

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, April 19, 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: March 2022
 - 2. Monthly Occupancy Report: March 2022
 - 3. TAR & Maintenance Reports: March 2022
 - 4. Cash Analysis: March 2022
 - 5. Project Budgeted Income Statement Reports: March 2022
 - 6. Fee Accountants Financials: January & February 2022
- E. Secretary Reports & Old Business
 - Lobby door is closed; however, we greet our guests as they knock on door.
 - Bassett Electronics installed speakers/intercom outside April 5th.
 - Looking for Maintenance Supervisor to begin in April—Carmelo is retiring as of May 6th but no later than July 1st. So far we've interviewed/background check three applicants.
 - Waiting list for two-bedroom Ridgedale and 3-4 bedroom Lakeside Park II was opened on March 26th and remains open. North Central Heights and Cornell Colony waiting lists remain open at all times.
 - Hail Storm damage Monday night, April 4th. Several windows broken at Ridgedale and Lakeside Park II. Maintenance staff was called in that evening and worked for three hours boarding up the windows. Currently waiting on glass for the windows. Gable damage at several of the units. Gammage Lawn came out and bagged up debris (tree limbs, moss, etc.). Company car front windshield damaged and several dents from the hail.
 - Fire Marshall came out April 14th for their annual inspection.
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: May 17, 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, April 19, 2022; 5:30 P.M.
Meeting Agenda

ROLL CALL:

PREVIOUS MINUTES:

COMMUNICATIONS:

I. OLD BUSINESS

All three bank accounts (Cornell Colony general fund and security deposit, and Avon Park Housing Development Corp.) have been transferred to South State Bank from Heartland Bank.

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): May 17, 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
March 22, 2022, 5:15 P.M.

Meeting Minutes

A. Opening/Roll Call: Chairman Wade called the Board Meeting to order at 5:30pm. We had silent prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Wade, Brojek, Day, Dilday, and Knighten. Absent: Commissioner Jackson.

B. Public Comments/Presentations: None

C. Communications: None

D. Consent Agenda: Chairman Wade called for a motion to approve the consent agenda. Commissioner Brojek moved to accept as presented. The motion was seconded by Commissioner Knighten 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. Bassett Electronics has ordered parts to get a speaker installed outside so we can communicate with guests. Welcomed our new board member Nicky Dilday. We still would like to have one more board member. Resolution 22-01—ACH authorizations to mortgage companies due to post office late mailings was motioned by Commissioner Brojek and seconded by Commissioner Wade and unanimously approved. We hired part-time Occupancy Clerk to help with waiting list. We are looking for Maintenance Supervisor to begin in April since Carmelo is retiring May 6th.

F. New Business:

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, April 19, 2022 at 5:15pm

Being no further business to come before the Board, Chair adjourned the meeting at 5:50 pm.

Accepted _____

Attest _____
SEAL

AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
March 22, 2022, 5:30 P.M.

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:55 PM. Secretary Pieratt called the roll with the following present: Wade, Brojek, Dilday, Day, and Knighten. Also in attendance: Penny Pieratt, CEO/Secretary. Absent: Director Jackson.

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

COMMUNICATIONS:

OLD BUSINESS:

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 motion by Director Wade and seconded by Director Day and unanimously approved.

Next Board Meeting: Tuesday, April 19, 2022

ADJOURN: There being no further business to come before the Board, Director Brojek adjourned the meeting at 6:00pm; motioned by Day and second by Wade.

Accepted _____

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Mar-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	3/16/2022	8	152	160	Disturbance/violent
524	1	2/2/2022			OPEN 51156		Deceased
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>
251	2	2/7/2022			OPEN 51184		Eviction/criminal
351	4	2/24/2022	3/18/2022	17	5	22	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 - 3							

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>
712	3	1/18/2022			107		Moved in with boyfriend MI 4/4
732	2	1/28/2022			45		Transfer to 729 MI 4/8
714	2	1/31/2022	3/11/2022	15	25	40	No reason given
TOTAL RIDGEDALE VACANT - 2							

SUBMITTED BY PENNY PIERATTI, CEO

OCCUPANCY/VACANCY REPORT

Mar-22

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	3/4/2022	196	81	277	Assisted facility
659	3	9/3/2021			140		Non Renewal
638	3	11/29/2021			115		No notice given
603	2	1/3/2022			OPEN 50900		Got married
614	3	1/24/2022			OPEN 51065		Non Renewal
632	3	3/2/2022			OPEN 51322		Evicted/non pmt rent yr
TOTAL NCH I VACANT - 5							

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>
38212	3	10/5/2021	3/18/2022	2	162	164	Moved in with family
38284	3	10/12/2021			163		Purchased home
38201	3	10/20/2021			OPEN 50117		Moved to Miami
38206	3	2/24/2022			OPEN 51295		Non pmt rent/1 yr
38232	3	3/21/2022			OPEN 51472		Abandoned
TOTAL CORNELL VACANT - 4							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Mar-22

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1
 Lakeside Park 2=unit 358=3 bdrm=purchased home 3/31
 Delaney Hgts=unit 531=1 bdrm=moving to PA 5/31
 Delaney Hgts=unit 527=1 bdrm=transfer to 524/her unit needs extensive plumbing repairs
 Delaney Hgts=unit 529=1 bdrm=moving with parent out of state 6/30
 Delaney Hgts=unit 506=1 bdrm=needs non handicap unit
 Delaney Hgts=unit 513=1bdrm=needs handicap unit
 North Central Hgts=unit 649=2 bdrm=cannot afford 5/31
 North Central Hgts=unit 724=3 bdrm=needs bigger home 5/31
 Cornell=unit 38264=non renewal/non pmt rent 7/1 or sooner
Evictions -

WAITING LIST

2019		2018		2017	
DELANEY HEIGHTS		LAKE SIDE PARK I		LAKE SIDE PARK II	
1 BDRM	17	1 BDRM	0	1 BDRM	69
TOTAL	17	2 BDRM	15	2 BDRM	23
		3 BDRM	2	3 BDRM	25
		4 BDRM	3	4 BDRM	10
		5 BDRM	0	5 BDRM	0
		TOTAL	20	TOTAL	127
2017		2021		2021	
RIDGE DALE		NORTH CENTRAL HEIGHTS OPEN		CORNELL COLONY	
1 BDRM	45	2 BDRM	82	3 BDRM	63
2 BDRM	41	3 BDRM	70		
3 BDRM	123	4 BDRM	27		
4 BDRM	15	TOTAL	179		
TOTAL	224				
				TOTAL	630

SUBMITTED BY PENNY PIERATTI, CEO

Tenant Accounts Receivable
31-Mar-22

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
M. Anderson	\$ 24.58	Work order
G.Aroco	\$ 70.91	Balance on rent
C. Jackson	\$ 70.99	Rent
E. Mendoza	\$ 1.00	Balance on rent
P. Roberts	\$ 15.45	Work order
E. Sanders	\$ 3.00	Work order
J.Tuttle	\$ 22.28	Work order
DH Total	\$ 208.21	
<u>Lakeside Park I</u>		
E.Brown	\$ 25.35	Work order
D. Dennis	\$ 414.30	Rent (making pmts)
M. Russell	\$ 116.12	Unreported income (pmts)
F.Swinton	\$ 614.00	Rent
J. Toney	\$ 180.93	Rent, work order
J. Toucet	\$ 294.02	Work order, rent
Lakeside I Total	\$ 1,644.72	
<u>Lakeside Park II</u>		
C. Caldwell	\$ 616.15	Work order, rent (LV)
G.Mack	\$ 3.00	Work order
C.Mccarty	\$ 13.24	Work order
C. Nickrent	\$ 6.09	Work order
G. Porter	\$ 6.99	Work order
N. Rivera	\$ 338.14	Unreported income (pmts)
L.Rivera	\$ 1,542.00	Unreported income (pmts)
B. Roman	\$ 169.50	Work order
C. Smith	\$ 123.13	Unreported income (pmts)
F. Vazquez	\$ 386.88	Unreported income/rent-pmts
S. Williams	\$ 241.27	Work order
T. Young	\$ 2.53	Work order
Lakeside II Total	\$ 3,448.92	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable**31-Mar-22****Page 2****NCH I**

V.Leal	\$	763.99	Rent, work order
E. Matthews	\$	419.95	Rent
E. Moffatt	\$	5.20	Work order
R. Nance	\$	43.22	Work order
E.Quinones	\$	38.28	Work order
C.Torress	\$	652.89	Rent
M. Torres	\$	34.04	Work order

NCH I Total \$ 1,957.57**NCH II**

C.Campbell	\$	742.00	Rent
C. Estrella	\$	18.15	Work order
J. Garcia	\$	1,851.00	Rent (LV)
L. Garcia	\$	1,428.08	Rent (LV)
M. Garcia	\$	53.12	Work order
M. Packer	\$	15.56	Work order
C. Salkey	\$	52.42	Work order
R.Tirado	\$	36.99	Work order
K.Vazquez	\$	47.00	Rent balance
S. Vazquez	\$	783.23	Work order, rent
C. Wooden	\$	2,953.85	Work order, rent (LV)

NCH II Total \$ 7,239.40**Cornell Colony**

F. Cotte	\$	19.26	Work order
A.Fernandez	\$	133.37	Work order
J. Fonseca	\$	276.89	Rent
I. Jones	\$	37.25	Work order
T. Jones	\$	3,173.39	Rent (LV)
Y. Kuilan	\$	2.00	Work order
A. Luna	\$	1.89	Work order
V. Martin	\$	1,530.00	Rent
U. Pierre	\$	114.83	Work order
R. Rodrigez	\$	15.42	Work order
D.Saad	\$	34.50	Balance on rent
A. Thompson	\$	2,110.00	Rent, work order
A. Torres	\$	2,989.21	Work order, rent (LV)

Cornel Total \$ 10,438.01

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

31-Mar-22

Page 3

Ridgedale

J. Echevarria	\$ 414.81	Unreported income/rent-pmts
L. Figueroa	\$ 1,362.89	Unreported income/rent-pmts
J.Fils Aime	\$ 22.00	Work order
L. Hodges	\$ 1,145.96	Rent
L. Jackson	\$ 36.86	Work order
N.Pounds	\$ 25.00	Work order
A. Tate	\$ 6.85	Work order
Ridgedale Total	\$ 3,014.37	

GRAND TOTAL	\$ 27,951.20
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WRITE OFFS

Delaney	\$ -	
Lakeside Park I	\$ -	
Lakeside Park II	\$ 562.39	
NCH I	\$ 13,633.56	
NCH II	\$ -	
Ridgedale	\$ -	
Cornell	\$ 8,145.88	
TOTAL	\$ 22,341.83	

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. 81 hours were taken during the month of March for sick, vacation, and holiday leave.

Maintenance

Delaney Heights Inspections	6
Lakeside Park I Inspections	2
Lakeside Park II Inspections	4
Ridgedale Inspections	4
NCH I Inspections	3
NCH II Inspections	1
Cornell Colony Inspections	4

Delaney Heights Vacancies	1
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	1
Ridgedale Vacancies	2
NCH I Vacancies	1
NCH II Vacancies	0
Cornell Colony Vacancies	2

Property Manager

Delaney Heights Move Ins	0	1
Lakeside Park I Move Ins	0	0
Lakeside Park II Move Ins	0	1
Ridgedale Move Ins	0	1
NCH I Move Ins	0	1
NCH II Move Ins	0	0
Cornell Colony Move Ins	0	1

Delaney Heights Move Outs	0
Lakeside Park I Move Outs	0
Lakeside Park II Move Outs	0
Ridgedale Move Outs	0
NCH I Move Outs	1
NCH II Move Outs	0
Cornell Colony Move Outs	1

Submitted by Penny Pieratt, CEO

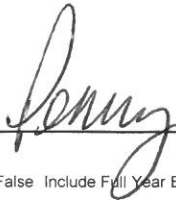
**CASH ANALYSIS
3/31/2022**

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 107,751.16		
North Central Heights I General Fund	\$ 58,118.04	NCH I Reserves/Bonneville	\$ 120,141.15
NCH I Security Deposit	\$ 10,950.95	NCH I Insurance	\$ 23,650.00
North Central Heights II General Fund	\$ 74,625.21	NCH II Reserves/Bonneville	\$ 96,072.15
NCH II Security Deposit	\$ 9,942.14	NCH II Insurance	\$ 20,691.88
Cornell Colony General Fund	\$ 255,935.40	CC Reserves/Amerinat	\$ 70,442.85
Cornell Colony Security Deposit	\$ 13,324.57	CC Insurance	\$ 34,828.35
		CC Reserves/Amerinat	\$ 117,605.69
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 18,016.93	LPI Reserves/First Hsg	\$ 46,284.35
LPI Security Deposit	\$ 3,879.33	LPI Insurance	\$ 10,402.02
Lakeside Park II General Fund	\$ 238,606.20	LPII Reserves/Churchill	\$ 149,485.93
LPII Security Deposit	\$ 14,432.23	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 31,427.40
		GNMA-Other Churchill	\$ 15,218.08
Delaney Heights General Fund	\$ 55,562.31	DH Reserves/Center State	\$ 74,787.40
DH Security Deposit	\$ 10,462.60		
COCC	\$ 197,396.95		
Ridgedale General Fund	\$ 22,047.04	RD Reserves/Centennial	\$ 66,680.17
Ridgedale Security Deposit	\$ 7,334.58	RD Insurance	\$ 14,791.47
		RD Residual Reserves	\$ 9,110.31

SUBMITTED BY: PENNY PIERATT, CEO

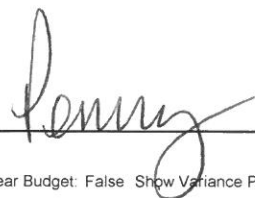
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
NORTH CENTRAL HEIGHTS
N CENTRAL HEIGHTS MGMT

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended March 31, 2022	3 Month(s) Ended March 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,165.83	3,161.31	4,112.49	951.18
Legal Expense	02 001 4130.00 5		76.00	199.50	124.98	(74.52)
Staff Training	02 001 4140.00 5		0.00	0.00	249.99	249.99
Travel	02 001 4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	02 001 4170.00 5		392.40	417.60	1,050.00	632.40
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		210.00	210.00	0.00	(210.00)
Audit Fees	02 001 4171.00 5		1,575.00	1,575.00	874.98	(700.02)
Employee Benefits Cont - Admin	02 001 4182.00 5		386.88	1,177.25	1,987.98	810.73
Sundry	02 001 4190.00 5		0.00	0.00	174.99	174.99
Telephone	02 001 4190.2 5		196.80	303.10	249.99	(53.11)
Tenant Background Checks	02 001 4190.20 5		0.00	75.02	450.00	374.98
Postage	02 001 4190.3 5		0.00	0.00	12.48	12.48
Eviction Costs	02 001 4190.4 5		0.00	92.90	124.98	32.08
Water	02 001 4310.00 5		61.39	138.79	158.25	19.46
Electricity	02 001 4320.00 5		453.03	1,017.59	1,167.00	149.41
Sewer	02 001 4390.00 5		49.63	125.40	147.48	22.08
Labor	02 001 4410.00 5		1,635.75	4,982.07	5,654.73	672.66
Maintenance Materials	02 001 4420.00 5		797.92	1,518.30	4,999.98	3,481.68
Contract Costs	02 001 4430.00 5		579.20	14,960.21	3,000.00	(11,960.21)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	0.00	1,001.49	1,001.49
Contract Costs - AC	02 001 4430.4 5		0.00	125.00	812.49	687.49
Contract Costs - Lawn	02 001 4430.5 5		4,480.00	7,378.00	6,273.99	(1,104.01)
Garbage and Trash Collection	02 001 4431.00 5		128.50	266.00	153.99	(112.01)
Emp Benefit Cont - Maintenance	02 001 4433.00 5		583.49	1,752.91	1,973.25	220.34
Insurance - Property	02 001 4510.00 5		0.00	3,885.80	6,439.74	2,553.94
Bad Debts - Other	02 001 4570.00 5		13,633.56	18,560.83	1,249.98	(17,310.85)
Bonneville Interest	02 001 4580.01 5		3,696.50	11,097.80	11,158.23	60.43
Other General Expense	02 001 4590.00 5		0.00	0.00	499.98	499.98
Management Fees	02 001 4590.02 5		1,165.79	3,116.43	5,520.00	2,403.57
Extraordinary Maint - Contract Costs	02 001 4610.00 5		0.00	0.00	1,500.00	1,500.00
Total Operating Expenses			31,267.67	76,136.81	61,248.42	(14,888.39)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		22,430.46	64,832.44	69,000.00	(4,167.56)
Total Operating Revenues			22,430.46	64,832.44	69,000.00	(4,167.56)
Total Operating Revenues and Expenses			(8,837.21)	(11,304.37)	7,751.58	(19,055.95)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	33.75	(33.75)
Other Income - Tenant	02 001 3690.00 5		724.13	2,575.15	2,864.25	(289.10)
Total Other Revenues and Expenses			724.13	2,575.15	2,898.00	(322.85)
Total Other Revenues and Expenses			724.13	2,575.15	2,898.00	(322.85)
Total Net Income (Loss)			(8,113.08)	(8,729.22)	10,649.58	(19,378.80)



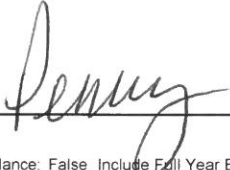
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 NORTH CENTRAL HEIGHTS
 NORTH CENTRAL HEIGHTS II

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended March 31, 2022	3 Month(s) Ended March 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		943.45	2,547.99	3,319.50	771.51
Legal Expense	02 002 4130.00 5		0.00	0.00	124.98	124.98
Staff Training	02 002 4140.00 5		0.00	0.00	174.99	174.99
Travel	02 002 4150.00 5		0.00	0.00	62.49	62.49
Accounting Fees	02 002 4170.00 5		372.60	392.40	874.98	482.58
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		165.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00 5		1,237.50	1,237.50	750.00	(487.50)
Employee Benefits Cont - Admin	02 002 4182.00 5		308.20	939.27	1,599.24	659.97
Sundry	02 002 4190.00 5		0.00	0.00	187.50	187.50
Bank Service Fee	02 002 4190.18 5		65.40	82.62	0.00	(82.62)
Telephone	02 002 4190.2 5		0.00	83.99	112.50	28.51
Tenant Background Check	02 002 4190.20 5		0.00	0.00	249.99	249.99
Eviction Costs	02 002 4190.4 5		0.00	0.00	124.98	124.98
Water	02 002 4310.00 5		0.00	0.00	103.50	103.50
Electricity	02 002 4320.00 5		328.22	363.41	525.99	162.58
Sewer	02 002 4390.00 5		0.00	0.00	24.24	24.24
Labor	02 002 4410.00 5		1,419.58	4,346.76	4,902.75	555.99
Maintenance Materials	02 002 4420.00 5		1,987.28	2,592.52	4,611.99	2,019.47
Contract Costs	02 002 4430.00 5		217.20	12,414.36	2,775.00	(9,639.36)
Contract Costs-Pest Control	02 002 4430.1 5		0.00	0.00	560.73	560.73
Contract Costs - Lawn	02 002 4430.3 5		3,520.00	5,797.00	5,440.98	(356.02)
Contract Costs - AC	02 002 4430.4 5		0.00	4,245.00	781.98	(3,463.02)
Garbage and Trash Collection	02 002 4431.00 5		15.00	22.50	58.98	36.48
Emp Benefit Cont - Maintenance	02 002 4433.00 5		516.64	1,553.63	1,736.25	182.62
Insurance - Property	02 002 4510.00 5		0.00	3,030.84	5,034.24	2,003.40
Bad Debts - Other	02 002 4570.00 5		0.00	1,114.30	1,249.98	135.68
Bonneville Interest	02 002 4580.01 5		3,343.92	10,039.25	10,093.98	54.73
Other General Expense	02 002 4590.00 5		0.00	0.00	624.99	624.99
Management Fees	02 002 4590.02 5		1,757.18	4,913.06	5,484.99	571.93
Total Operating Expenses			16,197.17	55,881.40	51,591.72	(4,289.68)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		22,118.00	66,472.00	68,562.24	(2,090.24)
Total Operating Revenues			22,118.00	66,472.00	68,562.24	(2,090.24)
Total Operating Revenues and Expenses			5,920.83	10,590.60	16,970.52	(6,379.92)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	27.00	(27.00)
Other Income - Tenant	02 002 3690.00 5		56.11	420.31	1,683.75	(1,263.44)
Total Other Revenues and Expenses			56.11	420.31	1,710.75	(1,290.44)
Total Other Revenues and Expenses			56.11	420.31	1,710.75	(1,290.44)
Total Net Income (Loss)			5,976.94	11,010.91	18,681.27	(7,670.36)



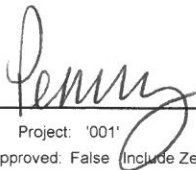
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 CORNELL COLONY
 CORNELL COLONY LLC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended March 31, 2022	3 Month(s) Ended March 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,314.09	3,570.21	4,641.24	1,071.03
Legal Expense	03 001 4130.00 5		0.00	0.00	124.98	124.98
Staff Training	03 001 4140.00 5		0.00	0.00	124.98	124.98
Travel	03 001 4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	03 001 4170.00 5		355.60	384.40	750.00	365.60
Computer Support/Licensing Fees	03 001 4170.20 5		240.00	240.00	0.00	(240.00)
Audit Fees	03 001 4171.00 5		1,800.00	1,800.00	874.98	(925.02)
Employee Benefits Cont - Admin	03 001 4182.00 5		439.33	1,335.84	2,247.00	911.16
Sundry	03 001 4190.00 5		0.00	0.00	249.99	249.99
Tenant Background Checks	03 001 4190.02 5		90.15	140.17	99.99	(40.18)
Telephone/Communications	03 001 4190.20 5		256.04	507.88	624.99	117.11
Eviction Costs	03 001 4190.40 5		0.00	0.00	124.98	124.98
Water	03 001 4310.00 5		14.91	45.83	100.98	55.15
Electricity	03 001 4320.00 5		320.36	515.81	726.24	210.43
Sewer	03 001 4390.00 5		31.20	90.40	110.49	20.09
Labor	03 001 4410.00 5		1,935.25	5,896.30	6,661.50	765.20
Materials	03 001 4420.00 5		1,299.45	2,103.20	1,500.00	(603.20)
Contract Costs	03 001 4430.00 5		868.80	2,541.89	750.00	(1,791.89)
Contract Costs - Pest Control	03 001 4430.10 5		0.00	0.00	874.98	874.98
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	6,600.00	7,249.98	649.98
Contract Costs - AC	03 001 4430.40 5		0.00	290.00	750.00	460.00
Garbage and Trash Collection	03 001 4431.00 5		130.50	270.50	204.48	(66.02)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		967.86	2,905.04	2,218.23	(686.81)
Property Insurance	03 001 4510.00 5		0.00	6,804.02	10,924.98	4,120.96
Bad Debts - Other	03 001 4570.00 5		8,145.88	11,231.66	6,703.74	(4,527.92)
Management Fees	03 001 4590.01 5		1,592.29	4,576.00	4,800.00	224.00
Other General Expense	03 001 4590.02 5		0.00	0.00	2,874.99	2,874.99
Total Operating Expenses			22,001.71	51,849.15	56,438.70	4,589.55
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		26,360.75	79,272.96	79,999.98	(727.02)
Total Operating Revenues			26,360.75	79,272.96	79,999.98	(727.02)
Total Operating Revenues and Expenses			4,359.04	27,423.81	23,561.28	3,862.53
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		12.41	39.33	32.49	6.84
Other Income - Misc Other Revenue	03 001 3690.00 5		945.02	1,175.43	2,499.99	(1,324.56)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,227.33)	(10,416.36)	(11,056.23)	639.87
Total Other Revenues and Expenses			(2,269.90)	(9,201.60)	(8,523.75)	(677.85)
Total Other Revenues and Expenses			(2,269.90)	(9,201.60)	(8,523.75)	(677.85)
Total Net Income (Loss)			2,089.14	18,222.21	15,037.53	3,184.68



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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended March 31, 2022	3 Month(s) Ended March 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		633.59	2,032.78	2,300.25	267.47
Legal Expense	04 001 4130.00 5		0.00	46.50	124.98	78.48
Staff Training	04 001 4140.00 5		0.00	0.00	79.98	79.98
Accounting Fees	04 001 4170.00 5		420.16	430.96	825.00	394.04
Computer Support/Licensing Fees	04 001 4170.20 5		90.00	90.00	0.00	(90.00)
Audit Fees	04 001 4171.00 5		675.00	675.00	375.00	(300.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		318.80	973.97	1,167.48	193.51
Sundry	04 001 4190.00 5		0.00	0.00	324.99	324.99
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	75.02	375.00	299.98
Telephone/Communications	04 001 4190.20 5		0.00	45.51	124.98	79.47
Eviction Costs	04 001 4190.40 5		0.00	0.00	99.99	99.99
Ten Services -	04 001 4220.00 5		0.00	1,547.19	0.00	(1,547.19)
Water	04 001 4310.00 5		0.00	0.00	37.74	37.74
Electricity	04 001 4320.00 5		0.00	0.00	60.48	60.48
Sewer	04 001 4390.00 5		0.00	0.00	24.99	24.99
Labor	04 001 4410.00 5		971.34	2,924.60	3,240.00	315.40
Maintenance Materials	04 001 4420.00 5		196.94	1,867.97	1,249.98	(617.99)
Contract Costs	04 001 4430.00 5		0.00	96.99	431.25	334.26
Contract Costs - Pest Control	04 001 4430.10 5		0.00	5,220.00	2,499.99	(2,720.01)
Contract Costs-Lawn	04 001 4430.30 5		255.00	765.00	750.00	(15.00)
Contract Costs - AC	04 001 4430.40 5		0.00	465.00	750.00	285.00
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	49.98	49.98
Garbage and Trash Collection	04 001 4431.00 5		0.00	0.00	124.98	124.98
Emp Benefit Cont - Maintenance	04 001 4433.00 5		318.67	955.41	1,127.25	171.84
Property Insurance	04 001 4510.00 5		0.00	1,991.30	3,484.98	1,493.68
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	624.99	624.99
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	1,494.99	(5,061.01)
Management Fees	04 001 4590.01 5		666.00	1,948.14	1,907.25	(40.89)
Other General Expense	04 001 4590.02 5		74.00	74.00	1,869.99	1,795.99
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	624.99	624.99	0.00
Extraordinary Maint - Contract Costs	04 001 4610.10 5		0.00	0.00	2,844.99	2,844.99
Total Operating Expenses			4,827.83	29,406.33	28,996.47	(409.86)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,798.00	5,673.64	5,749.98	(76.34)
HAP Subsidy	04 001 3110.01 5		8,409.00	25,372.00	26,038.50	(666.50)
Total Operating Revenues			10,207.00	31,045.64	31,788.48	(742.84)
Total Operating Revenues and Expenses			5,379.17	1,639.31	2,792.01	(1,152.70)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		7.47	20.18	30.00	(9.82)
Other Income - Tenant	04 001 3690.00 5		116.83	268.26	900.00	(631.74)
Other Income - Laundry	04 001 3690.07 5		0.00	0.00	249.99	(249.99)
Total Other Revenues and Expenses			124.30	288.44	1,179.99	(891.55)
Total Other Revenues and Expenses			124.30	288.44	1,179.99	(891.55)
Total Net Income (Loss)			5,503.47	1,927.75	3,972.00	(2,044.25)

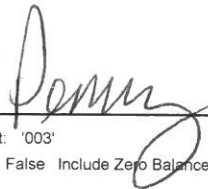


AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended March 31, 2022	3 Month(s) Ended March 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,067.42	3,410.46	3,828.00	417.54
Legal Expense	04 002 4130.00 5		0.00	82.00	249.99	167.99
Staff Training	04 002 4140.00 5		0.00	0.00	249.99	249.99
Travel	04 002 4150.00 5		0.00	0.00	62.49	62.49
Accounting Fees	04 002 4170.00 5		908.26	947.86	874.98	(72.88)
Computer Support/Licensing Fees	04 002 4170.20 5		330.00	330.00	249.99	(80.01)
Audit Fees	04 002 4171.00 5		2,475.00	2,475.00	1,125.00	(1,350.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		534.46	1,653.16	1,916.49	263.33
Sundry	04 002 4190.00 5		(30.00)	43.33	249.99	206.66
TENANT BACKGROUND CHECKS	04 002 4190.02 5		210.34	260.35	624.99	364.64
Advertising and Marketing	04 002 4190.08 5		36.00	36.00	0.00	(36.00)
Eviction Costs	04 002 4190.40 5		0.00	90.00	249.99	159.99
Ten Services -	04 002 4220.00 5		0.00	1,199.88	0.00	(1,199.88)
Water	04 002 4310.00 5		30.50	30.50	116.25	85.75
Electricity	04 002 4320.00 5		49.83	82.34	222.99	140.65
Sewer	04 002 4390.00 5		13.07	13.07	46.50	33.43
Labor	04 002 4410.00 5		1,582.40	4,790.36	5,413.98	623.62
Maintenance Materials	04 002 4420.00 5		2,223.07	3,705.49	3,216.75	(488.74)
Contract Costs	04 002 4430.00 5		115.84	1,563.28	1,103.73	(459.55)
Contract Costs - Pest Control	04 002 4430.10 5		0.00	9,015.00	1,960.23	(7,054.77)
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	3,060.00	3,174.99	114.99
Contract Costs - AC	04 002 4430.40 5		0.00	65.00	874.98	809.98
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	187.50	187.50
Garbage and Trash Collection	04 002 4431.00 5		75.00	120.00	249.99	129.99
Emp Benefit Cont - Maintenance	04 002 4433.00 5		622.22	1,864.80	1,873.74	8.94
Property Insurance	04 002 4510.00 5		0.00	5,934.76	10,064.25	4,129.49
Bad Debts - Other	04 002 4570.00 5		562.39	1,281.88	1,652.49	370.61
Management Fees	04 002 4590.01 5		2,233.30	6,505.44	6,195.00	(310.44)
Other General Expense	04 002 4590.02 5		0.00	0.00	1,249.98	1,249.98
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	24,000.00	24,000.00	0.00
Total Operating Expenses			22,059.10	72,559.96	71,285.25	(1,274.71)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		6,963.62	22,426.50	13,249.98	9,176.52
HAP Subsidy	04 002 3110.01 5		26,627.00	78,976.00	90,000.00	(11,024.00)
Total Operating Revenues			33,590.62	101,402.50	103,249.98	(1,847.48)
Total Operating Revenues and Expenses			11,531.52	28,842.54	31,964.73	(3,122.19)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		49.44	69.75	62.49	7.26
Other Income - Tenants	04 002 3690.00 5		842.88	2,237.35	1,999.98	237.37
Other Income - Laundry	04 002 3690.07 5		0.00	0.00	249.99	(249.99)
Interest on Loan	04 002 5610.00 5		(5,065.98)	(15,210.38)	(15,301.98)	91.60
Total Other Revenues and Expenses			(4,173.66)	(12,903.28)	(12,989.52)	86.24
Total Other Revenues and Expenses			(4,173.66)	(12,903.28)	(12,989.52)	86.24
Total Net Income (Loss)			7,357.86	15,939.26	18,975.21	(3,035.95)

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

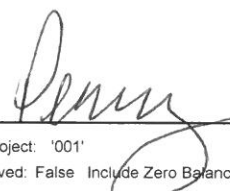
Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended March 31, 2022	3 Month(s) Ended March 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		781.59	2,505.04	2,829.00	323.96
Legal Expense	04 003 4130.00 5		0.00	0.00	124.98	124.98
Staff Training	04 003 4140.00 5		0.00	0.00	249.99	249.99
Travel	04 003 4150.00 5		0.00	0.00	150.00	150.00
Accounting Fees	04 003 4170.00 5		827.20	859.60	874.98	15.38
Computer Support/Licensing Fees	04 003 4170.20 5		270.00	270.00	0.00	(270.00)
Audit Fees	04 003 4171.00 5		2,025.00	2,025.00	1,374.99	(650.01)
Employee Benefits Cont - Admin	04 003 4182.00 5		419.87	1,339.94	1,431.00	91.06
Sundry	04 003 4190.00 5		0.00	0.00	124.98	124.98
Eviction Costs	04 003 4190.40 5		0.00	0.00	75.00	75.00
Tenant Services -	04 003 4220.00 5		0.00	0.00	137.49	137.49
Water	04 003 4310.00 5		49.86	68.33	111.48	43.15
Electricity	04 003 4320.00 5		177.19	314.71	762.24	447.53
Natural Gas	04 003 4330.00 5		81.53	96.31	122.49	26.18
Sewer	04 003 4390.00 5		94.60	134.90	126.99	(7.91)
Labor	04 003 4410.00 5		1,366.24	4,155.06	4,911.48	756.42
Maintenance Materials	04 003 4420.00 5		905.30	1,775.28	3,773.73	1,998.45
Contract Costs	04 003 4430.00 5		321.68	1,010.72	183.75	(826.97)
Contract Costs - Pest Control	04 003 4430.10 5		0.00	0.00	1,677.75	1,677.75
Contract Costs-Lawn	04 003 4430.30 5		645.00	1,612.50	1,915.74	303.24
Contract Costs - AC	04 003 4430.40 5		900.00	900.00	869.49	(30.51)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	124.98	124.98
Garbage and Trash Collection	04 003 4431.00 5		97.50	137.50	105.99	(31.51)
Emp Benefit Cont - Maintenance	04 003 4433.00 5		601.35	1,801.61	1,656.00	(145.61)
Property Insurance	04 003 4510.00 5		0.00	2,761.88	4,467.75	1,705.87
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	249.99	249.99
Management Fees	04 003 4590.01 5		1,023.89	3,118.85	3,227.49	108.64
Other General Expense	04 003 4590.02 5		0.00	46.36	249.99	203.63
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	8,750.01	8,749.98	(0.03)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	7,786.98	7,786.98
Total Operating Expenses			13,504.47	33,683.60	48,446.70	14,763.10
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		3,565.77	11,749.47	12,828.99	(1,079.52)
HAP Subsidy	04 003 3110.01 5		12,887.00	39,883.00	40,960.98	(1,077.98)
Total Operating Revenues			16,452.77	51,632.47	53,789.97	(2,157.50)
Total Operating Revenues and Expenses			2,948.30	17,948.87	5,343.27	12,605.60
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	37.50	(37.50)
Other Income - Tenants	04 003 3690.00 5		31.17	339.26	750.00	(410.74)
Other Income - Laundry	04 003 3690.07 5		216.25	216.25	465.00	(248.75)
Total Other Revenues and Expenses			247.42	555.51	1,252.50	(696.99)
Total Other Revenues and Expenses			247.42	555.51	1,252.50	(696.99)
Total Net Income (Loss)			3,195.72	18,504.38	6,595.77	11,908.61



**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended March 31, 2022	3 Month(s) Ended March 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		10,211.12	32,354.00	33,053.73	699.73
Legal Expense	05 001 4130.00 5		232.50	232.50	624.99	392.49
Staff Training	05 001 4140.00 5		0.00	0.00	675.00	675.00
Travel	05 001 4150.00 5		0.00	0.00	624.99	624.99
Accounting Fees	05 001 4170.00 5		174.00	174.00	874.98	700.98
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	450.00	0.00	(450.00)
Audit Fees	05 001 4171.00 5		0.00	0.00	499.98	499.98
Employee Benefits Cont - Admin	05 001 4182.00 5		3,476.01	10,501.04	10,474.74	(26.30)
Sundry	05 001 4190.00 5		1,430.23	2,755.16	4,875.00	2,119.84
Bank Fees	05 001 4190.19 5		71.13	203.47	0.00	(203.47)
Telephone/Communications	05 001 4190.20 5		411.96	1,060.09	3,249.99	2,189.90
Postage	05 001 4190.30 5		55.26	56.62	774.99	718.37
Contract Costs - Copier	05 001 4190.60 5		31.97	112.52	1,125.00	1,012.48
Contract Costs - Admin	05 001 4190.90 5		210.00	480.00	3,750.00	3,270.00
Water	05 001 4310.00 5		69.85	103.23	112.74	9.51
Electricity	05 001 4320.00 5		560.94	1,099.48	1,647.00	547.52
Sewer	05 001 4390.00 5		143.00	214.50	205.23	(9.27)
Materials	05 001 4420.00 5		298.30	611.85	750.00	138.15
Contract Costs	05 001 4430.00 5		0.00	115.84	424.98	309.14
Garbage and Trash Collection	05 001 4431.00 5		150.00	225.00	0.00	(225.00)
Property Insurance	05 001 4510.00 5		0.00	984.04	2,594.73	1,610.69
Other General Expense	05 001 4590.02 5		958.17	1,505.93	3,124.98	1,619.05
Other General Expense-Unemployment	05 001 4590.03 5		520.00	520.00	0.00	(520.00)
Total Operating Expenses			19,004.44	53,759.27	69,463.05	15,703.78
Total Operating Revenues and Expenses			(19,004.44)	(53,759.27)	(69,463.05)	15,703.78
Other Revenues and Expenses						
Other Revenues and Expenses						
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,165.79	3,116.43	5,520.00	(2,403.57)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,757.18	4,913.06	5,484.99	(571.93)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,592.29	4,576.00	4,800.00	(224.00)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		0.00	5,141.58	8,569.98	(3,428.40)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	33,375.00	33,375.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		666.00	1,948.14	1,907.25	40.89
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,233.30	6,505.44	6,195.00	310.44
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		3,888.05	5,983.01	3,227.49	2,755.52
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	3,000.00	3,000.00	0.00
Total Other Revenues and Expenses			23,427.61	68,558.66	72,079.71	(3,521.05)
Total Other Revenues and Expenses			23,427.61	68,558.66	72,079.71	(3,521.05)
Total Net Income (Loss)			4,423.17	14,799.39	2,616.66	12,182.73



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended March 31, 2022	3 Month(s) Ended March 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		1,500.29	4,800.54	5,403.75	603.21
Legal	07 002 4130 2		0.00	0.00	499.98	499.98
Staff Training	07 002 4140.00 5		0.00	0.00	174.99	174.99
Travel	07 002 4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	07 002 4170.00 5		685.78	709.18	900.00	190.82
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		195.00	195.00	0.00	(195.00)
Audit Fees	07 002 4171.00 5		1,462.50	1,462.50	900.00	(562.50)
Employee Benefits Cont - Admin	07 002 4182.00 5		767.05	2,392.85	2,718.75	325.90
Sundry	07 002 4190.00 5		0.00	0.00	687.48	687.48
Postage	07 002 4190.03 5		0.00	0.00	124.98	124.98
Advertising	07 002 4190.08 5		36.00	36.00	0.00	(36.00)
Telephone	07 002 4190.2 5		0.00	0.00	375.00	375.00
TENANT BACKGROUND CHECKS	07 002 4190.20 5		180.30	605.42	1,500.00	894.58
Eviction Costs	07 002 4190.4 5		0.00	0.00	124.98	124.98
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	375.00	375.00
Water	07 002 4310.00 5		632.09	1,199.75	0.00	(1,199.75)
Electricity	07 002 4320.00 5		406.70	800.41	1,059.48	259.07
Sewer	07 002 4390.00 5		1,207.59	2,177.90	2,680.23	502.33
Labor	07 002 4410.00 5		6,070.76	19,095.80	20,801.73	1,705.93
Maintenance Materials	07 002 4420.00 5		3,139.92	6,005.03	3,499.98	(2,505.05)
Contract Costs	07 002 4430.00 5		3,662.76	11,347.12	2,089.98	(9,257.14)
Pest Control	07 002 4430.1 5		2,525.00	2,525.00	750.00	(1,775.00)
Contract Costs-Lawn	07 002 4430.3 5		475.00	1,425.00	1,549.98	124.98
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	3,675.00	2,799.99	(875.01)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	249.99	249.99
Garbage and Trash Collection	07 002 4431.00 5		719.95	1,314.04	1,524.99	210.95
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,057.01	6,217.29	7,254.00	1,036.71
Insurance - Property	07 002 4510.00 5		0.00	3,345.80	5,391.24	2,045.44
Bad Debts - Other	07 002 4570.00 5		(855.50)	109.19	3,750.00	3,640.81
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,607.66	7,851.72	8,064.00	212.28
Management Fees	07 002 4590.00 5		2,864.16	8,005.74	8,569.98	564.24
Other General Expense	07 002 4590.01 5		(169.42)	(169.42)	1,249.98	1,419.40
Extraordinary Maintenance	07 002 4610 5		0.00	0.00	300.00	300.00
Total Operating Expenses			30,170.60	85,126.86	85,495.44	368.58
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		3,986.22	11,448.12	0.00	11,448.12
HAP Subsidy	07 002 3110.01 5		30,240.00	85,439.00	87,000.00	(1,561.00)
Total Operating Revenues			34,226.22	96,887.12	87,000.00	9,887.12
Total Operating Revenues and Expenses			4,055.62	11,760.26	1,504.56	10,255.70
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00 5		0.00	1.06	6.24	(5.18)
Interest - Restricted - Residual Receipt	07 002 3431.01 5		0.00	0.15	6.24	(6.09)
Investment Income - Unrestricted	07 002 3610.00 5		0.32	0.92	24.99	(24.07)
Other Income - Tenant	07 002 3690.00 5		54.19	1,297.85	0.00	1,297.85
Collection Loss Recovery Prior Year	07 002 3690.01 5		0.00	0.00	274.98	(274.98)
Total Other Revenues and Expenses			54.51	1,299.98	312.45	987.53
Total Other Revenues and Expenses			54.51	1,299.98	312.45	987.53
Total Net Income (Loss)			4,110.13	13,060.24	1,817.01	11,243.23