

**Housing Authority of Avon Park**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, FL  
Wednesday, January 20, 2021, 5:15PM

**AGENDA**

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. Consent Agenda
  - 1. Regular Board Meeting Minutes: December 2020
  - 2. Monthly Occupancy Report: December 2020
  - 3. TAR & Maintenance Reports: December 2020
  - 4. Cash Analysis: December 2020
  - 5. Project Budgeted Income Statement Reports: December 2020
  - 6. Fee Accountants Financials: November 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—we signed Quit Claim Deed and Property Transfer Agreement December 17, 2020, and waiting on next step from the City.
  - New Property Manager for our Section 8 Project Based properties began on January 11, 2021.
  - We have eliminated the position of Director of Facilities as we no longer need this position effective January 29, 2021.
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: February 16, 2021
- 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**  
**Wednesday, January 20, 2021; 5:30 P.M.**  
**Meeting Agenda**

**ROLL CALL;**

**PREVIOUS MINUTES:**

**COMMUNICATIONS:**

**I. OLD BUSINESS**

- 1) Palmetto—We had offer of \$56,000 however, that offer backed out, but we received another offer at \$55,000, which we signed on December 23, 2020, with a closing date of February 5, 2021.

**II. NEW BUSINESS**

Resolution 20-09—Selling Property on Palmetto

Other matters to come before the Board:

Next Board Meeting(s): February 16, 2021

**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

**December 15, 2020, 5:15 P.M.**

**A. Opening/Roll Call:** Chairman Wade called the Board Meeting to order at 5:25 pm. We had silent prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Wade, Brojek, Knighten, and Day. Also Present: APHA CEO Penny Pieratt and Brenda Gray, City Liaison, APHA maintenance staff—Daniel Whitlock, and Chris Ramey and Lorina Ramey. Absent: Commissioners Jackson and Mundt.

**B. Public Comments/Presentations:** None

**C. Communications:** None

**D. Consent Agenda:** Chairman Wade called for a motion to approve the consent agenda. Commissioner Brojek 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 continues to work on all work orders and we are performing annual unit inspections Playground update: waiting on City per our attorney dated December 8. Sebring Computers have begun work on security cameras December 8. Waiting on Attorney Ric Gilmore to set up training on the Roles and Responsibilities of Commissioners and the Sunshine Law. Glory Food Services gave hot free meals to our community on November 23 from our parking lot. Missions Without Borders gave turkeys to our Delaney Heights residents on November 25. We donated dictionaries and books to Avon Park schools on December 9. We donated socks to Oaks Nursing Home December 9. We received a Fair Housing racial discrimination on November 30 and our response was sent December 3 with guidance from our attorney. Property Manager for our Section 8 Project Based properties has given resignation.

**F. New Business:**

Resolution 20-07 Salary Study  
Resolution 20-08 Budget 2021

**G. Unfinished Business, Concerns of Commissioners:**

**H. Next Meeting:** Wednesday, January 20, 2021 at 5:15pm.

Being no further business to come before the Board, Chair adjourned the meeting at 6:05 pm.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_  
SEAL

**AVON PARK HOUSING DEVELOPMENT CORPORATION  
REGULAR MONTHLY MEETING  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, FL 33825  
December 15, 2020, 5:30 P.M.**

**Meeting Minutes**

**ROLL CALL:** Director Brojek called the meeting to order at 6:05 PM. Secretary Pieratt called the roll with the following present: Wade, Brojek, Knighten, and Day Also in attendance: Penny Pieratt, CEO/Secretary and Brenda Gray, City Liaison, APHA maintenance staff—Daniel Whitlock and Chris Ramey, and Lorina Ramey. Absent: Directors Jackson and Mundt.

**PREVIOUS MINUTES:** On a motion by Brojek seconded by Day the minutes of the previous meeting were unanimously approved as presented.

**COMMUNICATIONS:**

**OLD BUSINESS:** Palmetto Site—we received an offer of \$56,000—Board has all agreed to accept this offer.

**NEW BUSINESS:**

Next Board Meeting: January 20, 2021

**ADJOURN:** There being no further business to come before the Board, Director Brojek adjourned the meeting at 6:15pm; motioned by Wade and second by Knighten.

Accepted \_\_\_\_\_

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

OCCUPANCY/VACANCY REPORT

Dec-20

Delaney Heights - (50 units)

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

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
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>
363	1	11/6/2020	12/11/2020	21	14	35	Transferred to 2 bdrm
TOTAL LAKESIDE PARK II VACANT - 0							

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Edging</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 RIDGEDALE VACANT - 0							

SUBMITTED BY PENNY PIERATT, CEO

**OCCUPANCY/VACANCY REPORT**

Dec-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>
638	3	10/30/2020	12/17/2020	7	42	49	Move in with boyfriend
624	3	12/14/2020					Did not want to renew
<b>TOTAL NCH I VACANT - 1</b>							

**North Central Heights II - (32 units)**

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
403	3	11/4/2020					Lost job
<b>TOTAL NCH II VACANT - 1</b>							

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

<u>Unit #</u>	<u>Estm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
<b>TOTAL CORNELL VACANT - 0</b>							

SUBMITTED BY PENNY PIERATT, CEO

**OCCUPANCY/VACANCY REPORT**

Dec-20

**Intent to Vacate --**

Lakeside Park I=4 bdrm=unit 31=non renewal 11/30  
 NCH II=3 bdrm=unit 302=no date yet=Jan or Feb  
 Cornell=3 bdrm=unit 38210=moving in with family=12/31  
 Lakeside Park II=unit 314=2 bdrm=moving to Vermont 12/27  
 NCH I=2 bdrm=unit 703=move closer to work 1/9

**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=hearing 12/10  
 Lakeside Park I=3 bdrm=unit 1308=non renewal 10/31=sent to Ric 11/20  
 NCH I=3 bdrm=unit 616=non renewal=9/30=sent to attorney  
 NCH I=2 bdrm=unit 649=10/31=arrested drugs

**WAITING LIST**

2018		2018		2017	
CORNELL COLONY		LAKEVIEW HEIGHTS		LAKEVIEW HEIGHTS	
1 BDRM	36	1 BDRM	0	1 BDRM	101
TOTAL	36	2 BDRM	50	2 BDRM	75
		3 BDRM	15	3 BDRM	26
		4 BDRM	16	4 BDRM	18
		5 BDRM	0	5 BDRM	0
		TOTAL	81	TOTAL	220
2017		2020		2020	
RIDGE DALE		NORTH CENTRAL HEIGHTS OPEN		CORNELL COLONY	
1 BDRM	76	2 BDRM	60	3 BDRM	OPEN
2 BDRM	49	3 BDRM	22		18
3 BDRM	72	4 BDRM	10		
4 BDRM	15	TOTAL	92		
TOTAL	212			TOTAL	659

SUBMITTED BY PENNY PIERATTI, CEO

Tenant Accounts Receivable  
31-Dec-20

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
R. Arango	\$ 26.73	Work order
R. Batty	\$ 4.00	Work order
C. Jackson	\$ 75.32	Rent balance
<b>DH Total</b>	<b>\$ 106.05</b>	
<u>Lakeside Park I</u>		
D. Dennis	\$ 2,021.92	Rent
E. Dorn	\$ 3,574.11	Rent
J. Gifford	\$ 2,271.88	Rent, Eviction fees
<b>Lakeside I Total</b>	<b>\$ 7,867.91</b>	
<u>Lakeside Park II</u>		
C. Caldwell	\$ 36.82	Work Order
P. Dupas	\$ 2,129.00	Unreported income/rent-pmts
T. Lampkin	\$ 15.58	Work order
G. Mack	\$ 4.00	Work order
> Martinez	\$ 3.00	Work order
C. Medina	\$ 22.18	Work order
V. Raphael	\$ 10,081.50	Legal fees, eviction fees
S. Roux	\$ 2,301.49	Rent/late fee
E. Starai	\$ 12.29	Electric
S. Valentin	\$ 757.00	Unreported income/rent-pmts
J. Vega	\$ 156.23	Work order, rent
S. Williams	\$ 184.78	Rent, work order
<b>Lakeside II Total</b>	<b>\$ 15,703.87</b>	
<u>NCH I</u>		
R. Brown	\$ 2,109.48	Rent
B. Franks	\$ 710.00	Work order, Rent
A. Gonzalez	\$ 685.00	Rent
E. Lawson	\$ 2,719.00	Rent
V. Leal	\$ 11.30	Work order
N. Legree	\$ 712.00	Rent
G. Morales	\$ 12.00	Work order
D. Santiago	\$ 712.00	Rent
A. Shelby	\$ 6,850.87	Rent
A. Williams	\$ 4,614.20	Rent
<b>NCH I Total</b>	<b>\$ 19,135.85</b>	
<u>NCH II</u>		
J. Garcia	\$ 23.00	Work order
J. Machado	\$ 13.00	Work order
N. Natoli	\$ 3,838.00	Rent
C. Nelson	\$ 2,239.55	Rent
S. Rivera	\$ 1,113.00	Rent
<b>NCH II Total</b>	<b>\$ 7,226.55</b>	

Submitted by:  
Penny Pieratt, CEO



Tenant Accounts Receivable  
31-Dec-20

Cornell Colony

L. Bowers	\$	111.00	Rent
T. Cohen	\$	2,239.00	Rent
G. Cubilette	\$	3,477.41	Rent
J. Fonseca	\$	687.00	Rent
B. Graham	\$	1,439.48	Rent
G. Guerrero	\$	696.00	Rent
V. Hicks	\$	24.00	Rent balance
N. Irizarry	\$	144.34	Work Order
G. Ramos	\$	729.99	Rent
E. Rivera	\$	500.00	Rent
C. Simmons	\$	80.42	Work Order
A. Thompson	\$	1,669.48	Rent
<b>Cornel Total</b>	<b>\$</b>	<b>11,798.12</b>	

Ridgedale

J. Alexander	\$	239.00	Retro Rent
C. Anderson	\$	752.00	Retro Rent
W. Cesareo	\$	22.60	Work Order
E. Hankerson	\$	1.98	Work Order
A. Hicks	\$	568.00	Rent
M. Johnson	\$	63.60	Work Order
V. Matthews	\$	2,054.00	Rent
T. McNeil	\$	6,270.51	Rent, Eviction fees
A. Parker	\$	19.85	Work Order
C. Vazquez	\$	14.98	Work Order
L. Walker	\$	5.25	Work Order
C. Wooden	\$	16.00	Rent
<b>Ridgedale Total</b>	<b>\$</b>	<b>10,027.77</b>	

<b>GRAND TOTAL</b>	<b>\$</b>	<b>71,866.12</b>
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**WRITE OFFS**

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH I	\$	2,514.00
NCH II	\$	-
Ridgedale	\$	-
Cornell	\$	-
<b>TOTAL</b>	<b>\$</b>	<b>2,514.00</b>

Approved--Penny Pieratt--Chief Executive Officer

Submitted by Penny Pieratt, CEO

## December 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. 192 hours were taken during the month of December for sick, annual and holiday leave.

	Maintenance	Rachel/Housing Clerk
Delaney Heights Inspections	0	11
Lakeside Park I Inspections	0	3
Lakeside Park II Inspections	0	14
Ridgdale Inspections	0	16
NCH I Inspections	0	6
NCH II Inspections	0	8
Cornell Colony Inspections	0	16
Delaney Heights Vacancies	0	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	2	
Ridgedale Vacancies	1	
NCH I Vacancies	2	
NCH II Vacancies	0	
Cornell Colony Vacancies	1	
		Property Manager
Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	0	0
Lakeside Park II Move Ins	0	1
Ridgedale Move Ins	0	0
NCH I Move Ins	0	1
NCH II Move Ins	0	0
Cornell Colony Move Ins	0	0
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	0	
NCH I Move Outs	1	
NCH II Move Outs	0	
Cornell Colony Move Outs	0	

Submitted by Penny Pieratt, CEO

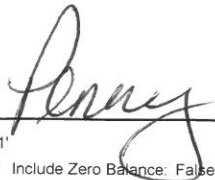
**CASH ANALYSIS  
12/31/2020**

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 41,667.28		
North Central Heights I General Fund	\$ 129,242.91	NCH I Reserves/Bonneville	\$ 112,807.85
NCH I Security Deposit	\$ 12,134.11	NCH I Insurance	\$ 16,118.93
North Central Heights II General Fund	\$ 87,452.16	NCH II Reserves/Bonneville	\$ 90,266.61
NCH II Security Deposit	\$ 10,327.76	NCH II Insurance	\$ 41,649.94
Cornell Colony General Fund	\$ 212,235.02	CC Reserves/Amerinat	\$ 53,921.40
Cornell Colony Security Deposit	\$ 14,215.72	CC Insurance	\$ 20,607.56
		CC Reserves/Amerinat	\$ 117,569.31
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 52,261.11	LPI Reserves/First Hsg	\$ 39,532.88
LPI Security Deposit	\$ 3,500.46	LPI Insurance	\$ 5,962.82
Lakeside Park II General Fund	\$ 233,086.24	LPII Reserves/Churchill	\$ 105,578.64
LPII Security Deposit	\$ 14,659.84	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 21,484.43
Delaney Heights General Fund	\$ 7,230.26	DH Reserves/Center State	\$ 67,944.26
DH Security Deposit	\$ 10,246.32		
COCC	\$ 196,063.52		
Ridgedale General Fund	\$ 1,076.09	RD Reserves/Centennial	\$ 48,542.66
Ridgedale Security Deposit	\$ 7,097.98	RD Insurance	\$ 9,579.25
		RD Residual Reserves	\$ 9,109.25

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 December 31, 2020	12 Month(s) Ended December 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00 5		1,082.66	19,593.30	20,106.00	512.70
Legal Expense	02 001 4130.00 5		189.00	1,946.50	1,000.00	(946.50)
Staff Training	02 001 4140.00 5		0.00	681.46	500.00	(181.46)
Travel	02 001 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	02 001 4170.00 5		0.00	3,495.72	3,000.00	(495.72)
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	1,350.00	(1,520.00)
Employee Benefits Cont - Admin	02 001 4182.00 5		688.70	8,383.18	9,010.00	626.82
Sundry	02 001 4190.00 5		39.30	268.20	1,250.00	981.80
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	1,162.81	1,000.00	(162.81)
Tenant Background Checks	02 001 4190.20 5		0.00	96.83	0.00	(96.83)
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	330.00	1,250.00	920.00
Ten Services	02 001 4220.2 5		0.00	0.00	1,500.00	1,500.00
Water	02 001 4310.00 5		74.31	383.71	688.00	304.29
Electricity	02 001 4320.00 5		368.25	4,467.98	4,274.00	(193.98)
Sewer	02 001 4390.00 5		57.10	531.03	562.00	30.97
Labor	02 001 4410.00 5		604.14	10,919.71	12,896.00	1,976.29
Maintenance Materials	02 001 4420.00 5		2,818.48	16,213.78	10,000.00	(6,213.78)
Contract Costs	02 001 4430.00 5		129.03	5,993.19	0.00	(5,993.19)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	3,198.00	9,055.00	5,857.00
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	500.00	500.00
Contract Costs - AC	02 001 4430.4 5		9,975.00	20,230.00	5,000.00	(15,230.00)
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	26,801.41	0.00	(26,801.41)
Garbage and Trash Collection	02 001 4431.00 5		63.50	465.49	750.00	284.51
Emp Benefit Cont - Maintenance	02 001 4433.00 5		468.86	5,888.36	11,078.00	5,189.64
Insurance - Property	02 001 4510.00 5		0.00	17,208.46	19,050.00	1,841.54
Bad Debts - Other	02 001 4570.00 5		2,514.00	19,793.28	1,500.00	(18,293.28)
Bonneville Interest	02 001 4580.01 5		3,736.36	45,000.08	45,175.00	174.92
Other General Expense	02 001 4590.00 5		0.00	16,424.04	2,000.00	(14,424.04)
Sponsor Fees	02 001 4590.01 5		0.00	0.00	6,000.00	6,000.00
Management Fees	02 001 4590.02 5		1,028.68	12,806.62	19,793.00	6,986.38
<b>Total Operating Expenses</b>			<b>25,859.16</b>	<b>245,946.67</b>	<b>188,787.00</b>	<b>(57,159.67)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00 5		25,221.55	280,942.83	247,416.00	33,526.83
<b>Total Operating Revenues</b>			<b>25,221.55</b>	<b>280,942.83</b>	<b>247,416.00</b>	<b>33,526.83</b>
<b>Total Operating Revenues and Expenses</b>			<b>(637.61)</b>	<b>34,996.16</b>	<b>58,629.00</b>	<b>(23,632.84)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	102.17	42.00	60.17
Other Income - Tenant	02 001 3690.00 5		990.46	11,533.30	12,068.00	(534.70)
<b>Total Other Revenues and Expenses</b>			<b>990.46</b>	<b>11,635.47</b>	<b>12,110.00</b>	<b>(474.53)</b>
<b>Total Other Revenues and Expenses</b>			<b>990.46</b>	<b>11,635.47</b>	<b>12,110.00</b>	<b>(474.53)</b>
<b>Total Net Income (Loss)</b>			<b>352.85</b>	<b>46,631.63</b>	<b>70,739.00</b>	<b>(24,107.37)</b>



**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
 NORTH CENTRAL HEIGHTS  
 NORTH CENTRAL HEIGHTS II

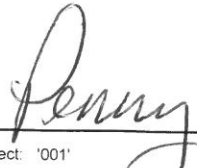
Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended December 31, 2020	12 Month(s) Ended December 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110.00 5		868.44	15,715.58	16,128.00	412.42
Legal Expense	02 002 4130.00 5		0.00	511.50	0.00	(511.50)
Staff Training	02 002 4140.00 5		0.00	546.04	500.00	(46.04)
Travel	02 002 4150.00 5		0.00	0.00	250.00	250.00
Accounting Fees	02 002 4170.00 5		0.00	5,133.78	3,000.00	(2,133.78)
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	170.82	450.00	279.18
Audit Fees	02 002 4171.00 5		0.00	2,255.00	1,500.00	(755.00)
Employee Benefits Cont - Admin	02 002 4182.00 5		551.25	6,706.72	7,210.00	503.28
Sundry	02 002 4190.00 5		30.87	274.21	750.00	475.79
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	81.98	0.00	(81.98)
Collection Loss Recovery Contract Fe	02 002 4190.21 5		0.00	258.72	0.00	(258.72)
Eviction Costs	02 002 4190.4 5		0.00	0.00	1,500.00	1,500.00
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	750.00	750.00
Ten Services -	02 002 4220.20 5		0.00	0.00	1,500.00	1,500.00
Water	02 002 4310.00 5		0.00	208.85	234.00	25.15
Electricity	02 002 4320.00 5		18.10	2,433.82	1,852.00	(581.82)
Sewer	02 002 4390.00 5		0.00	55.99	108.00	52.01
Labor	02 002 4410.00 5		474.69	8,580.00	10,132.00	1,552.00
Maintenance Materials	02 002 4420.00 5		946.41	10,595.70	7,500.00	(3,095.70)
Contract Costs	02 002 4430.00 5		140.76	3,790.75	8,596.00	4,805.25
Contract Costs-Pest Control	02 002 4430.1 5		0.00	2,595.00	1,478.00	(1,117.00)
Contract Costs - Lawn	02 002 4430.3 5		1,518.00	19,983.68	0.00	(19,983.68)
Contract Costs - AC	02 002 4430.4 5		10,270.00	22,375.00	3,688.00	(18,687.00)
Garbage and Trash Collection	02 002 4431.00 5		0.00	166.50	500.00	333.50
Emp Benefit Cont - Maintenance	02 002 4433.00 5		372.88	4,680.32	8,704.00	4,023.68
Insurance - Property	02 002 4510.00 5		0.00	13,435.79	14,977.00	1,541.21
Bad Debts - Other	02 002 4570.00 5		0.00	5,858.17	9,146.00	3,287.83
Bonneville Interest	02 002 4580.01 5		3,379.97	40,707.80	40,691.00	(16.80)
Other General Expense	02 002 4590.00 5		0.00	443.78	3,500.00	3,056.22
Management Fees	02 002 4590.02 5		1,580.16	18,750.88	16,082.00	(2,668.88)
<b>Total Operating Expenses</b>			<b>20,151.53</b>	<b>186,346.24</b>	<b>160,726.00</b>	<b>(25,620.24)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110.00 5		20,955.00	241,193.05	201,029.00	40,164.05
<b>Total Operating Revenues</b>			<b>20,955.00</b>	<b>241,193.05</b>	<b>201,029.00</b>	<b>40,164.05</b>
<b>Total Operating Revenues and Expenses</b>			<b>803.47</b>	<b>54,846.81</b>	<b>40,303.00</b>	<b>14,543.81</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	81.76	34.00	47.76
Other Income - Tenant	02 002 3690.00 5		8.87	3,181.06	9,197.00	(6,015.94)
<b>Total Other Revenues and Expenses</b>			<b>8.87</b>	<b>3,262.82</b>	<b>9,231.00</b>	<b>(5,968.18)</b>
<b>Total Other Revenues and Expenses</b>			<b>8.87</b>	<b>3,262.82</b>	<b>9,231.00</b>	<b>(5,968.18)</b>
<b>Total Net Income (Loss)</b>			<b>812.34</b>	<b>58,109.63</b>	<b>49,534.00</b>	<b>8,575.63</b>

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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended December 31, 2020	12 Month(s) Ended December 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	03 001 4110.00 5		1,225.46	22,178.27	22,757.00	578.73
Legal Expense	03 001 4130.00 5		0.00	46.50	500.00	453.50
Staff Training	03 001 4140.00 5		0.00	771.74	500.00	(271.74)
Travel	03 001 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	03 001 4170.00 5		0.00	3,101.18	3,000.00	(101.18)
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	341.13	0.00	(341.13)
Audit Fees	03 001 4171.00 5		0.00	3,280.00	5,000.00	1,720.00
Employee Benefits Cont - Admin	03 001 4182.00 5		780.39	9,501.46	10,210.00	708.54
Sundry	03 001 4190.00 5		44.91	400.43	1,000.00	599.57
Tenant Background Checks	03 001 4190.02 5		0.00	46.47	0.00	(46.47)
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	2,319.65	0.00	(2,319.65)
Collection Loss Recovery Contract Fe	03 001 4190.21 5		0.00	221.58	0.00	(221.58)
Eviction Costs	03 001 4190.40 5		0.00	0.00	1,400.00	1,400.00
Water	03 001 4310.00 5		27.83	457.58	715.00	257.42
Electricity	03 001 4320.00 5		151.66	2,879.99	3,365.00	485.01
Sewer	03 001 4390.00 5		32.13	397.11	557.00	159.89
Labor	03 001 4410.00 5		1,589.65	26,147.16	27,191.00	1,043.84
Materials	03 001 4420.00 5		1,028.08	7,934.16	5,500.00	(2,434.16)
Contract Costs	03 001 4430.00 5		1,464.35	5,392.67	9,000.00	3,607.33
Contract Costs - Pest Control	03 001 4430.10 5		0.00	3,557.00	3,500.00	(57.00)
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	28,300.48	0.00	(28,300.48)
Contract Costs - AC	03 001 4430.40 5		0.00	2,860.00	4,000.00	1,140.00
Garbage and Trash Collection	03 001 4431.00 5		50.50	812.80	1,184.00	371.20
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,028.05	12,748.03	20,618.00	7,869.97
Property Insurance	03 001 4510.00 5		0.00	32,634.65	31,227.00	(1,407.65)
Payment in Lieu of Taxes	03 001 4520.00 5		0.00	4,730.88	0.00	(4,730.88)
Bad Debts - Other	03 001 4570.00 5		(35.00)	15,331.49	5,500.00	(9,831.49)
Management Fees	03 001 4590.01 5		1,784.52	18,538.81	16,795.00	(1,743.81)
Other General Expense	03 001 4590.02 5		3,222.00	13,839.55	11,500.00	(2,339.55)
<b>Total Operating Expenses</b>			<b>14,778.92</b>	<b>218,859.90</b>	<b>185,519.00</b>	<b>(33,340.90)</b>
<b>Operating Revenues</b>						
Dwelling Rent	03 001 3110.00 5		28,352.00	322,543.30	279,923.00	42,620.30
<b>Total Operating Revenues</b>			<b>28,352.00</b>	<b>322,543.30</b>	<b>279,923.00</b>	<b>42,620.30</b>
<b>Total Operating Revenues and Expenses</b>			<b>13,573.08</b>	<b>103,683.40</b>	<b>94,404.00</b>	<b>9,279.40</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	126.89	0.00	126.89
Other Income - Misc Other Revenue	03 001 3690.00 5		166.03	8,023.40	17,500.00	(9,476.60)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,428.52)	(43,817.86)	(42,871.00)	(946.86)
<b>Total Other Revenues and Expenses</b>			<b>(3,262.49)</b>	<b>(35,667.57)</b>	<b>(25,371.00)</b>	<b>(10,296.57)</b>
<b>Total Other Revenues and Expenses</b>			<b>(3,262.49)</b>	<b>(35,667.57)</b>	<b>(25,371.00)</b>	<b>(10,296.57)</b>
<b>Total Net Income (Loss)</b>			<b>10,310.59</b>	<b>68,015.83</b>	<b>69,033.00</b>	<b>(1,017.17)</b>

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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended December 31, 2020	12 Month(s) Ended December 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 001 4110.00 5		606.08	7,669.64	7,664.00	(5.64)
Legal Expense	04 001 4130.00 5		59.50	704.50	0.00	(704.50)
Staff Training	04 001 4140.00 5		0.00	238.24	0.00	(238.24)
Accounting Fees	04 001 4170.00 5		0.00	3,010.88	2,400.00	(610.88)
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	1,500.00	270.00
Employee Benefits Cont - Admin	04 001 4182.00 5		303.22	3,570.45	3,692.00	121.55
Sundry	04 001 4190.00 5		36.81	535.16	150.00	(385.16)
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	231.33	0.00	(231.33)
Telephone/Communications	04 001 4190.20 5		0.00	0.00	2,600.00	2,600.00
Eviction Costs	04 001 4190.40 5		330.00	690.00	600.00	(90.00)
Ten Services -	04 001 4220.00 5		324.97	1,699.88	0.00	(1,699.88)
Water	04 001 4310.00 5		0.00	182.40	350.00	167.60
Electricity	04 001 4320.00 5		0.00	187.87	1,439.00	1,251.13
Natural Gas	04 001 4330.00 5		0.00	0.00	156.00	156.00
Sewer	04 001 4390.00 5		0.00	56.03	352.00	295.97
Labor	04 001 4410.00 5		258.93	4,680.06	3,096.00	(1,584.06)
Maintenance Materials	04 001 4420.00 5		202.42	6,097.55	3,600.00	(2,497.55)
Contract Costs	04 001 4430.00 5		0.00	2,336.74	1,725.00	(611.74)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	10,635.00	1,200.00	(9,435.00)
Contract Costs-Lawn	04 001 4430.30 5		255.00	3,187.60	0.00	(3,187.60)
Contract Costs - AC	04 001 4430.40 5		0.00	1,450.00	8,500.00	7,050.00
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		0.00	107.97	500.00	392.03
Emp Benefit Cont - Maintenance	04 001 4433.00 5		196.29	2,488.24	2,760.00	271.76
Property Insurance	04 001 4510.00 5		0.00	8,187.90	9,352.00	1,164.10
Bad Debts - Other	04 001 4570.00 5		0.00	3,214.02	4,000.00	785.98
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	5,980.00	5,980.00	0.00
Management Fees	04 001 4590.01 5		487.67	6,737.12	7,723.00	985.88
Other General Expense	04 001 4590.02 5		0.00	148.38	750.00	601.62
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	2,499.96	2,500.00	0.04
<b>Total Operating Expenses</b>			<b>3,269.22</b>	<b>77,992.33</b>	<b>72,589.00</b>	<b>(5,403.33)</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 001 3110.00 5		1,621.00	14,683.31	0.00	14,683.31
HAP Subsidy	04 001 3110.01 5		7,242.00	95,299.00	104,154.00	(8,855.00)
<b>Total Operating Revenues</b>			<b>8,863.00</b>	<b>109,982.31</b>	<b>104,154.00</b>	<b>5,828.31</b>
<b>Total Operating Revenues and Expenses</b>			<b>5,593.78</b>	<b>31,989.98</b>	<b>31,565.00</b>	<b>424.98</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 001 3610.00 5		5.72	487.27	120.00	367.27
Other Income - Tenant	04 001 3690.00 5		739.42	2,442.09	0.00	2,442.09
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	1,000.00	(389.10)
TRANSFER IN	04 001 9110.00 5		0.00	15,865.11	0.00	15,865.11
<b>Total Other Revenues and Expenses</b>			<b>745.14</b>	<b>19,405.38</b>	<b>1,120.00</b>	<b>18,285.38</b>
<b>Total Other Revenues and Expenses</b>			<b>745.14</b>	<b>19,405.38</b>	<b>1,120.00</b>	<b>18,285.38</b>
<b>Total Net Income (Loss)</b>			<b>6,338.92</b>	<b>51,395.36</b>	<b>32,685.00</b>	<b>18,710.36</b>



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

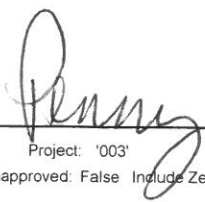
Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended December 31, 2020	12 Month(s) Ended December 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 002 4110.00 5		1,324.65	16,714.83	21,884.00	5,169.17
Legal Expense	04 002 4130.00 5		736.50	2,157.21	500.00	(1,657.21)
Staff Training	04 002 4140.00 5		0.00	882.40	500.00	(382.40)
Travel	04 002 4150.00 5		0.00	0.00	250.00	250.00
Accounting Fees	04 002 4170.00 5		0.00	3,234.56	3,500.00	265.44
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	2,500.00	(2,010.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		661.05	7,820.29	11,484.00	3,663.71
Sundry	04 002 4190.00 5		61.75	307.13	2,000.00	1,692.87
TENANT BACKGROUND CHECKS	04 002 4190.02 5		40.79	681.11	0.00	(681.11)
Bank Fees	04 002 4190.19 5		0.00	60.96	0.00	(60.96)
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	1,000.00	640.00
Ten Services -	04 002 4220.00 5		0.00	834.29	2,500.00	1,665.71
Water	04 002 4310.00 5		0.00	283.36	244.00	(39.36)
Electricity	04 002 4320.00 5		31.79	421.47	681.00	259.53
Sewer	04 002 4390.00 5		0.00	58.79	84.00	25.21
Labor	04 002 4410.00 5		1,248.74	17,976.32	26,718.00	8,741.68
Maintenance Materials	04 002 4420.00 5		1,756.68	12,460.15	9,190.00	(3,270.15)
Contract Costs	04 002 4430.00 5		0.00	4,551.01	7,223.00	2,671.99
Contract Costs - Pest Control	04 002 4430.10 5		0.00	11,470.00	4,224.00	(7,246.00)
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	12,750.40	0.00	(12,750.40)
Contract Costs - AC	04 002 4430.40 5		0.00	3,495.00	2,000.00	(1,495.00)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		125.00	575.00	750.00	175.00
Garbage and Trash Collection	04 002 4431.00 5		0.00	119.50	1,000.00	880.50
Emp Benefit Cont - Maintenance	04 002 4433.00 5		545.38	6,788.06	19,181.00	12,392.94
Property Insurance	04 002 4510.00 5		0.00	27,375.60	29,806.00	2,430.40
Bad Debts - Other	04 002 4570.00 5		0.00	7,188.62	6,610.00	(578.62)
Management Fees	04 002 4590.01 5		2,227.62	26,617.20	24,820.00	(1,797.20)
Other General Expense	04 002 4590.02 5		0.00	7,020.62	5,000.00	(2,020.62)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	96,000.00	96,000.00	0.00
<b>Total Operating Expenses</b>			<b>17,779.95</b>	<b>273,529.58</b>	<b>279,649.00</b>	<b>6,119.42</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 002 3110.00 5		5,046.00	62,873.99	0.00	62,873.99
HAP Subsidy	04 002 3110.01 5		29,568.00	355,967.00	351,232.00	4,735.00
<b>Total Operating Revenues</b>			<b>34,614.00</b>	<b>418,840.99</b>	<b>351,232.00</b>	<b>67,608.99</b>
<b>Total Operating Revenues and Expenses</b>			<b>16,834.05</b>	<b>145,311.41</b>	<b>71,583.00</b>	<b>73,728.41</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 002 3610.00 5		17.43	227.92	250.00	(22.08)
Other Income - Tenants	04 002 3690.00 5		804.19	8,528.29	3,000.00	5,528.29
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	1,200.00	(1,200.00)
Interest on Loan	04 002 5610.00 5		(5,126.55)	(61,773.02)	(62,122.00)	348.98
Transfer Out	04 002 9111.00 5		0.00	(15,865.11)	0.00	(15,865.11)
<b>Total Other Revenues and Expenses</b>			<b>(4,304.93)</b>	<b>(68,881.92)</b>	<b>(57,672.00)</b>	<b>(11,209.92)</b>
<b>Total Other Revenues and Expenses</b>			<b>(4,304.93)</b>	<b>(68,881.92)</b>	<b>(57,672.00)</b>	<b>(11,209.92)</b>
<b>Total Net Income (Loss)</b>			<b>12,529.12</b>	<b>76,429.49</b>	<b>13,911.00</b>	<b>62,518.49</b>



**AVON PARK HOUSING AUTHORITY  
Budgeted Income Statement**

PBRA  
DELANEY HEIGHTS - PBRA

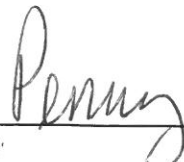
Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended December 31, 2020	12 Month(s) Ended December 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 003 4110.00 5		1,818.27	23,009.18	22,993.00	(16.18)
Legal Expense	04 003 4130.00 5		0.00	0.00	1,000.00	1,000.00
Staff Training	04 003 4140.00 5		0.00	714.72	500.00	(214.72)
Travel	04 003 4150.00 5		0.00	0.00	600.00	600.00
Accounting Fees	04 003 4170.00 5		0.00	3,178.64	4,500.00	1,321.36
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	5,500.00	1,810.00
Employee Benefits Cont - Admin	04 003 4182.00 5		909.66	10,765.56	11,077.00	311.44
Sundry	04 003 4190.00 5		50.52	564.18	900.00	335.82
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	150.00	150.00
Water	04 003 4310.00 5		61.39	438.78	386.00	(52.78)
Electricity	04 003 4320.00 5		213.53	2,779.81	2,638.00	(141.81)
Natural Gas	04 003 4330.00 5		36.78	396.52	440.00	43.48
Sewer	04 003 4390.00 5		44.97	465.69	432.00	(33.69)
Labor	04 003 4410.00 5		1,773.98	25,402.66	22,524.00	(2,878.66)
Maintenance Materials	04 003 4420.00 5		812.33	9,288.23	16,121.00	6,832.77
Contract Costs	04 003 4430.00 5		76.25	1,274.58	2,775.00	1,500.42
Contract Costs - Pest Control	04 003 4430.10 5		1,500.00	5,784.00	5,537.00	(247.00)
Contract Costs-Lawn	04 003 4430.30 5		645.00	8,649.00	0.00	(8,649.00)
Contract Costs - AC	04 003 4430.40 5		0.00	3,315.00	23,000.00	19,685.00
Contract Costs-Plumbing	04 003 4430.50 5		0.00	975.00	750.00	(225.00)
Garbage and Trash Collection	04 003 4431.00 5		27.50	430.38	1,000.00	569.62
Emp Benefit Cont - Maintenance	04 003 4433.00 5		745.77	9,236.32	14,515.00	5,278.68
Property Insurance	04 003 4510.00 5		0.00	12,102.15	13,677.00	1,574.85
Bad Debts - Other	04 003 4570.00 5		0.00	1,340.81	750.00	(590.81)
Management Fees	04 003 4590.01 5		1,097.10	12,832.92	12,910.00	77.08
Other General Expense	04 003 4590.02 5		0.00	69.99	1,000.00	930.01
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	35,000.04	35,000.00	(0.04)
<b>Total Operating Expenses</b>			<b>12,729.72</b>	<b>172,206.06</b>	<b>200,675.00</b>	<b>28,468.94</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 003 3110.00 5		4,443.00	54,910.20	0.00	54,910.20
HAP Subsidy	04 003 3110.01 5		13,764.00	158,234.00	166,972.00	(8,738.00)
<b>Total Operating Revenues</b>			<b>18,207.00</b>	<b>213,144.20</b>	<b>166,972.00</b>	<b>46,172.20</b>
<b>Total Operating Revenues and Expenses</b>			<b>5,477.28</b>	<b>40,938.14</b>	<b>(33,703.00)</b>	<b>74,641.14</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 003 3610.00 5		0.00	149.42	0.00	149.42
Other Income - Tenants	04 003 3690.00 5		26.73	1,547.20	3,000.00	(1,452.80)
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		50.00	1,054.00	1,636.00	(582.00)
<b>Total Other Revenues and Expenses</b>			<b>76.73</b>	<b>2,750.63</b>	<b>4,636.00</b>	<b>(1,885.37)</b>
<b>Total Other Revenues and Expenses</b>			<b>76.73</b>	<b>2,750.63</b>	<b>4,636.00</b>	<b>(1,885.37)</b>
<b>Total Net Income (Loss)</b>			<b>5,554.01</b>	<b>43,688.77</b>	<b>(29,067.00)</b>	<b>72,755.77</b>



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

COCC  
COCC

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended December 31, 2020	12 Month(s) Ended December 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	05 001 4110.00 5		9,984.24	100,237.68	82,418.00	(17,819.68)
Legal Expense	05 001 4130.00 5		288.30	3,133.20	3,500.00	366.80
Staff Training	05 001 4140.00 5		0.00	563.00	3,500.00	2,937.00
Travel	05 001 4150.00 5		0.00	0.00	4,500.00	4,500.00
Accounting Fees	05 001 4170.00 5		0.00	2,550.00	3,500.00	950.00
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	14,658.84	0.00	(14,658.84)
Audit Fees	05 001 4171.00 5		0.00	0.00	2,000.00	2,000.00
Employee Benefits Cont - Admin	05 001 4182.00 5		2,374.96	26,729.37	24,552.00	(2,177.37)
Sundry	05 001 4190.00 5		2,037.16	17,356.02	21,500.00	4,143.98
Bank Fees	05 001 4190.19 5		0.00	105.96	0.00	(105.96)
Telephone/Communications	05 001 4190.20 5		1,041.44	13,777.03	13,500.00	(277.03)
Postage	05 001 4190.30 5		0.00	2,274.13	3,100.00	825.87
Contract Costs - Copier	05 001 4190.60 5		73.47	1,179.90	3,500.00	2,320.10
Contract Costs - Admin	05 001 4190.90 5		1,915.00	4,652.91	14,600.00	9,947.09
Water	05 001 4310.00 5		36.47	463.34	222.00	(241.34)
Electricity	05 001 4320.00 5		199.08	6,214.22	5,151.00	(1,063.22)
Natural Gas	05 001 4330.00 5		0.00	0.00	87.00	87.00
Sewer	05 001 4390.00 5		71.50	837.82	395.00	(442.82)
Labor	05 001 4410.00 5		0.00	16,000.00	0.00	(16,000.00)
Materials	05 001 4420.00 5		382.36	5,651.35	12,000.00	6,348.65
Contract Costs	05 001 4430.00 5		0.00	3,350.00	2,500.00	(850.00)
Contract Costs - AC	05 001 4430.40 5		0.00	250.00	0.00	(250.00)
Garbage and Trash Collection	05 001 4431.00 5		75.00	882.03	0.00	(882.03)
Emp Benefit Cont - Maintenance	05 001 4433.00 5		0.00	1,224.00	0.00	(1,224.00)
Property Insurance	05 001 4510.00 5		0.00	6,062.78	8,717.00	2,654.22
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		2,354.86	13,945.70	16,500.00	2,554.30
Other General Expense-Unemploymer	05 001 4590.03 5		1,414.00	1,414.00	0.00	(1,414.00)
<b>Total Operating Expenses</b>			<b>22,247.84</b>	<b>243,737.34</b>	<b>225,742.00</b>	<b>(17,995.34)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(22,247.84)</b>	<b>(243,737.34)</b>	<b>(225,742.00)</b>	<b>(17,995.34)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Other Income - Misc Other Revenue	05 001 3690.00 5		174.00	13,567.08	12,918.00	649.08
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,028.68	12,806.62	13,000.00	(193.38)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,580.16	18,750.88	18,000.00	750.88
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,784.52	18,538.81	18,000.00	538.81
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,639.28	29,582.26	38,000.00	(8,417.74)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	133,500.00	133,500.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		487.67	6,737.12	7,500.00	(762.88)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,227.62	26,617.20	28,000.00	(1,382.80)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,097.10	12,832.92	14,000.00	(1,167.08)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	10,250.00	9,000.00	1,250.00
<b>Total Other Revenues and Expenses</b>			<b>23,144.03</b>	<b>283,182.89</b>	<b>291,918.00</b>	<b>(8,735.11)</b>
<b>Total Other Revenues and Expenses</b>			<b>23,144.03</b>	<b>283,182.89</b>	<b>291,918.00</b>	<b>(8,735.11)</b>
<b>Total Net Income (Loss)</b>			<b>896.19</b>	<b>39,445.55</b>	<b>66,176.00</b>	<b>(26,730.45)</b>



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

Fiscal Year End Date:	12/31/2020	ACCOUNT	1 Month(s) Ended December 31, 2020	12 Month(s) Ended December 31, 2020	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00 5		2,268.20	28,510.89	23,290.00	(5,220.89)
Legal Expense	07 002 4130.00 5		69.00	3,224.69	0.00	(3,224.69)
Staff Training	07 002 4140.00 5		0.00	518.40	0.00	(518.40)
Accounting Fees	07 002 4170.00 5		0.00	3,288.74	3,200.00	(88.74)
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	4,000.00	1,335.00
Employee Benefits Cont - Admin	07 002 4182.00 5		1,128.02	13,337.70	10,274.00	(3,063.70)
Sundry	07 002 4190.00 5		121.49	893.65	350.00	(543.65)
Bank Fees	07 002 4190.18 5		0.00	14.41	0.00	(14.41)
Telephone	07 002 4190.2 5		0.00	1,552.33	1,500.00	(52.33)
TENANT BACKGROUND CHECKS	07 002 4190.20 5		20.40	455.83	0.00	(455.83)
Eviction Costs	07 002 4190.4 5		0.00	415.00	200.00	(215.00)
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	750.00	750.00
Tenant Services	07 002 4220.00 5		334.44	334.44	6,000.00	5,665.56
Water	07 002 4310.00 5		576.65	6,716.49	7,005.00	288.51
Electricity	07 002 4320.00 5		311.48	3,728.87	4,104.00	375.13
Sewer	07 002 4390.00 5		1,048.30	10,579.47	11,756.00	1,176.53
Labor	07 002 4410.00 5		6,026.86	86,462.20	86,007.00	(455.20)
Maintenance Materials	07 002 4420.00 5		502.22	21,758.74	18,500.00	(3,258.74)
Contract Costs	07 002 4430.00 5		105.00	19,997.27	37,500.00	17,502.73
Pest Control	07 002 4430.1 5		0.00	2,941.00	3,400.00	459.00
Contract Costs-Lawn	07 002 4430.3 5		475.00	5,920.00	0.00	(5,920.00)
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	3,040.00	1,000.00	(2,040.00)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	525.00	1,000.00	475.00
Garbage and Trash Collection	07 002 4431.00 5		617.10	6,365.82	7,194.00	828.18
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,130.84	26,392.63	57,881.00	31,488.37
Insurance - Property	07 002 4510.00 5		0.00	14,371.75	16,917.00	2,545.25
Bad Debts - Other	07 002 4570.00 5		0.00	31,888.20	6,647.00	(25,241.20)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,748.30	33,575.71	34,844.00	1,268.29
Management Fees	07 002 4590.00 5		2,639.28	29,582.26	32,095.00	2,512.74
Other General Expense	07 002 4590.01 5		0.00	306.99	1,350.00	1,043.01
MIP Annual Premium to HUD	07 002 4590.03 5		0.00	4,111.36	0.00	(4,111.36)
<b>Total Operating Expenses</b>			<b>21,122.58</b>	<b>364,566.57</b>	<b>376,764.00</b>	<b>12,197.43</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00 5		4,548.00	58,093.50	0.00	58,093.50
HAP Subsidy	07 002 3110.01 5		28,431.00	282,768.00	371,615.00	(88,847.00)
<b>Total Operating Revenues</b>			<b>32,979.00</b>	<b>340,861.50</b>	<b>371,615.00</b>	<b>(30,735.50)</b>
<b>Total Operating Revenues and Expenses</b>			<b>11,856.42</b>	<b>(23,705.07)</b>	<b>(5,149.00)</b>	<b>(18,556.07)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Interest - Restricted - RFR	07 002 3431.00 5		1.15	46.58	100.00	(53.42)
Interest - Restricted - Residual Receipt	07 002 3431.01 5		0.23	41.70	0.00	41.70
Investment Income - Unrestricted	07 002 3610.00 5		0.00	41.07	50.00	(8.93)
Other Income - Tenant	07 002 3690.00 5		180.72	14,700.46	10,500.00	4,200.46
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	1,100.00	(543.30)
<b>Total Other Revenues and Expenses</b>			<b>182.10</b>	<b>24,117.51</b>	<b>11,750.00</b>	<b>12,367.51</b>
<b>Total Other Revenues and Expenses</b>			<b>182.10</b>	<b>24,117.51</b>	<b>11,750.00</b>	<b>12,367.51</b>
<b>Total Net Income (Loss)</b>			<b>12,038.52</b>	<b>412.44</b>	<b>6,601.00</b>	<b>(6,188.56)</b>