

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Monday, November 17, 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: October 2020
 - 2. Monthly Occupancy Report: October 2020
 - 3. TAR & Maintenance Reports: October 2020
 - 4. Cash Analysis: October 2020
 - 5. Project Budgeted Income Statement Reports: October 2020
 - 6. Fee Accountants Financials: September 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 are performing unit inspections.
 - Playground property—waiting on City for closing date.
 - Security Camera – the required deposit has been sent to Sebring Computers so he can order the parts and get started installing them.
 - Budget 2021— working with Cornwell Associates
 - Future training for Commissioners with Attorney Gilmore regarding the Roles and Responsibilities of Commissioners and the Sunshine Law—waiting on Attorney for dates on training.
 - 2020 Incentive Compensation for CEO and staff
 - RFP 20-01—Lawn Care recommendation is Gammage’s Lawn Service LLC
 - RFP 20-02—Pest Control recommendation is Clark Pest Control
 - Salary Study should be finalized by next board meeting
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: December 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
Monday, November 17, 2020; 5:30 P.M.
Meeting Agenda

ROLL CALL;

PREVIOUS MINUTES:

COMMUNICATIONS:

I. OLD BUSINESS

- 1) Palmetto—We had offer of \$30,000 and I counter offered at \$40,000—waiting for reply

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): December 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

October 19, 2020, 5:15 P.M.

A. Opening/Roll Call: Chairman Wade called the Board Meeting to order at 5:20 pm. We had silent prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Wade, Brojek, Mundt, and Jackson. Also Present: APHA CEO Penny Pieratt and Brenda Gray, City Liaison. Absent: Commissioners Day and Knighten.

B. Public Comments/Presentations: None

C. Communications: None

D. Consent Agenda: Chairman Wade called for a motion to approve the consent agenda. Commissioner Lewis moved to accept as presented. The motion was seconded by Commissioner Brojek 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 now working on all work orders and we have begun unit inspections on October 13. Lakeside Park I's review had no findings Resolution 20-06 is for APHA to accept Sebring Computers to install our security cameras. Sebring Computers will also save us around \$600 a month on internet once it is installed on the City's Water Tower. The CEO took an online class on Introduction to Salary Studies on October 15. It has been ten years since APHA has had one done and HUD recommends, at least, one every other year. NAHRO can perform this at a reasonable cost; which the board agreed for NAHRO to perform this task. We have begun the 2021 Budget with Cornwell Associates and should have the draft by next board meeting. 'The Handbook for Commissioners' was handed out to all commissioners. Still waiting on Attorney Ric Gilmore to set up a training on the Roles and Responsibilities of Commissioners and the Sunshine Law. We have received two lawn bids and one pest control bid; the deadline is October 21 at 2pm; at which time the committee will review/vote on bids. The proposed 2020 Incentive Compensation for staff and CEO were handed out for the board to review. The board will bring this back to the next board meeting in November. Due to HUD audit, we had to send \$41,887 to HUD from our Receipt Residual account—per HUD, anything over \$9,000 goes to HUD. Also, we had to add 'dba Ridgedale Apartments' on Sunbiz and the bank accounts.

F. New Business: None

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, November 17, 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
October 19, 2020, 5:30 P.M.

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:30 PM. Secretary Pieratt called the roll with the following present: Wade, Brojek, Mundt, and Jackson Also in attendance: Penny Pieratt, CEO/Secretary and Brenda Gray, City Liaison. Absent: Directors Day and Knighten.

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

COMMUNICATIONS:

OLD BUSINESS: Palmetto Site—no one has come forth to purchase land. I would advise we list the property with Century 21, Joshua Rodriguez, realtor. The directors all agreed upon this.

NEW BUSINESS:

Next Board Meeting: November 17, 2020

ADJOURN: There being no further business to come before the Board, Director Brojek adjourned the meeting at 5:45pm; motioned by Mundt and second by Jackson.

Accepted _____

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Oct-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>
507	1	9/18/2020	10/9/2020	6	15	21	Transferred to unit 317
515	1	10/2/2020	10/30/2020	5	23	28	Nursing Home
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>
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>
354	2	10/29/2020			4		Abandoned unit
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>
724	2	9/28/2020	10/9/2020	4	7	11	Family emergency
716	2	10/6/2020	10/22/2020	7	9	16	Multiple lease violations
703	2	10/14/2020	10/28/2020	7	7	14	Abandoned unit/VAWA
703	2	10/31/2020			2		Roach infested/asthma
TOTAL RIDGEDALE VACANT - 1							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Oct-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	10/30/2020	2	41	43	Evicted/change locks
620	2	10/13/2020			21		Criminal/drugs
638	3	10/30/2020					Move in with boyfriend
650	3	10/30/2020					Purchased home
TOTAL NCH I VACANT - 3							

North Central Heights II - (32 units)

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

Cornell Colony - (44 units) \$721 or \$549

<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>
38207	3	9/3/2020	10/2/2020	5	24	29	Abandoned unit
38292	3	9/25/2020	10/23/2020	6	22	28	Moved to LPI
38232	3	10/30/2020					
TOTAL CORNELL VACANT - 1							

MI 11/10

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Oct-20

Intent to Vacate --

NCH I=3 bdrm=unit 616=non renewal=9/30=sent to attorney
 Lakeside Park I=3 bdrm=unit 1308=non renewal 10/31
 Lakeside Park I=4 bdrm=unit 31=non renewal 11/30
 NCH I=2 bdrm=unit 649=10/31=arrested drugs
 NCH I=3 bdrm=unit 624=12/31=non renewal
 NCH II=3 bdrm=unit 302=no date yet
 Cornell=3 bdrm=unit 38210=moving in with family=12/31

Evictions -

Lakeside Park II=unit 345=3 bdrm=drugs in home=sent to Ric 1/27=hearing 11/3=out by 1/31/2021
 Ridgedale=unit 738=2 bdrm=non renewal 6/30

WAITING LIST

2018		2018		2017	
DELANEY HEIGHTS		LAKE SIDE PARK I		LAKE SIDE PARK II	
1 BDRM	36	1 BDRM	0	1 BDRM	106
TOTAL	36	2 BDRM	52	2 BDRM	77
		3 BDRM	16	3 BDRM	25
		4 BDRM	16	4 BDRM	18
		5 BDRM	0	5 BDRM	0
		TOTAL	84	TOTAL	226
2017		2020		2020	
RIDGEDALE		NORTH CENTRAL HEIGHTS		CORNELL COLONY	
1 BDRM	78	2 BDRM	41	3 BDRM	34
2 BDRM	52	3 BDRM	45		
3 BDRM	32	4 BDRM	10		
4 BDRM	15	TOTAL	96		
TOTAL	177			TOTAL	653

SUBMITTED BY PENNY PIERATT, CEO

Tenant Accounts Receivable
31-Oct-20

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
R. Batty	\$ 47.00	Work order
M. Montes	\$ 20.04	Work order
DH Total	\$ 67.04	

<u>Lakeside Park I</u>		
D. Dennis	\$ 1,046.00	Rent
E. Dorn	\$ 2,668.11	Rent - 3 months
J. Gifford	\$ 546.38	Rent, Eviction fees
F. Swinton	\$ 6.89	Work order
J. Toney	\$ 32.55	Work order
C. Wooden	\$ 2.94	Work order
Lakeside I Total	\$ 4,302.87	

<u>Lakeside Park II</u>		
C. Caldwell	\$ 1.58	Work order
P. Dupas	\$ 2,175.00	Unreported income/rent-pmts
C. Medina	\$ 29.18	Work order
V. Raphael	\$ 1,281.80	Legal fees, eviction fees
S. Roux	\$ 1,753.49	Rent/late fee
S. Valentin	\$ 832.00	Unreported income/rent-pmts
J. Vega	\$ 420.23	Work order
S. Williams	\$ 319.78	Rent, work order
Lakeside II Total	\$ 6,813.06	

<u>NCH I</u>		
R. Brown	\$ 683.22	Rent
Z. Clark	\$ 685.00	Rent
B. Franks	\$ 25.00	Work order
T. Jones	\$ 1,310.00	Rent
E. Lawson	\$ 1,295.00	Rent
N. Legree	\$ 748.00	Rent
A. Shelby	\$ 3,603.37	Rent
A. Williams	\$ 2,920.20	Rent
NCH I Total	\$ 11,269.79	

<u>NCH II</u>		
J. Garcia	\$ 29.00	Work order
J. Matthews	\$ 6.57	Work order
M. McElaney	\$ 1,193.00	Rent
S. McElaney	\$ 1,370.00	Rent
N. Natoli	\$ 2,268.00	Rent
C. Nelson	\$ 1,160.68	Rent
S. Rivera	\$ 1,128.00	Rent
K. Robey	\$ 17.98	Work order
NCH II Total	\$ 7,173.23	

Submitted by:

Penny Pieratt, CEO

Tenant Accounts Receivable
31-Oct-20

Cornell Colony

L. Bowers	\$	3,692.00	Rent
T. Cohen	\$	2,434.00	Rent
G. Cubilette	\$	2,083.41	Rent
A. Fernandez	\$	30.10	Work Order
J. Fonseca	\$	689.00	Rent
B. Graham	\$	712.48	Rent
G. Guerrero	\$	29.00	Rent
V. Hicks	\$	1,394.00	Rent
G. Ramos	\$	728.99	Rent
C. Simmons	\$	122.91	Work Order
A. Thompson	\$	1,111.30	Rent
Cornel Total	\$	13,027.19	

Ridgedale

E. Hankerson	\$	44.49	Rent
A. Hicks	\$	568.00	Rent
M. Johnson	\$	17.65	Work Order
V. Matthews	\$	1,162.00	Rent
T. McNeil	\$	4,369.51	Rent, Eviction fees
A. Tate	\$	197.99	Rent
M. Thompson	\$	10.41	Rent
C. Vazquez	\$	88.98	Work Order
L. Walker	\$	30.25	Work Order
Ridgedale Total	\$	6,489.28	

GRAND TOTAL	\$	49,142.46
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WRITE OFFS

Delaney	\$	95.00
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH I	\$	314.41
NCH II	\$	-
Ridgedale	\$	14,281.98
Cornell	\$	-
TOTAL	\$	14,691.39

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

October 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. 48 hours were taken during the month of October for sick, annual and holiday leave.

	Maintenance	Rachel/Housing Clerk
Delaney Heights Inspections	0	6
Lakeside Park I Inspections	0	1
Lakeside Park II Inspections	0	11
Ridgedale Inspections	3	0
NCH I Inspections	8	8
NCH II Inspections	0	9
Cornell Colony Inspections	10	0
Delaney Heights Vacancies	1	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	0	
Ridgedale Vacancies	3	
NCH I Vacancies	1	
NCH II Vacancies	0	
Cornell Colony Vacancies	1	
		Property Manager
Delaney Heights Move Ins	0	2
Lakeside Park I Move Ins	0	0
Lakeside Park II Move Ins	0	0
Ridgedale Move Ins	0	3
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	1	
Ridgedale Move Outs	3	
NCH I Move Outs	3	
NCH II Move Outs	0	
Cornell Colony Move Outs	1	

Submitted by Penny Pieratt, CEO

CASH ANALYSIS
10/31/2020

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 39,215.66		
North Central Heights I General Fund	\$ 137,482.62	NCH I Reserves/Bonneville	\$ 110,550.45
NCH I Security Deposit	\$ 12,831.63	NCH I Insurance	\$ 13,168.93
North Central Heights II General Fund	\$ 94,256.25	NCH II Reserves/Bonneville	\$ 88,460.28
NCH II Security Deposit	\$ 10,625.63	NCH II Insurance	\$ 38,079.28
Cornell Colony General Fund	\$ 212,856.58	CC Reserves/Amerinat	\$ 51,717.18
Cornell Colony Security Deposit	\$ 14,215.13	CC Insurance	\$ 17,261.38
		CC Reserves/Amerinat	\$ 117,559.45
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 86,992.33	LPI Reserves/First Hsg	\$ 38,633.06
LPI Security Deposit	\$ 3,499.74	LPI Insurance	\$ 5,100.52
Lakeside Park II General Fund	\$ 242,493.18	LPII Reserves/Churchill	\$ 100,094.84
LPII Security Deposit	\$ 14,456.87	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 16,135.33
Delaney Heights General Fund	\$ 3,597.84	DH Reserves/Center State	\$ 67,030.40
DH Security Deposit	\$ 10,013.22		
COCC	\$ 219,573.77		
Ridgedale General Fund	\$ 66.44	RD Reserves/Centennial	\$ 61,177.66
Ridgedale Security Deposit	\$ 6,851.40	RD Insurance	\$ 6,650.17
		RD Residual Reserves	\$ 9,108.58

SUBMITTED BY: PENNY PIERATT, CEO

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

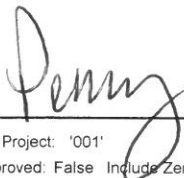
Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended October 31, 2020	10 Month(s) Ended October 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,314.66	16,499.98	16,755.00	255.02
Legal Expense	02 001 4130.00 5		205.00	1,729.00	833.30	(895.70)
Staff Training	02 001 4140.00 5		0.00	681.46	416.60	(264.86)
Travel	02 001 4150.00 5		0.00	0.00	416.60	416.60
Accounting Fees	02 001 4170.00 5		0.00	2,825.16	2,500.00	(325.16)
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	2,870.00	1,125.00	(1,745.00)
Employee Benefits Cont - Admin	02 001 4182.00 5		830.22	7,060.45	7,508.30	447.85
Sundry	02 001 4190.00 5		0.00	193.90	1,041.60	847.70
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	983.23	833.30	(149.93)
Tenant Background Checks	02 001 4190.20 5		0.00	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	1,041.60	1,041.60
Ten Services	02 001 4220.2 5		0.00	0.00	1,250.00	1,250.00
Water	02 001 4310.00 5		18.47	278.01	573.30	295.29
Electricity	02 001 4320.00 5		72.71	3,592.14	3,561.60	(30.54)
Sewer	02 001 4390.00 5		40.30	412.16	468.30	56.14
Labor	02 001 4410.00 5		739.80	9,200.86	10,746.60	1,545.74
Maintenance Materials	02 001 4420.00 5		2,595.81	12,311.12	8,333.30	(3,977.82)
Contract Costs	02 001 4430.00 5		374.19	5,570.91	0.00	(5,570.91)
Contract Costs-Pest Control	02 001 4430.1 5		1,566.00	3,198.00	7,545.80	4,347.80
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	416.60	416.60
Contract Costs - AC	02 001 4430.4 5		3,750.00	10,255.00	4,166.60	(6,088.40)
Contract Costs - Lawn	02 001 4430.5 5		3,220.71	22,825.41	0.00	(22,825.41)
Garbage and Trash Collection	02 001 4431.00 5		25.00	357.49	625.00	267.51
Emp Benefit Cont - Maintenance	02 001 4433.00 5		552.55	4,976.73	9,231.60	4,254.87
Insurance - Property	02 001 4510.00 5		0.00	14,021.77	15,875.00	1,853.23
Bad Debts - Other	02 001 4570.00 5		529.41	16,895.28	1,250.00	(15,645.28)
Bonneville Interest	02 001 4580.01 5		3,741.41	37,524.83	37,645.80	120.97
Other General Expense	02 001 4590.00 5		56.00	16,424.04	1,666.60	(14,757.44)
Sponsor Fees	02 001 4590.01 5		0.00	0.00	5,000.00	5,000.00
Management Fees	02 001 4590.02 5		1,027.40	10,764.12	16,494.10	5,729.98
Total Operating Expenses			20,749.43	202,306.14	157,321.50	(44,984.64)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		23,668.06	231,083.68	0.00	231,083.68
Total Operating Revenues			23,668.06	231,083.68	0.00	231,083.68
Total Operating Revenues and Expenses			2,918.63	28,777.54	(157,321.50)	186,099.04
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	66.77	35.00	31.77
Other Income - Tenant	02 001 3690.00 5		570.65	9,750.32	10,056.60	(306.28)
Total Other Revenues and Expenses			570.65	9,817.09	10,091.60	(274.51)
Total Other Revenues and Expenses			570.65	9,817.09	10,091.60	(274.51)
Total Net Income (Loss)			3,489.28	38,594.63	(147,229.90)	185,824.53

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 October 31, 2020	10 Month(s) Ended October 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,054.54	13,234.29	13,440.00	205.71
Legal Expense	02 002 4130.00 5		170.50	511.50	0.00	(511.50)
Staff Training	02 002 4140.00 5		0.00	546.04	416.60	(129.44)
Travel	02 002 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	02 002 4170.00 5		0.00	2,798.34	2,500.00	(298.34)
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	170.82	375.00	204.18
Audit Fees	02 002 4171.00 5		0.00	2,255.00	1,250.00	(1,005.00)
Employee Benefits Cont - Admin	02 002 4182.00 5		664.73	5,648.08	6,008.30	360.22
Sundry	02 002 4190.00 5		0.00	243.34	625.00	381.66
Advertising and Marketing	02 002 4190.08 5		0.00	29.86	0.00	(29.86)
Tenant Background Check	02 002 4190.20 5		0.00	63.79	0.00	(63.79)
Collection Loss Recovery Contract Fe	02 002 4190.21 5		258.72	258.72	0.00	(258.72)
Eviction Costs	02 002 4190.4 5		0.00	0.00	1,250.00	1,250.00
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	625.00	625.00
Ten Services -	02 002 4220.20 5		0.00	0.00	1,250.00	1,250.00
Water	02 002 4310.00 5		0.00	208.85	195.00	(13.85)
Electricity	02 002 4320.00 5		226.69	2,248.60	1,543.30	(705.30)
Sewer	02 002 4390.00 5		0.00	55.99	90.00	34.01
Labor	02 002 4410.00 5		581.29	7,229.45	8,443.30	1,213.85
Maintenance Materials	02 002 4420.00 5		320.40	9,037.53	6,250.00	(2,787.53)
Contract Costs	02 002 4430.00 5		232.92	3,649.99	7,163.30	3,513.31
Contract Costs-Pest Control	02 002 4430.1 5		1,251.00	2,595.00	1,231.60	(1,363.40)
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	16,859.68	0.00	(16,859.68)
Contract Costs - AC	02 002 4430.4 5		0.00	8,410.00	3,073.30	(5,336.70)
Garbage and Trash Collection	02 002 4431.00 5		0.00	166.50	416.60	250.10
Emp Benefit Cont - Maintenance	02 002 4433.00 5		438.64	3,955.07	7,253.30	3,298.23
Insurance - Property	02 002 4510.00 5		0.00	10,948.10	12,480.80	1,532.70
Bad Debts - Other	02 002 4570.00 5		0.00	2,376.76	7,621.60	5,244.84
Bonneville Interest	02 002 4580.01 5		3,384.54	33,945.57	33,909.10	(36.47)
Other General Expense	02 002 4590.00 5		44.80	443.78	2,916.60	2,472.82
Management Fees	02 002 4590.02 5		1,620.40	15,449.20	13,401.60	(2,047.60)
Total Operating Expenses			11,855.17	143,339.85	133,937.60	(9,402.25)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		21,455.00	198,850.05	0.00	198,850.05
Total Operating Revenues			21,455.00	198,850.05	0.00	198,850.05
Total Operating Revenues and Expenses			9,599.83	55,510.20	(133,937.60)	189,447.80
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	53.43	28.30	25.13
Other Income - Tenant	02 002 3690.00 5		7.18	2,850.21	7,664.10	(4,813.89)
Total Other Revenues and Expenses			7.18	2,903.64	7,692.40	(4,788.76)
Total Other Revenues and Expenses			7.18	2,903.64	7,692.40	(4,788.76)
Total Net Income (Loss)			9,607.01	58,413.84	(126,245.20)	184,659.04

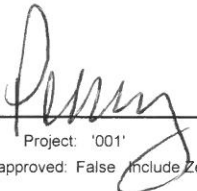
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 CORNELL COLONY
 CORNELL COLONY LLC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended October 31, 2020	10 Month(s) Ended October 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,488.06	18,676.94	18,964.10	287.16
Legal Expense	03 001 4130.00 5		0.00	46.50	416.60	370.10
Staff Training	03 001 4140.00 5		0.00	771.74	416.60	(355.14)
Travel	03 001 4150.00 5		0.00	0.00	416.60	416.60
Accounting Fees	03 001 4170.00 5		0.00	2,520.54	2,500.00	(20.54)
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	3,280.00	4,166.60	886.60
Employee Benefits Cont - Admin	03 001 4182.00 5		940.55	8,002.56	8,508.30	505.74
Sundry	03 001 4190.00 5		0.00	355.52	833.30	477.78
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		184.39	1,950.87	0.00	(1,950.87)
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	1,166.60	1,166.60
Water	03 001 4310.00 5		14.91	329.00	595.80	266.80
Electricity	03 001 4320.00 5		279.25	2,643.26	2,804.10	160.84
Sewer	03 001 4390.00 5		31.20	316.98	464.10	147.12
Labor	03 001 4410.00 5		1,748.14	21,919.92	22,659.10	739.18
Materials	03 001 4420.00 5		1,116.42	6,270.40	4,583.30	(1,687.10)
Contract Costs	03 001 4430.00 5		1,653.41	3,928.32	7,500.00	3,571.68
Contract Costs - Pest Control	03 001 4430.10 5		608.00	3,557.00	2,916.60	(640.40)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	23,800.48	0.00	(23,800.48)
Contract Costs - AC	03 001 4430.40 5		1,105.00	2,860.00	3,333.30	473.30
Garbage and Trash Collection	03 001 4431.00 5		50.00	682.80	986.60	303.80
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,207.07	10,770.62	17,181.60	6,410.98
Property Insurance	03 001 4510.00 5		0.00	26,469.02	26,022.50	(446.52)
Bad Debts - Other	03 001 4570.00 5		(50.00)	15,487.08	4,583.30	(10,903.78)
Management Fees	03 001 4590.01 5		1,752.73	15,032.00	13,995.80	(1,036.20)
Other General Expense	03 001 4590.02 5		201.60	10,527.60	9,583.30	(944.30)
Total Operating Expenses			14,630.73	180,844.14	154,598.10	(26,246.04)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		27,675.19	266,079.60	0.00	266,079.60
Total Operating Revenues			27,675.19	266,079.60	0.00	266,079.60
Total Operating Revenues and Expenses			13,044.46	85,235.46	(154,598.10)	239,833.56
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		8.93	103.27	0.00	103.27
Other Income - Misc Other Revenue	03 001 3690.00 5		150.56	7,703.87	14,583.30	(6,879.43)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,683.57)	(36,588.97)	(35,725.80)	(863.17)
Total Other Revenues and Expenses			(3,524.08)	(28,781.83)	(21,142.50)	(7,639.33)
Total Other Revenues and Expenses			(3,524.08)	(28,781.83)	(21,142.50)	(7,639.33)
Total Net Income (Loss)			9,520.38	56,453.63	(175,740.60)	232,194.23



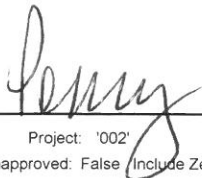
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 LAKESIDE PARK I - PBRA

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended October 31, 2020	10 Month(s) Ended October 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5	501.12	6,297.13	6,386.60	89.47	
Legal Expense	04 001 4130.00 5	88.00	645.00	0.00	(645.00)	
Staff Training	04 001 4140.00 5	0.00	238.24	0.00	(238.24)	
Accounting Fees	04 001 4170.00 5	0.00	2,480.64	2,000.00	(480.64)	
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	1,230.00	1,250.00	20.00	
Employee Benefits Cont - Admin	04 001 4182.00 5	341.95	3,000.10	3,076.60	76.50	
Sundry	04 001 4190.00 5	0.00	498.35	125.00	(373.35)	
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	2,166.60	2,166.60	
Eviction Costs	04 001 4190.40 5	0.00	360.00	500.00	140.00	
Ten Services -	04 001 4220.00 5	0.00	1,374.91	0.00	(1,374.91)	
Water	04 001 4310.00 5	12.92	182.40	291.60	109.20	
Electricity	04 001 4320.00 5	0.00	187.87	1,199.10	1,011.23	
Natural Gas	04 001 4330.00 5	0.00	0.00	130.00	130.00	
Sewer	04 001 4390.00 5	7.47	56.03	293.30	237.27	
Labor	04 001 4410.00 5	317.07	3,943.38	2,580.00	(1,363.38)	
Maintenance Materials	04 001 4420.00 5	441.05	5,666.75	3,000.00	(2,666.75)	
Contract Costs	04 001 4430.00 5	300.50	1,628.74	1,437.50	(191.24)	
Contract Costs - Pest Control	04 001 4430.10 5	0.00	8,165.00	1,000.00	(7,165.00)	
Contract Costs-Lawn	04 001 4430.30 5	266.60	2,666.00	0.00	(2,666.00)	
Contract Costs - AC	04 001 4430.40 5	100.00	1,035.00	7,083.30	6,048.30	
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	12.00	107.97	416.60	308.63	
Emp Benefit Cont - Maintenance	04 001 4433.00 5	232.15	2,106.85	2,300.00	193.15	
Property Insurance	04 001 4510.00 5	0.00	6,677.17	7,793.30	1,116.13	
Bad Debts - Other	04 001 4570.00 5	0.00	1,790.43	3,333.30	1,542.87	
Other General Expense--Florida Hsg F	04 001 4590.00 5	0.00	5,980.00	4,983.30	(996.70)	
Management Fees	04 001 4590.01 5	540.54	5,681.75	6,435.80	754.05	
Other General Expense	04 001 4590.02 5	22.40	148.38	625.00	476.62	
GROUND LEASE EXPENSE	04 001 4590.03 5	208.33	2,083.30	2,083.30	0.00	
Total Operating Expenses		3,392.10	64,681.06	60,490.20	(4,190.86)	
Operating Revenues						
Dwelling Rent	04 001 3110.00 5	1,270.00	11,237.31	0.00	11,237.31	
HAP Subsidy	04 001 3110.01 5	7,962.00	79,689.00	86,795.00	(7,106.00)	
Total Operating Revenues		9,232.00	90,926.31	86,795.00	4,131.31	
Total Operating Revenues and Expenses		5,839.90	26,245.25	26,304.80	(59.55)	
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5	5.24	476.03	100.00	376.03	
Other Income - Tenant	04 001 3690.00 5	(8.00)	1,690.67	0.00	1,690.67	
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	833.30	(222.40)	
TRANSFER IN	04 001 9110.00 5	0.00	15,865.11	0.00	15,865.11	
Total Other Revenues and Expenses		(2.76)	18,642.72	933.30	17,709.42	
Total Other Revenues and Expenses		(2.76)	18,642.72	933.30	17,709.42	
Total Net Income (Loss)		5,837.14	44,887.97	27,238.10	17,649.87	



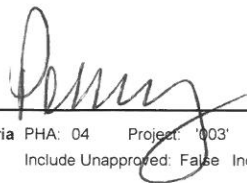
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended October 31, 2020	10 Month(s) Ended October 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,091.88	13,720.25	18,236.60	4,516.35
Legal Expense	04 002 4130.00 5		9.50	1,279.51	416.60	(862.91)
Staff Training	04 002 4140.00 5		0.00	882.40	416.60	(465.80)
Travel	04 002 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	04 002 4170.00 5		0.00	2,623.68	2,916.60	292.92
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	4,510.00	2,083.30	(2,426.70)
Employee Benefits Cont - Admin	04 002 4182.00 5		745.13	6,577.14	9,570.00	2,992.86
Sundry	04 002 4190.00 5		0.00	245.38	1,666.60	1,421.22
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	833.30	473.30
Ten Services -	04 002 4220.00 5		624.32	834.29	2,083.30	1,249.01
Water	04 002 4310.00 5		0.00	270.44	203.30	(67.14)
Electricity	04 002 4320.00 5		0.00	344.16	567.50	223.34
Sewer	04 002 4390.00 5		0.00	52.26	70.00	17.74
Labor	04 002 4410.00 5		1,174.12	14,947.44	22,265.00	7,317.56
Maintenance Materials	04 002 4420.00 5		557.50	9,216.44	7,658.30	(1,558.14)
Contract Costs	04 002 4430.00 5		424.50	4,439.57	6,019.10	1,579.53
Contract Costs - Pest Control	04 002 4430.10 5		0.00	8,615.00	3,520.00	(5,095.00)
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	10,664.00	0.00	(10,664.00)
Contract Costs - AC	04 002 4430.40 5		395.00	3,495.00	1,666.60	(1,828.40)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	450.00	625.00	175.00
Garbage and Trash Collection	04 002 4431.00 5		0.00	109.00	833.30	724.30
Emp Benefit Cont - Maintenance	04 002 4433.00 5		656.42	5,761.04	15,984.10	10,223.06
Property Insurance	04 002 4510.00 5		0.00	20,970.90	24,838.30	3,867.40
Bad Debts - Other	04 002 4570.00 5		0.00	5,336.76	5,508.30	171.54
Management Fees	04 002 4590.01 5		2,203.26	22,243.98	20,683.30	(1,560.68)
Other General Expense	04 002 4590.02 5		88.20	7,020.62	4,166.60	(2,854.02)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	80,000.00	80,000.00	0.00
Total Operating Expenses			17,036.23	226,355.89	233,039.90	6,684.01
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		4,750.00	43,999.99	0.00	43,999.99
HAP Subsidy	04 002 3110.01 5		29,959.00	297,957.00	292,693.30	5,263.70
Total Operating Revenues			34,709.00	341,956.99	292,693.30	49,263.69
Total Operating Revenues and Expenses			17,672.77	115,601.10	59,653.40	55,947.70
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		15.91	194.10	208.30	(14.20)
Other Income - Tenants	04 002 3690.00 5		53.89	6,791.88	2,500.00	4,291.88
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	1,000.00	(1,000.00)
Interest on Loan	04 002 5610.00 5		(5,134.35)	(51,516.02)	(51,768.30)	252.28
Transfer Out	04 002 9111.00 5		0.00	(15,865.11)	0.00	(15,865.11)
Total Other Revenues and Expenses			(5,064.55)	(60,395.15)	(48,060.00)	(12,335.15)
Total Other Revenues and Expenses			(5,064.55)	(60,395.15)	(48,060.00)	(12,335.15)
Total Net Income (Loss)			12,608.22	55,205.95	11,593.40	43,612.55



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

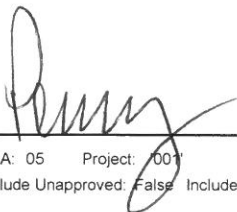
Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended October 31, 2020	10 Month(s) Ended October 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00	5	1,503.39	18,891.60	19,160.80	269.20
Legal Expense	04 003 4130.00	5	0.00	0.00	833.30	833.30
Staff Training	04 003 4140.00	5	0.00	714.72	416.60	(298.12)
Travel	04 003 4150.00	5	0.00	0.00	500.00	500.00
Accounting Fees	04 003 4170.00	5	0.00	2,587.92	3,750.00	1,162.08
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	3,690.00	4,583.30	893.30
Employee Benefits Cont - Admin	04 003 4182.00	5	1,025.87	9,054.50	9,230.80	176.30
Sundry	04 003 4190.00	5	0.00	513.66	750.00	236.34
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	125.00	125.00
Water	04 003 4310.00	5	61.39	316.00	321.60	5.60
Electricity	04 003 4320.00	5	22.23	2,218.45	2,198.30	(20.15)
Natural Gas	04 003 4330.00	5	32.31	323.43	366.60	43.17
Sewer	04 003 4390.00	5	49.63	371.09	360.00	(11.09)
Labor	04 003 4410.00	5	1,657.55	21,115.15	18,770.00	(2,345.15)
Maintenance Materials	04 003 4420.00	5	1,345.45	7,760.48	13,434.10	5,673.62
Contract Costs	04 003 4430.00	5	461.11	678.12	2,312.50	1,634.38
Contract Costs - Pest Control	04 003 4430.10	5	0.00	4,284.00	4,614.10	330.10
Contract Costs-Lawn	04 003 4430.30	5	667.00	7,337.00	0.00	(7,337.00)
Contract Costs - AC	04 003 4430.40	5	345.00	3,195.00	19,166.60	15,971.60
Contract Costs-Plumbing	04 003 4430.50	5	250.00	975.00	625.00	(350.00)
Garbage and Trash Collection	04 003 4431.00	5	46.00	369.88	833.30	463.42
Emp Benefit Cont - Maintenance	04 003 4433.00	5	897.72	7,839.51	12,095.80	4,256.29
Property Insurance	04 003 4510.00	5	0.00	10,372.69	11,397.50	1,024.81
Bad Debts - Other	04 003 4570.00	5	95.00	1,294.81	625.00	(669.81)
Management Fees	04 003 4590.01	5	1,040.12	10,669.03	10,758.30	89.27
Other General Expense	04 003 4590.02	5	70.00	69.99	833.30	763.31
GROUND LEASE EXPENSE	04 003 4590.03	5	2,916.67	29,166.70	29,166.60	(0.10)
Total Operating Expenses			12,486.44	144,310.63	167,228.40	22,917.77
Operating Revenues						
Dwelling Rent	04 003 3110.00	5	4,383.46	45,985.82	0.00	45,985.82
HAP Subsidy	04 003 3110.01	5	12,850.00	131,283.00	139,143.30	(7,860.30)
Total Operating Revenues			17,233.46	177,268.82	139,143.30	38,125.52
Total Operating Revenues and Expenses			4,747.02	32,958.19	(28,085.10)	61,043.29
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00	5	14.22	135.56	0.00	135.56
Other Income - Tenants	04 003 3690.00	5	138.89	1,485.47	2,500.00	(1,014.53)
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	934.00	1,363.30	(429.30)
Total Other Revenues and Expenses			183.11	2,555.04	3,863.30	(1,308.26)
Total Other Revenues and Expenses			183.11	2,555.04	3,863.30	(1,308.26)
Total Net Income (Loss)			4,930.13	35,513.23	(24,221.80)	59,735.03



**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

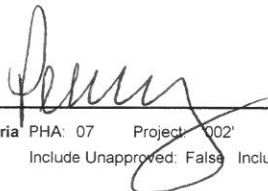
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Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended October 31, 2020	10 Month(s) Ended October 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00	5	5,388.32	67,512.48	68,681.60	1,169.12
Legal Expense	05 001 4130.00	5	958.00	2,664.90	2,916.60	251.70
Staff Training	05 001 4140.00	5	0.00	368.00	2,916.60	2,548.60
Travel	05 001 4150.00	5	0.00	0.00	3,750.00	3,750.00
Accounting Fees	05 001 4170.00	5	0.00	2,250.00	2,916.60	666.60
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	1,666.60	1,666.60
Employee Benefits Cont - Admin	05 001 4182.00	5	2,535.32	21,518.63	20,460.00	(1,058.63)
Sundry	05 001 4190.00	5	1,768.55	13,893.15	17,916.60	4,023.45
Bank Fees	05 001 4190.19	5	2.50	100.96	0.00	(100.96)
Telephone/Communications	05 001 4190.20	5	1,138.58	10,985.18	11,250.00	264.82
Postage	05 001 4190.30	5	16.80	2,274.13	2,583.30	309.17
Contract Costs - Copier	05 001 4190.60	5	118.07	1,000.73	2,916.60	1,915.87
Contract Costs - Admin	05 001 4190.90	5	100.00	2,637.91	12,166.60	9,528.69
Water	05 001 4310.00	5	36.47	390.40	185.00	(205.40)
Electricity	05 001 4320.00	5	566.37	5,586.77	4,292.50	(1,294.27)
Natural Gas	05 001 4330.00	5	0.00	0.00	72.50	72.50
Sewer	05 001 4390.00	5	71.50	694.82	329.10	(365.72)
Materials	05 001 4420.00	5	208.01	4,996.89	10,000.00	5,003.11
Contract Costs	05 001 4430.00	5	0.00	511.25	2,083.30	1,572.05
Garbage and Trash Collection	05 001 4431.00	5	75.00	732.03	0.00	(732.03)
Property Insurance	05 001 4510.00	5	0.00	5,001.82	7,264.10	2,262.28
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	285.00	9,673.15	13,750.00	4,076.85
Total Operating Expenses			13,268.49	165,806.10	188,117.60	22,311.50
Total Operating Revenues and Expenses			(13,268.49)	(165,806.10)	(188,117.60)	22,311.50
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00	5	0.00	13,393.08	10,765.00	2,628.08
Revenue-Mgmt Fees- NCH I	05 001 3690.01	5	1,027.40	10,764.12	10,833.30	(69.18)
Revenue-Mgmt Fees- NCH II	05 001 3690.02	5	1,620.40	15,449.20	15,000.00	449.20
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03	5	1,752.73	15,032.00	15,000.00	32.00
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04	5	2,391.43	24,145.65	31,666.60	(7,520.95)
GROUND LEASE INCOME	05 001 3690.05	5	11,125.00	111,250.00	111,250.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08	5	540.54	5,681.75	6,250.00	(568.25)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09	5	2,203.26	22,243.98	23,333.30	(1,089.32)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10	5	1,040.12	10,669.03	11,666.60	(997.57)
Other Income - Rent for Tulane Ave B	05 001 3690.13	5	750.00	8,250.00	7,500.00	750.00
Total Other Revenues and Expenses			22,450.88	236,878.81	243,264.80	(6,385.99)
Total Other Revenues and Expenses			22,450.88	236,878.81	243,264.80	(6,385.99)
Total Net Income (Loss)			9,182.39	71,072.71	55,147.20	15,925.51



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended October 31, 2020	10 Month(s) Ended October 31, 2020	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	1,861.86	23,395.16	19,408.30	(3,986.86)
Legal Expense	07 002 4130.00	5	28.50	3,155.69	0.00	(3,155.69)
Staff Training	07 002 4140.00	5	0.00	518.40	0.00	(518.40)
Accounting Fees	07 002 4170.00	5	0.00	2,723.22	2,666.60	(56.62)
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	0.00	2,665.00	3,333.30	668.30
Employee Benefits Cont - Admin	07 002 4182.00	5	1,270.64	11,217.00	8,561.60	(2,655.40)
Sundry	07 002 4190.00	5	50.00	687.16	291.60	(395.56)
Bank Fees	07 002 4190.18	5	0.00	14.41	0.00	(14.41)
Telephone	07 002 4190.2	5	109.74	1,142.74	1,250.00	107.26
TENANT BACKGROUND CHECKS	07 002 4190.20	5	0.00	384.24	0.00	(384.24)
Eviction Costs	07 002 4190.4	5	90.00	415.00	166.60	(248.40)
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	625.00	625.00
Tenant Services	07 002 4220.00	5	0.00	0.00	5,000.00	5,000.00
Water	07 002 4310.00	5	761.07	5,458.44	5,837.50	379.06
Electricity	07 002 4320.00	5	213.83	3,008.36	3,420.00	411.64
Sewer	07 002 4390.00	5	1,020.30	8,482.87	9,796.60	1,313.73
Labor	07 002 4410.00	5	5,667.70	71,832.75	71,672.50	(160.25)
Maintenance Materials	07 002 4420.00	5	2,693.95	12,966.51	15,416.60	2,450.09
Contract Costs	07 002 4430.00	5	1,888.82	17,018.70	31,250.00	14,231.30
Pest Control	07 002 4430.1	5	0.00	2,941.00	2,833.30	(107.70)
Contract Costs-Lawn	07 002 4430.3	5	495.00	4,950.00	0.00	(4,950.00)
Contract Costs-Air Conditioning	07 002 4430.4	5	290.00	2,790.00	833.30	(1,956.70)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	525.00	833.30	308.30
Garbage and Trash Collection	07 002 4431.00	5	602.10	5,131.62	5,995.00	863.38
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,635.67	22,465.24	48,234.10	25,768.86
Insurance - Property	07 002 4510.00	5	0.00	11,713.59	14,097.50	2,383.91
Bad Debts - Other	07 002 4570.00	5	14,281.98	38,467.78	5,539.10	(32,928.68)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,766.53	28,069.98	29,036.60	966.62
Management Fees	07 002 4590.00	5	2,391.43	24,145.65	26,745.80	2,600.15
Other General Expense	07 002 4590.01	5	300.40	306.99	1,125.00	818.01
MIP Annual Premium to HUD	07 002 4590.03	5	4,111.36	4,111.36	0.00	(4,111.36)
Total Operating Expenses			43,530.88	311,795.59	313,969.20	2,173.61
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	4,525.58	46,750.84	0.00	46,750.84
HAP Subsidy	07 002 3110.01	5	(15,445.00)	223,962.00	309,679.10	(85,717.10)
Total Operating Revenues			(10,919.42)	270,712.84	309,679.10	(38,966.26)
Total Operating Revenues and Expenses			(54,450.30)	(41,082.75)	(4,290.10)	(36,792.65)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00	5	2.44	42.95	83.30	(40.35)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	2.09	41.03	0.00	41.03
Investment Income - Unrestricted	07 002 3610.00	5	5.70	38.70	41.60	(2.90)
Other Income - Tenant	07 002 3690.00	5	2,633.05	14,430.26	8,750.00	5,680.26
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	916.60	(359.90)
Total Other Revenues and Expenses			2,643.28	23,840.64	9,791.50	14,049.14
Total Other Revenues and Expenses			2,643.28	23,840.64	9,791.50	14,049.14
Total Net Income (Loss)			(51,807.02)	(17,242.11)	5,501.40	(22,743.51)



R.F.P. 20-01 LAWN CARE

PROPOSAL REVIEW COMMITTEE REPORT

PROPOSAL TABULATION FINDINGS AND RECOMMENDATION

Review Committee Report: Lawn Care Services

APHA Proposal Review Committee members Hannah Gillis Housing Coordinator, David Herbert Director of Facilities, and Carmelo Pineiro Maintenance Supervisor met with APHA CEO Penny Pieratt at 21 Tulane Drive, Avon Park, FL, in Penny's office on Wednesday, October 21, 2020; 2:00 pm to review, rate, rank and select a recommendation to the APHA Board of Commissioners for the best qualified proposing company. The Committee elected to par down their selection to the top 3 most qualified firms and score each of those three companies individually. Results of the member scoring/ranking are as follows;

Company Name	Avg. Score	Ranking
(Total combined score divided by four)		
1). Gammage's Lawn Service LLC 5738 Maple Road \$8,045 mo. Sebring, FL 33875	100	1 st
2). Neco Lawn Care & Cleaning Services 224 S Cole Ave. \$8,500 mo. Avon Park, FL 33835	97.5	2 nd
3). Day's Handyman Services LLC 30 W. LeGrande St. \$10,000 mo. Avon Park, FL 33825	64	3 rd
4). Edgewood Landscape 502 N. Central Ave. \$8,445 mo. Avon Park, FL 33825	59.25	
5). Freedom Lawn Care (no bid on Lakeside & DH) PO Box 1226 **\$6,010 mo. Sebring, FL 33871	44.75	

Committee Recommendation: Gammage's Lawn Service LLC, cost was \$400 less than what we are paying now. Presentation was remarkable and they are offering more services.

R.F.P. 20-02 PEST CONTROL

PROPOSAL REVIEW COMMITTEE REPORT

PROPOSAL TABULATION FINDINGS AND RECOMMENDATION

Review Committee Report: Pest Control Services

APHA Proposal Review Committee members Hannah Gillis Housing Coordinator, David Herbert Director of Facilities, and Carmelo Pineiro Maintenance Supervisor met with APHA CEO Penny Pieratt at 21 Tulane Drive, Avon Park, FL, in Penny's office on Wednesday, October 21, 2020; 2:00 pm to review, rate, rank and select a recommendation to the APHA Board of Commissioners for the best qualified proposing firm. The Committee elected to par down their selection to the top most qualified firms and score each of those firms individually. Results of the member scoring/ranking are as follows;

	<u>Company Name</u>	<u>Avg. Score</u>	<u>Ranking</u>
		(Total combined score divided by four)	
1).	Clarke Pest Control 309 S. Main Ave. Lake Placid, FL 33852	80	1 st
2).	BearMax Pest Control Inc. 730 Daffodil St. Lake Placid, FL 33852	50	2 nd

Committee Recommendation: Clarke Pest Control—cost was the main reason; Clarke was \$19,000 less than BearMax. Also Clarke has 17 years experience over BearMax.