

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, February 16, 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: January 2021
 - 2. Monthly Occupancy Report: January 2021
 - 3. TAR & Maintenance Reports: January 2021
 - 4. Cash Analysis: January 2021
 - 5. Project Budgeted Income Statement Reports: January 2021
 - 6. Fee Accountants Financials: working on year end
- 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 Hires Report: recouped over \$30,000; possible vacancies
 - Financial Auditor scheduled for March 2, 2021.
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: March 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
Tuesday, February 16, 2021; 5:30 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

COMMUNICATIONS:

I. OLD BUSINESS

- 1) Palmetto—Closing date February 12, 2021

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): March 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

January 20, 2021, 5:15 P.M.

A. Opening/Roll Call: Chairman Wade called the Board Meeting to order at 5:15 pm. We had silent prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Wade, Brojek, Jackson, and Mundt. Also Present: APHA CEO Penny Pieratt, APHA maintenance staff—Daniel Whitlock, Chris Ramey, Carmelo Pineiro, Joseph Stolberg, and new Property Manager Samantha Mootoosammy. Absent: Commissioners Knighten and Day.

B. Public Comments/Presentations: None

C. Communications: None

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

E. Secretary Report & Old Business: Secretary Pieratt informed the board that the office is still closed to the public due to Covid 19; however, we are taking care of those who come to the office on a one by one basis as long as they have masks on. (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: sent signed documents to our attorney on December 17; waiting on City. Sebring Computers is still working on security cameras.

F. New Business:

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, February 16, 2021 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
January 20, 2021, 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, APHA maintenance staff—Daniel Whitlock, Chris Ramey, Carmelo Pineiro, Joseph Stolberg, and new Property Manager Samantha Mootosammy. Absent: Directors Knighten and Day.

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

COMMUNICATIONS:

OLD BUSINESS: New offer for Palmetto land \$55,000 with closing date February 5, 2021. The previous offer of \$56,000 backed out.

NEW BUSINESS:

Next Board Meeting: February 16, 2021

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

Accepted _____

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Jan-21

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>
31	4	1/11/2021					Non renewal/multiple lease vio.
TOTAL LAKESIDE PARK I VACANT - 1							

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
314	2	12/31/2020					Moved to Vermont
309	3	1/26/2021					Moved to Miami
241	3	1/31/2021					Gave no reason
TOTAL LAKESIDE PARK II VACANT - 2							

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>
738	2	1/28/2021					Evicted/late recerts
TOTAL RIDGEDALE VACANT - 1							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jan-21

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>
624	3	12/14/2020					Did not want to renew
703	2	1/11/2021					Closer to work
616	3	1/14/2021					Evicted/criminal
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>
403	3	11/4/2020	12/31/2020	9	48	57	Lost job
302	3	12/30/2020					Non renewal
305	3	12/31/2020					Transfer #403/neighbor issues
TOTAL NCH II VACANT - 2							

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>
38210	3	12/30/2020					Move in with family
TOTAL CORNELL VACANT - 1							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jan-21

Intent to Vacate --

NCH II=unit 720=3 bdrm=non renewal=3/31/21
 Cornell=unit 38288=3 bdrm=cannot afford rent=3/31/21
 Lakeside Park II=unit 322=2 bdrm=unreported income=2/28/21
 Lakeside Park II=unit 310=3 bdrm=needs bigger place=2/28/2021
 Ridgedale=unit 740=2 bdrm=unreported income=2/28/21
 Ridgedale-unit 732=2 bdrm=needs 3 bdrm when available

Evictions -

Lakeside Park II=unit 345=3 bdrm=drugs in home=sent to Ric 1/27=hearing 11/3=out by 1/31/2021
 Lakeside Park I=3 bdrm=unit 1308=non renewal 10/31=sent to Ric 11/20
 NCH I=2 bdrm=unit 649=10/31=arrested drugs

WAITING LIST

2018		2018		2017	
DELANEY HEIGHTS		LAKE SIDE PARK I		LAKE SIDE PARK II	
1 BDRM	36	1 BDRM	0	1 BDRM	100
TOTAL	36	2 BDRM	51	2 BDRM	75
		3 BDRM	15	3 BDRM	25
		4 BDRM	17	4 BDRM	19
		5 BDRM	0	5 BDRM	0
		TOTAL	83	TOTAL	219
2017		2020		2020	
RIDGEDALE		NORTH CENTRAL HEIGHTS OPEN		CORNELL COLONY	
1 BDRM	75	2 BDRM	72	3 BDRM	OPEN
2 BDRM	49	3 BDRM	23		2
3 BDRM	90	4 BDRM	10		
4 BDRM	15	TOTAL	105		
TOTAL	229			TOTAL	674

SUBMITTED BY PENNY PIERATT, CEO

Tenant Accounts Receivable
31-Jan-21

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
R. Arango	\$ 26.73	Work order
C. Jackson	\$ 13.32	Rent balance
E. Mendoza	\$ 2.00	Rent balance
J. Ortiz	\$ 9.69	Work order
DH Total	\$ 51.74	

<u>Lakeside Park I</u>		
D. Dennis	\$ 1,883.92	Rent
J. Gifford	\$ 3,071.88	Rent, Eviction fees
S. Moffett	\$ 7.99	Work order
T. Taylor	\$ 59.45	Rent
J. Toney	\$ 127.55	Rent
V. Vasquez	\$ 363.00	Rent
Lakeside I Total	\$ 5,513.79	

<u>Lakeside Park II</u>		
C. Caldwell	\$ 51.98	Work Order
P. Dupas	\$ 4,146.00	Unreported income/rent-pmts
G. Mack	\$ 4.00	Work order
L. Martinez	\$ 649.00	Rent
V. Raphael	\$ 10,749.50	Legal fees, eviction fees
H. Rivera	\$ 14.49	Work order
N. Rivera	\$ 51.00	Work order
I. Rivera	\$ 12,028.04	Unreported income
B. Roman	\$ 816.00	Unreported income
S. Roux	\$ 575.49	Rent/late fee
C. Smith	\$ 2,006.00	Unreported income
S. Valentin	\$ 682.00	Unreported income/rent-pmts
J. Vega	\$ 143.23	Work order, rent
S. Williams	\$ 329.78	Rent, work order
Lakeside II Total	\$ 32,246.51	

<u>NCH I</u>		
R. Brown	\$ 2,794.48	Rent
B. Franks	\$ 68.43	Work orders
A. Gonzalez	\$ 1,397.00	Rent
T. Jones	\$ 625.00	Rent
E. Lawson	\$ 3,431.00	Rent
V. Leal	\$ 1.48	Work order
N. Legree	\$ 712.00	Rent
G. Morales	\$ 12.00	Work order
A. Rosario	\$ 27.11	Work order
D. Santiago	\$ 100.00	Rent
P. Trammell	\$ 9.00	Work order
A. Williams	\$ 5,461.20	Rent
NCH I Total	\$ 14,638.70	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

31-Jan-21

NCH II

C. Campbell	\$	23.00	Work order
J. Garcia	\$	23.00	Work order
M. Garcia	\$	23.62	Work order
N. Natoli	\$	4,623.00	Rent
C. Nelson	\$	3,024.55	Rent
S. Rivera	\$	1,111.00	Rent
M. Rosario	\$	1.50	Work order
S. Vazquez	\$	17.49	Work order
K. Vazquez	\$	52.19	Work order

NCH II Total \$ 8,899.35

Cornell Colony

L. Bowers	\$	638.00	Rent
T. Cohen	\$	2,788.00	Rent
G. Cubilette	\$	4,174.41	Rent
A. Fernandez	\$	549.00	Rent
J. Fonseca	\$	687.00	Rent
B. Graham	\$	794.04	Rent
G. Guerrero	\$	593.00	Rent
V. Hicks	\$	745.00	Rent
N. Irizarry	\$	168.34	Work Order
G. Ramos	\$	730.99	Rent
E. Rivera	\$	500.00	Rent
A. Thompson	\$	270.48	Rent

Cornel Total \$ 12,638.26

Ridgedale

J. Alexander	\$	206.00	Retro Rent
C. Anderson	\$	602.00	Retro Rent
E. Daniels	\$	2,310.00	Retro Rent
J. Echevarria	\$	719.00	Retro Rent
M. Johnson	\$	31.60	Work Order
K. Matthews	\$	1.99	Work Order
V. Matthews	\$	2,006.00	Retro Rent
A. Parker	\$	19.85	Work Order
N. Pounds	\$	877.00	Retro Rent
J. Rojas	\$	1,283.00	Retro Rent

Ridgedale Total \$ 8,056.44

GRAND TOTAL	\$ 82,044.79
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	5,153.95
Lakeside Park II	\$	-
NCH I	\$	8,907.14
NCH II	\$	1,299.84
Ridgedale	\$	-
Cornell	\$	-

TOTAL \$ 15,360.93

Submitted by:
Penny Pieratt,CEO

January 2021 MAINTENANCE MONTHLY REPORT

Daily Tasks:

General cleaning of Admin/Maintenance building & grounds, work orders

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 218 hours were taken during the month of January for sick, annual and holiday leave.

	Maintenance	Rachel/Housing Clerk
Delaney Heights Inspections	0	4
Lakeside Park I Inspections	0	1
Lakeside Park II Inspections	0	14
Ridgdeale Inspections	0	2
NCH I Inspections	0	0
NCH II Inspections	0	5
Cornell Colony Inspections	0	4
Delaney Heights Vacancies	0	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	1	
Ridgedale Vacancies	0	
NCH I Vacancies	1	
NCH II Vacancies	2	
Cornell Colony Vacancies	1	
		Property Manager
Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	0	0
Ridgedale Move Ins	0	0
NCH I Move Ins	0	0
NCH II Move Ins	0	0
Cornell Colony Move Ins	0	0
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	1	
Lakeside Park II Move Outs	2	
Ridgedale Move Outs	1	
NCH I Move Outs	2	
NCH II Move Outs	0	
Cornell Colony Move Outs	0	

Submitted by Penny Pieratt, CEO

CASH ANALYSIS
1/31/2021

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 43,520.82		
North Central Heights I General Fund	\$ 132,321.40	NCH I Reserves/Bonneville	\$ 113,955.36
NCH I Security Deposit	\$ 11,539.23	NCH I Insurance	\$ 17,593.93
North Central Heights II General Fund	\$ 91,124.29	NCH II Reserves/Bonneville	\$ 91,184.82
NCH II Security Deposit	\$ 10,032.09	NCH II Insurance	\$ 43,435.27
Cornell Colony General Fund	\$ 223,000.28	CC Reserves/Amerinat	\$ 55,023.27
Cornell Colony Security Deposit	\$ 13,916.92	CC Insurance	\$ 24,420.98
		CC Reserves/Amerinat	\$ 117,573.37
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 46,425.52	LPI Reserves/First Hsg	\$ 39,977.78
LPI Security Deposit	\$ 3,251.91	LPI Insurance	\$ 6,705.68
Lakeside Park II General Fund	\$ 233,494.53	LPII Reserves/Churchill	\$ 108,487.52
LPII Security Deposit	\$ 14,240.99	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 24,158.98
Delaney Heights General Fund	\$ 13,681.82	DH Reserves/Center State	\$ 68,423.20
DH Security Deposit	\$ 10,250.68		
COCC	\$ 225,726.25		
Ridgedale General Fund	\$ 7,819.62	RD Reserves/Centennial	\$ 49,907.97
Ridgedale Security Deposit	\$ 7,101.07	RD Insurance	\$ 11,022.68
		RD Residual Reserves	\$ 9,109.32

SUBMITTED BY: PENNY PIERATT, CEO

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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended January 31, 2021	1 Month(s) Ended January 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		650.54	650.54	1,462.25	811.71
Legal Expense	02 001 4130.00 5		0.00	0.00	166.66	166.66
Staff Training	02 001 4140.00 5		0.00	0.00	83.33	83.33
Travel	02 001 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	02 001 4170.00 5		335.28	335.28	291.66	(43.62)
Audit Fees	02 001 4171.00 5		0.00	0.00	291.66	291.66
Employee Benefits Cont - Admin	02 001 4182.00 5		596.05	596.05	638.66	42.61
Sundry	02 001 4190.00 5		0.00	0.00	166.66	166.66
Telephone	02 001 4190.2 5		176.68	176.68	291.66	114.98
Tenant Background Checks	02 001 4190.20 5		0.00	0.00	150.00	150.00
Eviction Costs	02 001 4190.4 5		0.00	0.00	83.33	83.33
Water	02 001 4310.00 5		0.00	0.00	31.75	31.75
Electricity	02 001 4320.00 5		48.05	48.05	430.16	382.11
Sewer	02 001 4390.00 5		0.00	0.00	45.41	45.41
Labor	02 001 4410.00 5		528.06	528.06	1,111.66	583.60
Maintenance Materials	02 001 4420.00 5		1,463.16	1,463.16	833.33	(629.83)
Contract Costs	02 001 4430.00 5		(1,342.02)	(1,342.02)	833.33	2,175.35
Contract Costs-Pest Control	02 001 4430.1 5		0.00	0.00	199.50	199.50
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	41.66	41.66
Contract Costs - AC	02 001 4430.4 5		0.00	0.00	666.66	666.66
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	1,932.00	2,166.66	234.66
Garbage and Trash Collection	02 001 4431.00 5		0.00	0.00	62.50	62.50
Emp Benefit Cont - Maintenance	02 001 4433.00 5		474.28	474.28	499.66	25.38
Insurance - Property	02 001 4510.00 5		0.00	0.00	1,589.50	1,589.50
Bad Debts - Other	02 001 4570.00 5		8,907.14	8,907.14	125.00	(8,782.14)
Bonneville Interest	02 001 4580.01 5		3,733.81	3,733.81	3,719.41	(14.40)
Other General Expense	02 001 4590.00 5		0.00	0.00	166.66	166.66
Management Fees	02 001 4590.02 5		1,050.15	1,050.15	1,840.00	789.85
Extraordinary Maint - Contract Costs	02 001 4610.00 5		0.00	0.00	1,558.33	1,558.33
Total Operating Expenses			18,553.18	18,553.18	19,588.71	1,035.53
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		24,931.00	24,931.00	23,000.00	1,931.00
Total Operating Revenues			24,931.00	24,931.00	23,000.00	1,931.00
Total Operating Revenues and Expenses			6,377.82	6,377.82	3,411.29	2,966.53
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	7.41	(7.41)
Other Income - Tenant	02 001 3690.00 5		1,000.99	1,000.99	1,025.08	(24.09)
Total Other Revenues and Expenses			1,000.99	1,000.99	1,032.49	(31.50)
Total Other Revenues and Expenses			1,000.99	1,000.99	1,032.49	(31.50)
Total Net Income (Loss)			7,378.81	7,378.81	4,443.78	2,935.03



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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended January 31, 2021	1 Month(s) Ended January 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		530.42	530.42	1,182.25	651.83
Legal Expense	02 002 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	02 002 4140.00 5		0.00	0.00	58.33	58.33
Travel	02 002 4150.00 5		0.00	0.00	20.83	20.83
Accounting Fees	02 002 4170.00 5		79.22	79.22	291.66	212.44
Audit Fees	02 002 4171.00 5		0.00	0.00	250.00	250.00
Employee Benefits Cont - Admin	02 002 4182.00 5		478.68	478.68	513.83	35.15
Sundry	02 002 4190.00 5		0.00	0.00	62.50	62.50
Telephone	02 002 4190.2 5		0.00	0.00	37.50	37.50
Tenant Background Check	02 002 4190.20 5		0.00	0.00	125.00	125.00
Eviction Costs	02 002 4190.4 5		0.00	0.00	41.66	41.66
Water	02 002 4310.00 5		0.00	0.00	25.50	25.50
Electricity	02 002 4320.00 5		74.87	74.87	247.08	172.21
Sewer	02 002 4390.00 5		0.00	0.00	6.83	6.83
Labor	02 002 4410.00 5		414.90	414.90	873.50	458.60
Maintenance Materials	02 002 4420.00 5		596.15	596.15	1,065.41	469.26
Contract Costs	02 002 4430.00 5		0.00	0.00	417.66	417.66
Contract Costs-Pest Control	02 002 4430.1 5		0.00	0.00	164.25	164.25
Contract Costs - Lawn	02 002 4430.3 5		1,518.00	1,518.00	1,864.33	346.33
Contract Costs - AC	02 002 4430.4 5		0.00	0.00	1,027.91	1,027.91
Garbage and Trash Collection	02 002 4431.00 5		0.00	0.00	20.33	20.33
Emp Benefit Cont - Maintenance	02 002 4433.00 5		377.12	377.12	392.58	15.46
Insurance - Property	02 002 4510.00 5		0.00	0.00	1,249.75	1,249.75
Bad Debts - Other	02 002 4570.00 5		1,299.84	1,299.84	290.50	(1,009.34)
Bonneville Interest	02 002 4580.01 5		3,377.67	3,377.67	3,364.66	(13.01)
Other General Expense	02 002 4590.00 5		0.00	0.00	83.33	83.33
Management Fees	02 002 4590.02 5		1,513.68	1,513.68	1,655.66	141.98
Total Operating Expenses			10,260.55	10,260.55	15,374.50	5,113.95
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		21,716.97	21,716.97	20,696.08	1,020.89
Total Operating Revenues			21,716.97	21,716.97	20,696.08	1,020.89
Total Operating Revenues and Expenses			11,456.42	11,456.42	5,321.58	6,134.84
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	6.00	(6.00)
Other Income - Tenant	02 002 3690.00 5		384.19	384.19	317.50	66.69
Total Other Revenues and Expenses			384.19	384.19	323.50	60.69
Total Other Revenues and Expenses			384.19	384.19	323.50	60.69
Total Net Income (Loss)			11,840.61	11,840.61	5,645.08	6,195.53



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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended January 31, 2021	1 Month(s) Ended January 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		730.58	730.58	1,649.00	918.42
Legal Expense	03 001 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	03 001 4140.00 5		0.00	0.00	41.66	41.66
Travel	03 001 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	03 001 4170.00 5		0.00	0.00	250.00	250.00
Audit Fees	03 001 4171.00 5		0.00	0.00	291.66	291.66
Employee Benefits Cont - Admin	03 001 4182.00 5		674.31	674.31	721.91	47.60
Sundry	03 001 4190.00 5		0.00	0.00	83.33	83.33
Tenant Background Checks	03 001 4190.02 5		0.00	0.00	33.33	33.33
Telephone/Communications	03 001 4190.20 5		239.84	239.84	208.33	(31.51)
Eviction Costs	03 001 4190.40 5		0.00	0.00	41.66	41.66
Water	03 001 4310.00 5		0.00	0.00	38.41	38.41
Electricity	03 001 4320.00 5		186.07	186.07	288.91	102.84
Sewer	03 001 4390.00 5		0.00	0.00	34.91	34.91
Labor	03 001 4410.00 5		1,325.76	1,325.76	2,441.00	1,115.24
Materials	03 001 4420.00 5		389.17	389.17	500.00	110.83
Contract Costs	03 001 4430.00 5		82.11	82.11	250.00	167.89
Contract Costs - Pest Control	03 001 4430.10 5		0.00	0.00	291.66	291.66
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	2,200.00	2,416.66	216.66
Contract Costs - AC	03 001 4430.40 5		0.00	0.00	250.00	250.00
Garbage and Trash Collection	03 001 4431.00 5		0.00	0.00	77.33	77.33
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,085.11	1,085.11	924.83	(160.28)
Property Insurance	03 001 4510.00 5		0.00	0.00	2,779.16	2,779.16
Bad Debts - Other	03 001 4570.00 5		(35.00)	(35.00)	1,985.33	2,020.33
Management Fees	03 001 4590.01 5		1,713.74	1,713.74	1,600.00	(113.74)
Other General Expense	03 001 4590.02 5		0.00	0.00	958.33	958.33
Total Operating Expenses			8,591.69	8,591.69	18,240.73	9,649.04
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		27,703.00	27,703.00	26,666.66	1,036.34
Total Operating Revenues			27,703.00	27,703.00	26,666.66	1,036.34
Total Operating Revenues and Expenses			19,111.31	19,111.31	8,425.93	10,685.38
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		14.21	14.21	10.83	3.38
Other Income - Misc Other Revenue	03 001 3690.00 5		251.48	251.48	833.33	(581.85)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,788.82)	(3,788.82)	(3,685.41)	(103.41)
Total Other Revenues and Expenses			(3,523.13)	(3,523.13)	(2,841.25)	(681.88)
Total Other Revenues and Expenses			(3,523.13)	(3,523.13)	(2,841.25)	(681.88)
Total Net Income (Loss)			15,588.18	15,588.18	5,584.68	10,003.50

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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended	1 Month(s) Ended	Budget	Variance
			January 31, 2021	January 31, 2021		
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		505.88	505.88	459.33	(46.55)
Legal Expense	04 001 4130.00 5		0.00	0.00	62.50	62.50
Staff Training	04 001 4140.00 5		0.00	0.00	26.66	26.66
Accounting Fees	04 001 4170.00 5		0.00	0.00	275.00	275.00
Audit Fees	04 001 4171.00 5		0.00	0.00	125.00	125.00
Employee Benefits Cont - Admin	04 001 4182.00 5		241.32	241.32	233.08	(8.24)
Sundry	04 001 4190.00 5		0.00	0.00	91.66	91.66
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	0.00	125.00	125.00
Telephone/Communications	04 001 4190.20 5		0.00	0.00	41.66	41.66
Eviction Costs	04 001 4190.40 5		0.00	0.00	50.00	50.00
Water	04 001 4310.00 5		0.00	0.00	19.75	19.75
Electricity	04 001 4320.00 5		33.48	33.48	21.91	(11.57)
Sewer	04 001 4390.00 5		0.00	0.00	8.33	8.33
Labor	04 001 4410.00 5		487.43	487.43	397.00	(90.43)
Maintenance Materials	04 001 4420.00 5		51.90	51.90	416.66	364.76
Contract Costs	04 001 4430.00 5		315.00	315.00	143.75	(171.25)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	0.00	833.33	833.33
Contract Costs-Lawn	04 001 4430.30 5		255.00	255.00	250.00	(5.00)
Contract Costs - AC	04 001 4430.40 5		0.00	0.00	125.00	125.00
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	16.66	16.66
Garbage and Trash Collection	04 001 4431.00 5		0.00	0.00	41.66	41.66
Emp Benefit Cont - Maintenance	04 001 4433.00 5		316.64	316.64	178.41	(138.23)
Property Insurance	04 001 4510.00 5		0.00	0.00	741.41	741.41
Bad Debts - Other	04 001 4570.00 5		5,153.95	5,153.95	208.33	(4,945.62)
Other General Expense--Florida Hsg F	04 001 4590.00 5		6,556.00	6,556.00	0.00	(6,556.00)
Management Fees	04 001 4590.01 5		489.48	489.48	646.16	156.68
Other General Expense	04 001 4590.02 5		0.00	0.00	62.50	62.50
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	208.33	208.33	0.00
Total Operating Expenses			14,614.41	14,614.41	5,809.08	(8,805.33)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,719.00	1,719.00	1,666.66	52.34
HAP Subsidy	04 001 3110.01 5		7,391.00	7,391.00	9,102.08	(1,711.08)
Total Operating Revenues			9,110.00	9,110.00	10,768.74	(1,658.74)
Total Operating Revenues and Expenses			(5,504.41)	(5,504.41)	4,959.66	(10,464.07)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.00	0.00	10.00	(10.00)
Other Income - Tenant	04 001 3690.00 5		1,385.65	1,385.65	166.66	1,218.99
Other Income - Laundry	04 001 3690.07 5		0.00	0.00	83.33	(83.33)
Total Other Revenues and Expenses			1,385.65	1,385.65	259.99	1,125.66
Total Other Revenues and Expenses			1,385.65	1,385.65	259.99	1,125.66
Total Net Income (Loss)			(4,118.76)	(4,118.76)	5,219.65	(9,338.41)



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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended January 31, 2021	1 Month(s) Ended January 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		822.64	822.64	1,453.58	630.94
Legal Expense	04 002 4130.00 5		0.00	0.00	133.33	133.33
Staff Training	04 002 4140.00 5		0.00	0.00	83.33	83.33
Travel	04 002 4150.00 5		0.00	0.00	20.83	20.83
Accounting Fees	04 002 4170.00 5		0.00	0.00	291.66	291.66
Audit Fees	04 002 4171.00 5		0.00	0.00	375.00	375.00
Employee Benefits Cont - Admin	04 002 4182.00 5		387.12	387.12	734.91	347.79
Sundry	04 002 4190.00 5		0.00	0.00	125.00	125.00
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	0.00	41.66	41.66
Eviction Costs	04 002 4190.40 5		0.00	0.00	83.33	83.33
Ten Services -	04 002 4220.00 5		0.00	0.00	208.33	208.33
Water	04 002 4310.00 5		0.00	0.00	31.58	31.58
Electricity	04 002 4320.00 5		9.29	9.29	40.16	30.87
Sewer	04 002 4390.00 5		0.00	0.00	6.08	6.08
Labor	04 002 4410.00 5		965.24	965.24	2,524.41	1,559.17
Maintenance Materials	04 002 4420.00 5		782.37	782.37	1,058.08	275.71
Contract Costs	04 002 4430.00 5		0.00	0.00	490.75	490.75
Contract Costs - Pest Control	04 002 4430.10 5		0.00	0.00	1,052.91	1,052.91
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	1,020.00	1,058.33	38.33
Contract Costs - AC	04 002 4430.40 5		120.00	120.00	291.66	171.66
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	62.50	62.50
Garbage and Trash Collection	04 002 4431.00 5		0.00	0.00	83.33	83.33
Emp Benefit Cont - Maintenance	04 002 4433.00 5		578.80	578.80	875.75	296.95
Property Insurance	04 002 4510.00 5		0.00	0.00	2,411.66	2,411.66
Bad Debts - Other	04 002 4570.00 5		0.00	0.00	550.83	550.83
Management Fees	04 002 4590.01 5		1,850.10	1,850.10	2,065.00	214.90
Other General Expense	04 002 4590.02 5		300.00	300.00	416.66	116.66
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	8,000.00	8,000.00	0.00
Total Operating Expenses			14,835.56	14,835.56	24,570.65	9,735.09
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		23,165.04	23,165.04	4,416.66	18,748.38
HAP Subsidy	04 002 3110.01 5		21,476.00	21,476.00	30,000.00	(8,524.00)
Total Operating Revenues			44,641.04	44,641.04	34,416.66	10,224.38
Total Operating Revenues and Expenses			29,805.48	29,805.48	9,846.01	19,959.47
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		17.94	17.94	20.83	(2.89)
Other Income - Tenants	04 002 3690.00 5		264.99	264.99	666.66	(401.67)
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	83.33	(83.33)
Interest on Loan	04 002 5610.00 5		(5,122.62)	(5,122.62)	(5,100.66)	(21.96)
Total Other Revenues and Expenses			(4,839.69)	(4,839.69)	(4,329.84)	(509.85)
Total Other Revenues and Expenses			(4,839.69)	(4,839.69)	(4,329.84)	(509.85)
Total Net Income (Loss)			24,965.79	24,965.79	5,516.17	19,449.62

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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended January 31, 2021	1 Month(s) Ended January 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00	5	680.44	680.44	1,184.58	504.14
Legal Expense	04 003 4130.00	5	0.00	0.00	41.66	41.66
Staff Training	04 003 4140.00	5	0.00	0.00	83.33	83.33
Travel	04 003 4150.00	5	0.00	0.00	50.00	50.00
Accounting Fees	04 003 4170.00	5	0.00	0.00	291.66	291.66
Audit Fees	04 003 4171.00	5	0.00	0.00	458.33	458.33
Employee Benefits Cont - Admin	04 003 4182.00	5	349.99	349.99	614.83	264.84
Sundry	04 003 4190.00	5	0.00	0.00	41.66	41.66
Eviction Costs	04 003 4190.40	5	0.00	0.00	25.00	25.00
Tenant Services -	04 003 4220.00	5	0.00	0.00	45.83	45.83
Water	04 003 4310.00	5	0.00	0.00	31.08	31.08
Electricity	04 003 4320.00	5	0.00	0.00	268.41	268.41
Natural Gas	04 003 4330.00	5	0.00	0.00	35.58	35.58
Sewer	04 003 4390.00	5	0.00	0.00	39.25	39.25
Labor	04 003 4410.00	5	786.53	786.53	1,598.58	812.05
Maintenance Materials	04 003 4420.00	5	155.76	155.76	784.08	628.32
Contract Costs	04 003 4430.00	5	0.00	0.00	26.50	26.50
Contract Costs - Pest Control	04 003 4430.10	5	0.00	0.00	523.58	523.58
Contract Costs-Lawn	04 003 4430.30	5	645.00	645.00	815.25	170.25
Contract Costs - AC	04 003 4430.40	5	0.00	0.00	390.00	390.00
Contract Costs-Plumbing	04 003 4430.50	5	0.00	0.00	88.58	88.58
Garbage and Trash Collection	04 003 4431.00	5	0.00	0.00	39.58	39.58
Emp Benefit Cont - Maintenance	04 003 4433.00	5	537.52	537.52	540.00	2.48
Property Insurance	04 003 4510.00	5	0.00	0.00	1,133.08	1,133.08
Bad Debts - Other	04 003 4570.00	5	0.00	0.00	83.33	83.33
Management Fees	04 003 4590.01	5	1,092.60	1,092.60	1,075.83	(16.77)
Other General Expense	04 003 4590.02	5	0.00	0.00	83.33	83.33
GROUND LEASE EXPENSE	04 003 4590.03	5	2,916.67	2,916.67	2,916.66	(0.01)
Extraordinary Maint - Contract Costs	04 003 4610.10	5	0.00	0.00	2,645.83	2,645.83
Total Operating Expenses			7,164.51	7,164.51	15,955.41	8,790.90
Operating Revenues						
Dwelling Rent	04 003 3110.00	5	4,404.00	4,404.00	4,645.58	(241.58)
HAP Subsidy	04 003 3110.01	5	13,526.00	13,526.00	13,284.41	241.59
Total Operating Revenues			17,930.00	17,930.00	17,929.99	0.01
Total Operating Revenues and Expenses			10,765.49	10,765.49	1,974.58	8,790.91
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00	5	14.52	14.52	12.50	2.02
Other Income - Tenants	04 003 3690.00	5	25.07	25.07	250.00	(224.93)
Other Income - Laundry	04 003 3690.07	5	60.00	60.00	110.50	(50.50)
Total Other Revenues and Expenses			99.59	99.59	373.00	(273.41)
Total Other Revenues and Expenses			99.59	99.59	373.00	(273.41)
Total Net Income (Loss)			10,865.08	10,865.08	2,347.58	8,517.50

**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended January 31, 2021	1 Month(s) Ended January 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		6,595.36	6,595.36	10,576.00	3,980.64
Legal Expense	05 001 4130.00 5		0.00	0.00	208.33	208.33
Staff Training	05 001 4140.00 5		0.00	0.00	225.00	225.00
Travel	05 001 4150.00 5		0.00	0.00	208.33	208.33
Accounting Fees	05 001 4170.00 5		0.00	0.00	291.66	291.66
Audit Fees	05 001 4171.00 5		0.00	0.00	166.66	166.66
Employee Benefits Cont - Admin	05 001 4182.00 5		2,722.14	2,722.14	3,276.16	554.02
Sundry	05 001 4190.00 5		564.93	564.93	1,625.00	1,060.07
Bank Fees	05 001 4190.19 5		5.00	5.00	0.00	(5.00)
Telephone/Communications	05 001 4190.20 5		537.37	537.37	1,083.33	545.96
Postage	05 001 4190.30 5		0.00	0.00	258.33	258.33
Contract Costs - Copier	05 001 4190.60 5		0.00	0.00	375.00	375.00
Contract Costs - Admin	05 001 4190.90 5		60.00	60.00	1,416.66	1,356.66
Water	05 001 4310.00 5		0.00	0.00	41.33	41.33
Electricity	05 001 4320.00 5		375.07	375.07	585.75	210.68
Sewer	05 001 4390.00 5		0.00	0.00	72.75	72.75
Materials	05 001 4420.00 5		(19.58)	(19.58)	833.33	852.91
Contract Costs	05 001 4430.00 5		0.00	0.00	125.00	125.00
Property Insurance	05 001 4510.00 5		0.00	0.00	927.08	927.08
Other General Expense	05 001 4590.02 5		1,244.98	1,244.98	1,041.66	(203.32)
Total Operating Expenses			12,085.27	12,085.27	23,337.36	11,252.09
Total Operating Revenues and Expenses			(12,085.27)	(12,085.27)	(23,337.36)	11,252.09
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		31,268.00	31,268.00	300.91	30,967.09
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,050.15	1,050.15	1,250.00	(199.85)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,513.68	1,513.68	1,666.66	(152.98)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,713.74	1,713.74	1,666.66	47.08
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,959.74	2,959.74	2,666.66	293.08
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	11,125.00	11,166.66	(41.66)
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		489.48	489.48	566.66	(77.18)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,850.10	1,850.10	2,333.33	(483.23)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,092.60	1,092.60	1,250.00	(157.40)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	1,000.00	1,000.00	0.00
Total Other Revenues and Expenses			54,062.49	54,062.49	23,867.54	30,194.95
Total Other Revenues and Expenses			54,062.49	54,062.49	23,867.54	30,194.95
Total Net Income (Loss)			41,977.22	41,977.22	530.18	41,447.04

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended January 31, 2021	1 Month(s) Ended January 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	1,224.51	1,224.51	1,870.33	645.82
Legal Expense	07 002 4130.00	5	126.50	126.50	350.00	223.50
Staff Training	07 002 4140.00	5	0.00	0.00	58.33	58.33
Travel	07 002 4150.00	5	0.00	0.00	41.66	41.66
Accounting Fees	07 002 4170.00	5	0.00	0.00	300.00	300.00
Audit Fees	07 002 4171.00	5	0.00	0.00	300.00	300.00
Employee Benefits Cont - Admin	07 002 4182.00	5	584.00	584.00	954.58	370.58
Sundry	07 002 4190.00	5	0.00	0.00	137.50	137.50
Postage	07 002 4190.03	5	0.00	0.00	41.66	41.66
Telephone	07 002 4190.2	5	15.36	15.36	125.00	109.64
Eviction Costs	07 002 4190.4	5	0.00	0.00	41.66	41.66
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	125.00	125.00
Water	07 002 4310.00	5	69.89	69.89	548.00	478.11
Electricity	07 002 4320.00	5	108.33	108.33	326.00	217.67
Sewer	07 002 4390.00	5	119.81	119.81	870.66	750.85
Labor	07 002 4410.00	5	4,344.79	4,344.79	7,658.00	3,313.21
Maintenance Materials	07 002 4420.00	5	112.50	112.50	1,166.66	1,054.16
Contract Costs	07 002 4430.00	5	0.00	0.00	1,689.50	1,689.50
Pest Control	07 002 4430.1	5	0.00	0.00	325.00	325.00
Contract Costs-Lawn	07 002 4430.3	5	475.00	475.00	500.00	25.00
Contract Costs-Air Conditioning	07 002 4430.4	5	0.00	0.00	250.00	250.00
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	83.33	83.33
Garbage and Trash Collection	07 002 4431.00	5	70.37	70.37	508.33	437.96
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,094.24	2,094.24	2,576.50	482.26
Insurance - Property	07 002 4510.00	5	0.00	0.00	1,429.50	1,429.50
Bad Debts - Other	07 002 4570.00	5	0.00	0.00	833.33	833.33
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,739.13	2,739.13	2,688.00	(51.13)
Management Fees	07 002 4590.00	5	2,959.74	2,959.74	2,510.00	(449.74)
Other General Expense	07 002 4590.01	5	321.62	321.62	83.33	(238.29)
Extraordinary Maintenance	07 002 4610	5	0.00	0.00	100.00	100.00
Total Operating Expenses			15,365.79	15,365.79	28,491.86	13,126.07
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	9,668.00	9,668.00	4,708.33	4,959.67
HAP Subsidy	07 002 3110.01	5	31,206.00	31,206.00	26,666.66	4,539.34
Total Operating Revenues			40,874.00	40,874.00	31,374.99	9,499.01
Total Operating Revenues and Expenses			25,508.21	25,508.21	2,883.13	22,625.08
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	4.16	(4.16)
Interest - Restricted - RFR	07 002 3431.00	5	0.41	0.41	4.16	(3.75)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	0.07	0.07	4.16	(4.09)
Investment Income - Unrestricted	07 002 3610.00	5	2.50	2.50	0.00	2.50
Other Income - Tenant	07 002 3690.00	5	949.98	949.98	1,291.66	(341.68)
Other Income - Non Tenant	07 002 3690.02	5	0.00	0.00	91.66	(91.66)
Total Other Revenues and Expenses			952.96	952.96	1,395.80	(442.84)
Total Other Revenues and Expenses			952.96	952.96	1,395.80	(442.84)
Total Net Income (Loss)			26,461.17	26,461.17	4,278.93	22,182.24

