

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, July 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: May 2021
 - 2. Monthly Occupancy Report: May & June 2021
 - 3. TAR & Maintenance Reports: May & June 2021
 - 4. Cash Analysis: May & June 2021
 - 5. Project Budgeted Income Statement Reports: May & June 2021
 - 6. Fee Accountants Financials: April & May 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.
 - Security Cameras—completed at North Central Heights
 - RFP 21-01 exterior stucco painting and repair for North Central Heights property
 - REAC Inspection Delaney Heights June 29, 2021—waiting on report
 - Maintenance Contractor hired on a as needed basis to help with vacancies and work orders
 - Delaney Heights: need windows replaced and parking lot repaved
 - CEO's contract expiring August 31, 2021—renewal?
 - North Central Heights I & II USDA Bonneville Unit Inspection completed on July 13, 2021—waiting on report
 - Roof at the Tulane office needs repaired; Hannah's office has a leak and the end of garage caved in—we have received bids from Cobb and Morel and Marley.
 - Penny going on vacation July 26 through July 30.
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: August 17, 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, July 20, 2021; 5:30 P.M.
Meeting Agenda

ROLL CALL:

PREVIOUS MINUTES:

COMMUNICATIONS:

I. OLD BUSINESS

- Delaney Heights loan for the air conditioners from APHDC has been paid off as of 7/1/2021

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): August 17, 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

May 18, 2021, 5:15 P.M.

Meeting Minutes

A. Opening/Roll Call: Chairman Wade called the Board Meeting to order at 5:15 pm. We had silent prayer. APHA Housing Coordinator, Hannah Gillis, called the member attendance roll: Commissioners Present: Wade, Brojek, Jackson, Day, and Mundt. Also Present: APHA Housing Coordinator, Hannah Gillis, Carmelo Pineiro, APHA Maintenance Supervisor, and City Liaison Brenda Gray. Absent: Secretary Penny Pieratt and Commissioner Felita Knighten.

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: Housing Coordinator, Hannah Gillis, 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. Financial Audit report completed. Electrician for the security cameras to start this week. RFP 21-01 for exterior stucco, painting and repair for North Central Heights property will place ad in newspaper; deadline for bids is June 17. Will bring to the July meeting for approval.

F. New Business:

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, July 20, 2021 at 5:15pm.

Being no further business to come before the Board, Chair adjourned the meeting at 5:20 pm.

Accepted _____

Attest _____

SEAL

**AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
May 18, 2021, 5:30 P.M.**

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:20 PM. APHA Housing Coordinator, Hannah Gillis, called the roll with the following present: Wade, Brojek, Mundt, Day, and Jackson. Also in attendance: Hannah Gillis, APHA Housing Coordinator, Carmelo Pineiro, APHA Maintenance Supervisor, City Liaison Brenda Gray. Absent: Director Knighten and Secretary Penny Pieratt

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:

Next Board Meeting: July 20, 2021

ADJOURN: There being no further business to come before the Board, Director Brojek adjourned the meeting at 5:25pm; motioned by Jackson and second by Mundt .

Accepted _____

Accepted _____

Attest _____
SEAL

OCCUPANCY/VACANCY REPORT

May-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>
528	1	5/6/2021			19		In hospice
515	1	5/31/2021			OPEN 48857		Passed Away
TOTAL DELANEY HEIGHTS VACANT - 2							

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			15		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			10		No notice given
740	2	5/19/2021			25		Abandoned unit
TOTAL RIDGEDALE VACANT - 2							

SUBMITTED BY PENNY PIERRATT, CEO

OCCUPANCY/VACANCY REPORT

May-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>
645	3	5/24/2021			OPEN 48801		Abandoned unit
TOTAL NCH I VACANT - 1							

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	5/7/2021	20	17	37	Passed away
720	3	4/23/2021	5/14/2021	1	20	21	Non renewal
662	4	5/17/2021			OPEN 48694		Non renewal
TOTAL NCH II VACANT - 1							

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	5/21/2021	7	15	22	Purchased home
TOTAL CORNELL VACANT - 1							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

May-21

Intent to Vacate --

Ridgedale-unit 732=2 bdrm=needs 3 bdrm when available
 Cornell=unit 38201=3 bdrm=voucher Miami=6/1
 Ridgedale=unit 742=3 bdrm=Section 8=6/30
 Ridgedale=unit 720=3 bdrm=needs 1 or 2 bdrm
 NCH I=unit 659=3 bdrm=non renewal=9/1
 NCH II=unit 306=3 bdrm=buying home 7/31
 Cornell=unit 38228=3 bdrm=buying home 6/21
Evictions -

WAITING LIST

2019

DELANEY HEIGHTS

1 BDRM 27
 TOTAL 27

2018

LAKESIDE PARK I

1 BDRM 0
 2 BDRM 26
 3 BDRM 7
 4 BDRM 9
 5 BDRM 0
 TOTAL 42

2017

LAKESIDE PARK II

1 BDRM 88
 2 BDRM 35
 3 BDRM 10
 4 BDRM 11
 5 BDRM 0
 TOTAL 144

2017

RIDGE DALE

1 BDRM 65
 2 BDRM 23
 3 BDRM 152
 4 BDRM 13
 TOTAL 253

2021

NORTH CENTRAL HEIGHTS OPEN

2 BDRM 69
 3 BDRM 47
 4 BDRM 24
 TOTAL 140

2021

CORNELL COLONY

3 BDRM 41
 OPEN 41

TOTAL

647

SUBMITTED BY PENNY PIERATT, CEO

Tenant Accounts Receivable
31-May-21

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
S. Cole	\$ 0.29	Work order
C. Jackson	\$ 13.32	Rent balance
L. Jackson	\$ 59.79	Work order
R. Miller	\$ 13.31	Work order
L.Vilcenor	\$ 25.00	Work order
DH Total	\$ 111.71	
<u>Lakeside Park I</u>		
D. Dennis	\$ 1,366.92	Rent
C. Haggins	\$ 7.00	Work order
T. Taylor	\$ 29.05	Work order
J. Toney	\$ 948.20	Rent
J. Toucet	\$ 214.75	Unreported Income
V.Vasquez	\$ 15.00	Work order
C. Wooden	\$ 26.94	Rent
Lakeside I Total	\$ 2,607.86	
<u>Lakeside Park II</u>		
Q.Ash-Birts	\$ 6.98	Work order
J. Ferreira	\$ 6.99	Work order
J. Gonzalez	\$ 282.00	Unreported income/rent-pmts
S.Jackson	\$ 26.17	Work order
L. Jones	\$ 242.95	Rent
L. Martinez	\$ 289.00	Unreported income/rent-pmts
C. McCarty	\$ 186.62	Work order
C. Medina	\$ 1.55	Work order
C. Nickrent	\$ 607.14	Unreported income/rent-pmts
G. Porter	\$ 6.00	Work order
D. Randall	\$ 100.00	Work order
N. Rivera	\$ 1,757.95	Unreported income
L.Rivera	\$ 2,042.00	Unreported income
B. Roman	\$ 99.50	Work order
C. Smith	\$ 1,495.00	Unreported income
S. Valentin	\$ 607.00	Unreported income/rent-pmts
F. Vazquez	\$ 824.88	Unreported income/rent-pmts
Lakeside II Total	\$ 8,581.73	

Submitted by:
Penny Pieratt,CEO

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

M. Brill	\$	3.95	Work order
R. Brown	\$	713.15	Work order, rent
J. Figueroa	\$	98.79	Work order
B. Franks	\$	68.43	Work orders
A. Gonzalez	\$	2,128.17	Rent
E. Lawson	\$	6,279.00	Rent
N. Legree	\$	711.58	Rent
E. Quinones	\$	1,343.00	Rent
D. Santiago	\$	1,764.50	Rent
C. Torres	\$	55.38	Work order
M. Torres	\$	29.66	Work order

NCH I Total \$ 13,195.61**NCH II**

J. Garcia	\$	23.00	Work order
J. Machado	\$	2.00	Work order
C. Nelson	\$	1,257.75	Rent
T. Otero	\$	13.00	Work order
M. Packer	\$	6.34	Work order
M. Rosario	\$	11.50	Work order
B. Santos	\$	20.82	Work order
R. Tirado	\$	54.99	Work order
C. Wooden	\$	13.85	Work order

NCH II Total \$ 1,403.25**Cornell Colony**

L. Bowers	\$	1,603.88	Rent
T. Cohen	\$	2,652.71	Rent
F. Cotte	\$	740.26	Work order, rent
A. Fernandez	\$	1,245.00	Rent
J. Fonseca	\$	405.89	Rent
B. Graham	\$	210.81	Rent
G. Guerrero	\$	1,441.00	Rent
V. Hicks	\$	1,461.50	Work Order, Rent
N. Irizarry	\$	24.00	Work order
G. Ramos	\$	764.99	Rent
A. Thompson	\$	603.30	Rent
A. Torres	\$	7.10	Work order

Cornel Total \$ 11,160.44

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

31-May-21

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Ridgedale

S. Ackerman	\$	1,653.99	Unreported income/rent-pmts
J. Alexander	\$	73.67	Unreported income/rent-pmts
J. Echevarria	\$	612.00	Unreported income/rent-pmts
L. Figueroa	\$	19.26	Balance on rent
J. Fils Aime	\$	818.00	Unreported income/rent-pmts
L.Jackson	\$	121.94	Work order
M. Johnson	\$	12.39	Work order
K.Matthews	\$	253.99	Unreported income/rent-pmts
V. Matthews	\$	2,488.00	Unreported income/rent-pmts
A. Mercado	\$	2.44	Work order
N. Pounds	\$	81.05	Work order
L. Smith	\$	45.00	Work order
A. Tate	\$	80.25	Work order
M. Thompson	\$	1,480.82	Rent
C. Wooden	\$	96.00	Rent
Ridgedale Total	\$	7,838.80	

GRAND TOTAL	\$ 44,899.40
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH I	\$	3,694.68
NCH II	\$	8,846.08
Ridgedale	\$	2,286.36
Cornell	\$	-
TOTAL	\$	14,827.12

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. 26 hours were taken during the month of May for sick, annual and holiday leave.

	Maintenance	Rachel/Housing Clerk
Delaney Heights Inspections	0	12
Lakeside Park I Inspections	0	1
Lakeside Park II Inspections	0	3
Ridgedale Inspections	0	5
NCH I Inspections	0	4
NCH II Inspections	0	5
Cornell Colony Inspections	0	2
Delaney Heights Vacancies	1	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	1	
Ridgedale Vacancies	1	
NCH I Vacancies	0	
NCH II Vacancies	1	
Cornell Colony Vacancies	1	
		Property Manager
Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	0	0
Lakeside Park II Move Ins	0	0
Ridgedale Move Ins	0	0
NCH I Move Ins	0	0
NCH II Move Ins	0	2
Cornell Colony Move Ins	0	1
Delaney Heights Move Outs	2	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	1	
NCH I Move Outs	1	
NCH II Move Outs	1	
Cornell Colony Move Outs	0	

CASH ANALYSIS
5/31/2021

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 104,060.83		
North Central Heights I General Fund	\$ 158,572.60	NCH I Reserves/Bonneville	\$ 118,436.16
NCH I Security Deposit	\$ 12,146.65	NCH I Insurance	\$ 2,150.00
North Central Heights II General Fund	\$ 145,274.65	NCH II Reserves/Bonneville	\$ 94,770.26
NCH II Security Deposit	\$ 10,338.44	NCH II Insurance	\$ 2,838.58
Cornell Colony General Fund	\$ 239,892.80	CC Reserves/Amerinat	\$ 59,432.04
Cornell Colony Security Deposit	\$ 13,918.64	CC Insurance	\$ 305.86
		CC Reserves/Amerinat	\$ 117,586.10
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 54,942.21	LPI Reserves/First Hsg	\$ 41,781.26
LPI Security Deposit	\$ 3,626.02	LPI Insurance	\$ 800.95
Lakeside Park II General Fund	\$ 217,086.16	LPII Reserves/Churchill	\$ 120,122.27
LPII Security Deposit	\$ 14,882.85	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 34,857.18
		GNMA-Other Churchill	\$ 9,399.88
Delaney Heights General Fund	\$ 13,424.72	DH Reserves/Center State	\$ 70,265.44
DH Security Deposit	\$ 10,193.90		
COCC	\$ 233,193.26		
Ridgedale General Fund	\$ 38,214.70	RD Reserves/Centennial	\$ 45,344.04
Ridgedale Security Deposit	\$ 6,420.20	RD Insurance	\$ (1,187.17)
		RD Residual Reserves	\$ 9,109.62

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 May 31, 2021	5 Month(s) Ended May 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00	5	1,449.61	7,298.37	7,311.25	12.88
Legal Expense	02 001 4130.00	5	0.00	404.60	833.30	428.70
Staff Training	02 001 4140.00	5	0.00	0.00	416.65	416.65
Travel	02 001 4150.00	5	0.00	0.00	208.30	208.30
Accounting Fees	02 001 4170.00	5	0.00	1,687.72	1,458.30	(229.42)
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	1,458.30	(137.70)
Employee Benefits Cont - Admin	02 001 4182.00	5	646.14	3,247.93	3,193.30	(54.63)
Sundry	02 001 4190.00	5	0.00	138.75	833.30	694.55
Bank Fees	02 001 4190.18	5	0.00	12.00	0.00	(12.00)
Telephone	02 001 4190.2	5	0.00	446.05	1,458.30	1,012.25
Tenant Background Checks	02 001 4190.20	5	93.72	93.72	750.00	656.28
Eviction Costs	02 001 4190.4	5	0.00	330.00	416.65	86.65
Water	02 001 4310.00	5	61.39	215.56	158.75	(56.81)
Electricity	02 001 4320.00	5	144.56	1,311.93	2,150.80	838.87
Sewer	02 001 4390.00	5	52.43	202.26	227.05	24.79
Labor	02 001 4410.00	5	1,091.53	3,541.37	5,558.30	2,016.93
Maintenance Materials	02 001 4420.00	5	306.25	5,583.86	4,166.65	(1,417.21)
Contract Costs	02 001 4430.00	5	700.00	1,010.82	4,166.65	3,155.83
Contract Costs-Pest Control	02 001 4430.1	5	0.00	0.00	997.50	997.50
Contract Costs-Plumbing	02 001 4430.2	5	0.00	0.00	208.30	208.30
Contract Costs - AC	02 001 4430.4	5	0.00	2,290.00	3,333.30	1,043.30
Contract Costs - Lawn	02 001 4430.5	5	1,932.00	11,284.00	10,833.30	(450.70)
Garbage and Trash Collection	02 001 4431.00	5	31.50	174.00	312.50	138.50
Emp Benefit Cont - Maintenance	02 001 4433.00	5	321.67	1,661.92	2,498.30	836.38
Insurance - Property	02 001 4510.00	5	1,935.77	8,309.15	7,947.50	(361.65)
Bad Debts - Other	02 001 4570.00	5	2,596.56	21,787.24	625.00	(21,162.24)
Bonneville Interest	02 001 4580.01	5	3,723.47	18,643.28	18,597.05	(46.23)
Other General Expense	02 001 4590.00	5	0.00	0.00	833.30	833.30
Management Fees	02 001 4590.02	5	1,061.57	5,879.85	9,200.00	3,320.15
Extraordinary Maint - Contract Costs	02 001 4610.00	5	0.00	0.00	7,791.65	7,791.65
Total Operating Expenses			16,148.17	97,360.38	97,943.55	583.17
Operating Revenues						
Dwelling Rent	02 001 3110.00	5	23,046.23	128,947.56	115,000.00	13,947.56
Total Operating Revenues			23,046.23	128,947.56	115,000.00	13,947.56
Total Operating Revenues and Expenses			6,898.06	31,587.18	17,056.45	14,530.73
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00	5	0.00	73.31	37.05	36.26
Other Income - Tenant	02 001 3690.00	5	1,429.68	5,472.37	5,125.40	346.97
Total Other Revenues and Expenses			1,429.68	5,545.68	5,162.45	383.23
Total Other Revenues and Expenses			1,429.68	5,545.68	5,162.45	383.23
Total Net Income (Loss)			8,327.74	37,132.86	22,218.90	14,913.96



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 May 31, 2021	5 Month(s) Ended May 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,171.25	5,901.26	5,911.25	9.99
Legal Expense	02 002 4130.00 5		0.00	0.00	208.30	208.30
Staff Training	02 002 4140.00 5		0.00	0.00	291.65	291.65
Travel	02 002 4150.00 5		0.00	0.00	104.15	104.15
Accounting Fees	02 002 4170.00 5		0.00	1,388.28	1,458.30	70.02
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	1,250.00	(4.00)
Employee Benefits Cont - Admin	02 002 4182.00 5		519.58	2,611.43	2,569.15	(42.28)
Sundry	02 002 4190.00 5		0.00	200.00	312.50	112.50
Telephone	02 002 4190.2 5		0.00	0.00	187.50	187.50
Tenant Background Check	02 002 4190.20 5		53.56	91.04	625.00	533.96
Eviction Costs	02 002 4190.4 5		0.00	0.00	208.30	208.30
Water	02 002 4310.00 5		0.00	171.68	127.50	(44.18)
Electricity	02 002 4320.00 5		97.69	742.37	1,235.40	493.03
Sewer	02 002 4390.00 5		0.00	38.27	34.15	(4.12)
Labor	02 002 4410.00 5		998.95	2,923.82	4,367.50	1,443.68
Maintenance Materials	02 002 4420.00 5		596.01	4,394.17	5,327.05	932.88
Contract Costs	02 002 4430.00 5		772.87	5,860.26	2,088.30	(3,771.96)
Contract Costs-Pest Control	02 002 4430.1 5		0.00	0.00	821.25	821.25
Contract Costs - Lawn	02 002 4430.3 5		1,518.00	9,366.00	9,321.65	(44.35)
Contract Costs - AC	02 002 4430.4 5		1,240.00	1,790.00	5,139.55	3,349.55
Garbage and Trash Collection	02 002 4431.00 5		0.00	82.50	101.65	19.15
Emp Benefit Cont - Maintenance	02 002 4433.00 5		268.33	1,340.85	1,962.90	622.05
Insurance - Property	02 002 4510.00 5		1,511.02	6,486.40	6,248.75	(237.65)
Bad Debts - Other	02 002 4570.00 5		10,014.88	13,567.21	1,452.50	(12,114.71)
Bonneville Interest	02 002 4580.01 5		3,368.31	16,865.02	16,823.30	(41.72)
Other General Expense	02 002 4590.00 5		0.00	0.00	416.65	416.65
Management Fees	02 002 4590.02 5		1,534.29	8,664.55	8,278.30	(386.25)
Total Operating Expenses			23,664.74	83,904.11	76,872.50	(7,031.61)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		27,851.68	109,915.79	103,480.40	6,435.39
Total Operating Revenues			27,851.68	109,915.79	103,480.40	6,435.39
Total Operating Revenues and Expenses			4,186.94	26,011.68	26,607.90	(596.22)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	58.65	30.00	28.65
Other Income - Tenant	02 002 3690.00 5		1,288.75	4,686.87	1,587.50	3,099.37
Total Other Revenues and Expenses			1,288.75	4,745.52	1,617.50	3,128.02
Total Other Revenues and Expenses			1,288.75	4,745.52	1,617.50	3,128.02
Total Net Income (Loss)			5,475.69	30,757.20	28,225.40	2,531.80



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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended May 31, 2021	5 Month(s) Ended May 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,635.16	8,229.69	8,245.00	15.31
Legal Expense	03 001 4130.00 5		0.00	0.00	208.30	208.30
Staff Training	03 001 4140.00 5		0.00	0.00	208.30	208.30
Travel	03 001 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	03 001 4170.00 5		0.00	1,231.36	1,250.00	18.64
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	1,458.30	(365.70)
Employee Benefits Cont - Admin	03 001 4182.00 5		730.56	3,672.45	3,609.55	(62.90)
Sundry	03 001 4190.00 5		0.00	277.50	416.65	139.15
Tenant Background Checks	03 001 4190.02 5		0.00	0.00	166.65	166.65
Bank Fees	03 001 4190.19 5		40.10	40.10	0.00	(40.10)
Telephone/Communications	03 001 4190.20 5		0.00	617.90	1,041.65	423.75
Eviction Costs	03 001 4190.40 5		0.00	0.00	208.30	208.30
Water	03 001 4310.00 5		57.83	145.48	192.05	46.57
Electricity	03 001 4320.00 5		279.18	927.99	1,444.55	516.56
Sewer	03 001 4390.00 5		59.20	162.13	174.55	12.42
Labor	03 001 4410.00 5		1,774.18	9,975.06	12,205.00	2,229.94
Materials	03 001 4420.00 5		298.29	3,235.27	2,500.00	(735.27)
Contract Costs	03 001 4430.00 5		767.00	5,982.47	1,250.00	(4,732.47)
Contract Costs - Pest Control	03 001 4430.10 5		0.00	0.00	1,458.30	1,458.30
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	11,000.00	12,083.30	1,083.30
Contract Costs - AC	03 001 4430.40 5		0.00	240.00	1,250.00	1,010.00
Garbage and Trash Collection	03 001 4431.00 5		68.50	236.50	386.65	150.15
Emp Benefit Cont - Maintenance	03 001 4433.00 5		906.47	4,835.09	4,624.15	(210.94)
Property Insurance	03 001 4510.00 5		3,519.68	15,744.19	13,895.80	(1,848.39)
Bad Debts - Other	03 001 4570.00 5		1,187.70	6,692.18	9,926.65	3,234.47
Management Fees	03 001 4590.01 5		3,232.40	8,316.65	8,000.00	(316.65)
Other General Expense	03 001 4590.02 5		0.00	3,260.02	4,791.65	1,531.63
Total Operating Expenses			16,756.25	86,886.03	91,203.65	4,317.62
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		29,044.99	142,091.99	133,333.30	8,758.69
Total Operating Revenues			29,044.99	142,091.99	133,333.30	8,758.69
Total Operating Revenues and Expenses			12,288.74	55,205.96	42,129.65	13,076.31
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		12.13	63.68	54.15	9.53
Other Income - Misc Other Revenue	03 001 3690.00 5		165.07	2,839.14	4,166.65	(1,327.51)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,643.51)	(17,790.21)	(18,427.05)	636.84
Total Other Revenues and Expenses			(3,466.31)	(14,887.39)	(14,206.25)	(681.14)
Total Other Revenues and Expenses			(3,466.31)	(14,887.39)	(14,206.25)	(681.14)
Total Net Income (Loss)			8,822.43	40,318.57	27,923.40	12,395.17

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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended May 31, 2021	5 Month(s) Ended May 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00	5	658.16	3,754.85	2,296.65	(1,458.20)
Legal Expense	04 001 4130.00	5	0.00	184.85	312.50	127.65
Staff Training	04 001 4140.00	5	0.00	106.60	133.30	26.70
Accounting Fees	04 001 4170.00	5	0.00	1,201.48	1,375.00	173.52
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	625.00	(59.00)
Employee Benefits Cont - Admin	04 001 4182.00	5	242.44	1,258.23	1,165.40	(92.83)
Sundry	04 001 4190.00	5	0.00	178.69	458.30	279.61
TENANT BACKGROUND CHECKS	04 001 4190.02	5	0.00	333.29	625.00	291.71
Telephone/Communications	04 001 4190.20	5	0.00	0.00	208.30	208.30
Eviction Costs	04 001 4190.40	5	0.00	0.00	250.00	250.00
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	98.75	(0.01)
Electricity	04 001 4320.00	5	0.00	140.97	109.55	(31.42)
Sewer	04 001 4390.00	5	0.00	32.67	41.65	8.98
Labor	04 001 4410.00	5	559.29	2,354.14	1,985.00	(369.14)
Maintenance Materials	04 001 4420.00	5	69.72	2,377.20	2,083.30	(293.90)
Contract Costs	04 001 4430.00	5	0.00	713.82	718.75	4.93
Contract Costs - Pest Control	04 001 4430.10	5	0.00	1,820.00	4,166.65	2,346.65
Contract Costs-Lawn	04 001 4430.30	5	255.00	1,275.00	1,250.00	(25.00)
Contract Costs - AC	04 001 4430.40	5	0.00	100.00	625.00	525.00
CONTRACT COST-PLUMBING	04 001 4430.50	5	0.00	0.00	83.30	83.30
Garbage and Trash Collection	04 001 4431.00	5	0.00	33.00	208.30	175.30
Emp Benefit Cont - Maintenance	04 001 4433.00	5	193.93	1,066.29	892.05	(174.24)
Property Insurance	04 001 4510.00	5	997.42	3,971.76	3,707.05	(264.71)
Bad Debts - Other	04 001 4570.00	5	(659.65)	9,566.70	1,041.65	(8,525.05)
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	641.70	2,797.76	3,230.80	433.04
Other General Expense	04 001 4590.02	5	0.00	0.00	312.50	312.50
GROUND LEASE EXPENSE	04 001 4590.03	5	208.33	1,041.65	1,041.65	0.00
Total Operating Expenses			3,166.34	43,017.55	29,045.40	(13,972.15)
Operating Revenues						
Dwelling Rent	04 001 3110.00	5	(603.28)	9,931.95	8,333.30	1,598.65
HAP Subsidy	04 001 3110.01	5	19,527.00	47,628.00	45,510.40	2,117.60
Total Operating Revenues			18,923.72	57,559.95	53,843.70	3,716.25
Total Operating Revenues and Expenses			15,757.38	14,542.40	24,798.30	(10,255.90)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00	5	5.70	27.80	50.00	(22.20)
Other Income - Tenant	04 001 3690.00	5	150.05	2,442.53	833.30	1,609.23
Other Income - Laundry	04 001 3690.07	5	0.00	199.79	416.65	(216.86)
Total Other Revenues and Expenses			155.75	2,670.12	1,299.95	1,370.17
Total Other Revenues and Expenses			155.75	2,670.12	1,299.95	1,370.17
Total Net Income (Loss)			15,913.13	17,212.52	26,098.25	(8,885.73)

Penny

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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended May 31, 2021	5 Month(s) Ended May 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,090.94	6,279.13	7,267.90	988.77
Legal Expense	04 002 4130.00 5		0.00	0.00	666.65	666.65
Staff Training	04 002 4140.00 5		0.00	419.60	416.65	(2.95)
Travel	04 002 4150.00 5		0.00	0.00	104.15	104.15
Accounting Fees	04 002 4170.00 5		0.00	1,784.86	1,458.30	(326.56)
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	1,875.00	(633.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		384.32	2,007.64	3,674.55	1,666.91
Sundry	04 002 4190.00 5		0.00	138.75	625.00	486.25
TENANT BACKGROUND CHECKS	04 002 4190.02 5		66.94	552.56	208.30	(344.26)
Eviction Costs	04 002 4190.40 5		0.00	0.00	416.65	416.65
Ten Services -	04 002 4220.00 5		0.00	0.00	1,041.65	1,041.65
Water	04 002 4310.00 5		42.92	300.44	157.90	(142.54)
Electricity	04 002 4320.00 5		0.00	376.42	200.80	(175.62)
Sewer	04 002 4390.00 5		9.33	67.18	30.40	(36.78)
Labor	04 002 4410.00 5		1,616.26	7,166.33	12,622.05	5,455.72
Maintenance Materials	04 002 4420.00 5		861.36	5,122.51	5,290.40	167.89
Contract Costs	04 002 4430.00 5		240.47	744.87	2,453.75	1,708.88
Contract Costs - Pest Control	04 002 4430.10 5		0.00	1,280.00	5,264.55	3,984.55
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	5,100.00	5,291.65	191.65
Contract Costs - AC	04 002 4430.40 5		750.00	1,020.00	1,458.30	438.30
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	312.50	312.50
Garbage and Trash Collection	04 002 4431.00 5		21.50	126.50	416.65	290.15
Emp Benefit Cont - Maintenance	04 002 4433.00 5		430.66	2,288.02	4,378.75	2,090.73
Property Insurance	04 002 4510.00 5		3,108.85	12,869.76	12,058.30	(811.46)
Bad Debts - Other	04 002 4570.00 5		(5,199.50)	29,448.21	2,754.15	(26,694.06)
Management Fees	04 002 4590.01 5		2,870.38	10,547.30	10,325.00	(222.30)
Other General Expense	04 002 4590.02 5		6,272.60	6,572.60	2,083.30	(4,489.30)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	40,000.00	40,000.00	0.00
Total Operating Expenses			21,587.03	137,050.68	122,853.25	(14,197.43)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		4,497.10	52,915.54	22,083.30	30,832.24
HAP Subsidy	04 002 3110.01 5		63,492.00	157,643.00	150,000.00	7,643.00
Total Operating Revenues			67,989.10	210,558.54	172,083.30	38,475.24
Total Operating Revenues and Expenses			46,402.07	73,507.86	49,230.05	24,277.81
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		16.27	88.93	104.15	(15.22)
Other Income - Tenants	04 002 3690.00 5		455.52	6,723.95	3,333.30	3,390.65
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	416.65	(416.65)
Other Income - Laundry	04 002 3690.07 5		0.00	799.16	0.00	799.16
Interest on Loan	04 002 5610.00 5		(5,106.77)	(25,573.55)	(25,503.30)	(70.25)
Total Other Revenues and Expenses			(4,634.98)	(17,961.51)	(21,649.20)	3,687.69
Total Other Revenues and Expenses			(4,634.98)	(17,961.51)	(21,649.20)	3,687.69
Total Net Income (Loss)			41,767.09	55,546.35	27,580.85	27,965.50

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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended May 31, 2021	5 Month(s) Ended May 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		842.77	4,889.96	5,922.90	1,032.94
Legal Expense	04 003 4130.00 5		0.00	77.50	208.30	130.80
Staff Training	04 003 4140.00 5		0.00	333.00	416.65	83.65
Travel	04 003 4150.00 5		0.00	0.00	250.00	250.00
Accounting Fees	04 003 4170.00 5		0.00	1,566.82	1,458.30	(108.52)
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	2,291.65	239.65
Employee Benefits Cont - Admin	04 003 4182.00 5		329.40	1,730.72	3,074.15	1,343.43
Sundry	04 003 4190.00 5		0.00	138.75	208.30	69.55
Bank Fees	04 003 4190.19 5		64.89	64.89	0.00	(64.89)
Eviction Costs	04 003 4190.40 5		0.00	0.00	125.00	125.00
Tenant Services -	04 003 4220.00 5		0.00	0.00	229.15	229.15
Water	04 003 4310.00 5		104.31	159.72	155.40	(4.32)
Electricity	04 003 4320.00 5		299.57	755.21	1,342.05	586.84
Natural Gas	04 003 4330.00 5		0.00	125.90	177.90	52.00
Sewer	04 003 4390.00 5		51.50	172.40	196.25	23.85
Labor	04 003 4410.00 5		1,834.39	8,075.73	7,992.90	(82.83)
Maintenance Materials	04 003 4420.00 5		262.70	1,755.90	3,920.40	2,164.50
Contract Costs	04 003 4430.00 5		0.00	0.00	132.50	132.50
Contract Costs - Pest Control	04 003 4430.10 5		0.00	928.00	2,617.90	1,689.90
Contract Costs-Lawn	04 003 4430.30 5		645.00	3,225.00	4,076.25	851.25
Contract Costs - AC	04 003 4430.40 5		0.00	2,550.00	1,950.00	(600.00)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	442.90	442.90
Garbage and Trash Collection	04 003 4431.00 5		40.00	115.00	197.90	82.90
Emp Benefit Cont - Maintenance	04 003 4433.00 5		439.29	2,296.41	2,700.00	403.59
Property Insurance	04 003 4510.00 5		1,382.95	6,130.08	5,665.40	(464.68)
Bad Debts - Other	04 003 4570.00 5		(27.45)	0.00	416.65	416.65
Management Fees	04 003 4590.01 5		1,086.42	5,365.99	5,379.15	13.16
Other General Expense	04 003 4590.02 5		0.00	0.00	416.65	416.65
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	14,583.35	14,583.30	(0.05)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	13,229.15	13,229.15
Total Operating Expenses			10,272.41	57,362.33	79,777.05	22,414.72
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,045.00	21,416.58	23,227.90	(1,811.32)
HAP Subsidy	04 003 3110.01 5		28,258.00	81,429.00	66,422.05	15,006.95
Total Operating Revenues			32,303.00	102,845.58	89,649.95	13,195.63
Total Operating Revenues and Expenses			22,030.59	45,483.25	9,872.90	35,610.35
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		14.91	71.67	62.50	9.17
Other Income - Tenants	04 003 3690.00 5		160.31	546.05	1,250.00	(703.95)
Other Income - Laundry	04 003 3690.07 5		145.00	920.57	552.50	368.07
Total Other Revenues and Expenses			320.22	1,538.29	1,865.00	(326.71)
Total Other Revenues and Expenses			320.22	1,538.29	1,865.00	(326.71)
Total Net Income (Loss)			22,350.81	47,021.54	11,737.90	35,283.64

**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2021	ACCOUNT		1 Month(s) Ended May 31, 2021	5 Month(s) Ended May 31, 2021	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	05 001 4110.00	5		9,777.60	51,088.96	52,880.00	1,791.04
Legal Expense	05 001 4130.00	5		0.00	270.50	1,041.65	771.15
Staff Training	05 001 4140.00	5		0.00	0.00	1,125.00	1,125.00
Travel	05 001 4150.00	5		0.00	0.00	1,041.65	1,041.65
Accounting Fees	05 001 4170.00	5		0.00	618.00	1,458.30	840.30
Computer Support/Licensing Fees	05 001 4170.20	5		3,330.95	8,597.95	0.00	(8,597.95)
Audit Fees	05 001 4171.00	5		0.00	0.00	833.30	833.30
Employee Benefits Cont - Admin	05 001 4182.00	5		3,278.19	16,306.74	16,380.80	74.06
Sundry	05 001 4190.00	5		1,218.95	4,589.42	8,125.00	3,535.58
Bank Fees	05 001 4190.19	5		0.00	15.00	0.00	(15.00)
Telephone/Communications	05 001 4190.20	5		2,405.07	5,057.03	5,416.65	359.62
Postage	05 001 4190.30	5		(567.05)	567.05	1,291.65	724.60
Contract Costs - Copier	05 001 4190.60	5		62.72	421.48	1,875.00	1,453.52
Contract Costs - Admin	05 001 4190.90	5		60.00	460.00	7,083.30	6,623.30
Water	05 001 4310.00	5		36.47	145.88	206.65	60.77
Electricity	05 001 4320.00	5		338.68	2,195.72	2,928.75	733.03
Sewer	05 001 4390.00	5		71.50	286.00	363.75	77.75
Materials	05 001 4420.00	5		219.88	925.33	4,166.65	3,241.32
Contract Costs	05 001 4430.00	5		0.00	134.90	625.00	490.10
Garbage and Trash Collection	05 001 4431.00	5		75.00	300.00	0.00	(300.00)
Property Insurance	05 001 4510.00	5		299.12	3,777.04	4,635.40	858.36
Other General Expense	05 001 4590.02	5		100.95	2,330.33	5,208.30	2,877.97
Other General Expense-Unemploymer	05 001 4590.03	5		0.00	839.00	0.00	(839.00)
Total Operating Expenses				20,708.03	98,926.33	116,686.80	17,760.47
Total Operating Revenues and Expenses				(20,708.03)	(98,926.33)	(116,686.80)	17,760.47
Other Revenues and Expenses							
Other Revenues and Expenses							
Other Income - Misc Other Revenue	05 001 3690.00	5		6.37	31,992.26	1,504.55	30,487.71
Revenue-Mgmt Fees- NCH I	05 001 3690.01	5		1,061.57	5,879.85	6,250.00	(370.15)
Revenue-Mgmt Fees- NCH II	05 001 3690.02	5		1,534.29	8,664.55	8,333.30	331.25
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03	5		3,232.40	8,316.65	8,333.30	(16.65)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04	5		3,342.89	14,652.45	13,333.30	1,319.15
GROUND LEASE INCOME	05 001 3690.05	5		11,767.78	56,910.56	55,833.30	1,077.26
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08	5		(1.08)	1,512.20	2,833.30	(1,321.10)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09	5		2,870.38	10,547.30	11,666.65	(1,119.35)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10	5		1,086.42	5,365.99	6,250.00	(884.01)
Other Income - Rent for Tulane Ave B	05 001 3690.13	5		2,000.00	6,000.00	5,000.00	1,000.00
Total Other Revenues and Expenses				26,901.02	149,841.81	119,337.70	30,504.11
Total Other Revenues and Expenses				26,901.02	149,841.81	119,337.70	30,504.11
Total Net Income (Loss)				6,192.99	50,915.48	2,650.90	48,264.58



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended May 31, 2021	5 Month(s) Ended May 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		1,559.72	9,007.31	9,351.65	344.34
Legal Expense	07 002 4130.00 5		0.00	251.25	1,750.00	1,498.75
Staff Training	07 002 4140.00 5		0.00	239.80	291.65	51.85
Travel	07 002 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	07 002 4170.00 5		0.00	1,445.98	1,500.00	54.02
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	1,500.00	18.00
Employee Benefits Cont - Admin	07 002 4182.00 5		569.87	2,980.75	4,772.90	1,792.15
Sundry	07 002 4190.00 5		0.00	138.75	687.50	548.75
Postage	07 002 4190.03 5		0.00	0.00	208.30	208.30
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		599.70	615.06	625.00	9.94
TENANT BACKGROUND CHECKS	07 002 4190.20 5		107.11	601.08	0.00	(601.08)
Collection Loss Recovery Contract Fe	07 002 4190.21 5		0.00	440.18	0.00	(440.18)
Eviction Costs	07 002 4190.4 5		0.00	0.00	208.30	208.30
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	625.00	625.00
Tenant Services	07 002 4220.00 5		34.48	0.00	0.00	0.00
Water	07 002 4310.00 5		0.00	1,759.97	2,740.00	980.03
Electricity	07 002 4320.00 5		295.24	1,236.07	1,630.00	393.93
Sewer	07 002 4390.00 5		0.00	3,264.71	4,353.30	1,088.59
Labor	07 002 4410.00 5		6,957.85	37,644.41	38,290.00	645.59
Maintenance Materials	07 002 4420.00 5		212.99	3,021.26	5,833.30	2,812.04
Contract Costs	07 002 4430.00 5		0.00	2,855.98	8,447.50	5,591.52
Pest Control	07 002 4430.1 5		0.00	672.00	1,625.00	953.00
Contract Costs-Lawn	07 002 4430.3 5		475.00	2,375.00	2,500.00	125.00
Contract Costs-Air Conditioning	07 002 4430.4 5		6,600.00	8,150.00	1,250.00	(6,900.00)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	416.65	416.65
Garbage and Trash Collection	07 002 4431.00 5		0.00	1,938.38	2,541.65	603.27
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,029.61	10,641.76	12,882.50	2,240.74
Insurance - Property	07 002 4510.00 5		1,584.05	6,900.36	7,147.50	247.14
Bad Debts - Other	07 002 4570.00 5		1,569.10	10,038.71	4,166.65	(5,872.06)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,702.18	13,603.44	13,440.00	(163.44)
Management Fees	07 002 4590.00 5		3,342.89	14,652.45	12,550.00	(2,102.45)
Other General Expense	07 002 4590.01 5		0.00	67.71	416.65	348.94
Extraordinary Maintenance	07 002 4610 5		0.00	0.00	500.00	500.00
Total Operating Expenses			28,639.79	136,336.76	142,459.30	6,122.54
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		11,192.94	40,763.71	23,541.65	17,222.06
HAP Subsidy	07 002 3110.01 5		31,837.00	145,984.00	133,333.30	12,650.70
Total Operating Revenues			43,029.94	186,747.71	156,874.95	29,872.76
Total Operating Revenues and Expenses			14,390.15	50,410.95	14,415.65	35,995.30
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430 5		0.00	0.00	20.80	(20.80)
Interest - Restricted - RFR	07 002 3431.00 5		0.36	1.90	20.80	(18.90)
Interest - Restricted - Residual Receipt	07 002 3431.01 5		0.07	0.37	20.80	(20.43)
Investment Income - Unrestricted	07 002 3610.00 5		6.73	24.83	0.00	24.83
Other Income - Tenant	07 002 3690.00 5		937.86	2,781.48	6,458.30	(3,676.82)
Other Income - Non Tenant	07 002 3690.02 5		34.48	34.48	458.30	(423.82)
Other Income/Laundry	07 002 3690.7 5		0.00	858.82	0.00	858.82
Total Other Revenues and Expenses			979.50	3,701.88	6,979.00	(3,277.12)
Total Other Revenues and Expenses			979.50	3,701.88	6,979.00	(3,277.12)
Total Net Income (Loss)			15,369.65	54,112.83	21,394.65	32,718.18

Report Criteria PHA: 07 Project: '002'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False



OCCUPANCY/VACANCY REPORT

Jun-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>
528	1	5/6/2021			19		In hospice
515	1	5/31/2021			OPEN 48857		Passed Away
TOTAL DELANEY HEIGHTS VACANT - 2							

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			15		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	6/11/2021	36	10	46	No notice given
740	2	5/19/2021	6/28/2021	15	25	40	Abandoned unit
742	3	6/28/2021					Received Sec 8 voucher
720	3	6/28/2021					Went to 2 bdrm/HUD
TOTAL RIDGEDALE VACANT - 2							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jun-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>
645	3	5/24/2021			OPEN 48801		Abandoned unit
604	2	6/1/2021			OPEN 48864		Assisted facility
619	2	6/1/2021			OPEN 48858		Abandoned unit
TOTAL NCH I VACANT - 3							

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
662	4	5/17/2021			OPEN 48694		Non renewal
405	3	6/7/2021			OPEN 48882		Does not feel safe
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	*Cabinets*	Non renewal/lease violations
38228	3	6/8/2021			OPEN 48890		Purchased home
TOTAL CORNELL VACANT - 2							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jun-21

Intent to Vacate--

Ridgedale-unit 732=2 bdrm=needs 3 bdrm when available
 Cornell=unit 38201=3 bdrm=voucher Miami=?
 Cornell=unit 38274=3 bdrm=VAWA 7/1
 Cornell=unit 38284=3 bdrm=buying home 7/31
 Cornell=unit 38180=3 bdrm=passed away 7/7
 NCH I=unit 641=3 bdrm=moving to bombing range 7/20
 NCH I=unit 642=2 bdrm=buying home 8/16
 NCH I=unit 659=3 bdrm=non renewal=9/1
 NCH II=unit 306=3 bdrm=buying home 7/31

Evictions -

Delaney=unit 303=1 bdrm=vulgarity toward contractors & inspection denied 7/23 to attorney if not moved out
 Lakeside Park 2=unit 313=1 bdrm=terminated/failed housekeeping-smoking in unit 7/21
 Ridgedale=unit 711=1 bdrm=terminated/failed housekeeping-repayment agreement not paid 7/21

WAITING LIST

2019		2018		2017	
DELANEY HEIGHTS					
1 BDRM	25	1 BDRM	0	1 BDRM	84
TOTAL	25	2 BDRM	24	2 BDRM	31
		3 BDRM	7	3 BDRM	9
		4 BDRM	9	4 BDRM	9
		5 BDRM	0	5 BDRM	0
		TOTAL	40	TOTAL	133
2017					
RIDGEDALE					
1 BDRM	62	2021		2021	
2 BDRM	22	NORTH CENTRAL HEIGHTS OPEN		CORNELL COLONY	
3 BDRM	145	2 BDRM	85	3 BDRM	OPEN
4 BDRM	13	3 BDRM	44		36
TOTAL	242	4 BDRM	28		
		TOTAL	157		
		TOTAL		TOTAL	633

SUBMITTED BY PENNY PIERATT, CEO

Tenant Accounts Receivable
30-Jun-21

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
V. Antequera	\$ 14.20	Work order
S. Cole	\$ 0.29	Work order
C. Jackson	\$ 13.32	Rent balance
M. Lee Sperry	\$ 32.24	Work order
C. Thornton	\$ 5.54	Work order
P. Tolbert	\$ 8.78	Work order
L.Vilcenor	\$ 25.00	Work order
G. Wage	\$ 112.17	Work order
DH Total	\$ 211.54	
<u>Lakeside Park I</u>		
D. Dennis	\$ 1,228.92	Rent
T. Jones	\$ 23.93	Work order
F. Swinton	\$ 2.93	Work order
J. Toney	\$ 506.20	Rent
J. Toucet	\$ 214.75	Unreported Income
C. Wooden	\$ 28.94	Rent
Lakeside I Total	\$ 2,005.67	
<u>Lakeside Park II</u>		
J. Gonzalez	\$ 122.00	Unreported income/rent-pmts
L. Jones	\$ 242.95	Rent
T. Lampkin	\$ 107.78	Work order
L. Martinez	\$ 31.00	Unreported income/rent-pmts
S. Morgan	\$ 7.89	Work order
A. Otero	\$ 89.48	Misc.
D. Randall	\$ 50.00	Work order
N. Rivera	\$ 1,731.14	Unreported income
L.Rivera	\$ 1,992.00	Unreported income
B. Roman	\$ 93.50	Work order
C. Smith	\$ 1,345.00	Unreported income
S. Valentin	\$ 556.13	Unreported income/rent-pmts
F. Vazquez	\$ 730.88	Unreported income/rent-pmts
J. Vega	\$ 33.23	Rent
Lakeside II Total	\$ 7,132.98	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

30-Jun-21

Page 2

NCH I

R. Brown	\$	1,425.15	Work order, rent
J. Figueroa	\$	90.79	Work order
B. Franks	\$	780.43	Work orders, rent
A. Gonzalez	\$	1,416.17	Rent
E. Lawson	\$	6,991.00	Rent
N. Legree	\$	711.58	Rent
E. Quinones	\$	712.00	Rent
D. Santiago	\$	1,424.50	Rent
C. Torres	\$	55.38	Work order

NCH I Total \$ 13,607.00

NCH II

J. Garcia	\$	23.00	Work order
L. Garcia	\$	32.08	Work order
C. Nelson	\$	757.75	Rent
T. Otero	\$	46.41	Work order
M. Packer	\$	718.34	Work order, rent
R. Tirado	\$	54.99	Work order
C. Wooden	\$	13.85	Work order

NCH II Total \$ 1,646.42

Cornell Colony

L. Bowers	\$	2,152.88	Rent
T. Cohen	\$	3,201.71	Rent
F. Cotte	\$	19.26	Work order
A. Fernandez	\$	1,924.73	Rent, work order
J. Fonseca	\$	405.89	Rent
B. Graham	\$	931.81	Rent
G. Guerrero	\$	1,579.00	Rent
V. Hicks	\$	2,205.80	Work Order, Rent
E. Rivera	\$	20.17	Work order
A. Torres	\$	7.10	Work order

Cornel Total \$ 12,448.35

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

30-Jun-21

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Ridgedale

S. Ackerman	\$	153.99	Unreported income/rent-pmts
J. Alexander	\$	31.67	Unreported income/rent-pmts
E. Daniels	\$	134.00	Balance on rent
J. Echevarria	\$	511.00	Unreported income/rent-pmts
L. Figueroa	\$	19.26	Balance on rent
J. Fils Aime	\$	818.00	Unreported income/rent-pmts
L.Jackson	\$	31.20	Work order
K.Matthews	\$	51.99	Unreported income/rent-pmts
V. Matthews	\$	2,113.42	Unreported income/rent-pmts
M. Thompson	\$	1,325.82	Rent
C. Wooden	\$	100.00	Rent
Ridgedale Total	\$	5,290.35	

GRAND TOTAL	\$ 42,342.31
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH I	\$	1,727.28
NCH II	\$	-
Ridgedale	\$	-
Cornell	\$	-
TOTAL	\$	1,727.28

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. 66 hours were taken during the month of June for sick, annual and holiday leave.

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

Submitted by Penny Pieratt, CEO

CASH ANALYSIS
6/30/2021

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 106,907.22		
North Central Heights I General Fund	\$ 159,842.01	NCH I Reserves/Bonneville	\$ 119,547.16
NCH I Security Deposit	\$ 11,549.28	NCH I Insurance	\$ 4,300.00
North Central Heights II General Fund	\$ 143,984.99	NCH II Reserves/Bonneville	\$ 95,659.26
NCH II Security Deposit	\$ 10,040.62	NCH II Insurance	\$ 4,623.91
Cornell Colony General Fund	\$ 240,079.36	CC Reserves/Amerinat	\$ 59,432.04
Cornell Colony Security Deposit	\$ 13,919.22	CC Insurance	\$ 305.86
		CC Reserves/Amerinat	\$ 117,586.10
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 58,042.96	LPI Reserves/First Hsg	\$ 42,231.40
LPI Security Deposit	\$ 3,626.79	LPI Insurance	\$ 1,501.28
Lakeside Park II General Fund	\$ 246,556.54	LPII Reserves/Churchill	\$ 120,013.21
LPII Security Deposit	\$ 14,886.01	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 2,793.17
		GNMA-Other Churchill	\$ 9,981.70
Delaney Heights General Fund	\$ 13,131.27	DH Reserves/Center State	\$ 70,730.35
DH Security Deposit	\$ 9,965.07		
COCC	\$ 248,328.07		
Ridgedale General Fund	\$ 42,533.92	RD Reserves/Centennial	\$ 46,744.81
Ridgedale Security Deposit	\$ 6,723.58	RD Insurance	\$ 256.26
		RD Residual Reserves	\$ 9,109.70

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 June 30, 2021	6 Month(s) Ended June 30, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,377.74	8,676.11	8,773.50	97.39
Legal Expense	02 001 4130.00 5		0.00	404.60	999.96	595.36
Staff Training	02 001 4140.00 5		0.00	0.00	499.98	499.98
Travel	02 001 4150.00 5		0.00	0.00	249.96	249.96
Accounting Fees	02 001 4170.00 5		308.00	1,995.72	1,749.96	(245.76)
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	1,749.96	153.96
Employee Benefits Cont - Admin	02 001 4182.00 5		640.65	3,888.58	3,831.96	(56.62)
Sundry	02 001 4190.00 5		0.00	138.75	999.96	861.21
Advertising and Marketing	02 001 4190.08 5		37.13	37.13	0.00	(37.13)
Bank Fees	02 001 4190.18 5		0.00	12.00	0.00	(12.00)
Telephone	02 001 4190.2 5		179.58	625.63	1,749.96	1,124.33
Tenant Background Checks	02 001 4190.20 5		0.00	93.72	900.00	806.28
Eviction Costs	02 001 4190.4 5		0.00	330.00	499.98	169.98
Water	02 001 4310.00 5		18.47	234.03	190.50	(43.53)
Electricity	02 001 4320.00 5		365.54	1,677.47	2,580.96	903.49
Sewer	02 001 4390.00 5		40.30	242.56	272.46	29.90
Labor	02 001 4410.00 5		1,414.68	4,956.05	6,669.96	1,713.91
Maintenance Materials	02 001 4420.00 5		1,844.83	7,428.69	4,999.98	(2,428.71)
Contract Costs	02 001 4430.00 5		1,480.00	2,490.82	4,999.98	2,509.16
Contract Costs-Pest Control	02 001 4430.1 5		544.00	544.00	1,197.00	653.00
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	249.96	249.96
Contract Costs - AC	02 001 4430.4 5		0.00	2,290.00	3,999.96	1,709.96
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	13,216.00	12,999.96	(216.04)
Garbage and Trash Collection	02 001 4431.00 5		32.00	206.00	375.00	169.00
Emp Benefit Cont - Maintenance	02 001 4433.00 5		345.63	2,007.55	2,997.96	990.41
Insurance - Property	02 001 4510.00 5		1,935.77	10,244.92	9,537.00	(707.92)
Bad Debts - Other	02 001 4570.00 5		1,364.28	23,151.52	750.00	(22,401.52)
Bonneville Interest	02 001 4580.01 5		3,720.85	22,364.13	22,316.46	(47.67)
Other General Expense	02 001 4590.00 5		871.34	871.34	999.96	128.62
Management Fees	02 001 4590.02 5		1,167.60	7,047.45	11,040.00	3,992.55
Extraordinary Maint - Contract Costs	02 001 4610.00 5		0.00	0.00	9,349.98	9,349.98
Total Operating Expenses			19,620.39	116,980.77	117,532.26	551.49
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		25,932.00	154,879.56	138,000.00	16,879.56
Total Operating Revenues			25,932.00	154,879.56	138,000.00	16,879.56
Total Operating Revenues and Expenses			6,311.61	37,898.79	20,467.74	17,431.05
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	73.31	44.46	28.85
Other Income - Tenant	02 001 3690.00 5		1,502.39	6,974.76	6,150.48	824.28
Total Other Revenues and Expenses			1,502.39	7,048.07	6,194.94	853.13
Total Other Revenues and Expenses			1,502.39	7,048.07	6,194.94	853.13
Total Net Income (Loss)			7,814.00	44,946.86	26,662.68	18,284.18

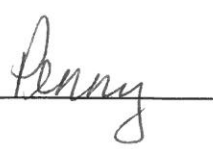
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
NORTH CENTRAL HEIGHTS
NORTH CENTRAL HEIGHTS II

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended June 30, 2021	6 Month(s) Ended June 30, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,116.32	7,017.58	7,093.50	75.92
Legal Expense	02 002 4130.00 5		0.00	0.00	249.96	249.96
Staff Training	02 002 4140.00 5		0.00	0.00	349.98	349.98
Travel	02 002 4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	02 002 4170.00 5		308.00	1,696.28	1,749.96	53.68
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	1,500.00	246.00
Employee Benefits Cont - Admin	02 002 4182.00 5		515.38	3,126.81	3,082.98	(43.83)
Sundry	02 002 4190.00 5		0.00	200.00	375.00	175.00
Advertising and Marketing	02 002 4190.08 5		29.17	29.17	0.00	(29.17)
Telephone	02 002 4190.2 5		0.00	0.00	225.00	225.00
Tenant Background Check	02 002 4190.20 5		56.51	147.55	750.00	602.45
Eviction Costs	02 002 4190.4 5		0.00	0.00	249.96	249.96
Water	02 002 4310.00 5		12.92	184.60	153.00	(31.60)
Electricity	02 002 4320.00 5		232.71	975.08	1,482.48	507.40
Sewer	02 002 4390.00 5		11.20	49.47	40.98	(8.49)
Labor	02 002 4410.00 5		1,311.01	4,234.83	5,241.00	1,006.17
Maintenance Materials	02 002 4420.00 5		1,843.18	6,237.35	6,392.46	155.11
Contract Costs	02 002 4430.00 5		1,660.00	7,520.26	2,505.96	(5,014.30)
Contract Costs-Pest Control	02 002 4430.1 5		448.00	448.00	985.50	537.50
Contract Costs - Lawn	02 002 4430.3 5		1,518.00	10,884.00	11,185.98	301.98
Contract Costs - AC	02 002 4430.4 5		0.00	1,790.00	6,167.46	4,377.46
Garbage and Trash Collection	02 002 4431.00 5		21.00	103.50	121.98	18.48
Emp Benefit Cont - Maintenance	02 002 4433.00 5		291.44	1,632.29	2,355.48	723.19
Insurance - Property	02 002 4510.00 5		1,511.20	7,997.60	7,498.50	(499.10)
Bad Debts - Other	02 002 4570.00 5		0.00	13,567.21	1,743.00	(11,824.21)
Bonneville Interest	02 002 4580.01 5		3,365.94	20,230.96	20,187.96	(43.00)
Other General Expense	02 002 4590.00 5		684.62	684.62	499.98	(184.64)
Management Fees	02 002 4590.02 5		1,537.58	10,202.13	9,933.96	(268.17)
Total Operating Expenses			16,474.18	100,378.29	92,247.00	(8,131.29)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		20,660.00	130,575.79	124,176.48	6,399.31
Total Operating Revenues			20,660.00	130,575.79	124,176.48	6,399.31
Total Operating Revenues and Expenses			4,185.82	30,197.50	31,929.48	(1,731.98)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	58.65	36.00	22.65
Other Income - Tenant	02 002 3690.00 5		467.87	5,154.74	1,905.00	3,249.74
Total Other Revenues and Expenses			467.87	5,213.39	1,941.00	3,272.39
Total Other Revenues and Expenses			467.87	5,213.39	1,941.00	3,272.39
Total Net Income (Loss)			4,653.69	35,410.89	33,870.48	1,540.41



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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended June 30, 2021	6 Month(s) Ended June 30, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,552.01	9,781.70	9,894.00	112.30
Legal Expense	03 001 4130.00 5		0.00	0.00	249.96	249.96
Staff Training	03 001 4140.00 5		0.00	0.00	249.96	249.96
Travel	03 001 4150.00 5		0.00	0.00	249.96	249.96
Accounting Fees	03 001 4170.00 5		258.00	1,489.36	1,500.00	10.64
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	1,749.96	(74.04)
Employee Benefits Cont - Admin	03 001 4182.00 5		724.20	4,396.65	4,331.46	(65.19)
Sundry	03 001 4190.00 5		0.00	277.50	499.98	222.48
Tenant Background Checks	03 001 4190.02 5		131.98	131.98	199.98	68.00
Bank Fees	03 001 4190.19 5		0.00	40.10	0.00	(40.10)
Telephone/Communications	03 001 4190.20 5		252.04	869.94	1,249.98	380.04
Eviction Costs	03 001 4190.40 5		0.00	0.00	249.96	249.96
Water	03 001 4310.00 5		57.83	203.31	230.46	27.15
Electricity	03 001 4320.00 5		209.63	1,137.62	1,733.46	595.84
Sewer	03 001 4390.00 5		37.73	199.86	209.46	9.60
Labor	03 001 4410.00 5		1,808.30	11,783.36	14,646.00	2,862.64
Materials	03 001 4420.00 5		1,117.25	4,352.52	3,000.00	(1,352.52)
Contract Costs	03 001 4430.00 5		1,227.00	7,209.47	1,500.00	(5,709.47)
Contract Costs - Pest Control	03 001 4430.10 5		608.00	608.00	1,749.96	1,141.96
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	13,200.00	14,499.96	1,299.96
Contract Costs - AC	03 001 4430.40 5		300.00	540.00	1,500.00	960.00
Garbage and Trash Collection	03 001 4431.00 5		76.00	312.50	463.98	151.48
Emp Benefit Cont - Maintenance	03 001 4433.00 5		909.09	5,744.18	5,548.98	(195.20)
Property Insurance	03 001 4510.00 5		3,412.93	19,157.12	16,674.96	(2,482.16)
Bad Debts - Other	03 001 4570.00 5		0.00	6,692.18	11,911.98	5,219.80
Management Fees	03 001 4590.01 5		1,469.28	9,785.93	9,600.00	(185.93)
Other General Expense	03 001 4590.02 5		4,460.81	7,720.83	5,749.98	(1,970.85)
Total Operating Expenses			20,812.08	107,698.11	109,444.38	1,746.27
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		28,075.00	170,166.99	159,999.96	10,167.03
Total Operating Revenues			28,075.00	170,166.99	159,999.96	10,167.03
Total Operating Revenues and Expenses			7,262.92	62,468.88	50,555.58	11,913.30
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		12.94	76.62	64.98	11.64
Other Income - Misc Other Revenue	03 001 3690.00 5		174.20	3,013.34	4,999.98	(1,986.64)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,396.40)	(21,186.61)	(22,112.46)	925.85
Total Other Revenues and Expenses			(3,209.26)	(18,096.65)	(17,047.50)	(1,049.15)
Total Other Revenues and Expenses			(3,209.26)	(18,096.65)	(17,047.50)	(1,049.15)
Total Net Income (Loss)			4,053.66	44,372.23	33,508.08	10,864.15



**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

PBRA
LAKESIDE PARK I - PBRA

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended June 30, 2021	6 Month(s) Ended June 30, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		748.74	4,503.59	2,755.98	(1,747.61)
Legal Expense	04 001 4130.00 5		0.00	184.85	375.00	190.15
Staff Training	04 001 4140.00 5		0.00	106.60	159.96	53.36
Accounting Fees	04 001 4170.00 5		258.00	1,459.48	1,650.00	190.52
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	750.00	66.00
Employee Benefits Cont - Admin	04 001 4182.00 5		249.38	1,507.61	1,398.48	(109.13)
Sundry	04 001 4190.00 5		65.53	244.22	549.96	305.74
TENANT BACKGROUND CHECKS	04 001 4190.02 5		339.35	672.64	750.00	77.36
Telephone/Communications	04 001 4190.20 5		0.00	0.00	249.96	249.96
Eviction Costs	04 001 4190.40 5		0.00	0.00	300.00	300.00
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	118.50	19.74
Electricity	04 001 4320.00 5		0.00	140.97	131.46	(9.51)
Sewer	04 001 4390.00 5		0.00	32.67	49.98	17.31
Labor	04 001 4410.00 5		796.27	3,150.41	2,382.00	(768.41)
Maintenance Materials	04 001 4420.00 5		1,507.48	3,884.68	2,499.96	(1,384.72)
Contract Costs	04 001 4430.00 5		795.00	1,508.82	862.50	(646.32)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	1,820.00	4,999.98	3,179.98
Contract Costs-Lawn	04 001 4430.30 5		255.00	1,530.00	1,500.00	(30.00)
Contract Costs - AC	04 001 4430.40 5		645.00	745.00	750.00	5.00
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	99.96	99.96
Garbage and Trash Collection	04 001 4431.00 5		0.00	33.00	249.96	216.96
Emp Benefit Cont - Maintenance	04 001 4433.00 5		211.74	1,278.03	1,070.46	(207.57)
Property Insurance	04 001 4510.00 5		997.42	4,969.18	4,448.46	(520.72)
Bad Debts - Other	04 001 4570.00 5		0.00	9,566.70	1,249.98	(8,316.72)
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		744.54	3,542.30	3,876.96	334.66
Other General Expense	04 001 4590.02 5		217.43	217.43	375.00	157.57
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,249.98	1,249.98	0.00
Total Operating Expenses			8,039.21	51,056.76	34,854.48	(16,202.28)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		397.00	10,328.95	9,999.96	328.99
HAP Subsidy	04 001 3110.01 5		0.00	47,628.00	54,612.48	(6,984.48)
Total Operating Revenues			397.00	57,956.95	64,612.44	(6,655.49)
Total Operating Revenues and Expenses			(7,642.21)	6,900.19	29,757.96	(22,857.77)
<i>Received in May</i>						
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		5.32	33.12	60.00	(26.88)
Other Income - Tenant	04 001 3690.00 5		38.93	2,481.46	999.96	1,481.50
Other Income - Laundry	04 001 3690.07 5		0.00	199.79	499.98	(300.19)
Total Other Revenues and Expenses			44.25	2,714.37	1,559.94	1,154.43
Total Other Revenues and Expenses			44.25	2,714.37	1,559.94	1,154.43
Total Net Income (Loss)			(7,597.96)	9,614.56	31,317.90	(21,703.34)

Penny

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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended June 30, 2021	6 Month(s) Ended June 30, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,159.84	7,438.97	8,721.48	1,282.51
Legal Expense	04 002 4130.00 5		0.00	0.00	799.98	799.98
Staff Training	04 002 4140.00 5		0.00	419.60	499.98	80.38
Travel	04 002 4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	04 002 4170.00 5		258.00	2,042.86	1,749.96	(292.90)
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	2,250.00	(258.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		389.60	2,397.24	4,409.46	2,012.22
Sundry	04 002 4190.00 5		142.25	281.00	750.00	469.00
TENANT BACKGROUND CHECKS	04 002 4190.02 5		358.19	910.75	249.96	(660.79)
Eviction Costs	04 002 4190.40 5		0.00	0.00	499.98	499.98
Ten Services -	04 002 4220.00 5		0.00	0.00	1,249.98	1,249.98
Water	04 002 4310.00 5		42.92	343.36	189.48	(153.88)
Electricity	04 002 4320.00 5		88.29	464.71	240.96	(223.75)
Sewer	04 002 4390.00 5		11.20	78.38	36.48	(41.90)
Labor	04 002 4410.00 5		1,723.80	8,890.13	15,146.46	6,256.33
Maintenance Materials	04 002 4420.00 5		1,346.42	6,468.93	6,348.48	(120.45)
Contract Costs	04 002 4430.00 5		2,600.00	3,344.87	2,944.50	(400.37)
Contract Costs - Pest Control	04 002 4430.10 5		2,100.00	3,380.00	6,317.46	2,937.46
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	6,120.00	6,349.98	229.98
Contract Costs - AC	04 002 4430.40 5		2,590.00	3,610.00	1,749.96	(1,860.04)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	375.00	375.00
Garbage and Trash Collection	04 002 4431.00 5		9.50	136.00	499.98	363.98
Emp Benefit Cont - Maintenance	04 002 4433.00 5		438.28	2,726.30	5,254.50	2,528.20
Property Insurance	04 002 4510.00 5		3,108.85	15,978.61	14,469.96	(1,508.65)
Bad Debts - Other	04 002 4570.00 5		0.00	29,448.21	3,304.98	(26,143.23)
Management Fees	04 002 4590.01 5		2,235.16	12,782.46	12,390.00	(392.46)
Other General Expense	04 002 4590.02 5		797.24	7,369.84	2,499.96	(4,869.88)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	48,000.00	48,000.00	0.00
Total Operating Expenses			28,419.54	165,470.22	147,423.90	(18,046.32)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		4,520.00	57,435.54	26,499.96	30,935.58
HAP Subsidy	04 002 3110.01 5		0.00	157,643.00	180,000.00	(22,357.00)
Total Operating Revenues			4,520.00	215,078.54	206,499.96	8,578.58
Total Operating Revenues and Expenses			(23,899.54)	49,608.32	59,076.06	(9,467.74)
<i>Recovered in May</i>						
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	88.93	124.98	(36.05)
Other Income - Tenants	04 002 3690.00 5		236.98	6,960.93	3,999.96	2,960.97
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	499.98	(499.98)
Other Income - Laundry	04 002 3690.07 5		0.00	799.16	0.00	799.16
Interest on Loan	04 002 5610.00 5		(5,102.76)	(30,676.31)	(30,603.96)	(72.35)
Total Other Revenues and Expenses			(4,865.78)	(22,827.29)	(25,979.04)	3,151.75
Total Other Revenues and Expenses			(4,865.78)	(22,827.29)	(25,979.04)	3,151.75
Total Net Income (Loss)			(28,765.32)	26,781.03	33,097.02	(6,315.99)

Penny

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

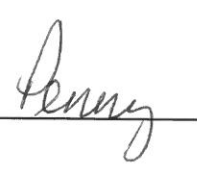
Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended June 30, 2021	6 Month(s) Ended June 30, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		700.41	5,590.37	7,107.48	1,517.11
Legal Expense	04 003 4130.00 5		0.00	77.50	249.96	172.46
Staff Training	04 003 4140.00 5		0.00	333.00	499.98	166.98
Travel	04 003 4150.00 5		0.00	0.00	300.00	300.00
Accounting Fees	04 003 4170.00 5		258.00	1,824.82	1,749.96	(74.86)
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	2,749.98	697.98
Employee Benefits Cont - Admin	04 003 4182.00 5		318.52	2,049.24	3,688.98	1,639.74
Sundry	04 003 4190.00 5		0.00	138.75	249.96	111.21
Bank Fees	04 003 4190.19 5		0.00	64.89	0.00	(64.89)
Eviction Costs	04 003 4190.40 5		0.00	0.00	150.00	150.00
Tenant Services -	04 003 4220.00 5		0.00	0.00	274.98	274.98
Water	04 003 4310.00 5		18.47	178.19	186.48	8.29
Electricity	04 003 4320.00 5		395.33	1,150.54	1,610.46	459.92
Natural Gas	04 003 4330.00 5		83.78	209.68	213.48	3.80
Sewer	04 003 4390.00 5		40.30	212.70	235.50	22.80
Labor	04 003 4410.00 5		1,653.14	9,728.87	9,591.48	(137.39)
Maintenance Materials	04 003 4420.00 5		4,542.63	6,298.53	4,704.48	(1,594.05)
Contract Costs	04 003 4430.00 5		111.44	111.44	159.00	47.56
Contract Costs - Pest Control	04 003 4430.10 5		0.00	928.00	3,141.48	2,213.48
Contract Costs-Lawn	04 003 4430.30 5		645.00	3,870.00	4,891.50	1,021.50
Contract Costs - AC	04 003 4430.40 5		0.00	2,550.00	2,340.00	(210.00)
Contract Costs-Plumbing	04 003 4430.50 5		325.00	325.00	531.48	206.48
Garbage and Trash Collection	04 003 4431.00 5		25.00	140.00	237.48	97.48
Emp Benefit Cont - Maintenance	04 003 4433.00 5		424.80	2,721.21	3,240.00	518.79
Property Insurance	04 003 4510.00 5		1,382.95	7,513.03	6,798.48	(714.55)
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	499.98	499.98
Management Fees	04 003 4590.01 5		1,104.85	6,470.84	6,454.98	(15.86)
Other General Expense	04 003 4590.02 5		652.29	652.29	499.98	(152.31)
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	17,500.02	17,499.96	(0.06)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	15,874.98	15,874.98
Total Operating Expenses			15,598.58	72,960.91	95,732.46	22,771.55
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,005.00	25,421.58	27,873.48	(2,451.90)
HAP Subsidy	04 003 3110.01 5		0.00	81,429.00	79,706.46	1,722.54
Total Operating Revenues			4,005.00	106,850.58	107,579.94	(729.36)
Total Operating Revenues and Expenses			(11,593.58)	33,889.67	11,847.48	22,042.19
<i>Received in May</i>						
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		2.90	74.57	75.00	(0.43)
Other Income - Tenants	04 003 3690.00 5		400.89	946.94	1,500.00	(553.06)
Other Income - Laundry	04 003 3690.07 5		106.00	1,026.57	663.00	363.57
Total Other Revenues and Expenses			509.79	2,048.08	2,238.00	(189.92)
Total Other Revenues and Expenses			509.79	2,048.08	2,238.00	(189.92)
Total Net Income (Loss)			(11,083.79)	35,937.75	14,085.48	21,852.27

Penny

AVON PARK HOUSING AUTHORITY Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended June 30, 2021	6 Month(s) Ended June 30, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		11,249.60	62,338.56	63,456.00	1,117.44
Legal Expense	05 001 4130.00 5		46.50	317.00	1,249.98	932.98
Staff Training	05 001 4140.00 5		0.00	0.00	1,350.00	1,350.00
Travel	05 001 4150.00 5		0.00	0.00	1,249.98	1,249.98
Accounting Fees	05 001 4170.00 5		158.00	776.00	1,749.96	973.96
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	8,597.95	0.00	(8,597.95)
Audit Fees	05 001 4171.00 5		0.00	0.00	999.96	999.96
Employee Benefits Cont - Admin	05 001 4182.00 5		3,390.79	19,697.53	19,656.96	(40.57)
Sundry	05 001 4190.00 5		1,860.69	6,450.11	9,750.00	3,299.89
Bank Fees	05 001 4190.19 5		0.00	15.00	0.00	(15.00)
Telephone/Communications	05 001 4190.20 5		637.65	5,694.68	6,499.98	805.30
Postage	05 001 4190.30 5		587.05	1,154.10	1,549.98	395.88
Contract Costs - Copier	05 001 4190.60 5		104.93	526.41	2,250.00	1,723.59
Contract Costs - Admin	05 001 4190.90 5		2,091.46	2,551.46	8,499.96	5,948.50
Water	05 001 4310.00 5		77.79	223.67	247.98	24.31
Electricity	05 001 4320.00 5		709.39	2,905.11	3,514.50	609.39
Natural Gas	05 001 4330.00 5		(3.06)	(3.06)	0.00	3.06
Sewer	05 001 4390.00 5		110.58	396.58	436.50	39.92
Materials	05 001 4420.00 5		336.24	1,261.57	4,999.98	3,738.41
Contract Costs	05 001 4430.00 5		0.00	134.90	750.00	615.10
Contract Costs - AC	05 001 4430.40 5		150.00	150.00	0.00	(150.00)
Garbage and Trash Collection	05 001 4431.00 5		75.00	375.00	0.00	(375.00)
Property Insurance	05 001 4510.00 5		299.12	4,076.16	5,562.48	1,486.32
Insurance - Auto-Public Offic-Sinkhole	05 001 4510.20 5		400.00	400.00	0.00	(400.00)
Other General Expense	05 001 4590.02 5		352.50	2,682.83	6,249.96	3,567.13
Other General Expense-Unemployment	05 001 4590.03 5		0.00	839.00	0.00	(839.00)
Total Operating Expenses			22,634.23	121,560.56	140,024.16	18,463.60
Total Operating Revenues and Expenses			(22,634.23)	(121,560.56)	(140,024.16)	18,463.60
 Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	31,992.26	1,805.46	30,186.80
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,167.60	7,047.45	7,500.00	(452.55)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,537.58	10,202.13	9,999.96	202.17
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,469.28	9,785.93	9,999.96	(214.03)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,991.59	17,644.04	15,999.96	1,644.08
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	68,035.56	66,999.96	1,035.60
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		744.54	2,256.74	3,399.96	(1,143.22)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,235.16	12,782.46	13,999.98	(1,217.52)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,104.85	6,470.84	7,500.00	(1,029.16)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	7,000.00	6,000.00	1,000.00
Total Other Revenues and Expenses			23,375.60	173,217.41	143,205.24	30,012.17
Total Other Revenues and Expenses			23,375.60	173,217.41	143,205.24	30,012.17
Total Net Income (Loss)			741.37	51,656.85	3,181.08	48,475.77



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended June 30, 2021	6 Month(s) Ended June 30, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		1,575.65	10,582.96	11,221.98	639.02
Legal Expense	07 002 4130.00 5		0.00	251.25	2,100.00	1,848.75
Staff Training	07 002 4140.00 5		0.00	239.80	349.98	110.18
Travel	07 002 4150.00 5		0.00	0.00	249.96	249.96
Accounting Fees	07 002 4170.00 5		258.00	1,703.98	1,800.00	96.02
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	1,800.00	318.00
Employee Benefits Cont - Admin	07 002 4182.00 5		571.08	3,551.83	5,727.48	2,175.65
Sundry	07 002 4190.00 5		0.00	138.75	825.00	686.25
Postage	07 002 4190.03 5		0.00	0.00	249.96	249.96
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	615.06	750.00	134.94
TENANT BACKGROUND CHECKS	07 002 4190.20 5		132.02	733.10	0.00	(733.10)
Collection Loss Recovery Contract Fe	07 002 4190.21 5		0.00	440.18	0.00	(440.18)
Eviction Costs	07 002 4190.4 5		0.00	0.00	249.96	249.96
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	750.00	750.00
Water	07 002 4310.00 5		582.87	2,342.84	3,288.00	945.16
Electricity	07 002 4320.00 5		306.45	1,542.52	1,956.00	413.48
Sewer	07 002 4390.00 5		1,048.30	4,313.01	5,223.96	910.95
Labor	07 002 4410.00 5		7,274.67	44,919.08	45,948.00	1,028.92
Maintenance Materials	07 002 4420.00 5		1,454.60	4,475.86	6,999.96	2,524.10
Contract Costs	07 002 4430.00 5		3,382.90	6,238.88	10,137.00	3,898.12
Pest Control	07 002 4430.1 5		0.00	672.00	1,950.00	1,278.00
Contract Costs-Lawn	07 002 4430.3 5		475.00	2,850.00	3,000.00	150.00
Contract Costs-Air Conditioning	07 002 4430.4 5		595.00	8,745.00	1,500.00	(7,245.00)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	499.98	499.98
Garbage and Trash Collection	07 002 4431.00 5		629.95	2,568.33	3,049.98	481.65
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,053.86	12,695.62	15,459.00	2,763.38
Insurance - Property	07 002 4510.00 5		1,584.05	8,484.41	8,577.00	92.59
Bad Debts - Other	07 002 4570.00 5		0.00	10,038.71	4,999.98	(5,038.73)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,692.87	16,296.31	16,128.00	(168.31)
Management Fees	07 002 4590.00 5		2,991.59	17,644.04	15,060.00	(2,584.04)
Other General Expense	07 002 4590.01 5		471.10	538.81	499.98	(38.83)
Extraordinary Maintenance	07 002 4610 5		0.00	0.00	600.00	600.00
Total Operating Expenses			28,079.96	164,416.72	170,951.16	6,534.44
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		4,434.40	45,198.11	28,249.98	16,948.13
HAP Subsidy	07 002 3110.01 5		29,173.00	175,157.00	159,999.96	15,157.04
Total Operating Revenues			33,607.40	220,355.11	188,249.94	32,105.17
Total Operating Revenues and Expenses			5,527.44	55,938.39	17,298.78	38,639.61
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430 5		0.00	0.00	24.96	(24.96)
Interest - Restricted - RFR	07 002 3431.00 5		0.38	2.28	24.96	(22.68)
Interest - Restricted - Residual Receipt	07 002 3431.01 5		0.08	0.45	24.96	(24.51)
Investment Income - Unrestricted	07 002 3610.00 5		1.94	26.77	0.00	26.77
Other Income - Tenant	07 002 3690.00 5		56.62	2,838.10	7,749.96	(4,911.86)
Other Income - Non Tenant	07 002 3690.02 5		0.00	34.48	549.96	(515.48)
Other Income/Laundry	07 002 3690.7 5		0.00	858.82	0.00	858.82
Total Other Revenues and Expenses			59.02	3,760.90	8,374.80	(4,613.90)
Total Other Revenues and Expenses			59.02	3,760.90	8,374.80	(4,613.90)
Total Net Income (Loss)			5,586.46	59,699.29	25,673.58	34,025.71