

**Housing Authority of Avon Park**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, FL  
Tuesday, June 16, 2020, 5:15PM

**AGENDA**

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. Consent Agenda
  1. Previous May 19, 2020, Board reports
  2. Regular Board Meeting Minutes
  3. Monthly Occupancy Report; May 2020
  4. TAR & Maintenance Reports; May 2020
  5. Cash Analysis -- May 2020
  6. Project Budgeted Income Statement Reports -- May 2020
  7. Fee Accountants Financials -- April 2020
- E. Secretary Reports & Old Business.
  - Due to Covid19 we are still closed to the public but working in the office; however, we are taking care of those that come to the office on a one on one basis—we are wearing masks and gloves. Maintenance is now working on all work orders and we have started unit inspections on June 9.
  - Penny has taken the online HOME Compliance Specialist training June 9 to June 12.
  - We have closed the Cornell Colony wait list and North Central Heights four bedroom wait list and opened the North Central Heights two bedroom. There is still a three to four year wait on the other properties' waiting lists.
  - Playground property—No updates since May 1<sup>st</sup> email from Attorney Kevin Kenny stating he was reaching out to City's counsel Bryant Miller Olive as of May 1, 2020.
  - The appointed board member, Felita Knighten, will be on the City's agenda for June 22<sup>nd</sup>.
  - Ridgedale's MOR (Management and Occupancy Review) is scheduled for June 24 and June 25.
  - North Central Height's review is scheduled for July 6.
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: July 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, June 16, 2020; 5:30 P.M.  
Meeting Agenda**

**ROLL CALL;**

**PREVIOUS MINUTES:**

**COMMUNICATIONS:**

**I. OLD BUSINESS**

- 1) Palmetto—Conference call today with Larry and his group

**II. NEW BUSINESS**

Other matters to come before the Board:

Next Board Meeting(s): July 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.

**OCCUPANCY/VACANCY REPORT**

May-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>
<b>TOTAL DELANEY HEIGHTS VACANT - 0</b>							

**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			21		Moved to 3 bdrm LPII
<b>TOTAL LAKESIDE PARK I VACANT - 1</b>							

**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>
<b>TOTAL LAKESIDE PARK II VACANT - 0</b>							

**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>
705	2	2/26/2020	5/4/2020	3	64	67	Evicted no show at annual
734	2	4/13/2020	5/5/2020	4	18	22	Moved to TX
<b>TOTAL RIDGEDALE VACANT - 0</b>							

**SUBMITTED BY PENNY PIERATT, CEO**

**OCCUPANCY/VACANCY REPORT**

May-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			54		Deceased
612	3	3/23/2020	5/12/2020	1	49	50	Abandoned
661	3	3/27/2020			66		Moving with son
605	2	4/1/2020			OPEN		No notice given
<b>TOTAL NCH I VACANT - 3</b>							

**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>
736	4	1/21/2020	5/14/2020	57	57	114	Non payment rent
730	3	4/1/2020	5/21/2020	1	49	50	Purchased home
660	4	4/6/2020			OPEN		Purchased home
<b>TOTAL NCH II VACANT - 1</b>							

**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>
38218	3	4/21/2020			30		Abandoned
38192	3	4/21/2020	5/7/2020	1	15	16	Abandoned
<b>TOTAL CORNELL VACANT - 1 (1-VETERAN)</b>							

**SUBMITTED BY PENNY PIERATT, CEO**

**OCCUPANCY/VACANCY REPORT**

May-20

**Intent to Vacate --**

Delaney Heights=1 bdrm=unit 507=needs closer parking=transferring to 317  
 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

**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		2018		2017	
DELANEY HEIGHTS		LAKE SIDE PARK I		LAKE SIDE PARK II	
1 BDRM	49	1 BDRM	0	1 BDRM	113
TOTAL	49	2 BDRM	75	2 BDRM	96
		3 BDRM	47	3 BDRM	53
		4 BDRM	26	4 BDRM	26
		5 BDRM	0	5 BDRM	0
		TOTAL	148	TOTAL	288
2017		2020		2020	
RIDGEDALE		NORTH CENTRAL HEIGHTS		CORNELL COLONY	
1 BDRM	88	2 BDRM	17	3 BDRM	42
2 BDRM	70	3 BDRM	54		
3 BDRM	41	4 BDRM	28		
4 BDRM	23	TOTAL	99		
TOTAL	222			TOTAL	848

SUBMITTED BY PENNY PIERATTI, CEO

Tenant Accounts Receivable  
31-May-20

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
B. Cheeks	\$ 904.50	Rent, 3 months, evicting
J. Kerney	\$ 314.00	Unreported Income--pmts
<b>DH Total</b>	<b>\$ 1,218.50</b>	
<u>Lakeside Park I</u>		
D. Dennis	\$ 281.00	Balance on Rent
E. Dorn	\$ 906.00	Rent - 2 months
J. Gifford	\$ 469.50	Rent, Eviction fees
C. Wooden	\$ 11.94	Balance on Work order
<b>Lakeside I Total</b>	<b>\$ 1,668.44</b>	
<u>Lakeside Park II</u>		
P. Dupas	\$ 2,413.00	Unreported income/rent-pmts
J. Hunter	\$ 335.90	Retro rent (pmts)
V. Raphael	\$ 827.60	Legal fees, eviction fees
M. Rosius	\$ 2.00	Rent
S. Roux	\$ 383.49	Rent/late fee
S. Valentin	\$ 1,104.00	Unreported income/rent-pmts
<b>Lakeside II Total</b>	<b>\$ 5,065.99</b>	
<u>NCH I</u>		
J. Cottrill	\$ 2,966.50	Rent, legal fees
E. Lawson	\$ 870.00	Rent
V. Leal	\$ 25.00	Work order
N. Legree	\$ 428.00	Rent
A. Shelby	\$ 1,043.37	Rent
<b>NCH I Total</b>	<b>\$ 5,332.87</b>	
<u>NCH II</u>		
C. Estrella	\$ 23.12	Work order
C. Nelson	\$ 375.68	Rent
S. Rivera	\$ 385.00	Rent
S. Rosario	\$ 23.46	Electric
<b>NCH II Total</b>	<b>\$ 807.26</b>	

Submitted by Penny Pieratt, CEO

**Tenant Accounts Receivable**  
**31-May-20**

**Cornell Colony**

D. Alomar	\$	697.00	Rent
S. Battles	\$	703.00	Rent
L. Bowers	\$	1,057.00	Rent
T. Cohen	\$	526.00	Rent
B. Graham	\$	570.48	Rent
N. Irizarry	\$	1,394.00	Rent
A. Thompson	\$	697.00	Rent
E. Ward	\$	1,395.44	Rent, Balance on late fee
<b>Cornel Total</b>	<b>\$</b>	<b>6,342.92</b>	

**Ridgedale**

J. Ehrhart	\$	6,966.71	Rent, Eviction fees
J. Fils Aim	\$	359.00	Unreported income/rent/pmts
S. Jones	\$	106.00	Rent
T. McNeil	\$	31.00	Balance on late fee
R. Prince	\$	1,166.36	Rent, Legal fee
<b>Ridgedale Total</b>	<b>\$</b>	<b>8,629.07</b>	

<b>GRAND TOTAL</b>	<b>\$</b>	<b>29,065.05</b>
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**WRITE OFFS**

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH I	\$	-
NCH II	\$	-
Ridgedale	\$	-
Cornell	\$	-
<b>TOTAL</b>	<b>\$</b>	<b>-</b>

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

## May 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. -0- hours were taken during the month of May 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
Ridgedale 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	1	
Lakeside Park II Vacancies	0	
Ridgedale Vacancies	2	
NCH I Vacancies	2	
NCH II Vacancies	1	
Cornell Colony Vacancies	2	
		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	2
NCH I Move Ins	0	1
NCH II Move Ins	0	2
Cornell Colony Move Ins	0	1
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	0	
NCH I Move Outs	0	
NCH II Move Outs	0	
Cornell Colony Move Outs	0	

Submitted by Penny Pieratt, CEO



**CASH ANALYSIS**  
**5/31/2020**

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 30,740.67		
North Central Heights I General Fund	\$ 112,176.15	NCH I Reserves/Bonneville	\$ 104,961.52
NCH I Security Deposit	\$ 11,915.84	NCH I Insurance	\$ 24,440.99
North Central Heights II General Fund	\$ 79,979.94	NCH II Reserves/Bonneville	\$ 83,988.13
NCH II Security Deposit	\$ 10,312.43	NCH II Insurance	\$ 29,152.63
Cornell Colony General Fund	\$ 171,501.34	CC Reserves/Amerinat	\$ 46,215.63
Cornell Colony Security Deposit	\$ 13,911.64	CC Insurance	\$ 33,932.72
		CC Reserves/Amerinat	\$ 117,555.52
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 66,242.19	LPI Reserves/First Hsg	\$ 36,385.10
LPI Security Deposit	\$ 3,439.43	LPI Insurance	\$ 760.59
Lakeside Park II General Fund	\$ 198,388.11	LPII Reserves/Churchill	\$ 86,379.67
LPII Security Deposit	\$ 13,735.39	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 31,193.71
Delaney Heights General Fund	\$ 1,419.43	DH Reserves/Center State	\$ 64,697.47
DH Security Deposit	\$ 10,228.43		
COCC	\$ 192,968.45		
Ridgedale General Fund	\$ 7,239.34	RD Reserves/Centennial	\$ 53,801.27
Ridgedale Security Deposit	\$ 7,761.97	RD Insurance	\$ 2,765.12
		RD Residual Reserves	\$ 47,560.10
Long Term Recovery Group	\$ -	**Returned to Florida Grant	

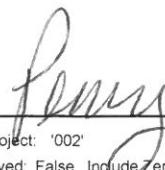
SUBMITTED BY: PENNY PIERATT, CEO

**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 May 31, 2020	5 Month(s) Ended May 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00 5		1,623.99	8,380.00	8,377.50	(2.50)
Legal Expense	02 001 4130.00 5		34.50	913.00	416.65	(496.35)
Staff Training	02 001 4140.00 5		26.46	267.96	208.30	(59.66)
Travel	02 001 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	02 001 4170.00 5		999.96	1,325.16	1,250.00	(75.16)
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	562.50	(977.50)
Employee Benefits Cont - Admin	02 001 4182.00 5		730.03	3,379.22	3,754.15	374.93
Sundry	02 001 4190.00 5		2.90	155.40	520.80	365.40
Advertising and Marketing	02 001 4190.08 5		14.88	14.88	0.00	(14.88)
Telephone	02 001 4190.2 5		0.00	444.49	416.65	(27.84)
Collection Loss Recovery Contract Fe	02 001 4190.21 5		0.00	485.96	0.00	(485.96)
Eviction Costs	02 001 4190.4 5		0.00	0.00	520.80	520.80
Ten Services	02 001 4220.2 5		0.00	0.00	625.00	625.00
Water	02 001 4310.00 5		0.00	97.80	286.65	188.85
Electricity	02 001 4320.00 5		477.95	1,355.23	1,780.80	425.57
Sewer	02 001 4390.00 5		0.00	172.40	234.15	61.75
Labor	02 001 4410.00 5		914.43	4,663.95	5,373.30	709.35
Maintenance Materials	02 001 4420.00 5		793.47	4,000.92	4,166.65	165.73
Contract Costs	02 001 4430.00 5		211.14	3,347.36	0.00	(3,347.36)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	1,088.00	3,772.90	2,684.90
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	208.30	208.30
Contract Costs - AC	02 001 4430.4 5		0.00	0.00	2,083.30	2,083.30
Contract Costs - Lawn	02 001 4430.5 5		2,336.53	11,023.91	0.00	(11,023.91)
Garbage and Trash Collection	02 001 4431.00 5		0.00	180.17	312.50	132.33
Emp Benefit Cont - Maintenance	02 001 4433.00 5		492.93	2,472.35	4,615.80	2,143.45
Insurance - Property	02 001 4510.00 5		0.00	6,034.20	7,937.50	1,903.30
Bad Debts - Other	02 001 4570.00 5		0.00	2,362.47	625.00	(1,737.47)
Bonneville Interest	02 001 4580.01 5		3,753.76	18,792.93	18,822.90	29.97
Other General Expense	02 001 4590.00 5		325.00	368.04	833.30	465.26
Sponsor Fees	02 001 4590.01 5		0.00	0.00	2,500.00	2,500.00
Management Fees	02 001 4590.02 5		1,008.13	5,409.34	8,247.05	2,837.71
<b>Total Operating Expenses</b>			<b>13,746.06</b>	<b>78,488.66</b>	<b>78,660.75</b>	<b>172.09</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00 5		21,585.90	112,833.44	0.00	112,833.44
<b>Total Operating Revenues</b>			<b>21,585.90</b>	<b>112,833.44</b>	<b>0.00</b>	<b>112,833.44</b>
<b>Total Operating Revenues and Expenses</b>			<b>7,839.84</b>	<b>34,344.78</b>	<b>(78,660.75)</b>	<b>113,005.53</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	32.84	17.50	15.34
Other Income - Tenant	02 001 3690.00 5		50.00	4,078.08	5,028.30	(950.22)
<b>Total Other Revenues and Expenses</b>			<b>50.00</b>	<b>4,110.92</b>	<b>5,045.80</b>	<b>(934.88)</b>
<b>Total Other Revenues and Expenses</b>			<b>50.00</b>	<b>4,110.92</b>	<b>5,045.80</b>	<b>(934.88)</b>
<b>Total Net Income (Loss)</b>			<b>7,889.84</b>	<b>38,455.70</b>	<b>(73,614.95)</b>	<b>112,070.65</b>

**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 May 31, 2020	5 Month(s) Ended May 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110.00 5		1,302.67	6,720.92	6,720.00	(0.92)
Staff Training	02 002 4140.00 5		20.79	210.54	208.30	(2.24)
Travel	02 002 4150.00 5		0.00	0.00	104.15	104.15
Accounting Fees	02 002 4170.00 5		978.54	1,298.34	1,250.00	(48.34)
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	170.82	187.50	16.68
Audit Fees	02 002 4171.00 5		0.00	1,210.00	625.00	(585.00)
Employee Benefits Cont - Admin	02 002 4182.00 5		584.42	2,701.19	3,004.15	302.96
Sundry	02 002 4190.00 5		2.29	213.08	312.50	99.42
Advertising and Marketing	02 002 4190.08 5		14.87	14.87	0.00	(14.87)
Tenant Background Check	02 002 4190.20 5		31.39	31.39	0.00	(31.39)
Eviction Costs	02 002 4190.4 5		0.00	0.00	625.00	625.00
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	312.50	312.50
Ten Services -	02 002 4220.20 5		0.00	0.00	625.00	625.00
Water	02 002 4310.00 5		100.84	156.68	97.50	(59.18)
Electricity	02 002 4320.00 5		222.97	931.56	771.65	(159.91)
Sewer	02 002 4390.00 5		28.93	46.66	45.00	(1.66)
Labor	02 002 4410.00 5		718.49	3,664.64	4,221.65	557.01
Maintenance Materials	02 002 4420.00 5		1,749.63	4,658.51	3,125.00	(1,533.51)
Contract Costs	02 002 4430.00 5		181.81	2,193.90	3,581.65	1,387.75
Contract Costs-Pest Control	02 002 4430.1 5		0.00	896.00	615.80	(280.20)
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	8,325.87	0.00	(8,325.87)
Contract Costs - AC	02 002 4430.4 5		0.00	415.00	1,536.65	1,121.65
Garbage and Trash Collection	02 002 4431.00 5		25.50	117.50	208.30	90.80
Emp Benefit Cont - Maintenance	02 002 4433.00 5		391.77	1,964.96	3,626.65	1,661.69
Insurance - Property	02 002 4510.00 5		0.00	4,712.76	6,240.40	1,527.64
Bad Debts - Other	02 002 4570.00 5		0.00	3,262.53	3,810.80	548.27
Bonneville Interest	02 002 4580.01 5		3,395.71	17,000.39	16,954.55	(45.84)
Other General Expense	02 002 4590.00 5		325.00	398.98	1,458.30	1,059.32
Management Fees	02 002 4590.02 5		1,582.64	7,463.13	6,700.80	(762.33)
<b>Total Operating Expenses</b>			<b>13,264.26</b>	<b>68,780.22</b>	<b>66,968.80</b>	<b>(1,811.42)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110.00 5		19,215.12	94,196.09	0.00	94,196.09
<b>Total Operating Revenues</b>			<b>19,215.12</b>	<b>94,196.09</b>	<b>0.00</b>	<b>94,196.09</b>
<b>Total Operating Revenues and Expenses</b>			<b>5,950.86</b>	<b>25,415.87</b>	<b>(66,968.80)</b>	<b>92,384.67</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	26.28	14.15	12.13
Other Income - Tenant	02 002 3690.00 5		49.44	2,590.53	3,832.05	(1,241.52)
<b>Total Other Revenues and Expenses</b>			<b>49.44</b>	<b>2,616.81</b>	<b>3,846.20</b>	<b>(1,229.39)</b>
<b>Total Other Revenues and Expenses</b>			<b>49.44</b>	<b>2,616.81</b>	<b>3,846.20</b>	<b>(1,229.39)</b>
<b>Total Net Income (Loss)</b>			<b>6,000.30</b>	<b>28,032.68</b>	<b>(63,122.60)</b>	<b>91,155.28</b>



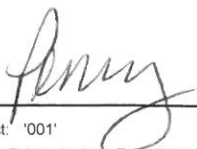
**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
 CORNELL COLONY  
 CORNELL COLONY LLC

Fiscal Year End Date:	12/31/2020	ACCOUNT		1 Month(s) Ended May 31, 2020	5 Month(s) Ended May 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>							
<b>Operating Expenses</b>							
Nontechnical Salaries	03 001 4110.00	5		1,838.19	9,485.96	9,482.05	(3.91)
Legal Expense	03 001 4130.00	5		0.00	46.50	208.30	161.80
Staff Training	03 001 4140.00	5		30.24	306.24	208.30	(97.94)
Travel	03 001 4150.00	5		0.00	0.00	208.30	208.30
Accounting Fees	03 001 4170.00	5		864.24	1,143.04	1,250.00	106.96
Computer Support/Licensing Fees	03 001 4170.20	5		0.00	319.88	0.00	(319.88)
Audit Fees	03 001 4171.00	5		0.00	1,760.00	2,083.30	323.30
Employee Benefits Cont - Admin	03 001 4182.00	5		827.16	3,831.68	4,254.15	422.47
Sundry	03 001 4190.00	5		18.30	311.52	416.65	105.13
Advertising and Marketing	03 001 4190.08	5		0.00	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		183.22	1,030.22	0.00	(1,030.22)
Eviction Costs	03 001 4190.40	5		0.00	0.00	583.30	583.30
Water	03 001 4310.00	5		14.91	99.85	297.90	198.05
Electricity	03 001 4320.00	5		17.80	996.80	1,402.05	405.25
Sewer	03 001 4390.00	5		31.20	112.44	232.05	119.61
Labor	03 001 4410.00	5		2,135.94	11,159.90	11,329.55	169.65
Materials	03 001 4420.00	5		475.14	2,188.59	2,291.65	103.06
Contract Costs	03 001 4430.00	5		597.47	820.34	3,750.00	2,929.66
Contract Costs - Pest Control	03 001 4430.10	5		0.00	1,216.00	1,458.30	242.30
Contract Costs-Lawn	03 001 4430.30	5		2,300.00	12,300.48	0.00	(12,300.48)
Contract Costs - AC	03 001 4430.40	5		120.00	195.00	1,666.65	1,471.65
Garbage and Trash Collection	03 001 4431.00	5		64.00	335.30	493.30	158.00
Emp Benefit Cont - Maintenance	03 001 4433.00	5		1,070.21	5,377.17	8,590.80	3,213.63
Property Insurance	03 001 4510.00	5		0.00	10,820.88	13,011.25	2,190.37
Bad Debts - Other	03 001 4570.00	5		0.00	3,971.20	2,291.65	(1,679.55)
Management Fees	03 001 4590.01	5		1,351.60	7,368.20	6,997.90	(370.30)
Other General Expense	03 001 4590.02	5		650.00	3,860.00	4,791.65	931.65
<b>Total Operating Expenses</b>				<b>12,589.62</b>	<b>79,125.97</b>	<b>77,299.05</b>	<b>(1,826.92)</b>
<b>Operating Revenues</b>							
Dwelling Rent	03 001 3110.00	5		26,521.00	127,741.80	0.00	127,741.80
<b>Total Operating Revenues</b>				<b>26,521.00</b>	<b>127,741.80</b>	<b>0.00</b>	<b>127,741.80</b>
<b>Total Operating Revenues and Expenses</b>				<b>13,931.38</b>	<b>48,615.83</b>	<b>(77,299.05)</b>	<b>125,914.88</b>
<b>Other Revenues and Expenses</b>							
<b>Other Revenues and Expenses</b>							
Investment Income - Unrestricted	03 001 3610.00	5		10.52	56.58	0.00	56.58
Other Income - Misc Other Revenue	03 001 3690.00	5		455.00	5,197.81	7,291.65	(2,093.84)
Interest on Loan - Heartland National	03 001 5610.00	5		(3,710.76)	(18,238.40)	(17,862.90)	(375.50)
<b>Total Other Revenues and Expenses</b>				<b>(3,245.24)</b>	<b>(12,984.01)</b>	<b>(10,571.25)</b>	<b>(2,412.76)</b>
<b>Total Other Revenues and Expenses</b>				<b>(3,245.24)</b>	<b>(12,984.01)</b>	<b>(10,571.25)</b>	<b>(2,412.76)</b>
<b>Total Net Income (Loss)</b>				<b>10,686.14</b>	<b>35,631.82</b>	<b>(87,870.30)</b>	<b>123,502.12</b>

**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**

PBRA  
 LAKESIDE PARK I - PBRA

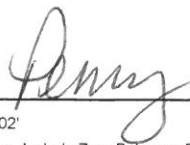
Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended May 31, 2020	5 Month(s) Ended May 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 001 4110.00 5		619.04	3,201.94	3,193.30	(8.64)
Legal Expense	04 001 4130.00 5		557.00	557.00	0.00	(557.00)
Staff Training	04 001 4140.00 5		30.24	181.24	0.00	(181.24)
Accounting Fees	04 001 4170.00 5		792.84	1,230.64	1,000.00	(230.64)
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	625.00	(35.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		302.40	1,471.23	1,538.30	67.07
Sundry	04 001 4190.00 5		305.22	449.87	62.50	(387.37)
TENANT BACKGROUND CHECKS	04 001 4190.02 5		31.40	156.01	0.00	(156.01)
Telephone/Communications	04 001 4190.20 5		219.29	1,142.50	1,083.30	(59.20)
Eviction Costs	04 001 4190.40 5		0.00	360.00	250.00	(110.00)
Ten Services -	04 001 4220.00 5		339.97	1,374.91	0.00	(1,374.91)
Water	04 001 4310.00 5		14.91	117.47	145.80	28.33
Electricity	04 001 4320.00 5		0.00	334.04	599.55	265.51
Natural Gas	04 001 4330.00 5		0.00	0.00	65.00	65.00
Sewer	04 001 4390.00 5		31.20	167.20	146.65	(20.55)
Labor	04 001 4410.00 5		391.91	1,998.92	1,290.00	(708.92)
Maintenance Materials	04 001 4420.00 5		566.08	3,052.57	1,500.00	(1,552.57)
Contract Costs	04 001 4430.00 5		123.17	1,328.24	718.75	(609.49)
Contract Costs - Pest Control	04 001 4430.10 5		320.00	6,220.00	500.00	(5,720.00)
Contract Costs-Lawn	04 001 4430.30 5		266.60	1,333.00	0.00	(1,333.00)
Contract Costs - AC	04 001 4430.40 5		0.00	435.00	3,541.65	3,106.65
Garbage and Trash Collection	04 001 4431.00 5		25.00	167.50	208.30	40.80
Emp Benefit Cont - Maintenance	04 001 4433.00 5		206.58	1,056.86	1,150.00	93.14
Property Insurance	04 001 4510.00 5		0.00	2,949.88	3,896.65	946.77
Bad Debts - Other	04 001 4570.00 5		0.00	269.59	1,666.65	1,397.06
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	5,980.00	2,491.65	(3,488.35)
Management Fees	04 001 4590.01 5		467.04	2,722.95	3,217.90	494.95
Other General Expense	04 001 4590.02 5		0.00	125.98	312.50	186.52
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,041.65	1,041.65	0.00
<b>Total Operating Expenses</b>			<b>5,818.22</b>	<b>40,171.60</b>	<b>30,245.10</b>	<b>(9,926.50)</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 001 3110.00 5		544.00	6,804.86	0.00	6,804.86
HAP Subsidy	04 001 3110.01 5		6,580.00	36,134.00	43,397.50	(7,263.50)
<b>Total Operating Revenues</b>			<b>7,124.00</b>	<b>42,938.86</b>	<b>43,397.50</b>	<b>(458.64)</b>
<b>Total Operating Revenues and Expenses</b>			<b>1,305.78</b>	<b>2,767.26</b>	<b>13,152.40</b>	<b>(10,385.14)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 001 3610.00 5		16.42	451.58	50.00	401.58
Other Income - Tenant	04 001 3690.00 5		322.52	1,003.26	0.00	1,003.26
Other Income - Misc Other Revenue	04 001 3690.01 5		0.00	0.01	0.00	0.01
Other Income - Laundry	04 001 3690.07 5		0.00	610.90	416.65	194.25
TRANSFER IN	04 001 9110.00 5		0.00	15,865.11	0.00	15,865.11
<b>Total Other Revenues and Expenses</b>			<b>338.94</b>	<b>17,930.86</b>	<b>466.65</b>	<b>17,464.21</b>
<b>Total Other Revenues and Expenses</b>			<b>338.94</b>	<b>17,930.86</b>	<b>466.65</b>	<b>17,464.21</b>
<b>Total Net Income (Loss)</b>			<b>1,644.72</b>	<b>20,698.12</b>	<b>13,619.05</b>	<b>7,079.07</b>



**AVON PARK HOUSING AUTHORITY  
Budgeted Income Statement**

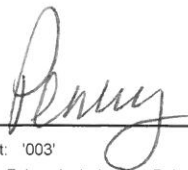
PBRA  
LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2020	ACCOUNT		1 Month(s) Ended May 31, 2020	5 Month(s) Ended May 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>							
<b>Operating Expenses</b>							
Nontechnical Salaries	04 002 4110.00	5		1,348.79	6,976.31	9,118.30	2,141.99
Legal Expense	04 002 4130.00	5		255.50	845.50	208.30	(637.20)
Staff Training	04 002 4140.00	5		113.40	673.40	208.30	(465.10)
Travel	04 002 4150.00	5		0.00	0.00	104.15	104.15
Accounting Fees	04 002 4170.00	5		907.08	1,373.68	1,458.30	84.62
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	1,041.65	(1,378.35)
Employee Benefits Cont - Admin	04 002 4182.00	5		658.94	3,245.56	4,785.00	1,539.44
Sundry	04 002 4190.00	5		4.56	164.92	833.30	668.38
TENANT BACKGROUND CHECKS	04 002 4190.02	5		31.40	311.87	0.00	(311.87)
Eviction Costs	04 002 4190.40	5		0.00	360.00	416.65	56.65
Ten Services -	04 002 4220.00	5		209.97	209.97	1,041.65	831.68
Water	04 002 4310.00	5		42.92	85.84	101.65	15.81
Electricity	04 002 4320.00	5		33.05	114.47	283.75	169.28
Sewer	04 002 4390.00	5		7.47	16.80	35.00	18.20
Labor	04 002 4410.00	5		1,450.89	7,725.69	11,132.50	3,406.81
Maintenance Materials	04 002 4420.00	5		44.31	4,473.50	3,829.15	(644.35)
Contract Costs	04 002 4430.00	5		0.00	2,789.41	3,009.55	220.14
Contract Costs - Pest Control	04 002 4430.10	5		1,280.00	5,135.00	1,760.00	(3,375.00)
Contract Costs-Lawn	04 002 4430.30	5		1,066.40	5,332.00	0.00	(5,332.00)
Contract Costs - AC	04 002 4430.40	5		0.00	0.00	833.30	833.30
CONTRACT COSTS-PLUMBING	04 002 4430.50	5		150.00	150.00	312.50	162.50
Garbage and Trash Collection	04 002 4431.00	5		26.00	64.50	416.65	352.15
Emp Benefit Cont - Maintenance	04 002 4433.00	5		563.82	2,860.77	7,992.05	5,131.28
Property Insurance	04 002 4510.00	5		0.00	9,447.12	12,419.15	2,972.03
Bad Debts - Other	04 002 4570.00	5		(252.29)	2,252.76	2,754.15	501.39
Management Fees	04 002 4590.01	5		2,158.87	10,986.30	10,341.65	(644.65)
Other General Expense	04 002 4590.02	5		0.00	6,328.98	2,083.30	(4,245.68)
GROUND LEASE EXPENSE	04 002 4590.03	5		8,000.00	40,000.00	40,000.00	0.00
<b>Total Operating Expenses</b>				<b>18,101.08</b>	<b>114,680.64</b>	<b>116,519.95</b>	<b>1,839.31</b>
<b>Operating Revenues</b>							
Dwelling Rent	04 002 3110.00	5		4,079.69	23,889.18	0.00	23,889.18
HAP Subsidy	04 002 3110.01	5		27,783.00	144,389.00	146,346.65	(1,957.65)
<b>Total Operating Revenues</b>				<b>31,862.69</b>	<b>168,278.18</b>	<b>146,346.65</b>	<b>21,931.53</b>
<b>Total Operating Revenues and Expenses</b>				<b>13,761.61</b>	<b>53,597.54</b>	<b>29,826.70</b>	<b>23,770.84</b>
<b>Other Revenues and Expenses</b>							
<b>Other Revenues and Expenses</b>							
Investment Income - Restricted	04 002 3610.00	5		13.67	117.55	104.15	13.40
Other Income - Tenants	04 002 3690.00	5		208.54	4,252.40	1,250.00	3,002.40
Other Income - Misc Other Revenue	04 002 3690.02	5		0.00	0.00	500.00	(500.00)
Interest on Loan	04 002 5610.00	5		(5,153.57)	(25,805.68)	(25,884.15)	78.47
Transfer Out	04 002 9111.00	5		0.00	(15,865.11)	0.00	(15,865.11)
<b>Total Other Revenues and Expenses</b>				<b>(4,931.36)</b>	<b>(37,300.84)</b>	<b>(24,030.00)</b>	<b>(13,270.84)</b>
<b>Total Other Revenues and Expenses</b>				<b>(4,931.36)</b>	<b>(37,300.84)</b>	<b>(24,030.00)</b>	<b>(13,270.84)</b>
<b>Total Net Income (Loss)</b>				<b>8,830.25</b>	<b>16,296.70</b>	<b>5,796.70</b>	<b>10,500.00</b>



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

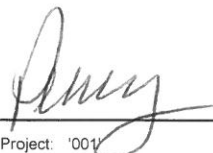
Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended May 31, 2020	5 Month(s) Ended May 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 003 4110.00 5		1,857.14	9,605.93	9,580.40	(25.53)
Legal Expense	04 003 4130.00 5		0.00	0.00	416.65	416.65
Staff Training	04 003 4140.00 5		90.72	543.72	208.30	(335.42)
Travel	04 003 4150.00 5		0.00	0.00	250.00	250.00
Accounting Fees	04 003 4170.00 5		878.52	1,337.92	1,875.00	537.08
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	2,291.65	311.65
Employee Benefits Cont - Admin	04 003 4182.00 5		907.17	4,467.76	4,615.40	147.64
Sundry	04 003 4190.00 5		307.72	464.15	375.00	(89.15)
Eviction Costs	04 003 4190.40 5		0.00	325.00	0.00	(325.00)
Tenant Services -	04 003 4220.00 5		0.00	0.00	62.50	62.50
Water	04 003 4310.00 5		18.47	134.87	160.80	25.93
Electricity	04 003 4320.00 5		231.16	774.33	1,099.15	324.82
Natural Gas	04 003 4330.00 5		33.36	157.30	183.30	26.00
Sewer	04 003 4390.00 5		40.30	183.73	180.00	(3.73)
Labor	04 003 4410.00 5		2,048.27	10,919.08	9,385.00	(1,534.08)
Maintenance Materials	04 003 4420.00 5		82.17	4,509.61	6,717.05	2,207.44
Contract Costs	04 003 4430.00 5		0.00	99.71	1,156.25	1,056.54
Contract Costs - Pest Control	04 003 4430.10 5		0.00	928.00	2,307.05	1,379.05
Contract Costs-Lawn	04 003 4430.30 5		667.00	4,002.00	0.00	(4,002.00)
Contract Costs - AC	04 003 4430.40 5		0.00	2,550.00	9,583.30	7,033.30
Contract Costs-Plumbing	04 003 4430.50 5		0.00	725.00	312.50	(412.50)
Garbage and Trash Collection	04 003 4431.00 5		40.00	177.38	416.65	239.27
Emp Benefit Cont - Maintenance	04 003 4433.00 5		767.15	3,888.82	6,047.90	2,159.08
Property Insurance	04 003 4510.00 5		0.00	4,409.54	5,698.75	1,289.21
Bad Debts - Other	04 003 4570.00 5		0.00	112.73	312.50	199.77
Management Fees	04 003 4590.01 5		983.16	5,293.58	5,379.15	85.57
Other General Expense	04 003 4590.02 5		0.00	(0.01)	416.65	416.66
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	14,583.35	14,583.30	(0.05)
<b>Total Operating Expenses</b>			<b>11,868.98</b>	<b>72,440.40</b>	<b>83,614.20</b>	<b>11,173.80</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 003 3110.00 5		4,795.00	22,895.06	0.00	22,895.06
HAP Subsidy	04 003 3110.01 5		11,454.00	65,222.00	69,571.65	(4,349.65)
<b>Total Operating Revenues</b>			<b>16,249.00</b>	<b>88,117.06</b>	<b>69,571.65</b>	<b>18,545.41</b>
<b>Total Operating Revenues and Expenses</b>			<b>4,380.02</b>	<b>15,676.66</b>	<b>(14,042.55)</b>	<b>29,719.21</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 003 3610.00 5		13.71	66.34	0.00	66.34
Other Income - Tenants	04 003 3690.00 5		215.00	696.75	1,250.00	(553.25)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	0.01	0.00	0.01
Other Income - Laundry	04 003 3690.07 5		40.00	704.00	681.65	22.35
<b>Total Other Revenues and Expenses</b>			<b>268.71</b>	<b>1,467.10</b>	<b>1,931.65</b>	<b>(464.55)</b>
<b>Total Other Revenues and Expenses</b>			<b>268.71</b>	<b>1,467.10</b>	<b>1,931.65</b>	<b>(464.55)</b>
<b>Total Net Income (Loss)</b>			<b>4,648.73</b>	<b>17,143.76</b>	<b>(12,110.90)</b>	<b>29,254.66</b>



**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**

COCC  
COCC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended May 31, 2020	5 Month(s) Ended May 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	05 001 4110.00	5	6,656.16	34,231.68	34,340.80	109.12
Legal Expense	05 001 4130.00	5	124.70	722.60	1,458.30	735.70
Staff Training	05 001 4140.00	5	0.00	0.00	1,458.30	1,458.30
Travel	05 001 4150.00	5	0.00	0.00	1,875.00	1,875.00
Accounting Fees	05 001 4170.00	5	900.00	1,200.00	1,458.30	258.30
Computer Support/Licensing Fees	05 001 4170.20	5	0.00	7,933.99	0.00	(7,933.99)
Audit Fees	05 001 4171.00	5	0.00	0.00	833.30	833.30
Employee Benefits Cont - Admin	05 001 4182.00	5	2,120.40	10,530.49	10,230.00	(300.49)
Sundry	05 001 4190.00	5	1,142.47	6,078.63	8,958.30	2,879.67
Bank Fees	05 001 4190.19	5	5.00	25.00	0.00	(25.00)
Telephone/Communications	05 001 4190.20	5	888.05	4,222.76	5,625.00	1,402.24
Postage	05 001 4190.30	5	239.38	1,015.83	1,291.65	275.82
Contract Costs - Copier	05 001 4190.60	5	71.97	434.90	1,458.30	1,023.40
Contract Costs - Admin	05 001 4190.90	5	60.00	360.00	6,083.30	5,723.30
Water	05 001 4310.00	5	24.65	129.55	92.50	(37.05)
Electricity	05 001 4320.00	5	0.00	1,501.95	2,146.25	644.30
Natural Gas	05 001 4330.00	5	0.00	0.00	36.25	36.25
Sewer	05 001 4390.00	5	40.30	203.75	164.55	(39.20)
Materials	05 001 4420.00	5	132.12	2,398.70	5,000.00	2,601.30
Contract Costs	05 001 4430.00	5	0.00	406.25	1,041.65	635.40
Garbage and Trash Collection	05 001 4431.00	5	50.00	250.00	0.00	(250.00)
Property Insurance	05 001 4510.00	5	0.00	3,630.72	3,632.05	1.33
Insurance - Auto-Public Offic-Sinkhole	05 001 4510.20	5	0.00	400.00	0.00	(400.00)
Other General Expense	05 001 4590.02	5	254.28	7,696.18	6,875.00	(821.18)
<b>Total Operating Expenses</b>			<b>12,709.48</b>	<b>83,372.98</b>	<b>94,058.80</b>	<b>10,685.82</b>
<b>Total Operating Revenues and Expenses</b>			<b>(12,709.48)</b>	<b>(83,372.98)</b>	<b>(94,058.80)</b>	<b>10,685.82</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Other Income - Misc Other Revenue	05 001 3690.00	5	0.00	13,362.00	5,382.50	7,979.50
Revenue-Mgmt Fees- NCH I	05 001 3690.01	5	1,008.13	5,409.34	5,416.65	(7.31)
Revenue-Mgmt Fees- NCH II	05 001 3690.02	5	1,582.64	7,463.13	7,500.00	(36.87)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03	5	1,351.60	7,368.20	7,500.00	(131.80)
Revenue-Mgmt Fees-Ridgeale	05 001 3690.04	5	2,554.69	12,187.07	15,833.30	(3,646.23)
GROUND LEASE INCOME	05 001 3690.05	5	11,125.00	55,625.00	55,625.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08	5	467.04	2,722.95	3,125.00	(402.05)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09	5	2,158.87	10,986.30	11,666.65	(680.35)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10	5	983.16	5,293.58	5,833.30	(539.72)
Other Income - Rent for Tulane Ave B	05 001 3690.13	5	0.00	3,750.00	3,750.00	0.00
<b>Total Other Revenues and Expenses</b>			<b>21,231.13</b>	<b>124,167.57</b>	<b>121,632.40</b>	<b>2,535.17</b>
<b>Total Other Revenues and Expenses</b>			<b>21,231.13</b>	<b>124,167.57</b>	<b>121,632.40</b>	<b>2,535.17</b>
<b>Total Net Income (Loss)</b>			<b>8,521.65</b>	<b>40,794.59</b>	<b>27,573.60</b>	<b>13,220.99</b>





**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
 RIDGEDALE  
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended May 31, 2020	5 Month(s) Ended May 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00	5	2,299.94	11,895.44	9,704.15	(2,191.29)
Legal Expense	07 002 4130.00	5	330.00	1,074.20	0.00	(1,074.20)
Staff Training	07 002 4140.00	5	66.15	394.90	0.00	(394.90)
Accounting Fees	07 002 4170.00	5	842.82	1,473.22	1,333.30	(139.92)
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	691.93	0.00	(691.93)
Audit Fees	07 002 4171.00	5	0.00	1,430.00	1,666.65	236.65
Employee Benefits Cont - Admin	07 002 4182.00	5	1,123.70	5,535.61	4,280.80	(1,254.81)
Sundry	07 002 4190.00	5	2.69	154.21	145.80	(8.41)
Bank Fees	07 002 4190.18	5	0.00	14.41	0.00	(14.41)
Telephone	07 002 4190.2	5	109.74	594.04	625.00	30.96
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	83.30	(331.70)
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	312.50	312.50
Tenant Services	07 002 4220.00	5	0.00	0.00	2,500.00	2,500.00
Water	07 002 4310.00	5	676.01	2,492.85	2,918.75	425.90
Electricity	07 002 4320.00	5	592.44	1,603.13	1,710.00	106.87
Sewer	07 002 4390.00	5	1,048.30	4,258.72	4,898.30	639.58
Labor	07 002 4410.00	5	7,004.55	36,525.28	35,836.25	(689.03)
Maintenance Materials	07 002 4420.00	5	2,264.72	5,988.66	7,708.30	1,719.64
Contract Costs	07 002 4430.00	5	3,294.49	7,962.63	15,625.00	7,662.37
Pest Control	07 002 4430.1	5	0.00	672.00	1,416.65	744.65
Contract Costs-Lawn	07 002 4430.3	5	495.00	2,475.00	0.00	(2,475.00)
Contract Costs-Air Conditioning	07 002 4430.4	5	1,800.00	1,940.00	416.65	(1,523.35)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	525.00	416.65	(108.35)
Garbage and Trash Collection	07 002 4431.00	5	642.10	2,608.62	2,997.50	388.88
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,203.44	11,097.34	24,117.05	13,019.71
Insurance - Property	07 002 4510.00	5	0.00	5,023.04	7,048.75	2,025.71
Bad Debts - Other	07 002 4570.00	5	0.00	8,223.71	2,769.55	(5,454.16)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,811.59	14,146.91	14,518.30	371.39
Management Fees	07 002 4590.00	5	2,554.69	12,187.07	13,372.90	1,185.83
Other General Expense	07 002 4590.01	5	0.00	6.59	562.50	555.91
<b>Total Operating Expenses</b>			<b>30,162.37</b>	<b>141,642.88</b>	<b>156,984.60</b>	<b>15,341.72</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00	5	3,681.99	20,058.90	0.00	20,058.90
HAP Subsidy	07 002 3110.01	5	28,464.00	134,779.00	154,839.55	(20,060.55)
<b>Total Operating Revenues</b>			<b>32,145.99</b>	<b>154,837.90</b>	<b>154,839.55</b>	<b>(1.65)</b>
<b>Total Operating Revenues and Expenses</b>			<b>1,983.62</b>	<b>13,195.02</b>	<b>(2,145.05)</b>	<b>15,340.07</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Interest - Restricted - RFR	07 002 3431.00	5	2.13	31.13	41.65	(10.52)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	1.95	30.55	0.00	30.55
Investment Income - Unrestricted	07 002 3610.00	5	3.94	16.86	20.80	(3.94)
Other Income - Tenant	07 002 3690.00	5	513.55	5,820.33	4,375.00	1,445.33
Other Income - Non Tenant	07 002 3690.02	5	0.00	4,964.00	0.00	4,964.00
Other Income/Laundry	07 002 3690.7	5	0.00	556.70	458.30	98.40
<b>Total Other Revenues and Expenses</b>			<b>521.57</b>	<b>11,419.57</b>	<b>4,895.75</b>	<b>6,523.82</b>
<b>Total Other Revenues and Expenses</b>			<b>521.57</b>	<b>11,419.57</b>	<b>4,895.75</b>	<b>6,523.82</b>
<b>Total Net Income (Loss)</b>			<b>2,505.19</b>	<b>24,614.59</b>	<b>2,750.70</b>	<b>21,863.89</b>

