

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, August 18, 2020, 5:30PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. Consent Agenda
 1. Regular Board Meeting Minutes: July 2020
 2. Monthly Occupancy Report: July 2020
 3. TAR & Maintenance Reports: July 2020
 4. Cash Analysis: July 2020
 5. Project Budgeted Income Statement Reports: July 2020
 6. Fee Accountants Financials: June 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.
 - HUD announced on August 11th that REAC inspections will begin September 21st.
 - Playground property—Last update email dated July 13th from Attorney Kevin Kenny stating Nikki Day should have final draft ready by beginning part of week July 20th.
 - Ridgedale's MOR (Management and Occupancy Review) response to HUD was sent on July 27th and on July 28 we received the Closed Letter from HUD; which I emailed to each of you.
 - Lakeside Park I's review is scheduled for August 20th.
 - Lakeside Park II's USDA review was July 13th; waiting on results.
 - North Central Heights annual review was July 6th and we have until September 4th to respond to their findings. Report was sent to each of you.
 - We are looking into extra security cameras for all properties. I will update you on that when I receive more information.
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: September 15, 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, August 18, 2020; 6:00 P.M.
Meeting Agenda

ROLL CALL;

PREVIOUS MINUTES:

COMMUNICATIONS:

I. OLD BUSINESS

- 1) Palmetto—monthly ad in newspaper.

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): September 15, 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

July 21, 2020 5:15 P.M.

A. Opening/Roll Call: Commissioner Brojek 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, Knighten, and Day. Absent: Mundt and Jackson. Also Present: APHA CEO Penny Pieratt and APHA staff member Hannah Gillis.

B. Public Comments/Presentations: None

C. Communications: None

D. Consent Agenda: Commissioner Brojek called for a motion to approve the consent agenda. Commissioner Knighten moved to accept as presented. The motion was seconded by Commissioner Day 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. (we have masks to provide them if they do not have one) Maintenance is only working on emergency work orders and we have stopped unit inspections again due to a high amount of tenants testing positive for Covid19. No updated word since July 13th on the playground property. Ridgedale's MOR (Management and Occupancy Review) was completed on June 24th and we received a Below Average score due to numerous repeat findings; which I emailed the report to each of you. The corrected findings will be sent to HUD by August 5th. North Central Heights annual review was on July 6th and we have until September 4th to respond to the findings. I have emailed each of you the reports. The USDA audit has entered North Central Heights on a 'watch list' because we moved a tenant in that was over 60% of the income limit. We will stay on the 'watch list' until this tenant moves out; even though she is currently under the 60% income limit (they only look at move in income). Lakeside Park I annual review is scheduled for August 20th. We continue to be on the 'watch list' for Cornell Colony because we only have four veterans in the property and we need five.

F. New Business: We have two new board members: Felita Knighten and Bill Day.

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: August 18, 2020 at 5:15pm.

Being no further business to come before the Board, Chair adjourned the meeting at 5:55 pm.

Accepted _____

Attest _____

SEAL

AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
July 21, 2020 5:30 P.M.

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:55 PM. Secretary Pieratt called the roll with the following present: Wade, Brojek, Knighten, and Dau . Also in attendance: Penny Pieratt, CEO/Secretary and APHA staff member Hannah Gillis. Absent were Mundt and Jackson.

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

COMMUNICATIONS:

OLD BUSINESS: Palmetto Site—After much research Secretary Pieratt believes it would be in the best interest financially of APHDC to sell the property by advertising in the local newspaper on a monthly basis instead of contracting with Synergy. The board agreed.

NEW BUSINESS:

Next Board Meeting: August 18, 2020

ADJOURN: There being no further business to come before the Board, Director Brojek adjourned the meeting at 6:05pm; motioned by Knighten and second by Wade.

Accepted _____

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Jul-20

Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
539	0	7/22/2020			1		Move in with son
TOTAL DELANEY HEIGHTS VACANT - 1							
							MI 8/3

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
1310	2	4/30/2020	7/1/2020	41	21	62	Moved to 3 bdrm LPll
TOTAL LAKESIDE PARK I VACANT - 0							

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
350	1	6/1/2020	7/10/2020	38	2	40	Closer to family
208	3	7/17/2020	7/30/2020	1	12	13	Transferred to 350
239	3	7/20/2020	7/30/2020	1	9	10	Criminal/Violent
202	2	7/27/2020					Got married
338	2	7/30/2020					Transferred to 239
TOTAL LAKESIDE PARK II VACANT - 2							
							MI 8/30
							MI 8/30

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrms</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
709	3	6/29/2020	7/17/2020	7	11	18	Criminal activity
TOTAL RIDGEDALE VACANT - 0							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jul-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>
605	2	4/1/2020	7/1/2020	16	75	91	No notice given
TOTAL NCH I VACANT - 0							

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>
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>
38264	3	6/9/2020	7/17/2020	32	6	38	VAWA
38202	3	6/24/2020	7/21/2020	14	13	27	Moved in with boyfriend
38222	3	7/27/2020					Moved out of state
TOTAL CORNELL VACANT - 1 (1-VETERAN)							MI 9/1

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jul-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
 NCH I=3 bdrm=unit 630=purchasing home=7/1
 NCH I=3 bdrm=unit 616=non renewal=9/30
 Cornell=3 bdrm=unit 38207=non renewal=9/30
 Delaney Heights=1 bdrm=unit 506=closer to family=8/31
 Lakeside Park I=3 bdrm=unit 1308=non renewal 10/31
 Lakeside Park I=4 bdrm=unit 31=non renewal 11/30

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
 Ridgedale=unit 710=3 bdrm=non renewal 5/31
 Ridgedale=unit 738=2 bdrm=non renewal 6/30
 Ridgedale=unit 707=3 bdrm=non renewal 11/30
 Ridgedale=unit 712=3 bdrm=non renewal 11/30
 Delaney Heights=1 bdrm=unit 317=non pmt rent=sent to Stan 3/4

WAITING LIST

2018		2017	
DELANEY HEIGHTS			
1 BDRM	40	1 BDRM	108
TOTAL	40	2 BDRM	87
LAKESIDE PARK I			
1 BDRM	0	3 BDRM	34
2 BDRM	64	4 BDRM	24
3 BDRM	27	5 BDRM	0
4 BDRM	21	TOTAL	253
5 BDRM	0		
TOTAL	112		
LAKESIDE PARK II			
1 BDRM	0	1 BDRM	108
2 BDRM	64	2 BDRM	87
3 BDRM	27	3 BDRM	34
4 BDRM	21	4 BDRM	24
5 BDRM	0	5 BDRM	0
TOTAL	112	TOTAL	253
2017			
RIDGEDALE		2020	
1 BDRM	83	2 BDRM	59
2 BDRM	64	3 BDRM	9
3 BDRM	23	4 BDRM	11
4 BDRM	20	TOTAL	79
TOTAL	190		
2020			
NORTH CENTRAL HEIGHTS		CORNELL COLONY	
2 BDRM	59	3 BDRM	9
3 BDRM	9		
4 BDRM	11		
TOTAL	79		
TOTAL		683	

SUBMITTED BY PENNY PIERATT, CEO

Tenant Accounts Receivable
31-Jul-20

<u>Delaney Heights</u>		<u>Amt</u>	<u>Reason</u>
B. Cheeks	\$	1,250.69	Rent, evicting
J. Kerney	\$	184.00	Unreported Income--pmts
DH Total	\$	1,434.69	
 <u>Lakeside Park I</u>			
D. Dennis	\$	305.00	Balance on Rent
E. Dorn	\$	1,932.11	Rent - 3 months
J. Gifford	\$	445.38	Rent, Eviction fees
T. Jones	\$	218.46	Rent
K. Small	\$	28.80	Work order
J. Toney	\$	142.55	Rent, Work order
C. Wooden	\$	13.94	Balance on Work order
Lakeside I Total	\$	3,086.24	
 <u>Lakeside Park II</u>			
P. Dupas	\$	2,244.00	Unreported income/rent-pmts
J. Hunter	\$	58.85	Retro rent (pmts)
V. Raphael	\$	1,195.10	Legal fees, eviction fees
M. Rosius	\$	910.00	Rent
S. Roux	\$	931.49	Rent/late fee
S. Valentin	\$	1,054.00	Unreported income/rent-pmts
J. Vega	\$	444.23	Work order
S. Williams	\$	737.78	Rent, work order
Lakeside II Total	\$	7,575.45	
 <u>NCH I</u>			
R. Brown	\$	683.22	Rent
J. Cottrill	\$	4,007.50	Rent, legal fees
B. Franks	\$	25.00	Work order
S. Harris	\$	38.33	Work order
T. Jones	\$	674.00	Rent
E. Lawson	\$	2,240.00	Rent
T. Oquendo	\$	19.99	Work order
R. Search	\$	18.01	Work order
A. Shelby	\$	2,093.37	Rent
A. Williams	\$	1,165.20	Rent
NCH I Total	\$	10,964.62	
 <u>NCH II</u>			
R. James	\$	25.00	Work order
H. Locklear	\$	12.19	Work order
M. McElaney	\$	522.00	Rent
S. McElaney	\$	685.00	Rent
N. Natoli	\$	1,512.00	Rent
C. Nelson	\$	1,131.68	Rent
S. Rivera	\$	1,455.00	Rent
NCH II Total	\$	5,342.87	

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable
31-Jul-20

Cornell Colony

L. Bowers	\$	2,111.00	Rent
T. Cohen	\$	1,580.00	Rent
G. Cubilette	\$	692.77	Rent
B. Graham	\$	697.00	Rent
N. Irizarry	\$	697.00	Rent
S. Pinon	\$	532.00	Rent
C. Simmons	\$	10.91	Work Order
A. Thompson	\$	455.30	Rent
E. Ward	\$	2,801.94	Rent, Balance on late fee
Cornel Total	\$	9,577.92	

Ridgedale

J. Childs	\$	2,293.50	Rent, Eviction fees
J. Ehrhart	\$	8,713.59	Rent, Eviction fees
E. Hankerson	\$	42.00	Rent
S. Jones	\$	733.99	Rent
T. McNeil	\$	1,275.00	Rent
R. Prince	\$	2,030.86	Rent, Legal fee
A. Tate	\$	628.99	Rent
M. Thompson	\$	31.00	Rent
C. Vazquez	\$	46.50	Rent
L. Walker	\$	12.25	Work Order
Ridgedale Total	\$	15,807.68	

GRAND TOTAL	\$	53,789.47
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	776.06
NCH I	\$	-
NCH II	\$	-
Ridgedale	\$	-
Cornell	\$	2,983.97
TOTAL	\$	3,760.03

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

July 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. 136 hours were taken during the month of July 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	1
NCH I Inspections	0	0
NCH II Inspections	0	0
Cornell Colony Inspections	0	0
Delaney Heights Vacancies	1	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	3	
Ridgedale Vacancies	1	
NCH I Vacancies	0	
NCH II Vacancies	0	
Cornell Colony Vacancies	1	
		Property Manager
Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	0	1
Lakeside Park II Move Ins	0	3
Ridgedale Move Ins	0	1
NCH I Move Ins	0	1
NCH II Move Ins	0	0
Cornell Colony Move Ins	0	2
Delaney Heights Move Outs	1	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	4	
Ridgedale Move Outs	0	
NCH I Move Outs	0	
NCH II Move Outs	0	
Cornell Colony Move Outs	1	

Submitted by Penny Pieratt, CEO

CASH ANALYSIS
7/31/2020

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 37,061.85		
North Central Heights I General Fund	\$ 135,363.17	NCH I Reserves/Bonneville	\$ 107,183.52
NCH I Security Deposit	\$ 12,823.62	NCH I Insurance	\$ 8,743.93
North Central Heights II General Fund	\$ 77,872.32	NCH II Reserves/Bonneville	\$ 85,766.13
NCH II Security Deposit	\$ 10,618.94	NCH II Insurance	\$ 32,723.29
Cornell Colony General Fund	\$ 212,993.42	CC Reserves/Amerinat	\$ 48,417.18
Cornell Colony Security Deposit	\$ 14,213.37	CC Insurance	\$ 4,471.36
		CC Reserves/Amerinat	\$ 117,559.45
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 74,112.95	LPI Reserves/First Hsg	\$ 37,286.53
LPI Security Deposit	\$ 3,291.64	LPI Insurance	\$ 2,246.53
Lakeside Park II General Fund	\$ 234,596.07	LPII Reserves/Churchill	\$ 91,857.02
LPII Security Deposit	\$ 12,869.01	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 9,827.68
Delaney Heights General Fund	\$ 373.90	DH Reserves/Center State	\$ 65,638.50
DH Security Deposit	\$ 9,994.89		
COCC	\$ 205,866.74		
Ridgedale General Fund	\$ 15,209.49	RD Reserves/Centennial	\$ 56,736.96
Ridgedale Security Deposit	\$ 7,724.83	RD Insurance	\$ 3,443.42
		RD Residual Reserves	\$ 50,989.17

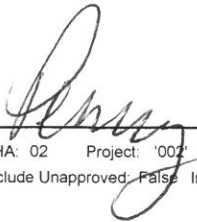
SUBMITTED BY: PENNY PIERATT, CEO

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 July 31, 2020	7 Month(s) Ended July 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,778.67	11,860.00	11,728.50	(131.50)
Legal Expense	02 001 4130.00 5		0.00	913.00	583.31	(329.69)
Staff Training	02 001 4140.00 5		0.00	681.46	291.62	(389.84)
Travel	02 001 4150.00 5		0.00	0.00	291.62	291.62
Accounting Fees	02 001 4170.00 5		900.00	2,225.16	1,750.00	(475.16)
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	787.50	(752.50)
Employee Benefits Cont - Admin	02 001 4182.00 5		651.58	4,766.74	5,255.81	489.07
Sundry	02 001 4190.00 5		13.43	177.45	729.12	551.67
Advertising and Marketing	02 001 4190.08 5		0.00	14.88	0.00	(14.88)
Telephone	02 001 4190.2 5		179.58	713.86	583.31	(130.55)
Tenant Background Checks	02 001 4190.20 5		45.37	45.37	0.00	(45.37)
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	729.12	729.12
Ten Services	02 001 4220.2 5		0.00	0.00	875.00	875.00
Water	02 001 4310.00 5		1.39	173.50	401.31	227.81
Electricity	02 001 4320.00 5		550.32	2,189.98	2,493.12	303.14
Sewer	02 001 4390.00 5		48.70	281.93	327.81	45.88
Labor	02 001 4410.00 5		986.10	6,597.18	7,522.62	925.44
Maintenance Materials	02 001 4420.00 5		871.43	6,047.09	5,833.31	(213.78)
Contract Costs	02 001 4430.00 5		550.24	4,091.15	0.00	(4,091.15)
Contract Costs-Pest Control	02 001 4430.1 5		544.00	1,632.00	5,282.06	3,650.06
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	291.62	291.62
Contract Costs - AC	02 001 4430.4 5		4,995.00	6,245.00	2,916.62	(3,328.38)
Contract Costs - Lawn	02 001 4430.5 5		2,187.37	15,516.70	0.00	(15,516.70)
Garbage and Trash Collection	02 001 4431.00 5		25.00	273.17	437.50	164.33
Emp Benefit Cont - Maintenance	02 001 4433.00 5		465.42	3,433.20	6,462.12	3,028.92
Insurance - Property	02 001 4510.00 5		1,597.49	10,826.73	11,112.50	285.77
Bad Debts - Other	02 001 4570.00 5		0.00	4,661.97	875.00	(3,786.97)
Bonneville Interest	02 001 4580.01 5		3,748.87	26,293.12	26,352.06	58.94
Other General Expense	02 001 4590.00 5		0.00	16,368.04	1,166.62	(15,201.42)
Sponsor Fees	02 001 4590.01 5		0.00	0.00	3,500.00	3,500.00
Management Fees	02 001 4590.02 5		1,151.52	7,618.67	11,545.87	3,927.20
Total Operating Expenses			21,291.48	135,886.83	110,125.05	(25,761.78)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		24,043.00	160,257.94	0.00	160,257.94
Total Operating Revenues			24,043.00	160,257.94	0.00	160,257.94
Total Operating Revenues and Expenses			2,751.52	24,371.11	(110,125.05)	134,496.16
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	32.84	24.50	8.34
Other Income - Tenant	02 001 3690.00 5		152.23	4,455.41	7,039.62	(2,584.21)
Total Other Revenues and Expenses			152.23	4,488.25	7,064.12	(2,575.87)
Total Other Revenues and Expenses			152.23	4,488.25	7,064.12	(2,575.87)
Total Net Income (Loss)			2,903.75	28,859.36	(103,060.93)	131,920.29

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 July 31, 2020	7 Month(s) Ended July 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,426.74	9,512.37	9,408.00	(104.37)
Staff Training	02 002 4140.00 5		0.00	546.04	291.62	(254.42)
Travel	02 002 4150.00 5		0.00	0.00	145.81	145.81
Accounting Fees	02 002 4170.00 5		900.00	2,198.34	1,750.00	(448.34)
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	170.82	262.50	91.68
Audit Fees	02 002 4171.00 5		0.00	1,210.00	875.00	(335.00)
Employee Benefits Cont - Admin	02 002 4182.00 5		521.44	3,811.79	4,205.81	394.02
Sundry	02 002 4190.00 5		10.56	230.41	437.50	207.09
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	875.00	875.00
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	437.50	437.50
Ten Services -	02 002 4220.20 5		0.00	0.00	875.00	875.00
Water	02 002 4310.00 5		(20.75)	208.85	136.50	(72.35)
Electricity	02 002 4320.00 5		490.06	1,460.06	1,080.31	(379.75)
Sewer	02 002 4390.00 5		0.00	55.99	63.00	7.01
Labor	02 002 4410.00 5		774.80	5,183.62	5,910.31	726.69
Maintenance Materials	02 002 4420.00 5		1,873.68	8,147.64	4,375.00	(3,772.64)
Contract Costs	02 002 4430.00 5		0.00	2,317.07	5,014.31	2,697.24
Contract Costs-Pest Control	02 002 4430.1 5		448.00	1,344.00	862.12	(481.88)
Contract Costs - Lawn	02 002 4430.3 5		2,109.81	12,041.68	0.00	(12,041.68)
Contract Costs - AC	02 002 4430.4 5		4,750.00	8,115.00	2,151.31	(5,963.69)
Garbage and Trash Collection	02 002 4431.00 5		0.00	166.50	291.62	125.12
Emp Benefit Cont - Maintenance	02 002 4433.00 5		370.15	2,728.84	5,077.31	2,348.47
Insurance - Property	02 002 4510.00 5		1,247.06	8,453.96	8,736.56	282.60
Bad Debts - Other	02 002 4570.00 5		0.00	3,262.53	5,335.12	2,072.59
Bonneville Interest	02 002 4580.01 5		3,391.28	23,785.18	23,736.37	(48.81)
Other General Expense	02 002 4590.00 5		0.00	398.98	2,041.62	1,642.64
Management Fees	02 002 4590.02 5		1,523.95	10,402.37	9,381.12	(1,021.25)
Total Operating Expenses			19,816.78	105,798.30	93,756.32	(12,041.98)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		20,884.00	135,421.05	0.00	135,421.05
Total Operating Revenues			20,884.00	135,421.05	0.00	135,421.05
Total Operating Revenues and Expenses			1,067.22	29,622.75	(93,756.32)	123,379.07
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	26.28	19.81	6.47
Other Income - Tenant	02 002 3690.00 5		50.00	2,748.77	5,364.87	(2,616.10)
Total Other Revenues and Expenses			50.00	2,775.05	5,384.68	(2,609.63)
Total Other Revenues and Expenses			50.00	2,775.05	5,384.68	(2,609.63)
Total Net Income (Loss)			1,117.22	32,397.80	(88,371.64)	120,769.44



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

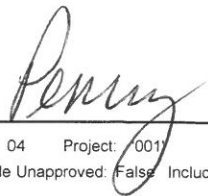
Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended July 31, 2020	7 Month(s) Ended July 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		2,013.26	13,424.95	13,274.87	(150.08)
Legal Expense	03 001 4130.00 5		0.00	46.50	291.62	245.12
Staff Training	03 001 4140.00 5		0.00	771.74	291.62	(480.12)
Travel	03 001 4150.00 5		0.00	0.00	291.62	291.62
Accounting Fees	03 001 4170.00 5		877.50	2,020.54	1,750.00	(270.54)
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	2,916.62	1,156.62
Employee Benefits Cont - Admin	03 001 4182.00 5		738.34	5,403.88	5,955.81	551.93
Sundry	03 001 4190.00 5		15.35	336.72	583.31	246.59
Tenant Background Checks	03 001 4190.02 5		29.40	29.40	0.00	(29.40)
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		310.36	1,397.78	0.00	(1,397.78)
Eviction Costs	03 001 4190.40 5		0.00	0.00	816.62	816.62
Water	03 001 4310.00 5		(2.17)	198.43	417.06	218.63
Electricity	03 001 4320.00 5		728.76	1,753.13	1,962.87	209.74
Sewer	03 001 4390.00 5		41.47	203.78	324.87	121.09
Labor	03 001 4410.00 5		2,341.28	15,742.73	15,861.37	118.64
Materials	03 001 4420.00 5		868.93	3,852.70	3,208.31	(644.39)
Contract Costs	03 001 4430.00 5		152.49	1,019.75	5,250.00	4,230.25
Contract Costs - Pest Control	03 001 4430.10 5		608.00	1,824.00	2,041.62	217.62
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	16,900.48	0.00	(16,900.48)
Contract Costs - AC	03 001 4430.40 5		230.00	555.00	2,333.31	1,778.31
Garbage and Trash Collection	03 001 4431.00 5		76.00	494.80	690.62	195.82
Emp Benefit Cont - Maintenance	03 001 4433.00 5		955.42	7,410.89	12,027.12	4,616.23
Property Insurance	03 001 4510.00 5		3,091.85	20,285.32	18,215.75	(2,069.57)
Bad Debts - Other	03 001 4570.00 5		2,992.37	8,088.16	3,208.31	(4,879.85)
Management Fees	03 001 4590.01 5		1,478.52	10,459.75	9,797.06	(662.69)
Other General Expense	03 001 4590.02 5		3,244.00	7,104.00	6,708.31	(395.69)
Total Operating Expenses			23,091.13	121,473.09	108,218.67	(13,254.42)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		28,920.36	183,111.41	0.00	183,111.41
Total Operating Revenues			28,920.36	183,111.41	0.00	183,111.41
Total Operating Revenues and Expenses			5,829.23	61,638.32	(108,218.67)	169,856.99
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		9.03	76.40	0.00	76.40
Other Income - Misc Other Revenue	03 001 3690.00 5		605.00	6,418.00	10,208.31	(3,790.31)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,576.99)	(25,643.96)	(25,008.06)	(635.90)
Total Other Revenues and Expenses			(2,962.96)	(19,149.56)	(14,799.75)	(4,349.81)
Total Other Revenues and Expenses			(2,962.96)	(19,149.56)	(14,799.75)	(4,349.81)
Total Net Income (Loss)			2,866.27	42,488.76	(123,018.42)	165,507.18



**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

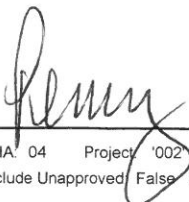
**PBRA
LAKESIDE PARK I - PBRA**

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended July 31, 2020	7 Month(s) Ended July 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		677.99	4,528.45	4,470.62	(57.83)
Legal Expense	04 001 4130.00 5		0.00	557.00	0.00	(557.00)
Staff Training	04 001 4140.00 5		0.00	238.24	0.00	(238.24)
Accounting Fees	04 001 4170.00 5		750.00	1,980.64	1,400.00	(580.64)
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	875.00	215.00
Employee Benefits Cont - Admin	04 001 4182.00 5		274.44	2,050.32	2,153.62	103.30
Sundry	04 001 4190.00 5		37.72	491.29	87.50	(403.79)
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	156.01	0.00	(156.01)
Telephone/Communications	04 001 4190.20 5		220.50	1,582.35	1,516.62	(65.73)
Eviction Costs	04 001 4190.40 5		0.00	360.00	350.00	(10.00)
Ten Services -	04 001 4220.00 5		0.00	1,374.91	0.00	(1,374.91)
Water	04 001 4310.00 5		75.05	192.52	204.12	11.60
Electricity	04 001 4320.00 5		287.46	711.22	839.37	128.15
Natural Gas	04 001 4330.00 5		0.00	0.00	91.00	91.00
Sewer	04 001 4390.00 5		74.53	241.73	205.31	(36.42)
Labor	04 001 4410.00 5		422.62	2,827.47	1,806.00	(1,021.47)
Maintenance Materials	04 001 4420.00 5		729.25	4,524.45	2,100.00	(2,424.45)
Contract Costs	04 001 4430.00 5		0.00	1,328.24	1,006.25	(321.99)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	6,220.00	700.00	(5,520.00)
Contract Costs-Lawn	04 001 4430.30 5		266.60	1,866.20	0.00	(1,866.20)
Contract Costs - AC	04 001 4430.40 5		0.00	435.00	4,958.31	4,523.31
CONTRACT COST-PLUMBING	04 001 4430.50 5		150.00	150.00	0.00	(150.00)
Garbage and Trash Collection	04 001 4431.00 5		80.50	248.00	291.62	43.62
Emp Benefit Cont - Maintenance	04 001 4433.00 5		194.80	1,459.31	1,610.00	150.69
Property Insurance	04 001 4510.00 5		745.45	5,186.25	5,455.31	269.06
Bad Debts - Other	04 001 4570.00 5		0.00	1,042.53	2,333.31	1,290.78
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	5,980.00	3,488.31	(2,491.69)
Management Fees	04 001 4590.01 5		552.12	3,939.99	4,505.06	565.07
Other General Expense	04 001 4590.02 5		0.00	125.98	437.50	311.52
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,458.31	1,458.31	0.00
Total Operating Expenses			5,747.36	52,001.82	42,343.14	(9,658.68)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		449.00	7,797.86	0.00	7,797.86
HAP Subsidy	04 001 3110.01 5		8,098.00	54,436.00	60,756.50	(6,320.50)
Total Operating Revenues			8,547.00	62,233.86	60,756.50	1,477.36
Total Operating Revenues and Expenses			2,799.64	10,232.04	18,413.36	(8,181.32)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.00	463.43	70.00	393.43
Other Income - Tenant	04 001 3690.00 5		30.48	1,471.54	0.00	1,471.54
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	583.31	27.59
TRANSFER IN	04 001 9110.00 5		0.00	15,865.11	0.00	15,865.11
Total Other Revenues and Expenses			30.48	18,410.99	653.31	17,757.68
Total Other Revenues and Expenses			30.48	18,410.99	653.31	17,757.68
Total Net Income (Loss)			2,830.12	28,643.03	19,066.67	9,576.36



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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended July 31, 2020	7 Month(s) Ended July 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,477.24	9,866.57	12,765.62	2,899.05
Legal Expense	04 002 4130.00 5		19.00	1,213.00	291.62	(921.38)
Staff Training	04 002 4140.00 5		0.00	882.40	291.62	(590.78)
Travel	04 002 4150.00 5		0.00	0.00	145.81	145.81
Accounting Fees	04 002 4170.00 5		750.00	2,123.68	2,041.62	(82.06)
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	1,458.31	(961.69)
Employee Benefits Cont - Admin	04 002 4182.00 5		598.08	4,507.48	6,699.00	2,191.52
Sundry	04 002 4190.00 5		21.10	199.57	1,166.62	967.05
TENANT BACKGROUND CHECKS	04 002 4190.02 5		104.83	512.68	0.00	(512.68)
Eviction Costs	04 002 4190.40 5		0.00	360.00	583.31	223.31
Ten Services -	04 002 4220.00 5		0.00	209.97	1,458.31	1,248.34
Water	04 002 4310.00 5		0.00	98.76	142.31	43.55
Electricity	04 002 4320.00 5		114.77	229.24	397.25	168.01
Sewer	04 002 4390.00 5		0.00	16.80	49.00	32.20
Labor	04 002 4410.00 5		1,574.74	10,810.34	15,585.50	4,775.16
Maintenance Materials	04 002 4420.00 5		2,369.92	7,228.07	5,360.81	(1,867.26)
Contract Costs	04 002 4430.00 5		950.00	3,739.41	4,213.37	473.96
Contract Costs - Pest Control	04 002 4430.10 5		0.00	5,135.00	2,464.00	(2,671.00)
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	7,464.80	0.00	(7,464.80)
Contract Costs - AC	04 002 4430.40 5		1,900.00	1,900.00	1,166.62	(733.38)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		300.00	450.00	437.50	(12.50)
Garbage and Trash Collection	04 002 4431.00 5		0.00	75.50	583.31	507.81
Emp Benefit Cont - Maintenance	04 002 4433.00 5		542.09	3,971.19	11,188.87	7,217.68
Property Insurance	04 002 4510.00 5		2,304.61	16,361.43	17,386.81	1,025.38
Bad Debts - Other	04 002 4570.00 5		(821.96)	(3,500.50)	3,855.81	355.31
Management Fees	04 002 4590.01 5		2,334.56	15,583.34	14,478.31	(1,105.03)
Other General Expense	04 002 4590.02 5		0.00	6,932.42	2,916.62	(4,015.80)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	56,000.00	56,000.00	0.00
Total Operating Expenses			23,605.38	162,128.44	163,127.93	999.49
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		3,794.70	31,532.88	0.00	31,532.88
HAP Subsidy	04 002 3110.01 5		31,235.00	208,051.00	204,885.31	3,165.69
Total Operating Revenues			35,029.70	239,583.88	204,885.31	34,698.57
Total Operating Revenues and Expenses			11,424.32	77,455.44	41,757.38	35,698.06
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	131.25	145.81	(14.56)
Other Income - Tenants	04 002 3690.00 5		1,567.19	6,578.13	1,750.00	4,828.13
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	700.00	(700.00)
Interest on Loan	04 002 5610.00 5		(5,145.93)	(36,101.37)	(36,237.81)	136.44
Transfer Out	04 002 9111.00 5		0.00	(15,865.11)	0.00	(15,865.11)
Total Other Revenues and Expenses			(3,578.74)	(45,257.10)	(33,642.00)	(11,615.10)
Total Other Revenues and Expenses			(3,578.74)	(45,257.10)	(33,642.00)	(11,615.10)
Total Net Income (Loss)			7,845.58	32,198.34	8,115.38	24,082.96



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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended July 31, 2020	7 Month(s) Ended July 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		2,034.00	13,585.50	13,412.56	(172.94)
Legal Expense	04 003 4130.00 5		0.00	0.00	583.31	583.31
Staff Training	04 003 4140.00 5		0.00	714.72	291.62	(423.10)
Travel	04 003 4150.00 5		0.00	0.00	350.00	350.00
Accounting Fees	04 003 4170.00 5		750.00	2,087.92	2,625.00	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	3,208.31	1,228.31
Employee Benefits Cont - Admin	04 003 4182.00 5		823.39	6,205.08	6,461.56	256.48
Sundry	04 003 4190.00 5		17.27	492.51	525.00	32.49
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	87.50	87.50
Water	04 003 4310.00 5		39.88	174.75	225.12	50.37
Electricity	04 003 4320.00 5		92.07	1,040.29	1,538.81	498.52
Natural Gas	04 003 4330.00 5		70.24	227.54	256.62	29.08
Sewer	04 003 4390.00 5		80.60	264.33	252.00	(12.33)
Labor	04 003 4410.00 5		2,223.50	15,274.45	13,139.00	(2,135.45)
Maintenance Materials	04 003 4420.00 5		677.35	5,379.55	9,403.87	4,024.32
Contract Costs	04 003 4430.00 5		0.00	99.71	1,618.75	1,519.04
Contract Costs - Pest Control	04 003 4430.10 5		2,428.00	3,356.00	3,229.87	(126.13)
Contract Costs-Lawn	04 003 4430.30 5		667.00	5,336.00	0.00	(5,336.00)
Contract Costs - AC	04 003 4430.40 5		0.00	2,550.00	13,416.62	10,866.62
Contract Costs-Plumbing	04 003 4430.50 5		0.00	725.00	437.50	(287.50)
Garbage and Trash Collection	04 003 4431.00 5		80.00	257.38	583.31	325.93
Emp Benefit Cont - Maintenance	04 003 4433.00 5		737.18	5,399.54	8,467.06	3,067.52
Property Insurance	04 003 4510.00 5		1,192.63	7,987.43	7,978.25	(9.18)
Bad Debts - Other	04 003 4570.00 5		0.00	1,013.73	437.50	(576.23)
Management Fees	04 003 4590.01 5		1,101.78	7,445.90	7,530.81	84.91
Other General Expense	04 003 4590.02 5		0.00	(0.01)	583.31	583.32
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	20,416.69	20,416.62	(0.07)
Total Operating Expenses			15,931.56	102,605.91	117,059.88	14,453.97
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,821.00	32,515.06	0.00	32,515.06
HAP Subsidy	04 003 3110.01 5		13,117.00	91,470.00	97,400.31	(5,930.31)
Total Operating Revenues			17,938.00	123,985.06	97,400.31	26,584.75
Total Operating Revenues and Expenses			2,006.44	21,379.15	(19,659.57)	41,038.72
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		13.93	93.66	0.00	93.66
Other Income - Tenants	04 003 3690.00 5		69.06	805.81	1,750.00	(944.19)
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		30.00	794.00	954.31	(160.31)
Total Other Revenues and Expenses			112.99	1,693.48	2,704.31	(1,010.83)
Total Other Revenues and Expenses			112.99	1,693.48	2,704.31	(1,010.83)
Total Net Income (Loss)			2,119.43	23,072.63	(16,955.26)	40,027.89

**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended July 31, 2020	7 Month(s) Ended July 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		7,290.08	48,494.88	48,077.12	(417.76)
Legal Expense	05 001 4130.00 5		206.70	1,396.00	2,041.62	645.62
Staff Training	05 001 4140.00 5		109.00	109.00	2,041.62	1,932.62
Travel	05 001 4150.00 5		0.00	0.00	2,625.00	2,625.00
Accounting Fees	05 001 4170.00 5		750.00	1,950.00	2,041.62	91.62
Computer Support/Licensing Fees	05 001 4170.20 5		3,204.30	11,138.29	0.00	(11,138.29)
Audit Fees	05 001 4171.00 5		0.00	0.00	1,166.62	1,166.62
Employee Benefits Cont - Admin	05 001 4182.00 5		2,049.43	14,724.56	14,322.00	(402.56)
Sundry	05 001 4190.00 5		2,059.31	9,737.72	12,541.62	2,803.90
Bank Fees	05 001 4190.19 5		2.50	93.46	0.00	(93.46)
Telephone/Communications	05 001 4190.20 5		890.08	6,000.59	7,875.00	1,874.41
Postage	05 001 4190.30 5		15.00	1,108.83	1,808.31	699.48
Contract Costs - Copier	05 001 4190.60 5		97.89	636.73	2,041.62	1,404.89
Contract Costs - Admin	05 001 4190.90 5		1,857.91	2,277.91	8,516.62	6,238.71
Water	05 001 4310.00 5		52.39	181.94	129.50	(52.44)
Electricity	05 001 4320.00 5		979.20	3,004.87	3,004.75	(0.12)
Natural Gas	05 001 4330.00 5		0.00	0.00	50.75	50.75
Sewer	05 001 4390.00 5		80.60	284.35	230.37	(53.98)
Materials	05 001 4420.00 5		431.70	3,109.75	7,000.00	3,890.25
Contract Costs	05 001 4430.00 5		105.00	511.25	1,458.31	947.06
Garbage and Trash Collection	05 001 4431.00 5		100.00	350.00	0.00	(350.00)
Property Insurance	05 001 4510.00 5		0.00	4,538.40	5,084.87	546.47
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		378.24	11,841.42	9,625.00	(2,216.42)
Total Operating Expenses			20,659.33	121,889.95	131,682.32	9,792.37
Total Operating Revenues and Expenses			(20,659.33)	(121,889.95)	(131,682.32)	9,792.37
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	13,393.08	7,535.50	5,857.58
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,151.52	7,618.67	7,583.31	35.36
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,523.95	10,402.37	10,500.00	(97.63)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,478.52	10,459.75	10,500.00	(40.25)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,843.60	17,821.23	22,166.62	(4,345.39)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	77,875.00	77,875.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		552.12	3,939.99	4,375.00	(435.01)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,334.56	15,583.34	16,333.31	(749.97)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,101.78	7,445.90	8,166.62	(720.72)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		750.00	4,500.00	5,250.00	(750.00)
Total Other Revenues and Expenses			22,861.05	169,039.33	170,285.36	(1,246.03)
Total Other Revenues and Expenses			22,861.05	169,039.33	170,285.36	(1,246.03)
Total Net Income (Loss)			2,201.72	47,149.38	38,603.04	8,546.34

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2020	ACCOUNT		1 Month(s) Ended July 31, 2020	7 Month(s) Ended July 31, 2020	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	07 002 4110.00	5		2,518.98	16,823.88	13,585.81	(3,238.07)
Legal Expense	07 002 4130.00	5		532.50	1,884.20	0.00	(1,884.20)
Staff Training	07 002 4140.00	5		0.00	518.40	0.00	(518.40)
Accounting Fees	07 002 4170.00	5		750.00	2,223.22	1,866.62	(356.60)
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5		299.85	991.78	0.00	(991.78)
Audit Fees	07 002 4171.00	5		0.00	1,430.00	2,333.31	903.31
Employee Benefits Cont - Admin	07 002 4182.00	5		1,019.94	7,687.63	5,993.12	(1,694.51)
Sundry	07 002 4190.00	5		459.66	621.88	204.12	(417.76)
Bank Fees	07 002 4190.18	5		0.00	14.41	0.00	(14.41)
Telephone	07 002 4190.2	5		109.74	813.52	875.00	61.48
TENANT BACKGROUND CHECKS	07 002 4190.20	5		74.78	308.15	0.00	(308.15)
Eviction Costs	07 002 4190.4	5		(90.00)	325.00	116.62	(208.38)
Contract Costs - Admin	07 002 4190.9	5		0.00	0.00	437.50	437.50
Tenant Services	07 002 4220.00	5		0.00	0.00	3,500.00	3,500.00
Water	07 002 4310.00	5		(30.49)	3,060.09	4,086.25	1,026.16
Electricity	07 002 4320.00	5		290.68	2,092.25	2,394.00	301.75
Sewer	07 002 4390.00	5		216.21	5,467.23	6,857.62	1,390.39
Labor	07 002 4410.00	5		7,734.44	51,557.24	50,170.75	(1,386.49)
Maintenance Materials	07 002 4420.00	5		1,654.74	8,380.33	10,791.62	2,411.29
Contract Costs	07 002 4430.00	5		1,758.00	11,320.63	21,875.00	10,554.37
Pest Control	07 002 4430.1	5		672.00	1,344.00	1,983.31	639.31
Contract Costs-Lawn	07 002 4430.3	5		495.00	3,465.00	0.00	(3,465.00)
Contract Costs-Air Conditioning	07 002 4430.4	5		425.00	2,500.00	583.31	(1,916.69)
Contract Costs-Plumbing	07 002 4430.5	5		0.00	525.00	583.31	58.31
Garbage and Trash Collection	07 002 4431.00	5		132.10	3,352.82	4,196.50	843.68
Emp Benefit Cont - Maintenance	07 002 4433.00	5		2,062.87	15,386.06	33,763.87	18,377.81
Insurance - Property	07 002 4510.00	5		1,338.11	9,037.36	9,868.25	830.89
Bad Debts - Other	07 002 4570.00	5		0.00	10,750.71	3,877.37	(6,873.34)
Interest on Notes Payable-Centennial	07 002 4580.03	5		2,793.66	19,743.21	20,325.62	582.41
Management Fees	07 002 4590.00	5		2,843.60	17,821.23	18,722.06	900.83
Other General Expense	07 002 4590.01	5		0.00	6.59	787.50	780.91
Total Operating Expenses				28,061.37	199,451.82	219,778.44	20,326.62
Operating Revenues							
Dwelling Rent	07 002 3110.00	5		5,996.00	30,752.90	0.00	30,752.90
HAP Subsidy	07 002 3110.01	5		32,256.00	198,445.00	216,775.37	(18,330.37)
Total Operating Revenues				38,252.00	229,197.90	216,775.37	12,422.53
Total Operating Revenues and Expenses				10,190.63	29,746.08	(3,003.07)	32,749.15
Other Revenues and Expenses							
Other Revenues and Expenses							
Interest - Restricted - RFR	07 002 3431.00	5		2.26	35.66	58.31	(22.65)
Interest - Restricted - Residual Receipt	07 002 3431.01	5		2.06	34.62	0.00	34.62
Investment Income - Unrestricted	07 002 3610.00	5		5.08	26.08	29.12	(3.04)
Other Income - Tenant	07 002 3690.00	5		726.89	6,912.63	6,125.00	787.63
Other Income - Non Tenant	07 002 3690.02	5		0.00	8,731.00	0.00	8,731.00
Other Income/Laundry	07 002 3690.7	5		0.00	556.70	641.62	(84.92)
Total Other Revenues and Expenses				736.29	16,296.69	6,854.05	9,442.64
Total Other Revenues and Expenses				736.29	16,296.69	6,854.05	9,442.64
Total Net Income (Loss)				10,926.92	46,042.77	3,850.98	42,191.79

