

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Monday, October 19, 2020, 5:15PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. Consent Agenda
 - 1. Regular Board Meeting Minutes: September 2020
 - 2. Monthly Occupancy Report: September 2020
 - 3. TAR & Maintenance Reports: September 2020
 - 4. Cash Analysis: September 2020
 - 5. Project Budgeted Income Statement Reports: September 2020
 - 6. Fee Accountants Financials: August 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 as of 10/13/2020.
 - Playground property—waiting on City’s attorney and all parties to sign agreement.
 - Lakeside Park I’s review on August 20th had no findings.
 - Security Camera – the two companies that have been notified besides Sebring Computers cannot do the work at this time. Financially, we can reach into the reserves for all properties except Cornell Colony; if grant is not approved.
 - Internet Savings—Wireless linking with the City of Avon Park—see attached
 - The CEO has taken an online class, Introduction to Salary Studies with NAHRO, on October 15th.
 - Budget 2021—we will begin working with Cornwell Associates soon on this
 - Future training for Commissioners with Attorney Gilmore regarding the Roles and Responsibilities of Commissioners and the Sunshine Law. ‘The Handbook for Commissioners’ have been ordered from NAHRO (National Association of Housing Redevelopment Officials)
 - 2020 Incentive Compensation for CEO and staff
 - RFP—Lawn Care and Pest Control—ends October 21
 - Ridgedale Residuals—we sent HUD \$41,887; anything over \$9,000 in this account has to be sent back to HUD; we also had to add dba Ridgedale Apartments on the bank accounts—per HUD auditor
- F. New Business
 - Resolution 20-06—Install Security Cameras to all properties
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: November 17, 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
Monday, October 19, 2020; 5:30 P.M.
Meeting Agenda**

ROLL CALL;

PREVIOUS MINUTES:

COMMUNICATIONS:

I. OLD BUSINESS

- 1) Palmetto—waiting on realtor to return my call to sell property through Century 21

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): November 17, 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

September 15, 2020, 5:30 P.M.

A. Opening/Roll Call: Chairman Wade called the Board Meeting to order at 5:30 pm. We had silent prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Wade, Brojek, Day, Knighten, Mundt, and Jackson. Also Present: APHA CEO Penny Pieratt and Brenda Gray, City Liason

B. Public Comments/Presentations: None

C. Communications: None

D. Consent Agenda: Chairman Wade called for a motion to approve the consent agenda. Commissioner Mundt moved to accept as presented. The motion was seconded by Commissioner Jackson 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. Resolution 20-05 is for APHA to transfer playground property over to the City of Avon Park. Lakeside Park I's review was August 20th and we are waiting for the results. North Central Heights annual review was on July 6th and we responded September 3rd to the findings and we have received a letter from First Housing stating all findings have been cured. We are now in compliance with Cornell Colony because we only have five veterans in the property. We had our annual State of Florida inspection on Ridgedale and Cornell Colony. Cornell Colony did not have any findings. Ridgedale had three findings which we have cured. The findings were dumpster lid open, garbage on ground, mold-like substance on wall in laundry room. I have requested new dumpsters because the ones we have are rusted. I am awaiting a response from the City. We are looking into extra security cameras for all properties and I have quotes from our IT Sebring Computers for three of our properties. However, I will look into seeing if we qualify for a grant to save us some money. If not, I will look into the reserves of each property. I will update at next board meeting.

F. New Business: None

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Monday, October 19, 2020 at 5:15pm.

Being no further business to come before the Board, Chair adjourned the meeting at 5:45 pm.

Accepted _____

Attest _____
SEAL

**AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
September 15, 2020, 5:45 P.M.**

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:45 PM. Secretary Pieratt called the roll with the following present: Wade, Brojek, Day, Knighten, Mundt, and Jackson Also in attendance: Penny Pieratt, CEO/Secretary and Brenda Gray, City Liason

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

COMMUNICATIONS:

OLD BUSINESS: Palmetto Site—we had a lady stating she wanted to put in an offer and I have been trying to reach her. The Directors suggested to give her until September 25th and then we will post with the realtor.

NEW BUSINESS:

Next Board Meeting: October 19, 2020

ADJOURN: There being no further business to come before the Board, Director Brojek adjourned the meeting at 5:55pm; motioned by Mundt and second by Jackson.

Accepted _____

Accepted _____

Attest _____

SEAL

THE HOUSING AUTHORITY OF AVON PARK

RESOLUTION #20-06

**RESOLUTION APPROVING SEBRING COMPUTERS TO INSTALL SECURITY
CAMERAS IN ALL PROPERTIES**

WHEREAS, the Housing Authority of Avon Park (the "Authority") has reached out to two other companies besides Sebring Computers to install security cameras;

WHEREAS, the other two companies cannot install the security cameras at this time;

WHEREAS, the Authority wishes to have Sebring Computers install the security cameras, based on the quotes Sebring Computers have furnished;

NOW THEREFORE, BE IT RESOLVED that the Housing Authority shall use Sebring Computers to install the security cameras in all properties.

ADOPTED THIS 19th DAY OF OCTOBER 2020.

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Sep-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>
506	0	8/31/2020	9/9/2020	5	4	9	Moved to Puerto Rico
317	1	9/2/2020	9/18/2020	8	8	16	Eicted non pmt rent
507	1	9/18/2020					Transferred to unit 317
TOTAL DELANEY HEIGHTS VACANT - 1							

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
1317	3	9/4/2020	9/24/2020	3	17	20	Would not sign lease
1310	2	9/9/2020	9/18/2020	4	5	9	Moved to Ridgedale/bigger unit
TOTAL LAKESIDE PARK I VACANT - 0							

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
TOTAL LAKESIDE PARK II VACANT - 0							

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
730	3	8/26/2020	9/8/2020	4	9	13	Eicted/child abuse
710	3	9/8/2020	9/24/2020	6	10	16	Eicted/non renewal
724	2	9/28/2020					Family emergency
TOTAL RIDGEDALE VACANT - 1							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Sep-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>
610	3	9/17/2020					Evicted/change locks
TOTAL NCH I VACANT - 1							

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
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>
38222	3	7/27/2020	9/1/2020	26	10	36	Moved out of state
38207	3	9/3/2020			24		Abandoned unit
38292	3	9/25/2020					Moved to LPI
TOTAL CORNELL VACANT - 2							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Sep-20

Intent to Vacate --

Lakeside Park II=unit 354=non renewal=4/30=paying market rent
 NCH I=3 bdrm=unit 616=non renewal=9/30
 Lakeside Park I=3 bdrm=unit 1308=non renewal 10/31
 Lakeside Park I=4 bdrm=unit 31=non renewal 11/30
 Cornell=3 bdrm=unit 38232=moving in with fiance 10/31
 Lakeside Park II=1 bdrm=unit 363=transfer to 2 bdrm when available
 Delaney=1 bdrm=unit 515=in nursing home 10/2
 NCH I=3bdrm=unit 638=buying home 11/1

Evictions -

Lakeside Park II=unit 345=3 bdrm=drugs in home=sent to Ric 1/27
 Ridgedale=unit 716=2 bdrm=non pmt=sent to Stan 2/26
 Ridgedale=unit 738=2 bdrm=non renewal 6/30
 Ridgedale=unit 703=2 bdrm=VAWA=transfer LPII 3 bdrm
 NCH I=unit 620=2 bdrm=drugs=gave 10 day non curable lease 10/10

WAITING LIST

2018		2018		2017	
DELANEY HEIGHTS		LAKESIDE PARK I		LAKESIDE PARK II	
1 BDRM	38	1 BDRM	0	1 BDRM	107
TOTAL	38	2 BDRM	62	2 BDRM	85
		3 BDRM	24	3 BDRM	30
		4 BDRM	19	4 BDRM	22
		5 BDRM	0	5 BDRM	0
		TOTAL	105	TOTAL	244
2017		2020		2020	
RIDGEDALE		NORTH CENTRAL HEIGHTS		CORNELL COLONY	
1 BDRM	82	2 BDRM	29	3 BDRM	14
2 BDRM	64	3 BDRM	15		
3 BDRM	13	4 BDRM	10		
4 BDRM	19	TOTAL	54		
TOTAL	178				
TOTAL		TOTAL		TOTAL	
				633	

SUBMITTED BY PENNY PIERATT, CEO

Tenant Accounts Receivable
30-Sep-20

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
R. Batty	\$ 48.00	Work order
G. Echevarria	\$ 80.00	Rent
C. Jackson	\$ 32.68	Work order
M. Montes	\$ 69.54	Work order
DH Total	\$ 230.22	
 <u>Lakeside Park I</u>		
D. Dennis	\$ 733.00	Rent
E. Dorn	\$ 2,215.11	Rent - 3 months
J. Gifford	\$ 546.38	Rent, Eviction fees
F. Swinton	\$ 6.89	Work order
J. Toney	\$ 32.55	Work order
Lakeside I Total	\$ 3,533.93	
 <u>Lakeside Park II</u>		
C. Caldwell	\$ 15.58	Work order
P. Dupas	\$ 2,198.00	Unreported income/rent-pmts
G. Mack	\$ 10.00	Work order
V. Raphael	\$ 1,252.11	Legal fees, eviction fees
M. Rosius	\$ 462.00	Rent
S. Roux	\$ 1,479.49	Rent/late fee
S. Valentin	\$ 907.00	Unreported income/rent-pmts
J. Vega	\$ 482.23	Work order
S. Williams	\$ 367.78	Rent, work order
Lakeside II Total	\$ 7,174.19	
 <u>NCH I</u>		
B. Franks	\$ 25.00	Work order
T. Jones	\$ 625.00	Rent
E. Lawson	\$ 3,610.00	Rent
N. Legree	\$ 656.00	Rent
A. Shelby	\$ 3,081.37	Rent
A. Williams	\$ 2,335.20	Rent
NCH I Total	\$ 10,332.57	
 <u>NCH II</u>		
M. McElaney	\$ 1,193.00	Rent
S. McElaney	\$ 1,370.00	Rent
N. Natoli	\$ 1,512.00	Rent
C. Nelson	\$ 1,131.68	Rent
S. Rivera	\$ 1,128.00	Rent
NCH II Total	\$ 6,334.68	

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable
30-Sep-20

Cornell Colony

L. Bowers	\$ 3,165.00	Rent
T. Cohen	\$ 2,634.00	Rent
G. Cubilette	\$ 1,386.41	Rent
J. Fonseca	\$ 695.00	Rent
G. Guerrero	\$ 82.00	Rent
V. Hicks	\$ 697.00	Rent
N. Irizarry	\$ 2,091.00	Rent
S. Pinon	\$ 377.00	Rent
G. Ramos	\$ 728.00	Rent
C. Simmons	\$ 43.91	Work Order
A. Thompson	\$ 1,850.00	Rent
Cornel Total	\$ 13,749.32	

Ridgedale

J. Ehrhart	\$ 10,511.59	Rent, Eviction fees
E. Hankerson	\$ 28.24	Rent
V. Matthews	\$ 716.00	Rent
T. McNeil	\$ 3,415.00	Rent, Eviction fees
A. Tate	\$ 302.99	Rent
M. Thompson	\$ 12.41	Rent
L. Walker	\$ 15.25	Work Order
Ridgedale Total	\$ 15,001.48	

GRAND TOTAL	\$ 56,356.39
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WRITE OFFS

Delaney	\$ 1,242.19
Lakeside Park I	\$ -
Lakeside Park II	\$ -
NCH I	\$ 8,760.64
NCH II	\$ -
Ridgedale	\$ 9,280.34
Cornell	\$ 4,889.71
TOTAL	\$ 24,172.88

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

September 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. 113 hours were taken during the month of August 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	2	
Lakeside Park I Vacancies	2	
Lakeside Park II Vacancies	0	
Ridgedale Vacancies	2	
NCH I Vacancies	0	
NCH II Vacancies	0	
Cornell Colony Vacancies	1	
		Property Manager
Delaney Heights Move Ins	0	2
Lakeside Park I Move Ins	0	2
Lakeside Park II Move Ins	0	0
Ridgedale Move Ins	0	2
NCH I Move Ins	0	0
NCH II Move Ins	0	0
Cornell Colony Move Ins	0	1
Delaney Heights Move Outs	2	
Lakeside Park I Move Outs	2	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	2	
NCH I Move Outs	1	
NCH II Move Outs	0	
Cornell Colony Move Outs	2	

Submitted by Penny Pieratt, CEO

CASH ANALYSIS
9/30/2020

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 38,274.43		
North Central Heights I General Fund	\$ 140,649.97	NCH I Reserves/Bonneville	\$ 109,439.45
NCH I Security Deposit	\$ 12,526.32	NCH I Insurance	\$ 11,693.93
North Central Heights II General Fund	\$ 89,061.07	NCH II Reserves/Bonneville	\$ 87,571.28
NCH II Security Deposit	\$ 10,621.19	NCH II Insurance	\$ 36,293.95
Cornell Colony General Fund	\$ 207,033.30	CC Reserves/Amerinat	\$ 50,617.18
Cornell Colony Security Deposit	\$ 13,913.97	CC Insurance	\$ 12,998.04
		CC Reserves/Amerinat	\$ 117,559.45
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 83,261.29	LPI Reserves/First Hsg	\$ 38,183.13
LPI Security Deposit	\$ 3,498.34	LPI Insurance	\$ 3,732.25
Lakeside Park II General Fund	\$ 237,490.16	LPII Reserves/Churchill	\$ 97,353.94
LPII Security Deposit	\$ 14,450.84	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 15,176.78
Delaney Heights General Fund	\$ 296.97	DH Reserves/Center State	\$ 66,552.50
DH Security Deposit	\$ 9,928.06		
COCC	\$ 218,898.14		
Ridgedale General Fund	\$ 1,063.70	RD Reserves/Centennial	\$ 59,672.97
Ridgedale Security Deposit	\$ 7,172.47	RD Insurance	\$ 5,185.63
		RD Residual Reserves	\$ 50,993.49

SUBMITTED BY: PENNY PIERATT, CEO

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

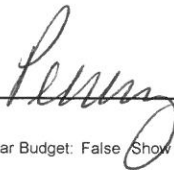
Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended September 30, 2020	9 Month(s) Ended September 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,701.33	15,185.32	15,079.50	(105.82)
Legal Expense	02 001 4130.00 5		548.00	1,524.00	749.97	(774.03)
Staff Training	02 001 4140.00 5		0.00	681.46	374.94	(306.52)
Travel	02 001 4150.00 5		0.00	0.00	374.94	374.94
Accounting Fees	02 001 4170.00 5		600.00	2,825.16	2,250.00	(575.16)
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	213.52	0.00	(213.52)
Audit Fees	02 001 4171.00 5		1,330.00	2,870.00	1,012.50	(1,857.50)
Employee Benefits Cont - Admin	02 001 4182.00 5		735.35	6,230.23	6,757.47	527.24
Sundry	02 001 4190.00 5		0.00	193.90	937.44	743.54
Advertising and Marketing	02 001 4190.08 5		0.00	33.09	0.00	(33.09)
Bank Fees	02 001 4190.18 5		0.00	60.96	0.00	(60.96)
Telephone	02 001 4190.2 5		89.79	893.44	749.97	(143.47)
Tenant Background Checks	02 001 4190.20 5		16.19	61.56	0.00	(61.56)
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	937.44	937.44
Ten Services	02 001 4220.2 5		0.00	0.00	1,125.00	1,125.00
Water	02 001 4310.00 5		61.39	259.54	515.97	256.43
Electricity	02 001 4320.00 5		916.03	3,519.43	3,205.44	(313.99)
Sewer	02 001 4390.00 5		49.63	371.86	421.47	49.61
Labor	02 001 4410.00 5		955.73	8,461.06	9,671.94	1,210.88
Maintenance Materials	02 001 4420.00 5		1,146.98	9,715.31	7,499.97	(2,215.34)
Contract Costs	02 001 4430.00 5		0.00	5,196.72	0.00	(5,196.72)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	1,632.00	6,791.22	5,159.22
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	374.94	374.94
Contract Costs - AC	02 001 4430.4 5		0.00	6,505.00	3,749.94	(2,755.06)
Contract Costs - Lawn	02 001 4430.5 5		2,044.00	19,604.70	0.00	(19,604.70)
Garbage and Trash Collection	02 001 4431.00 5		29.50	332.49	562.50	230.01
Emp Benefit Cont - Maintenance	02 001 4433.00 5		499.40	4,424.18	8,308.44	3,884.26
Insurance - Property	02 001 4510.00 5		1,597.52	14,021.77	14,287.50	265.73
Bad Debts - Other	02 001 4570.00 5		3,771.45	16,365.87	1,125.00	(15,240.87)
Bonneville Interest	02 001 4580.01 5		3,743.91	33,783.42	33,881.22	97.80
Other General Expense	02 001 4590.00 5		0.00	16,368.04	1,499.94	(14,868.10)
Sponsor Fees	02 001 4590.01 5		0.00	0.00	4,500.00	4,500.00
Management Fees	02 001 4590.02 5		1,089.62	9,736.72	14,844.69	5,107.97
Total Operating Expenses			20,925.82	181,556.71	141,589.35	(39,967.36)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		23,343.01	207,415.62	0.00	207,415.62
Total Operating Revenues			23,343.01	207,415.62	0.00	207,415.62
Total Operating Revenues and Expenses			2,417.19	25,858.91	(141,589.35)	167,448.26
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	66.77	31.50	35.27
Other Income - Tenant	02 001 3690.00 5		3,837.14	9,179.67	9,050.94	128.73
Total Other Revenues and Expenses			3,837.14	9,246.44	9,082.44	164.00
Total Other Revenues and Expenses			3,837.14	9,246.44	9,082.44	164.00
Total Net Income (Loss)			6,254.33	35,105.35	(132,506.91)	167,612.26

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 September 30, 2020	9 Month(s) Ended September 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,364.71	12,179.75	12,096.00	(83.75)
Legal Expense	02 002 4130.00 5		341.00	341.00	0.00	(341.00)
Staff Training	02 002 4140.00 5		0.00	546.04	374.94	(171.10)
Travel	02 002 4150.00 5		0.00	0.00	187.47	187.47
Accounting Fees	02 002 4170.00 5		600.00	2,798.34	2,250.00	(548.34)
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	170.82	337.50	166.68
Audit Fees	02 002 4171.00 5		1,045.00	2,255.00	1,125.00	(1,130.00)
Employee Benefits Cont - Admin	02 002 4182.00 5		588.66	4,983.35	5,407.47	424.12
Sundry	02 002 4190.00 5		0.00	243.34	562.50	319.16
Advertising and Marketing	02 002 4190.08 5		0.00	29.86	0.00	(29.86)
Tenant Background Check	02 002 4190.20 5		32.40	63.79	0.00	(63.79)
Eviction Costs	02 002 4190.4 5		0.00	0.00	1,125.00	1,125.00
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	562.50	562.50
Ten Services -	02 002 4220.20 5		0.00	0.00	1,125.00	1,125.00
Water	02 002 4310.00 5		0.00	208.85	175.50	(33.35)
Electricity	02 002 4320.00 5		302.00	2,021.91	1,388.97	(632.94)
Sewer	02 002 4390.00 5		0.00	55.99	81.00	25.01
Labor	02 002 4410.00 5		750.95	6,648.16	7,598.97	950.81
Maintenance Materials	02 002 4420.00 5		114.65	8,717.13	5,625.00	(3,092.13)
Contract Costs	02 002 4430.00 5		0.00	3,417.07	6,446.97	3,029.90
Contract Costs-Pest Control	02 002 4430.1 5		0.00	1,344.00	1,108.44	(235.56)
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	15,253.68	0.00	(15,253.68)
Contract Costs - AC	02 002 4430.4 5		295.00	8,410.00	2,765.97	(5,644.03)
Garbage and Trash Collection	02 002 4431.00 5		0.00	166.50	374.94	208.44
Emp Benefit Cont - Maintenance	02 002 4433.00 5		396.87	3,516.43	6,527.97	3,011.54
Insurance - Property	02 002 4510.00 5		1,247.07	10,948.10	11,232.72	284.62
Bad Debts - Other	02 002 4570.00 5		(3,063.96)	2,376.76	6,859.44	4,482.68
Bonneville Interest	02 002 4580.01 5		3,386.80	30,561.03	30,518.19	(42.84)
Other General Expense	02 002 4590.00 5		0.00	398.98	2,624.94	2,225.96
Management Fees	02 002 4590.02 5		1,767.23	13,828.80	12,061.44	(1,767.36)
Total Operating Expenses			10,774.38	131,484.68	120,543.84	(10,940.84)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		20,611.00	177,395.05	0.00	177,395.05
Total Operating Revenues			20,611.00	177,395.05	0.00	177,395.05
Total Operating Revenues and Expenses			9,836.62	45,910.37	(120,543.84)	166,454.21
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	53.43	25.47	27.96
Other Income - Tenant	02 002 3690.00 5		25.00	2,843.03	6,897.69	(4,054.66)
Total Other Revenues and Expenses			25.00	2,896.46	6,923.16	(4,026.70)
Total Other Revenues and Expenses			25.00	2,896.46	6,923.16	(4,026.70)
Total Net Income (Loss)			9,861.62	48,806.83	(113,620.68)	162,427.51

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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended September 30, 2020	9 Month(s) Ended September 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,925.73	17,188.88	17,067.69	(121.19)
Legal Expense	03 001 4130.00 5		0.00	46.50	374.94	328.44
Staff Training	03 001 4140.00 5		0.00	771.74	374.94	(396.80)
Travel	03 001 4150.00 5		0.00	0.00	374.94	374.94
Accounting Fees	03 001 4170.00 5		500.00	2,520.54	2,250.00	(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		1,520.00	3,280.00	3,749.94	469.94
Employee Benefits Cont - Admin	03 001 4182.00 5		833.15	7,062.01	7,657.47	595.46
Sundry	03 001 4190.00 5		0.00	355.52	749.97	394.45
Tenant Background Checks	03 001 4190.02 5		0.00	29.40	0.00	(29.40)
Advertising and Marketing	03 001 4190.08 5		0.00	50.10	0.00	(50.10)
Bank Fees	03 001 4190.19 5		0.00	39.03	0.00	(39.03)
Telephone/Communications	03 001 4190.20 5		184.35	1,766.48	0.00	(1,766.48)
Collection Loss Recovery Contract Fe	03 001 4190.21 5		0.00	206.58	0.00	(206.58)
Eviction Costs	03 001 4190.40 5		0.00	0.00	1,049.94	1,049.94
Water	03 001 4310.00 5		57.83	314.09	536.22	222.13
Electricity	03 001 4320.00 5		567.82	2,364.01	2,523.69	159.68
Sewer	03 001 4390.00 5		41.47	285.78	417.69	131.91
Labor	03 001 4410.00 5		2,287.23	20,171.78	20,393.19	221.41
Materials	03 001 4420.00 5		556.43	5,153.98	4,124.97	(1,029.01)
Contract Costs	03 001 4430.00 5		1,143.72	2,274.91	6,750.00	4,475.09
Contract Costs - Pest Control	03 001 4430.10 5		1,125.00	2,949.00	2,624.94	(324.06)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	21,500.48	0.00	(21,500.48)
Contract Costs - AC	03 001 4430.40 5		1,200.00	1,755.00	2,999.97	1,244.97
Garbage and Trash Collection	03 001 4431.00 5		66.00	632.80	887.94	255.14
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,084.29	9,563.55	15,463.44	5,899.89
Property Insurance	03 001 4510.00 5		3,091.85	26,469.02	23,420.25	(3,048.77)
Bad Debts - Other	03 001 4570.00 5		1,194.92	15,537.08	4,124.97	(11,412.11)
Management Fees	03 001 4590.01 5		1,467.48	13,279.27	12,596.22	(683.05)
Other General Expense	03 001 4590.02 5		3,222.00	10,326.00	8,624.97	(1,701.03)
Total Operating Expenses			24,369.27	166,213.41	139,138.29	(27,075.12)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		27,868.00	238,404.41	0.00	238,404.41
Total Operating Revenues			27,868.00	238,404.41	0.00	238,404.41
Total Operating Revenues and Expenses			3,498.73	72,191.00	(139,138.29)	211,329.29
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		8.70	94.34	0.00	94.34
Other Income - Misc Other Revenue	03 001 3690.00 5		954.67	7,553.31	13,124.97	(5,571.66)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,566.83)	(32,905.40)	(32,153.22)	(752.18)
Total Other Revenues and Expenses			(2,603.46)	(25,257.75)	(19,028.25)	(6,229.50)
Total Other Revenues and Expenses			(2,603.46)	(25,257.75)	(19,028.25)	(6,229.50)
Total Net Income (Loss)			895.27	46,933.25	(158,166.54)	205,099.79



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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended September 30, 2020	9 Month(s) Ended September 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		648.52	5,796.01	5,747.94	(48.07)
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		500.00	2,480.64	1,800.00	(680.64)
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	85.41	0.00	(85.41)
Audit Fees	04 001 4171.00 5		570.00	1,230.00	1,125.00	(105.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		305.32	2,658.15	2,768.94	110.79
Sundry	04 001 4190.00 5		0.00	498.35	112.50	(385.85)
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	214.26	0.00	(214.26)
Telephone/Communications	04 001 4190.20 5		0.00	0.00	1,949.94	1,949.94
Eviction Costs	04 001 4190.40 5		0.00	360.00	450.00	90.00
Ten Services -	04 001 4220.00 5		0.00	1,374.91	0.00	(1,374.91)
Water	04 001 4310.00 5		72.92	169.48	262.44	92.96
Electricity	04 001 4320.00 5		90.99	187.87	1,079.19	891.32
Natural Gas	04 001 4330.00 5		0.00	0.00	117.00	117.00
Sewer	04 001 4390.00 5		2.80	48.56	263.97	215.41
Labor	04 001 4410.00 5		409.61	3,626.31	2,322.00	(1,304.31)
Maintenance Materials	04 001 4420.00 5		652.32	5,225.70	2,700.00	(2,525.70)
Contract Costs	04 001 4430.00 5		0.00	1,328.24	1,293.75	(34.49)
Contract Costs - Pest Control	04 001 4430.10 5		320.00	8,165.00	900.00	(7,265.00)
Contract Costs-Lawn	04 001 4430.30 5		266.60	2,399.40	0.00	(2,399.40)
Contract Costs - AC	04 001 4430.40 5		500.00	935.00	6,374.97	5,439.97
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	150.00	0.00	(150.00)
Garbage and Trash Collection	04 001 4431.00 5		5.00	95.97	374.94	278.97
Emp Benefit Cont - Maintenance	04 001 4433.00 5		209.37	1,874.70	2,070.00	195.30
Property Insurance	04 001 4510.00 5		745.46	6,677.17	7,013.97	336.80
Bad Debts - Other	04 001 4570.00 5		(657.18)	1,790.43	2,999.97	1,209.54
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	5,980.00	4,484.97	(1,495.03)
Management Fees	04 001 4590.01 5		601.46	5,141.21	5,792.22	651.01
Other General Expense	04 001 4590.02 5		0.00	125.98	562.50	436.52
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,874.97	1,874.97	0.00
Total Operating Expenses			5,451.52	61,288.96	54,441.18	(6,847.78)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		918.45	9,967.31	0.00	9,967.31
HAP Subsidy	04 001 3110.01 5		8,414.00	71,727.00	78,115.50	(6,388.50)
Total Operating Revenues			9,332.45	81,694.31	78,115.50	3,578.81
Total Operating Revenues and Expenses			3,880.93	20,405.35	23,674.32	(3,268.97)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.56	470.79	90.00	380.79
Other Income - Tenant	04 001 3690.00 5		221.13	1,698.67	0.00	1,698.67
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	749.97	(139.07)
TRANSFER IN	04 001 9110.00 5		0.00	15,865.11	0.00	15,865.11
Total Other Revenues and Expenses			221.69	18,645.48	839.97	17,805.51
Total Other Revenues and Expenses			221.69	18,645.48	839.97	17,805.51
Total Net Income (Loss)			4,102.62	39,050.83	24,514.29	14,536.54

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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended September 30, 2020	9 Month(s) Ended September 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,413.01	12,628.37	16,412.94	3,784.57
Legal Expense	04 002 4130.00 5		0.00	1,270.01	374.94	(895.07)
Staff Training	04 002 4140.00 5		0.00	882.40	374.94	(507.46)
Travel	04 002 4150.00 5		0.00	0.00	187.47	187.47
Accounting Fees	04 002 4170.00 5		500.00	2,623.68	2,624.94	1.26
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	336.29	0.00	(336.29)
Audit Fees	04 002 4171.00 5		2,090.00	4,510.00	1,874.97	(2,635.03)
Employee Benefits Cont - Admin	04 002 4182.00 5		665.33	5,832.01	8,613.00	2,780.99
Sundry	04 002 4190.00 5		19.95	245.38	1,499.94	1,254.56
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	570.93	0.00	(570.93)
Collection Loss Recovery Contract Fe	04 002 4190.21 5		0.00	479.41	0.00	(479.41)
Eviction Costs	04 002 4190.40 5		0.00	360.00	749.97	389.97
Ten Services -	04 002 4220.00 5		0.00	209.97	1,874.97	1,665.00
Water	04 002 4310.00 5		42.92	270.44	182.97	(87.47)
Electricity	04 002 4320.00 5		1.90	344.16	510.75	166.59
Sewer	04 002 4390.00 5		12.13	52.26	63.00	10.74
Labor	04 002 4410.00 5		1,517.90	13,773.32	20,038.50	6,265.18
Maintenance Materials	04 002 4420.00 5		251.26	8,658.94	6,892.47	(1,766.47)
Contract Costs	04 002 4430.00 5		0.00	4,015.07	5,417.19	1,402.12
Contract Costs - Pest Control	04 002 4430.10 5		3,480.00	8,615.00	3,168.00	(5,447.00)
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	9,597.60	0.00	(9,597.60)
Contract Costs - AC	04 002 4430.40 5		0.00	3,100.00	1,499.94	(1,600.06)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	450.00	562.50	112.50
Garbage and Trash Collection	04 002 4431.00 5		21.00	109.00	749.97	640.97
Emp Benefit Cont - Maintenance	04 002 4433.00 5		571.44	5,104.62	14,385.69	9,281.07
Property Insurance	04 002 4510.00 5		2,304.62	20,970.90	22,354.47	1,383.57
Bad Debts - Other	04 002 4570.00 5		(948.57)	5,336.76	4,957.47	(379.29)
Management Fees	04 002 4590.01 5		2,306.79	20,040.72	18,614.97	(1,425.75)
Other General Expense	04 002 4590.02 5		0.00	6,932.42	3,749.94	(3,182.48)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	72,000.00	72,000.00	0.00
Total Operating Expenses			23,316.08	209,319.66	209,735.91	416.25
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		4,108.40	39,249.99	0.00	39,249.99
HAP Subsidy	04 002 3110.01 5		30,036.00	267,998.00	263,423.97	4,574.03
Total Operating Revenues			34,144.40	307,247.99	263,423.97	43,824.02
Total Operating Revenues and Expenses			10,828.32	97,928.33	53,688.06	44,240.27
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		16.02	178.19	187.47	(9.28)
Other Income - Tenants	04 002 3690.00 5		17.58	6,737.99	2,250.00	4,487.99
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	900.00	(900.00)
Interest on Loan	04 002 5610.00 5		(5,138.22)	(46,381.67)	(46,591.47)	209.80
Transfer Out	04 002 9111.00 5		0.00	(15,865.11)	0.00	(15,865.11)
Total Other Revenues and Expenses			(5,104.62)	(55,330.60)	(43,254.00)	(12,076.60)
Total Other Revenues and Expenses			(5,104.62)	(55,330.60)	(43,254.00)	(12,076.60)
Total Net Income (Loss)			5,723.70	42,597.73	10,434.06	32,163.67

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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended September 30, 2020	9 Month(s) Ended September 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,945.57	17,388.21	17,244.72	(143.49)
Legal Expense	04 003 4130.00 5		0.00	0.00	749.97	749.97
Staff Training	04 003 4140.00 5		0.00	714.72	374.94	(339.78)
Travel	04 003 4150.00 5		0.00	0.00	450.00	450.00
Accounting Fees	04 003 4170.00 5		500.00	2,587.92	3,375.00	787.08
Computer Support/Licensing Fees	04 003 4170.20 5		0.00	266.90	0.00	(266.90)
Audit Fees	04 003 4171.00 5		1,710.00	3,690.00	4,124.97	434.97
Employee Benefits Cont - Admin	04 003 4182.00 5		915.99	8,028.63	8,307.72	279.09
Sundry	04 003 4190.00 5		0.00	513.66	675.00	161.34
Eviction Costs	04 003 4190.40 5		0.00	235.00	0.00	(235.00)
Tenant Services -	04 003 4220.00 5		0.00	0.00	112.50	112.50
Water	04 003 4310.00 5		61.39	254.61	289.44	34.83
Electricity	04 003 4320.00 5		786.68	2,196.22	1,978.47	(217.75)
Natural Gas	04 003 4330.00 5		31.79	291.12	329.94	38.82
Sewer	04 003 4390.00 5		46.83	321.46	324.00	2.54
Labor	04 003 4410.00 5		2,142.93	19,457.60	16,893.00	(2,564.60)
Maintenance Materials	04 003 4420.00 5		862.44	6,415.03	12,090.69	5,675.66
Contract Costs	04 003 4430.00 5		117.30	217.01	2,081.25	1,864.24
Contract Costs - Pest Control	04 003 4430.10 5		928.00	4,284.00	4,152.69	(131.31)
Contract Costs-Lawn	04 003 4430.30 5		667.00	6,670.00	0.00	(6,670.00)
Contract Costs - AC	04 003 4430.40 5		0.00	2,850.00	17,249.94	14,399.94
Contract Costs-Plumbing	04 003 4430.50 5		0.00	725.00	562.50	(162.50)
Garbage and Trash Collection	04 003 4431.00 5		34.50	323.88	749.97	426.09
Emp Benefit Cont - Maintenance	04 003 4433.00 5		777.75	6,941.79	10,886.22	3,944.43
Property Insurance	04 003 4510.00 5		1,192.63	10,372.69	10,257.75	(114.94)
Bad Debts - Other	04 003 4570.00 5		(40.11)	1,199.81	562.50	(637.31)
Management Fees	04 003 4590.01 5		1,123.92	9,628.91	9,682.47	53.56
Other General Expense	04 003 4590.02 5		0.00	(0.01)	749.97	749.98
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	26,250.03	26,249.94	(0.09)
Total Operating Expenses			16,721.28	131,824.19	150,505.56	18,681.37
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,479.87	41,602.36	0.00	41,602.36
HAP Subsidy	04 003 3110.01 5		13,937.00	118,433.00	125,228.97	(6,795.97)
Total Operating Revenues			18,416.87	160,035.36	125,228.97	34,806.39
Total Operating Revenues and Expenses			1,695.59	28,211.17	(25,276.59)	53,487.76
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		13.68	121.34	0.00	121.34
Other Income - Tenants	04 003 3690.00 5		463.09	1,346.58	2,250.00	(903.42)
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		20.00	904.00	1,226.97	(322.97)
Total Other Revenues and Expenses			496.77	2,371.93	3,476.97	(1,105.04)
Total Other Revenues and Expenses			496.77	2,371.93	3,476.97	(1,105.04)
Total Net Income (Loss)			2,192.36	30,583.10	(21,799.62)	52,382.72

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 COCC
 COCC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended September 30, 2020	9 Month(s) Ended September 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		6,973.12	62,124.16	61,813.44	(310.72)
Legal Expense	05 001 4130.00 5		246.60	1,706.90	2,624.94	918.04
Staff Training	05 001 4140.00 5		0.00	368.00	2,624.94	2,256.94
Travel	05 001 4150.00 5		0.00	0.00	3,375.00	3,375.00
Accounting Fees	05 001 4170.00 5		300.00	2,250.00	2,624.94	374.94
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	12,788.84	0.00	(12,788.84)
Audit Fees	05 001 4171.00 5		0.00	0.00	1,499.94	1,499.94
Employee Benefits Cont - Admin	05 001 4182.00 5		2,141.49	18,983.31	18,414.00	(569.31)
Sundry	05 001 4190.00 5		1,208.68	12,124.60	16,124.94	4,000.34
Bank Fees	05 001 4190.19 5		2.50	98.46	0.00	(98.46)
Telephone/Communications	05 001 4190.20 5		1,140.34	9,846.60	10,125.00	278.40
Postage	05 001 4190.30 5		566.75	2,257.33	2,324.97	67.64
Contract Costs - Copier	05 001 4190.60 5		176.14	882.66	2,624.94	1,742.28
Contract Costs - Admin	05 001 4190.90 5		140.00	2,537.91	10,949.94	8,412.03
Water	05 001 4310.00 5		36.47	353.93	166.50	(187.43)
Electricity	05 001 4320.00 5		1,226.47	5,020.40	3,863.25	(1,157.15)
Natural Gas	05 001 4330.00 5		0.00	0.00	65.25	65.25
Sewer	05 001 4390.00 5		71.50	623.32	296.19	(327.13)
Materials	05 001 4420.00 5		1,386.22	4,788.88	9,000.00	4,211.12
Contract Costs	05 001 4430.00 5		0.00	511.25	1,874.97	1,363.72
Garbage and Trash Collection	05 001 4431.00 5		75.00	657.03	0.00	(657.03)
Property Insurance	05 001 4510.00 5		274.21	5,001.82	6,537.69	1,535.87
Insurance - Auto-Public Offic-Sinkhole	05 001 4510.20 5		0.00	224.06	0.00	(224.06)
Other General Expense	05 001 4590.02 5		50.00	9,388.15	12,375.00	2,986.85
Total Operating Expenses			16,015.49	152,537.61	169,305.84	16,768.23
Total Operating Revenues and Expenses			(16,015.49)	(152,537.61)	(169,305.84)	16,768.23
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	13,393.08	9,688.50	3,704.58
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,089.62	9,736.72	9,749.97	(13.25)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,767.23	13,828.80	13,500.00	328.80
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,467.48	13,279.27	13,500.00	(220.73)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		1,583.15	21,754.22	28,499.94	(6,745.72)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	100,125.00	100,125.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		601.46	5,141.21	5,625.00	(483.79)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,306.79	20,040.72	20,999.97	(959.25)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,123.92	9,628.91	10,499.94	(871.03)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		2,000.00	7,500.00	6,750.00	750.00
Total Other Revenues and Expenses			23,064.65	214,427.93	218,938.32	(4,510.39)
Total Other Revenues and Expenses			23,064.65	214,427.93	218,938.32	(4,510.39)
Total Net Income (Loss)			7,049.16	61,890.32	49,632.48	12,257.84

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended September 30, 2021	9 Month(s) Ended September 30, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		2,409.47	21,533.30	17,467.47	(4,065.83)
Legal Expense	07 002 4130.00 5		332.50	3,127.19	0.00	(3,127.19)
Staff Training	07 002 4140.00 5		0.00	518.40	0.00	(518.40)
Accounting Fees	07 002 4170.00 5		500.00	2,723.22	2,399.94	(323.28)
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	1,091.73	0.00	(1,091.73)
Audit Fees	07 002 4171.00 5		1,235.00	2,665.00	2,999.97	334.97
Employee Benefits Cont - Admin	07 002 4182.00 5		1,134.58	9,946.36	7,705.44	(2,240.92)
Sundry	07 002 4190.00 5		0.00	637.16	262.44	(374.72)
Bank Fees	07 002 4190.18 5		0.00	14.41	0.00	(14.41)
Telephone	07 002 4190.2 5		109.74	1,033.00	1,125.00	92.00
TENANT BACKGROUND CHECKS	07 002 4190.20 5		32.40	384.24	0.00	(384.24)
Eviction Costs	07 002 4190.4 5		0.00	325.00	149.94	(175.06)
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	562.50	562.50
Tenant Services	07 002 4220.00 5		0.00	0.00	4,500.00	4,500.00
Water	07 002 4310.00 5		969.02	4,697.37	5,253.75	556.38
Electricity	07 002 4320.00 5		436.28	2,794.53	3,078.00	283.47
Sewer	07 002 4390.00 5		1,062.30	7,462.57	8,816.94	1,354.37
Labor	07 002 4410.00 5		7,570.94	66,165.05	64,505.25	(1,659.80)
Maintenance Materials	07 002 4420.00 5		1,238.46	10,272.56	13,874.94	3,602.38
Contract Costs	07 002 4430.00 5		3,809.25	15,129.88	28,125.00	12,995.12
Pest Control	07 002 4430.1 5		1,597.00	2,941.00	2,549.97	(391.03)
Contract Costs-Lawn	07 002 4430.3 5		495.00	4,455.00	0.00	(4,455.00)
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	2,500.00	749.97	(1,750.03)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	525.00	749.97	224.97
Garbage and Trash Collection	07 002 4431.00 5		624.60	4,529.52	5,395.50	865.98
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,245.50	19,829.57	43,410.69	23,581.12
Insurance - Property	07 002 4510.00 5		1,338.12	11,713.59	12,687.75	974.16
Bad Debts - Other	07 002 4570.00 5		5,278.53	24,185.80	4,985.19	(19,200.61)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,775.60	25,303.45	26,132.94	829.49
Management Fees	07 002 4590.00 5		1,583.15	21,754.22	24,071.22	2,317.00
Other General Expense	07 002 4590.01 5		0.00	6.59	1,012.50	1,005.91
Total Operating Expenses			36,777.44	268,264.71	282,572.28	14,307.57
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		5,734.81	42,225.26	0.00	42,225.26
HAP Subsidy	07 002 3110.01 5		15,369.00	239,407.00	278,711.19	(39,304.19)
Total Operating Revenues			21,103.81	281,632.26	278,711.19	2,921.07
Total Operating Revenues and Expenses			(15,673.63)	13,367.55	(3,861.09)	17,228.64
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00 5		2.46	40.51	74.97	(34.46)
Interest - Restricted - Residual Receipt	07 002 3431.01 5		2.16	38.94	0.00	38.94
Investment Income - Unrestricted	07 002 3610.00 5		2.30	33.00	37.44	(4.44)
Other Income - Tenant	07 002 3690.00 5		3,909.07	11,797.21	7,875.00	3,922.21
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	824.94	(268.24)
Total Other Revenues and Expenses			3,915.99	21,197.36	8,812.35	12,385.01
Total Other Revenues and Expenses			3,915.99	21,197.36	8,812.35	12,385.01
Total Net Income (Loss)			(11,757.64)	34,564.91	4,951.26	29,613.65