/5/2020					Moved to NC
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>
38212	3	11/21/2019	3/16/2020	95	21	116	Abandoned
38266	3	12/2/2019	3/13/2020	53	49	102	Moved to LP2
38196	3	2/3/2020					OPEN
TOTAL CORNELL VACANT - 1 (1-VETERAN)							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Mar-20

Intent to Vacate --

Delaney Heights=1 bdrm=unit 507=needs closer parking=transferring to 3117
 NCH I=2 bdrm=unit 622=non renewal=4/30
 Cornell=3 bdrm=unit 38192=non renewal=3/31/20
 Cornell=3 bdrm=unit 38218=buying home=4/30/20
 NCH II=4 bdrm=unit 660=purchased home=4/1/20
 NCH II=3 bdrm=unit 730=non renewal=4/1
 Lakeside Park II=unit 354=non renewal=4/30
 Lakeside Park II=unit 363=1 bdrm=transfer to 224
 Lakeside Park I=1310=transferred to 221--needs 3 bdrm
 Ridgedale=unit 734=2 bdrm=moving to TX=4/1

Evictions -

NCH I=3 bdrm=unit 610=lease violation=2/1/20=sent to Ric 2/4
 Lakeside Park II=unit 345=3 bdrm=drugs in home=sent to Ric 1/27
 Ridgedale=unit 730=3 bdrm=sexual predator=sent to Ric 2/21
 Ridgedale=unit 716=2 bdrm=non pmt=sent to Stan 2/26
 Delaney Heights=1 bdrm=unit 317=non pmt rent=sent to Stan 3/4

WAITING LIST

2018		2017	
DELANEY HEIGHTS			
1 BDRM	72	1 BDRM	113
TOTAL	72	2 BDRM	95
LAKESIDE PARK I			
1 BDRM	0	3 BDRM	92
2 BDRM	89	4 BDRM	44
3 BDRM	80	5 BDRM	3
4 BDRM	40	TOTAL	347
5 BDRM	4		
TOTAL	213		
LAKESIDE PARK II			
1 BDRM	0	1 BDRM	113
2 BDRM	89	2 BDRM	95
3 BDRM	80	3 BDRM	92
4 BDRM	40	4 BDRM	44
5 BDRM	4	5 BDRM	3
TOTAL	213	TOTAL	347
2017			
RIDGEDALE		2017	
1 BDRM	105	NORTH CENTRAL HEIGHTS	
2 BDRM	88	2 BDRM	122
3 BDRM	70	3 BDRM	27
4 BDRM	39	4 BDRM	29
TOTAL	302	TOTAL	178
2019			
RIDGEDALE		CORNELL COLONY	
1 BDRM	105	3 BDRM	27
2 BDRM	88		
3 BDRM	70		
4 BDRM	39		
TOTAL	302	TOTAL	27
TOTAL		TOTAL	
		1139	

SUBMITTED BY PENNY PIERATTI, CEO

Tenant Accounts Receivable
31-Mar-20

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
R. Batty	\$ 100.00	Pet deposit
B. Cheeks	\$ 500.50	Rent, 2 months, evicting
J. Kerney	\$ 841.00	Unreported Income
C. Perez	\$ 10.85	Work order
DH Total	\$ 1,452.35	
<u>Lakeside Park I</u>		
J. Gifford	\$ 356.38	Eviction fees
T. Jones	\$ 45.98	Work order
S. Moffitt	\$ 35.87	Water
M. Russell	\$ 169.59	Unreported income (pmts)
J. Toney	\$ 22.00	Work order
Lakeside I Total	\$ 629.82	
<u>Lakeside Park II</u>		
Q. Ash-birts	\$ 219.00	Work order
C. Caldwell	\$ 24.00	Work order
J. Hunter	\$ 559.80	Retro rent (pmts)
C. McCarty	\$ 35.49	Work order
V. Raphael	\$ 200.10	Legal fees, eviction fees
I. Rivera Colon	\$ 7.00	Work order
M. Rosius	\$ 30.00	Balance on rent
S. Roux	\$ 624.49	Rent/late fee
S. Valentin	\$ 1,190.00	Unreported income/rent-pmts
Lakeside II Total	\$ 2,889.88	
<u>NCH I</u>		
J. Cottrill	\$ 1,674.50	Rent, legal fees
E. Quinones	\$ 4.00	Balance on late fee
A. Williams	\$ 10.20	Balance on late fee
NCH I Total	\$ 1,688.70	
<u>NCH II</u>		
C. Estrella	\$ 23.12	Work order
R. Johnson	\$ 19.51	Work order
M. Packer	\$ 27.34	Work order
NCH II Total	\$ 69.97	

Submitted by Penny Pieratt, CEO

Tenant Accounts Receivable
31-Mar-20

Cornell Colony

K. Wakeland	\$	503.19	Rent
E. Ward	\$	1.44	Balance on late fee
Cornel Total	\$	504.63	

Ridgedale

W. Cesareo	\$	15.04	Work order
J. Ehrhart	\$	5,051.00	Rent, Eviction fees
L. Figueroa	\$	61.45	Work order
J. Fils Aim	\$	459.00	Unreported income/rent/pmts
M. Johnson	\$	4.50	Balance on late fee
T. McNeil	\$	35.00	Balance on late fee
A. Parker	\$	1.33	Balance on work order
N. Pounds	\$	3.00	Work order
R. Prince	\$	19.87	Legal fee
R. Prince	\$	200.00	Pet deposit
C. Vazquez	\$	24.88	Work order
Ridgedale Total	\$	5,875.07	

GRAND TOTAL	\$	13,110.42
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	660.72
NCH I	\$	1,682.34
NCH II	\$	-
Ridgedale	\$	2,542.09
Cornell	\$	-
TOTAL	\$	4,885.15

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

March 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. 42 hours were taken during the month of March for sick, annual and holiday leave.

	Maintenance	Rachel/Housing Clerk
Delaney Heights Inspections	0	7
Lakeside Park I Inspections	0	3
Lakeside Park II Inspections	0	6
Ridgdale Inspections	0	3
NCH I Inspections	0	6
NCH II Inspections	0	3
Cornell Colony Inspections	0	3
Delaney Heights Vacancies	1	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	0	
Ridgedale Vacancies	1	
NCH I Vacancies	0	
NCH II Vacancies	2	
Cornell Colony Vacancies	0	
		Property Manager
Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	0	0
Lakeside Park II Move Ins	0	0
Ridgedale Move Ins	0	0
NCH I Move Ins	0	1
NCH II Move Ins	0	0
Cornell Colony Move Ins	0	2
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	2	
Ridgedale Move Outs	0	
NCH I Move Outs	3	
NCH II Move Outs	0	
Cornell Colony Move Outs	0	

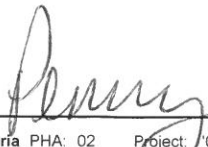
Submitted by Penny Pieratt, CEO

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 March 31, 2020	3 Month(s) Ended March 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,686.63	5,054.69	5,026.50	(28.19)
Legal Expense	02 001 4130.00 5		633.50	633.50	249.99	(383.51)
Staff Training	02 001 4140.00 5		0.00	126.00	124.98	(1.02)
Travel	02 001 4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	02 001 4170.00 5		0.00	0.00	750.00	750.00
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		213.52	213.52	0.00	(213.52)
Audit Fees	02 001 4171.00 5		1,540.00	1,540.00	337.50	(1,202.50)
Employee Benefits Cont - Admin	02 001 4182.00 5		659.07	1,967.90	2,252.49	284.59
Sundry	02 001 4190.00 5		8.06	8.06	312.48	304.42
Telephone	02 001 4190.2 5		0.00	264.91	249.99	(14.92)
Eviction Costs	02 001 4190.4 5		0.00	0.00	312.48	312.48
Ten Services	02 001 4220.2 5		0.00	0.00	375.00	375.00
Water	02 001 4310.00 5		0.00	79.86	171.99	92.13
Electricity	02 001 4320.00 5		318.50	599.99	1,068.48	468.49
Sewer	02 001 4390.00 5		0.00	91.80	140.49	48.69
Labor	02 001 4410.00 5		954.94	2,801.62	3,223.98	422.36
Maintenance Materials	02 001 4420.00 5		1,044.03	2,297.54	2,499.99	202.45
Contract Costs	02 001 4430.00 5		1,604.92	1,728.09	0.00	(1,728.09)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	544.00	2,263.74	1,719.74
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	124.98	124.98
Contract Costs - AC	02 001 4430.4 5		0.00	0.00	1,249.98	1,249.98
Contract Costs - Lawn	02 001 4430.5 5		2,044.00	6,132.00	0.00	(6,132.00)
Garbage and Trash Collection	02 001 4431.00 5		18.50	111.17	187.50	76.33
Emp Benefit Cont - Maintenance	02 001 4433.00 5		496.56	1,483.92	2,769.48	1,285.56
Insurance - Property	02 001 4510.00 5		1,600.53	4,556.31	4,762.50	206.19
Bad Debts - Other	02 001 4570.00 5		6.47	1,310.47	375.00	(935.47)
Bonneville Interest	02 001 4580.01 5		3,758.60	11,282.98	11,293.74	10.76
Other General Expense	02 001 4590.00 5		0.00	43.00	499.98	456.98
Sponsor Fees	02 001 4590.01 5		0.00	0.00	1,500.00	1,500.00
Management Fees	02 001 4590.02 5		1,174.42	3,331.84	4,948.23	1,616.39
Total Operating Expenses			17,762.25	46,203.17	47,196.45	993.28
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		23,211.84	67,840.13	0.00	67,840.13
Total Operating Revenues			23,211.84	67,840.13	0.00	67,840.13
Total Operating Revenues and Expenses			5,449.59	21,636.96	(47,196.45)	68,833.41
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	10.50	(10.50)
Other Income - Tenant	02 001 3690.00 5		1,899.64	3,576.58	3,016.98	559.60
Total Other Revenues and Expenses			1,899.64	3,576.58	3,027.48	549.10
Total Other Revenues and Expenses			1,899.64	3,576.58	3,027.48	549.10
Total Net Income (Loss)			7,349.23	25,213.54	(44,168.97)	69,382.51

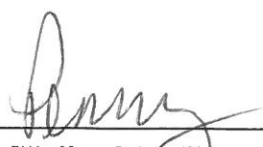
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 NORTH CENTRAL HEIGHTS
 NORTH CENTRAL HEIGHTS II

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended March 31, 2020	3 Month(s) Ended March 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,352.59	4,053.55	4,032.00	(21.55)
Staff Training	02 002 4140.00 5		0.00	99.00	124.98	25.98
Travel	02 002 4150.00 5		0.00	0.00	62.49	62.49
Accounting Fees	02 002 4170.00 5		0.00	0.00	750.00	750.00
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		170.82	170.82	112.50	(58.32)
Audit Fees	02 002 4171.00 5		1,210.00	1,210.00	375.00	(835.00)
Employee Benefits Cont - Admin	02 002 4182.00 5		526.65	1,572.61	1,802.49	229.88
Sundry	02 002 4190.00 5		6.33	6.33	187.50	181.17
Eviction Costs	02 002 4190.4 5		0.00	0.00	375.00	375.00
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	187.50	187.50
Ten Services -	02 002 4220.20 5		0.00	0.00	375.00	375.00
Water	02 002 4310.00 5		0.00	12.92	58.50	45.58
Electricity	02 002 4320.00 5		118.10	385.55	462.99	77.44
Sewer	02 002 4390.00 5		0.00	8.40	27.00	18.60
Labor	02 002 4410.00 5		750.34	2,201.34	2,532.99	331.65
Maintenance Materials	02 002 4420.00 5		1,601.52	2,517.40	1,875.00	(642.40)
Contract Costs	02 002 4430.00 5		164.22	1,924.12	2,148.99	224.87
Contract Costs-Pest Control	02 002 4430.1 5		0.00	448.00	369.48	(78.52)
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	4,818.00	0.00	(4,818.00)
Contract Costs - AC	02 002 4430.4 5		310.00	310.00	921.99	611.99
Garbage and Trash Collection	02 002 4431.00 5		0.00	43.50	124.98	81.48
Emp Benefit Cont - Maintenance	02 002 4433.00 5		394.63	1,179.40	2,175.99	996.59
Insurance - Property	02 002 4510.00 5		1,250.46	3,558.66	3,744.24	185.58
Bad Debts - Other	02 002 4570.00 5		0.00	3,262.53	2,286.48	(976.05)
Bonneville Interest	02 002 4580.01 5		3,400.09	10,206.77	10,172.73	(34.04)
Other General Expense	02 002 4590.00 5		0.00	74.00	874.98	800.98
Management Fees	02 002 4590.02 5		1,510.34	4,528.12	4,020.48	(507.64)
Total Operating Expenses			14,372.09	42,591.02	40,181.28	(2,409.74)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		18,609.00	56,732.64	0.00	56,732.64
Total Operating Revenues			18,609.00	56,732.64	0.00	56,732.64
Total Operating Revenues and Expenses			4,236.91	14,141.62	(40,181.28)	54,322.90
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	8.49	(8.49)
Other Income - Tenant	02 002 3690.00 5		220.75	1,857.29	2,299.23	(441.94)
Total Other Revenues and Expenses			220.75	1,857.29	2,307.72	(450.43)
Total Other Revenues and Expenses			220.75	1,857.29	2,307.72	(450.43)
Total Net Income (Loss)			4,457.66	15,998.91	(37,873.56)	53,872.47



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

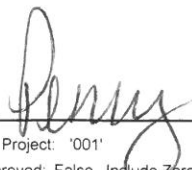
Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended March 31, 2020	3 Month(s) Ended March 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00	5	1,909.29	5,722.05	5,689.23	(32.82)
Legal Expense	03 001 4130.00	5	0.00	46.50	124.98	78.48
Staff Training	03 001 4140.00	5	0.00	144.00	124.98	(19.02)
Travel	03 001 4150.00	5	0.00	0.00	124.98	124.98
Accounting Fees	03 001 4170.00	5	0.00	0.00	750.00	750.00
Computer Support/Licensing Fees	03 001 4170.20	5	234.88	234.88	0.00	(234.88)
Audit Fees	03 001 4171.00	5	1,760.00	1,760.00	1,249.98	(510.02)
Employee Benefits Cont - Admin	03 001 4182.00	5	747.47	2,231.71	2,552.49	320.78
Sundry	03 001 4190.00	5	9.21	9.21	249.99	240.78
Bank Fees	03 001 4190.19	5	0.00	39.03	0.00	(39.03)
Telephone/Communications	03 001 4190.20	5	183.34	663.84	0.00	(663.84)
Eviction Costs	03 001 4190.40	5	0.00	0.00	349.98	349.98
Water	03 001 4310.00	5	14.91	84.94	178.74	93.80
Electricity	03 001 4320.00	5	275.84	496.64	841.23	344.59
Sewer	03 001 4390.00	5	31.20	81.24	139.23	57.99
Labor	03 001 4410.00	5	2,300.83	6,771.75	6,797.73	25.98
Materials	03 001 4420.00	5	501.81	902.57	1,374.99	472.42
Contract Costs	03 001 4430.00	5	0.00	46.92	2,250.00	2,203.08
Contract Costs - Pest Control	03 001 4430.10	5	0.00	608.00	874.98	266.98
Contract Costs-Lawn	03 001 4430.30	5	2,300.00	6,900.00	0.00	(6,900.00)
Contract Costs - AC	03 001 4430.40	5	0.00	0.00	999.99	999.99
Garbage and Trash Collection	03 001 4431.00	5	112.00	218.65	295.98	77.33
Emp Benefit Cont - Maintenance	03 001 4433.00	5	1,083.45	3,227.83	5,154.48	1,926.65
Property Insurance	03 001 4510.00	5	2,810.34	8,150.70	7,806.75	(343.95)
Bad Debts - Other	03 001 4570.00	5	0.00	0.00	1,374.99	1,374.99
Management Fees	03 001 4590.01	5	1,721.15	4,717.62	4,198.74	(518.88)
Other General Expense	03 001 4590.02	5	0.00	0.00	2,874.99	2,874.99
Total Operating Expenses			15,995.72	43,058.08	46,379.43	3,321.35
Operating Revenues						
Dwelling Rent	03 001 3110.00	5	26,051.74	73,626.73	0.00	73,626.73
Total Operating Revenues			26,051.74	73,626.73	0.00	73,626.73
Total Operating Revenues and Expenses			10,056.02	30,568.65	(46,379.43)	76,948.08
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00	5	15.21	35.02	0.00	35.02
Other Income - Misc Other Revenue	03 001 3690.00	5	741.26	2,732.69	4,374.99	(1,642.30)
Interest on Loan - Heartland National	03 001 5610.00	5	(3,350.75)	(10,811.22)	(10,717.74)	(93.48)
Total Other Revenues and Expenses			(2,594.28)	(8,043.51)	(6,342.75)	(1,700.76)
Total Other Revenues and Expenses			(2,594.28)	(8,043.51)	(6,342.75)	(1,700.76)
Total Net Income (Loss)			7,461.74	22,525.14	(52,722.18)	75,247.32



**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

PBRA
LAKESIDE PARK I - PBRA

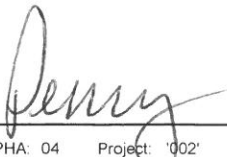
Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended March 31, 2020	3 Month(s) Ended March 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		648.52	1,934.39	1,915.98	(18.41)
Staff Training	04 001 4140.00 5		0.00	54.00	0.00	(54.00)
Accounting Fees	04 001 4170.00 5		0.00	0.00	600.00	600.00
Computer Support/Licensing Fees	04 001 4170.20 5		85.41	85.41	0.00	(85.41)
Audit Fees	04 001 4171.00 5		660.00	660.00	375.00	(285.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		295.81	882.23	922.98	40.75
Sundry	04 001 4190.00 5		3.46	3.46	37.50	34.04
TENANT BACKGROUND CHECKS	04 001 4190.02 5		124.61	124.61	0.00	(124.61)
Telephone/Communications	04 001 4190.20 5		219.59	703.80	649.98	(53.82)
Eviction Costs	04 001 4190.40 5		0.00	360.00	150.00	(210.00)
Ten Services -	04 001 4220.00 5		539.94	1,034.94	0.00	(1,034.94)
Water	04 001 4310.00 5		57.83	87.65	87.48	(0.17)
Electricity	04 001 4320.00 5		82.30	245.62	359.73	114.11
Natural Gas	04 001 4330.00 5		0.00	0.00	39.00	39.00
Sewer	04 001 4390.00 5		42.40	104.80	87.99	(16.81)
Labor	04 001 4410.00 5		409.29	1,200.75	774.00	(426.75)
Maintenance Materials	04 001 4420.00 5		705.23	1,325.30	900.00	(425.30)
Contract Costs	04 001 4430.00 5		494.23	1,205.07	431.25	(773.82)
Contract Costs - Pest Control	04 001 4430.10 5		2,450.00	5,900.00	300.00	(5,600.00)
Contract Costs-Lawn	04 001 4430.30 5		266.60	799.80	0.00	(799.80)
Contract Costs - AC	04 001 4430.40 5		0.00	0.00	2,124.99	2,124.99
Garbage and Trash Collection	04 001 4431.00 5		37.50	117.50	124.98	7.48
Emp Benefit Cont - Maintenance	04 001 4433.00 5		208.13	624.56	690.00	65.44
Property Insurance	04 001 4510.00 5		776.89	2,225.55	2,337.99	112.44
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	999.99	999.99
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	0.00	1,494.99	1,494.99
Management Fees	04 001 4590.01 5		437.58	1,554.03	1,930.74	376.71
Other General Expense	04 001 4590.02 5		125.99	125.99	187.50	61.51
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	624.99	624.99	0.00
Total Operating Expenses			8,879.64	21,984.45	18,147.06	(3,837.39)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,338.45	4,550.86	0.00	4,550.86
HAP Subsidy	04 001 3110.01 5		5,174.00	19,512.00	26,038.50	(6,526.50)
Total Operating Revenues			6,512.45	24,062.86	26,038.50	(1,975.64)
Total Operating Revenues and Expenses			(2,367.19)	2,078.41	7,891.44	(5,813.03)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		421.17	421.17	30.00	391.17
Other Income - Tenant	04 001 3690.00 5		144.50	615.75	0.00	615.75
Other Income - Laundry	04 001 3690.07 5		0.00	610.90	249.99	360.91
TRANSFER IN	04 001 9110.00 5		15,865.11	15,865.11	0.00	15,865.11
Total Other Revenues and Expenses			16,430.78	17,512.93	279.99	17,232.94
Total Other Revenues and Expenses			16,430.78	17,512.93	279.99	17,232.94
Total Net Income (Loss)			14,063.59	19,591.34	8,171.43	11,419.91



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement

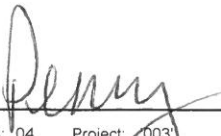
PBRA
 LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended March 31, 2020	3 Month(s) Ended March 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00	5	1,413.02	4,214.51	5,470.98	1,256.47
Legal Expense	04 002 4130.00	5	31.00	202.50	124.98	(77.52)
Staff Training	04 002 4140.00	5	0.00	198.00	124.98	(73.02)
Travel	04 002 4150.00	5	0.00	0.00	62.49	62.49
Accounting Fees	04 002 4170.00	5	0.00	0.00	874.98	874.98
Computer Support/Licensing Fees	04 002 4170.20	5	336.29	336.29	0.00	(336.29)
Audit Fees	04 002 4171.00	5	2,420.00	2,420.00	624.99	(1,795.01)
Employee Benefits Cont - Admin	04 002 4182.00	5	644.70	1,922.78	2,871.00	948.22
Sundry	04 002 4190.00	5	12.66	12.66	499.98	487.32
TENANT BACKGROUND CHECKS	04 002 4190.02	5	280.47	280.47	0.00	(280.47)
Eviction Costs	04 002 4190.40	5	0.00	360.00	249.99	(110.01)
Ten Services -	04 002 4220.00	5	0.00	0.00	624.99	624.99
Water	04 002 4310.00	5	0.00	42.92	60.99	18.07
Electricity	04 002 4320.00	5	25.16	35.85	170.25	134.40
Sewer	04 002 4390.00	5	0.00	9.33	21.00	11.67
Labor	04 002 4410.00	5	1,517.17	4,764.16	6,679.50	1,915.34
Maintenance Materials	04 002 4420.00	5	1,588.67	2,446.50	2,297.49	(149.01)
Contract Costs	04 002 4430.00	5	2,437.50	2,572.40	1,805.73	(766.67)
Contract Costs - Pest Control	04 002 4430.10	5	1,575.00	1,575.00	1,056.00	(519.00)
Contract Costs-Lawn	04 002 4430.30	5	1,066.40	3,199.20	0.00	(3,199.20)
Contract Costs - AC	04 002 4430.40	5	0.00	0.00	499.98	499.98
CONTRACT COSTS-PLUMBING	04 002 4430.50	5	0.00	0.00	187.50	187.50
Garbage and Trash Collection	04 002 4431.00	5	7.00	30.50	249.99	219.49
Emp Benefit Cont - Maintenance	04 002 4433.00	5	569.38	1,728.57	4,795.23	3,066.66
Property Insurance	04 002 4510.00	5	2,506.32	7,133.52	7,451.49	317.97
Bad Debts - Other	04 002 4570.00	5	629.21	1,960.70	1,652.49	(308.21)
Management Fees	04 002 4590.01	5	2,283.86	6,693.83	6,204.99	(488.84)
Other General Expense	04 002 4590.02	5	6,328.98	6,328.98	1,249.98	(5,079.00)
GROUND LEASE EXPENSE	04 002 4590.03	5	8,000.00	24,000.00	24,000.00	0.00
Total Operating Expenses			33,672.79	72,468.67	69,911.97	(2,556.70)
Operating Revenues						
Dwelling Rent	04 002 3110.00	5	6,766.80	14,887.49	0.00	14,887.49
HAP Subsidy	04 002 3110.01	5	30,243.00	88,621.00	87,807.99	813.01
Total Operating Revenues			37,009.80	103,508.49	87,807.99	15,700.50
Total Operating Revenues and Expenses			3,337.01	31,039.82	17,896.02	13,143.80
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00	5	37.34	89.15	62.49	26.66
Other Income - Tenants	04 002 3690.00	5	891.51	3,590.76	750.00	2,840.76
Other Income - Misc Other Revenue	04 002 3690.02	5	0.00	0.00	300.00	(300.00)
Interest on Loan	04 002 5610.00	5	(5,161.15)	(15,494.74)	(15,530.49)	35.75
Transfer Out	04 002 9111.00	5	(15,865.11)	(15,865.11)	0.00	(15,865.11)
Total Other Revenues and Expenses			(20,097.41)	(27,679.94)	(14,418.00)	(13,261.94)
Total Other Revenues and Expenses			(20,097.41)	(27,679.94)	(14,418.00)	(13,261.94)
Total Net Income (Loss)			(16,760.40)	3,359.88	3,478.02	(118.14)



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

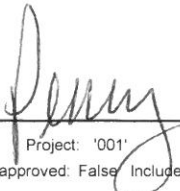
Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended March 31, 2020	3 Month(s) Ended March 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,945.57	5,803.22	5,748.24	(54.98)
Legal Expense	04 003 4130.00 5		0.00	0.00	249.99	249.99
Staff Training	04 003 4140.00 5		0.00	162.00	124.98	(37.02)
Travel	04 003 4150.00 5		0.00	0.00	150.00	150.00
Accounting Fees	04 003 4170.00 5		0.00	0.00	1,125.00	1,125.00
Computer Support/Licensing Fees	04 003 4170.20 5		266.90	266.90	0.00	(266.90)
Audit Fees	04 003 4171.00 5		1,980.00	1,980.00	1,374.99	(605.01)
Employee Benefits Cont - Admin	04 003 4182.00 5		887.42	2,646.66	2,769.24	122.58
Sundry	04 003 4190.00 5		10.36	10.36	225.00	214.64
Eviction Costs	04 003 4190.40 5		235.00	235.00	0.00	(235.00)
Tenant Services -	04 003 4220.00 5		0.00	0.00	37.50	37.50
Water	04 003 4310.00 5		18.47	55.01	96.48	41.47
Electricity	04 003 4320.00 5		178.22	350.82	659.49	308.67
Natural Gas	04 003 4330.00 5		36.38	89.16	109.98	20.82
Sewer	04 003 4390.00 5		40.30	94.73	108.00	13.27
Labor	04 003 4410.00 5		2,141.93	6,737.94	5,631.00	(1,106.94)
Maintenance Materials	04 003 4420.00 5		1,839.14	3,089.66	4,030.23	940.57
Contract Costs	04 003 4430.00 5		0.00	52.79	693.75	640.96
Contract Costs - Pest Control	04 003 4430.10 5		928.00	928.00	1,384.23	456.23
Contract Costs-Lawn	04 003 4430.30 5		667.00	2,668.00	0.00	(2,668.00)
Contract Costs - AC	04 003 4430.40 5		0.00	2,550.00	5,749.98	3,199.98
Contract Costs-Plumbing	04 003 4430.50 5		0.00	725.00	187.50	(537.50)
Garbage and Trash Collection	04 003 4431.00 5		44.00	92.88	249.99	157.11
Emp Benefit Cont - Maintenance	04 003 4433.00 5		775.01	2,348.03	3,628.74	1,280.71
Property Insurance	04 003 4510.00 5		1,220.64	3,346.58	3,419.25	72.67
Bad Debts - Other	04 003 4570.00 5		0.00	(16.27)	187.50	203.77
Management Fees	04 003 4590.01 5		1,079.28	3,197.78	3,227.49	29.71
Other General Expense	04 003 4590.02 5		0.00	0.00	249.99	249.99
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	8,750.01	8,749.98	(0.03)
Total Operating Expenses			17,210.29	46,164.26	50,168.52	4,004.26
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		5,515.00	13,647.06	0.00	13,647.06
HAP Subsidy	04 003 3110.01 5		13,434.00	40,304.00	41,742.99	(1,438.99)
Total Operating Revenues			18,949.00	53,951.06	41,742.99	12,208.07
Total Operating Revenues and Expenses			1,738.71	7,786.80	(8,425.53)	16,212.33
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		13.52	39.43	0.00	39.43
Other Income - Tenants	04 003 3690.00 5		266.00	350.75	750.00	(399.25)
Other Income - Laundry	04 003 3690.07 5		30.00	624.00	408.99	215.01
Total Other Revenues and Expenses			309.52	1,014.18	1,158.99	(144.81)
Total Other Revenues and Expenses			309.52	1,014.18	1,158.99	(144.81)
Total Net Income (Loss)			2,048.23	8,800.98	(7,266.54)	16,067.52



AVON PARK HOUSING AUTHORITY Budgeted Income Statement

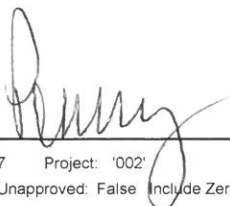
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Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended March 31, 2020	3 Month(s) Ended March 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		6,973.12	20,602.40	20,604.48	2.08
Legal Expense	05 001 4130.00 5		447.80	447.80	874.98	427.18
Staff Training	05 001 4140.00 5		0.00	0.00	874.98	874.98
Travel	05 001 4150.00 5		0.00	0.00	1,125.00	1,125.00
Accounting Fees	05 001 4170.00 5		0.00	0.00	874.98	874.98
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	450.00	0.00	(450.00)
Audit Fees	05 001 4171.00 5		0.00	0.00	499.98	499.98
Employee Benefits Cont - Admin	05 001 4182.00 5		2,144.65	6,265.44	6,138.00	(127.44)
Sundry	05 001 4190.00 5		1,050.89	2,507.47	5,374.98	2,867.51
Bank Fees	05 001 4190.19 5		5.00	15.00	0.00	(15.00)
Telephone/Communications	05 001 4190.20 5		907.47	2,432.08	3,375.00	942.92
Postage	05 001 4190.30 5		70.00	85.00	774.99	689.99
Contract Costs - Copier	05 001 4190.60 5		154.65	253.11	874.98	621.87
Contract Costs - Admin	05 001 4190.90 5		60.00	240.00	3,649.98	3,409.98
Water	05 001 4310.00 5		34.04	80.25	55.50	(24.75)
Electricity	05 001 4320.00 5		94.33	598.09	1,287.75	689.66
Natural Gas	05 001 4330.00 5		0.00	0.00	21.75	21.75
Sewer	05 001 4390.00 5		42.55	123.15	98.73	(24.42)
Materials	05 001 4420.00 5		620.19	1,947.35	3,000.00	1,052.65
Contract Costs	05 001 4430.00 5		406.25	406.25	624.99	218.74
Garbage and Trash Collection	05 001 4431.00 5		50.00	150.00	0.00	(150.00)
Property Insurance	05 001 4510.00 5		907.68	2,723.04	2,179.23	(543.81)
Other General Expense	05 001 4590.02 5		0.00	645.13	4,125.00	3,479.87
Total Operating Expenses			13,968.62	39,971.56	56,435.28	16,463.72
Total Operating Revenues and Expenses			(13,968.62)	(39,971.56)	(56,435.28)	16,463.72
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	0.00	3,229.50	(3,229.50)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,174.42	3,331.84	3,249.99	81.85
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,510.34	4,528.12	4,500.00	28.12
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,721.15	4,717.62	4,500.00	217.62
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,679.97	8,316.89	9,499.98	(1,183.09)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	33,375.00	33,375.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		437.58	1,554.03	1,875.00	(320.97)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,283.86	6,693.83	6,999.99	(306.16)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,079.28	3,197.78	3,499.98	(302.20)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		750.00	2,250.00	2,250.00	0.00
Total Other Revenues and Expenses			22,761.60	67,965.11	72,979.44	(5,014.33)
Total Other Revenues and Expenses			22,761.60	67,965.11	72,979.44	(5,014.33)
Total Net Income (Loss)			8,792.98	27,993.55	16,544.16	11,449.39



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended March 31, 2020	3 Month(s) Ended March 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	2,409.47	7,186.03	5,822.49	(1,363.54)
Legal Expense	07 002 4130.00	5	147.50	558.20	0.00	(558.20)
Staff Training	07 002 4140.00	5	0.00	117.00	0.00	(117.00)
Accounting Fees	07 002 4170.00	5	0.00	0.00	799.98	799.98
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	192.18	192.18	0.00	(192.18)
Audit Fees	07 002 4171.00	5	1,430.00	1,430.00	999.99	(430.01)
Employee Benefits Cont - Admin	07 002 4182.00	5	1,099.71	3,279.83	2,568.48	(711.35)
Sundry	07 002 4190.00	5	7.48	7.48	87.48	80.00
Bank Fees	07 002 4190.18	5	3.83	11.86	0.00	(11.86)
Telephone	07 002 4190.2	5	109.74	374.56	375.00	0.44
TENANT BACKGROUND CHECKS	07 002 4190.20	5	233.37	233.37	0.00	(233.37)
Eviction Costs	07 002 4190.4	5	325.00	415.00	49.98	(365.02)
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	187.50	187.50
Tenant Services	07 002 4220.00	5	0.00	0.00	1,500.00	1,500.00
Water	07 002 4310.00	5	564.51	1,221.43	1,751.25	529.82
Electricity	07 002 4320.00	5	297.66	584.76	1,026.00	441.24
Sewer	07 002 4390.00	5	1,048.30	2,162.12	2,938.98	776.86
Labor	07 002 4410.00	5	7,450.78	22,093.40	21,501.75	(591.65)
Maintenance Materials	07 002 4420.00	5	656.86	2,075.18	4,624.98	2,549.80
Contract Costs	07 002 4430.00	5	0.00	2,885.31	9,375.00	6,489.69
Pest Control	07 002 4430.1	5	672.00	672.00	849.99	177.99
Contract Costs-Lawn	07 002 4430.3	5	495.00	1,485.00	0.00	(1,485.00)
Contract Costs-Air Conditioning	07 002 4430.4	5	0.00	0.00	249.99	249.99
Contract Costs-Plumbing	07 002 4430.5	5	0.00	525.00	249.99	(275.01)
Garbage and Trash Collection	07 002 4431.00	5	642.10	1,324.42	1,798.50	474.08
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,238.43	6,658.14	14,470.23	7,812.09
Insurance - Property	07 002 4510.00	5	1,341.17	3,795.75	4,229.25	433.50
Bad Debts - Other	07 002 4570.00	5	5,380.97	7,093.52	1,661.73	(5,431.79)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,829.41	8,514.80	8,710.98	196.18
Management Fees	07 002 4590.00	5	2,679.97	8,316.89	8,023.74	(293.15)
Other General Expense	07 002 4590.01	5	6.59	6.59	337.50	330.91
Total Operating Expenses			32,262.03	83,219.82	94,190.76	10,970.94
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	3,614.00	12,949.60	0.00	12,949.60
HAP Subsidy	07 002 3110.01	5	26,173.00	81,709.00	92,903.73	(11,194.73)
Total Operating Revenues			29,787.00	94,658.60	92,903.73	1,754.87
Total Operating Revenues and Expenses			(2,475.03)	11,438.78	(1,287.03)	12,725.81
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00	5	7.81	23.75	24.99	(1.24)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	7.53	23.66	0.00	23.66
Investment Income - Unrestricted	07 002 3610.00	5	3.42	9.15	12.48	(3.33)
Other Income - Tenant	07 002 3690.00	5	1,695.03	4,892.59	2,625.00	2,267.59
Other Income/Laundry	07 002 3690.7	5	0.00	556.70	274.98	281.72
Total Other Revenues and Expenses			1,713.79	5,505.85	2,937.45	2,568.40
Total Other Revenues and Expenses			1,713.79	5,505.85	2,937.45	2,568.40
Total Net Income (Loss)			(761.24)	16,944.63	1,650.42	15,294.21



**CASH ANALYSIS
4/30/2020**

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 27,190.67		
North Central Heights I General Fund	\$ 109,689.78	NCH I Reserves/Bonneville	\$ 103,850.52
NCH I Security Deposit	\$ 11,615.84	NCH I Insurance	\$ 22,965.99
North Central Heights II General Fund	\$ 63,218.48	NCH II Reserves/Bonneville	\$ 83,099.13
NCH II Security Deposit	\$ 9,712.43	NCH II Insurance	\$ 41,899.18
Cornell Colony General Fund	\$ 171,365.65	CC Reserves/Amerinat	\$ 45,115.63
Cornell Colony Security Deposit	\$ 13,611.64	CC Insurance	\$ 30,679.33
		CC Reserves/Amerinat	\$ 117,555.52
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 66,706.80	LPI Reserves/First Hsg	\$ 35,927.41
LPI Security Deposit	\$ 3,690.91	LPI Insurance	\$ 15.58
Lakeside Park II General Fund	\$ 197,339.01	LPII Reserves/Churchill	\$ 83,654.68
LPII Security Deposit	\$ 13,267.39	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 28,519.16
Delaney Heights General Fund	\$ 2,103.77	DH Reserves/Center State	\$ 64,247.47
DH Security Deposit	\$ 10,428.43		
COCC	\$ 176,467.86		
Ridgedale General Fund	\$ 13,389.04	RD Reserves/Centennial	\$ 52,333.56
Ridgedale Security Deposit	\$ 6,847.97	RD Insurance	\$ (2,137.07)
		RD Residual Reserves	\$ 47,558.15
Long Term Recovery Group	\$ 9,664.38		

SUBMITTED BY: PENNY PIERATT, CEO

Tenant Accounts Receivable
30-Apr-20

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
B. Cheeks	\$ 760.50	Rent, 2 months, evicting
J. Kerney	\$ 379.00	Unreported Income--pmts
DH Total	\$ 1,139.50	
<u>Lakeside Park I</u>		
D. Dennis	\$ 321.00	Rent
E. Dorn	\$ 453.00	Rent
J. Gifford	\$ 356.38	Eviction fees
M. Russell	\$ 45.98	Unreported income (pmts)
J. Toney	\$ 75.00	Rent, Work order
C. Wooden	\$ 13.94	Work order
Lakeside I Total	\$ 1,265.30	
<u>Lakeside Park II</u>		
C. Caldwell	\$ 8.00	Work order
P. Dupas	\$ 2,436.00	Unreported income/rent-pmts
J. Hunter	\$ 447.85	Retro rent (pmts)
F. Pabon	\$ 83.00	Rent
V. Raphael	\$ 587.60	Legal fees, eviction fees
M. Rosius	\$ 484.00	Rent
S. Roux	\$ 931.49	Rent/late fee
S. Valentin	\$ 1,179.00	Unreported income/rent-pmts
Lakeside II Total	\$ 6,156.94	
<u>NCH I</u>		
J. Cottrill	\$ 2,441.50	Rent, legal fees
E. Lawson	\$ 685.00	Rent
P. Pantoja	\$ 7.00	Balance on rent
O. Quintana	\$ 5.94	Balance on work order
A. Shelby	\$ 521.37	Rent
NCH I Total	\$ 3,660.81	
<u>NCH II</u>		
C. Estrella	\$ 23.12	Work order
C. Nelson	\$ 753.68	Rent
K. Robey	\$ 25.00	Work order
NCH II Total	\$ 801.80	

Submitted by Penny Pieratt, CEO

Tenant Accounts Receivable
30-Apr-20

Cornell Colony

S. Battles	\$	727.00	Rent
L. Bowers	\$	532.00	Rent
T. Cohen	\$	527.00	Rent
B. Graham	\$	546.48	Rent
N. Irizarry	\$	697.00	Rent
J. Reyes	\$	7.60	Work order
E. Ward	\$	698.44	Rent, Balance on late fee
Cornel Total	\$	3,735.52	

Ridgedale

W. Cesareo	\$	15.04	Work order
J. Ehrhart	\$	5,950.00	Rent, Eviction fees
J. Fils Aim	\$	359.00	Unreported income/rent/pmts
T. McNeil	\$	33.00	Balance on late fee
R. Prince	\$	489.87	Rent, Legal fee
C. Vazquez	\$	25.00	Work order
Ridgedale Total	\$	6,871.91	

GRAND TOTAL	\$ 23,631.78
--------------------	---------------------

WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH I	\$	222.00
NCH II	\$	-
Ridgedale	\$	295.10
Cornell	\$	3,617.91
TOTAL	\$	4,135.01

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

April 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. 193 hours were taken during the month of April 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	0
NCH II Inspections	0	0
Cornell Colony Inspections	0	0
Delaney Heights Vacancies	0	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	2	
Ridgedale Vacancies	2	
NCH I Vacancies	0	
NCH II Vacancies	1	
Cornell Colony Vacancies	1	
		Property Manager
Delaney Heights Move Ins	0	1
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	0	2
Ridgedale Move Ins	0	3
NCH I Move Ins	0	0
NCH II Move Ins	0	2
Cornell Colony Move Ins	0	1
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	1	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	1	
NCH I Move Outs	1	
NCH II Move Outs	2	
Cornell Colony Move Outs	2	

Submitted by Penny Pieratt, CEO

OCCUPANCY/VACANCY REPORT

Apr-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>
523	1	1/30/2020	4/1/2020	5	57	62	Move in with friend
TOTAL DELANEY HEIGHTS VACANT - 0							

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>
1310	2	4/30/2020			OPEN		Transfer LP2/unit 221
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>
221	3	3/20/2020	4/30/2020	8	33	41	Non pmt rent
224	2	3/31/2020	4/30/2020	7	24	31	Moved in with boyfriend
TOTAL LAKESIDE PARK II VACANT - 0							

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>
732	2	1/10/2020	4/1/2020	5	77	82	Evicted non pmt rent
720	2	2/6/2020	4/23/2020	2	75	77	Non renewal/housekeeping
726	2	2/14/2020	4/30/2020	14	62	76	Evicted/drugs
705	2	2/26/2020			OPEN		Evicted/no show for annual
734	2	4/13/2020			OPEN		Moved to TX
TOTAL RIDGEDALE VACANT - 2							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Apr-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>
644	2	3/18/2020			OPEN		Deceased
612	3	3/23/2020			OPEN		Abandoned
661	3	3/27/2020			OPEN		Moving with son
605	2	4/1/2020			OPEN		No notice given
TOTAL NCH I VACANT - 4							

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>
654	3	1/9/2020	4/1/2020	27	55	82	Non payment rent
736	4	1/21/2020			57		Non payment rent
404	3	2/5/2020	4/20/2020	13	62	75	Moved to NC
730	3	4/1/2020			OPEN		Purchased home
660	4	4/6/2020			OPEN		Purchased home
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>
38196	3	2/3/2020	4/22/2020	9	70	79	Non payment rent
38218	3	4/21/2020			OPEN		Abandoned
38192	3	4/21/2020			OPEN		Abandoned
TOTAL CORNELL VACANT - 2 (1-VETERAN)							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Apr-20

Intent to Vacate --

Delaney Heights=1 bdrm=unit 507=needs closer parking=transferring to 317
 NCH I=2 bdrm=unit 622=non renewal=5/31
 Lakeside Park II=unit 354=non renewal=4/30
 Lakeside Park II=unit 363=1 bdrm=transfer to 224
 Lakeside Park II=unit 338=1 bdrm=transfer to 2 bdrm 345
 Lakeside Park II=unit 204=3 bdrm--non renewal/housekeeping issues/7/31
 Ridgedale=unit 710=3 bdrm=non renewal/5/31
 Cornell--3 bdrm--38212=daughter health issues=6/1
 Cornell--3 bdrm--38212= health issues=7/1

Evictions -

NCH I=3 bdrm=unit 610=lease violation=2/1/20=sent to Ric 2/4
 Lakeside Park II=unit 345=3 bdrm=drugs in home=sent to Ric 1/27
 Ridgedale=unit 730=3 bdrm=sexual predator=sent to Ric 2/21
 Ridgedale=unit 716=2 bdrm=non pmt=sent to Stan 2/26
 Delaney Heights=1 bdrm=unit 317=non pmt rent=sent to Stan 3/4

WAITING LIST

2018		2017		2017		2020	
DELANEY HEIGHTS		LAKESIDE PARK I		LAKESIDE PARK II			
1 BDRM	49	1 BDRM	0	1 BDRM	117		
TOTAL	49	2 BDRM	76	2 BDRM	95		
		3 BDRM	43	3 BDRM	49		
		4 BDRM	24	4 BDRM	25		
		5 BDRM	1	5 BDRM	0		
		TOTAL	144	TOTAL	286		
2017		2017		2017		2020	
RIDGEDALE		NORTH CENTRAL HEIGHTS		CORNELL COLONY			
1 BDRM	88	2 BDRM	83	3 BDRM	29		
2 BDRM	72	3 BDRM	34				
3 BDRM	37	4 BDRM	21				
4 BDRM	23	TOTAL	138				
TOTAL	220			TOTAL	866		

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 April 30, 2020	4 Month(s) Ended April 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,391.99	6,446.68	6,702.00	255.32
Legal Expense	02 001 4130.00 5		245.00	878.50	333.32	(545.18)
Staff Training	02 001 4140.00 5		115.50	241.50	166.64	(74.86)
Travel	02 001 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	02 001 4170.00 5		325.20	325.20	1,000.00	674.80
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	213.52	0.00	(213.52)
Audit Fees	02 001 4171.00 5		0.00	1,540.00	450.00	(1,090.00)
Employee Benefits Cont - Admin	02 001 4182.00 5		657.63	2,625.53	3,003.32	377.79
Sundry	02 001 4190.00 5		144.44	152.50	416.64	264.14
Telephone	02 001 4190.2 5		179.58	444.49	333.32	(111.17)
Collection Loss Recovery Contract Fe	02 001 4190.21 5		485.96	485.96	0.00	(485.96)
Eviction Costs	02 001 4190.4 5		0.00	0.00	416.64	416.64
Ten Services	02 001 4220.2 5		0.00	0.00	500.00	500.00
Water	02 001 4310.00 5		17.94	97.80	229.32	131.52
Electricity	02 001 4320.00 5		277.29	877.28	1,424.64	547.36
Sewer	02 001 4390.00 5		80.60	172.40	187.32	14.92
Labor	02 001 4410.00 5		776.41	3,578.03	4,298.64	720.61
Maintenance Materials	02 001 4420.00 5		909.91	3,207.45	3,333.32	125.87
Contract Costs	02 001 4430.00 5		1,408.13	3,136.22	0.00	(3,136.22)
Contract Costs-Pest Control	02 001 4430.1 5		544.00	1,088.00	3,018.32	1,930.32
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	166.64	166.64
Contract Costs - AC	02 001 4430.4 5		0.00	0.00	1,666.64	1,666.64
Contract Costs - Lawn	02 001 4430.5 5		2,555.38	8,687.38	0.00	(8,687.38)
Garbage and Trash Collection	02 001 4431.00 5		69.00	180.17	250.00	69.83
Emp Benefit Cont - Maintenance	02 001 4433.00 5		482.38	1,966.30	3,692.64	1,726.34
Insurance - Property	02 001 4510.00 5		0.00	4,556.31	6,350.00	1,793.69
Bad Debts - Other	02 001 4570.00 5		222.00	1,532.47	500.00	(1,032.47)
Bonneville Interest	02 001 4580.01 5		3,756.19	15,039.17	15,058.32	19.15
Other General Expense	02 001 4590.00 5		0.03	43.03	666.64	623.61
Sponsor Fees	02 001 4590.01 5		0.00	0.00	2,000.00	2,000.00
Management Fees	02 001 4590.02 5		0.00	3,331.84	6,597.64	3,265.80
Total Operating Expenses			14,644.56	60,847.73	62,928.60	2,080.87
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		23,407.41	91,247.54	0.00	91,247.54
Total Operating Revenues			23,407.41	91,247.54	0.00	91,247.54
Total Operating Revenues and Expenses			8,762.85	30,399.81	(62,928.60)	93,328.41
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	32.84	14.00	18.84
Other Income - Tenant	02 001 3690.00 5		451.50	4,028.08	4,022.64	5.44
Total Other Revenues and Expenses			451.50	4,060.92	4,036.64	24.28
Total Other Revenues and Expenses			451.50	4,060.92	4,036.64	24.28
Total Net Income (Loss)			9,214.35	34,460.73	(58,891.96)	93,352.69

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 April 30, 2020	4 Month(s) Ended April 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,116.57	5,170.12	5,376.00	205.88
Staff Training	02 002 4140.00 5		90.75	189.75	166.64	(23.11)
Travel	02 002 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	02 002 4170.00 5		319.80	319.80	1,000.00	680.20
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	170.82	150.00	(20.82)
Audit Fees	02 002 4171.00 5		0.00	1,210.00	500.00	(710.00)
Employee Benefits Cont - Admin	02 002 4182.00 5		525.18	2,097.79	2,403.32	305.53
Sundry	02 002 4190.00 5		204.46	210.79	250.00	39.21
Eviction Costs	02 002 4190.4 5		0.00	0.00	500.00	500.00
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	250.00	250.00
Ten Services -	02 002 4220.20 5		0.00	0.00	500.00	500.00
Water	02 002 4310.00 5		42.92	55.84	78.00	22.16
Electricity	02 002 4320.00 5		323.04	708.59	617.32	(91.27)
Sewer	02 002 4390.00 5		9.33	17.73	36.00	18.27
Labor	02 002 4410.00 5		610.06	2,811.40	3,377.32	565.92
Maintenance Materials	02 002 4420.00 5		391.48	2,908.88	2,500.00	(408.88)
Contract Costs	02 002 4430.00 5		87.97	2,012.09	2,865.32	853.23
Contract Costs-Pest Control	02 002 4430.1 5		448.00	896.00	492.64	(403.36)
Contract Costs - Lawn	02 002 4430.3 5		1,901.87	6,719.87	0.00	(6,719.87)
Contract Costs - AC	02 002 4430.4 5		105.00	415.00	1,229.32	814.32
Garbage and Trash Collection	02 002 4431.00 5		48.50	92.00	166.64	74.64
Emp Benefit Cont - Maintenance	02 002 4433.00 5		383.48	1,562.88	2,901.32	1,338.44
Insurance - Property	02 002 4510.00 5		0.00	3,558.66	4,992.32	1,433.66
Bad Debts - Other	02 002 4570.00 5		0.00	3,262.53	3,048.64	(213.89)
Bonneville Interest	02 002 4580.01 5		3,397.91	13,604.68	13,563.64	(41.04)
Other General Expense	02 002 4590.00 5		(0.02)	73.98	1,166.64	1,092.66
Management Fees	02 002 4590.02 5		0.00	4,528.12	5,360.64	832.52
Total Operating Expenses			10,006.30	52,597.32	53,575.04	977.72
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		18,248.33	74,980.97	0.00	74,980.97
Total Operating Revenues			18,248.33	74,980.97	0.00	74,980.97
Total Operating Revenues and Expenses			8,242.03	22,383.65	(53,575.04)	75,958.69
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	26.28	11.32	14.96
Other Income - Tenant	02 002 3690.00 5		683.80	2,541.09	3,065.64	(524.55)
Total Other Revenues and Expenses			683.80	2,567.37	3,076.96	(509.59)
Total Other Revenues and Expenses			683.80	2,567.37	3,076.96	(509.59)
Total Net Income (Loss)			8,925.83	24,951.02	(50,498.08)	75,449.10

Penny

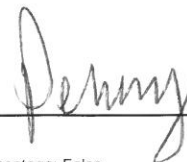
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 CORNELL COLONY
 CORNELL COLONY LLC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended April 30, 2020	4 Month(s) Ended April 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,575.59	7,297.64	7,585.64	288.00
Legal Expense	03 001 4130.00 5		0.00	46.50	166.64	120.14
Staff Training	03 001 4140.00 5		132.00	276.00	166.64	(109.36)
Travel	03 001 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	03 001 4170.00 5		278.80	278.80	1,000.00	721.20
Computer Support/Licensing Fees	03 001 4170.20 5		85.00	319.88	0.00	(319.88)
Audit Fees	03 001 4171.00 5		0.00	1,760.00	1,666.64	(93.36)
Employee Benefits Cont - Admin	03 001 4182.00 5		746.02	2,977.73	3,403.32	425.59
Sundry	03 001 4190.00 5		284.01	293.22	333.32	40.10
Advertising and Marketing	03 001 4190.08 5		29.75	29.75	0.00	(29.75)
Bank Fees	03 001 4190.19 5		0.00	39.03	0.00	(39.03)
Telephone/Communications	03 001 4190.20 5		183.16	847.00	0.00	(847.00)
Eviction Costs	03 001 4190.40 5		0.00	0.00	466.64	466.64
Water	03 001 4310.00 5		0.00	84.94	238.32	153.38
Electricity	03 001 4320.00 5		482.36	979.00	1,121.64	142.64
Sewer	03 001 4390.00 5		0.00	81.24	185.64	104.40
Labor	03 001 4410.00 5		1,848.43	8,620.18	9,063.64	443.46
Materials	03 001 4420.00 5		810.88	1,713.45	1,833.32	119.87
Contract Costs	03 001 4430.00 5		175.95	222.87	3,000.00	2,777.13
Contract Costs - Pest Control	03 001 4430.10 5		608.00	1,216.00	1,166.64	(49.36)
Contract Costs-Lawn	03 001 4430.30 5		3,100.48	10,000.48	0.00	(10,000.48)
Contract Costs - AC	03 001 4430.40 5		75.00	75.00	1,333.32	1,258.32
Garbage and Trash Collection	03 001 4431.00 5		52.65	271.30	394.64	123.34
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,048.24	4,276.07	6,872.64	2,596.57
Property Insurance	03 001 4510.00 5		0.00	8,150.70	10,409.00	2,258.30
Bad Debts - Other	03 001 4570.00 5		3,617.91	3,617.91	1,833.32	(1,784.59)
Management Fees	03 001 4590.01 5		0.00	4,717.62	5,598.32	880.70
Other General Expense	03 001 4590.02 5		3,210.00	3,210.00	3,833.32	623.32
Total Operating Expenses			18,344.23	61,402.31	61,839.24	436.93
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		27,594.07	101,220.80	0.00	101,220.80
Total Operating Revenues			27,594.07	101,220.80	0.00	101,220.80
Total Operating Revenues and Expenses			9,249.84	39,818.49	(61,839.24)	101,657.73
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	35.02	0.00	35.02
Other Income - Misc Other Revenue	03 001 3690.00 5		2,010.12	4,742.81	5,833.32	(1,090.51)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,716.42)	(14,527.64)	(14,290.32)	(237.32)
Total Other Revenues and Expenses			(1,706.30)	(9,749.81)	(8,457.00)	(1,292.81)
Total Other Revenues and Expenses			(1,706.30)	(9,749.81)	(8,457.00)	(1,292.81)
Total Net Income (Loss)			7,543.54	30,068.68	(70,296.24)	100,364.92



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

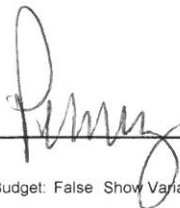
Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended April 30, 2020	4 Month(s) Ended April 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		530.60	2,464.99	2,554.64	89.65
Staff Training	04 001 4140.00 5		97.00	151.00	0.00	(151.00)
Accounting Fees	04 001 4170.00 5		437.80	437.80	800.00	362.20
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	660.00	500.00	(160.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		277.58	1,159.81	1,230.64	70.83
Sundry	04 001 4190.00 5		141.19	144.65	50.00	(94.65)
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	124.61	0.00	(124.61)
Telephone/Communications	04 001 4190.20 5		219.41	923.21	866.64	(56.57)
Eviction Costs	04 001 4190.40 5		0.00	360.00	200.00	(160.00)
Ten Services -	04 001 4220.00 5		0.00	1,034.94	0.00	(1,034.94)
Water	04 001 4310.00 5		14.91	102.56	116.64	14.08
Electricity	04 001 4320.00 5		88.42	334.04	479.64	145.60
Natural Gas	04 001 4330.00 5		0.00	0.00	52.00	52.00
Sewer	04 001 4390.00 5		31.20	136.00	117.32	(18.68)
Labor	04 001 4410.00 5		332.76	1,533.51	1,032.00	(501.51)
Maintenance Materials	04 001 4420.00 5		1,161.19	2,486.49	1,200.00	(1,286.49)
Contract Costs	04 001 4430.00 5		0.00	1,205.07	575.00	(630.07)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	5,900.00	400.00	(5,500.00)
Contract Costs-Lawn	04 001 4430.30 5		266.60	1,066.40	0.00	(1,066.40)
Contract Costs - AC	04 001 4430.40 5		435.00	435.00	2,833.32	2,398.32
Garbage and Trash Collection	04 001 4431.00 5		25.00	142.50	166.64	24.14
Emp Benefit Cont - Maintenance	04 001 4433.00 5		220.10	844.66	920.00	75.34
Property Insurance	04 001 4510.00 5		0.00	2,225.55	3,117.32	891.77
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	1,333.32	1,333.32
Other General Expense--Florida Hsg F	04 001 4590.00 5		5,980.00	5,980.00	1,993.32	(3,986.68)
Management Fees	04 001 4590.01 5		0.00	1,554.03	2,574.32	1,020.29
Other General Expense	04 001 4590.02 5		(0.01)	125.98	250.00	124.02
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	833.32	833.32	0.00
Total Operating Expenses			10,467.08	32,451.53	24,196.08	(8,255.45)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,710.00	6,260.86	0.00	6,260.86
HAP Subsidy	04 001 3110.01 5		10,042.00	29,554.00	34,718.00	(5,164.00)
Total Operating Revenues			11,752.00	35,814.86	34,718.00	1,096.86
Total Operating Revenues and Expenses			1,284.92	3,363.33	10,521.92	(7,158.59)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		13.99	435.16	40.00	395.16
Other Income - Tenant	04 001 3690.00 5		64.99	680.74	0.00	680.74
Other Income - Laundry	04 001 3690.07 5		0.00	610.90	333.32	277.58
TRANSFER IN	04 001 9110.00 5		0.00	15,865.11	0.00	15,865.11
Total Other Revenues and Expenses			78.98	17,591.91	373.32	17,218.59
Total Other Revenues and Expenses			78.98	17,591.91	373.32	17,218.59
Total Net Income (Loss)			1,363.90	20,955.24	10,895.24	10,060.00



**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

PBRA
LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended April 30, 2020	4 Month(s) Ended April 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00	5	1,156.10	5,370.61	7,294.64	1,924.03
Legal Expense	04 002 4130.00	5	387.50	590.00	166.64	(423.36)
Staff Training	04 002 4140.00	5	362.00	560.00	166.64	(393.36)
Travel	04 002 4150.00	5	0.00	0.00	83.32	83.32
Accounting Fees	04 002 4170.00	5	466.60	466.60	1,166.64	700.04
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	2,420.00	833.32	(1,586.68)
Employee Benefits Cont - Admin	04 002 4182.00	5	644.19	2,566.97	3,828.00	1,261.03
Sundry	04 002 4190.00	5	147.70	160.36	666.64	506.28
TENANT BACKGROUND CHECKS	04 002 4190.02	5	0.00	280.47	0.00	(280.47)
Eviction Costs	04 002 4190.40	5	0.00	360.00	333.32	(26.68)
Ten Services -	04 002 4220.00	5	0.00	0.00	833.32	833.32
Water	04 002 4310.00	5	0.00	42.92	81.32	38.40
Electricity	04 002 4320.00	5	45.57	81.42	227.00	145.58
Sewer	04 002 4390.00	5	0.00	9.33	28.00	18.67
Labor	04 002 4410.00	5	1,236.77	6,000.93	8,906.00	2,905.07
Maintenance Materials	04 002 4420.00	5	1,982.69	4,429.19	3,063.32	(1,365.87)
Contract Costs	04 002 4430.00	5	217.01	2,789.41	2,407.64	(381.77)
Contract Costs - Pest Control	04 002 4430.10	5	2,280.00	3,855.00	1,408.00	(2,447.00)
Contract Costs-Lawn	04 002 4430.30	5	1,066.40	4,265.60	0.00	(4,265.60)
Contract Costs - AC	04 002 4430.40	5	0.00	0.00	666.64	666.64
CONTRACT COSTS-PLUMBING	04 002 4430.50	5	0.00	0.00	250.00	250.00
Garbage and Trash Collection	04 002 4431.00	5	8.00	38.50	333.32	294.82
Emp Benefit Cont - Maintenance	04 002 4433.00	5	547.43	2,276.00	6,393.64	4,117.64
Property Insurance	04 002 4510.00	5	0.00	7,133.52	9,935.32	2,801.80
Bad Debts - Other	04 002 4570.00	5	0.00	1,960.70	2,203.32	242.62
Management Fees	04 002 4590.01	5	0.00	6,693.83	8,273.32	1,579.49
Other General Expense	04 002 4590.02	5	0.00	6,328.98	1,666.64	(4,662.34)
GROUND LEASE EXPENSE	04 002 4590.03	5	8,000.00	32,000.00	32,000.00	0.00
Total Operating Expenses			18,547.96	91,016.63	93,215.96	2,199.33
Operating Revenues						
Dwelling Rent	04 002 3110.00	5	4,922.00	19,809.49	0.00	19,809.49
HAP Subsidy	04 002 3110.01	5	27,985.00	116,606.00	117,077.32	(471.32)
Total Operating Revenues			32,907.00	136,415.49	117,077.32	19,338.17
Total Operating Revenues and Expenses			14,359.04	45,398.86	23,861.36	21,537.50
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00	5	14.73	103.88	83.32	20.56
Other Income - Tenants	04 002 3690.00	5	453.10	4,043.86	1,000.00	3,043.86
Other Income - Misc Other Revenue	04 002 3690.02	5	0.00	0.00	400.00	(400.00)
Interest on Loan	04 002 5610.00	5	(5,157.37)	(20,652.11)	(20,707.32)	55.21
Transfer Out	04 002 9111.00	5	0.00	(15,865.11)	0.00	(15,865.11)
Total Other Revenues and Expenses			(4,689.54)	(32,369.48)	(19,224.00)	(13,145.48)
Total Other Revenues and Expenses			(4,689.54)	(32,369.48)	(19,224.00)	(13,145.48)
Total Net Income (Loss)			9,669.50	13,029.38	4,637.36	8,392.02



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

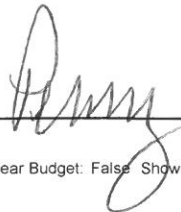
Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended April 30, 2020	4 Month(s) Ended April 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,591.83	7,395.05	7,664.32	269.27
Legal Expense	04 003 4130.00 5		0.00	0.00	333.32	333.32
Staff Training	04 003 4140.00 5		291.00	453.00	166.64	(286.36)
Travel	04 003 4150.00 5		0.00	0.00	200.00	200.00
Accounting Fees	04 003 4170.00 5		459.40	459.40	1,500.00	1,040.60
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	1,980.00	1,833.32	(146.68)
Employee Benefits Cont - Admin	04 003 4182.00 5		886.87	3,533.53	3,692.32	158.79
Sundry	04 003 4190.00 5		146.07	156.43	300.00	143.57
Eviction Costs	04 003 4190.40 5		90.00	325.00	0.00	(325.00)
Tenant Services -	04 003 4220.00 5		0.00	0.00	50.00	50.00
Water	04 003 4310.00 5		61.39	116.40	128.64	12.24
Electricity	04 003 4320.00 5		192.35	543.17	879.32	336.15
Natural Gas	04 003 4330.00 5		34.78	123.94	146.64	22.70
Sewer	04 003 4390.00 5		48.70	143.43	144.00	0.57
Labor	04 003 4410.00 5		1,746.17	8,484.11	7,508.00	(976.11)
Maintenance Materials	04 003 4420.00 5		1,337.78	4,427.44	5,373.64	946.20
Contract Costs	04 003 4430.00 5		46.92	99.71	925.00	825.29
Contract Costs - Pest Control	04 003 4430.10 5		0.00	928.00	1,845.64	917.64
Contract Costs-Lawn	04 003 4430.30 5		667.00	3,335.00	0.00	(3,335.00)
Contract Costs - AC	04 003 4430.40 5		0.00	2,550.00	7,666.64	5,116.64
Contract Costs-Plumbing	04 003 4430.50 5		0.00	725.00	250.00	(475.00)
Garbage and Trash Collection	04 003 4431.00 5		44.50	137.38	333.32	195.94
Emp Benefit Cont - Maintenance	04 003 4433.00 5		744.06	3,092.09	4,838.32	1,746.23
Property Insurance	04 003 4510.00 5		0.00	3,346.58	4,559.00	1,212.42
Bad Debts - Other	04 003 4570.00 5		0.00	(16.27)	250.00	266.27
Management Fees	04 003 4590.01 5		0.00	3,197.78	4,303.32	1,105.54
Other General Expense	04 003 4590.02 5		(0.01)	(0.01)	333.32	333.33
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	11,666.68	11,666.64	(0.04)
Total Operating Expenses			11,305.48	57,469.74	66,891.36	9,421.62
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,453.00	18,100.06	0.00	18,100.06
HAP Subsidy	04 003 3110.01 5		13,464.00	53,768.00	55,657.32	(1,889.32)
Total Operating Revenues			17,917.00	71,868.06	55,657.32	16,210.74
Total Operating Revenues and Expenses			6,611.52	14,398.32	(11,234.04)	25,632.36
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	39.43	0.00	39.43
Other Income - Tenants	04 003 3690.00 5		131.00	481.75	1,000.00	(518.25)
Other Income - Laundry	04 003 3690.07 5		40.00	664.00	545.32	118.68
Total Other Revenues and Expenses			171.00	1,185.18	1,545.32	(360.14)
Total Other Revenues and Expenses			171.00	1,185.18	1,545.32	(360.14)
Total Net Income (Loss)			6,782.52	15,583.50	(9,688.72)	25,272.22



**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended April 30, 2020	4 Month(s) Ended April 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		5,705.28	26,307.68	27,472.64	1,164.96
Legal Expense	05 001 4130.00 5		150.10	597.90	1,166.64	568.74
Staff Training	05 001 4140.00 5		0.00	0.00	1,166.64	1,166.64
Travel	05 001 4150.00 5		0.00	0.00	1,500.00	1,500.00
Accounting Fees	05 001 4170.00 5		300.00	300.00	1,166.64	866.64
Computer Support/Licensing Fees	05 001 4170.20 5		7,483.99	7,933.99	0.00	(7,933.99)
Audit Fees	05 001 4171.00 5		0.00	0.00	666.64	666.64
Employee Benefits Cont - Admin	05 001 4182.00 5		2,047.66	8,313.10	8,184.00	(129.10)
Sundry	05 001 4190.00 5		2,428.69	4,936.16	7,166.64	2,230.48
Bank Fees	05 001 4190.19 5		0.00	15.00	0.00	(15.00)
Telephone/Communications	05 001 4190.20 5		902.63	3,334.71	4,500.00	1,165.29
Postage	05 001 4190.30 5		691.45	776.45	1,033.32	256.87
Contract Costs - Copier	05 001 4190.60 5		109.82	362.93	1,166.64	803.71
Contract Costs - Admin	05 001 4190.90 5		60.00	300.00	4,866.64	4,566.64
Water	05 001 4310.00 5		24.65	104.90	74.00	(30.90)
Electricity	05 001 4320.00 5		903.86	1,501.95	1,717.00	215.05
Natural Gas	05 001 4330.00 5		0.00	0.00	29.00	29.00
Sewer	05 001 4390.00 5		40.30	163.45	131.64	(31.81)
Materials	05 001 4420.00 5		284.14	2,231.49	4,000.00	1,768.51
Contract Costs	05 001 4430.00 5		0.00	406.25	833.32	427.07
Garbage and Trash Collection	05 001 4431.00 5		50.00	200.00	0.00	(200.00)
Property Insurance	05 001 4510.00 5		0.00	2,723.04	2,905.64	182.60
Insurance - Auto-Public Offic-Sinkhole	05 001 4510.20 5		400.00	400.00	0.00	(400.00)
Management Fees	05 001 4590.00 5		35.09	35.09	0.00	(35.09)
Other General Expense	05 001 4590.02 5		6,796.76	7,441.89	5,500.00	(1,941.89)
Total Operating Expenses			28,414.42	68,385.98	75,247.04	6,861.06
Total Operating Revenues and Expenses			(28,414.42)	(68,385.98)	(75,247.04)	6,861.06
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		13,362.00	13,362.00	4,306.00	9,056.00
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		0.00	3,331.84	4,333.32	(1,001.48)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		0.00	4,528.12	6,000.00	(1,471.88)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		0.00	4,717.62	6,000.00	(1,282.38)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		0.00	8,316.89	12,666.64	(4,349.75)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	44,500.00	44,500.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		0.00	1,554.03	2,500.00	(945.97)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		0.00	6,693.83	9,333.32	(2,639.49)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		0.00	3,197.78	4,666.64	(1,468.86)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,500.00	3,750.00	3,000.00	750.00
Total Other Revenues and Expenses			25,987.00	93,952.11	97,305.92	(3,353.81)
Total Other Revenues and Expenses			25,987.00	93,952.11	97,305.92	(3,353.81)
Total Net Income (Loss)			(2,427.42)	25,566.13	22,058.88	3,507.25



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended April 30, 2020	4 Month(s) Ended April 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	1,971.39	9,157.42	7,763.32	(1,394.10)
Legal Expense	07 002 4130.00	5	186.00	744.20	0.00	(744.20)
Staff Training	07 002 4140.00	5	211.75	328.75	0.00	(328.75)
Accounting Fees	07 002 4170.00	5	630.40	630.40	1,066.64	436.24
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	499.75	691.93	0.00	(691.93)
Audit Fees	07 002 4171.00	5	0.00	1,430.00	1,333.32	(96.68)
Employee Benefits Cont - Admin	07 002 4182.00	5	1,098.57	4,378.40	3,424.64	(953.76)
Sundry	07 002 4190.00	5	144.04	151.52	116.64	(34.88)
Bank Fees	07 002 4190.18	5	2.55	14.41	0.00	(14.41)
Telephone	07 002 4190.2	5	109.74	484.30	500.00	15.70
TENANT BACKGROUND CHECKS	07 002 4190.20	5	0.00	233.37	0.00	(233.37)
Eviction Costs	07 002 4190.4	5	0.00	415.00	66.64	(348.36)
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	250.00	250.00
Tenant Services	07 002 4220.00	5	0.00	0.00	2,000.00	2,000.00
Water	07 002 4310.00	5	595.41	1,816.84	2,335.00	518.16
Electricity	07 002 4320.00	5	425.93	1,010.69	1,368.00	357.31
Sewer	07 002 4390.00	5	1,048.30	3,210.42	3,918.64	708.22
Labor	07 002 4410.00	5	6,108.53	28,201.93	28,669.00	467.07
Maintenance Materials	07 002 4420.00	5	1,648.76	3,723.94	6,166.64	2,442.70
Contract Costs	07 002 4430.00	5	1,782.83	4,668.14	12,500.00	7,831.86
Pest Control	07 002 4430.1	5	0.00	672.00	1,133.32	461.32
Contract Costs-Lawn	07 002 4430.3	5	495.00	1,980.00	0.00	(1,980.00)
Contract Costs-Air Conditioning	07 002 4430.4	5	140.00	140.00	333.32	193.32
Contract Costs-Plumbing	07 002 4430.5	5	0.00	525.00	333.32	(191.68)
Garbage and Trash Collection	07 002 4431.00	5	642.10	1,966.52	2,398.00	431.48
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,134.87	8,793.01	19,293.64	10,500.63
Insurance - Property	07 002 4510.00	5	0.00	3,795.75	5,639.00	1,843.25
Bad Debts - Other	07 002 4570.00	5	295.10	7,388.62	2,215.64	(5,172.98)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,820.52	11,335.32	11,614.64	279.32
Management Fees	07 002 4590.00	5	0.00	8,316.89	10,698.32	2,381.43
Other General Expense	07 002 4590.01	5	0.00	6.59	450.00	443.41
Total Operating Expenses			22,991.54	106,211.36	125,587.68	19,376.32
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	3,427.31	16,376.91	0.00	16,376.91
HAP Subsidy	07 002 3110.01	5	24,606.00	106,315.00	123,871.64	(17,556.64)
Total Operating Revenues			28,033.31	122,691.91	123,871.64	(1,179.73)
Total Operating Revenues and Expenses			5,041.77	16,480.55	(1,716.04)	18,196.59
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00	5	5.25	29.00	33.32	(4.32)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	4.94	28.60	0.00	28.60
Investment Income - Unrestricted	07 002 3610.00	5	0.00	9.15	16.64	(7.49)
Other Income - Tenant	07 002 3690.00	5	414.19	5,306.78	3,500.00	1,806.78
Other Income - Non Tenant	07 002 3690.02	5	4,964.00	4,964.00	0.00	4,964.00
Other Income/Laundry	07 002 3690.7	5	0.00	556.70	366.64	190.06
Total Other Revenues and Expenses			5,388.38	10,894.23	3,916.60	6,977.63
Total Other Revenues and Expenses			5,388.38	10,894.23	3,916.60	6,977.63
Total Net Income (Loss)			10,430.15	27,374.78	2,200.56	25,174.22

