

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, May 18, 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: April 2021
 - 2. Monthly Occupancy Report: April 2021
 - 3. TAR & Maintenance Reports: April 2021
 - 4. Cash Analysis: April 2021
 - 5. Project Budgeted Income Statement Reports: April 2021
 - 6. Fee Accountants Financials: will provide next meeting
- 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.
 - Financial Audit Report completed
 - Security Cameras—electrician is to start this week
 - RFP exterior stucco painting and repair for North Central Heights property
- F. New Business
 - No meeting in June due to vacations
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: July 20, 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, May 18, 2021; 5:30 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

No meeting in June due to vacations

Other matters to come before the Board:

Next Board Meeting(s): July 20, 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

April 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, Knighten, Day, and Mundt. Also Present: APHA CEO Penny Pieratt, Carmelo Pineiro, APHA Maintenance Supervisor, and Hannah Gillis, APHA Housing Coordinator.

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. Property Manager for Multi-family property terminated March 31 and new one will begin May 3. New Maintenance Mechanic hired and will begin April 26. New irrigation pump installed at Cornell Colony. One home at North Central Heights has been painted. Gammage Lawn removed all dead plants and two palm trees at North Central Heights. Financial Auditor was in the office March 3-5, 2021, and we are waiting on the final report.

F. New Business: Carmelo Pineiro, Maintenance Supervisor, reported on numerous maintenance on properties that is needed—Delaney Heights-drain lines to be excavated, Lakeside Park-replace bathtubs due to 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.

Resolution 20-02—Authorizing Participation in Community Investment Services Program of FHLBank Atlanta

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, May 18, 2021 at 5:15pm.

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

Accepted _____

Attest _____

SEAL

**AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
April 20, 2021, 5:30 P.M.**

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:50 PM. Secretary Pieratt called the roll with the following present: Wade, Brojek, Mundt, Knighten, Day, and Jackson. Also in attendance: Penny Pieratt, CEO/Secretary, Carmelo Pineiro, APHA Maintenance Supervisor, Hannah Gillis, APHA Housing Coordinator.

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

Next Board Meeting: May 18, 2021

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

Accepted _____

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Apr-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>
527	1	3/31/2021	4/19/2021	5	15	20	Passed Away
TOTAL DELANEY HEIGHTS VACANT - 0							

Lakeside Park I - (16 units)

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

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
351	4	4/26/2021			OPEN 48554		No notice given
TOTAL LAKESIDE PARK II VACANT - 1							

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
734	2	4/26/2021			OPEN 48569		No notice given
TOTAL RIDGEDALE VACANT - 1							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Apr-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	4/5/2021	4	14	18	Evicted/drugs
TOTAL NCH I VACANT - 0							

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>
718	3	4/1/2021			17		Passed away
720	3	4/23/2021			OPEN 48543		Non renewal
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>
38196	3	3/26/2021			OPEN 48342		Non renewal/lease violations
38280	3	4/29/2021			OPEN 48586		Purchased home
TOTAL CORNELL VACANT - 2							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Apr-21

Intent to Vacate --

Ridgedale-unit 732=2 bdrm=needs 3 bdrm when available
 NCH I=unit 661=3 bdrm=buying home/6/22
 NCH II=unit 622=4 bdrm=non renewal=6/1
 Cornell=unit 38201=3 bdrm=voucher Miami=6/1
 Cornell=unit 38228=3 bdrm=buying home=6/21
 Ridgedale=unit 742=3 bdrm=Section 8=6/30
 Lakeside Park II=unit 208=3 bdrm=non renewal=6/30
Evictions -

WAITING LIST

2019		2018		2017	
DELANEY HEIGHTS		LAKESIDE PARK I		LAKESIDE PARK II	
1 BDRM	30	1 BDRM	0	1 BDRM	93
TOTAL	30	2 BDRM	40	2 BDRM	51
		3 BDRM	6	3 BDRM	8
		4 BDRM	14	4 BDRM	15
		5 BDRM	0	5 BDRM	0
		TOTAL	60	TOTAL	167
2017		2021		2021	
RIDGEDALE		NORTH CENTRAL HEIGHTS OPEN		CORNELL COLONY	
1 BDRM	70	2 BDRM	45	3 BDRM	OPEN
2 BDRM	36	3 BDRM	16		13
3 BDRM	142	4 BDRM	13		
4 BDRM	14	TOTAL	74		
TOTAL	262			TOTAL	606

SUBMITTED BY PENNY PIERATT, CEO

CASH ANALYSIS
4/30/2021

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 100,056.71		
North Central Heights I General Fund	\$ 152,258.57	NCH I Reserves/Bonneville	\$ 117,288.36
NCH I Security Deposit	\$ 12,444.12	NCH I Insurance	\$ -
North Central Heights II General Fund	\$ 141,174.28	NCH II Reserves/Bonneville	\$ 93,851.82
NCH II Security Deposit	\$ 10,036.31	NCH II Insurance	\$ 1,053.25
Cornell Colony General Fund	\$ 194,906.45	CC Reserves/Amerinat	\$ 58,331.04
Cornell Colony Security Deposit	\$ 13,918.07	CC Insurance	\$ 35,865.51
		CC Reserves/Amerinat	\$ 117,584.10
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 49,532.86	LPI Reserves/First Hsg	\$ 41,331.36
LPI Security Deposit	\$ 3,625.28	LPI Insurance	\$ 100.00
Lakeside Park II General Fund	\$ 199,335.78	LPII Reserves/Churchill	\$ 117,215.06
LPII Security Deposit	\$ 14,879.75	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 32,182.63
Delaney Heights General Fund	\$ 8,139.37	DH Reserves/Center State	\$ 69,801.11
DH Security Deposit	\$ 10,341.80		
COCC	\$ 230,615.00		
Ridgedale General Fund	\$ 9,775.70	RD Reserves/Centennial	\$ 43,943.29
Ridgedale Security Deposit	\$ 6,553.81	RD Insurance	\$ 15,352.97
		RD Residual Reserves	\$ 9,109.55

SUBMITTED BY: PENNY PIERATT, CEO

Tenant Accounts Receivable
30-Apr-21

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
R.Arango	\$ 0.73	Work order
S. Cole	\$ 0.29	Work order
C. Jackson	\$ 13.32	Rent balance
L. Jackson	\$ 59.79	Work order
J.Ortiz	\$ 0.80	Work order
P.Robitaille	\$ 2.00	Work order
L.Vilcenor	\$ 25.00	Work order
DH Total	\$ 101.93	
<u>Lakeside Park I</u>		
E. Brown	\$ 12.00	Work order
D. Dennis	\$ 2,572.92	Rent
M. Russell	\$ 44.37	Work order
J. Toney	\$ 810.20	Rent
V.Vasquez	\$ 15.00	Work order
Lakeside I Total	\$ 3,454.49	
<u>Lakeside Park II</u>		
Q.Ash-Birts	\$ 61.69	Work order
C.Caldwell	\$ 53.33	Work order
J. Gonzalez	\$ 442.00	Unreported income/rent-pmts
J.Guzman	\$ 21.00	Work order
E.Jackson	\$ 24.10	Work order
S.Jackson	\$ 164.17	Work order
L. Martinez	\$ 446.14	Unreported income/rent-pmts
C. McCarty	\$ 137.12	Work order
C. Medina	\$ 7.55	Work order
J.Moreau	\$ 17.92	Work order
S. Morgan	\$ 7.08	Work order
C. Nickrent	\$ 596.15	Unreported income/rent-pmts
T. Plona	\$ 33.68	Work order
G. Porter	\$ 19.10	Work order
D. Randall	\$ 150.00	Work order
N. Rivera	\$ 1,786.95	Unreported income
L.Rivera	\$ 2,092.00	Unreported income
C. Smith	\$ 1,645.00	Unreported income
S. Valentin	\$ 682.00	Unreported income/rent-pmts
F. Vazquez	\$ 831.00	Unreported income/rent-pmts
T. Young	\$ 8.97	Work order
Lakeside II Total	\$ 9,226.95	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable**30-Apr-21****Page 2****NCH I**

M. Brill	\$	3.95	Work order
R. Brown	\$	1.15	Work order
J. Figueroa	\$	146.79	Work order
B. Franks	\$	68.43	Work orders
A. Gonzalez	\$	1,416.17	Rent
T. Jones	\$	1,370.00	Rent
E. Lawson	\$	5,567.00	Rent
N. Legree	\$	721.58	Rent
E. Quinones	\$	631.00	Rent
D. Santiago	\$	1,052.50	Rent

NCH I Total \$ 10,978.57**NCH II**

J. Garcia	\$	23.00	Work order
J. Machado	\$	2.00	Work order
Y. Morales	\$	55.49	Work order
N. Natoli	\$	6,978.00	Rent
C. Nelson	\$	1,757.75	Rent
M. Packer	\$	15.34	Work order
M. Rosario	\$	11.50	Work order

NCH II Total \$ 8,843.08**Cornell Colony**

L. Bowers	\$	1,054.88	Rent
S. Butler	\$	21.45	Work order
T. Cohen	\$	2,103.71	Rent
F. Cotte	\$	19.26	Work order
A. Fernandez	\$	696.00	Rent
J. Fonseca	\$	405.89	Rent
B. Graham	\$	2,998.81	Rent
G. Guerrero	\$	2,004.00	Rent
V. Hicks	\$	740.50	Work Order, Rent
R. Jefferson	\$	1.58	Work order
C. Mcalister	\$	75.00	Work order
S. Pinon	\$	6.70	Work order
G. Ramos	\$	733.99	Rent
A. Torres	\$	7.10	Work order

Cornel Total \$ 10,868.87

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable
30-Apr-21

Ridgedale

J. Alexander	\$	89.00	Unreported income/rent-pmts
C. Anderson	\$	471.98	Unreported income/rent-pmts
J. Echevarria	\$	713.00	Unreported income/rent-pmts
L. Figueroa	\$	19.26	Balance on rent
J. Fils Aime	\$	846.17	Unreported income/rent-pmts
L. Hodges	\$	24.76	Work order
L.Jackson	\$	82.94	Work order
K.Matthews	\$	276.99	Unreported income/rent-pmts
V. Matthews	\$	2,247.00	Unreported income/rent-pmts
J. Rojas	\$	1,480.89	Unreported income/rent-pmts
A. Tate	\$	78.87	Rent
M. Thompson	\$	968.82	Rent
C. Wooden	\$	34.75	Rent
Ridgedale Total	\$	7,334.43	

GRAND TOTAL	\$ 50,808.32
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	2,310.80
NCH I	\$	-
NCH II	\$	1,632.43
Ridgedale	\$	-
Cornell	\$	6,692.18
TOTAL	\$	10,635.41

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. 139 hours were taken during the month of April for sick, annual and holiday leave.

	Maintenance	Rachel/Housing Clerk
Delaney Heights Inspections	0	1
Lakeside Park I Inspections	0	6
Lakeside Park II Inspections	0	7
Ridgdeale Inspections	0	2
NCH I Inspections	0	0
NCH II Inspections	0	0
Cornell Colony Inspections	0	1
Delaney Heights Vacancies	1	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	0	
Ridgedale Vacancies	0	
NCH I Vacancies	1	
NCH II Vacancies	1	
Cornell Colony Vacancies	0	
		Property Manager
Delaney Heights Move Ins	0	1
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	0	0
Ridgedale Move Ins	0	0
NCH I Move Ins	0	1
NCH II Move Ins	0	0
Cornell Colony Move Ins	0	0
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	1	
Ridgedale Move Outs	1	
NCH I Move Outs	0	
NCH II Move Outs	2	
Cornell Colony Move Outs	1	

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 April 30, 2021	4 Month(s) Ended April 30, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,097.33	5,408.42	5,849.00	440.58
Legal Expense	02 001 4130.00 5		87.50	404.60	666.64	262.04
Staff Training	02 001 4140.00 5		0.00	0.00	333.32	333.32
Travel	02 001 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	02 001 4170.00 5		573.52	1,687.72	1,166.64	(521.08)
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	210.00	0.00	(210.00)
Audit Fees	02 001 4171.00 5		0.00	1,596.00	1,166.64	(429.36)
Employee Benefits Cont - Admin	02 001 4182.00 5		630.77	2,568.10	2,554.64	(13.46)
Sundry	02 001 4190.00 5		138.75	138.75	666.64	527.89
Bank Fees	02 001 4190.18 5		0.00	12.00	0.00	(12.00)
Telephone	02 001 4190.2 5		89.79	446.05	1,166.64	720.59
Tenant Background Checks	02 001 4190.20 5		0.00	0.00	600.00	600.00
Eviction Costs	02 001 4190.4 5		0.00	330.00	333.32	3.32
Water	02 001 4310.00 5		18.47	154.17	127.00	(27.17)
Electricity	02 001 4320.00 5		366.86	1,167.37	1,720.64	553.27
Sewer	02 001 4390.00 5		40.30	149.83	181.64	31.81
Labor	02 001 4410.00 5		261.61	2,221.36	4,446.64	2,225.28
Maintenance Materials	02 001 4420.00 5		1,933.43	5,277.61	3,333.32	(1,944.29)
Contract Costs	02 001 4430.00 5		164.22	310.82	3,333.32	3,022.50
Contract Costs-Pest Control	02 001 4430.1 5		0.00	0.00	798.00	798.00
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	166.64	166.64
Contract Costs - AC	02 001 4430.4 5		2,040.00	2,290.00	2,666.64	376.64
Contract Costs - Lawn	02 001 4430.5 5		3,556.00	9,352.00	8,666.64	(685.36)
Garbage and Trash Collection	02 001 4431.00 5		25.00	142.50	250.00	107.50
Emp Benefit Cont - Maintenance	02 001 4433.00 5		271.07	1,322.77	1,998.64	675.87
Insurance - Property	02 001 4510.00 5		0.00	4,780.02	6,358.00	1,577.98
Bad Debts - Other	02 001 4570.00 5		0.00	18,455.56	500.00	(17,955.56)
Bonneville Interest	02 001 4580.01 5		3,726.08	14,919.81	14,877.64	(42.17)
Other General Expense	02 001 4590.00 5		0.00	0.00	666.64	666.64
Management Fees	02 001 4590.02 5		1,123.63	4,818.28	7,360.00	2,541.72
Extraordinary Maint - Contract Costs	02 001 4610.00 5		0.00	0.00	6,233.32	6,233.32
Total Operating Expenses			16,144.33	78,163.74	78,354.84	191.10
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		25,065.58	105,901.33	92,000.00	13,901.33
Total Operating Revenues			25,065.58	105,901.33	92,000.00	13,901.33
Total Operating Revenues and Expenses			8,921.25	27,737.59	13,645.16	14,092.43
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	36.51	29.64	6.87
Other Income - Tenant	02 001 3690.00 5		156.38	4,030.69	4,100.32	(69.63)
Total Other Revenues and Expenses			156.38	4,067.20	4,129.96	(62.76)
Total Other Revenues and Expenses			156.38	4,067.20	4,129.96	(62.76)
Total Net Income (Loss)			9,077.63	31,804.79	17,775.12	14,029.67

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 April 30, 2021	4 Month(s) Ended April 30, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		888.32	4,376.34	4,729.00	352.66
Legal Expense	02 002 4130.00 5		0.00	0.00	166.64	166.64
Staff Training	02 002 4140.00 5		0.00	0.00	233.32	233.32
Travel	02 002 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	02 002 4170.00 5		568.48	1,388.28	1,166.64	(221.64)
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00 5		0.00	1,254.00	1,000.00	(254.00)
Employee Benefits Cont - Admin	02 002 4182.00 5		507.36	2,064.79	2,055.32	(9.47)
Sundry	02 002 4190.00 5		200.00	200.00	250.00	50.00
Telephone	02 002 4190.2 5		0.00	0.00	150.00	150.00
Tenant Background Check	02 002 4190.20 5		0.00	37.48	500.00	462.52
Eviction Costs	02 002 4190.4 5		0.00	0.00	166.64	166.64
Water	02 002 4310.00 5		42.92	171.68	102.00	(69.68)
Electricity	02 002 4320.00 5		50.10	644.68	988.32	343.64
Sewer	02 002 4390.00 5		7.47	38.27	27.32	(10.95)
Labor	02 002 4410.00 5		205.55	1,745.35	3,494.00	1,748.65
Maintenance Materials	02 002 4420.00 5		1,189.27	3,798.16	4,261.64	463.48
Contract Costs	02 002 4430.00 5		4,800.00	5,087.39	1,670.64	(3,416.75)
Contract Costs-Pest Control	02 002 4430.1 5		0.00	0.00	657.00	657.00
Contract Costs - Lawn	02 002 4430.3 5		3,294.00	7,848.00	7,457.32	(390.68)
Contract Costs - AC	02 002 4430.4 5		550.00	550.00	4,111.64	3,561.64
Garbage and Trash Collection	02 002 4431.00 5		7.50	82.50	81.32	(1.18)
Emp Benefit Cont - Maintenance	02 002 4433.00 5		219.64	1,058.79	1,570.32	511.53
Insurance - Property	02 002 4510.00 5		0.00	3,731.52	4,999.00	1,267.48
Bad Debts - Other	02 002 4570.00 5		1,632.43	4,721.13	1,162.00	(3,559.13)
Bonneville Interest	02 002 4580.01 5		3,370.67	13,496.71	13,458.64	(38.07)
Other General Expense	02 002 4590.00 5		0.00	0.00	333.32	333.32
Management Fees	02 002 4590.02 5		1,821.25	7,130.26	6,622.64	(507.62)
Total Operating Expenses			19,354.96	59,590.33	61,498.00	1,907.67
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		21,203.78	82,064.11	82,784.32	(720.21)
Total Operating Revenues			21,203.78	82,064.11	82,784.32	(720.21)
Total Operating Revenues and Expenses			1,848.82	22,473.78	21,286.32	1,187.46
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	29.21	24.00	5.21
Other Income - Tenant	02 002 3690.00 5		2,312.33	3,398.12	1,270.00	2,128.12
Total Other Revenues and Expenses			2,312.33	3,427.33	1,294.00	2,133.33
Total Other Revenues and Expenses			2,312.33	3,427.33	1,294.00	2,133.33
Total Net Income (Loss)			4,161.15	25,901.11	22,580.32	3,320.79

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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended April 30, 2021	4 Month(s) Ended April 30, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,236.66	6,096.40	6,596.00	499.60
Legal Expense	03 001 4130.00 5		0.00	0.00	166.64	166.64
Staff Training	03 001 4140.00 5		0.00	0.00	166.64	166.64
Travel	03 001 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	03 001 4170.00 5		526.88	1,231.36	1,000.00	(231.36)
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	240.00	0.00	(240.00)
Audit Fees	03 001 4171.00 5		0.00	1,824.00	1,166.64	(657.36)
Employee Benefits Cont - Admin	03 001 4182.00 5		713.09	2,903.78	2,887.64	(16.14)
Sundry	03 001 4190.00 5		277.50	277.50	333.32	55.82
Tenant Background Checks	03 001 4190.02 5		0.00	0.00	133.32	133.32
Telephone/Communications	03 001 4190.20 5		126.02	617.90	833.32	215.42
Eviction Costs	03 001 4190.40 5		0.00	0.00	166.64	166.64
Water	03 001 4310.00 5		14.91	87.65	153.64	65.99
Electricity	03 001 4320.00 5		123.66	648.81	1,155.64	506.83
Sewer	03 001 4390.00 5		31.20	102.93	139.64	36.71
Labor	03 001 4410.00 5		1,349.56	7,653.34	9,764.00	2,110.66
Materials	03 001 4420.00 5		766.75	2,936.98	2,000.00	(936.98)
Contract Costs	03 001 4430.00 5		5,133.36	5,215.47	1,000.00	(4,215.47)
Contract Costs - Pest Control	03 001 4430.10 5		0.00	0.00	1,166.64	1,166.64
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	8,800.00	9,666.64	866.64
Contract Costs - AC	03 001 4430.40 5		240.00	240.00	1,000.00	760.00
Garbage and Trash Collection	03 001 4431.00 5		50.00	168.00	309.32	141.32
Emp Benefit Cont - Maintenance	03 001 4433.00 5		889.91	3,886.73	3,699.32	(187.41)
Property Insurance	03 001 4510.00 5		0.00	9,168.36	11,116.64	1,948.28
Bad Debts - Other	03 001 4570.00 5		6,692.18	9,953.07	7,941.32	(2,011.75)
Management Fees	03 001 4590.01 5		0.00	5,084.25	6,400.00	1,315.75
Other General Expense	03 001 4590.02 5		3,260.02	3,260.02	3,833.32	573.30
Total Operating Expenses			23,631.70	70,396.55	72,962.92	2,566.37
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		27,957.00	113,047.00	106,666.64	6,380.36
Total Operating Revenues			27,957.00	113,047.00	106,666.64	6,380.36
Total Operating Revenues and Expenses			4,325.30	42,650.45	33,703.72	8,946.73
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		3.45	42.75	43.32	(0.57)
Other Income - Misc Other Revenue	03 001 3690.00 5		1,151.92	2,674.07	3,333.32	(659.25)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,770.60)	(14,146.70)	(14,741.64)	594.94
Total Other Revenues and Expenses			(2,615.23)	(11,429.88)	(11,365.00)	(64.88)
Total Other Revenues and Expenses			(2,615.23)	(11,429.88)	(11,365.00)	(64.88)
Total Net Income (Loss)			1,710.07	31,220.57	22,338.72	8,881.85

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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended April 30, 2021	4 Month(s) Ended April 30, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		452.90	2,907.99	1,837.32	(1,070.67)
Legal Expense	04 001 4130.00 5		0.00	184.85	250.00	65.15
Staff Training	04 001 4140.00 5		106.60	106.60	106.64	0.04
Accounting Fees	04 001 4170.00 5		563.36	1,201.48	1,100.00	(101.48)
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	90.00	0.00	(90.00)
Audit Fees	04 001 4171.00 5		0.00	684.00	500.00	(184.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		228.88	1,001.35	932.32	(69.03)
Sundry	04 001 4190.00 5		138.75	178.69	366.64	187.95
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	333.29	500.00	166.71
Telephone/Communications	04 001 4190.20 5		0.00	0.00	166.64	166.64
Eviction Costs	04 001 4190.40 5		0.00	0.00	200.00	200.00
Ten Services -	04 001 4220.00 5		0.00	1,279.84	0.00	(1,279.84)
Water	04 001 4310.00 5		0.00	98.76	79.00	(19.76)
Electricity	04 001 4320.00 5		0.00	140.97	87.64	(53.33)
Sewer	04 001 4390.00 5		0.00	32.67	33.32	0.65
Labor	04 001 4410.00 5		226.04	1,696.93	1,588.00	(108.93)
Maintenance Materials	04 001 4420.00 5		805.27	2,307.48	1,666.64	(640.84)
Contract Costs	04 001 4430.00 5		0.00	713.82	575.00	(138.82)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	1,820.00	3,333.32	1,513.32
Contract Costs-Lawn	04 001 4430.30 5		255.00	1,020.00	1,000.00	(20.00)
Contract Costs - AC	04 001 4430.40 5		100.00	100.00	500.00	400.00
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	66.64	66.64
Garbage and Trash Collection	04 001 4431.00 5		0.00	33.00	166.64	133.64
Emp Benefit Cont - Maintenance	04 001 4433.00 5		175.30	864.87	713.64	(151.23)
Property Insurance	04 001 4510.00 5		0.00	2,230.77	2,965.64	734.87
Bad Debts - Other	04 001 4570.00 5		0.00	9,566.70	833.32	(8,733.38)
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		642.78	2,156.06	2,584.64	428.58
Other General Expense	04 001 4590.02 5		0.00	0.00	250.00	250.00
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	833.32	833.32	0.00
Total Operating Expenses			3,903.21	38,139.44	23,236.32	(14,903.12)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		2,178.00	10,535.23	6,666.64	3,868.59
HAP Subsidy	04 001 3110.01 5		7,970.00	28,101.00	36,408.32	(8,307.32)
Total Operating Revenues			10,148.00	38,636.23	43,074.96	(4,438.73)
Total Operating Revenues and Expenses			6,244.79	496.79	19,838.64	(19,341.85)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		6.03	22.10	40.00	(17.90)
Other Income - Tenant	04 001 3690.00 5		69.32	2,375.48	666.64	1,708.84
Other Income - Laundry	04 001 3690.07 5		0.00	199.79	333.32	(133.53)
Total Other Revenues and Expenses			75.35	2,597.37	1,039.96	1,557.41
Total Other Revenues and Expenses			75.35	2,597.37	1,039.96	1,557.41
Total Net Income (Loss)			6,320.14	3,094.16	20,878.60	(17,784.44)

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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended April 30, 2021	4 Month(s) Ended April 30, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		683.38	4,805.46	5,814.32	1,008.86
Legal Expense	04 002 4130.00 5		0.00	0.00	533.32	533.32
Staff Training	04 002 4140.00 5		419.60	419.60	333.32	(86.28)
Travel	04 002 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	04 002 4170.00 5		754.52	1,784.86	1,166.64	(618.22)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	330.00	0.00	(330.00)
Audit Fees	04 002 4171.00 5		0.00	2,508.00	1,500.00	(1,008.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		356.35	1,594.04	2,939.64	1,345.60
Sundry	04 002 4190.00 5		138.75	138.75	500.00	361.25
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	485.62	166.64	(318.98)
Eviction Costs	04 002 4190.40 5		0.00	0.00	333.32	333.32
Ten Services -	04 002 4220.00 5		0.00	0.00	833.32	833.32
Water	04 002 4310.00 5		42.92	257.52	126.32	(131.20)
Electricity	04 002 4320.00 5		75.89	376.42	160.64	(215.78)
Sewer	04 002 4390.00 5		9.33	57.85	24.32	(33.53)
Labor	04 002 4410.00 5		811.80	5,187.35	10,097.64	4,910.29
Maintenance Materials	04 002 4420.00 5		1,743.75	4,261.15	4,232.32	(28.83)
Contract Costs	04 002 4430.00 5		0.00	504.40	1,963.00	1,458.60
Contract Costs - Pest Control	04 002 4430.10 5		0.00	1,280.00	4,211.64	2,931.64
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	4,080.00	4,233.32	153.32
Contract Costs - AC	04 002 4430.40 5		0.00	270.00	1,166.64	896.64
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	250.00	250.00
Garbage and Trash Collection	04 002 4431.00 5		22.50	105.00	333.32	228.32
Emp Benefit Cont - Maintenance	04 002 4433.00 5		389.42	1,829.61	3,503.00	1,673.39
Property Insurance	04 002 4510.00 5		0.00	7,320.69	9,646.64	2,325.95
Bad Debts - Other	04 002 4570.00 5		2,310.80	32,259.54	2,203.32	(30,056.22)
Management Fees	04 002 4590.01 5		1,991.24	7,676.92	8,260.00	583.08
Other General Expense	04 002 4590.02 5		0.00	300.00	1,666.64	1,366.64
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	32,000.00	32,000.00	0.00
Total Operating Expenses			18,770.25	109,832.78	98,282.60	(11,550.18)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		8,472.49	48,418.44	17,666.64	30,751.80
HAP Subsidy	04 002 3110.01 5		25,784.00	94,151.00	120,000.00	(25,849.00)
Total Operating Revenues			34,256.49	142,569.44	137,666.64	4,902.80
Total Operating Revenues and Expenses			15,486.24	32,736.66	39,384.04	(6,647.38)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		17.49	72.66	83.32	(10.66)
Other Income - Tenants	04 002 3690.00 5		1,628.39	6,268.43	2,666.64	3,601.79
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	333.32	(333.32)
Other Income - Laundry	04 002 3690.07 5		0.00	799.16	0.00	799.16
Interest on Loan	04 002 5610.00 5		(5,110.75)	(20,466.78)	(20,402.64)	(64.14)
Total Other Revenues and Expenses			(3,464.87)	(13,326.53)	(17,319.36)	3,992.83
Total Other Revenues and Expenses			(3,464.87)	(13,326.53)	(17,319.36)	3,992.83
Total Net Income (Loss)			12,021.37	19,410.13	22,064.68	(2,654.55)

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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended April 30, 2021	4 Month(s) Ended April 30, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		441.83	3,631.99	4,738.32	1,106.33
Legal Expense	04 003 4130.00 5		0.00	77.50	166.64	89.14
Staff Training	04 003 4140.00 5		333.00	333.00	333.32	0.32
Travel	04 003 4150.00 5		0.00	0.00	200.00	200.00
Accounting Fees	04 003 4170.00 5		703.40	1,566.82	1,166.64	(400.18)
Computer Support/Licensing Fees	04 003 4170.20 5		0.00	270.00	0.00	(270.00)
Audit Fees	04 003 4171.00 5		0.00	2,052.00	1,833.32	(218.68)
Employee Benefits Cont - Admin	04 003 4182.00 5		301.28	1,369.56	2,459.32	1,089.76
Sundry	04 003 4190.00 5		138.75	138.75	166.64	27.89
Eviction Costs	04 003 4190.40 5		0.00	0.00	100.00	100.00
Tenant Services -	04 003 4220.00 5		0.00	0.00	183.32	183.32
Water	04 003 4310.00 5		0.00	55.41	124.32	68.91
Electricity	04 003 4320.00 5		189.29	455.64	1,073.64	618.00
Natural Gas	04 003 4330.00 5		42.15	125.90	142.32	16.42
Sewer	04 003 4390.00 5		0.00	120.90	157.00	36.10
Labor	04 003 4410.00 5		907.75	5,729.27	6,394.32	665.05
Maintenance Materials	04 003 4420.00 5		639.55	1,493.20	3,136.32	1,643.12
Contract Costs	04 003 4430.00 5		0.00	0.00	106.00	106.00
Contract Costs - Pest Control	04 003 4430.10 5		0.00	928.00	2,094.32	1,166.32
Contract Costs-Lawn	04 003 4430.30 5		645.00	2,580.00	3,261.00	681.00
Contract Costs - AC	04 003 4430.40 5		0.00	2,550.00	1,560.00	(990.00)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	354.32	354.32
Garbage and Trash Collection	04 003 4431.00 5		0.00	75.00	158.32	83.32
Emp Benefit Cont - Maintenance	04 003 4433.00 5		384.60	1,817.95	2,160.00	342.05
Property Insurance	04 003 4510.00 5		0.00	3,560.37	4,532.32	971.95
Bad Debts - Other	04 003 4570.00 5		0.00	15.73	333.32	317.59
Management Fees	04 003 4590.01 5		1,024.95	4,279.57	4,303.32	23.75
Other General Expense	04 003 4590.02 5		0.00	0.00	333.32	333.32
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	11,666.68	11,666.64	(0.04)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	10,583.32	10,583.32
Total Operating Expenses			8,668.22	44,893.24	63,821.64	18,928.40
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,032.39	17,371.58	18,582.32	(1,210.74)
HAP Subsidy	04 003 3110.01 5		12,768.00	53,171.00	53,137.64	33.36
Total Operating Revenues			16,800.39	70,542.58	71,719.96	(1,177.38)
Total Operating Revenues and Expenses			8,132.17	25,649.34	7,898.32	17,751.02
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	42.43	50.00	(7.57)
Other Income - Tenants	04 003 3690.00 5		154.99	385.74	1,000.00	(614.26)
Other Income - Laundry	04 003 3690.07 5		175.00	775.32	442.00	333.32
Total Other Revenues and Expenses			329.99	1,203.49	1,492.00	(288.51)
Total Other Revenues and Expenses			329.99	1,203.49	1,492.00	(288.51)
Total Net Income (Loss)			8,462.16	26,852.83	9,390.32	17,462.51

**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2021	ACCOUNT		1 Month(s) Ended April 30, 2021	4 Month(s) Ended April 30, 2021	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	05 001 4110.00 5			8,459.20	39,663.36	42,304.00	2,640.64
Legal Expense	05 001 4130.00 5			0.00	270.50	833.32	562.82
Staff Training	05 001 4140.00 5			0.00	0.00	900.00	900.00
Travel	05 001 4150.00 5			0.00	0.00	833.32	833.32
Accounting Fees	05 001 4170.00 5			318.00	618.00	1,166.64	548.64
Computer Support/Licensing Fees	05 001 4170.20 5			4,817.00	5,267.00	0.00	(5,267.00)
Audit Fees	05 001 4171.00 5			0.00	0.00	666.64	666.64
Employee Benefits Cont - Admin	05 001 4182.00 5			3,357.38	12,902.48	13,104.64	202.16
Sundry	05 001 4190.00 5			1,150.70	3,370.47	6,500.00	3,129.53
Bank Fees	05 001 4190.19 5			0.00	15.00	0.00	(15.00)
Telephone/Communications	05 001 4190.20 5			743.81	2,651.96	4,333.32	1,681.36
Postage	05 001 4190.30 5			0.00	1,134.10	1,033.32	(100.78)
Contract Costs - Copier	05 001 4190.60 5			117.79	358.76	1,500.00	1,141.24
Contract Costs - Admin	05 001 4190.90 5			120.00	400.00	5,666.64	5,266.64
Water	05 001 4310.00 5			0.00	109.41	165.32	55.91
Electricity	05 001 4320.00 5			418.69	1,857.04	2,343.00	485.96
Sewer	05 001 4390.00 5			0.00	214.50	291.00	76.50
Materials	05 001 4420.00 5			299.93	705.45	3,333.32	2,627.87
Contract Costs	05 001 4430.00 5			134.90	134.90	500.00	365.10
Garbage and Trash Collection	05 001 4431.00 5			0.00	225.00	0.00	(225.00)
Property Insurance	05 001 4510.00 5			0.00	2,608.47	3,708.32	1,099.85
Management Fees	05 001 4590.00 5			89.95	89.95	0.00	(89.95)
Other General Expense	05 001 4590.02 5			547.62	2,139.43	4,166.64	2,027.21
Other General Expense-Unemployment	05 001 4590.03 5			839.00	839.00	0.00	(839.00)
Total Operating Expenses				21,413.97	75,574.78	93,349.44	17,774.66
Total Operating Revenues and Expenses				(21,413.97)	(75,574.78)	(93,349.44)	17,774.66
Other Revenues and Expenses							
Other Revenues and Expenses							
Other Income - Misc Other Revenue	05 001 3690.00 5			0.00	31,985.89	1,203.64	30,782.25
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5			1,123.63	4,818.28	5,000.00	(181.72)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5			1,821.25	7,130.26	6,666.64	463.62
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5			0.00	5,084.25	6,666.64	(1,582.39)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5			2,894.72	11,309.56	10,666.64	642.92
GROUND LEASE INCOME	05 001 3690.05 5			11,767.78	45,142.78	44,666.64	476.14
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5			0.00	1,513.28	2,266.64	(753.36)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5			1,991.24	7,676.92	9,333.32	(1,656.40)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5			1,024.95	4,279.57	5,000.00	(720.43)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5			2,000.00	4,000.00	4,000.00	0.00
Total Other Revenues and Expenses				22,623.57	122,940.79	95,470.16	27,470.63
Total Other Revenues and Expenses				22,623.57	122,940.79	95,470.16	27,470.63
Total Net Income (Loss)				1,209.60	47,366.01	2,120.72	45,245.29



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended April 30, 2021	4 Month(s) Ended April 30, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		947.58	6,854.36	7,481.32	626.96
Legal Expense	07 002 4130.00 5		0.00	251.25	1,400.00	1,148.75
Staff Training	07 002 4140.00 5		239.80	239.80	233.32	(6.48)
Travel	07 002 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	07 002 4170.00 5		641.84	1,445.98	1,200.00	(245.98)
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	195.00	0.00	(195.00)
Audit Fees	07 002 4171.00 5		0.00	1,482.00	1,200.00	(282.00)
Employee Benefits Cont - Admin	07 002 4182.00 5		527.73	2,365.50	3,818.32	1,452.82
Sundry	07 002 4190.00 5		138.75	138.75	550.00	411.25
Postage	07 002 4190.03 5		0.00	0.00	166.64	166.64
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	500.00	484.64
TENANT BACKGROUND CHECKS	07 002 4190.20 5		0.00	493.97	0.00	(493.97)
Collection Loss Recovery Contract Fe	07 002 4190.21 5		440.18	440.18	0.00	(440.18)
Eviction Costs	07 002 4190.4 5		0.00	0.00	166.64	166.64
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	500.00	500.00
Tenant Services	07 002 4220.00 5		0.00	(34.48)	0.00	34.48
Water	07 002 4310.00 5		583.43	1,759.97	2,192.00	432.03
Electricity	07 002 4320.00 5		257.74	940.83	1,304.00	363.17
Sewer	07 002 4390.00 5		1,048.30	3,264.71	3,482.64	217.93
Labor	07 002 4410.00 5		5,782.74	28,903.21	30,632.00	1,728.79
Maintenance Materials	07 002 4420.00 5		817.79	2,808.27	4,666.64	1,858.37
Contract Costs	07 002 4430.00 5		0.00	2,855.98	6,758.00	3,902.02
Pest Control	07 002 4430.1 5		0.00	672.00	1,300.00	628.00
Contract Costs-Lawn	07 002 4430.3 5		475.00	1,900.00	2,000.00	100.00
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	1,550.00	1,000.00	(550.00)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	333.32	333.32
Garbage and Trash Collection	07 002 4431.00 5		629.95	1,938.38	2,033.32	94.94
Emp Benefit Cont - Maintenance	07 002 4433.00 5		1,972.25	8,475.72	10,306.00	1,830.28
Insurance - Property	07 002 4510.00 5		0.00	3,987.24	5,718.00	1,730.76
Bad Debts - Other	07 002 4570.00 5		0.00	7,752.35	3,333.32	(4,419.03)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,711.47	10,901.26	10,752.00	(149.26)
Management Fees	07 002 4590.00 5		2,894.72	11,309.56	10,040.00	(1,269.56)
Other General Expense	07 002 4590.01 5		(253.90)	67.71	333.32	265.61
Extraordinary Maintenance	07 002 4610 5		0.00	0.00	400.00	400.00
Total Operating Expenses			19,855.37	103,092.25	113,967.44	10,875.19
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		5,840.00	29,570.77	18,833.32	10,737.45
HAP Subsidy	07 002 3110.01 5		30,441.00	114,147.00	106,666.64	7,480.36
Total Operating Revenues			36,281.00	143,717.77	125,499.96	18,217.81
Total Operating Revenues and Expenses			16,425.63	40,625.52	11,532.52	29,093.00
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430 5		0.00	0.00	16.64	(16.64)
Interest - Restricted - RFR	07 002 3431.00 5		0.36	1.54	16.64	(15.10)
Interest - Restricted - Residual Receip	07 002 3431.01 5		0.08	0.30	16.64	(16.34)
Investment Income - Unrestricted	07 002 3610.00 5		0.00	13.09	0.00	13.09
Other Income - Tenant	07 002 3690.00 5		244.35	1,843.62	5,166.64	(3,323.02)
Other Income - Non Tenant	07 002 3690.02 5		0.00	0.00	366.64	(366.64)
Other Income/Laundry	07 002 3690.7 5		0.00	858.82	0.00	858.82
Total Other Revenues and Expenses			244.79	2,717.37	5,583.20	(2,865.83)
Total Other Revenues and Expenses			244.79	2,717.37	5,583.20	(2,865.83)
Total Net Income (Loss)			16,670.42	43,342.89	17,115.72	26,227.17