

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, February 15, 2022, 5:15PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. Consent Agenda
 1. Regular Board Meeting Minutes: January 2022
 2. Monthly Occupancy Report: January 2022
 3. TAR & Maintenance Reports: January 2022
 4. Cash Analysis: January 2022
 5. Project Budgeted Income Statement Reports: January 2022
 6. Fee Accountants Financials: Working on year end audit
- 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.
 - Interviewing for Property Manager for Multi-family/Rad Programs
 - Searching for two board members (Lew Mundt has resigned but will fill in when needed)
 - REAC HUD-Delaney Heights scheduled for February 10.
 - Removed playground at Lakeside Park II due to costly damages to repair.
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: March 15, 2022
- 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, February 15, 2022; 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): March 15, 2022

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
January 18, 2022, 5:15 P.M.

Meeting Minutes

A. Opening/Roll Call: Chairman Wade called the Board Meeting to order at 5:15pm. We had silent prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Wade, Brojek, Mundt, and Knighten. Also Present: Carmelo Pineiro, APHA Maintenance Supervisor, APHA Staff Hannah Gillis, City Liaison Shelly Mercure. Absent: Commissioners Jackson 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 Mundt moved to accept as presented. The motion was seconded by Commissioner Brojek 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 are completed. Rhino Shield, contractor for exterior stucco and painting is complete. We have contracted with two independent contractors to get us caught up on the unit vacancies. Ridgedale had an audit December 1st with compliance North Tampa Housing Development/HUD and we are currently working on the discrepancies that is due February 6th. REAC/HUD—Delaney Heights is scheduled for February 10th.

F. New Business: Commissioner Lew Mundt gave us his verbal resignation in the November member that January 2022 Board Meeting will be his last meeting; however, he is able to continue for a few more months.

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, February 15, 2022 at 5:15pm

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

Accepted _____

Attest _____
SEAL

**AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
January 18, 2022, 5:30 P.M.**

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:30 PM. Secretary Pieratt called the roll with the following present: Wade, Brojek, Mundt, and Knighten. Also in attendance: Penny Pieratt, CEO/Secretary, Carmelo Pineiro, APHA Maintenance Supervisor, APHA Staff Hannah Gillis, City Liaison Shelly Mercure. Absent: Directors Jackson and Day.

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

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

Next Board Meeting: Tuesday, February 15, 2022

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

Accepted _____

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Jan-22

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>
303	1	10/7/2021			OPEN 49995		Disturbance/violent
TOTAL DELANEY HEIGHTS VACANT - 1							

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>
208	3	10/4/2021			OPEN 49975		Non renewal
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>
711	1	10/4/2021			37		Evicted housekeeping
729	3	11/22/2021	1/28/2022	15	52	67	Needs 2 bdrm
705	2	11/16/2021	1/10/2022	49	6	55	No notice given
712	3	1/18/2022			OPEN 51028		Moved in with boyfriend
732	2	1/28/2022			OPEN		Transfer to 729
714	2	1/31/2022			OPEN 51157		No reason given
TOTAL RIDGEDALE VACANT - 4							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Dec-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>
604 HC	2	6/1/2021			81		Assisted facility
641	3	7/22/2021	1/19/2022	128	53	181	Moved to Bombing Range
630	3	8/16/2021			90		Abandoned unit
642	2	8/17/2021	1/10/2022	18	128	146	Purchased home
659	3	9/3/2021			140		Non Renewal
625	2	10/28/2021			OPEN 50249		Purchased home
638	3	11/29/2021			OPEN 50662		No notice given
603	2	1/3/2022			OPEN 50900		Got married
614	3	1/24/2022			OPEN 51065		Non Renewal
TOTAL NCH I VACANT - 7							

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>
734	3	1/3/2022			OPEN 50901		Cannot afford rent
TOTAL NCH II VACANT - 1							

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>
38274	3	8/2/2021			49		VAWA
38258	3	8/2/2021			58		Moved to NCH
38212	3	10/5/2021			OPEN 49977		Moved in with family
38284	3	10/12/2021			OPEN 50073		Purchased home
38201	3	10/20/2021			OPEN 50117		Moved to Miami
TOTAL CORNELL VACANT - 5							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jan-22

Intent to Vacate --

Cornell=38266=3 bdrm=non renewal/owes almost \$7,000
 Lakeside Park I=unit 25=2 bdrm=needs 3 bedroom 9/1
 Lakeside Park II=unit 240=4 bdrm=needs 3 bdrm

Evictions -

Lakeside Park 2=unit 251=2 bdrm=terminated/arrested twice sent to attorney 8/6
 NCH I=unit 632=3 bdrm=non renewal=non pmt rent for a year=10/31=sent to atty 11/23

WAITING LIST

2019		2018		2017	
DELANEY HEIGHTS		LAKESIDE PARK I		LAKESIDE PARK II	
1 BDRM	20	1 BDRM	0	1 BDRM	79
TOTAL	20	2 BDRM	17	2 BDRM	27
		3 BDRM	7	3 BDRM	8
		4 BDRM	10	4 BDRM	8
		5 BDRM	0	5 BDRM	0
		TOTAL	34	TOTAL	122
2017		2021		2021	
RIDGEDALE		NORTH CENTRAL HEIGHTS OPEN		CORNELL COLONY	
1 BDRM	50	2 BDRM	193	3 BDRM	OPEN
2 BDRM	13	3 BDRM	167		144
3 BDRM	133	4 BDRM	95		
4 BDRM	18	TOTAL	455		
TOTAL	214				
				TOTAL	
				989	

SUBMITTED BY PENNY PIERATT, CEO

Tenant Accounts Receivable
31-Jan-22

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
M. Anderson	\$ 24.58	Work order
M. Dasher	\$ 45.09	Work order
S. Evans	\$ 2.00	Work order
C. Jackson	\$ 5.99	Work order
J. Ortiz	\$ 11.80	Work order
P. Robitaille	\$ 14.00	Work order
E. Sanders	\$ 37.00	Work order
DH Total	\$ 140.46	
<u>Lakeside Park I</u>		
D. Dennis	\$ 591.81	Rent
T. Jones	\$ 158.03	Rent
M. Russell	\$ 245.12	Unreported income
K. Small	\$ 107.81	Work order
F. Swinton	\$ 41.40	Work order
J. Toucet	\$ 416.02	Work order, rent
Lakeside I Total	\$ 1,560.19	
<u>Lakeside Park II</u>		
C. Bennett	\$ 528.50	Eviction fees
C. Caldwell	\$ 620.15	Work order
T. Echols	\$ 575.39	Work order, rent
G. Mack	\$ 29.10	Work order
C. Nickrent	\$ 3.96	Work order
T. Plona	\$ 37.02	Work order
N. Rivera	\$ 318.14	Unreported income
L. Rivera	\$ 1,642.00	Unreported income
M. Rogers	\$ 30.59	Work order
B. Roman	\$ 445.50	Work order
C. Smith	\$ 295.00	Unreported income
A. Thompson	\$ 2.96	Work order
F. Vazquez	\$ 365.88	Unreported income/rent-pmts
T. Young	\$ 2.53	Work order
Lakeside II Total	\$ 4,896.72	

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable

31-Jan-22

NCH I

A. Brown	\$ 29.16	Work order
J. Figueroa	\$ 36.79	Work order
E. Lawson	\$ 11,975.00	Rent
E. Matthews	\$ 418.95	Rent
E. Moffatt	\$ 118.20	Work order
R. Nance	\$ 39.19	Work order
D. Wright	\$ 610.00	Rent

NCH I Total \$ 13,198.13

NCH II

A. Burgos	\$ 12.13	Work order
C. Estrella	\$ 16.15	Work order
J. Garcia	\$ 1,139.00	Rent
L. Garcia	\$ 1,544.08	Rent
M. Garcia	\$ 53.12	Work order
X. Garcia	\$ 58.34	Work order
C. Hutson	\$ 24.17	Work order
Y. Morales	\$ 36.10	Work order
T. Otero	\$ 46.41	Work order
M. Packer	\$ 38.56	Work order
S. Rivera	\$ 17.50	Work Order
C. Salkey	\$ 13.42	Work order
B. Santos	\$ 588.90	Work order, rent
S. Vazquez	\$ 785.23	Work order, rent
C. Wooden	\$ 2,241.85	Work order, rent

NCH II Total \$ 6,602.83

Cornell Colony

T. Cohen	\$ 7,205.82	Rent
F. Cotte	\$ 19.26	Work order
B. Cruz	\$ 132.00	Balance on rent
A. Fernandez	\$ 33.95	Work Order
J. Fonseca	\$ 276.89	Rent
I. Jones	\$ 37.25	Work order
T. Jones	\$ 1,994.11	Rent
Y. Kuilan	\$ 6.00	Work order
A. Luna	\$ 1.89	Work order
V. Martin	\$ 765.00	Rent
C. Reeves	\$ 1,444.96	Work order, rent
R. Rodrigez	\$ 15.42	Work order
D. Saad	\$ 34.50	Work order
A. Thompson	\$ 1,553.79	Rent, work order
A. Torres	\$ 2,230.71	Work order, rent

Cornel Total \$ 15,751.55

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

31-Jan-22

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Ridgedale

S. Ackerman	\$	102.93	Rent
C. Anderson	\$	2.00	Work order
S. Black	\$	12.35	Work order
J. Echevarria	\$	584.81	Unreported income/rent-pmts
L. Figueroa	\$	1,448.26	Unreported income/rent-pmts
E. Hankerson	\$	53.10	Work order
L. Hodges	\$	950.00	Rent
L. Jackson	\$	11.26	Work order
S. Pinion	\$	14.34	Work order
C. Vazquez	\$	55.94	Rent, work order
Ridgedale Total	\$	3,234.99	

GRAND TOTAL	\$ 45,384.87
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH I	\$	-
NCH II	\$	-
Ridgedale	\$	902.50
Cornell	\$	-
TOTAL	\$	902.50

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. 309 hours were taken during the month of January for sick, vacation, and holiday leave.

	Maintenance	Anna/Housing Clerk
Delaney Heights Inspections	0	4
Lakeside Park I Inspections	0	1
Lakeside Park II Inspections	0	2
Ridgdeale Inspections	0	1
NCH I Inspections	0	5
NCH II Inspections	0	2
Cornell Colony Inspections	0	3
Delaney Heights Vacancies	0	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	1	
Ridgedale Vacancies	1	
NCH I Vacancies	1	
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	2
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	3	
NCH I Move Outs	2	
NCH II Move Outs	1	
Cornell Colony Move Outs	0	

Submitted by Penny Pieratt, CEO

CASH ANALYSIS
1/31/2022

Escrows/Reserves

Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 107,893.48		
North Central Heights I General Fund	\$ 54,685.13	NCH I Reserves/Bonneville	\$ 117,919.15
NCH I Security Deposit	\$ 10,732.78	NCH I Insurance	\$ 19,350.00
North Central Heights II General Fund	\$ 66,432.35	NCH II Reserves/Bonneville	\$ 94,294.15
NCH II Security Deposit	\$ 9,941.98	NCH II Insurance	\$ 17,121.22
Cornell Colony General Fund	\$ 248,802.69	CC Reserves/Amerinat	\$ 68,239.46
Cornell Colony Security Deposit	\$ 12,723.65	CC Insurance	\$ 25,980.78
		CC Reserves/Amerinat	\$ 117,599.89
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 10,483.65	LPI Reserves/First Hsg	\$ 45,383.46
LPI Security Deposit	\$ 3,879.27	LPI Insurance	\$ 8,745.58
Lakeside Park II General Fund	\$ 239,762.62	LPII Reserves/Churchill	\$ 143,460.84
LPII Security Deposit	\$ 14,966.00	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 23,796.66
		GNMA-Other Churchill	\$ 14,054.44
Delaney Heights General Fund	\$ 45,059.60	DH Reserves/Center State	\$ 73,887.40
DH Security Deposit	\$ 10,370.43		
COCC	\$ 194,395.07		
Ridgedale General Fund	\$ 28,229.29	RD Reserves/Centennial	\$ 63,878.85
Ridgedale Security Deposit	\$ 6,536.47	RD Insurance	\$ 10,875.05
		RD Residual Reserves	\$ 9,110.23

SUBMITTED BY: PENNY PIERATT, CEO

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended January 31, 2022	1 Month(s) Ended January 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,031.97	1,031.97	1,370.83	338.86
Legal Expense	02 001 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	02 001 4140.00 5		0.00	0.00	83.33	83.33
Travel	02 001 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	02 001 4170.00 5		25.20	25.20	350.00	324.80
Audit Fees	02 001 4171.00 5		0.00	0.00	291.66	291.66
Employee Benefits Cont - Admin	02 001 4182.00 5		493.91	493.91	662.66	168.75
Sundry	02 001 4190.00 5		0.00	0.00	58.33	58.33
Telephone	02 001 4190.2 5		2.90	2.90	83.33	80.43
Tenant Background Checks	02 001 4190.20 5		0.00	0.00	150.00	150.00
Postage	02 001 4190.3 5		0.00	0.00	4.16	4.16
Eviction Costs	02 001 4190.4 5		0.00	0.00	41.66	41.66
Water	02 001 4310.00 5		0.00	0.00	52.75	52.75
Electricity	02 001 4320.00 5		0.00	0.00	389.00	389.00
Sewer	02 001 4390.00 5		0.00	0.00	49.16	49.16
Labor	02 001 4410.00 5		1,648.40	1,648.40	1,884.91	236.51
Maintenance Materials	02 001 4420.00 5		129.47	129.47	1,666.66	1,537.19
Contract Costs	02 001 4430.00 5		11,964.18	11,964.18	1,000.00	(10,964.18)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	0.00	333.83	333.83
Contract Costs - AC	02 001 4430.4 5		0.00	0.00	270.83	270.83
Contract Costs - Lawn	02 001 4430.5 5		966.00	966.00	2,091.33	1,125.33
Garbage and Trash Collection	02 001 4431.00 5		0.00	0.00	51.33	51.33
Emp Benefit Cont - Maintenance	02 001 4433.00 5		581.15	581.15	657.75	76.60
Insurance - Property	02 001 4510.00 5		0.00	0.00	2,146.58	2,146.58
Bad Debts - Other	02 001 4570.00 5		0.00	0.00	416.66	416.66
Bonneville Interest	02 001 4580.01 5		3,702.03	3,702.03	3,719.41	17.38
Other General Expense	02 001 4590.00 5		0.00	0.00	166.66	166.66
Management Fees	02 001 4590.02 5		0.00	0.00	1,840.00	1,840.00
Extraordinary Maint - Contract Costs	02 001 4610.00 5		0.00	0.00	500.00	500.00
Total Operating Expenses			20,545.21	20,545.21	20,416.14	(129.07)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		20,892.56	20,892.56	23,000.00	(2,107.44)
Total Operating Revenues			20,892.56	20,892.56	23,000.00	(2,107.44)
Total Operating Revenues and Expenses			347.35	347.35	2,583.86	(2,236.51)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	11.25	(11.25)
Other Income - Tenant	02 001 3690.00 5		193.75	193.75	954.75	(761.00)
Total Other Revenues and Expenses			193.75	193.75	966.00	(772.25)
Total Other Revenues and Expenses			193.75	193.75	966.00	(772.25)
Total Net Income (Loss)			541.10	541.10	3,549.86	(3,008.76)



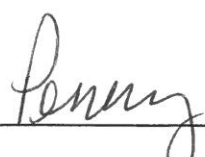
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 NORTH CENTRAL HEIGHTS
 NORTH CENTRAL HEIGHTS II

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended January 31, 2022	1 Month(s) Ended January 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		831.74	831.74	1,106.50	274.76
Legal Expense	02 002 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	02 002 4140.00 5		0.00	0.00	58.33	58.33
Travel	02 002 4150.00 5		0.00	0.00	20.83	20.83
Accounting Fees	02 002 4170.00 5		19.80	19.80	291.66	271.86
Audit Fees	02 002 4171.00 5		0.00	0.00	250.00	250.00
Employee Benefits Cont - Admin	02 002 4182.00 5		396.96	396.96	533.08	136.12
Sundry	02 002 4190.00 5		0.00	0.00	62.50	62.50
Bank Service Fee	02 002 4190.18 5		(53.91)	(53.91)	0.00	53.91
Telephone	02 002 4190.2 5		83.99	83.99	37.50	(46.49)
Tenant Background Check	02 002 4190.20 5		0.00	0.00	83.33	83.33
Eviction Costs	02 002 4190.4 5		0.00	0.00	41.66	41.66
Water	02 002 4310.00 5		0.00	0.00	34.50	34.50
Electricity	02 002 4320.00 5		0.00	0.00	175.33	175.33
Sewer	02 002 4390.00 5		0.00	0.00	8.08	8.08
Labor	02 002 4410.00 5		1,441.95	1,441.95	1,634.25	192.30
Maintenance Materials	02 002 4420.00 5		101.72	101.72	1,537.33	1,435.61
Contract Costs	02 002 4430.00 5		10,859.63	10,859.63	925.00	(9,934.63)
Contract Costs-Pest Control	02 002 4430.1 5		0.00	0.00	186.91	186.91
Contract Costs - Lawn	02 002 4430.3 5		759.00	759.00	1,813.66	1,054.66
Contract Costs - AC	02 002 4430.4 5		3,995.00	3,995.00	260.66	(3,734.34)
Garbage and Trash Collection	02 002 4431.00 5		0.00	0.00	19.66	19.66
Emp Benefit Cont - Maintenance	02 002 4433.00 5		515.31	515.31	578.75	63.44
Insurance - Property	02 002 4510.00 5		0.00	0.00	1,678.08	1,678.08
Bad Debts - Other	02 002 4570.00 5		391.98	391.98	416.66	24.68
Bonneville Interest	02 002 4580.01 5		3,348.91	3,348.91	3,364.66	15.75
Other General Expense	02 002 4590.00 5		0.00	0.00	208.33	208.33
Management Fees	02 002 4590.02 5		0.00	0.00	1,828.33	1,828.33
Total Operating Expenses			22,692.08	22,692.08	17,197.24	(5,494.84)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		22,192.00	22,192.00	22,854.08	(662.08)
Total Operating Revenues			22,192.00	22,192.00	22,854.08	(662.08)
Total Operating Revenues and Expenses			(500.08)	(500.08)	5,656.84	(6,156.92)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	9.00	(9.00)
Other Income - Tenant	02 002 3690.00 5		323.19	323.19	561.25	(238.06)
Total Other Revenues and Expenses			323.19	323.19	570.25	(247.06)
Total Other Revenues and Expenses			323.19	323.19	570.25	(247.06)
Total Net Income (Loss)			(176.89)	(176.89)	6,227.09	(6,403.98)



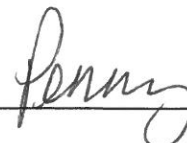
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 CORNELL COLONY
 CORNELL COLONY LLC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended January 31, 2022	1 Month(s) Ended January 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,165.47	1,165.47	1,547.08	381.61
Legal Expense	03 001 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	03 001 4140.00 5		0.00	0.00	41.66	41.66
Travel	03 001 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	03 001 4170.00 5		28.80	28.80	250.00	221.20
Audit Fees	03 001 4171.00 5		0.00	0.00	291.66	291.66
Employee Benefits Cont - Admin	03 001 4182.00 5		558.50	558.50	749.00	190.50
Sundry	03 001 4190.00 5		0.00	0.00	83.33	83.33
Tenant Background Checks	03 001 4190.02 5		0.00	0.00	33.33	33.33
Telephone/Communications	03 001 4190.20 5		251.84	251.84	208.33	(43.51)
Eviction Costs	03 001 4190.40 5		0.00	0.00	41.66	41.66
Water	03 001 4310.00 5		0.00	0.00	33.66	33.66
Electricity	03 001 4320.00 5		0.00	0.00	242.08	242.08
Sewer	03 001 4390.00 5		0.00	0.00	36.83	36.83
Labor	03 001 4410.00 5		1,970.42	1,970.42	2,220.50	250.08
Materials	03 001 4420.00 5		147.95	147.95	500.00	352.05
Contract Costs	03 001 4430.00 5		115.84	115.84	250.00	134.16
Contract Costs - Pest Control	03 001 4430.10 5		0.00	0.00	291.66	291.66
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	2,200.00	2,416.66	216.66
Contract Costs - AC	03 001 4430.40 5		0.00	0.00	250.00	250.00
Garbage and Trash Collection	03 001 4431.00 5		0.00	0.00	68.16	68.16
Emp Benefit Cont - Maintenance	03 001 4433.00 5		965.08	965.08	739.41	(225.67)
Property Insurance	03 001 4510.00 5		0.00	0.00	3,641.66	3,641.66
Bad Debts - Other	03 001 4570.00 5		0.00	0.00	2,234.58	2,234.58
Management Fees	03 001 4590.01 5		0.00	0.00	1,600.00	1,600.00
Other General Expense	03 001 4590.02 5		0.00	0.00	958.33	958.33
Total Operating Expenses			7,403.90	7,403.90	18,812.90	11,409.00
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		26,509.00	26,509.00	26,666.66	(157.66)
Total Operating Revenues			26,509.00	26,509.00	26,666.66	(157.66)
Total Operating Revenues and Expenses			19,105.10	19,105.10	7,853.76	11,251.34
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		10.51	10.51	10.83	(0.32)
Other Income - Misc Other Revenue	03 001 3690.00 5		187.13	187.13	833.33	(646.20)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,716.69)	(3,716.69)	(3,685.41)	(31.28)
Total Other Revenues and Expenses			(3,519.05)	(3,519.05)	(2,841.25)	(677.80)
Total Other Revenues and Expenses			(3,519.05)	(3,519.05)	(2,841.25)	(677.80)
Total Net Income (Loss)			15,586.05	15,586.05	5,012.51	10,573.54



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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended January 31, 2022	1 Month(s) Ended January 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		665.42	665.42	766.75	101.33
Legal Expense	04 001 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	04 001 4140.00 5		0.00	0.00	26.66	26.66
Accounting Fees	04 001 4170.00 5		10.80	10.80	275.00	264.20
Audit Fees	04 001 4171.00 5		0.00	0.00	125.00	125.00
Employee Benefits Cont - Admin	04 001 4182.00 5		324.22	324.22	389.16	64.94
Sundry	04 001 4190.00 5		0.00	0.00	108.33	108.33
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	0.00	125.00	125.00
Telephone/Communications	04 001 4190.20 5		45.51	45.51	41.66	(3.85)
Eviction Costs	04 001 4190.40 5		0.00	0.00	33.33	33.33
Ten Services -	04 001 4220.00 5		947.25	947.25	0.00	(947.25)
Water	04 001 4310.00 5		0.00	0.00	12.58	12.58
Electricity	04 001 4320.00 5		0.00	0.00	20.16	20.16
Sewer	04 001 4390.00 5		0.00	0.00	8.33	8.33
Labor	04 001 4410.00 5		962.15	962.15	1,080.00	117.85
Maintenance Materials	04 001 4420.00 5		1,180.15	1,180.15	416.66	(763.49)
Contract Costs	04 001 4430.00 5		0.00	0.00	143.75	143.75
Contract Costs - Pest Control	04 001 4430.10 5		4,900.00	4,900.00	833.33	(4,066.67)
Contract Costs-Lawn	04 001 4430.30 5		255.00	255.00	250.00	(5.00)
Contract Costs - AC	04 001 4430.40 5		0.00	0.00	250.00	250.00
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	16.66	16.66
Garbage and Trash Collection	04 001 4431.00 5		0.00	0.00	41.66	41.66
Emp Benefit Cont - Maintenance	04 001 4433.00 5		316.59	316.59	375.75	59.16
Property Insurance	04 001 4510.00 5		0.00	0.00	1,161.66	1,161.66
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	208.33	208.33
Other General Expense--Florida Hsg F	04 001 4590.00 5		6,556.00	6,556.00	498.33	(6,057.67)
Management Fees	04 001 4590.01 5		0.00	0.00	635.75	635.75
Other General Expense	04 001 4590.02 5		0.00	0.00	623.33	623.33
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	208.33	208.33	0.00
Extraordinary Maint - Contract Costs	04 001 4610.10 5		0.00	0.00	948.33	948.33
Total Operating Expenses			16,371.42	16,371.42	9,665.49	(6,705.93)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,640.00	1,640.00	1,916.66	(276.66)
HAP Subsidy	04 001 3110.01 5		8,099.00	8,099.00	8,679.50	(580.50)
Total Operating Revenues			9,739.00	9,739.00	10,596.16	(857.16)
Total Operating Revenues and Expenses			(6,632.42)	(6,632.42)	930.67	(7,563.09)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		6.87	6.87	10.00	(3.13)
Other Income - Tenant	04 001 3690.00 5		121.00	121.00	300.00	(179.00)
Other Income - Laundry	04 001 3690.07 5		0.00	0.00	83.33	(83.33)
Total Other Revenues and Expenses			127.87	127.87	393.33	(265.46)
Total Other Revenues and Expenses			127.87	127.87	393.33	(265.46)
Total Net Income (Loss)			(6,504.55)	(6,504.55)	1,324.00	(7,828.55)

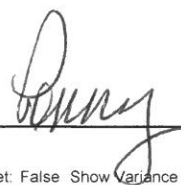


AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended January 31, 2022	1 Month(s) Ended January 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,116.54	1,116.54	1,276.00	159.46
Legal Expense	04 002 4130.00 5		0.00	0.00	83.33	83.33
Staff Training	04 002 4140.00 5		0.00	0.00	83.33	83.33
Travel	04 002 4150.00 5		0.00	0.00	20.83	20.83
Accounting Fees	04 002 4170.00 5		39.60	39.60	291.66	252.06
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	0.00	83.33	83.33
Audit Fees	04 002 4171.00 5		0.00	0.00	375.00	375.00
Employee Benefits Cont - Admin	04 002 4182.00 5		553.43	553.43	638.83	85.40
Sundry	04 002 4190.00 5		0.00	0.00	83.33	83.33
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	0.00	208.33	208.33
Eviction Costs	04 002 4190.40 5		0.00	0.00	83.33	83.33
Water	04 002 4310.00 5		0.00	0.00	38.75	38.75
Electricity	04 002 4320.00 5		0.00	0.00	74.33	74.33
Sewer	04 002 4390.00 5		0.00	0.00	15.50	15.50
Labor	04 002 4410.00 5		1,580.22	1,580.22	1,804.66	224.44
Maintenance Materials	04 002 4420.00 5		203.43	203.43	1,072.25	868.82
Contract Costs	04 002 4430.00 5		347.52	347.52	367.91	20.39
Contract Costs - Pest Control	04 002 4430.10 5		7,735.00	7,735.00	653.41	(7,081.59)
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	1,020.00	1,058.33	38.33
Contract Costs - AC	04 002 4430.40 5		0.00	0.00	291.66	291.66
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	62.50	62.50
Garbage and Trash Collection	04 002 4431.00 5		0.00	0.00	83.33	83.33
Emp Benefit Cont - Maintenance	04 002 4433.00 5		616.89	616.89	624.58	7.69
Property Insurance	04 002 4510.00 5		0.00	0.00	3,354.75	3,354.75
Bad Debts - Other	04 002 4570.00 5		0.00	0.00	550.83	550.83
Management Fees	04 002 4590.01 5		0.00	0.00	2,065.00	2,065.00
Other General Expense	04 002 4590.02 5		0.00	0.00	416.66	416.66
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	8,000.00	8,000.00	0.00
Total Operating Expenses			21,212.63	21,212.63	23,761.75	2,549.12
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		8,389.00	8,389.00	4,416.66	3,972.34
HAP Subsidy	04 002 3110.01 5		26,677.00	26,677.00	30,000.00	(3,323.00)
Total Operating Revenues			35,066.00	35,066.00	34,416.66	649.34
Total Operating Revenues and Expenses			13,853.37	13,853.37	10,654.91	3,198.46
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	0.00	20.83	(20.83)
Other Income - Tenants	04 002 3690.00 5		471.21	471.21	666.66	(195.45)
Other Income - Laundry	04 002 3690.07 5		0.00	0.00	83.33	(83.33)
Interest on Loan	04 002 5610.00 5		(5,074.27)	(5,074.27)	(5,100.66)	26.39
Total Other Revenues and Expenses			(4,603.06)	(4,603.06)	(4,329.84)	(273.22)
Total Other Revenues and Expenses			(4,603.06)	(4,603.06)	(4,329.84)	(273.22)
Total Net Income (Loss)			9,250.31	9,250.31	6,325.07	2,925.24

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

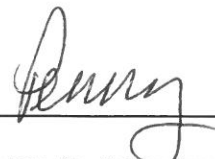
Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended January 31, 2022	1 Month(s) Ended January 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		820.04	820.04	943.00	122.96
Legal Expense	04 003 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	04 003 4140.00 5		0.00	0.00	83.33	83.33
Travel	04 003 4150.00 5		0.00	0.00	50.00	50.00
Accounting Fees	04 003 4170.00 5		32.40	32.40	291.66	259.26
Audit Fees	04 003 4171.00 5		0.00	0.00	458.33	458.33
Employee Benefits Cont - Admin	04 003 4182.00 5		454.63	454.63	477.00	22.37
Sundry	04 003 4190.00 5		0.00	0.00	41.66	41.66
Eviction Costs	04 003 4190.40 5		0.00	0.00	25.00	25.00
Tenant Services -	04 003 4220.00 5		0.00	0.00	45.83	45.83
Water	04 003 4310.00 5		0.00	0.00	37.16	37.16
Electricity	04 003 4320.00 5		0.00	0.00	254.08	254.08
Natural Gas	04 003 4330.00 5		14.78	14.78	40.83	26.05
Sewer	04 003 4390.00 5		0.00	0.00	42.33	42.33
Labor	04 003 4410.00 5		1,373.77	1,373.77	1,637.16	263.39
Maintenance Materials	04 003 4420.00 5		66.13	66.13	1,257.91	1,191.78
Contract Costs	04 003 4430.00 5		573.20	573.20	61.25	(511.95)
Contract Costs - Pest Control	04 003 4430.10 5		0.00	0.00	559.25	559.25
Contract Costs-Lawn	04 003 4430.30 5		322.50	322.50	638.58	316.08
Contract Costs - AC	04 003 4430.40 5		0.00	0.00	289.83	289.83
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	41.66	41.66
Garbage and Trash Collection	04 003 4431.00 5		0.00	0.00	35.33	35.33
Emp Benefit Cont - Maintenance	04 003 4433.00 5		595.17	595.17	552.00	(43.17)
Property Insurance	04 003 4510.00 5		0.00	0.00	1,489.25	1,489.25
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	83.33	83.33
Management Fees	04 003 4590.01 5		0.00	0.00	1,075.83	1,075.83
Other General Expense	04 003 4590.02 5		0.00	0.00	83.33	83.33
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	2,916.67	2,916.66	(0.01)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	2,595.66	2,595.66
Total Operating Expenses			7,169.29	7,169.29	16,148.90	8,979.61
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,059.00	4,059.00	4,276.33	(217.33)
HAP Subsidy	04 003 3110.01 5		13,512.00	13,512.00	13,653.66	(141.66)
Total Operating Revenues			17,571.00	17,571.00	17,929.99	(358.99)
Total Operating Revenues and Expenses			10,401.71	10,401.71	1,781.09	8,620.62
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	12.50	(12.50)
Other Income - Tenants	04 003 3690.00 5		43.44	43.44	250.00	(206.56)
Other Income - Laundry	04 003 3690.07 5		0.00	0.00	155.00	(155.00)
Total Other Revenues and Expenses			43.44	43.44	417.50	(374.06)
Total Other Revenues and Expenses			43.44	43.44	417.50	(374.06)
Total Net Income (Loss)			10,445.15	10,445.15	2,198.59	8,246.56



AVON PARK HOUSING AUTHORITY Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended January 31, 2022	1 Month(s) Ended January 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		10,914.80	10,914.80	11,017.91	103.11
Legal Expense	05 001 4130.00 5		0.00	0.00	208.33	208.33
Staff Training	05 001 4140.00 5		0.00	0.00	225.00	225.00
Travel	05 001 4150.00 5		0.00	0.00	208.33	208.33
Accounting Fees	05 001 4170.00 5		0.00	0.00	291.66	291.66
Audit Fees	05 001 4171.00 5		0.00	0.00	166.66	166.66
Employee Benefits Cont - Admin	05 001 4182.00 5		3,471.22	3,471.22	3,491.58	20.36
Sundry	05 001 4190.00 5		349.40	349.40	1,625.00	1,275.60
Bank Fees	05 001 4190.19 5		132.34	132.34	0.00	(132.34)
Telephone/Communications	05 001 4190.20 5		275.00	275.00	1,083.33	808.33
Postage	05 001 4190.30 5		0.00	0.00	258.33	258.33
Contract Costs - Copier	05 001 4190.60 5		0.00	0.00	375.00	375.00
Contract Costs - Admin	05 001 4190.90 5		120.00	120.00	1,250.00	1,130.00
Water	05 001 4310.00 5		0.00	0.00	37.58	37.58
Electricity	05 001 4320.00 5		0.00	0.00	549.00	549.00
Sewer	05 001 4390.00 5		0.00	0.00	68.41	68.41
Materials	05 001 4420.00 5		0.00	0.00	250.00	250.00
Contract Costs	05 001 4430.00 5		0.00	0.00	141.66	141.66
Property Insurance	05 001 4510.00 5		0.00	0.00	864.91	864.91
Other General Expense	05 001 4590.02 5		259.19	259.19	1,041.66	782.47
Total Operating Expenses			15,521.95	15,521.95	23,154.35	7,632.40
Total Operating Revenues and Expenses			(15,521.95)	(15,521.95)	(23,154.35)	7,632.40
Other Revenues and Expenses						
Other Revenues and Expenses						
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		0.00	0.00	1,840.00	(1,840.00)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		0.00	0.00	1,828.33	(1,828.33)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		0.00	0.00	1,600.00	(1,600.00)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		0.00	0.00	2,856.66	(2,856.66)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	11,125.00	11,125.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		0.00	0.00	635.75	(635.75)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		0.00	0.00	2,065.00	(2,065.00)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		0.00	0.00	1,075.83	(1,075.83)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	1,000.00	1,000.00	0.00
Total Other Revenues and Expenses			12,125.00	12,125.00	24,026.57	(11,901.57)
Total Other Revenues and Expenses			12,125.00	12,125.00	24,026.57	(11,901.57)
Total Net Income (Loss)			(3,396.95)	(3,396.95)	872.22	(4,269.17)



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended January 31, 2022	1 Month(s) Ended January 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		1,571.57	1,571.57	1,801.25	229.68
Legal	07 002 4130 2		0.00	0.00	166.66	166.66
Staff Training	07 002 4140.00 5		0.00	0.00	58.33	58.33
Travel	07 002 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	07 002 4170.00 5		23.40	23.40	300.00	276.60
Audit Fees	07 002 4171.00 5		0.00	0.00	300.00	300.00
Employee Benefits Cont - Admin	07 002 4182.00 5		804.03	804.03	906.25	102.22
Sundry	07 002 4190.00 5		0.00	0.00	229.16	229.16
Postage	07 002 4190.03 5		0.00	0.00	41.66	41.66
Telephone	07 002 4190.2 5		0.00	0.00	125.00	125.00
TENANT BACKGROUND CHECKS	07 002 4190.20 5		0.00	0.00	500.00	500.00
Eviction Costs	07 002 4190.4 5		0.00	0.00	41.66	41.66
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	125.00	125.00
Water	07 002 4310.00 5		52.51	52.51	0.00	(52.51)
Electricity	07 002 4320.00 5		11.79	11.79	353.16	341.37
Sewer	07 002 4390.00 5		90.01	90.01	893.41	803.40
Labor	07 002 4410.00 5		6,422.29	6,422.29	6,933.91	511.62
Maintenance Materials	07 002 4420.00 5		4.43	4.43	1,166.66	1,162.23
Contract Costs	07 002 4430.00 5		3,350.00	3,350.00	696.66	(2,653.34)
Pest Control	07 002 4430.1 5		0.00	0.00	250.00	250.00
Contract Costs-Lawn	07 002 4430.3 5		475.00	475.00	516.66	41.66
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	0.00	933.33	933.33
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	83.33	83.33
Garbage and Trash Collection	07 002 4431.00 5		54.14	54.14	508.33	454.19
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,062.59	2,062.59	2,418.00	355.41
Insurance - Property	07 002 4510.00 5		0.00	0.00	1,797.08	1,797.08
Bad Debts - Other	07 002 4570.00 5		850.50	850.50	1,250.00	399.50
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,626.81	2,626.81	2,688.00	61.19
Management Fees	07 002 4590.00 5		0.00	0.00	2,856.66	2,856.66
Other General Expense	07 002 4590.01 5		0.00	0.00	416.66	416.66
Extraordinary Maintenance	07 002 4610 5		0.00	0.00	100.00	100.00
Total Operating Expenses			18,399.07	18,399.07	28,498.48	10,099.41
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		4,399.68	4,399.68	0.00	4,399.68
HAP Subsidy	07 002 3110.01 5		24,913.00	24,913.00	29,000.00	(4,087.00)
Total Operating Revenues			29,312.68	29,312.68	29,000.00	312.68
Total Operating Revenues and Expenses			10,913.61	10,913.61	501.52	10,412.09
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00 5		0.52	0.52	2.08	(1.56)
Interest - Restricted - Residual Receipt	07 002 3431.01 5		0.07	0.07	2.08	(2.01)
Investment Income - Unrestricted	07 002 3610.00 5		0.31	0.31	8.33	(8.02)
Other Income - Tenant	07 002 3690.00 5		824.16	824.16	0.00	824.16
Collection Loss Recovery Prior Year	07 002 3690.01 5		0.00	0.00	91.66	(91.66)
Total Other Revenues and Expenses			825.06	825.06	104.15	720.91
Total Other Revenues and Expenses			825.06	825.06	104.15	720.91
Total Net Income (Loss)			11,738.67	11,738.67	605.67	11,133.00

