

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, August 17, 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: July 2021
 - 2. Monthly Occupancy Report: July 2021
 - 3. TAR & Maintenance Reports: July 2021
 - 4. Cash Analysis: July 2021
 - 5. Project Budgeted Income Statement Reports: July 2021
 - 6. Fee Accountants Financials: June 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—spoke with Sebring Computers and he states this job should be done within two weeks
 - Exterior stucco painting and repair for North Central Heights property began August 9
 - REAC Inspection Delaney Heights June 29, 2021—waiting on report
 - CEO's contract renewal September 1, 2021
 - North Central Heights I & II USDA Bonneville Unit Inspection completed on July 13, 2021—waiting on report
 - Roof at the Tulane office completed August 11, 2021, by Cobb Roofing, Inc.
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: September 21, 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, August 17, 2021; 5:30 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): September 21, 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.

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

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:45 PM. Secretary Pieratt called the roll with the following present: Wade, Brojek, Mundt, and Knighten. Also in attendance: Penny Pieratt, CEO/Secretary, Carmelo Pineiro, APHA Maintenance Supervisor, Chris Ramey, APHA Maintenance Lead Technician, Hannah Gillis, APHA Housing Coordinator and City Liaison Brenda Gray. Absent: Directors Jackson and Day.

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

COMMUNICATIONS:

OLD BUSINESS: Secretary Pieratt informed Board that the loan from APHDC to Delaney Heights for the air conditioners has been paid off as of July 1, 2021.

NEW BUSINESS:

Next Board Meeting: August 17, 2021

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

Accepted _____

Accepted _____

Attest _____

SEAL

THE HOUSING AUTHORITY OF AVON PARK
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
July 20, 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. Secretary Pieratt called the member attendance roll: Commissioners Present: Wade, Brojek, Knighten and Mundt. Also Present: APHA Housing Coordinator, Hannah Gillis, Carmelo Pineiro, APHA Maintenance Supervisor, Chris Ramey, Maintenance Lead Technician and City Liaison Brenda Gray. Absent: Commissioners Knighten and Day.

B. Public Comments/Presentations: None

C. Communications: None

D. Consent Agenda: Chairman Wade called for a motion to approve the consent agenda. Commissioner Brojek 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. Security Cameras completed at North Central Heights. When contractor returns from Panama, Delaney Heights will be top priority due to break ins at the laundry room. APHA Committee for the RFP 21-01 recommends Rhino Shield as the contractors. REAC inspection for Delaney Heights was performed June 29, 2021, and we are waiting for the report. Next board meeting Secretary Pieratt will bring RFP for Delaney Heights pavement of parking lot. Delaney Heights also will need windows replaced in the future. Maintenance Contractor was hired on a as needed basis to help with vacancies and work orders; however, he has only worked three days. Secretary Pieratt's contract is expiring August 31, 2021, and attorney is working on renewal. Roof in Housing Coordinator's office was leaking and the next day the ceiling caved in the garage. We have open bids based on emergency. So far, we have two bids and waiting on one. North Central Heights USDA Bonneville unit inspection was completed on July 13, 2021, and we are waiting on report. Secretary Pieratt is going on vacation and will be out of the office July 23 to July 30.

F. New Business:

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, August 17, 2021 at 5:15pm.

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

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Jul-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	7/12/2021	48	19	67	In hospice
515	1	5/31/2021	7/23/2021	3	50	53	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	7/22/2021	72	15	87	No notice given
TOTAL LAKESIDE PARK II VACANT - 0							

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>
742	3	6/28/2021	7/26/2021	13	15	28	Received Sec 8 voucher
720	3	6/28/2021			10		Went to 2 bdrm/HUD
TOTAL RIDGEDALE VACANT - 1							

SUBMITTED BY PENNY PIERRATT, CEO

OCCUPANCY/VACANCY REPORT

Jul-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 MI 8/6
604	2	6/1/2021			OPEN 48864		Assisted facility
619	2	6/1/2021			OPEN 48858		Abandoned unit MI 8/9
641	3	7/22/2021			OPEN 49272		Moved to Bombing Range
TOTAL NCH I VACANT - 4							

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	7/27/2021	5	66	71	Non renewal
405	3	6/7/2021			OPEN 48882		Does not feel safe
306	3	7/26/2021			OPEN 49321		Moved to Puerto Rico MI 8/4
TOTAL NCH II VACANT - 2							

Cornell Colony - (44 units) \$765 or \$583

<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 violat MI 8/4
38228	3	6/8/2021			OPEN 48890		Purchased home
TOTAL CORNELL VACANT - 2							

SUBMITTED BY PENNY PIERATT, CEO

Tenant Accounts Receivable
31-Jul-21

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
T. Edwards	\$ 29.36	Work order
C. Jackson	\$ 13.32	Rent balance
M. Lee Sperry	\$ 32.24	Work order
G. Wage	\$ 74.78	Work order
DH Total	\$ 149.70	
<u>Lakeside Park I</u>		
D. Dennis	\$ 1,090.92	Rent
T. Hill	\$ 30.99	Work order
F. Swinton	\$ 7.93	Work order
J. Toney	\$ 244.20	Rent
J. Toucet	\$ 227.14	Unreported Income
Lakeside I Total	\$ 1,601.18	
<u>Lakeside Park II</u>		
L. Jones	\$ 235.95	Rent
R. Lake	\$ 11.06	Work order
J. Parker	\$ 3.00	Work order
N. Rivera	\$ 1,693.95	Unreported income
L. Rivera	\$ 1,942.00	Unreported income
B. Roman	\$ 93.50	Work order
S. Roux	\$ 73.87	Work order
C. Smith	\$ 1,195.00	Unreported income
S. Valentin	\$ 532.00	Unreported income/rent-pmts
F. Vazquez	\$ 680.88	Unreported income/rent-pmts
Lakeside II Total	\$ 6,461.21	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

31-Jul-21

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NCH I

R. Brown	\$ 2,137.15	Work order, rent
J. Figueroa	\$ 82.79	Work order
A. Gonzalez	\$ 1,429.50	Rent
E. Lawson	\$ 7,703.00	Rent
V. Leal	\$ 99.24	Work order
Y. Lebron	\$ 62.01	Work order
N. Legree	\$ 1,067.58	Rent
E. Matthews	\$ 454.00	Rent
E. Quinones	\$ 1,424.00	Rent
D. Santiago	\$ 2,136.50	Rent
C. Torres	\$ 55.78	Work order
NCH I Total	\$ 16,651.55	

NCH II

J. Garcia	\$ 23.00	Work order
C. Nelson	\$ 1,542.75	Rent
T. Otero	\$ 46.41	Work order
S. Vazquez	\$ 712.00	Rent
C. Wooden	\$ 725.85	Work order, rent
NCH II Total	\$ 3,050.01	

Cornell Colony

L. Bowers	\$ 2,701.88	Rent
T. Cohen	\$ 3,750.71	Rent
F. Cotte	\$ 740.26	Work order, rent
A. Fernandez	\$ 2,473.73	Rent, work order
J. Fonseca	\$ 405.89	Rent
M. Gilchrist	\$ 721.00	Rent
B. Graham	\$ 1,677.81	Rent
G. Guerrero	\$ 2,515.00	Rent
V. Hicks	\$ 2,977.64	Work Order, Rent
A. Luna	\$ 24.75	Work order
C. Mcalister	\$ 666.00	Rent
G. Ramos	\$ 172.00	Balance on rent
E. Rivera	\$ 20.17	Work order
A. Thompson	\$ 721.00	rent
A. Torres	\$ 49.02	Work order
Cornel Total	\$ 19,616.86	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

30-Jun-21

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Ridgedale

S. Ackerman	\$	20.99	Unreported income/rent-pmts
E. Daniels	\$	129.00	Balance on rent
J. Echevarria	\$	510.00	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
V. Matthews	\$	1,640.20	Unreported income/rent-pmts
N. Medina	\$	1,600.00	Unreported income/rent-pmts
M. Thompson	\$	1,325.82	Rent
T. Weatherspoon	\$	398.00	Rent
C. Wooden	\$	110.00	Rent
Ridgedale Total	\$	6,602.47	

GRAND TOTAL	\$ 54,132.98
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH I	\$	-
NCH II	\$	-
Ridgedale	\$	-
Cornell	\$	792.68
TOTAL	\$	792.68

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. 121 hours were taken during the month of July for sick, vacation, COVID and holiday leave.

	Maintenance	Rachel/Housing Clerk
Delaney Heights Inspections	0	2
Lakeside Park I Inspections	0	2
Lakeside Park II Inspections	0	11
Ridgdeale Inspections	0	0
NCH I Inspections	0	0
NCH II Inspections	0	0
Cornell Colony Inspections	0	0
Delaney Heights Vacancies	1	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	0	
Ridgedale Vacancies	2	
NCH I Vacancies	0	
NCH II Vacancies	1	
Cornell Colony Vacancies	1	
		Property Manager
Delaney Heights Move Ins	0	2
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	0	1
Ridgedale Move Ins	0	1
NCH I Move Ins	0	0
NCH II Move Ins	0	1
Cornell Colony Move Ins	0	0
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	0	
NCH I Move Outs	1	
NCH II Move Outs	1	
Cornell Colony Move Outs	0	

Submitted by Penny Pieratt, CEO

CASH ANALYSIS
7/31/2021

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 108,916.16		
North Central Heights I General Fund	\$ 163,452.55	NCH I Reserves/Bonneville	\$ 111,139.88
NCH I Security Deposit	\$ 11,550.23	NCH I Insurance	\$ 6,450.00
North Central Heights II General Fund	\$ 153,655.63	NCH II Reserves/Bonneville	\$ 88,869.54
NCH II Security Deposit	\$ 10,041.45	NCH II Insurance	\$ 6,409.24
Cornell Colony General Fund	\$ 233,066.17	CC Reserves/Amerinat	\$ 61,634.05
Cornell Colony Security Deposit	\$ 13,920.39	CC Insurance	\$ 7,373.76
		CC Reserves/Amerinat	\$ 117,590.03
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 71,847.19	LPI Reserves/First Hsg	\$ 42,676.30
LPI Security Deposit	\$ 3,627.09	LPI Insurance	\$ 2,201.53
Lakeside Park II General Fund	\$ 277,676.43	LPII Reserves/Churchill	\$ 125,904.15
LPII Security Deposit	\$ 14,887.23	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 5,467.72
		GNMA-Other Churchill	\$ 10,563.52
Delaney Heights General Fund	\$ 11,492.15	DH Reserves/Center State	\$ 71,186.18
DH Security Deposit	\$ 10,285.90		
COCC	\$ 244,236.24		
Ridgedale General Fund	\$ 47,409.90	RD Reserves/Centennial	\$ 55,473.58
Ridgedale Security Deposit	\$ 6,590.13	RD Insurance	\$ 1,699.69
		RD Residual Reserves	\$ 9,109.77

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 July 31, 2021	7 Month(s) Ended July 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,497.70	10,173.81	10,235.75	61.94
Legal Expense	02 001 4130.00 5		0.00	404.60	1,166.62	762.02
Staff Training	02 001 4140.00 5		0.00	0.00	583.31	583.31
Travel	02 001 4150.00 5		0.00	0.00	291.62	291.62
Accounting Fees	02 001 4170.00 5		0.00	1,995.72	2,041.62	45.90
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	2,041.62	445.62
Employee Benefits Cont - Admin	02 001 4182.00 5		649.83	4,538.41	4,470.62	(67.79)
Sundry	02 001 4190.00 5		0.00	138.75	1,166.62	1,027.87
Advertising and Marketing	02 001 4190.08 5		0.00	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		0.00	625.63	2,041.62	1,415.99
Tenant Background Checks	02 001 4190.20 5		0.00	93.72	1,050.00	956.28
Eviction Costs	02 001 4190.4 5		0.00	330.00	583.31	253.31
Water	02 001 4310.00 5		18.47	252.50	222.25	(30.25)
Electricity	02 001 4320.00 5		686.43	2,363.90	3,011.12	647.22
Sewer	02 001 4390.00 5		40.30	282.86	317.87	35.01
Labor	02 001 4410.00 5		1,753.39	6,709.44	7,781.62	1,072.18
Maintenance Materials	02 001 4420.00 5		5,464.71	12,893.40	5,833.31	(7,060.09)
Contract Costs	02 001 4430.00 5		4,055.61	6,546.43	5,833.31	(713.12)
Contract Costs-Pest Control	02 001 4430.1 5		544.00	1,088.00	1,396.50	308.50
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	291.62	291.62
Contract Costs - AC	02 001 4430.4 5		0.00	2,290.00	4,666.62	2,376.62
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	15,148.00	15,166.62	18.62
Garbage and Trash Collection	02 001 4431.00 5		40.00	246.00	437.50	191.50
Emp Benefit Cont - Maintenance	02 001 4433.00 5		371.29	2,378.84	3,497.62	1,118.78
Insurance - Property	02 001 4510.00 5		1,935.76	12,180.68	11,126.50	(1,054.18)
Bad Debts - Other	02 001 4570.00 5		2,127.99	26,459.94	875.00	(25,584.94)
Bonneville Interest	02 001 4580.01 5		3,718.21	26,082.34	26,035.87	(46.47)
Other General Expense	02 001 4590.00 5		0.00	871.34	1,166.62	295.28
Management Fees	02 001 4590.02 5		917.10	7,964.55	12,880.00	4,915.45
Extraordinary Maint - Contract Costs	02 001 4610.00 5		0.00	0.00	10,908.31	10,908.31
Total Operating Expenses			25,752.79	143,913.99	137,120.97	(6,793.02)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		23,324.00	178,203.56	161,000.00	17,203.56
Total Operating Revenues			23,324.00	178,203.56	161,000.00	17,203.56
Total Operating Revenues and Expenses			(2,428.79)	34,289.57	23,879.03	10,410.54
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	73.31	51.87	21.44
Other Income - Tenant	02 001 3690.00 5		120.96	7,095.72	7,175.56	(79.84)
Total Other Revenues and Expenses			120.96	7,169.03	7,227.43	(58.40)
Total Other Revenues and Expenses			120.96	7,169.03	7,227.43	(58.40)
Total Net Income (Loss)			(2,307.83)	41,458.60	31,106.46	10,352.14

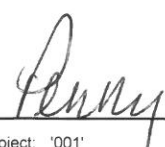
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 NORTH CENTRAL HEIGHTS
 NORTH CENTRAL HEIGHTS II

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended July 31, 2021	7 Month(s) Ended July 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,210.58	8,228.16	8,275.75	47.59
Legal Expense	02 002 4130.00 5		0.00	0.00	291.62	291.62
Staff Training	02 002 4140.00 5		0.00	0.00	408.31	408.31
Travel	02 002 4150.00 5		0.00	0.00	145.81	145.81
Accounting Fees	02 002 4170.00 5		0.00	1,696.28	2,041.62	345.34
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	1,750.00	496.00
Employee Benefits Cont - Admin	02 002 4182.00 5		522.58	3,649.39	3,596.81	(52.58)
Sundry	02 002 4190.00 5		0.00	200.00	437.50	237.50
Advertising and Marketing	02 002 4190.08 5		0.00	29.17	0.00	(29.17)
Telephone	02 002 4190.2 5		0.00	0.00	262.50	262.50
Tenant Background Check	02 002 4190.20 5		0.00	147.55	875.00	727.45
Eviction Costs	02 002 4190.4 5		0.00	0.00	291.62	291.62
Water	02 002 4310.00 5		0.00	184.60	178.50	(6.10)
Electricity	02 002 4320.00 5		0.00	975.08	1,729.56	754.48
Sewer	02 002 4390.00 5		0.00	49.47	47.81	(1.66)
Labor	02 002 4410.00 5		1,522.71	5,757.54	6,114.50	356.96
Maintenance Materials	02 002 4420.00 5		4,333.26	10,570.61	7,457.87	(3,112.74)
Contract Costs	02 002 4430.00 5		527.52	8,047.78	2,923.62	(5,124.16)
Contract Costs-Pest Control	02 002 4430.1 5		448.00	896.00	1,149.75	253.75
Contract Costs - Lawn	02 002 4430.3 5		1,518.00	12,402.00	13,050.31	648.31
Contract Costs - AC	02 002 4430.4 5		0.00	1,790.00	7,195.37	5,405.37
Garbage and Trash Collection	02 002 4431.00 5		15.00	118.50	142.31	23.81
Emp Benefit Cont - Maintenance	02 002 4433.00 5		307.36	1,939.65	2,748.06	808.41
Insurance - Property	02 002 4510.00 5		1,510.84	9,508.44	8,748.25	(760.19)
Bad Debts - Other	02 002 4570.00 5		9.26	13,206.26	2,033.50	(11,172.76)
Bonneville Interest	02 002 4580.01 5		3,363.55	23,594.51	23,552.62	(41.89)
Other General Expense	02 002 4590.00 5		0.00	684.62	583.31	(101.31)
Management Fees	02 002 4590.02 5		1,491.36	11,693.49	11,589.62	(103.87)
Total Operating Expenses			16,780.02	116,788.10	107,621.50	(9,166.60)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		20,521.00	151,096.79	144,872.56	6,224.23
Total Operating Revenues			20,521.00	151,096.79	144,872.56	6,224.23
Total Operating Revenues and Expenses			3,740.98	34,308.69	37,251.06	(2,942.37)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	58.65	42.00	16.65
Other Income - Tenant	02 002 3690.00 5		39.32	5,194.06	2,222.50	2,971.56
Total Other Revenues and Expenses			39.32	5,252.71	2,264.50	2,988.21
Total Other Revenues and Expenses			39.32	5,252.71	2,264.50	2,988.21
Total Net Income (Loss)			3,780.30	39,561.40	39,515.56	45.84



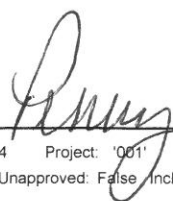
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 CORNELL COLONY
 CORNELL COLONY LLC

Fiscal Year End Date:	12/31/2021	ACCOUNT		1 Month(s) Ended July 31, 2021	7 Month(s) Ended July 31, 2021	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	03 001 4110.00	5		1,689.11	11,470.81	11,543.00	72.19
Legal Expense	03 001 4130.00	5		0.00	0.00	291.62	291.62
Staff Training	03 001 4140.00	5		0.00	0.00	291.62	291.62
Travel	03 001 4150.00	5		0.00	0.00	291.62	291.62
Accounting Fees	03 001 4170.00	5		0.00	1,489.36	1,750.00	260.64
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	2,041.62	217.62
Employee Benefits Cont - Admin	03 001 4182.00	5		734.68	5,131.33	5,053.37	(77.96)
Sundry	03 001 4190.00	5		0.00	277.50	583.31	305.81
Tenant Background Checks	03 001 4190.02	5		0.00	131.98	233.31	101.33
Bank Fees	03 001 4190.19	5		0.00	40.10	0.00	(40.10)
Telephone/Communications	03 001 4190.20	5		0.00	869.94	1,458.31	588.37
Eviction Costs	03 001 4190.40	5		0.00	0.00	291.62	291.62
Water	03 001 4310.00	5		14.91	218.22	268.87	50.65
Electricity	03 001 4320.00	5		331.36	1,468.98	2,022.37	553.39
Sewer	03 001 4390.00	5		31.20	231.06	244.37	13.31
Labor	03 001 4410.00	5		2,096.62	13,879.98	17,087.00	3,207.02
Materials	03 001 4420.00	5		509.40	4,861.92	3,500.00	(1,361.92)
Contract Costs	03 001 4430.00	5		1,825.00	9,034.47	1,750.00	(7,284.47)
Contract Costs - Pest Control	03 001 4430.10	5		608.00	1,216.00	2,041.62	825.62
Contract Costs-Lawn	03 001 4430.30	5		2,200.00	15,400.00	16,916.62	1,516.62
Contract Costs - AC	03 001 4430.40	5		1,250.00	1,790.00	1,750.00	(40.00)
Garbage and Trash Collection	03 001 4431.00	5		71.50	384.00	541.31	157.31
Emp Benefit Cont - Maintenance	03 001 4433.00	5		931.14	6,675.32	6,473.81	(201.51)
Property Insurance	03 001 4510.00	5		3,412.93	22,570.05	19,454.12	(3,115.93)
Bad Debts - Other	03 001 4570.00	5		3,802.38	12,895.34	13,897.31	1,001.97
Management Fees	03 001 4590.01	5		1,243.50	11,029.43	11,200.00	170.57
Other General Expense	03 001 4590.02	5		0.00	7,720.83	6,708.31	(1,012.52)
Total Operating Expenses				20,751.73	130,850.62	127,685.11	(3,165.51)
Operating Revenues							
Dwelling Rent	03 001 3110.00	5		27,618.00	197,784.99	186,666.62	11,118.37
Total Operating Revenues				27,618.00	197,784.99	186,666.62	11,118.37
Total Operating Revenues and Expenses				6,866.27	66,934.37	58,981.51	7,952.86
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income - Unrestricted	03 001 3610.00	5		13.20	89.82	75.81	14.01
Other Income - Misc Other Revenue	03 001 3690.00	5		520.19	3,533.53	5,833.31	(2,299.78)
Interest on Loan - Heartland National	03 001 5610.00	5		(3,511.46)	(24,698.07)	(25,797.87)	1,099.80
Total Other Revenues and Expenses				(2,978.07)	(21,074.72)	(19,888.75)	(1,185.97)
Total Other Revenues and Expenses				(2,978.07)	(21,074.72)	(19,888.75)	(1,185.97)
Total Net Income (Loss)				3,888.20	45,859.65	39,092.76	6,766.89




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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended July 31, 2021	7 Month(s) Ended July 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		766.22	5,269.81	3,215.31	(2,054.50)
Legal Expense	04 001 4130.00 5		0.00	184.85	437.50	252.65
Staff Training	04 001 4140.00 5		0.00	106.60	186.62	80.02
Accounting Fees	04 001 4170.00 5		0.00	1,459.48	1,925.00	465.52
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	875.00	191.00
Employee Benefits Cont - Admin	04 001 4182.00 5		250.26	1,757.87	1,631.56	(126.31)
Sundry	04 001 4190.00 5		0.00	244.22	641.62	397.40
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	672.64	875.00	202.36
Telephone/Communications	04 001 4190.20 5		0.00	0.00	291.62	291.62
Eviction Costs	04 001 4190.40 5		0.00	0.00	350.00	350.00
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	138.25	39.49
Electricity	04 001 4320.00 5		0.00	140.97	153.37	12.40
Sewer	04 001 4390.00 5		0.00	32.67	58.31	25.64
Labor	04 001 4410.00 5		1,039.65	4,190.06	2,779.00	(1,411.06)
Maintenance Materials	04 001 4420.00 5		922.30	4,806.98	2,916.62	(1,890.36)
Contract Costs	04 001 4430.00 5		0.00	1,508.82	1,006.25	(502.57)
Contract Costs - Pest Control	04 001 4430.10 5		320.00	2,140.00	5,833.31	3,693.31
Contract Costs-Lawn	04 001 4430.30 5		255.00	1,785.00	1,750.00	(35.00)
Contract Costs - AC	04 001 4430.40 5		200.00	945.00	875.00	(70.00)
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	116.62	116.62
Garbage and Trash Collection	04 001 4431.00 5		0.00	33.00	291.62	258.62
Emp Benefit Cont - Maintenance	04 001 4433.00 5		230.27	1,508.30	1,248.87	(259.43)
Property Insurance	04 001 4510.00 5		997.43	5,966.61	5,189.87	(776.74)
Bad Debts - Other	04 001 4570.00 5		56.00	9,328.25	1,458.31	(7,869.94)
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		662.70	4,205.00	4,523.12	318.12
Other General Expense	04 001 4590.02 5		0.00	217.43	437.50	220.07
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,458.31	1,458.31	0.00
Total Operating Expenses			5,908.16	56,670.47	40,663.56	(16,006.91)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,591.00	11,919.95	11,666.62	253.33
HAP Subsidy	04 001 3110.01 5		8,933.00	56,561.00	63,714.56	(7,153.56)
Total Operating Revenues			10,524.00	68,480.95	75,381.18	(6,900.23)
Total Operating Revenues and Expenses			4,615.84	11,810.48	34,717.62	(22,907.14)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.00	33.12	70.00	(36.88)
Other Income - Tenant	04 001 3690.00 5		12.39	2,493.85	1,166.62	1,327.23
Other Income - Laundry	04 001 3690.07 5		0.00	199.79	583.31	(383.52)
Total Other Revenues and Expenses			12.39	2,726.76	1,819.93	906.83
Total Other Revenues and Expenses			12.39	2,726.76	1,819.93	906.83
Total Net Income (Loss)			4,628.23	14,537.24	36,537.55	(22,000.31)



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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended July 31, 2021	7 Month(s) Ended July 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00	5	1,272.18	8,711.15	10,175.06	1,463.91
Legal Expense	04 002 4130.00	5	0.00	0.00	933.31	933.31
Staff Training	04 002 4140.00	5	0.00	419.60	583.31	163.71
Travel	04 002 4150.00	5	0.00	0.00	145.81	145.81
Accounting Fees	04 002 4170.00	5	0.00	2,042.86	2,041.62	(1.24)
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	2,625.00	117.00
Employee Benefits Cont - Admin	04 002 4182.00	5	397.35	2,794.59	5,144.37	2,349.78
Sundry	04 002 4190.00	5	0.00	281.00	875.00	594.00
TENANT BACKGROUND CHECKS	04 002 4190.02	5	136.96	1,047.71	291.62	(756.09)
Eviction Costs	04 002 4190.40	5	0.00	0.00	583.31	583.31
Ten Services -	04 002 4220.00	5	607.85	607.85	1,458.31	850.46
Water	04 002 4310.00	5	12.92	356.28	221.06	(135.22)
Electricity	04 002 4320.00	5	0.00	464.71	281.12	(183.59)
Sewer	04 002 4390.00	5	28.00	106.38	42.56	(63.82)
Labor	04 002 4410.00	5	1,694.87	10,585.00	17,670.87	7,085.87
Maintenance Materials	04 002 4420.00	5	1,328.24	7,797.17	7,406.56	(390.61)
Contract Costs	04 002 4430.00	5	0.00	3,344.87	3,435.25	90.38
Contract Costs - Pest Control	04 002 4430.10	5	2,208.00	5,588.00	7,370.37	1,782.37
Contract Costs-Lawn	04 002 4430.30	5	1,020.00	7,140.00	7,408.31	268.31
Contract Costs - AC	04 002 4430.40	5	100.00	3,710.00	2,041.62	(1,668.38)
CONTRACT COSTS-PLUMBING	04 002 4430.50	5	0.00	0.00	437.50	437.50
Garbage and Trash Collection	04 002 4431.00	5	15.00	151.00	583.31	432.31
Emp Benefit Cont - Maintenance	04 002 4433.00	5	435.85	3,162.15	6,130.25	2,968.10
Property Insurance	04 002 4510.00	5	2,965.83	18,944.44	16,881.62	(2,062.82)
Bad Debts - Other	04 002 4570.00	5	(439.64)	30,110.67	3,855.81	(26,254.86)
Management Fees	04 002 4590.01	5	2,120.89	14,903.35	14,455.00	(448.35)
Other General Expense	04 002 4590.02	5	0.00	7,369.84	2,916.62	(4,453.22)
GROUND LEASE EXPENSE	04 002 4590.03	5	8,000.00	56,000.00	56,000.00	0.00
Total Operating Expenses			21,904.30	188,476.62	171,994.55	(16,482.07)
Operating Revenues						
Dwelling Rent	04 002 3110.00	5	5,071.86	62,507.40	30,916.62	31,590.78
HAP Subsidy	04 002 3110.01	5	27,743.00	185,386.00	210,000.00	(24,614.00)
Total Operating Revenues			32,814.86	247,893.40	240,916.62	6,976.78
Total Operating Revenues and Expenses			10,910.56	59,416.78	68,922.07	(9,505.29)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00	5	0.00	88.93	145.81	(56.88)
Other Income - Tenants	04 002 3690.00	5	14.06	6,974.99	4,666.62	2,308.37
Other Income - Misc Other Revenue	04 002 3690.02	5	0.00	0.00	583.31	(583.31)
Other Income - Laundry	04 002 3690.07	5	0.00	799.16	0.00	799.16
Interest on Loan	04 002 5610.00	5	(5,098.74)	(35,775.05)	(35,704.62)	(70.43)
Total Other Revenues and Expenses			(5,084.68)	(27,911.97)	(30,308.88)	2,396.91
Total Other Revenues and Expenses			(5,084.68)	(27,911.97)	(30,308.88)	2,396.91
Total Net Income (Loss)			5,825.88	31,504.81	38,613.19	(7,108.38)



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

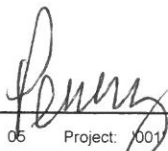
Fiscal Year End Date:	12/31/2021	ACCOUNT		1 Month(s) Ended July 31, 2021	7 Month(s) Ended July 31, 2021	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	04 003 4110.00	5		941.80	6,532.17	8,292.06	1,759.89
Legal Expense	04 003 4130.00	5		620.00	697.50	291.62	(405.88)
Staff Training	04 003 4140.00	5		0.00	333.00	583.31	250.31
Travel	04 003 4150.00	5		0.00	0.00	350.00	350.00
Accounting Fees	04 003 4170.00	5		0.00	1,824.82	2,041.62	216.80
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	3,208.31	1,156.31
Employee Benefits Cont - Admin	04 003 4182.00	5		336.38	2,385.62	4,303.81	1,918.19
Sundry	04 003 4190.00	5		42.23	180.98	291.62	110.64
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	175.00	175.00
Tenant Services -	04 003 4220.00	5		0.00	0.00	320.81	320.81
Water	04 003 4310.00	5		61.39	239.58	217.56	(22.02)
Electricity	04 003 4320.00	5		92.50	1,243.04	1,878.87	635.83
Natural Gas	04 003 4330.00	5		42.03	251.71	249.06	(2.65)
Sewer	04 003 4390.00	5		49.63	262.33	274.75	12.42
Labor	04 003 4410.00	5		1,464.23	11,193.10	11,190.06	(3.04)
Maintenance Materials	04 003 4420.00	5		3,012.82	9,311.35	5,488.56	(3,822.79)
Contract Costs	04 003 4430.00	5		90.00	201.44	185.50	(15.94)
Contract Costs - Pest Control	04 003 4430.10	5		0.00	928.00	3,665.06	2,737.06
Contract Costs-Lawn	04 003 4430.30	5		645.00	4,515.00	5,706.75	1,191.75
Contract Costs - AC	04 003 4430.40	5		0.00	2,550.00	2,730.00	180.00
Contract Costs-Plumbing	04 003 4430.50	5		5,000.00	5,325.00	620.06	(4,704.94)
Garbage and Trash Collection	04 003 4431.00	5		41.50	181.50	277.06	95.56
Emp Benefit Cont - Maintenance	04 003 4433.00	5		410.14	3,131.35	3,780.00	648.65
Property Insurance	04 003 4510.00	5		1,382.93	8,895.96	7,931.56	(964.40)
Bad Debts - Other	04 003 4570.00	5		(173.00)	0.00	583.31	583.31
Management Fees	04 003 4590.01	5		993.35	7,464.19	7,530.81	66.62
Other General Expense	04 003 4590.02	5		0.00	652.29	583.31	(68.98)
GROUND LEASE EXPENSE	04 003 4590.03	5		2,916.67	20,416.69	20,416.62	(0.07)
Extraordinary Maint - Contract Costs	04 003 4610.10	5		0.00	0.00	18,520.81	18,520.81
Total Operating Expenses				17,969.60	91,103.51	111,687.87	20,584.36
Operating Revenues							
Dwelling Rent	04 003 3110.00	5		3,999.28	29,420.86	32,519.06	(3,098.20)
HAP Subsidy	04 003 3110.01	5		12,377.00	93,806.00	92,990.87	815.13
Total Operating Revenues				16,376.28	123,226.86	125,509.93	(2,283.07)
Total Operating Revenues and Expenses				(1,593.32)	32,123.35	13,822.06	18,301.29
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income - Restricted	04 003 3610.00	5		2.93	77.50	87.50	(10.00)
Other Income - Tenants	04 003 3690.00	5		64.04	1,010.98	1,750.00	(739.02)
Other Income - Laundry	04 003 3690.07	5		134.00	1,160.57	773.50	387.07
Total Other Revenues and Expenses				200.97	2,249.05	2,611.00	(361.95)
Total Other Revenues and Expenses				200.97	2,249.05	2,611.00	(361.95)
Total Net Income (Loss)				(1,392.35)	34,372.40	16,433.06	17,939.34



**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2021	ACCOUNT		1 Month(s) Ended July 31, 2021	7 Month(s) Ended July 31, 2021	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	05 001 4110.00 5			10,392.81	72,731.37	74,032.00	1,300.63
Legal Expense	05 001 4130.00 5			46.50	363.50	1,458.31	1,094.81
Staff Training	05 001 4140.00 5			0.00	0.00	1,575.00	1,575.00
Travel	05 001 4150.00 5			0.00	0.00	1,458.31	1,458.31
Accounting Fees	05 001 4170.00 5			0.00	776.00	2,041.62	1,265.62
Computer Support/Licensing Fees	05 001 4170.20 5			516.25	9,114.20	0.00	(9,114.20)
Audit Fees	05 001 4171.00 5			0.00	0.00	1,166.62	1,166.62
Employee Benefits Cont - Admin	05 001 4182.00 5			3,325.25	23,022.78	22,933.12	(89.66)
Sundry	05 001 4190.00 5			1,239.07	7,689.18	11,375.00	3,685.82
Bank Fees	05 001 4190.19 5			0.00	15.00	0.00	(15.00)
Telephone/Communications	05 001 4190.20 5			943.32	6,638.00	7,583.31	945.31
Postage	05 001 4190.30 5			0.00	1,154.10	1,808.31	654.21
Contract Costs - Copier	05 001 4190.60 5			72.19	598.60	2,625.00	2,026.40
Contract Costs - Admin	05 001 4190.90 5			180.00	2,731.46	9,916.62	7,185.16
Water	05 001 4310.00 5			39.56	263.23	289.31	26.08
Electricity	05 001 4320.00 5			498.63	3,403.74	4,100.25	696.51
Natural Gas	05 001 4330.00 5			0.00	(3.06)	0.00	3.06
Sewer	05 001 4390.00 5			71.50	468.08	509.25	41.17
Materials	05 001 4420.00 5			399.22	1,660.79	5,833.31	4,172.52
Contract Costs	05 001 4430.00 5			0.00	134.90	875.00	740.10
Contract Costs - AC	05 001 4430.40 5			0.00	150.00	0.00	(150.00)
Garbage and Trash Collection	05 001 4431.00 5			75.00	450.00	0.00	(450.00)
Property Insurance	05 001 4510.00 5			299.12	4,375.28	6,489.56	2,114.28
Insurance - Auto-Public Offic-Sinkhole	05 001 4510.20 5			0.00	400.00	0.00	(400.00)
Other General Expense	05 001 4590.02 5			193.00	2,875.83	7,291.62	4,415.79
Other General Expense-Unemployment	05 001 4590.03 5			0.00	839.00	0.00	(839.00)
Total Operating Expenses				18,291.42	139,851.98	163,361.52	23,509.54
Total Operating Revenues and Expenses				(18,291.42)	(139,851.98)	(163,361.52)	23,509.54
Other Revenues and Expenses							
Other Revenues and Expenses							
Other Income - Misc Other Revenue	05 001 3690.00 5			15.91	32,008.17	2,106.37	29,901.80
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5			917.10	7,964.55	8,750.00	(785.45)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5			1,491.36	11,693.49	11,666.62	26.87
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5			1,243.50	11,029.43	11,666.62	(637.19)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5			2,619.71	20,263.75	18,666.62	1,597.13
GROUND LEASE INCOME	05 001 3690.05 5			11,125.00	79,160.56	78,166.62	993.94
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5			662.70	2,919.44	3,966.62	(1,047.18)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5			2,120.89	14,903.35	16,333.31	(1,429.96)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5			993.35	7,464.19	8,750.00	(1,285.81)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5			0.00	7,000.00	7,000.00	0.00
Total Other Revenues and Expenses				21,189.52	194,406.93	167,072.78	27,334.15
Total Other Revenues and Expenses				21,189.52	194,406.93	167,072.78	27,334.15
Total Net Income (Loss)				2,898.10	54,554.95	3,711.26	50,843.69



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended July 31, 2021	7 Month(s) Ended July 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		1,797.34	12,380.30	13,092.31	712.01
Legal Expense	07 002 4130.00 5		0.00	251.25	2,450.00	2,198.75
Staff Training	07 002 4140.00 5		0.00	239.80	408.31	168.51
Travel	07 002 4150.00 5		0.00	0.00	291.62	291.62
Accounting Fees	07 002 4170.00 5		0.00	1,703.98	2,100.00	396.02
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	2,100.00	618.00
Employee Benefits Cont - Admin	07 002 4182.00 5		586.88	4,138.71	6,682.06	2,543.35
Sundry	07 002 4190.00 5		0.00	138.75	962.50	823.75
Postage	07 002 4190.03 5		0.00	0.00	291.62	291.62
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		99.95	715.01	875.00	159.99
TENANT BACKGROUND CHECKS	07 002 4190.20 5		39.13	772.23	0.00	(772.23)
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	291.62	291.62
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	875.00	875.00
Water	07 002 4310.00 5		586.58	2,929.42	3,836.00	906.58
Electricity	07 002 4320.00 5		303.17	1,845.69	2,282.00	436.31
Sewer	07 002 4390.00 5		1,048.30	5,361.31	6,094.62	733.31
Labor	07 002 4410.00 5		6,687.90	51,606.98	53,606.00	1,999.02
Maintenance Materials	07 002 4420.00 5		(6,777.59)	(2,301.73)	8,166.62	10,468.35
Contract Costs	07 002 4430.00 5		162.00	6,400.88	11,826.50	5,425.62
Pest Control	07 002 4430.1 5		672.00	1,344.00	2,275.00	931.00
Contract Costs-Lawn	07 002 4430.3 5		475.00	3,325.00	3,500.00	175.00
Contract Costs-Air Conditioning	07 002 4430.4 5		50.00	8,795.00	1,750.00	(7,045.00)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	583.31	583.31
Garbage and Trash Collection	07 002 4431.00 5		629.95	3,198.28	3,558.31	360.03
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,008.94	14,704.56	18,035.50	3,330.94
Insurance - Property	07 002 4510.00 5		1,584.06	10,068.47	10,006.50	(61.97)
Bad Debts - Other	07 002 4570.00 5		605.00	10,454.31	5,833.31	(4,621.00)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,683.53	18,979.84	18,816.00	(163.84)
Management Fees	07 002 4590.00 5		2,619.71	20,263.75	17,570.00	(2,693.75)
Other General Expense	07 002 4590.01 5		0.00	538.81	583.31	44.50
Extraordinary Maintenance	07 002 4610 5		0.00	0.00	700.00	700.00
Total Operating Expenses			15,861.85	180,089.17	199,443.02	19,353.85
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		5,675.00	50,873.11	32,958.31	17,914.80
HAP Subsidy	07 002 3110.01 5		27,559.00	202,716.00	186,666.62	16,049.38
Total Operating Revenues			33,234.00	253,589.11	219,624.93	33,964.18
Total Operating Revenues and Expenses			17,372.15	73,499.94	20,181.91	53,318.03
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430 5		0.00	0.00	29.12	(29.12)
Interest - Restricted - RFR	07 002 3431.00 5		0.38	2.66	29.12	(26.46)
Interest - Restricted - Residual Receipt	07 002 3431.01 5		0.07	0.52	29.12	(28.60)
Investment Income - Unrestricted	07 002 3610.00 5		2.08	28.85	0.00	28.85
Other Income - Tenant	07 002 3690.00 5		235.42	3,073.52	9,041.62	(5,968.10)
Other Income - Non Tenant	07 002 3690.02 5		0.00	34.48	641.62	(607.14)
Other Income/Laundry	07 002 3690.7 5		0.00	858.82	0.00	858.82
Total Other Revenues and Expenses			237.95	3,998.85	9,770.60	(5,771.75)
Total Other Revenues and Expenses			237.95	3,998.85	9,770.60	(5,771.75)
Total Net Income (Loss)			17,610.10	77,498.79	29,952.51	47,546.28

