

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Wednesday, September 22, 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: August 2021
 - 2. Monthly Occupancy Report: August 2021
 - 3. TAR & Maintenance Reports: August 2021
 - 4. Cash Analysis: August 2021
 - 5. Project Budgeted Income Statement Reports: August 2021
 - 6. Fee Accountants Financials: July 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 September 15th and he states Ridgedale and Lakeside Park II cameras should be completed within two weeks.
 - We have contracted with Bassett Electronics to install 17 security cameras on our Lakeside Park I property due to the poor quality of our current cameras per law enforcement. Duke Energy has installed lighting for better viewing.
 - Exterior stucco painting and repair for the 68 homes at our North Central Heights property began August 9—We have decided to paint the remaining three homes that were not on the contract for an additional \$7,000—Carmelo will give us status
 - Our Housing Clerk has taken the position of the Application Intake Clerk.
 - We have contracted with Labor Finders to get us caught up on the unit vacancies.
 - North Central Heights II has an audit scheduled for October 12th, North Central Heights I for October 22nd, and Cornell Colony for October 28th.
 - Ridgedale has an audit December 1st
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: October 19, 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.

THE HOUSING AUTHORITY OF AVON PARK
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES

North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
August 17, 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, Jackson and Mundt. Also Present: APHA Housing Coordinator, Hannah Gillis, Carmelo Pineiro, APHA Maintenance Supervisor, 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 Jackson moved to accept as presented. The motion was seconded by Commissioner Mundt and carried unanimously.

E. Secretary Report & Old Business: Secretary Pieratt informed the board that the office is still closed to the public due to Covid 19; however, we are taking care of those who come to the office on a one-by-one basis as long as they have masks on. (We have masks to provide them if they do not have one). Maintenance continues to work on all work orders and we are performing annual unit inspections. Security Cameras update: Delaney Heights will be completed tonight, working on Ridgedale, Cornell needs trench for wires to go underground to pole, Lakeside Park II is configured and need GFI completed by electrician. Rhino Shield, contractor for exterior stucco and painting began work at North Central Heights August 9th. REAC inspection for Delaney Heights was performed June 29, 2021, and we are waiting for the report. Secretary Pieratt's contract is expiring August 31, 2021, and Board as agreed to extend contract for another two years. Roof at the office was completed August 11, 2021, by Cobb Roofing, Inc. North Central Heights USDA Bonneville unit inspection was completed on July 13, 2021, and we are waiting on report.

F. New Business:

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Wednesday, September 22, 2021 at 5:15pm

Being no further business to come before the Board, Chair adjourned the meeting at 5:30 pm.

Accepted _____

Attest _____

SEAL

AVON PARK HOUSING DEVELOPMENT CORPORATION

**Board of Directors Regular Meeting
North Central Heights Community Center
709 Juneberry Street, Avon Park, Florida
Wednesday, September 22, 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): October 19, 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
August 17, 2021, 5:30 P.M.**

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:35 PM. Secretary Pieratt called the roll with the following present: Wade, Brojek, Mundt, and Jackson. Also in attendance: Penny Pieratt, CEO/Secretary, Carmelo Pineiro, APHA Maintenance Supervisor, Hannah Gillis, APHA Housing Coordinator and City Liaison Brenda Gray. Absent: Directors Knighten and Day.

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

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

Next Board Meeting: Wednesday, September 22, 2021

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

Accepted _____

Accepted _____

Attest _____
SEAL

OCCUPANCY/VACANCY REPORT

Aug-21

Delaney Heights - (50 units)

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

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
39	3	8/31/2021					Mold/moved to RD
TOTAL LAKESIDE PARK I VACANT - 1							

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
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>
720	3	6/28/2021			10		Went to 2 bdrm/HUD MI 9/1
703	2	8/27/2021					Abandoned/unreport income
TOTAL RIDGEDALE VACANT - 2							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Aug-21

North Central Heights I - (40 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
645	3	5/24/2021	8/6/2021	1	73	74	Abandoned unit
604 HC	2	6/1/2021			81		Assisted facility
619	2	6/1/2021	8/9/2021	3	66	69	Abandoned unit
641	3	7/22/2021			OPEN 49272		Moved to Bombing Range
630	3	8/16/2021			OPEN 49471		Abandoned unit
642	2	8/17/2021			OPEN 49513		Purchased home
TOTAL NCH I VACANT - 4							

North Central Heights II - (32 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
405	3	6/7/2021	8/17/2021	6	65	71	Does not feel safe
306	3	7/26/2021	8/4/2021	1	8	9	Moved to Puerto Rico
TOTAL NCH II VACANT - 0							

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

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
38196	3	3/26/2021	8/4/2021	4	153	157	Non renewal/lease violations
38228	3	6/8/2021	8/27/2021	2	78	80	Purchased home
38274	3	8/2/2021			OPEN 49383		VAWA
38258	3	8/2/2021			OPEN 49425		Moved to NCH
38180	3	8/27/2021			OPEN 49618		Deceased
TOTAL CORNELL VACANT - 3							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Aug-21

Intent to Vacate --

Ridgedale-unit 732=2 bdrm=needs 3 bdrm when available
 Cornell=unit 38201=3 bdrm=voucher Miami=?
 Cornell=unit 38212=3 bdrm=family issues 9/30
 NCH I=unit 625=2 bdrm=purchasing home 10/31
 NCH II=unit 738=4 bdrm=non renewal 10/31
 Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1
 Lakeside Park 2=unit 208=4 bdrm=needs 3 bdrm

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
 Lakeside Park 2=unit 251=2 bdrm=terminated/arrested twice sent to attorney 8/6
 Lakeside Park 2=unit 240=3 bdrm=on probation for housekeeping and failed 10/6
 Ridgedale=unit 711=1 brm=did not pay on unreported income arrangement 10/6

WAITING LIST

2019		2018		2017	
DELANEY HEIGHTS					
1 BDRM	20	1 BDRM	0	1 BDRM	82
TOTAL	20	2 BDRM	21	2 BDRM	26
		3 BDRM	6	3 BDRM	7
		4 BDRM	9	4 BDRM	7
		5 BDRM	0	5 BDRM	0
		TOTAL	36	TOTAL	122
2017					
RIDGEDALE					
1 BDRM	61	2021		2021	
2 BDRM	20	NORTH CENTRAL HEIGHTS OPEN		CORNELL COLONY	
3 BDRM	139	2 BDRM	102	3 BDRM	80
4 BDRM	14	3 BDRM	66		
TOTAL	234	4 BDRM	45		
		TOTAL	213		
TOTAL		TOTAL		TOTAL	
				705	

SUBMITTED BY PENNY PIERATT, CEO

Tenant Accounts Receivable
31-Aug-21

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
C. Jackson	\$ 13.32	Work order
S.Reoli	\$ 609.09	Rent, eviction fees
G. Wage	\$ 37.39	Work order
DH Total	\$ 659.80	
<u>Lakeside Park I</u>		
D. Dennis	\$ 952.92	Rent
M. Russell	\$ 624.00	Unreported income
K.Small	\$ 13.06	Work order
F. Swinton	\$ 12.93	Work order
T. Taylor	\$ 64.55	Work order
J. Toney	\$ 439.40	Rent, work order
J. Toucet	\$ 1.47	Work order
Lakeside I Total	\$ 2,108.33	
<u>Lakeside Park II</u>		
Q.Ash-birts	\$ 11.03	Work order
C.Bennett	\$ 68.50	Eviction fees
T.Echols	\$ 3.89	Balance on rent
L. Jones	\$ 228.95	Rent
R.Ocasio	\$ 11.99	Work order
N. Rivera	\$ 1,663.95	Unreported income
L.Rivera	\$ 1,892.00	Unreported income
B. Roman	\$ 43.50	Work order
S. Roux	\$ 564.87	Rent, Work order
C. Smith	\$ 1,045.00	Unreported income
S. Smith	\$ 125.00	Eviction fees
S. Valentin	\$ 532.00	Unreported income/rent-pmts
F. Vazquez	\$ 627.88	Unreported income/rent-pmts
Lakeside II Total	\$ 6,818.56	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

31-Aug-21

Page 2

NCH I

R. Brown	\$	1.15	Balance on work order
J. Figueroa	\$	74.79	Work order
A. Gonzalez	\$	2,377.56	Rent
E. Lawson	\$	8,415.00	Rent
Y. Lebron	\$	62.01	Work order
N. Legree	\$	1,423.58	Rent
E. Matthews	\$	454.00	Rent

NCH I Total \$ 12,808.09

NCH II

J. Garcia	\$	735.00	Rent, Work order
C. Nelson	\$	2,327.75	Rent
T. Otero	\$	46.41	Work order
C. Wooden	\$	725.85	Work order, rent

NCH II Total \$ 3,835.01

Cornell Colony

B. Antonio	\$	21.91	Work order
L. Bowers	\$	3,250.88	Rent
T. Cohen	\$	4,299.71	Rent
F. Cotte	\$	740.26	Work order, rent
A. Fernandez	\$	53.78	Work order
J. Fonseca	\$	405.89	Rent
B. Graham	\$	2,398.81	Rent
G. Guerrero	\$	131.66	Work order
I. Jones	\$	721.00	Rent
A. Luna	\$	1.89	Work order
C. Simmons	\$	20.75	Work order

Cornel Total \$ 12,046.54

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable

31-Aug-21

Page 3

Ridgedale

S. Ackerman	\$	20.99	Unreported income/rent-pmts
E. Daniels	\$	129.00	Balance on rent
J. Echevarria	\$	509.00	Unreported income/rent-pmts
L. Figueroa	\$	19.26	Balance on rent
J. Fils Aime	\$	818.00	Unreported income/rent-pmts
L.Jackson	\$	13.16	Work order
V. Matthews	\$	1,644.20	Unreported income/rent-pmts
N. Pounds	\$	396.00	Unreported income/rent-pmts
M. Thompson	\$	1,225.82	Rent
T. Weatherspoon	\$	234.00	Rent
C. Wooden	\$	153.67	Rent
Ridgedale Total	\$	5,163.10	

GRAND TOTAL	\$ 43,439.43
--------------------	---------------------

WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH I	\$	5,575.62
NCH II	\$	-
Ridgedale	\$	-
Cornell	\$	4,264.78
TOTAL	\$	9,840.40

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. 92 hours were taken during the month of August for sick, vacation, and holiday leave.

	Maintenance	Rachel/Housing Clerk
Delaney Heights Inspections	0	5
Lakeside Park I Inspections	0	0
Lakeside Park II Inspections	0	0
Ridgdeale Inspections	0	3
NCH I Inspections	0	7
NCH II Inspections	0	0
Cornell Colony Inspections	0	0
Delaney Heights Vacancies	0	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	0	
Ridgedale Vacancies	0	
NCH I Vacancies	3	
NCH II Vacancies	1	
Cornell Colony Vacancies	1	
		Property Manager
Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	0	0
Ridgedale Move Ins	0	0
NCH I Move Ins	0	2
NCH II Move Ins	0	2
Cornell Colony Move Ins	0	2
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	1	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	1	
NCH I Move Outs	2	
NCH II Move Outs	0	
Cornell Colony Move Outs	3	

Submitted by Penny Pieratt, CEO

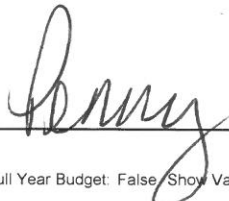
CASH ANALYSIS
8/31/2021

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 108,620.78		
North Central Heights I General Fund	\$ 135,733.06	NCH I Reserves/Bonneville	\$ 112,289.16
NCH I Security Deposit	\$ 11,250.33	NCH I Insurance	\$ 8,600.00
North Central Heights II General Fund	\$ 125,585.90	NCH II Reserves/Bonneville	\$ 89,789.18
NCH II Security Deposit	\$ 10,241.54	NCH II Insurance	\$ 8,194.57
Cornell Colony General Fund	\$ 244,810.40	CC Reserves/Amerinat	\$ 62,735.11
Cornell Colony Security Deposit	\$ 13,320.95	CC Insurance	\$ 11,186.60
		CC Reserves/Amerinat	\$ 117,592.03
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 65,505.63	LPI Reserves/First Hsg	\$ 42,681.42
LPI Security Deposit	\$ 3,627.12	LPI Insurance	\$ 2,201.96
Lakeside Park II General Fund	\$ 255,163.38	LPII Reserves/Churchill	\$ 128,843.87
LPII Security Deposit	\$ 15,371.36	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 8,142.27
		GNMA-Other Churchill	\$ 11,145.34
Delaney Heights General Fund	\$ 9,558.23	DH Reserves/Center State	\$ 71,636.81
DH Security Deposit	\$ 10,519.99		
COCC	\$ 207,364.97		
Ridgedale General Fund	\$ 51,637.17	RD Reserves/Centennial	\$ 56,874.41
Ridgedale Security Deposit	\$ 7,086.19	RD Insurance	\$ 3,143.12
		RD Residual Reserves	\$ 9,109.85

SUBMITTED BY: PENNY PIERATT, CEO

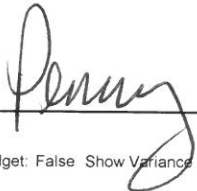
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 NORTH CENTRAL HEIGHTS
 N CENTRAL HEIGHTS MGMT

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended August 31, 2021	8 Month(s) Ended August 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,613.90	11,787.71	11,698.00	(89.71)
Legal Expense	02 001 4130.00 5		0.00	404.60	1,333.28	928.68
Staff Training	02 001 4140.00 5		0.00	0.00	666.64	666.64
Travel	02 001 4150.00 5		0.00	0.00	333.28	333.28
Accounting Fees	02 001 4170.00 5		600.00	2,595.72	2,333.28	(262.44)
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	2,333.28	737.28
Employee Benefits Cont - Admin	02 001 4182.00 5		542.26	5,080.67	5,109.28	28.61
Sundry	02 001 4190.00 5		0.00	138.75	1,333.28	1,194.53
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		89.79	715.42	2,333.28	1,617.86
Tenant Background Checks	02 001 4190.20 5		0.00	93.72	1,200.00	1,106.28
Postage	02 001 4190.3 5		35.00	35.00	0.00	(35.00)
Eviction Costs	02 001 4190.4 5		0.00	330.00	666.64	336.64
Water	02 001 4310.00 5		0.00	252.50	254.00	1.50
Electricity	02 001 4320.00 5		440.03	2,803.93	3,441.28	637.35
Sewer	02 001 4390.00 5		0.00	282.86	363.28	80.42
Labor	02 001 4410.00 5		1,708.60	8,418.04	8,893.28	475.24
Maintenance Materials	02 001 4420.00 5		3,191.52	16,084.92	6,666.64	(9,418.28)
Contract Costs	02 001 4430.00 5		*33,494.17	40,040.60	6,666.64	(33,373.96)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	1,088.00	1,596.00	508.00
Contact Costs-Plumbing	02 001 4430.2 5		0.00	0.00	333.28	333.28
Contract Costs - AC	02 001 4430.4 5	Painting	0.00	2,290.00	5,333.28	3,043.28
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	17,080.00	17,333.28	253.28
Garbage and Trash Collection	02 001 4431.00 5		0.00	246.00	500.00	254.00
Emp Benefit Cont - Maintenance	02 001 4433.00 5		657.12	3,035.96	3,997.28	961.32
Insurance - Property	02 001 4510.00 5		1,935.77	14,116.45	12,716.00	(1,400.45)
Bad Debts - Other	02 001 4570.00 5		6,122.70	32,582.64	1,000.00	(31,582.64)
Bonneville Interest	02 001 4580.01 5		3,715.55	29,797.89	29,755.28	(42.61)
Other General Expense	02 001 4590.00 5		0.00	871.34	1,333.28	461.94
Management Fees	02 001 4590.02 5		1,263.60	9,228.15	14,720.00	5,491.85
Extraordinary Maint - Contract Costs	02 001 4610.00 5		0.00	0.00	12,466.64	12,466.64
Total Operating Expenses			57,342.01	201,256.00	156,709.68	(44,546.32)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		24,202.42	202,405.98	184,000.00	18,405.98
Total Operating Revenues			24,202.42	202,405.98	184,000.00	18,405.98
Total Operating Revenues and Expenses			(33,139.59)	1,149.98	27,290.32	(26,140.34)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		38.28	111.59	59.28	52.31
Other Income - Tenant	02 001 3690.00 5		1,400.24	8,495.96	8,200.64	295.32
Total Other Revenues and Expenses			1,438.52	8,607.55	8,259.92	347.63
Total Other Revenues and Expenses			1,438.52	8,607.55	8,259.92	347.63
Total Net Income (Loss)			(31,701.07)	9,757.53	35,550.24	(25,792.71)



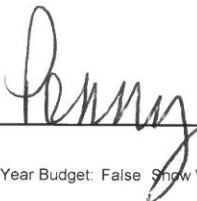
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
NORTH CENTRAL HEIGHTS
NORTH CENTRAL HEIGHTS II

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended August 31, 2021	8 Month(s) Ended August 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,301.73	9,529.89	9,458.00	(71.89)
Legal Expense	02 002 4130.00 5		0.00	0.00	333.28	333.28
Staff Training	02 002 4140.00 5		0.00	0.00	466.64	466.64
Travel	02 002 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	02 002 4170.00 5		600.00	2,296.28	2,333.28	37.00
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	2,000.00	746.00
Employee Benefits Cont - Admin	02 002 4182.00 5		438.04	4,087.43	4,110.64	23.21
Sundry	02 002 4190.00 5		0.00	200.00	500.00	300.00
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	300.00	300.00
Tenant Background Check	02 002 4190.20 5		0.00	147.55	1,000.00	852.45
Eviction Costs	02 002 4190.4 5		0.00	0.00	333.28	333.28
Water	02 002 4310.00 5		0.00	184.60	204.00	19.40
Electricity	02 002 4320.00 5		524.51	1,499.59	1,976.64	477.05
Sewer	02 002 4390.00 5		0.00	49.47	54.64	5.17
Labor	02 002 4410.00 5		1,492.09	7,249.63	6,988.00	(261.63)
Maintenance Materials	02 002 4420.00 5		912.50	11,483.11	8,523.28	(2,959.83)
Contract Costs	02 002 4430.00 5		31,256.67	39,304.45	3,341.28	(35,963.17)
Contract Costs-Pest Control	02 002 4430.1 5		0.00	896.00	1,314.00	418.00
Contract Costs - Lawn	02 002 4430.3 5	<i>paint</i>	1,518.00	13,920.00	14,914.64	994.64
Contract Costs - AC	02 002 4430.4 5		290.00	2,080.00	8,223.28	6,143.28
Garbage and Trash Collection	02 002 4431.00 5		0.00	118.50	162.64	44.14
Emp Benefit Cont - Maintenance	02 002 4433.00 5		592.45	2,532.10	3,140.64	608.54
Insurance - Property	02 002 4510.00 5		1,511.02	11,019.46	9,998.00	(1,021.46)
Bad Debts - Other	02 002 4570.00 5		797.36	14,003.62	2,324.00	(11,679.62)
Bonneville Interest	02 002 4580.01 5		3,361.15	26,955.66	26,917.28	(38.38)
Other General Expense	02 002 4590.00 5		0.00	684.62	666.64	(17.98)
Management Fees	02 002 4590.02 5		1,587.04	13,280.53	13,245.28	(35.25)
Total Operating Expenses			46,182.56	162,970.66	122,996.00	(39,974.66)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		21,972.98	173,069.77	165,568.64	7,501.13
Total Operating Revenues			21,972.98	173,069.77	165,568.64	7,501.13
Total Operating Revenues and Expenses			(24,209.58)	10,099.11	42,572.64	(32,473.53)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		30.64	89.29	48.00	41.29
Other Income - Tenant	02 002 3690.00 5		(14.40)	5,179.66	2,540.00	2,639.66
Total Other Revenues and Expenses			16.24	5,268.95	2,588.00	2,680.95
Total Other Revenues and Expenses			16.24	5,268.95	2,588.00	2,680.95
Total Net Income (Loss)			(24,193.34)	15,368.06	45,160.64	(29,792.58)



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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended August 31, 2021	8 Month(s) Ended August 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,822.02	13,292.83	13,192.00	(100.83)
Legal Expense	03 001 4130.00 5		0.00	0.00	333.28	333.28
Staff Training	03 001 4140.00 5		0.00	0.00	333.28	333.28
Travel	03 001 4150.00 5		0.00	0.00	333.28	333.28
Accounting Fees	03 001 4170.00 5		500.00	1,989.36	2,000.00	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	2,333.28	509.28
Employee Benefits Cont - Admin	03 001 4182.00 5		611.75	5,743.08	5,775.28	32.20
Sundry	03 001 4190.00 5		0.00	277.50	666.64	389.14
Tenant Background Checks	03 001 4190.02 5		0.00	131.98	266.64	134.66
Bank Fees	03 001 4190.19 5		0.00	40.10	0.00	(40.10)
Telephone/Communications	03 001 4190.20 5		126.02	995.96	1,666.64	670.68
Eviction Costs	03 001 4190.40 5		0.00	0.00	333.28	333.28
Water	03 001 4310.00 5		0.00	218.22	307.28	89.06
Electricity	03 001 4320.00 5		286.64	1,755.62	2,311.28	555.66
Sewer	03 001 4390.00 5		0.00	231.06	279.28	48.22
Labor	03 001 4410.00 5		2,037.60	15,917.58	19,528.00	3,610.42
Materials	03 001 4420.00 5		659.35	5,521.27	4,000.00	(1,521.27)
Contract Costs	03 001 4430.00 5		0.00	9,034.47	2,000.00	(7,034.47)
Contract Costs - Pest Control	03 001 4430.10 5		0.00	1,216.00	2,333.28	1,117.28
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	17,600.00	19,333.28	1,733.28
Contract Costs - AC	03 001 4430.40 5		160.00	1,950.00	2,000.00	50.00
Garbage and Trash Collection	03 001 4431.00 5		0.00	384.00	618.64	234.64
Emp Benefit Cont - Maintenance	03 001 4433.00 5		943.13	7,618.45	7,398.64	(219.81)
Property Insurance	03 001 4510.00 5		3,412.93	25,982.98	22,233.28	(3,749.70)
Bad Debts - Other	03 001 4570.00 5		5,267.20	18,162.54	15,882.64	(2,279.90)
Management Fees	03 001 4590.01 5		1,867.12	12,896.55	12,800.00	(96.55)
Other General Expense	03 001 4590.02 5		0.00	7,720.83	7,666.64	(54.19)
Total Operating Expenses			19,893.76	150,744.38	145,925.84	(4,818.54)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		26,953.00	224,737.99	213,333.28	11,404.71
Total Operating Revenues			26,953.00	224,737.99	213,333.28	11,404.71
Total Operating Revenues and Expenses			7,059.24	73,993.61	67,407.44	6,586.17
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		13.39	103.21	86.64	16.57
Other Income - Misc Other Revenue	03 001 3690.00 5		1,750.55	5,284.08	6,666.64	(1,382.56)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,626.55)	(28,324.62)	(29,483.28)	1,158.66
Total Other Revenues and Expenses			(1,862.61)	(22,937.33)	(22,730.00)	(207.33)
Total Other Revenues and Expenses			(1,862.61)	(22,937.33)	(22,730.00)	(207.33)
Total Net Income (Loss)			5,196.63	51,056.28	44,677.44	6,378.84

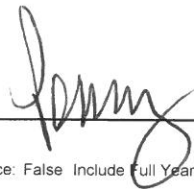


AVON PARK HOUSING AUTHORITY
Budgeted Income Statement

PBRA

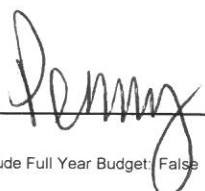
LAKESIDE PARK I - PBRA

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended August 31, 2021	8 Month(s) Ended August 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		851.95	6,121.76	3,674.64	(2,447.12)
Legal Expense	04 001 4130.00 5		0.00	184.85	500.00	315.15
Staff Training	04 001 4140.00 5		0.00	106.60	213.28	106.68
Accounting Fees	04 001 4170.00 5		500.00	1,959.48	2,200.00	240.52
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	1,000.00	316.00
Employee Benefits Cont - Admin	04 001 4182.00 5		271.82	2,029.69	1,864.64	(165.05)
Sundry	04 001 4190.00 5		0.00	244.22	733.28	489.06
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	672.64	1,000.00	327.36
Telephone/Communications	04 001 4190.20 5		0.00	0.00	333.28	333.28
Eviction Costs	04 001 4190.40 5		0.00	0.00	400.00	400.00
Ten Services -	04 001 4220.00 5		0.00	1,279.84	0.00	(1,279.84)
Water	04 001 4310.00 5		21.09	119.85	158.00	38.15
Electricity	04 001 4320.00 5		0.00	140.97	175.28	34.31
Sewer	04 001 4390.00 5		31.20	63.87	66.64	2.77
Labor	04 001 4410.00 5		1,000.96	5,191.02	3,176.00	(2,015.02)
Maintenance Materials	04 001 4420.00 5		169.31	4,976.29	3,333.28	(1,643.01)
Contract Costs	04 001 4430.00 5		367.50	1,876.32	1,150.00	(726.32)
Contract Costs - Pest Control	04 001 4430.10 5		2,295.00	4,435.00	6,666.64	2,231.64
Contract Costs-Lawn	04 001 4430.30 5		255.00	2,040.00	2,000.00	(40.00)
Contract Costs - AC	04 001 4430.40 5		150.00	1,095.00	1,000.00	(95.00)
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	133.28	133.28
Garbage and Trash Collection	04 001 4431.00 5		25.00	58.00	333.28	275.28
Emp Benefit Cont - Maintenance	04 001 4433.00 5		345.21	1,853.51	1,427.28	(426.23)
Property Insurance	04 001 4510.00 5		997.43	6,964.04	5,931.28	(1,032.76)
Bad Debts - Other	04 001 4570.00 5		(581.12)	8,747.13	1,666.64	(7,080.49)
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		639.26	4,844.26	5,169.28	325.02
Other General Expense	04 001 4590.02 5		0.00	217.43	500.00	282.57
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,666.64	1,666.64	0.00
Total Operating Expenses			7,547.94	64,218.41	46,472.64	(17,745.77)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,848.00	13,767.95	13,333.28	434.67
HAP Subsidy	04 001 3110.01 5		8,588.00	65,149.00	72,816.64	(7,667.64)
Total Operating Revenues			10,436.00	78,916.95	86,149.92	(7,232.97)
Total Operating Revenues and Expenses			2,888.06	14,698.54	39,677.28	(24,978.74)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		5.55	38.67	80.00	(41.33)
Other Income - Tenant	04 001 3690.00 5		161.03	2,654.88	1,333.28	1,321.60
Other Income - Laundry	04 001 3690.07 5		0.00	199.79	666.64	(466.85)
Total Other Revenues and Expenses			166.58	2,893.34	2,079.92	813.42
Total Other Revenues and Expenses			166.58	2,893.34	2,079.92	813.42
Total Net Income (Loss)			3,054.64	17,591.88	41,757.20	(24,165.32)



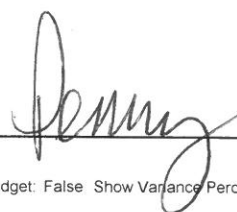
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended August 31, 2021	8 Month(s) Ended August 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,400.76	10,111.91	11,628.64	1,516.73
Legal Expense	04 002 4130.00 5		125.00	125.00	1,066.64	941.64
Staff Training	04 002 4140.00 5		0.00	419.60	666.64	247.04
Travel	04 002 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	04 002 4170.00 5		500.00	2,542.86	2,333.28	(209.58)
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	3,000.00	492.00
Employee Benefits Cont - Admin	04 002 4182.00 5		467.73	3,262.32	5,879.28	2,616.96
Sundry	04 002 4190.00 5		0.00	281.00	1,000.00	719.00
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	1,047.71	333.28	(714.43)
Eviction Costs	04 002 4190.40 5		0.00	0.00	666.64	666.64
Ten Services -	04 002 4220.00 5		(26.91)	580.94	1,666.64	1,085.70
Water	04 002 4310.00 5		0.00	356.28	252.64	(103.64)
Electricity	04 002 4320.00 5		57.85	522.56	321.28	(201.28)
Sewer	04 002 4390.00 5		0.00	106.38	48.64	(57.74)
Labor	04 002 4410.00 5		1,641.09	12,226.09	20,195.28	7,969.19
Maintenance Materials	04 002 4420.00 5		608.47	8,405.64	8,464.64	59.00
Contract Costs	04 002 4430.00 5		0.00	3,344.87	3,926.00	581.13
Contract Costs - Pest Control	04 002 4430.10 5		(928.00)	4,660.00	8,423.28	3,763.28
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	8,160.00	8,466.64	306.64
Contract Costs - AC	04 002 4430.40 5		0.00	3,710.00	2,333.28	(1,376.72)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	500.00	500.00
Garbage and Trash Collection	04 002 4431.00 5		14.50	165.50	666.64	501.14
Emp Benefit Cont - Maintenance	04 002 4433.00 5		676.29	3,838.44	7,006.00	3,167.56
Property Insurance	04 002 4510.00 5		2,965.85	21,910.29	19,293.28	(2,617.01)
Bad Debts - Other	04 002 4570.00 5		387.00	30,497.67	4,406.64	(26,091.03)
Management Fees	04 002 4590.01 5		2,208.64	17,111.99	16,520.00	(591.99)
Other General Expense	04 002 4590.02 5		83.61	7,453.45	3,333.28	(4,120.17)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	64,000.00	64,000.00	0.00
Total Operating Expenses			19,201.88	207,678.50	196,565.20	(11,113.30)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		6,526.54	69,033.94	35,333.28	33,700.66
HAP Subsidy	04 002 3110.01 5		27,486.00	212,872.00	240,000.00	(27,128.00)
Total Operating Revenues			34,012.54	281,905.94	275,333.28	6,572.66
Total Operating Revenues and Expenses			14,810.66	74,227.44	78,768.08	(4,540.64)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		48.78	137.71	166.64	(28.93)
Other Income - Tenants	04 002 3690.00 5		290.05	7,265.04	5,333.28	1,931.76
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	666.64	(666.64)
Other Income - Laundry	04 002 3690.07 5		0.00	799.16	0.00	799.16
Interest on Loan	04 002 5610.00 5		(5,094.70)	(40,869.75)	(40,805.28)	(64.47)
Total Other Revenues and Expenses			(4,755.87)	(32,667.84)	(34,638.72)	1,970.88
Total Other Revenues and Expenses			(4,755.87)	(32,667.84)	(34,638.72)	1,970.88
Total Net Income (Loss)			10,054.79	41,559.60	44,129.36	(2,569.76)



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

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended August 31, 2021	8 Month(s) Ended August 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,044.67	7,576.84	9,476.64	1,899.80
Legal Expense	04 003 4130.00 5		612.00	1,309.50	333.28	(976.22)
Staff Training	04 003 4140.00 5		0.00	333.00	666.64	333.64
Travel	04 003 4150.00 5		0.00	0.00	400.00	400.00
Accounting Fees	04 003 4170.00 5		500.00	2,324.82	2,333.28	8.46
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	3,666.64	1,614.64
Employee Benefits Cont - Admin	04 003 4182.00 5		379.38	2,765.00	4,918.64	2,153.64
Sundry	04 003 4190.00 5		0.00	180.98	333.28	152.30
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	200.00	200.00
Tenant Services -	04 003 4220.00 5		0.00	0.00	366.64	366.64
Water	04 003 4310.00 5		18.47	258.05	248.64	(9.41)
Electricity	04 003 4320.00 5		403.21	1,646.25	2,147.28	501.03
Natural Gas	04 003 4330.00 5		0.00	251.71	284.64	32.93
Sewer	04 003 4390.00 5		40.30	302.63	314.00	11.37
Labor	04 003 4410.00 5		1,424.61	12,617.71	12,788.64	170.93
Maintenance Materials	04 003 4420.00 5		1,115.46	10,426.81	6,272.64	(4,154.17)
Contract Costs	04 003 4430.00 5		0.00	201.44	212.00	10.56
Contract Costs - Pest Control	04 003 4430.10 5		3,228.00	4,156.00	4,188.64	32.64
Contract Costs-Lawn	04 003 4430.30 5		645.00	5,160.00	6,522.00	1,362.00
Contract Costs - AC	04 003 4430.40 5		0.00	2,550.00	3,120.00	570.00
Contract Costs-Plumbing	04 003 4430.50 5		4,000.00	9,325.00	708.64	(8,616.36)
Garbage and Trash Collection	04 003 4431.00 5		41.50	223.00	316.64	93.64
Emp Benefit Cont - Maintenance	04 003 4433.00 5		655.82	3,787.17	4,320.00	532.83
Property Insurance	04 003 4510.00 5		1,382.95	10,278.91	9,064.64	(1,214.27)
Bad Debts - Other	04 003 4570.00 5		37.68	37.68	666.64	628.96
Management Fees	04 003 4590.01 5		1,051.94	8,516.13	8,606.64	90.51
Other General Expense	04 003 4590.02 5		0.00	652.29	666.64	14.35
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	23,333.36	23,333.28	(0.08)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	21,166.64	21,166.64
Total Operating Expenses			19,497.66	110,601.17	127,643.28	17,042.11
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,432.61	33,853.47	37,164.64	(3,311.17)
HAP Subsidy	04 003 3110.01 5		13,173.00	106,979.00	106,275.28	703.72
Total Operating Revenues			17,605.61	140,832.47	143,439.92	(2,607.45)
Total Operating Revenues and Expenses			(1,892.05)	30,231.30	15,796.64	14,434.66
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.63	78.13	100.00	(21.87)
Other Income - Tenants	04 003 3690.00 5		281.83	1,292.81	2,000.00	(707.19)
Other Income - Laundry	04 003 3690.07 5		0.00	1,160.57	884.00	276.57
Total Other Revenues and Expenses			282.46	2,531.51	2,984.00	(452.49)
Total Other Revenues and Expenses			282.46	2,531.51	2,984.00	(452.49)
Total Net Income (Loss)			(1,609.59)	32,762.81	18,780.64	13,982.17



AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended August 31, 2021	8 Month(s) Ended August 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		10,392.81	83,124.18	84,608.00	1,483.82
Legal Expense	05 001 4130.00 5		124.00	487.50	1,666.64	1,179.14
Staff Training	05 001 4140.00 5		425.00	425.00	1,800.00	1,375.00
Travel	05 001 4150.00 5		0.00	0.00	1,666.64	1,666.64
Accounting Fees	05 001 4170.00 5		300.00	1,076.00	2,333.28	1,257.28
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	9,114.20	0.00	(9,114.20)
Audit Fees	05 001 4171.00 5		0.00	0.00	1,333.28	1,333.28
Employee Benefits Cont - Admin	05 001 4182.00 5		3,328.44	26,351.22	26,209.28	(141.94)
Sundry	05 001 4190.00 5		1,400.74	9,089.92	13,000.00	3,910.08
Bank Fees	05 001 4190.19 5		0.00	15.00	0.00	(15.00)
Telephone/Communications	05 001 4190.20 5		456.18	7,094.18	8,666.64	1,572.46
Postage	05 001 4190.30 5		0.00	1,154.10	2,066.64	912.54
Contract Costs - Copier	05 001 4190.60 5		95.59	694.19	3,000.00	2,305.81
Contract Costs - Admin	05 001 4190.90 5		120.00	2,851.46	11,333.28	8,481.82
Water	05 001 4310.00 5		24.65	287.88	330.64	42.76
Electricity	05 001 4320.00 5		626.10	4,029.84	4,686.00	656.16
Natural Gas	05 001 4330.00 5		0.00	(3.06)	0.00	3.06
Sewer	05 001 4390.00 5		40.30	508.38	582.00	73.62
Materials	05 001 4420.00 5		278.40	1,939.19	6,666.64	4,727.45
Contract Costs	05 001 4430.00 5		* 34,706.68	34,841.58	1,000.00	(33,841.58)
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		50.00	500.00	0.00	(500.00)
Property Insurance	05 001 4510.00 5		299.12	4,674.40	7,416.64	2,742.24
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		772.87	3,648.70	8,333.28	4,684.58
Other General Expense-Unemployment	05 001 4590.03 5		3,300.00	4,139.00	0.00	(4,139.00)
Total Operating Expenses			56,740.88	196,592.86	186,698.88	(9,893.98)
Total Operating Revenues and Expenses			(56,740.88)	(196,592.86)	(186,698.88)	(9,893.98)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		3,502.44	35,510.61	2,407.28	33,103.33
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,263.60	9,228.15	10,000.00	(771.85)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,587.04	13,280.53	13,333.28	(52.75)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,867.12	12,896.55	13,333.28	(436.73)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,871.81	23,135.56	21,333.28	1,802.28
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	90,285.56	89,333.28	952.28
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		639.26	3,558.70	4,533.28	(974.58)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,208.64	17,111.99	18,666.64	(1,554.65)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,051.94	8,516.13	10,000.00	(1,483.87)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	8,000.00	8,000.00	0.00
Total Other Revenues and Expenses			27,116.85	221,523.78	190,940.32	30,583.46
Total Other Revenues and Expenses			27,116.85	221,523.78	190,940.32	30,583.46
Total Net Income (Loss)			(29,624.03)	24,930.92	4,241.44	20,689.48

Penny

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2021	ACCOUNT	1 Month(s) Ended August 31, 2021	8 Month(s) Ended August 31, 2021	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	1,985.92	14,366.22	14,962.64	596.42
Legal Expense	07 002 4130.00	5	0.00	251.25	2,800.00	2,548.75
Staff Training	07 002 4140.00	5	0.00	239.80	466.64	226.84
Travel	07 002 4150.00	5	0.00	0.00	333.28	333.28
Accounting Fees	07 002 4170.00	5	500.00	2,203.98	2,400.00	196.02
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	2,400.00	918.00
Employee Benefits Cont - Admin	07 002 4182.00	5	674.83	4,813.54	7,636.64	2,823.10
Sundry	07 002 4190.00	5	0.00	138.75	1,100.00	961.25
Postage	07 002 4190.03	5	35.00	35.00	333.28	298.28
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	715.01	1,000.00	284.99
TENANT BACKGROUND CHECKS	07 002 4190.20	5	0.00	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	333.28	333.28
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	1,000.00	1,000.00
Water	07 002 4310.00	5	595.53	3,524.95	4,384.00	859.05
Electricity	07 002 4320.00	5	428.65	2,274.34	2,608.00	333.66
Sewer	07 002 4390.00	5	1,048.30	6,409.61	6,965.28	555.67
Labor	07 002 4410.00	5	6,698.33	58,305.31	61,264.00	2,958.69
Maintenance Materials	07 002 4420.00	5	556.39	(1,745.34)	9,333.28	11,078.62
Contract Costs	07 002 4430.00	5	0.00	6,400.88	13,516.00	7,115.12
Pest Control	07 002 4430.1	5	0.00	1,344.00	2,600.00	1,256.00
Contract Costs-Lawn	07 002 4430.3	5	475.00	3,800.00	4,000.00	200.00
Contract Costs-Air Conditioning	07 002 4430.4	5	0.00	8,795.00	2,000.00	(6,795.00)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	666.64	666.64
Garbage and Trash Collection	07 002 4431.00	5	629.95	3,828.23	4,066.64	238.41
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,044.88	16,749.44	20,612.00	3,862.56
Insurance - Property	07 002 4510.00	5	1,584.05	11,652.52	11,436.00	(216.52)
Bad Debts - Other	07 002 4570.00	5	1.20	10,455.51	6,666.64	(3,788.87)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,674.15	21,653.99	21,504.00	(149.99)
Management Fees	07 002 4590.00	5	2,871.81	23,135.56	20,080.00	(3,055.56)
Other General Expense	07 002 4590.01	5	0.00	538.81	666.64	127.83
Extraordinary Maintenance	07 002 4610	5	0.00	0.00	800.00	800.00
Total Operating Expenses			22,803.99	202,893.16	227,934.88	25,041.72
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	5,913.41	56,786.52	37,666.64	19,119.88
HAP Subsidy	07 002 3110.01	5	29,757.00	232,473.00	213,333.28	19,139.72
Total Operating Revenues			35,670.41	289,259.52	250,999.92	38,259.60
Total Operating Revenues and Expenses			12,866.42	86,366.36	23,065.04	63,301.32
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	33.28	(33.28)
Interest - Restricted - RFR	07 002 3431.00	5	0.44	3.10	33.28	(30.18)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	0.08	0.60	33.28	(32.68)
Investment Income - Unrestricted	07 002 3610.00	5	0.48	29.33	0.00	29.33
Other Income - Tenant	07 002 3690.00	5	55.79	3,129.31	10,333.28	(7,203.97)
Other Income - Non Tenant	07 002 3690.02	5	0.00	34.48	733.28	(698.80)
Other Income/Laundry	07 002 3690.7	5	0.00	858.82	0.00	858.82
Total Other Revenues and Expenses			56.79	4,055.64	11,166.40	(7,110.76)
Total Other Revenues and Expenses			56.79	4,055.64	11,166.40	(7,110.76)
Total Net Income (Loss)			12,923.21	90,422.00	34,231.44	56,190.56

