

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, July 21, 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; June 2020
 - 3. TAR & Maintenance Reports; June 2020
 - 4. Cash Analysis -- June 2020
 - 5. Project Budgeted Income Statement Reports -- June 2020
 - 6. Fee Accountants Financials -- May 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 emergency work orders and we have stopped unit inspections due to tenants testing positive of Covid19.
 - Playground property—Last update email from Attorney Kevin Kenny stating he was reaching out to City’s outside counsel Nikki Day of Bryant Miller Olive office dated June 3rd—“waiting for their draft agreement”. July 13th response from Nikki Day states she should have ready by beginning part of week July 20th.
 - The appointed board member, Felita Knighten, was on the City’s agenda for June 22nd and approved.
 - The appointed board member, Bill Day, was on the City’s agenda for July 13th and approved.
 - Ridgedale’s MOR (Management and Occupancy Review) was on June 24. We received a Below Average score due to numerous repeat findings. I have addressed these repeat findings with staff and corrected findings. I will send in my response to HUD before August 5th. I have attached the 16 page report of the review and we can discuss in meeting.
 - North Central Height’s review was on July 6 and we did very well.
 - Lakeside Park I’s review is scheduled for August 20th.
 - Lakeside Park II’s USDA review was July 13th; waiting on results.
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: August 18, 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, July 16, 2020; 5:30 P.M.
Meeting Agenda**

ROLL CALL;

PREVIOUS MINUTES:

COMMUNICATIONS:

I. OLD BUSINESS

- 1) Palmetto—After reviewing the terms of Synergy's proposal, the Secretary of APHDC believes, at this time, and if Board approves, to try to sell this property instead of managing the property for Synergy, due to our agency having a lot going on at this time and financially I do not believe this is a good opportunity.

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): August 18, 2020

VI. ADJOURN

In accordance with the American Disabilities Act and Section 286.26 Florida Statutes, any person with disabilities requiring reasonable accommodations to participate in this meeting should call the Housing Authority offices five days prior to the meeting.

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

June 16, 2020 5:15 P.M.

A. Opening/Roll Call: Chairman Wade called the Board Meeting to order at 5:15 pm. Commissioner Brojek opened in prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Wade, Brojek, Jackson, and Mundt. Absent: Duffner and Harris. Also Present: APHA CEO Penny Pieratt.

B. Public Comments/Presentations: None

C. Communications: None

D. Consent Agenda: Chairman Wade called for a motion to approve the consent agenda. Commissioner Jackson moved to accept as presented. The motion was seconded by Commissioner Mundt and carried unanimously.

E. Secretary Report & Old Business: Secretary Pieratt informed the board that the office is still closed to the public due to Covid 19; however, we are taking care of those who come to the office on a one by one basis as long as they have masks on. Maintenance is now working on all work orders and we have started unit inspections June 9. Secretary Pieratt has taken the HOME Compliance Specialist training online. We have closed the Cornell Colony wait list and North Central Heights four bedroom wait list but opened the North Central Heights two bedroom wait list. There is still a three to four year wait on the other properties' waiting list. No updated word since May 1st on the playground property. New Board Member applicant Felita Knighten will be on the City's agenda for June 22nd. Ridgedale's MOR (Management and Occupancy Review) is scheduled for June 24.

F. New Business: We currently have several tenants that have tested positive for COVID 19 and we will stop the unit inspections and work on emergency work orders until further notice.

G. Unfinished Business, Concerns of Commissioners: on rent at this time.

H. Next Meeting: July 21, 2020 at 5:15pm.

Being no further business to come before the Board, Chair adjourned the meeting at 5:30 pm.

Accepted _____

Attest _____
SEAL

AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
June 16, 2020 5:30 P.M.

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:31 PM. Secretary Pieratt called the roll with the following present: Wade, Brojek, Jackson, and Mundt . Also in attendance: Penny Pieratt, CEO/Secretary. Absent were Conner, Duffer and Harris.

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

COMMUNICATIONS:

OLD BUSINESS: Palmetto Site—Telephone conference with Larry Shoeman, representative from Synergy. They are proposing to re-zone from R1, which allows 18 single family homes and does not support financially, to re-zone to R2 duplexes, which allows 36-40 individual units—2 bedroom 1 bath and 1 bedroom 1 bath—targeting veterans and elderly. They recommend over a five year period that the tenants would own property. Estimated time is 18 months to build. They are stating APHDC would receive \$15,000 in management fees. Preliminary costs to APHDC would be around \$10k to \$15k.

After conference call, the board has asked Secretary Pieratt to do further research and reach out to the local buyers and put in the local newspaper.

NEW BUSINESS:

Next Board Meeting: July 21, 2020

ADJOURN: There being no further business to come before the Board, Director Brojek adjourned the meeting at 6:30pm; motioned by Jackson and second by Mundt.

Accepted _____

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Jun-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>
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			21		Moved to 3 bdrm LPll
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>
350	1	6/1/2020			2		Closer to family
TOTAL LAKESIDE PARK II VACANT - 1							

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
709	3	6/29/2020			11		Criminal activity
TOTAL RIDGEDALE VACANT - 1							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jun-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	6/4/2020	24	54	78	Deceased
661	3	3/27/2020	6/2/2020	1	66	67	Moving with son
605	2	4/1/2020			75		No notice given
TOTAL NCH I VACANT - 1							
MI 7/1							

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
660	4	4/6/2020	6/16/2020	5	66	71	Purchased home
TOTAL NCH II VACANT - 0							

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	6/26/2020	36	30	66	Abandoned
38264	3	6/9/2020			6		VAWA
38202	3	6/24/2020			13		Moved in with boyfriend
TOTAL CORNELL VACANT - 2 (1-VETERAN)							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jun-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
 NCH I=3 bdrm=unit 630=purchasing home=7/1
 NCH I=3 bdrm=unit 650=move closer to job=9/1/
 Cornell=3 bdrm=38222=moving out of state=7/31
 Lakeside Park II=2 bdrm=unit 202=getting married=7/31
 Delaney Heights=1 bdrm=unit 539=closer to family=7/31

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		LAKEVIEW PARK I		LAKEVIEW PARK II	
1 BDRM	49	1 BDRM	0	1 BDRM	113
TOTAL	49	2 BDRM	69	2 BDRM	94
		3 BDRM	39	3 BDRM	45
		4 BDRM	23	4 BDRM	24
		5 BDRM	0	5 BDRM	0
		TOTAL	131	TOTAL	276
2017		2020		2020	
RIDGEDALE		NORTH CENTRAL HEIGHTS		CORNELL COLONY	
1 BDRM	87	2 BDRM	39	3 BDRM	4
2 BDRM	68	3 BDRM	38		
3 BDRM	34	4 BDRM	16		
4 BDRM	23	TOTAL	93		
TOTAL	212			TOTAL	765

SUBMITTED BY PENNY PIERATTI, CEO

<u>Delaney Heights</u>		<u>Amt</u>	<u>Reason</u>
B. Cheeks	\$	1,048.50	Rent, 4 months, evicting
J. Kerney	\$	249.00	Unreported Income--pmts
DH Total	\$	1,297.50	

<u>Lakeside Park I</u>			
D. Dennis	\$	306.00	Balance on Rent
E. Dorn	\$	1,479.11	Rent - 3 months
J. Gifford	\$	457.38	Rent, Eviction fees
T. Jones	\$	218.46	Rent
S. Moffett	\$	25.00	Work order
J. Toney	\$	12.55	Work order
V. Vasquez	\$	10.63	Work order
C. Wooden	\$	13.94	Balance on Work order
Lakeside I Total	\$	2,523.07	

<u>Lakeside Park II</u>			
Q. Ash Birtsq	\$	143.55	Work order
P. Dupas	\$	2,390.00	Unreported income/rent-pmts
J. Hunter	\$	196.85	Retro rent (pmts)
V. Raphael	\$	1,176.10	Legal fees, eviction fees
B. Roman	\$	25.00	Work order
M. Rosius	\$	456.00	Rent
S. Roux	\$	657.49	Rent/late fee
C. Smith	\$	2.50	Work order
S. Smith	\$	34.75	Work order
N. Valencia	\$	14.68	Work order
S. Valentin	\$	1,129.00	Unreported income/rent-pmts
J. Vega	\$	23.58	Work order
S. Williams	\$	662.78	Rent, work order
T. Young	\$	23.78	Work order
Lakeside II Total	\$	6,936.06	

<u>NCH I</u>			
J. Cottrill	\$	3,485.50	Rent, legal fees
B. Franks	\$	25.00	Work order
S. Harris	\$	38.33	Work order
E. Lawson	\$	1,555.00	Rent
N. Legree	\$	441.00	Rent
K. Morales	\$	14.77	Work order
A. Shelby	\$	1,571.37	Rent
A. Williams	\$	580.20	Rent
NCH I Total	\$	7,711.17	

<u>NCH II</u>			
R. James	\$	25.00	Work order
H. Locklear	\$	15.19	Work order
W. Lugo	\$	33.71	Work order
N. Natoli	\$	756.00	Rent
C. Nelson	\$	1,131.68	Rent
C. Redding	\$	15.63	Water
S. Rivera	\$	1,070.00	Rent
NCH II Total	\$	3,047.21	

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable
30-Jun-20

Cornell Colony

L. Bowers	\$	1,584.00	Rent
T. Cohen	\$	1,053.00	Rent
A. Luna	\$	116.15	Rent
A. Thompson	\$	58.30	Rent
E. Ward	\$	2,091.44	Rent, Balance on late fee
Cornel Total	\$	4,902.89	

Ridgedale

C. Anderson	\$	29.50	Work Order
J. Childs	\$	1,035.00	Rent, Eviction fees
J. Ehrhart	\$	7,814.59	Rent, Eviction fees
J. Fils Aim	\$	359.00	Unreported income/rent/pmts
S. Jones	\$	313.99	Rent
T. McNeil	\$	29.00	Balance on late fee
N. Pounds	\$	12.98	Work Order
R. Prince	\$	1,727.86	Rent, Legal fee
Ridgedale Total	\$	11,321.92	

GRAND TOTAL	\$ 37,739.82
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	48.00
NCH I	\$	-
NCH II	\$	-
Ridgedale	\$	-
Cornell	\$	-
TOTAL	\$	48.00

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

June 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. 90 hours were taken during the month of June for sick, annual and holiday leave.

	Maintenance	Rachel/Housing Clerk
Delaney Heights Inspections	2	19
Lakeside Park I Inspections	0	7
Lakeside Park II Inspections	0	12
Ridgdeale Inspections	0	6
NCH I Inspections	0	8
NCH II Inspections	0	6
Cornell Colony Inspections	0	1
Delaney Heights Vacancies	0	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	1	
Ridgedale Vacancies	1	
NCH I Vacancies	0	
NCH II Vacancies	0	
Cornell Colony Vacancies	2	
		Property Manager
Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	0	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	2	
NCH II Move Outs	1	
Cornell Colony Move Outs	1	

Submitted by Penny Pieratt, CEO

**CASH ANALYSIS
6/30/2020**

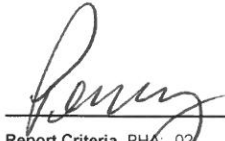
		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 34,563.32		
North Central Heights I General Fund	\$ 134,633.60	NCH I Reserves/Bonneville	\$ 106,072.52
NCH I Security Deposit	\$ 12,520.90	NCH I Insurance	\$ 7,268.93
North Central Heights II General Fund	\$ 80,127.89	NCH II Reserves/Bonneville	\$ 84,899.13
NCH II Security Deposit	\$ 10,616.69	NCH II Insurance	\$ 30,937.96
Cornell Colony General Fund	\$ 216,103.47	CC Reserves/Amerinat	\$ 47,316.36
Cornell Colony Security Deposit	\$ 13,612.79	CC Insurance	\$ 1,217.61
		CC Reserves/Amerinat	\$ 117,557.39
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 71,602.46	LPI Reserves/First Hsg	\$ 36,841.63
LPI Security Deposit	\$ 3,440.91	LPI Insurance	\$ 1,503.67
Lakeside Park II General Fund	\$ 231,381.09	LPII Reserves/Churchill	\$ 89,132.03
LPII Security Deposit	\$ 13,716.11	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 7,153.13
Delaney Heights General Fund	\$ 691.09	DH Reserves/Center State	\$ 65,174.57
DH Security Deposit	\$ 10,222.73		
COCC	\$ 200,536.27		
Ridgedale General Fund	\$ 11,954.44	RD Reserves/Centennial	\$ 55,269.12
Ridgedale Security Deposit	\$ 7,765.19	RD Insurance	\$ 3,104.27
		RD Residual Reserves	\$ 50,987.11

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 June 30, 2020	6 Month(s) Ended June 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,701.33	10,081.33	10,053.00	(28.33)
Legal Expense	02 001 4130.00 5		0.00	913.00	499.98	(413.02)
Staff Training	02 001 4140.00 5		413.50	681.46	249.96	(431.50)
Travel	02 001 4150.00 5		0.00	0.00	249.96	249.96
Accounting Fees	02 001 4170.00 5		0.00	1,325.16	1,500.00	174.84
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	675.00	(865.00)
Employee Benefits Cont - Admin	02 001 4182.00 5		735.94	4,115.16	4,504.98	389.82
Sundry	02 001 4190.00 5		8.62	164.02	624.96	460.94
Advertising and Marketing	02 001 4190.08 5		0.00	14.88	0.00	(14.88)
Telephone	02 001 4190.2 5		89.79	534.28	499.98	(34.30)
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	624.96	624.96
Ten Services	02 001 4220.2 5		0.00	0.00	750.00	750.00
Water	02 001 4310.00 5		74.31	172.11	343.98	171.87
Electricity	02 001 4320.00 5		284.43	1,639.66	2,136.96	497.30
Sewer	02 001 4390.00 5		60.83	233.23	280.98	47.75
Labor	02 001 4410.00 5		947.13	5,611.08	6,447.96	836.88
Maintenance Materials	02 001 4420.00 5		1,174.74	5,175.66	4,999.98	(175.68)
Contract Costs	02 001 4430.00 5		193.55	3,540.91	0.00	(3,540.91)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	1,088.00	4,527.48	3,439.48
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	249.96	249.96
Contract Costs - AC	02 001 4430.4 5		1,250.00	1,250.00	2,499.96	1,249.96
Contract Costs - Lawn	02 001 4430.5 5		2,305.42	13,329.33	0.00	(13,329.33)
Garbage and Trash Collection	02 001 4431.00 5		68.00	248.17	375.00	126.83
Emp Benefit Cont - Maintenance	02 001 4433.00 5		495.43	2,967.78	5,538.96	2,571.18
Insurance - Property	02 001 4510.00 5		1,597.52	9,229.24	9,525.00	295.76
Bad Debts - Other	02 001 4570.00 5		1,474.00	4,661.97	750.00	(3,911.97)
Bonneville Interest	02 001 4580.01 5		3,751.32	22,544.25	22,587.48	43.23
Other General Expense	02 001 4590.00 5		16,000.00	16,368.04	999.96	(15,368.08)
Sponsor Fees	02 001 4590.01 5		0.00	0.00	3,000.00	3,000.00
Management Fees	02 001 4590.02 5		1,057.81	6,467.15	9,896.46	3,429.31
Total Operating Expenses			33,683.67	114,595.35	94,392.90	(20,202.45)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		23,381.50	136,214.94	0.00	136,214.94
Total Operating Revenues			23,381.50	136,214.94	0.00	136,214.94
Total Operating Revenues and Expenses			(10,302.17)	21,619.59	(94,392.90)	116,012.49
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	32.84	21.00	11.84
Other Income - Tenant	02 001 3690.00 5		225.10	4,303.18	6,033.96	(1,730.78)
Total Other Revenues and Expenses			225.10	4,336.02	6,054.96	(1,718.94)
Total Other Revenues and Expenses			225.10	4,336.02	6,054.96	(1,718.94)
Total Net Income (Loss)			(10,077.07)	25,955.61	(88,337.94)	114,293.55

*closed acct
due to
note payable
2017*



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 June 30, 2020	6 Month(s) Ended June 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00	5	1,364.71	8,085.63	8,064.00	(21.63)
Staff Training	02 002 4140.00	5	335.50	546.04	249.96	(296.08)
Travel	02 002 4150.00	5	0.00	0.00	124.98	124.98
Accounting Fees	02 002 4170.00	5	0.00	1,298.34	1,500.00	201.66
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5	0.00	170.82	225.00	54.18
Audit Fees	02 002 4171.00	5	0.00	1,210.00	750.00	(460.00)
Employee Benefits Cont - Admin	02 002 4182.00	5	589.16	3,290.35	3,604.98	314.63
Sundry	02 002 4190.00	5	6.77	219.85	375.00	155.15
Advertising and Marketing	02 002 4190.08	5	0.00	14.87	0.00	(14.87)
Tenant Background Check	02 002 4190.20	5	0.00	31.39	0.00	(31.39)
Eviction Costs	02 002 4190.4	5	0.00	0.00	750.00	750.00
Contract Costs - Admin	02 002 4190.9	5	0.00	0.00	375.00	375.00
Ten Services -	02 002 4220.20	5	0.00	0.00	750.00	750.00
Water	02 002 4310.00	5	72.92	229.60	117.00	(112.60)
Electricity	02 002 4320.00	5	38.44	970.00	925.98	(44.02)
Sewer	02 002 4390.00	5	9.33	55.99	54.00	(1.99)
Labor	02 002 4410.00	5	744.18	4,408.82	5,065.98	657.16
Maintenance Materials	02 002 4420.00	5	1,615.45	6,273.96	3,750.00	(2,523.96)
Contract Costs	02 002 4430.00	5	123.17	2,317.07	4,297.98	1,980.91
Contract Costs-Pest Control	02 002 4430.1	5	0.00	896.00	738.96	(157.04)
Contract Costs - Lawn	02 002 4430.3	5	1,606.00	9,931.87	0.00	(9,931.87)
Contract Costs - AC	02 002 4430.4	5	2,950.00	3,365.00	1,843.98	(1,521.02)
Garbage and Trash Collection	02 002 4431.00	5	49.00	166.50	249.96	83.46
Emp Benefit Cont - Maintenance	02 002 4433.00	5	393.73	2,358.69	4,351.98	1,993.29
Insurance - Property	02 002 4510.00	5	1,247.07	7,206.90	7,488.48	281.58
Bad Debts - Other	02 002 4570.00	5	0.00	3,262.53	4,572.96	1,310.43
Bonneville Interest	02 002 4580.01	5	3,393.51	20,393.90	20,345.46	(48.44)
Other General Expense	02 002 4590.00	5	0.00	398.98	1,749.96	1,350.98
Management Fees	02 002 4590.02	5	1,415.29	8,878.42	8,040.96	(837.46)
Total Operating Expenses			15,954.23	85,981.52	80,362.56	(5,618.96)
Operating Revenues						
Dwelling Rent	02 002 3110.00	5	20,340.96	114,537.05	0.00	114,537.05
Total Operating Revenues			20,340.96	114,537.05	0.00	114,537.05
Total Operating Revenues and Expenses			4,386.73	28,555.53	(80,362.56)	108,918.09
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00	5	0.00	26.28	16.98	9.30
Other Income - Tenant	02 002 3690.00	5	108.24	2,698.77	4,598.46	(1,899.69)
Total Other Revenues and Expenses			108.24	2,725.05	4,615.44	(1,890.39)
Total Other Revenues and Expenses			108.24	2,725.05	4,615.44	(1,890.39)
Total Net Income (Loss)			4,494.97	31,280.58	(75,747.12)	107,027.70



Report Criteria PHA: 02 Project: '002'

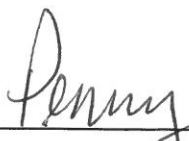
Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended June 30, 2020	6 Month(s) Ended June 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,925.73	11,411.69	11,378.46	(33.23)
Legal Expense	03 001 4130.00 5		0.00	46.50	249.96	203.46
Staff Training	03 001 4140.00 5		465.50	771.74	249.96	(521.78)
Travel	03 001 4150.00 5		0.00	0.00	249.96	249.96
Accounting Fees	03 001 4170.00 5		0.00	1,143.04	1,500.00	356.96
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	2,499.96	739.96
Employee Benefits Cont - Admin	03 001 4182.00 5		833.86	4,665.54	5,104.98	439.44
Sundry	03 001 4190.00 5		9.85	321.37	499.98	178.61
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		57.20	1,087.42	0.00	(1,087.42)
Eviction Costs	03 001 4190.40 5		0.00	0.00	699.96	699.96
Water	03 001 4310.00 5		100.75	200.60	357.48	156.88
Electricity	03 001 4320.00 5		27.57	1,024.37	1,682.46	658.09
Sewer	03 001 4390.00 5		49.87	162.31	278.46	116.15
Labor	03 001 4410.00 5		2,241.55	13,401.45	13,595.46	194.01
Materials	03 001 4420.00 5		795.18	2,983.77	2,749.98	(233.79)
Contract Costs	03 001 4430.00 5		46.92	867.26	4,500.00	3,632.74
Contract Costs - Pest Control	03 001 4430.10 5		0.00	1,216.00	1,749.96	533.96
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	14,600.48	0.00	(14,600.48)
Contract Costs - AC	03 001 4430.40 5		130.00	325.00	1,999.98	1,674.98
Garbage and Trash Collection	03 001 4431.00 5		83.50	418.80	591.96	173.16
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,078.30	6,455.47	10,308.96	3,853.49
Property Insurance	03 001 4510.00 5		3,091.85	17,193.47	15,613.50	(1,579.97)
Bad Debts - Other	03 001 4570.00 5		1,123.15	5,095.79	2,749.98	(2,345.81)
Management Fees	03 001 4590.01 5		1,613.03	8,981.23	8,397.48	(583.75)
Other General Expense	03 001 4590.02 5		0.00	3,860.00	5,749.98	1,889.98
Total Operating Expenses			15,973.81	98,381.96	92,758.86	(5,623.10)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		26,449.25	154,191.05	0.00	154,191.05
Total Operating Revenues			26,449.25	154,191.05	0.00	154,191.05
Total Operating Revenues and Expenses			10,475.44	55,809.09	(92,758.86)	148,567.95
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		7.55	64.13	0.00	64.13
Other Income - Misc Other Revenue	03 001 3690.00 5		615.19	5,813.00	8,749.98	(2,936.98)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,828.57)	(22,066.97)	(21,435.48)	(631.49)
Total Other Revenues and Expenses			(3,205.83)	(16,189.84)	(12,685.50)	(3,504.34)
Total Other Revenues and Expenses			(3,205.83)	(16,189.84)	(12,685.50)	(3,504.34)
Total Net Income (Loss)			7,269.61	39,619.25	(105,444.36)	145,063.61

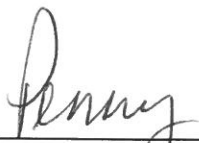
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 LAKESIDE PARK I - PBRA

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended June 30, 2020	6 Month(s) Ended June 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		648.52	3,850.46	3,831.96	(18.50)
Legal Expense	04 001 4130.00 5		0.00	557.00	0.00	(557.00)
Staff Training	04 001 4140.00 5		57.00	238.24	0.00	(238.24)
Accounting Fees	04 001 4170.00 5		0.00	1,230.64	1,200.00	(30.64)
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	750.00	90.00
Employee Benefits Cont - Admin	04 001 4182.00 5		304.65	1,775.88	1,845.96	70.08
Sundry	04 001 4190.00 5		3.70	453.57	75.00	(378.57)
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	156.01	0.00	(156.01)
Telephone/Communications	04 001 4190.20 5		219.35	1,361.85	1,299.96	(61.89)
Eviction Costs	04 001 4190.40 5		0.00	360.00	300.00	(60.00)
Ten Services -	04 001 4220.00 5		0.00	1,374.91	0.00	(1,374.91)
Water	04 001 4310.00 5		0.00	117.47	174.96	57.49
Electricity	04 001 4320.00 5		89.72	423.76	719.46	295.70
Natural Gas	04 001 4330.00 5		0.00	0.00	78.00	78.00
Sewer	04 001 4390.00 5		0.00	167.20	175.98	8.78
Labor	04 001 4410.00 5		405.93	2,404.85	1,548.00	(856.85)
Maintenance Materials	04 001 4420.00 5		742.63	3,795.20	1,800.00	(1,995.20)
Contract Costs	04 001 4430.00 5		0.00	1,328.24	862.50	(465.74)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	6,220.00	600.00	(5,620.00)
Contract Costs-Lawn	04 001 4430.30 5		266.60	1,599.60	0.00	(1,599.60)
Contract Costs - AC	04 001 4430.40 5		0.00	435.00	4,249.98	3,814.98
Garbage and Trash Collection	04 001 4431.00 5		0.00	167.50	249.96	82.46
Emp Benefit Cont - Maintenance	04 001 4433.00 5		207.65	1,264.51	1,380.00	115.49
Property Insurance	04 001 4510.00 5		745.46	4,440.80	4,675.98	235.18
Bad Debts - Other	04 001 4570.00 5		670.94	1,042.53	1,999.98	957.45
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	5,980.00	2,989.98	(2,990.02)
Management Fees	04 001 4590.01 5		664.92	3,387.87	3,861.48	473.61
Other General Expense	04 001 4590.02 5		0.00	125.98	375.00	249.02
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,249.98	1,249.98	0.00
Total Operating Expenses			5,235.40	46,254.46	36,294.12	(9,960.34)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		544.00	7,348.86	0.00	7,348.86
HAP Subsidy	04 001 3110.01 5		10,204.00	46,338.00	52,077.00	(5,739.00)
Total Operating Revenues			10,748.00	53,686.86	52,077.00	1,609.86
Total Operating Revenues and Expenses			5,512.60	7,432.40	15,782.88	(8,350.48)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		11.85	463.43	60.00	403.43
Other Income - Tenant	04 001 3690.00 5		443.71	1,441.06	0.00	1,441.06
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	499.98	110.92
TRANSFER IN	04 001 9110.00 5		0.00	15,865.11	0.00	15,865.11
Total Other Revenues and Expenses			455.56	18,380.51	559.98	17,820.53
Total Other Revenues and Expenses			455.56	18,380.51	559.98	17,820.53
Total Net Income (Loss)			5,968.16	25,812.91	16,342.86	9,470.05



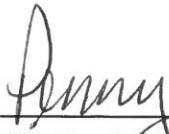
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended June 30, 2020	6 Month(s) Ended June 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,413.02	8,389.33	10,941.96	2,552.63
Legal Expense	04 002 4130.00 5		348.50	1,194.00	249.96	(944.04)
Staff Training	04 002 4140.00 5		209.00	882.40	249.96	(632.44)
Travel	04 002 4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	04 002 4170.00 5		0.00	1,373.68	1,749.96	376.28
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	1,249.98	(1,170.02)
Employee Benefits Cont - Admin	04 002 4182.00 5		663.84	3,909.40	5,742.00	1,832.60
Sundry	04 002 4190.00 5		13.55	178.47	999.96	821.49
TENANT BACKGROUND CHECKS	04 002 4190.02 5		95.98	407.85	0.00	(407.85)
Eviction Costs	04 002 4190.40 5		0.00	360.00	499.98	139.98
Ten Services -	04 002 4220.00 5		0.00	209.97	1,249.98	1,040.01
Water	04 002 4310.00 5		12.92	98.76	121.98	23.22
Electricity	04 002 4320.00 5		0.00	114.47	340.50	226.03
Sewer	04 002 4390.00 5		0.00	16.80	42.00	25.20
Labor	04 002 4410.00 5		1,509.91	9,235.60	13,359.00	4,123.40
Maintenance Materials	04 002 4420.00 5		384.65	4,858.15	4,594.98	(263.17)
Contract Costs	04 002 4430.00 5		0.00	2,789.41	3,611.46	822.05
Contract Costs - Pest Control	04 002 4430.10 5		0.00	5,135.00	2,112.00	(3,023.00)
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	6,398.40	0.00	(6,398.40)
Contract Costs - AC	04 002 4430.40 5		0.00	0.00	999.96	999.96
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	150.00	375.00	225.00
Garbage and Trash Collection	04 002 4431.00 5		11.00	75.50	499.98	424.48
Emp Benefit Cont - Maintenance	04 002 4433.00 5		568.33	3,429.10	9,590.46	6,161.36
Property Insurance	04 002 4510.00 5		2,304.85	14,056.82	14,902.98	846.16
Bad Debts - Other	04 002 4570.00 5		(184.95)	4,322.46	3,304.98	(1,017.48)
Management Fees	04 002 4590.01 5		2,262.48	13,248.78	12,409.98	(838.80)
Other General Expense	04 002 4590.02 5		603.44	6,932.42	2,499.96	(4,432.46)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	48,000.00	48,000.00	0.00
Total Operating Expenses			19,282.92	138,523.06	139,823.94	1,300.88
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		3,849.00	27,738.18	0.00	27,738.18
HAP Subsidy	04 002 3110.01 5		32,427.00	176,816.00	175,615.98	1,200.02
Total Operating Revenues			36,276.00	204,554.18	175,615.98	28,938.20
Total Operating Revenues and Expenses			16,993.08	66,031.12	35,792.04	30,239.08
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		13.70	131.25	124.98	6.27
Other Income - Tenants	04 002 3690.00 5		758.54	5,010.94	1,500.00	3,510.94
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	600.00	(600.00)
Interest on Loan	04 002 5610.00 5		(5,149.76)	(30,955.44)	(31,060.98)	105.54
Transfer Out	04 002 9111.00 5		0.00	(15,865.11)	0.00	(15,865.11)
Total Other Revenues and Expenses			(4,377.52)	(41,678.36)	(28,836.00)	(12,842.36)
Total Other Revenues and Expenses			(4,377.52)	(41,678.36)	(28,836.00)	(12,842.36)
Total Net Income (Loss)			12,615.56	24,352.76	6,956.04	17,396.72



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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended June 30, 2020	6 Month(s) Ended June 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00	5	1,945.57	11,551.50	11,496.48	(55.02)
Legal Expense	04 003 4130.00	5	0.00	0.00	499.98	499.98
Staff Training	04 003 4140.00	5	171.00	714.72	249.96	(464.76)
Travel	04 003 4150.00	5	0.00	0.00	300.00	300.00
Accounting Fees	04 003 4170.00	5	0.00	1,337.92	2,250.00	912.08
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	2,749.98	769.98
Employee Benefits Cont - Admin	04 003 4182.00	5	913.93	5,381.69	5,538.48	156.79
Sundry	04 003 4190.00	5	11.09	475.24	450.00	(25.24)
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	75.00	75.00
Water	04 003 4310.00	5	0.00	134.87	192.96	58.09
Electricity	04 003 4320.00	5	173.89	948.22	1,318.98	370.76
Natural Gas	04 003 4330.00	5	0.00	157.30	219.96	62.66
Sewer	04 003 4390.00	5	0.00	183.73	216.00	32.27
Labor	04 003 4410.00	5	2,131.87	13,050.95	11,262.00	(1,788.95)
Maintenance Materials	04 003 4420.00	5	192.59	4,702.20	8,060.46	3,358.26
Contract Costs	04 003 4430.00	5	0.00	99.71	1,387.50	1,287.79
Contract Costs - Pest Control	04 003 4430.10	5	0.00	928.00	2,768.46	1,840.46
Contract Costs-Lawn	04 003 4430.30	5	667.00	4,669.00	0.00	(4,669.00)
Contract Costs - AC	04 003 4430.40	5	0.00	2,550.00	11,499.96	8,949.96
Contract Costs-Plumbing	04 003 4430.50	5	0.00	0.00	725.00	(350.00)
Garbage and Trash Collection	04 003 4431.00	5	0.00	177.38	499.98	322.60
Emp Benefit Cont - Maintenance	04 003 4433.00	5	773.54	4,662.36	7,257.48	2,595.12
Property Insurance	04 003 4510.00	5	476.04	6,794.80	6,838.50	43.70
Bad Debts - Other	04 003 4570.00	5	195.00	1,013.73	375.00	(638.73)
Management Fees	04 003 4590.01	5	1,050.54	6,344.12	6,454.98	110.86
Other General Expense	04 003 4590.02	5	0.00	(0.01)	499.98	499.99
GROUND LEASE EXPENSE	04 003 4590.03	5	2,916.67	17,500.02	17,499.96	(0.06)
Total Operating Expenses			11,618.73	86,674.35	100,337.04	13,662.69
Operating Revenues						
Dwelling Rent	04 003 3110.00	5	4,799.00	27,694.06	0.00	27,694.06
HAP Subsidy	04 003 3110.01	5	13,131.00	78,353.00	83,485.98	(5,132.98)
Total Operating Revenues			17,930.00	106,047.06	83,485.98	22,561.08
Total Operating Revenues and Expenses			6,311.27	19,372.71	(16,851.06)	36,223.77
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00	5	13.39	79.73	0.00	79.73
Other Income - Tenants	04 003 3690.00	5	40.00	736.75	1,500.00	(763.25)
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	60.00	764.00	817.98	(53.98)
Total Other Revenues and Expenses			113.39	1,580.49	2,317.98	(737.49)
Total Other Revenues and Expenses			113.39	1,580.49	2,317.98	(737.49)
Total Net Income (Loss)			6,424.66	20,953.20	(14,533.08)	35,486.28



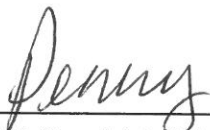
Report Criteria PHA: 04 Project: '003'

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

**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended June 30, 2020	6 Month(s) Ended June 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		6,973.12	41,204.80	41,208.96	4.16
Legal Expense	05 001 4130.00 5		466.70	1,189.30	1,749.96	560.66
Staff Training	05 001 4140.00 5		0.00	0.00	1,749.96	1,749.96
Travel	05 001 4150.00 5		0.00	0.00	2,250.00	2,250.00
Accounting Fees	05 001 4170.00 5		0.00	1,200.00	1,749.96	549.96
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	999.96	999.96
Employee Benefits Cont - Admin	05 001 4182.00 5		2,144.64	12,675.13	12,276.00	(399.13)
Sundry	05 001 4190.00 5		1,599.78	7,678.41	10,749.96	3,071.55
Bank Fees	05 001 4190.19 5		0.00	25.00	0.00	(25.00)
Telephone/Communications	05 001 4190.20 5		887.75	5,110.51	6,750.00	1,639.49
Postage	05 001 4190.30 5		78.00	1,093.83	1,549.98	456.15
Contract Costs - Copier	05 001 4190.60 5		103.94	538.84	1,749.96	1,211.12
Contract Costs - Admin	05 001 4190.90 5		60.00	420.00	7,299.96	6,879.96
Water	05 001 4310.00 5		0.00	129.55	111.00	(18.55)
Electricity	05 001 4320.00 5		523.72	2,025.67	2,575.50	549.83
Natural Gas	05 001 4330.00 5		0.00	0.00	43.50	43.50
Sewer	05 001 4390.00 5		0.00	203.75	197.46	(6.29)
Materials	05 001 4420.00 5		279.35	2,678.05	6,000.00	3,321.95
Contract Costs	05 001 4430.00 5		0.00	406.25	1,249.98	843.73
Garbage and Trash Collection	05 001 4431.00 5		0.00	250.00	0.00	(250.00)
Property Insurance	05 001 4510.00 5		0.00	4,538.40	4,358.46	(179.94)
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		3,767.00	11,463.18	8,250.00	(3,213.18)
Total Operating Expenses			16,884.00	101,164.66	112,870.56	11,705.90
Total Operating Revenues and Expenses			(16,884.00)	(101,164.66)	(112,870.56)	11,705.90
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		31.08	13,393.08	6,459.00	6,934.08
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,057.81	6,467.15	6,499.98	(32.83)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,415.29	8,878.42	9,000.00	(121.58)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,613.03	8,981.23	9,000.00	(18.77)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,790.56	14,977.63	18,999.96	(4,022.33)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	66,750.00	66,750.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		664.92	3,387.87	3,750.00	(362.13)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,262.48	13,248.78	13,999.98	(751.20)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,050.54	6,344.12	6,999.96	(655.84)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		0.00	3,750.00	4,500.00	(750.00)
Total Other Revenues and Expenses			22,010.71	146,178.28	145,958.88	219.40
Total Other Revenues and Expenses			22,010.71	146,178.28	145,958.88	219.40
Total Net Income (Loss)			5,126.71	45,013.62	33,088.32	11,925.30



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended June 30, 2020	6 Month(s) Ended June 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	2,409.46	14,304.90	11,644.98	(2,659.92)
Legal Expense	07 002 4130.00	5	277.50	1,351.70	0.00	(1,351.70)
Staff Training	07 002 4140.00	5	123.50	518.40	0.00	(518.40)
Accounting Fees	07 002 4170.00	5	0.00	1,473.22	1,599.96	126.74
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	1,999.98	569.98
Employee Benefits Cont - Admin	07 002 4182.00	5	1,132.08	6,667.69	5,136.96	(1,530.73)
Sundry	07 002 4190.00	5	8.01	162.22	174.96	12.74
Bank Fees	07 002 4190.18	5	0.00	14.41	0.00	(14.41)
Telephone	07 002 4190.2	5	109.74	703.78	750.00	46.22
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	99.96	(315.04)
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	375.00	375.00
Tenant Services	07 002 4220.00	5	0.00	0.00	3,000.00	3,000.00
Water	07 002 4310.00	5	597.73	3,090.58	3,502.50	411.92
Electricity	07 002 4320.00	5	198.44	1,801.57	2,052.00	250.43
Sewer	07 002 4390.00	5	992.30	5,251.02	5,877.96	626.94
Labor	07 002 4410.00	5	7,297.52	43,822.80	43,003.50	(819.30)
Maintenance Materials	07 002 4420.00	5	736.93	6,725.59	9,249.96	2,524.37
Contract Costs	07 002 4430.00	5	1,600.00	9,562.63	18,750.00	9,187.37
Pest Control	07 002 4430.1	5	0.00	672.00	1,699.98	1,027.98
Contract Costs-Lawn	07 002 4430.3	5	495.00	2,970.00	0.00	(2,970.00)
Contract Costs-Air Conditioning	07 002 4430.4	5	135.00	2,075.00	499.98	(1,575.02)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	525.00	499.98	(25.02)
Garbage and Trash Collection	07 002 4431.00	5	612.10	3,220.72	3,597.00	376.28
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,225.85	13,323.19	28,940.46	15,617.27
Insurance - Property	07 002 4510.00	5	1,448.92	7,699.25	8,458.50	759.25
Bad Debts - Other	07 002 4570.00	5	1,286.00	10,750.71	3,323.46	(7,427.25)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,802.64	16,949.55	17,421.96	472.41
Management Fees	07 002 4590.00	5	2,790.56	14,977.63	16,047.48	1,069.85
Other General Expense	07 002 4590.01	5	0.00	6.59	675.00	668.41
Total Operating Expenses			27,279.28	171,390.45	188,381.52	16,991.07
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	4,698.00	24,756.90	0.00	24,756.90
HAP Subsidy	07 002 3110.01	5	31,410.00	166,189.00	185,807.46	(19,618.46)
Total Operating Revenues			36,108.00	190,945.90	185,807.46	5,138.44
Total Operating Revenues and Expenses			8,828.72	19,555.45	(2,574.06)	22,129.51
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00	5	2.27	33.40	49.98	(16.58)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	2.01	32.56	0.00	32.56
Investment Income - Unrestricted	07 002 3610.00	5	4.14	21.00	24.96	(3.96)
Other Income - Tenant	07 002 3690.00	5	365.41	6,185.74	5,250.00	935.74
Other Income - Non Tenant	07 002 3690.02	5	3,767.00	8,731.00	0.00	8,731.00
Other Income/Laundry	07 002 3690.7	5	0.00	556.70	549.96	6.74
Total Other Revenues and Expenses			4,140.83	15,560.40	5,874.90	9,685.50
Total Other Revenues and Expenses			4,140.83	15,560.40	5,874.90	9,685.50
Total Net Income (Loss)			12,969.55	35,115.85	3,300.84	31,815.01

