

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, March 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: February 2022
 - 2. Monthly Occupancy Report: February 2022
 - 3. TAR & Maintenance Reports: February 2022
 - 4. Cash Analysis: February 2022
 - 5. Project Budgeted Income Statement Reports: February 2022
 - 6. Fee Accountants Financials: December 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.
 - Welcome Nicky Dilday, our new board member
 - ACH authorizations to mortgage companies due to post office late mailings—RESOLUTION 22-01
 - Hired Part-time Occupancy Clerk to help with waiting list
 - Looking for Maintenance Supervisor to begin in April—Carmelo is retiring as of May 6th but no later than July 1st
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: April 19, 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, March 15, 2022; 5:30 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

Move three bank accounts (Avon Park Housing Development Corp, Cornell Colony general fund and Cornell Colony security deposit) from Heartland to South State due to the fact that Heartland will not sign the new required HUD form General Depository Agreement. RESOLUTION 22-02

Other matters to come before the Board:

Next Board Meeting(s): April 19, 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

RESOLUTION #22-01

RESOLUTION APPROVING ACH PAYMENTS TO MORTGAGES

WHEREAS, the Housing Authority of Avon Park (the "Authority") would like to begin March 1st ACH payments to our mortgage companies due to the post office mailings are taking longer to reach the mortgage companies and making our payments late;

WHEREAS, the Authority wishes to begin March 1st ACH payments to our mortgage companies:

NOW THEREFORE, BE IT RESOLVED that the Housing Authority shall begin ACH payments to our mortgage companies.

ADOPTED THIS 15th DAY OF MARCH 2022.

Accepted _____

Attest _____

SEAL

THE AVON PARK HOUSING DEVELOPMENT CORPORATION

RESOLUTION #22-02

**RESOLUTION APPROVING MOVING HEARTLAND BANK ACCOUNTS
TO SOUTH STATE BANK**

WHEREAS, the Avon Park Housing Development Corporation (the “APHDC”) needs to move our Heartland Bank accounts to South State Bank; the accounts are Cornell Colony and Avon Park Housing Development Corporation;

WHEREAS, the APHDC received a new General Depository Agreement from HUD on February 16th to be signed by our bank accounts. Heartland Bank is unwilling to sign; therefore, we must move the money where a bank will sign this form; which is South State Bank;

NOW THEREFORE, BE IT RESOLVED that the APHDC shall move the Heartland Bank accounts to South State Bank.

ADOPTED THIS 15th DAY OF MARCH 2022.

Accepted _____

Attest _____

SEAL

Penny Pieratt

From: jerrytwhidden@heartlandnb.com
Sent: Friday, February 25, 2022 10:40 AM
To: Penny Pieratt
Subject: RE: General Depository Agreement

Penny,

We have enjoyed our depository and loan relationship with Avon Park Housing Authority and Cornell Colony. Unfortunately, Heartland National Bank cannot provide a deposit account that would pledge securities for balances that exceed the FDIC insurance limit of \$250,000.00 as required by your depository agreement.

Also, the loan would not be affected....

Let me know if you need anything more regarding this matter.

Thanks and have a good weekend.

Jerry T. Whidden / NMLS # 711939
Senior Vice President
Heartland National Bank / NMLS # 532532
320 U.S. Highway 27 North
Sebring, FL 33870
Ph: 863-386-1300
Fx: 863-386-1302
jerrytwhidden@heartlandnb.com



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From: Penny Pieratt <penny.pieratt@avonparkha.org>
Sent: Thursday, February 24, 2022 2:18 PM
To: jerrytwhidden@heartlandnb.com
Subject: FW: General Depository Agreement

Hi Jerry,

Can you email me that your bank cannot sign these documents so I have something in writing?

By closing the accounts we have with your bank, this will not affect our loan, right?

Thanks

Have a great day!!

*Penny Pieratt,
Chief Executive Officer*
**Avon Park Housing Authority
PO Box 1327
Avon Park, FL 33826
863-452-4432 ext 107
863-452-5455 (fax)**

From: Penny Pieratt
Sent: Thursday, February 17, 2022 3:43 PM
To: 'jerrytwhidden@heartlandnb.com' <jerrytwhidden@heartlandnb.com>
Subject: General Depository Agreement

Hi Jerry

Here's the old form. HUD has now come out with a new form and I have to submit to them by March 4th.

Thanks

Have a great day!!

*Penny Pieratt,
Chief Executive Officer*
**Avon Park Housing Authority
PO Box 1327
Avon Park, FL 33826
863-452-4432 ext 107
863-452-5455 (fax)**

ExchangeDefender Message Security: [Check Authenticity](#)

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

North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825

February 15, 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 Jackson. Also Present: City Liaison Shelly Mercure. 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. I have contacted Bassett Electronics to get a speaker installed outside so we can communicate with guests. We have hired a new Property Manager for our Multi-family/Rad programs and the Property Manager that was in that position is taking over the Property Manager position for HOME program. REAC for Delaney Heights was scheduled for February 10th but did not show; they stated they emailed us to cancel but I never received the email. We removed the playground at Lakeside Park II due to costly damages and repair and finding from REAC inspection. Financial auditor is scheduled for the week of February 28th. We are in process of hiring contractor for utility analysis for RAD properties. Secretary Pieratt will be on vacation March 7th to March 11th. We need two board members as Mundt gave his resignation but will be available, if needed. Nicky Dilday has submitted her volunteer application to City Manager and they will vote at their next meeting on February 28th.

F. New Business:

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, March 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
February 15, 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 Jackson. Also in attendance: Penny Pieratt, CEO/Secretary, City Liaison Shelly Mercure. Absent: Directors Knighten and Day.

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

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

Next Board Meeting: Tuesday, March 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

Feb-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
524	1	2/2/2022			OPEN 51156		Deceased
TOTAL DELANEY HEIGHTS VACANT - 2							

Lakeside Park I - (16 units)

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

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
208	3	10/4/2021	2/25/2022	28	116	144	Non renewal
251	2	2/7/2022			OPEN 51184		Eviction/criminal
351	4	2/24/2022			OPEN 51279		Abandoned unit
240	4	2/28/2022			OPEN 51312		Transferred to 208
318	3	2/28/2022			OPEN 51312		Moved to NCH
TOTAL LAKESIDE PARK II VACANT - 4							

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	2/24/2022	106	37	143	Evicted housekeeping
712	3	1/18/2022			OPEN 51028		Moved in with boyfriend
732	2	1/28/2022			OPEN 51199		Transfer to 729
714	2	1/31/2022			OPEN 51157		No reason given
TOTAL RIDGEDALE VACANT - 3							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Feb-22

North Central Heights I - (40 units)

<u>Unit #</u>	<u>Bdrn</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
630	3	8/16/2021	2/25/2022	103	90	193	Abandoned unit
659	3	9/3/2021			140		Non Renewal
625	2	10/28/2021	2/18/2022	11	102	113	Purchased home
638	3	11/29/2021					No notice given
603	2	1/3/2022					Got married
614	3	1/24/2022					Non Renewal
TOTAL NCH I VACANT - 5							

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrn</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					Cannot afford rent
TOTAL NCH II VACANT - 1							

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

<u>Unit #</u>	<u>Bdrn</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	2/18/2022	151	49	200	VAWA
38258	3	8/2/2021	2/25/2022	149	58	207	Moved to NCH
38212	3	10/5/2021					Moved in with family
38284	3	10/12/2021					Purchased home
38201	3	10/20/2021					Moved to Miami
38206	3	2/24/2022					Non pmt rent/1 yr
TOTAL CORNELL VACANT - 4							

SUBMITTED BY PENNY PIERATTI, CEO

OCCUPANCY/VACANCY REPORT

Feb-22

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1

Evictions -

NCH I=unit 632=3 bdrm=non renewal=non pmt rent for a year=10/31=sent to atty 11/23

<u>WAITING LIST</u>		2018		2017	
<u>DELANEY HEIGHTS</u>		<u>LAKE SIDE PARK I</u>		<u>LAKE SIDE PARK II</u>	
2019		2018		2017	
1 BDRM	18	1 BDRM	0	1 BDRM	76
TOTAL	18	2 BDRM	16	2 BDRM	26
		3 BDRM	5	3 BDRM	7
		4 BDRM	8	4 BDRM	7
		5 BDRM	0	5 BDRM	0
		TOTAL	29	TOTAL	116
2017		2021		2021	
<u>RIDGEDALE</u>		<u>NORTH CENTRAL HEIGHTS OPEN</u>		<u>CORNELL COLONY</u>	
1 BDRM	47	2 BDRM	103	3 BDRM	<u>OPEN</u>
2 BDRM	11	3 BDRM	119		96
3 BDRM	130	4 BDRM	61		
4 BDRM	17	TOTAL	283		
TOTAL	205			TOTAL	747

SUBMITTED BY PENNY PIERATT, CEO

Tenant Accounts Receivable
28-Feb-22

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
M. Anderson	\$ 24.58	Work order
V. Antequera	\$ 3.20	Balance on rent
R. Batty	\$ 69.00	Balance on rent
N. Figueroa	\$ 8.91	Work order
C. Jackson	\$ 70.99	Rent
P. Roberts	\$ 15.45	Work order
E. Sanders	\$ 12.00	Work order
DH Total	\$ 204.13	
<u>Lakeside Park I</u>		
D. Dennis	\$ 501.81	Rent
T. Hill	\$ 187.88	Rent, work order
T. Jones	\$ 47.03	Rent
M. Russell	\$ 243.12	Unreported income
C. Thornton	\$ 13.19	Work order
J. Toney	\$ 89.94	Rent, work order
J. Toucet	\$ 316.02	Work order, rent
Lakeside I Total	\$ 1,398.99	
<u>Lakeside Park II</u>		
E. Baldomero	\$ 47.00	Annual pet fee balance
C. Caldwell	\$ 617.15	Work order
A. Jones	\$ 55.66	Balance on rent
C. Nickrent	\$ 6.09	Work order
N. Rivera	\$ 316.14	Unreported income
L.Rivera	\$ 1,592.00	Unreported income
M. Rogers	\$ 29.59	Work order
B. Roman	\$ 307.50	Work order
C. Smith	\$ 147.13	Unreported income
F. Vazquez	\$ 315.88	Unreported income/rent-pmts
T. Young	\$ 2.53	Work order
Lakeside II Total	\$ 3,436.67	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

28-Feb-22

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NCH I

J. Figueroa	\$ 35.79	Work order
E. Lawson	\$ 12,687.00	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 \$ 13,909.13

NCH II

C. Estrella	\$ 17.15	Work order
J. Garcia	\$ 1,851.00	Rent
L. Garcia	\$ 1,429.08	Rent
M. Garcia	\$ 53.12	Work order
X. Garcia	\$ 58.34	Work order
T. Jones	\$ 756.00	Rent
T. Otero	\$ 46.41	Work order
M. Packer	\$ 15.56	Work order
S. Rivera	\$ 776.50	Work order, rent
C. Salkey	\$ 52.42	Work order
B. Santos	\$ 651.90	Work order, rent
S. Vazquez	\$ 784.23	Work order, rent
C. Wooden	\$ 2,953.85	Work order, rent

NCH II Total \$ 9,445.56

Cornell Colony

F. Cotte	\$ 19.26	Work order
B. Cruz	\$ 897.00	Rent
J. Fonseca	\$ 276.89	Rent
I. Jones	\$ 37.25	Work order
T. Jones	\$ 2,590.39	Rent
Y. Kuilan	\$ 9.00	Work order
A. Luna	\$ 1.89	Work order
V. Martin	\$ 765.00	Rent
C. Reeves	\$ 721.00	Work order, rent
V. Robinson	\$ 411.99	Balance on rent
R. Rodrigez	\$ 15.42	Work order
C. Simmons	\$ 107.50	Balance on rent
A. Thompson	\$ 2,318.79	Rent, work order
A. Torres	\$ 2,230.71	Work order, rent
P. Wynter	\$ 18.00	Balance on rent

Cornel Total \$ 10,420.09

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable
28-Feb-22
Ridgedale

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C. Anderson	\$	2.00	Work order
J. Echevarria	\$	499.81	Unreported income/rent-pmts
L. Figueroa	\$	1,396.26	Unreported income/rent-pmts
E. Hankerson	\$	11.10	Work order
L. Hodges	\$	949.96	Rent
L. Jackson	\$	26.30	Work order
Ridgedale Total	\$	2,885.43	

GRAND TOTAL	\$ 41,700.00
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	1,452.50
NCH I	\$	3,754.90
NCH II	\$	-
Ridgedale	\$	308.24
Cornell	\$	-
TOTAL	\$	5,515.64

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. 179 hours were taken during the month of February for sick, vacation, and holiday leave.

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

Submitted by Penny Pieratt, CEO

CASH ANALYSIS
2/28/2022

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 107,893.48		
North Central Heights I General Fund	\$ 55,583.06	NCH I Reserves/Bonneville	\$ 119,030.15
NCH I Security Deposit	\$ 10,732.78	NCH I Insurance	\$ 21,500.00
North Central Heights II General Fund	\$ 72,426.11	NCH II Reserves/Bonneville	\$ 95,183.15
NCH II Security Deposit	\$ 9,941.98	NCH II Insurance	\$ 18,906.55
Cornell Colony General Fund	\$ 249,663.02	CC Reserves/Amerinat	\$ 69,341.66
Cornell Colony Security Deposit	\$ 13,023.65	CC Insurance	\$ 30,404.69
		CC Reserves/Amerinat	\$ 117,603.69
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 13,735.45	LPI Reserves/First Hsg	\$ 45,834.20
LPI Security Deposit	\$ 3,879.27	LPI Insurance	\$ 9,835.67
Lakeside Park II General Fund	\$ 239,483.11	LPII Reserves/Churchill	\$ 146,458.82
LPII Security Deposit	\$ 14,941.00	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 27,612.03
		GNMA-Other Churchill	\$ 14,636.26
Delaney Heights General Fund	\$ 52,819.79	DH Reserves/Center State	\$ 74,337.40
DH Security Deposit	\$ 10,220.43		
COCC	\$ 208,294.71		
Ridgedale General Fund	\$ 16,496.84	RD Reserves/Centennial	\$ 65,279.78
Ridgedale Security Deposit	\$ 6,486.47	RD Insurance	\$ 12,833.26
		RD Residual Reserves	\$ 9,110.31

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 February 28, 2022	2 Month(s) Ended February 28, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		900.23	1,995.48	2,741.66	746.18
Legal Expense	02 001 4130.00 5		123.50	123.50	83.32	(40.18)
Staff Training	02 001 4140.00 5		0.00	0.00	166.66	166.66
Travel	02 001 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	02 001 4170.00 5		0.00	25.20	700.00	674.80
Audit Fees	02 001 4171.00 5		0.00	0.00	583.32	583.32
Employee Benefits Cont - Admin	02 001 4182.00 5		291.62	790.37	1,325.32	534.95
Sundry	02 001 4190.00 5		0.00	0.00	116.66	116.66
Telephone	02 001 4190.2 5		103.40	106.30	166.66	60.36
Tenant Background Checks	02 001 4190.20 5		75.02	75.02	300.00	224.98
Postage	02 001 4190.3 5		0.00	0.00	8.32	8.32
Eviction Costs	02 001 4190.4 5		92.90	92.90	83.32	(9.58)
Water	02 001 4310.00 5		77.40	77.40	105.50	28.10
Electricity	02 001 4320.00 5		564.56	564.56	778.00	213.44
Sewer	02 001 4390.00 5		75.77	75.77	98.32	22.55
Labor	02 001 4410.00 5		1,617.66	3,346.32	3,769.82	423.50
Maintenance Materials	02 001 4420.00 5		590.91	720.38	3,333.32	2,612.94
Contract Costs	02 001 4430.00 5		2,416.83	14,381.01	2,000.00	(12,381.01) * paint space
Contract Costs-Pest Control	02 001 4430.1 5		0.00	0.00	667.66	667.66
Contract Costs - AC	02 001 4430.4 5		125.00	125.00	541.66	416.66
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	2,898.00	4,182.66	1,284.66
Garbage and Trash Collection	02 001 4431.00 5		137.50	137.50	102.66	(34.84)
Emp Benefit Cont - Maintenance	02 001 4433.00 5		582.13	1,169.42	1,315.50	146.08
Insurance - Property	02 001 4510.00 5		1,942.90	3,885.80	4,293.16	407.36
Bad Debts - Other	02 001 4570.00 5		3,754.90	5,867.50	833.32	(5,034.18)
Bonneville Interest	02 001 4580.01 5		3,699.27	7,401.30	7,438.82	37.52
Other General Expense	02 001 4590.00 5		0.00	0.00	333.32	333.32
Management Fees	02 001 4590.02 5		949.71	1,950.64	3,680.00	1,729.36
Extraordinary Maint - Contract Costs	02 001 4610.00 5		0.00	0.00	1,000.00	1,000.00
Total Operating Expenses			20,053.21	45,809.37	40,832.28	(4,977.09)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		21,509.42	42,401.98	46,000.00	(3,598.02)
Total Operating Revenues			21,509.42	42,401.98	46,000.00	(3,598.02)
Total Operating Revenues and Expenses			1,456.21	(3,407.39)	5,167.72	(8,575.11)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	22.50	(22.50)
Other Income - Tenant	02 001 3690.00 5		1,657.27	1,851.02	1,909.50	(58.48)
Total Other Revenues and Expenses			1,657.27	1,851.02	1,932.00	(80.98)
Total Other Revenues and Expenses			1,657.27	1,851.02	1,932.00	(80.98)
Total Net Income (Loss)			3,113.48	(1,556.37)	7,099.72	(8,656.09)

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 February 28, 2022	2 Month(s) Ended February 28, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		721.72	1,604.54	2,213.00	608.46
Legal Expense	02 002 4130.00 5		0.00	0.00	83.32	83.32
Staff Training	02 002 4140.00 5		0.00	0.00	116.66	116.66
Travel	02 002 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	02 002 4170.00 5		0.00	19.80	583.32	563.52
Audit Fees	02 002 4171.00 5		0.00	0.00	500.00	500.00
Employee Benefits Cont - Admin	02 002 4182.00 5		230.20	631.07	1,066.16	435.09
Sundry	02 002 4190.00 5		0.00	0.00	125.00	125.00
Bank Service Fee	02 002 4190.18 5		0.00	(53.91)	0.00	53.91
Telephone	02 002 4190.2 5		0.00	83.99	75.00	(8.99)
Tenant Background Check	02 002 4190.20 5		0.00	0.00	166.66	166.66
Eviction Costs	02 002 4190.4 5		0.00	0.00	83.32	83.32
Water	02 002 4310.00 5		0.00	0.00	69.00	69.00
Electricity	02 002 4320.00 5		35.19	35.19	350.66	315.47
Sewer	02 002 4390.00 5		0.00	0.00	16.16	16.16
Labor	02 002 4410.00 5		1,415.09	2,927.18	3,268.50	341.32
Maintenance Materials	02 002 4420.00 5		503.52	605.24	3,074.66	2,469.42
Contract Costs	02 002 4430.00 5		1,337.53	12,197.16	1,850.00	(10,347.16) * Paint Studio
Contract Costs-Pest Control	02 002 4430.1 5		0.00	0.00	373.82	373.82
Contract Costs - Lawn	02 002 4430.3 5		1,518.00	2,277.00	3,627.32	1,350.32
Contract Costs - AC	02 002 4430.4 5		250.00	4,245.00	521.32	(3,723.68)
Garbage and Trash Collection	02 002 4431.00 5		7.50	7.50	39.32	31.82
Emp Benefit Cont - Maintenance	02 002 4433.00 5		516.31	1,036.99	1,157.50	120.51
Insurance - Property	02 002 4510.00 5		1,515.42	3,030.84	3,356.16	325.32
Bad Debts - Other	02 002 4570.00 5		(391.98)	1,891.98	833.32	(1,058.66)
Bonneville Interest	02 002 4580.01 5		3,346.42	6,695.33	6,729.32	33.99
Other General Expense	02 002 4590.00 5		0.00	0.00	416.66	416.66
Management Fees	02 002 4590.02 5		1,638.54	3,155.88	3,656.66	500.78
Total Operating Expenses			12,643.46	40,390.78	34,394.48	(5,996.30)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		22,162.00	44,354.00	45,708.16	(1,354.16)
Total Operating Revenues			22,162.00	44,354.00	45,708.16	(1,354.16)
Total Operating Revenues and Expenses			9,518.54	3,963.22	11,313.68	(7,350.46)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	18.00	(18.00)
Other Income - Tenant	02 002 3690.00 5		41.01	364.20	1,122.50	(758.30)
Total Other Revenues and Expenses			41.01	364.20	1,140.50	(776.30)
Total Other Revenues and Expenses			41.01	364.20	1,140.50	(776.30)
Total Net Income (Loss)			9,559.55	4,327.42	12,454.18	(8,126.76)

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended February 28, 2022	2 Month(s) Ended February 28, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,019.24	2,256.12	3,094.16	838.04
Legal Expense	03 001 4130.00 5		0.00	0.00	83.32	83.32
Staff Training	03 001 4140.00 5		0.00	0.00	83.32	83.32
Travel	03 001 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	03 001 4170.00 5		0.00	28.80	500.00	471.20
Audit Fees	03 001 4171.00 5		0.00	0.00	583.32	583.32
Employee Benefits Cont - Admin	03 001 4182.00 5		332.55	896.51	1,498.00	601.49
Sundry	03 001 4190.00 5		0.00	0.00	166.66	166.66
Tenant Background Checks	03 001 4190.02 5		50.02	50.02	66.66	16.64
Telephone/Communications	03 001 4190.20 5		0.00	251.84	416.66	164.82
Eviction Costs	03 001 4190.40 5		0.00	0.00	83.32	83.32
Water	03 001 4310.00 5		30.92	30.92	67.32	36.40
Electricity	03 001 4320.00 5		195.45	195.45	484.16	288.71
Sewer	03 001 4390.00 5		59.20	59.20	73.66	14.46
Labor	03 001 4410.00 5		1,895.84	3,961.05	4,441.00	479.95
Materials	03 001 4420.00 5		655.80	803.75	1,000.00	196.25
Contract Costs	03 001 4430.00 5		1,557.25	1,673.09	500.00	(1,173.09) * irrigator
Contract Costs - Pest Control	03 001 4430.10 5		0.00	0.00	583.32	583.32
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	4,400.00	4,833.32	433.32
Contract Costs - AC	03 001 4430.40 5		290.00	290.00	500.00	210.00
Garbage and Trash Collection	03 001 4431.00 5		140.00	140.00	136.32	(3.68)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		964.85	1,937.18	1,478.82	(458.36)
Property Insurance	03 001 4510.00 5		3,402.01	6,804.02	7,283.32	479.30
Bad Debts - Other	03 001 4570.00 5		0.00	4,555.82	4,469.16	(86.66)
Management Fees	03 001 4590.01 5		1,332.25	2,983.71	3,200.00	216.29
Other General Expense	03 001 4590.02 5		0.00	0.00	1,916.66	1,916.66
Total Operating Expenses			14,125.38	31,317.48	37,625.80	6,308.32
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		26,403.21	52,912.21	53,333.32	(421.11)
Total Operating Revenues			26,403.21	52,912.21	53,333.32	(421.11)
Total Operating Revenues and Expenses			12,277.83	21,594.73	15,707.52	5,887.21
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		3.26	17.33	21.66	(4.33)
Other Income - Misc Other Revenue	03 001 3690.00 5		43.28	230.41	1,666.66	(1,436.25)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,472.34)	(7,189.03)	(7,370.82)	181.79
Total Other Revenues and Expenses			(3,425.80)	(6,941.29)	(5,682.50)	(1,258.79)
Total Other Revenues and Expenses			(3,425.80)	(6,941.29)	(5,682.50)	(1,258.79)
Total Net Income (Loss)			8,852.03	14,653.44	10,025.02	4,628.42

Penny

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended February 28, 2022	2 Month(s) Ended February 28, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		697.42	1,399.19	1,533.50	134.31
Legal Expense	04 001 4130.00 5		46.50	46.50	83.32	36.82
Staff Training	04 001 4140.00 5		0.00	0.00	53.32	53.32
Accounting Fees	04 001 4170.00 5		0.00	10.80	550.00	539.20
Audit Fees	04 001 4171.00 5		0.00	0.00	250.00	250.00
Employee Benefits Cont - Admin	04 001 4182.00 5		328.17	655.17	778.32	123.15
Sundry	04 001 4190.00 5		0.00	0.00	216.66	216.66
TENANT BACKGROUND CHECKS	04 001 4190.02 5		75.02	75.02	250.00	174.98
Telephone/Communications	04 001 4190.20 5		0.00	45.51	83.32	37.81
Eviction Costs	04 001 4190.40 5		0.00	0.00	66.66	66.66
Ten Services -	04 001 4220.00 5		599.94	1,547.19	0.00	(1,547.19)
Water	04 001 4310.00 5		0.00	0.00	25.16	25.16
Electricity	04 001 4320.00 5		0.00	0.00	40.32	40.32
Sewer	04 001 4390.00 5		0.00	0.00	16.66	16.66
Labor	04 001 4410.00 5		944.15	1,953.26	2,160.00	206.74
Maintenance Materials	04 001 4420.00 5		490.88	1,671.03	833.32	(837.71)
Contract Costs	04 001 4430.00 5		96.99	96.99	287.50	190.51
Contract Costs - Pest Control	04 001 4430.10 5		320.00	5,220.00	1,666.66	(3,553.34)
Contract Costs-Lawn	04 001 4430.30 5		255.00	510.00	500.00	(10.00)
Contract Costs - AC	04 001 4430.40 5		465.00	465.00	500.00	35.00
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	33.32	33.32
Garbage and Trash Collection	04 001 4431.00 5		0.00	0.00	83.32	83.32
Emp Benefit Cont - Maintenance	04 001 4433.00 5		316.56	636.74	751.50	114.76
Property Insurance	04 001 4510.00 5		995.65	1,991.30	2,323.32	332.02
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	416.66	416.66
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	996.66	(5,559.34)
Management Fees	04 001 4590.01 5		649.68	1,282.14	1,271.50	(10.64)
Other General Expense	04 001 4590.02 5		0.00	0.00	1,246.66	1,246.66
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	416.66	416.66	0.00
Extraordinary Maint - Contract Costs	04 001 4610.10 5		0.00	0.00	1,896.66	1,896.66
Total Operating Expenses			6,489.29	24,578.50	19,330.98	(5,247.52)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,424.00	3,649.70	3,833.32	(183.62)
HAP Subsidy	04 001 3110.01 5		8,864.00	16,963.00	17,359.00	(396.00)
Total Operating Revenues			10,288.00	20,612.70	21,192.32	(579.62)
Total Operating Revenues and Expenses			3,798.71	(3,965.80)	1,861.34	(5,827.14)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		5.84	12.71	20.00	(7.29)
Other Income - Tenant	04 001 3690.00 5		30.43	151.43	600.00	(448.57)
Other Income - Laundry	04 001 3690.07 5		0.00	0.00	166.66	(166.66)
Total Other Revenues and Expenses			36.27	164.14	786.66	(622.52)
Total Other Revenues and Expenses			36.27	164.14	786.66	(622.52)
Total Net Income (Loss)			3,834.98	(3,801.66)	2,648.00	(6,449.66)

** termides
bed bugs*



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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended February 28, 2022	2 Month(s) Ended February 28, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00	5	1,165.81	2,343.04	2,552.00	208.96
Legal Expense	04 002 4130.00	5	82.00	82.00	166.66	84.66
Staff Training	04 002 4140.00	5	0.00	0.00	166.66	166.66
Travel	04 002 4150.00	5	0.00	0.00	41.66	41.66
Accounting Fees	04 002 4170.00	5	0.00	39.60	583.32	543.72
Computer Support/Licensing Fees	04 002 4170.20	5	0.00	0.00	166.66	166.66
Audit Fees	04 002 4171.00	5	0.00	0.00	750.00	750.00
Employee Benefits Cont - Admin	04 002 4182.00	5	560.63	1,118.70	1,277.66	158.96
Sundry	04 002 4190.00	5	43.33	43.33	166.66	123.33
TENANT BACKGROUND CHECKS	04 002 4190.02	5	50.01	50.01	416.66	366.65
Eviction Costs	04 002 4190.40	5	90.00	90.00	166.66	76.66
Ten Services -	04 002 4220.00	5	1,199.88	1,199.88	0.00	(1,199.88)
Water	04 002 4310.00	5	0.00	0.00	77.50	77.50
Electricity	04 002 4320.00	5	32.51	32.51	148.66	116.15
Sewer	04 002 4390.00	5	0.00	0.00	31.00	31.00
Labor	04 002 4410.00	5	1,550.70	3,207.96	3,609.32	401.36
Maintenance Materials	04 002 4420.00	5	1,278.99	1,482.42	2,144.50	662.08
Contract Costs	04 002 4430.00	5	1,099.92	1,447.44	735.82	(711.62)
Contract Costs - Pest Control	04 002 4430.10	5	1,280.00	9,015.00	1,306.82	(7,708.18) * termite-bed bugs
Contract Costs-Lawn	04 002 4430.30	5	1,020.00	2,040.00	2,116.66	76.66
Contract Costs - AC	04 002 4430.40	5	65.00	65.00	583.32	518.32
CONTRACT COSTS-PLUMBING	04 002 4430.50	5	0.00	0.00	125.00	125.00
Garbage and Trash Collection	04 002 4431.00	5	45.00	45.00	166.66	121.66
Emp Benefit Cont - Maintenance	04 002 4433.00	5	619.80	1,242.58	1,249.16	6.58
Property Insurance	04 002 4510.00	5	2,967.38	5,934.76	6,709.50	774.74
Bad Debts - Other	04 002 4570.00	5	1,452.50	1,452.50	1,101.66	(350.84)
Management Fees	04 002 4590.01	5	2,133.04	4,272.14	4,130.00	(142.14)
Other General Expense	04 002 4590.02	5	0.00	0.00	833.32	833.32
GROUND LEASE EXPENSE	04 002 4590.03	5	8,000.00	16,000.00	16,000.00	0.00
Total Operating Expenses			24,736.50	51,203.87	47,523.50	(3,680.37)
Operating Revenues						
Dwelling Rent	04 002 3110.00	5	7,575.00	15,548.88	8,833.32	6,715.56
HAP Subsidy	04 002 3110.01	5	25,672.00	52,349.00	60,000.00	(7,651.00)
Total Operating Revenues			33,247.00	67,897.88	68,833.32	(935.44)
Total Operating Revenues and Expenses			8,510.50	16,694.01	21,309.82	(4,615.81)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00	5	0.00	20.31	41.66	(21.35)
Other Income - Tenants	04 002 3690.00	5	923.26	1,394.47	1,333.32	61.15
Other Income - Laundry	04 002 3690.07	5	0.00	0.00	166.66	(166.66)
Interest on Loan	04 002 5610.00	5	(5,070.13)	(10,144.40)	(10,201.32)	56.92
Total Other Revenues and Expenses			(4,146.87)	(8,729.62)	(8,659.68)	(69.94)
Total Other Revenues and Expenses			(4,146.87)	(8,729.62)	(8,659.68)	(69.94)
Total Net Income (Loss)			4,363.63	7,964.39	12,650.14	(4,685.75)

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended February 28, 2022	2 Month(s) Ended February 28, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		858.67	1,723.45	1,886.00	162.55
Legal Expense	04 003 4130.00 5		0.00	0.00	83.32	83.32
Staff Training	04 003 4140.00 5		0.00	0.00	166.66	166.66
Travel	04 003 4150.00 5		0.00	0.00	100.00	100.00
Accounting Fees	04 003 4170.00 5		0.00	32.40	583.32	550.92
Audit Fees	04 003 4171.00 5		0.00	0.00	916.66	916.66
Employee Benefits Cont - Admin	04 003 4182.00 5		462.02	920.07	954.00	33.93
Sundry	04 003 4190.00 5		0.00	0.00	83.32	83.32
Eviction Costs	04 003 4190.40 5		0.00	0.00	50.00	50.00
Tenant Services -	04 003 4220.00 5		0.00	0.00	91.66	91.66
Water	04 003 4310.00 5		18.47	18.47	74.32	55.85
Electricity	04 003 4320.00 5		137.52	137.52	508.16	370.64
Natural Gas	04 003 4330.00 5		0.00	14.78	81.66	66.88
Sewer	04 003 4390.00 5		40.30	40.30	84.66	44.36
Labor	04 003 4410.00 5		1,348.14	2,788.82	3,274.32	485.50
Maintenance Materials	04 003 4420.00 5		803.85	869.98	2,515.82	1,645.84
Contract Costs	04 003 4430.00 5		115.84	689.04	122.50	(566.54)
Contract Costs - Pest Control	04 003 4430.10 5		0.00	0.00	1,118.50	1,118.50
Contract Costs-Lawn	04 003 4430.30 5		645.00	967.50	1,277.16	309.66
Contract Costs - AC	04 003 4430.40 5		0.00	0.00	579.66	579.66
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	83.32	83.32
Garbage and Trash Collection	04 003 4431.00 5		40.00	40.00	70.66	30.66
Emp Benefit Cont - Maintenance	04 003 4433.00 5		599.97	1,200.26	1,104.00	(96.26)
Property Insurance	04 003 4510.00 5		1,380.94	2,761.88	2,978.50	216.62
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	166.66	166.66
Management Fees	04 003 4590.01 5		1,044.96	2,094.96	2,151.66	56.70
Other General Expense	04 003 4590.02 5		46.36	46.36	166.66	120.30
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	5,833.34	5,833.32	(0.02)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	5,191.32	5,191.32
Total Operating Expenses			10,458.71	20,179.13	32,297.80	12,118.67
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,022.00	8,113.00	8,552.66	(439.66)
HAP Subsidy	04 003 3110.01 5		13,484.00	26,996.00	27,307.32	(311.32)
Total Operating Revenues			17,506.00	35,109.00	35,859.98	(750.98)
Total Operating Revenues and Expenses			7,047.29	14,929.87	3,562.18	11,367.69
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	25.00	(25.00)
Other Income - Tenants	04 003 3690.00 5		264.65	308.09	500.00	(191.91)
Other Income - Laundry	04 003 3690.07 5		0.00	0.00	310.00	(310.00)
Total Other Revenues and Expenses			264.65	308.09	835.00	(526.91)
Total Other Revenues and Expenses			264.65	308.09	835.00	(526.91)
Total Net Income (Loss)			7,311.94	15,237.96	4,397.18	10,840.78



**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended February 28, 2022	2 Month(s) Ended February 28, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		10,719.60	22,142.88	22,035.82	(107.06)
Legal Expense	05 001 4130.00 5		0.00	0.00	416.66	416.66
Staff Training	05 001 4140.00 5		0.00	0.00	450.00	450.00
Travel	05 001 4150.00 5		0.00	0.00	416.66	416.66
Accounting Fees	05 001 4170.00 5		0.00	0.00	583.32	583.32
Computer Support/Licensing Fees	05 001 4170.20 5		450.00	450.00	0.00	(450.00)
Audit Fees	05 001 4171.00 5		0.00	0.00	333.32	333.32
Employee Benefits Cont - Admin	05 001 4182.00 5		3,514.91	7,025.03	6,983.16	(41.87)
Sundry	05 001 4190.00 5		975.53	1,324.93	3,250.00	1,925.07
Bank Fees	05 001 4190.19 5		0.00	132.34	0.00	(132.34)
Telephone/Communications	05 001 4190.20 5		373.13	648.13	2,166.66	1,518.53
Postage	05 001 4190.30 5		1.36	1.36	516.66	515.30
Contract Costs - Copier	05 001 4190.60 5		80.55	80.55	750.00	669.45
Contract Costs - Admin	05 001 4190.90 5		150.00	270.00	2,500.00	2,230.00
Water	05 001 4310.00 5		33.38	33.38	75.16	41.78
Electricity	05 001 4320.00 5		538.54	538.54	1,098.00	559.46
Sewer	05 001 4390.00 5		71.50	71.50	136.82	65.32
Materials	05 001 4420.00 5		313.55	313.55	500.00	186.45
Contract Costs	05 001 4430.00 5		115.84	115.84	283.32	167.48
Garbage and Trash Collection	05 001 4431.00 5		75.00	75.00	0.00	(75.00)
Property Insurance	05 001 4510.00 5		492.02	984.04	1,729.82	745.78
Other General Expense	05 001 4590.02 5		288.57	547.76	2,083.32	1,535.56
Total Operating Expenses			18,193.48	34,754.83	46,308.70	11,553.87
Total Operating Revenues and Expenses			(18,193.48)	(34,754.83)	(46,308.70)	11,553.87
Other Revenues and Expenses						
Other Revenues and Expenses						
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		949.71	1,950.64	3,680.00	(1,729.36)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,638.54	3,155.88	3,656.66	(500.78)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,332.25	2,983.71	3,200.00	(216.29)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,771.82	5,141.58	5,713.32	(571.74)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	22,250.00	22,250.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		649.68	1,282.14	1,271.50	10.64
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,133.04	4,272.14	4,130.00	142.14
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,044.96	2,094.96	2,151.66	(56.70)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	2,000.00	2,000.00	0.00
Total Other Revenues and Expenses			22,645.00	45,131.05	48,053.14	(2,922.09)
Total Other Revenues and Expenses			22,645.00	45,131.05	48,053.14	(2,922.09)
Total Net Income (Loss)			4,451.52	10,376.22	1,744.44	8,631.78

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended February 28, 2022	2 Month(s) Ended February 28, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	1,643.11	3,300.25	3,602.50	302.25
Legal	07 002 4130	2	0.00	0.00	333.32	333.32
Staff Training	07 002 4140.00	5	0.00	0.00	116.66	116.66
Travel	07 002 4150.00	5	0.00	0.00	83.32	83.32
Accounting Fees	07 002 4170.00	5	0.00	23.40	600.00	576.60
Audit Fees	07 002 4171.00	5	0.00	0.00	600.00	600.00
Employee Benefits Cont - Admin	07 002 4182.00	5	815.22	1,625.80	1,812.50	186.70
Sundry	07 002 4190.00	5	0.00	0.00	458.32	458.32
Postage	07 002 4190.03	5	0.00	0.00	83.32	83.32
Telephone	07 002 4190.2	5	0.00	0.00	250.00	250.00
TENANT BACKGROUND CHECKS	07 002 4190.20	5	425.12	425.12	1,000.00	574.88
Eviction Costs	07 002 4190.4	5	0.00	0.00	83.32	83.32
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	250.00	250.00
Water	07 002 4310.00	5	515.15	567.66	0.00	(567.66)
Electricity	07 002 4320.00	5	381.92	393.71	706.32	312.61
Sewer	07 002 4390.00	5	880.30	970.31	1,786.82	816.51
Labor	07 002 4410.00	5	6,293.33	13,025.04	13,867.82	842.78
Maintenance Materials	07 002 4420.00	5	2,860.68	2,865.11	2,333.32	(531.79)
Contract Costs	07 002 4430.00	5	4,334.36	7,684.36	1,393.32	(6,291.04)
Pest Control	07 002 4430.1	5	0.00	0.00	500.00	500.00
Contract Costs-Lawn	07 002 4430.3	5	475.00	950.00	1,033.32	83.32
Contract Costs-Air Conditioning	07 002 4430.4	5	3,675.00	3,675.00	1,866.66	(1,808.34)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	166.66	166.66
Garbage and Trash Collection	07 002 4431.00	5	539.95	594.09	1,016.66	422.57
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,074.02	4,160.28	4,836.00	675.72
Insurance - Property	07 002 4510.00	5	1,672.90	3,345.80	3,594.16	248.36
Bad Debts - Other	07 002 4570.00	5	308.24	1,538.19	2,500.00	961.81
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,617.25	5,244.06	5,376.00	131.94
Management Fees	07 002 4590.00	5	2,771.82	5,141.58	5,713.32	571.74
Other General Expense	07 002 4590.01	5	0.00	0.00	833.32	833.32
Extraordinary Maintenance	07 002 4610	5	0.00	0.00	200.00	200.00
Total Operating Expenses			32,283.37	55,529.76	56,996.96	1,467.20
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	3,062.22	7,461.90	0.00	7,461.90
HAP Subsidy	07 002 3110.01	5	30,286.00	55,199.00	58,000.00	(2,801.00)
Total Operating Revenues			33,348.22	62,660.90	58,000.00	4,660.90
Total Operating Revenues and Expenses			1,064.85	7,131.14	1,003.04	6,128.10
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00	5	0.54	1.06	4.16	(3.10)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	0.08	0.15	4.16	(4.01)
Investment Income - Unrestricted	07 002 3610.00	5	0.00	0.31	16.66	(16.35)
Other Income - Tenant	07 002 3690.00	5	419.50	1,243.66	0.00	1,243.66
Collection Loss Recovery Prior Year	07 002 3690.01	5	0.00	0.00	183.32	(183.32)
Total Other Revenues and Expenses			420.12	1,245.18	208.30	1,036.88
Total Other Revenues and Expenses			420.12	1,245.18	208.30	1,036.88
Total Net Income (Loss)			1,484.97	8,376.32	1,211.34	7,164.98

Handwritten note: cabinets carpet

Handwritten signature: Penny