

**Housing Authority of Avon Park**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, FL  
Tuesday, April 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: February 2021
  - 2. Monthly Occupancy Report: March 2021
  - 3. TAR & Maintenance Reports: March 2021
  - 4. Cash Analysis: March 2021
  - 5. Project Budgeted Income Statement Reports: March 2021
  - 6. Fee Accountants Financials: December 2020, January, February, March 2021
- 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.
  - Property Manager for Multi-family properties was terminated March 31 due to lack of performance. We are currently interviewing.
  - New Maintenance Mechanic hired and will begin April 26.
  - New irrigation pump installed at Cornell Colony—Carmelo can explain
  - One home at North Central Heights has been painted—Carmelo can explain
  - Gammage Lawn removed all dead plants and two palm trees at North Central Heights
  - Financial Audit was on March 3-5, 2021; waiting on final report
- F. New Business
  - Resolution 20-02—Authorizing Participation in Community Investment Services Program of FHLBank Atlanta
  - Maintenance on properties needed: Report by Maintenance Supervisor, Carmelo Pineiro
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: May 18, 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, April 20, 2021; 5:30 P.M.**  
**Meeting Agenda**

**ROLL CALL:**

**PREVIOUS MINUTES:**

**COMMUNICATIONS:**

**I. OLD BUSINESS**

**II. NEW BUSINESS**

- Resolution 20-01—Authorizing Participation in Community Investment Services Program of FHLBank Atlanta

Other matters to come before the Board:

Next Board Meeting(s): May 18, 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

**February 16, 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, Knighten, Day, and Mundt. Also Present: APHA CEO Penny Pieratt.

**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 Jackson and carried unanimously.

**E. Secretary Report & Old Business:** Secretary Pieratt informed the board that the office is still closed to the public due to Covid 19; however, we are taking care of those who come to the office on a one by one basis as long as they have masks on. (We have masks to provide them if they do not have one). Maintenance 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. HUD report EIV gives us access to New Hires Report, which is to be ran once a month. As I was auditing this report, I have recouped over \$30,000 in rent; therefore, we may have an increase in vacancies. Our financial auditor is scheduled to begin our audit March 2, 2021.

**F. New Business:**

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

**H. Next Meeting:** Tuesday, March 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  
February 16, 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, Knighten, Day, and Jackson. Also in attendance: Penny Pieratt, CEO/Secretary.

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

**COMMUNICATIONS:**

**OLD BUSINESS:** Closing date for Palmetto land was February 12, 2021. We received the check today for \$50,570.

**NEW BUSINESS:**

Next Board Meeting: March 16, 2021

**ADJOURN:** There being no further business to come before the Board, Director Brojek adjourned the meeting at 5:35pm; motioned by Jackson and second by Mundt .

Accepted \_\_\_\_\_

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

**OCCUPANCY/VACANCY REPORT**

Mar-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>
506	0	2/22/2021	3/19/2021	23	2	25	Passed Away
527	1	3/31/2021				OPEN 48346	Passed Away
<b>TOTAL DELANEY HEIGHTS VACANT - 1</b>							

**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>
1308	3	2/24/2021	3/12/2021	8	8	16	Non renewal/past due
<b>TOTAL LAKESIDE PARK I VACANT - 0</b>							

**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>
309	3	1/26/2021	3/12/2021	19	26	45	Moved to Miami
241	3	1/31/2021	3/19/2021	21	26	47	Gave no reason
345	3	2/12/2021	3/29/2021	24	21	45	Eicted/drugs
322	2	3/1/2021	3/29/2021	20	9	29	Unreported income #2
349	2	3/1/2021	3/26/2021	15	11	26	Unreported income
310	3	3/3/2021	3/22/2021	12	7	19	Needs bigger place
<b>TOTAL LAKESIDE PARK II VACANT - 0</b>							

**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	3/1/2021	20	12	32	Eicted/late recerts
<b>TOTAL RIDGEDALE VACANT - 0</b>							

SUBMITTED BY PENNY PIERATT, CEO

**OCCUPANCY/VACANCY REPORT**

Mar-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>
649	2	3/18/2021			14		Evicted/drugs
							M1 4/5
<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>
305	3	12/31/2020	3/1/2021	1	28	29	Transfer #403/neighbor issues
736	4	3/8/2021	3/23/2021	1	14	15	Moved Haines City
<b>TOTAL NCH II VACANT - 0</b>							

**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>
38196	3	3/26/2021			OPEN 48342		Non renewal/lease violations
<b>TOTAL CORNELL VACANT - 1</b>							

**SUBMITTED BY PENNY PIERATT, CEO**

**OCCUPANCY/VACANCY REPORT**

Mar-21

Intent to Vacate --

NCH II=unit 720=3 bdrm=non renewal=3/31/21

Cornell=unit 38280=3 bdrm=purchasing home=4/12/21

Ridgedale-unit 732=2 bdrm=needs 3 bdrm when available

Evictions -

**WAITING LIST**

2019		2018		2017	
<b>DELANEY HEIGHTS</b>		<b>LAKESIDE PARK I</b>		<b>LAKESIDE PARK II</b>	
1 BDRM	31	1 BDRM	0	1 BDRM	94
TOTAL	31	2 BDRM	42	2 BDRM	54
		3 BDRM	6	3 BDRM	9
		4 BDRM	14	4 BDRM	15
		5 BDRM	0	5 BDRM	0
		TOTAL	62	TOTAL	172
2017		2021		2021	
<b>RIDGEDALE</b>		<b>NORTH CENTRAL HEIGHTS OPEN</b>		<b>CORNELL COLONY</b>	
1 BDRM	71	2 BDRM	36	3 BDRM	19
2 BDRM	38	3 BDRM	27		
3 BDRM	125	4 BDRM	15		
4 BDRM	14	TOTAL	78		
TOTAL	248				
				TOTAL	610

SUBMITTED BY PENNY PIERATTI, CEO

Tenant Accounts Receivable  
31-Mar-21

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
S. Cole	\$ 2.29	Work order
C. Jackson	\$ 13.32	Rent balance
L. Jackson	\$ 59.79	Work order
L. Vilcenor	\$ 25.00	Work order
<b>DH Total</b>	<b>\$ 100.40</b>	

<u>Lakeside Park I</u>		
D. Dennis	\$ 1,607.92	Rent
M. Russell	\$ 31.37	Work order
J. Toney	\$ 1,045.20	Rent
<b>Lakeside I Total</b>	<b>\$ 2,684.49</b>	

<u>Lakeside Park II</u>		
J. Gonzalez	\$ 602.00	Unreported income/rent-pmts
L. Martinez	\$ 529.00	Unreported income/rent-pmts
C. McCarty	\$ 3.00	Work order
C. Medina	\$ 4.55	Work order
S. Morgan	\$ 7.08	Work order
C. Nickrent	\$ 596.15	Unreported income/rent-pmts
D. Randall	\$ 150.00	Work order
N. Rivera	\$ 1,816.95	Unreported income
C. Smith	\$ 1,795.00	Unreported income
S. Valentin	\$ 682.00	Unreported income/rent-pmts
F. Vazquez	\$ 881.00	Unreported income/rent-pmts
S. Williams	\$ 53.78	Work order, rent
T. Young	\$ 12.95	Work order
<b>Lakeside II Total</b>	<b>\$ 7,133.46</b>	

<u>NCH I</u>		
M. Brill	\$ 3.95	Work order
R. Brown	\$ 21.15	Work order
J. Figueroa	\$ 7.99	Work order
B. Franks	\$ 68.43	Work orders
A. Gonzalez	\$ 1,416.17	Rent
T. Jones	\$ 625.00	Rent
E. Lawson	\$ 4,855.00	Rent
V. Leal	\$ 39.62	Work order
N. Legree	\$ 712.00	Rent
E. Quinones	\$ 631.00	Rent
D. Santiago	\$ 340.50	Rent
<b>NCH I Total</b>	<b>\$ 8,720.81</b>	

Submitted by:  
Penny Pieratt, CEO



**Tenant Accounts Receivable**

**31-Mar-21**

**NCH II**

J. Garcia	\$	23.00	Work order
W. Lugo	\$	59.50	Work order
J. Machado	\$	2.00	Work order
N. Natoli	\$	6,193.00	Rent
C. Nelson	\$	3,827.75	Rent
M. Packer	\$	24.34	Work order
M. Rosario	\$	11.50	Work order

**NCH II Total \$ 10,141.09**

**Cornell Colony**

D. Alomar	\$	509.18	Rent
L. Bowers	\$	527.88	Rent
T. Cohen	\$	2,614.13	Rent
F. Cotte	\$	19.26	Work order
A. Fernandez	\$	147.00	Rent
J. Fonseca	\$	384.00	Rent
B. Graham	\$	2,286.81	Rent
G. Guerrero	\$	1,667.00	Rent
V. Hicks	\$	739.50	Work Order, Rent
N. Irizarry	\$	1,610.34	Work Order, Rent
R. Jefferson	\$	16.58	Work order
S. Pinon	\$	8.70	Work order
G. Ramos	\$	732.99	Rent
C. Reeves	\$	8.13	Work order
C. Simmons	\$	68.42	Work Order
A. Torres	\$	7.10	Work order

**Cornel Total \$ 11,347.02**

**Ridgedale**

J. Alexander	\$	131.00	Unreported income/rent-pmts
C. Anderson	\$	471.98	Unreported income/rent-pmts
S. Black	\$	24.59	Work order
J. Echevarria	\$	719.00	Unreported income/rent-pmts
L. Figueroa	\$	19.26	Balance on rent
L. Jackson	\$	4.01	Work order
V. Matthews	\$	2,250.00	Unreported income/rent-pmts
A. Parker	\$	13.14	Work Order
N. Pounds	\$	24.40	Work order
J. Rojas	\$	1,480.89	Unreported income/rent-pmts
A. Tate	\$	68.38	Rent
M. Thompson	\$	968.82	Rent
C. Wooden	\$	97.00	Rent

**Ridgedale Total \$ 6,272.47**

Submitted by:  
Penny Pieratt,CEO

<b>GRAND TOTAL</b>	<b>\$ 46,399.74</b>
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**WRITE OFFS**

Delaney	\$	-
Lakeside Park I	\$	4,412.75
Lakeside Park II	\$	17,659.55
NCH I	\$	9,548.42
NCH II	\$	1,788.86
Ridgedale	\$	-
Cornell	\$	-
<b>TOTAL</b>	<b>\$</b>	<b>33,409.58</b>

Submitted by:  
Penny Pieratt  
CEO

**Daily Tasks:**

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

**Preventive Maintenance:**

Work from preventive maintenance inspections are on-going. 50 hours were taken during the month of March for sick, annual and holiday leave.

	Maintenance	Rachel/Housing Clerk
Delaney Heights Inspections	0	2
Lakeside Park I Inspections	0	0
Lakeside Park II Inspections	0	3
Ridgdeale Inspections	0	0
NCH I Inspections	0	1
NCH II Inspections	0	0
Cornell Colony Inspections	0	1
Delaney Heights Vacancies	0	
Lakeside Park I Vacancies	1	
Lakeside Park II Vacancies	4	
Ridgedale Vacancies	0	
NCH I Vacancies	0	
NCH II Vacancies	1	
Cornell Colony Vacancies	0	
		<b>Property Manager</b>
Delaney Heights Move Ins	0	1
Lakeside Park I Move Ins	0	1
Lakesdie Park II Move Ins	0	6
Ridgedale Move Ins	0	1
NCH I Move Ins	0	0
NCH II Move Ins	0	2
Cornell Colony Move Ins	0	0
Delaney Heights Move Outs	1	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	3	
Ridgedale Move Outs	0	
NCH I Move Outs	1	
NCH II Move Outs	1	
Cornell Colony Move Outs	1	

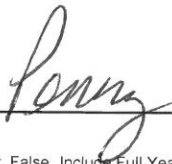
**CASH ANALYSIS**  
**3/31/2021**

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 96,517.96		
North Central Heights I General Fund	\$ 148,993.64	NCH I Reserves/Bonneville	\$ 116,177.36
NCH I Security Deposit	\$ 12,144.12	NCH I Insurance	\$ 20,543.93
North Central Heights II General Fund	\$ 106,407.26	NCH II Reserves/Bonneville	\$ 92,962.82
NCH II Security Deposit	\$ 10,636.31	NCH II Insurance	\$ 47,005.93
Cornell Colony General Fund	\$ 234,534.85	CC Reserves/Amerinat	\$ 57,230.09
Cornell Colony Security Deposit	\$ 13,918.07	CC Insurance	\$ 32,052.26
		CC Reserves/Amerinat	\$ 117,582.17
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 47,096.09	LPI Reserves/First Hsg	\$ 40,881.42
LPI Security Deposit	\$ 3,625.28	LPI Insurance	\$ 8,108.41
Lakeside Park II General Fund	\$ 230,293.01	LPII Reserves/Churchill	\$ 114,306.63
LPII Security Deposit	\$ 14,508.75	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 29,508.08
Delaney Heights General Fund	\$ 19,441.74	DH Reserves/Center State	\$ 69,351.11
DH Security Deposit	\$ 10,257.80		
COCC	\$ 237,164.69		
Ridgedale General Fund	\$ 16,596.01	RD Reserves/Centennial	\$ 42,542.54
Ridgedale Security Deposit	\$ 6,785.81	RD Insurance	\$ 13,909.54
		RD Residual Reserves	\$ 9,109.47

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 March 31, 2021	3 Month(s) Ended March 31, 2021	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00 5		1,425.82	4,311.09	4,386.75	75.66
Legal Expense	02 001 4130.00 5		99.35	317.10	499.98	182.88
Staff Training	02 001 4140.00 5		0.00	0.00	249.99	249.99
Travel	02 001 4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	02 001 4170.00 5		778.92	1,114.20	874.98	(239.22)
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		210.00	210.00	0.00	(210.00)
Audit Fees	02 001 4171.00 5		1,596.00	1,596.00	874.98	(721.02)
Employee Benefits Cont - Admin	02 001 4182.00 5		640.31	1,937.33	1,915.98	(21.35)
Sundry	02 001 4190.00 5		0.00	0.00	499.98	499.98
Bank Fees	02 001 4190.18 5		12.00	12.00	0.00	(12.00)
Telephone	02 001 4190.2 5		89.79	356.26	874.98	518.72
Tenant Background Checks	02 001 4190.20 5		0.00	0.00	450.00	450.00
Eviction Costs	02 001 4190.4 5		0.00	330.00	249.99	(80.01)
Water	02 001 4310.00 5		74.31	135.70	95.25	(40.45)
Electricity	02 001 4320.00 5		416.95	800.51	1,290.48	489.97
Sewer	02 001 4390.00 5		60.83	109.53	136.23	26.70
Labor	02 001 4410.00 5		253.67	1,959.75	3,334.98	1,375.23
Maintenance Materials	02 001 4420.00 5		2,293.05	3,344.18	2,499.99	(844.19)
Contract Costs	02 001 4430.00 5		0.00	146.60	2,499.99	2,353.39
Contract Costs-Pest Control	02 001 4430.1 5		0.00	0.00	598.50	598.50
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	124.98	124.98
Contract Costs - AC	02 001 4430.4 5		250.00	250.00	1,999.98	1,749.98
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	5,796.00	6,499.98	703.98
Garbage and Trash Collection	02 001 4431.00 5		68.50	117.50	187.50	70.00
Emp Benefit Cont - Maintenance	02 001 4433.00 5		253.35	1,051.70	1,498.98	447.28
Insurance - Property	02 001 4510.00 5		1,593.34	4,780.02	4,768.50	(11.52)
Bad Debts - Other	02 001 4570.00 5		9,548.42	18,455.56	375.00	(18,080.56)
Bonneville Interest	02 001 4580.01 5		3,728.67	11,193.73	11,158.23	(35.50)
Other General Expense	02 001 4590.00 5		0.00	0.00	499.98	499.98
Management Fees	02 001 4590.02 5		1,549.44	3,694.65	5,520.00	1,825.35
Extraordinary Maint - Contract Costs	02 001 4610.00 5		0.00	0.00	4,674.99	4,674.99
<b>Total Operating Expenses</b>			<b>26,874.72</b>	<b>62,019.41</b>	<b>58,766.13</b>	<b>(3,253.28)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00 5		32,325.64	80,835.75	69,000.00	11,835.75
<b>Total Operating Revenues</b>			<b>32,325.64</b>	<b>80,835.75</b>	<b>69,000.00</b>	<b>11,835.75</b>
<b>Total Operating Revenues and Expenses</b>			<b>5,450.92</b>	<b>18,816.34</b>	<b>10,233.87</b>	<b>8,582.47</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	36.51	22.23	14.28
Other Income - Tenant	02 001 3690.00 5		2,280.90	3,874.31	3,075.24	799.07
<b>Total Other Revenues and Expenses</b>			<b>2,280.90</b>	<b>3,910.82</b>	<b>3,097.47</b>	<b>813.35</b>
<b>Total Other Revenues and Expenses</b>			<b>2,280.90</b>	<b>3,910.82</b>	<b>3,097.47</b>	<b>813.35</b>
<b>Total Net Income (Loss)</b>			<b>7,731.82</b>	<b>22,727.16</b>	<b>13,331.34</b>	<b>9,395.82</b>



**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 March 31, 2021	3 Month(s) Ended March 31, 2021	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110.00 5		1,155.64	3,488.02	3,546.75	58.73
Legal Expense	02 002 4130.00 5		0.00	0.00	124.98	124.98
Staff Training	02 002 4140.00 5		0.00	0.00	174.99	174.99
Travel	02 002 4150.00 5		0.00	0.00	62.49	62.49
Accounting Fees	02 002 4170.00 5		740.58	819.80	874.98	55.18
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		165.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00 5		1,254.00	1,254.00	750.00	(504.00)
Employee Benefits Cont - Admin	02 002 4182.00 5		515.14	1,557.43	1,541.49	(15.94)
Sundry	02 002 4190.00 5		0.00	0.00	187.50	187.50
Telephone	02 002 4190.2 5		0.00	0.00	112.50	112.50
Tenant Background Check	02 002 4190.20 5		37.48	37.48	375.00	337.52
Eviction Costs	02 002 4190.4 5		0.00	0.00	124.98	124.98
Water	02 002 4310.00 5		42.92	128.76	76.50	(52.26)
Electricity	02 002 4320.00 5		189.46	594.58	741.24	146.66
Sewer	02 002 4390.00 5		9.33	30.80	20.49	(10.31)
Labor	02 002 4410.00 5		199.31	1,539.80	2,620.50	1,080.70
Maintenance Materials	02 002 4420.00 5		1,305.91	2,608.89	3,196.23	587.34
Contract Costs	02 002 4430.00 5		111.44	287.39	1,252.98	965.59
Contract Costs-Pest Control	02 002 4430.1 5		0.00	0.00	492.75	492.75
Contract Costs - Lawn	02 002 4430.3 5		1,518.00	4,554.00	5,592.99	1,038.99
Contract Costs - AC	02 002 4430.4 5		0.00	0.00	3,083.73	3,083.73
Garbage and Trash Collection	02 002 4431.00 5		27.50	75.00	60.99	(14.01)
Emp Benefit Cont - Maintenance	02 002 4433.00 5		203.23	839.15	1,177.74	338.59
Insurance - Property	02 002 4510.00 5		1,243.84	3,731.52	3,749.25	17.73
Bad Debts - Other	02 002 4570.00 5		(1,407.01)	3,088.70	871.50	(2,217.20)
Bonneville Interest	02 002 4580.01 5		3,373.02	10,126.04	10,093.98	(32.06)
Other General Expense	02 002 4590.00 5		0.00	0.00	249.99	249.99
Management Fees	02 002 4590.02 5		2,335.76	5,309.01	4,966.98	(342.03)
<b>Total Operating Expenses</b>			<b>13,020.55</b>	<b>40,235.37</b>	<b>46,123.50</b>	<b>5,888.13</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110.00 5		18,182.28	60,860.33	62,088.24	(1,227.91)
<b>Total Operating Revenues</b>			<b>18,182.28</b>	<b>60,860.33</b>	<b>62,088.24</b>	<b>(1,227.91)</b>
<b>Total Operating Revenues and Expenses</b>			<b>5,161.73</b>	<b>20,624.96</b>	<b>15,964.74</b>	<b>4,660.22</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	29.21	18.00	11.21
Other Income - Tenant	02 002 3690.00 5		645.73	1,085.79	952.50	133.29
<b>Total Other Revenues and Expenses</b>			<b>645.73</b>	<b>1,115.00</b>	<b>970.50</b>	<b>144.50</b>
<b>Total Other Revenues and Expenses</b>			<b>645.73</b>	<b>1,115.00</b>	<b>970.50</b>	<b>144.50</b>
<b>Total Net Income (Loss)</b>			<b>5,807.46</b>	<b>21,739.96</b>	<b>16,935.24</b>	<b>4,804.72</b>

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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended March 31, 2021	3 Month(s) Ended March 31, 2021	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	03 001 4110.00 5		1,605.94	4,859.74	4,947.00	87.26
Legal Expense	03 001 4130.00 5		0.00	0.00	124.98	124.98
Staff Training	03 001 4140.00 5		0.00	0.00	124.98	124.98
Travel	03 001 4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	03 001 4170.00 5		704.48	704.48	750.00	45.52
Computer Support/Licensing Fees	03 001 4170.20 5		240.00	240.00	0.00	(240.00)
Audit Fees	03 001 4171.00 5		1,824.00	1,824.00	874.98	(949.02)
Employee Benefits Cont - Admin	03 001 4182.00 5		723.80	2,190.69	2,165.73	(24.96)
Sundry	03 001 4190.00 5		0.00	0.00	249.99	249.99
Tenant Background Checks	03 001 4190.02 5		0.00	0.00	99.99	99.99
Telephone/Communications	03 001 4190.20 5		126.02	491.88	624.99	133.11
Eviction Costs	03 001 4190.40 5		0.00	0.00	124.98	124.98
Water	03 001 4310.00 5		14.91	72.74	115.23	42.49
Electricity	03 001 4320.00 5		133.17	525.15	866.73	341.58
Sewer	03 001 4390.00 5		31.20	71.73	104.73	33.00
Labor	03 001 4410.00 5		1,836.01	6,303.78	7,323.00	1,019.22
Materials	03 001 4420.00 5		1,067.65	2,170.23	1,500.00	(670.23)
Contract Costs	03 001 4430.00 5		0.00	82.11	750.00	667.89
Contract Costs - Pest Control	03 001 4430.10 5		0.00	0.00	874.98	874.98
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	6,600.00	7,249.98	649.98
Contract Costs - AC	03 001 4430.40 5		0.00	0.00	750.00	750.00
Garbage and Trash Collection	03 001 4431.00 5		50.00	118.00	231.99	113.99
Emp Benefit Cont - Maintenance	03 001 4433.00 5		905.90	2,996.82	2,774.49	(222.33)
Property Insurance	03 001 4510.00 5		3,056.12	9,168.36	8,337.48	(830.88)
Bad Debts - Other	03 001 4570.00 5		1,951.55	3,260.89	5,955.99	2,695.10
Management Fees	03 001 4590.01 5		1,909.14	5,084.25	4,800.00	(284.25)
Other General Expense	03 001 4590.02 5		0.00	0.00	2,874.99	2,874.99
<b>Total Operating Expenses</b>			<b>18,379.89</b>	<b>46,764.85</b>	<b>54,722.19</b>	<b>7,957.34</b>
<b>Operating Revenues</b>						
Dwelling Rent	03 001 3110.00 5		28,756.00	85,090.00	79,999.98	5,090.02
<b>Total Operating Revenues</b>			<b>28,756.00</b>	<b>85,090.00</b>	<b>79,999.98</b>	<b>5,090.02</b>
<b>Total Operating Revenues and Expenses</b>			<b>10,376.11</b>	<b>38,325.15</b>	<b>25,277.79</b>	<b>13,047.36</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	03 001 3610.00 5		13.36	39.30	32.49	6.81
Other Income - Misc Other Revenue	03 001 3690.00 5		292.12	1,522.15	2,499.99	(977.84)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,412.12)	(10,376.10)	(11,056.23)	680.13
<b>Total Other Revenues and Expenses</b>			<b>(3,106.64)</b>	<b>(8,814.65)</b>	<b>(8,523.75)</b>	<b>(290.90)</b>
<b>Total Other Revenues and Expenses</b>			<b>(3,106.64)</b>	<b>(8,814.65)</b>	<b>(8,523.75)</b>	<b>(290.90)</b>
<b>Total Net Income (Loss)</b>			<b>7,269.47</b>	<b>29,510.50</b>	<b>16,754.04</b>	<b>12,756.46</b>



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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended March 31, 2021	3 Month(s) Ended March 31, 2021	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 001 4110.00 5		846.18	2,455.09	1,377.99	(1,077.10)
Legal Expense	04 001 4130.00 5		127.85	184.85	187.50	2.65
Staff Training	04 001 4140.00 5		0.00	0.00	79.98	79.98
Accounting Fees	04 001 4170.00 5		638.12	638.12	825.00	186.88
Computer Support/Licensing Fees	04 001 4170.20 5		90.00	90.00	0.00	(90.00)
Audit Fees	04 001 4171.00 5		684.00	684.00	375.00	(309.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		256.01	772.47	699.24	(73.23)
Sundry	04 001 4190.00 5		19.97	39.94	274.98	235.04
TENANT BACKGROUND CHECKS	04 001 4190.02 5		333.29	333.29	375.00	41.71
Telephone/Communications	04 001 4190.20 5		0.00	0.00	124.98	124.98
Eviction Costs	04 001 4190.40 5		0.00	0.00	150.00	150.00
Ten Services -	04 001 4220.00 5		0.00	1,279.84	0.00	(1,279.84)
Water	04 001 4310.00 5		55.84	98.76	59.25	(39.51)
Electricity	04 001 4320.00 5		41.43	140.97	65.73	(75.24)
Sewer	04 001 4390.00 5		22.40	32.67	24.99	(7.68)
Labor	04 001 4410.00 5		272.58	1,470.89	1,191.00	(279.89)
Maintenance Materials	04 001 4420.00 5		685.13	1,502.21	1,249.98	(252.23)
Contract Costs	04 001 4430.00 5		164.22	713.82	431.25	(282.57)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	1,820.00	2,499.99	679.99
Contract Costs-Lawn	04 001 4430.30 5		255.00	765.00	750.00	(15.00)
Contract Costs - AC	04 001 4430.40 5		0.00	0.00	375.00	375.00
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	49.98	49.98
Garbage and Trash Collection	04 001 4431.00 5		15.50	33.00	124.98	91.98
Emp Benefit Cont - Maintenance	04 001 4433.00 5		169.70	689.57	535.23	(154.34)
Property Insurance	04 001 4510.00 5		743.59	2,230.77	2,224.23	(6.54)
Bad Debts - Other	04 001 4570.00 5		4,655.44	9,566.70	624.99	(8,941.71)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	0.00	(6,556.00)
Management Fees	04 001 4590.01 5		422.54	1,513.28	1,938.48	425.20
Other General Expense	04 001 4590.02 5		0.00	0.00	187.50	187.50
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	624.99	624.99	0.00
<b>Total Operating Expenses</b>			<b>10,707.12</b>	<b>34,236.23</b>	<b>17,427.24</b>	<b>(16,808.99)</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 001 3110.00 5		3,764.48	8,357.23	4,999.98	3,357.25
HAP Subsidy	04 001 3110.01 5		4,858.00	20,131.00	27,306.24	(7,175.24)
<b>Total Operating Revenues</b>			<b>8,622.48</b>	<b>28,488.23</b>	<b>32,306.22</b>	<b>(3,817.99)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(2,084.64)</b>	<b>(5,748.00)</b>	<b>14,878.98</b>	<b>(20,626.98)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 001 3610.00 5		4.50	16.07	30.00	(13.93)
Other Income - Tenant	04 001 3690.00 5		818.87	2,306.16	499.98	1,806.18
Other Income - Laundry	04 001 3690.07 5		199.79	199.79	249.99	(50.20)
<b>Total Other Revenues and Expenses</b>			<b>1,023.16</b>	<b>2,522.02</b>	<b>779.97</b>	<b>1,742.05</b>
<b>Total Other Revenues and Expenses</b>			<b>1,023.16</b>	<b>2,522.02</b>	<b>779.97</b>	<b>1,742.05</b>
<b>Total Net Income (Loss)</b>			<b>(1,061.48)</b>	<b>(3,225.98)</b>	<b>15,658.95</b>	<b>(18,884.93)</b>



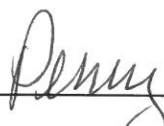
**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
 PBRA  
 LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended March 31, 2021	3 Month(s) Ended March 31, 2021	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 002 4110.00 5		1,321.24	4,122.08	4,360.74	238.66
Legal Expense	04 002 4130.00 5		0.00	0.00	399.99	399.99
Staff Training	04 002 4140.00 5		0.00	0.00	249.99	249.99
Travel	04 002 4150.00 5		0.00	0.00	62.49	62.49
Accounting Fees	04 002 4170.00 5		1,030.34	1,030.34	874.98	(155.36)
Computer Support/Licensing Fees	04 002 4170.20 5		330.00	330.00	0.00	(330.00)
Audit Fees	04 002 4171.00 5		2,508.00	2,508.00	1,125.00	(1,383.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		400.72	1,237.69	2,204.73	967.04
Sundry	04 002 4190.00 5		0.00	0.00	375.00	375.00
TENANT BACKGROUND CHECKS	04 002 4190.02 5		485.62	485.62	124.98	(360.64)
Eviction Costs	04 002 4190.40 5		0.00	0.00	249.99	249.99
Ten Services -	04 002 4220.00 5		0.00	0.00	624.99	624.99
Water	04 002 4310.00 5		171.68	214.60	94.74	(119.86)
Electricity	04 002 4320.00 5		217.58	300.53	120.48	(180.05)
Sewer	04 002 4390.00 5		39.19	48.52	18.24	(30.28)
Labor	04 002 4410.00 5		1,310.06	4,375.55	7,573.23	3,197.68
Maintenance Materials	04 002 4420.00 5		835.58	2,517.40	3,174.24	656.84
Contract Costs	04 002 4430.00 5		416.42	504.40	1,472.25	967.85
Contract Costs - Pest Control	04 002 4430.10 5		0.00	1,280.00	3,158.73	1,878.73
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	3,060.00	3,174.99	114.99
Contract Costs - AC	04 002 4430.40 5		0.00	270.00	874.98	604.98
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	187.50	187.50
Garbage and Trash Collection	04 002 4431.00 5		56.50	82.50	249.99	167.49
Emp Benefit Cont - Maintenance	04 002 4433.00 5		400.47	1,440.19	2,627.25	1,187.06
Property Insurance	04 002 4510.00 5		2,440.23	7,320.69	7,234.98	(85.71)
Bad Debts - Other	04 002 4570.00 5		29,077.05	29,948.74	1,652.49	(28,296.25)
Management Fees	04 002 4590.01 5		1,647.47	5,685.68	6,195.00	509.32
Other General Expense	04 002 4590.02 5		0.00	300.00	1,249.98	949.98
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	24,000.00	24,000.00	0.00
<b>Total Operating Expenses</b>			<b>51,708.15</b>	<b>91,062.53</b>	<b>73,711.95</b>	<b>(17,350.58)</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 002 3110.00 5		6,310.93	39,945.95	13,249.98	26,695.97
HAP Subsidy	04 002 3110.01 5		18,403.00	68,367.00	90,000.00	(21,633.00)
<b>Total Operating Revenues</b>			<b>24,713.93</b>	<b>108,312.95</b>	<b>103,249.98</b>	<b>5,062.97</b>
<b>Total Operating Revenues and Expenses</b>			<b>(26,994.22)</b>	<b>17,250.42</b>	<b>29,538.03</b>	<b>(12,287.61)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 002 3610.00 5		21.91	55.17	62.49	(7.32)
Other Income - Tenants	04 002 3690.00 5		12,599.05	4,640.04	1,999.98	2,640.06
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	249.99	(249.99)
Other Income - Laundry	04 002 3690.07 5		799.16	799.16	0.00	799.16
Interest on Loan	04 002 5610.00 5		(5,114.73)	(15,356.03)	(15,301.98)	(54.05)
<b>Total Other Revenues and Expenses</b>			<b>8,305.39</b>	<b>(9,861.66)</b>	<b>(12,989.52)</b>	<b>3,127.86</b>
<b>Total Other Revenues and Expenses</b>			<b>8,305.39</b>	<b>(9,861.66)</b>	<b>(12,989.52)</b>	<b>3,127.86</b>
<b>Total Net Income (Loss)</b>			<b>(18,688.83)</b>	<b>7,388.76</b>	<b>16,548.51</b>	<b>(9,159.75)</b>



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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended March 31, 2021	3 Month(s) Ended March 31, 2021	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 003 4110.00 5		785.98	3,190.16	3,553.74	363.58
Legal Expense	04 003 4130.00 5		0.00	77.50	124.98	47.48
Staff Training	04 003 4140.00 5		0.00	0.00	249.99	249.99
Travel	04 003 4150.00 5		0.00	0.00	150.00	150.00
Accounting Fees	04 003 4170.00 5		863.42	863.42	874.98	11.56
Computer Support/Licensing Fees	04 003 4170.20 5		270.00	270.00	0.00	(270.00)
Audit Fees	04 003 4171.00 5		2,052.00	2,052.00	1,374.99	(677.01)
Employee Benefits Cont - Admin	04 003 4182.00 5		324.06	1,068.28	1,844.49	776.21
Sundry	04 003 4190.00 5		0.00	0.00	124.98	124.98
Eviction Costs	04 003 4190.40 5		0.00	0.00	75.00	75.00
Tenant Services -	04 003 4220.00 5		0.00	0.00	137.49	137.49
Water	04 003 4310.00 5		18.47	55.41	93.24	37.83
Electricity	04 003 4320.00 5		129.08	266.35	805.23	538.88
Natural Gas	04 003 4330.00 5		40.35	83.75	106.74	22.99
Sewer	04 003 4390.00 5		40.30	120.90	117.75	(3.15)
Labor	04 003 4410.00 5		1,519.56	4,821.52	4,795.74	(25.78)
Maintenance Materials	04 003 4420.00 5		323.77	853.65	2,352.24	1,498.59
Contract Costs	04 003 4430.00 5		0.00	0.00	79.50	79.50
Contract Costs - Pest Control	04 003 4430.10 5		928.00	928.00	1,570.74	642.74
Contract Costs-Lawn	04 003 4430.30 5		645.00	1,935.00	2,445.75	510.75
Contract Costs - AC	04 003 4430.40 5		800.00	2,550.00	1,170.00	(1,380.00)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	265.74	265.74
Garbage and Trash Collection	04 003 4431.00 5		25.00	75.00	118.74	43.74
Emp Benefit Cont - Maintenance	04 003 4433.00 5		409.81	1,433.35	1,620.00	186.65
Property Insurance	04 003 4510.00 5		1,186.79	3,560.37	3,399.24	(161.13)
Bad Debts - Other	04 003 4570.00 5		15.73	15.73	249.99	234.26
Management Fees	04 003 4590.01 5		1,109.92	3,254.62	3,227.49	(27.13)
Other General Expense	04 003 4590.02 5		0.00	0.00	249.99	249.99
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	8,750.01	8,749.98	(0.03)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	7,937.49	7,937.49
<b>Total Operating Expenses</b>			<b>14,403.91</b>	<b>36,225.02</b>	<b>47,866.23</b>	<b>11,641.21</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 003 3110.00 5		4,453.19	13,339.19	13,936.74	(597.55)
HAP Subsidy	04 003 3110.01 5		13,425.00	40,403.00	39,853.23	549.77
<b>Total Operating Revenues</b>			<b>17,878.19</b>	<b>53,742.19</b>	<b>53,789.97</b>	<b>(47.78)</b>
<b>Total Operating Revenues and Expenses</b>			<b>3,474.28</b>	<b>17,517.17</b>	<b>5,923.74</b>	<b>11,593.43</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 003 3610.00 5		14.72	42.43	37.50	4.93
Other Income - Tenants	04 003 3690.00 5		179.57	230.75	750.00	(519.25)
Other Income - Laundry	04 003 3690.07 5		530.32	600.32	331.50	268.82
<b>Total Other Revenues and Expenses</b>			<b>724.61</b>	<b>873.50</b>	<b>1,119.00</b>	<b>(245.50)</b>
<b>Total Other Revenues and Expenses</b>			<b>724.61</b>	<b>873.50</b>	<b>1,119.00</b>	<b>(245.50)</b>
<b>Total Net Income (Loss)</b>			<b>4,198.89</b>	<b>18,390.67</b>	<b>7,042.74</b>	<b>11,347.93</b>



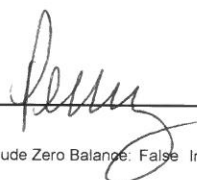
**AVON PARK HOUSING AUTHORITY  
Budgeted Income Statement**

COCC  
COCC

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended March 31, 2021	3 Month(s) Ended March 31, 2021	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	05 001 4110.00 5		11,864.80	31,204.16	31,728.00	523.84
Legal Expense	05 001 4130.00 5		270.50	270.50	624.99	354.49
Staff Training	05 001 4140.00 5		0.00	0.00	675.00	675.00
Travel	05 001 4150.00 5		0.00	0.00	624.99	624.99
Accounting Fees	05 001 4170.00 5		300.00	300.00	874.98	574.98
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	450.00	0.00	(450.00)
Audit Fees	05 001 4171.00 5		0.00	0.00	499.98	499.98
Employee Benefits Cont - Admin	05 001 4182.00 5		3,377.86	9,545.10	9,828.48	283.38
Sundry	05 001 4190.00 5		777.99	2,219.77	4,875.00	2,655.23
Bank Fees	05 001 4190.19 5		5.00	15.00	0.00	(15.00)
Telephone/Communications	05 001 4190.20 5		773.26	1,908.15	3,249.99	1,341.84
Postage	05 001 4190.30 5		567.05	1,134.10	774.99	(359.11)
Contract Costs - Copier	05 001 4190.60 5		121.13	240.97	1,125.00	884.03
Contract Costs - Admin	05 001 4190.90 5		100.00	280.00	4,249.98	3,969.98
Water	05 001 4310.00 5		36.47	109.41	123.99	14.58
Electricity	05 001 4320.00 5		448.39	1,438.35	1,757.25	318.90
Sewer	05 001 4390.00 5		71.50	214.50	218.25	3.75
Materials	05 001 4420.00 5		217.17	405.52	2,499.99	2,094.47
Contract Costs	05 001 4430.00 5		0.00	0.00	375.00	375.00
Garbage and Trash Collection	05 001 4431.00 5		75.00	225.00	0.00	(225.00)
Property Insurance	05 001 4510.00 5		869.49	2,608.47	2,781.24	172.77
Other General Expense	05 001 4590.02 5		46.83	1,591.81	3,124.98	1,533.17
<b>Total Operating Expenses</b>			<b>19,922.44</b>	<b>54,160.81</b>	<b>70,012.08</b>	<b>15,851.27</b>
<b>Total Operating Revenues and Expenses</b>			<b>(19,922.44)</b>	<b>(54,160.81)</b>	<b>(70,012.08)</b>	<b>15,851.27</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Other Income - Misc Other Revenue	05 001 3690.00 5		717.89	31,985.89	902.73	31,083.16
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,549.44	3,694.65	3,750.00	(55.35)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		2,335.76	5,309.01	4,999.98	309.03
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,909.14	5,084.25	4,999.98	84.27
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,461.66	8,414.84	7,999.98	414.86
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	33,375.00	33,499.98	(124.98)
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		422.54	1,513.28	1,699.98	(186.70)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,647.47	5,685.68	6,999.99	(1,314.31)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,109.92	3,254.62	3,750.00	(495.38)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	2,000.00	3,000.00	(1,000.00)
<b>Total Other Revenues and Expenses</b>			<b>24,278.82</b>	<b>100,317.22</b>	<b>71,602.62</b>	<b>28,714.60</b>
<b>Total Other Revenues and Expenses</b>			<b>24,278.82</b>	<b>100,317.22</b>	<b>71,602.62</b>	<b>28,714.60</b>
<b>Total Net Income (Loss)</b>			<b>4,356.38</b>	<b>46,156.41</b>	<b>1,590.54</b>	<b>44,565.87</b>

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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended March 31, 2021	3 Month(s) Ended March 31, 2021	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00	5	1,786.42	5,906.78	5,610.99	(295.79)
Legal Expense	07 002 4130.00	5	0.00	251.25	1,050.00	798.75
Staff Training	07 002 4140.00	5	0.00	0.00	174.99	174.99
Travel	07 002 4150.00	5	0.00	0.00	124.98	124.98
Accounting Fees	07 002 4170.00	5	804.14	804.14	900.00	95.86
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	195.00	195.00	0.00	(195.00)
Audit Fees	07 002 4171.00	5	1,482.00	1,482.00	900.00	(582.00)
Employee Benefits Cont - Admin	07 002 4182.00	5	585.41	1,837.77	2,863.74	1,025.97
Sundry	07 002 4190.00	5	0.00	0.00	412.50	412.50
Postage	07 002 4190.03	5	0.00	0.00	124.98	124.98
Advertising	07 002 4190.08	5	0.00	52.50	0.00	(52.50)
Bank Fees	07 002 4190.18	5	0.00	64.89	0.00	(64.89)
Telephone	07 002 4190.2	5	0.00	15.36	375.00	359.64
TENANT BACKGROUND CHECKS	07 002 4190.20	5	493.97	493.97	0.00	(493.97)
Eviction Costs	07 002 4190.4	5	0.00	0.00	124.98	124.98
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	375.00	375.00
Tenant Services	07 002 4220.00	5	0.00	(34.48)	0.00	34.48
Water	07 002 4310.00	5	567.20	1,176.54	1,644.00	467.46
Electricity	07 002 4320.00	5	293.96	683.09	978.00	294.91
Sewer	07 002 4390.00	5	1,048.30	2,216.41	2,611.98	395.57
Labor	07 002 4410.00	5	8,021.79	23,120.47	22,974.00	(146.47)
Maintenance Materials	07 002 4420.00	5	1,662.88	1,990.48	3,499.98	1,509.50
Contract Costs	07 002 4430.00	5	0.00	2,855.98	5,068.50	2,212.52
Pest Control	07 002 4430.1	5	672.00	672.00	975.00	303.00
Contract Costs-Lawn	07 002 4430.3	5	475.00	1,425.00	1,500.00	75.00
Contract Costs-Air Conditioning	07 002 4430.4	5	1,550.00	1,550.00	750.00	(800.00)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	249.99	249.99
Garbage and Trash Collection	07 002 4431.00	5	620.96	1,308.43	1,524.99	216.56
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,100.13	6,503.47	7,729.50	1,226.03
Insurance - Property	07 002 4510.00	5	1,329.08	3,987.24	4,288.50	301.26
Bad Debts - Other	07 002 4570.00	5	3,108.37	7,752.35	2,499.99	(5,252.36)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,720.72	8,189.79	8,064.00	(125.79)
Management Fees	07 002 4590.00	5	2,461.66	8,414.84	7,530.00	(884.84)
Other General Expense	07 002 4590.01	5	(0.01)	321.61	249.99	(71.62)
Extraordinary Maintenance	07 002 4610	5	0.00	0.00	300.00	300.00
<b>Total Operating Expenses</b>			<b>31,978.98</b>	<b>83,236.88</b>	<b>85,475.58</b>	<b>2,238.70</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00	5	6,796.77	23,730.77	14,124.99	9,605.78
HAP Subsidy	07 002 3110.01	5	21,066.00	83,706.00	79,999.98	3,706.02
<b>Total Operating Revenues</b>			<b>27,862.77</b>	<b>107,436.77</b>	<b>94,124.97</b>	<b>13,311.80</b>
<b>Total Operating Revenues and Expenses</b>			<b>(4,116.21)</b>	<b>24,199.89</b>	<b>8,649.39</b>	<b>15,550.50</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	12.48	(12.48)
Interest - Restricted - RFR	07 002 3431.00	5	0.35	1.18	12.48	(11.30)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	0.07	0.22	12.48	(12.26)
Investment Income - Unrestricted	07 002 3610.00	5	6.14	13.09	0.00	13.09
Other Income - Tenant	07 002 3690.00	5	339.45	1,599.27	3,874.98	(2,275.71)
Other Income - Non Tenant	07 002 3690.02	5	0.00	0.00	274.98	(274.98)
Other Income/Laundry	07 002 3690.7	5	858.82	858.82	0.00	858.82
<b>Total Other Revenues and Expenses</b>			<b>1,204.83</b>	<b>2,472.58</b>	<b>4,187.40</b>	<b>(1,714.82)</b>
<b>Total Other Revenues and Expenses</b>			<b>1,204.83</b>	<b>2,472.58</b>	<b>4,187.40</b>	<b>(1,714.82)</b>
<b>Total Net Income (Loss)</b>			<b>(2,911.38)</b>	<b>26,672.47</b>	<b>12,836.79</b>	<b>13,835.68</b>



AVON PARK HOUSING AUTHORITY

PO Box 1327  
21 Tulane Drive  
Avon Park, FL 33826  
863-452-4432  
863-452-5455 (fax)

***Penny Pieratt***  
*Chief Executive Officer*

April 20, 2021

**MAINTENANCE REPAIRS NEEDED**

Delaney Heights

Alton St—drain lines needs to be excavated/continuous back up

Lakeside

Replace bathtubs/mold

Replace windows

Replace parking stops

Cornell Colony

Sprinkler System

North Central Heights

Sprinkler System

Cracks on exterior walls

Paint exterior

Repair north driveway entrance of W. Palmetto

**Avon Park Housing Development Corporation, a Florida not for profit corporation**

The following resolution was introduced by Chet Brojek, Chair, and considered:

**Resolution No. 21-01**

**Authorizing Participation in Community Investment Services Programs of FHLBank Atlanta**

Avon Park Housing Development Corporation, a Florida not for profit corporation (the "Corporation") adopted and approved the following resolution at a duly called and noticed meeting of the Board of Directors of the Corporation held on April 20, 2021.

WHEREAS, to provide participation in the Federal Home Loan Bank of Atlanta's Community Investment Services (CIS), Affordable Housing Program, the Board of Directors desires to authorize the Secretary to execute any and all documents necessary.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby authorizes and approves the Secretary of the Corporation, Penny Pieratt, to execute this Participation in CIS Program of FHLBank Atlanta.

I hereby certify that the above resolution was adopted at a meeting of the Board of Directors of the Corporation the 20 day of April, 2021.

---

Chet Brojek, Chair

**Avon Park Housing Authority, a Florida not for profit corporation**

The following resolution was introduced by Greg Wade, Chair, and considered:

**Resolution No. 21-02**

**Authorizing Participation in Community Investment Services Programs of  
FHLBank Atlanta**

Avon Park Housing Authority, a Florida not for profit corporation (the “Corporation”) adopted and approved the following resolution at a duly called and noticed meeting of the Board of Commissioners of the Corporation held on April 20, 2021.

WHEREAS, to provide participation in the Federal Home Loan Bank of Atlanta’s Community Investment Services (CIS), Affordable Housing Program, the Board of Directors desires to authorize the Secretary to execute any and all documents necessary.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby authorizes and approves the Secretary of the Corporation, Penny Pieratt, to execute this Participation in CIS Program of FHLBank Atlanta.

I hereby certify that the above resolution was adopted at a meeting of the Board of Commissioners of the Corporation the 20 day of April, 2021.

---

Greg Wade, Chair

**Penny Pieratt**

---

**From:** Moore, Tina <tmoore@fhlbatl.com>  
**Sent:** Wednesday, April 7, 2021 4:40 PM  
**To:** Penny Pieratt  
**Cc:** Penny Pieratt  
**Subject:** Sponsor Registration code 25770: Avon Park Housing Authority  
**Attachments:** ahpSponRegAgreements corp.pdf

**Importance:** High

Good afternoon,

We are trying to complete your Sponsor registration application in the AHP build system, but there are some documents missing. We still need documents uploaded to the portal.

**Documents needed and uploaded :**

Certificate of Existence

Listing from the Secretary of State's website

Documentation of the sponsor organization's Employer Identification Number (EIN)

EIN letter from the IRS

Are you a nonprofit organization? (Please answer in application portal)

*sent 4-8*

*Oct 29 1968  
cannot find doc*

Please see attachment for detailed information.

Thanks in advance

**Tina Moore**

Federal Home Loan Bank of Atlanta  
tmoore@fhlbatl.com | www.fhlbatl.com

*147c*

*800-829-4933*



**Coming Soon**

It's Almost Time! AHP General Fund Opens **April 9!**

[Learn More](#)

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**Penny Pieratt**

---

**From:** Moore, Tina <tmoore@fhlbatl.com>  
**Sent:** Wednesday, April 7, 2021 4:47 PM  
**To:** Samantha Mootosammy  
**Cc:** Penny Pieratt; Penny Pieratt  
**Subject:** Sponsor Registration code: 24433 Avon Park Housing Development Corporation  
**Attachments:** ahpSponRegAgreements corp.pdf

**Importance:** High

Good afternoon,

We are trying to complete your Sponsor registration application in the AHP build system, but there are some documents missing. We still need documents uploaded to the portal.

**Documents needed and uploaded :**

Certificate of Existence

Listing from the Secretary of State's website

Documentation of the sponsor organization's Employer Identification Number (EIN)

EIN letter from the IRS

Are you a nonprofit organization? (Please answer in application portal)

*U: Data- Documents  
Sent 4-8*

Please see attachment for detailed information.

Thanks in advance

**Tina Moore**

Federal Home Loan Bank of Atlanta  
tmoore@fhlbatl.com | [www.fhlbatl.com](http://www.fhlbatl.com)



**Coming Soon**

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[Learn More](#)

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# AHP SPONSOR REGISTRATION INSTRUCTIONS



To participate in the Federal Home Loan Bank of Atlanta's Community Investment Services (CIS) Affordable Housing Program, (the Federal Home Loan Bank of Atlanta being hereinafter referred to as the "Bank"), you must (1) execute a Sponsor Access Agreement and upload it to registration portal for the Bank's online application system, and (2) receive a User ID and Password.

1. Sponsor Access Agreement

To conduct business over the Internet with the Bank for the Affordable Housing Program, you and the Bank must execute a Sponsor Access Agreement.

Please note: the Sponsor Access Agreement requires action by your board of directors, so please address this at your next board meeting. Please execute the Sponsor Access Agreement promptly because it must be submitted to the Bank prior to your beginning an AHP application. Ensure that you complete all of the areas printed in blue. After completing this, you must upload it to registration portal for the Bank's online application system. After the Bank reviews this information you will be issued a User ID and Password. The Sponsor Access Agreement page has four parts.

- a. *Resolution Authorizing Participation in Community Investment Services Programs of the Bank.*  
This is to be filled out and signed by your Board of Directors' Corporate Secretary. It indicates that your organization will participate in the Bank's Community Investment Services programs, which include the Affordable Housing Program.
  
- b. *Certificate of Incumbency*  
This is to be filled out and signed by your Board of Directors' Corporate Secretary. It indicates the officers of your organization who are authorized to execute agreements with the Bank.
  
- c. *Access Form for the Bank's Online Application System*  
This must be filled out and signed by one of the authorized persons listed by the Corporate Secretary in the Certificate of Incumbency.
  
- d. *Terms and Conditions for the Bank's Online Application System*  
As indicated by the title, this document presents the terms and conditions for Sponsor Web system access.

2. Other Documentation

The following required documentation must be submitted with your Sponsor Access Agreement:

- a. Documentation of your legal existence, issued by the applicable Secretary of State
  - Certificate of Existence
  - Listing from the Secretary of State's website
  - Other third party verification as may be approved by the Bank
  
- b. Documentation of the sponsor organization's Employer Identification Number (EIN)
  - EIN letter from the IRS
  - Correspondence from the IRS
  - Other third party verification as may be approved by the Bank

3. After you complete **all** of the above, please upload it to registration portal for the Bank's online application system.

The Bank will e-mail you a User ID and Password for the Bank's online application system.

Technical assistance is available at: **800.536.9650, option 3**

**RESOLUTION AUTHORIZING PARTICIPATION IN COMMUNITY INVESTMENT SERVICES  
PROGRAMS OF FEDERAL HOME LOAN BANK OF ATLANTA**

I, the undersigned, being the duly qualified and acting Secretary of \_\_\_\_\_  
\_\_\_\_\_ (the "Participant") hereby certify that:

- a) the Participant is duly organized and existing, and has the power to take the actions called for by the following resolution (the "Resolution");
- b) no provision in the Articles of Incorporation, By-Laws or other governing documents of the Participant limits the power of the governing body of the Participant to adopt the Resolution;
- c) the Resolution is in conformity with the Articles of Incorporation, By-Laws and other governing documents of the Participant;
- d) the Resolution is a true copy of a resolution duly adopted by the governing body of the Participant and Participant and recorded in the minutes of a meeting of the governing body held on \_\_\_\_\_, 20\_\_\_\_; and
- e) the Resolution has not been rescinded or modified and is in full force and effect.

**RESOLVED:**

- 1. The Participant may participate in various community investment programs (the "Programs") offered by Federal Home Loan Bank of Atlanta (the "Bank") through its Community Investment Services department, including without limitation the Bank's Affordable Housing Program.
- 2. The Chairman, Vice Chairman, President, the Chief Executive Officer, the Chief Financial Officer and the Vice Presidents (including Executive Vice Presidents, Senior Vice Presidents, and any officers more senior than Vice President) or, if such titles or positions are not utilized by Participant then the Executive Director, General Partner, Managing Partner or similar title of Participant, and each of them (the "Authorized Persons"), is hereby authorized to execute any agreement or application governing or relating to Participant's involvement in any of the Programs.
- 3. The execution and delivery of that certain Access Form for Sponsor Web System Access and the Terms and Conditions for Sponsor Web System Access are hereby ratified and confirmed.
- 4. The Bank will be entitled to rely on this resolution until Participant provides the Bank with a resolution changing or rescinding this resolution. No change or rescission will be given effect until the Bank receives such certified copy and the Bank has been afforded a reasonable opportunity to act on such change or rescission, and no such change or rescission will affect any then-existing agreement between the Bank and the Participant, unless the Bank agrees to such effect, in each instance, in writing. Participant will indemnify and hold harmless the Bank from any loss suffered or liability incurred by the Bank prior to receipt of such certified copy as a result of the Bank acting as if such rescission or change had not occurred.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the Participant this  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

(CORPORATE SEAL)

\_\_\_\_\_  
Corporate Secretary

**CERTIFICATE OF INCUMBENCY**

I, the undersigned, being the duly qualified and acting Secretary of \_\_\_\_\_  
\_\_\_\_\_ (the "Participant"), hereby certify that:

1. The Authorized Persons referenced in Paragraph 2 of that certain Resolution Authorizing Participation in Community Investment Services Programs of Federal Home Loan Bank of Atlanta (the "Bank") are as follows:

Name	Title	Signature
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Attach additional sheet if necessary]

2. The Authorized Persons are duly elected, qualified and acting officers of the Participant having the titles set forth above and the signatures of such persons set forth opposite their names and titles are genuine signatures.

3. This Certificate of Incumbency supersedes and replaces any prior Certificate of Incumbency related to Participant's Resolution authorizing participation in Community Investment Services programs of the Bank.

4. This Certificate of Incumbency is effective, and may be relied upon by the Bank, until the Bank receives a Certificate of Incumbency that replaces and supersedes this Certificate of Incumbency.

IN WITNESS WHEREOF, I have executed this certificate this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Name: \_\_\_\_\_

Title: Corporate Secretary

## ACCESS FORM FOR SPONSOR WEB SYSTEM ACCESS

In connection with its community investment programs (collectively, the "Programs" and individually, a "Program"), Federal Home Loan Bank of Atlanta (the "Bank") provides non-members that are participating in such Programs with access to a portion of the Bank's website at [www.fhlbatl.com](http://www.fhlbatl.com) that permits such participants to provide and obtain certain information related to their applications and their current projects under certain Programs (the "System"). By entering into this Access Form, the Bank agrees to make the System available to the below-named Sponsor and Sponsor agrees to use the System, all in accordance with and subject to the terms and conditions of this Access Form and the terms and conditions for access to the System attached to this Access Form and available at [www.fhlbatl.com](http://www.fhlbatl.com) (the "Terms and Conditions"), which, by signing below, Sponsor hereby acknowledges having read and understood prior to its execution below. The Bank will notify Sponsor of any changes in the Terms and Conditions, and Sponsor hereby agrees that its continued use of the System after being notified of such changes constitutes its agreement to those changes. The Agreement (as defined in the Terms and Conditions) will be effective on the latest of the execution dates set forth below (the "Effective Date"). By signing below, Sponsor further agrees to accept and be bound by electronic agreements and other documents executed electronically in the course of using the System, and the Bank and Sponsor agree that the Access Form may be executed by facsimile signature and in multiple counterparts, each of which shall constitute an original.

ACCEPTED BY

\_\_\_\_\_ ("Sponsor")

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date Signed: \_\_\_\_\_