

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, May 17, 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: April 2022
 2. Monthly Occupancy Report: April 2022
 3. TAR & Maintenance Reports: April 2022
 4. Cash Analysis: April 2022
 5. Project Budgeted Income Statement Reports: April 2022
 6. Fee Accountants Financials: March 2022
- E. Secretary Reports & Old Business
 - Fire Marshall came out April 14th for their annual inspection and all deficiencies have been completed.
 - Maintenance Supervisor, Carmelo Pineiro's last day was May 6th. We gave him a little going away party.
 - New Maintenance Supervisor: Julian Serret
 - Final 2021 Audit Report—Gammage Lawn Service unsatisfactory services.
 - RFP Lawn Service
 - Multi-Family Property Manager needed. Current employee's last day May 20th; she is going back to Boston. Apply online to Indeed.
 - Maintenance Assistant needed. Apply online to Indeed.
 - Greg Wade reappointed by The City as Commissioner May 9th for another two years.
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: June 21, 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, May 17, 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): June 21, 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
April 19, 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, Jackson, and Knighten. Absent: Commissioner Dilday.

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 Jackson and carried unanimously.

E. Secretary Report & Old Business: Secretary Pieratt informed the board that the lobby is still closed to the public; however; Bassett Electronics installed intercom on April 5th. We are looking for Maintenance Supervisor to begin in April since Carmelo is retiring May 6th. The waiting list was opened on March 26th for two-bedroom at Ridgedale and three and four-bedroom at Lakeside Park II. North Central Heights and Cornell Colony remains open at all times. Hail storm April 4th created several windows broken at Ridgedale and Lakeside Park II. Maintenance staff was called in that evening and worked for three hours boarding up windows. Currently waiting on glass for the windows. Gable damage at several 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: Tuesday, May 17, 2022 at 5:15pm

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

Accepted _____

Attest _____

SEAL

AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
April 19, 2022, 5:30 P.M.

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:50 PM. Secretary Pieratt called the roll with the following present: Wade, Brojek, Jackson, Day, and Knighten. Also in attendance: Penny Pieratt, CEO/Secretary. Absent: Director Dilday.

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

COMMUNICATIONS:

OLD BUSINESS:

NEW 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.

Next Board Meeting: Tuesday, May 17, 2022

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

Accepted _____

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Apr-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>
524	1	2/2/2022	4/29/2022	3	83	86	Deceased
531	1	4/29/2022					Transferred to 524
527	1	4/30/2022					Moved to PA

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>
251	2	2/7/2022			OPEN 51184		Eviction/criminal
240	4	2/28/2022			OPEN 51312		Transferred to 208
318	3	2/28/2022			OPEN 51312		Moved to NCH
346	1	4/8/2022			OPEN 51608		Deceased
358	3	4/25/2022			OPEN 51724		Purchased home

TOTAL LAKESIDE PARK II VACANT - 5

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	4/4/2022	5	71	76	Moved in with boyfriend
732	2	1/28/2022	4/8/2022	25	45	70	Transfer to 729

TOTAL RIDGEDALE VACANT - 0

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Apr-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>
659	3	9/3/2021	4/29/2022	98	140	238	Non Renewal
638	3	11/29/2021			115		No notice given
603	2	1/3/2022	4/26/2022	22	91	113	Got married
614	3	1/24/2022					Non Renewal
632	3	3/2/2022					Evicted/non pmt rent yr
TOTAL NCH I VACANT - 3							

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					Cannot afford rent
654	3	4/4/2022					Evicted/drugs
TOTAL NCH II VACANT - 2							

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

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
38284	3	10/12/2021	4/1/2022	7	163	170	Purchased home
38201	3	10/20/2021	4/29/2022	20	171	191	Moved to Miami
38206	3	2/24/2022					Non pmt rent/1 yr
38232	3	3/21/2022					Abandoned
TOTAL CORNELL VACANT - 2							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Apr-22

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1
 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 644-2 bdrm=moving out state 4/30
 North Central Hgts=unit 649=2 bdrm=cannot afford 5/31
 North Central Hgts=unit 640=3bdrm=purchased home 6/30
 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		LAKESIDE PARK I		LAKESIDE PARK II	
1 BDRM	17	1 BDRM	0	1 BDRM	69
TOTAL	17	2 BDRM	15	2 BDRM	23
		3 BDRM	2	3 BDRM	61
		4 BDRM	2	4 BDRM	15
		5 BDRM	0	5 BDRM	0
		TOTAL	19	TOTAL	168
2017		2021		2021	
RIDGE DALE		NORTH CENTRAL HEIGHTS OPEN		CORNELL COLONY	
1 BDRM	45	2 BDRM	97	3 BDRM	66
2 BDRM	72	3 BDRM	75		
3 BDRM	120	4 BDRM	25		
4 BDRM	13	TOTAL	197		
TOTAL	250				
TOTAL		TOTAL		TOTAL	
				717	

SUBMITTED BY PENNY PIERATTI, CEO

Tenant Accounts Receivable
30-Apr-22

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
C. Jackson	\$ 23.09	Balance on rent
E. Mendoza	\$ 1.00	Balance on rent
DH Total	\$ 24.09	
<u>Lakeside Park I</u>		
D. Dennis	\$ 324.30	Rent (making pmts)
C.Haggins	\$ 82.68	Work order
J. Toney	\$ 10.93	Work order
J. Toucet	\$ 154.02	Work order, rent
Lakeside I Total	\$ 571.93	
<u>Lakeside Park II</u>		
G.Mack	\$ 6.00	Balance on rent
G. Porter	\$ 6.99	Work order
N. Rivera	\$ 289.14	Unreported income (pmts)
L.Rivera	\$ 1,492.00	Unreported income (pmts)
B. Roman	\$ 31.50	Work order
C. Smith	\$ 123.13	Unreported income (pmts)
F. Vazquez	\$ 318.88	Unreported income/rent-pmts
S. Williams	\$ 140.27	Work order
Lakeside II Total	\$ 2,407.91	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

30-Apr-22

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NCH I

E. Matthews	\$	354.95	Rent
E. Moffatt	\$	4.20	Work order
G. Morales	\$	533.67	Rent
R. Nance	\$	4.03	Work order
E.Quinones	\$	38.28	Work order
J. Rivera	\$	650.01	Rent
C.Torress	\$	652.89	Rent
M. Torres	\$	34.04	Work order

NCH I Total \$ 2,272.07

NCH II

C.Campbell	\$	727.00	Rent
J. Garcia	\$	1,581.00	Rent (LV)
L. Garcia	\$	237.08	Rent (LV)
M. Packer	\$	15.56	Work order
M. Rosario	\$	4.50	Work order
C. Salkey	\$	31.42	Work order
S. Vazquez	\$	742.23	Work order, rent
C. Wooden	\$	665.85	Work order, rent (LV)

NCH II Total \$ 4,004.64

Cornell Colony

S.Buter	\$	2.53	Work order
F. Cotte	\$	19.26	Work order
A.Fernandez	\$	133.37	Work order
J. Fonseca	\$	261.89	Rent
M.Gilchrist	\$	732.54	Rent
D.Guerrero	\$	358.00	Balance on rent
I. Jones	\$	37.25	Work order
Y. Kuilan	\$	5.00	Work order
A. Luna	\$	1.89	Work order
V. Martin	\$	2,295.00	Rent
C. Mayol	\$	14.16	Work order
U. Pierre	\$	114.83	Work order
R. Rodrigez	\$	15.42	Work order
D.Saad	\$	34.50	Balance on rent
C. Simmons	\$	92.00	Balance on rent
A. Thompson	\$	2,435.00	Rent, work order
A. Torres	\$	12.50	Work order

Cornel Total \$ 6,565.14

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

30-Apr-22

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Ridgedale

J. Echevarria	\$	329.81	Unreported income/rent-pmts
L. Figueroa	\$	1,289.96	Unreported income/rent-pmts
L. Hodges	\$	1,341.96	Rent
L. Jackson	\$	53.41	Work order
S. Pinion	\$	2.34	Work order
A. Tate	\$	2.22	Work order
Ridgedale Total	\$	3,019.70	

GRAND TOTAL	\$ 18,865.48
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WRITE OFFS

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

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	14
Lakeside Park I Inspections	8
Lakeside Park II Inspections	3
Ridgdeale Inspections	4
NCH I Inspections	0
NCH II Inspections	0
Cornell Colony Inspections	0

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

Property Manager

Delaney Heights Move Ins	0	1
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	2

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

Submitted by Penny Pieratt, CEO

**CASH ANALYSIS
4/30/2022**

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 107,451.16		
North Central Heights I General Fund	\$ 30,806.11	NCH I Reserves/Bonneville	\$ 121,252.15
NCH I Security Deposit	\$ 11,250.95	NCH I Insurance	\$ 25,800.00
North Central Heights II General Fund	\$ 61,882.60	NCH II Reserves/Bonneville	\$ 96,961.15
NCH II Security Deposit	\$ 9,642.14	NCH II Insurance	\$ 22,477.21
Cornell Colony General Fund	\$ 213,031.40	CC Reserves/Amerinat	\$ 71,544.02
Cornell Colony Security Deposit	\$ 13,324.57	CC Insurance	\$ 39,252.07
		CC Reserves/Amerinat	\$ 117,607.62
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 7,620.66	LPI Reserves/First Hsg	\$ 46,729.25
LPI Security Deposit	\$ 3,879.33	LPI Insurance	\$ 10,966.15
Lakeside Park II General Fund	\$ 192,865.63	LPII Reserves/Churchill	\$ 152,486.40
LPII Security Deposit	\$ 14,258.23	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 35,242.77
		GNMA-Other Churchill	\$ 9,586.51
Delaney Heights General Fund	\$ 38,545.66	DH Reserves/Center State	\$ 75,237.40
DH Security Deposit	\$ 10,462.60		
COCC	\$ 181,099.10		
Ridgedale General Fund	\$ 21,035.09	RD Reserves/Centennial	\$ 68,081.62
Ridgedale Security Deposit	\$ 7,543.58	RD Insurance	\$ 16,749.68
		RD Residual Reserves	\$ 9,110.46

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 April 30, 2022	4 Month(s) Ended April 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,209.60	4,482.91	5,483.32	1,000.41
Legal Expense	02 001 4130.00 5		0.00	199.50	166.64	(32.86)
Staff Training	02 001 4140.00 5		0.00	0.00	333.32	333.32
Travel	02 001 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	02 001 4170.00 5		600.00	1,017.60	1,400.00	382.40
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	210.00	0.00	(210.00)
Audit Fees	02 001 4171.00 5		0.00	1,575.00	1,166.64	(408.36)
Employee Benefits Cont - Admin	02 001 4182.00 5		553.24	1,739.06	2,650.64	911.58
Sundry	02 001 4190.00 5		0.00	0.00	233.32	233.32
Telephone	02 001 4190.2 5		0.00	303.10	333.32	30.22
Tenant Background Checks	02 001 4190.20 5		0.00	75.02	600.00	524.98
Postage	02 001 4190.3 5		0.00	0.00	16.64	16.64
Eviction Costs	02 001 4190.4 5		0.00	92.90	166.64	73.74
Water	02 001 4310.00 5		48.47	187.26	211.00	23.74
Electricity	02 001 4320.00 5		388.75	1,406.34	1,556.00	149.66
Sewer	02 001 4390.00 5		40.30	165.70	196.64	30.94
Labor	02 001 4410.00 5		1,467.21	6,859.94	7,539.64	679.70
Maintenance Materials	02 001 4420.00 5		2,393.88	3,912.18	6,666.64	2,754.46
Contract Costs	02 001 4430.00 5		3,300.10	18,260.31	4,000.00	(14,260.31)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	0.00	1,335.32	1,335.32
Contract Costs - AC	02 001 4430.4 5		320.00	445.00	1,083.32	638.32
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	9,310.00	8,365.32	(944.68)
Garbage and Trash Collection	02 001 4431.00 5		70.00	336.00	205.32	(130.68)
Emp Benefit Cont - Maintenance	02 001 4433.00 5		570.60	2,354.93	2,631.00	276.07
Insurance - Property	02 001 4510.00 5		0.00	5,966.68	8,586.32	2,619.64
Bad Debts - Other	02 001 4570.00 5		0.00	17,388.46	1,666.64	(15,721.82)
Bonneville Interest	02 001 4580.01 5		3,693.71	14,791.51	14,877.64	86.13
Other General Expense	02 001 4590.00 5		0.00	0.00	666.64	666.64
Management Fees	02 001 4590.02 5		985.35	4,101.78	7,360.00	3,258.22
Extraordinary Maint - Contract Costs	02 001 4610.00 5		0.00	0.00	2,000.00	2,000.00
Total Operating Expenses			17,573.21	95,181.18	81,664.56	(13,516.62)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		22,473.83	97,523.71	92,000.00	5,523.71
Total Operating Revenues			22,473.83	97,523.71	92,000.00	5,523.71
Total Operating Revenues and Expenses			4,900.62	2,342.53	10,335.44	(7,992.91)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	45.00	(45.00)
Other Income - Tenant	02 001 3690.00 5		18.33	2,593.48	3,819.00	(1,225.52)
Total Other Revenues and Expenses			18.33	2,593.48	3,864.00	(1,270.52)
Total Other Revenues and Expenses			18.33	2,593.48	3,864.00	(1,270.52)
Total Net Income (Loss)			4,918.95	4,936.01	14,199.44	(9,263.43)

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 April 30, 2022	4 Month(s) Ended April 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		979.20	3,615.19	4,426.00	810.81
Legal Expense	02 002 4130.00 5		0.00	0.00	166.64	166.64
Staff Training	02 002 4140.00 5		0.00	0.00	233.32	233.32
Travel	02 002 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	02 002 4170.00 5		600.00	992.40	1,166.64	174.24
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00 5		0.00	1,237.50	1,000.00	(237.50)
Employee Benefits Cont - Admin	02 002 4182.00 5		448.30	1,394.30	2,132.32	738.02
Sundry	02 002 4190.00 5		0.00	0.00	250.00	250.00
Bank Service Fee	02 002 4190.18 5		4.50	87.12	0.00	(87.12)
Telephone	02 002 4190.2 5		0.00	83.99	150.00	66.01
Tenant Background Check	02 002 4190.20 5		0.00	0.00	333.32	333.32
Eviction Costs	02 002 4190.4 5		0.00	0.00	166.64	166.64
Water	02 002 4310.00 5		0.00	0.00	138.00	138.00
Electricity	02 002 4320.00 5		0.00	363.41	701.32	337.91
Sewer	02 002 4390.00 5		0.00	0.00	32.32	32.32
Labor	02 002 4410.00 5		1,273.91	5,971.61	6,537.00	565.39
Maintenance Materials	02 002 4420.00 5		1,561.55	4,154.07	6,149.32	1,995.25
Contract Costs	02 002 4430.00 5		3,055.50	15,469.86	3,700.00	(11,769.86)
Contract Costs-Pest Control	02 002 4430.1 5		0.00	0.00	747.64	747.64
Contract Costs - Lawn	02 002 4430.3 5		1,518.00	7,315.00	7,254.64	(60.36)
Contract Costs - AC	02 002 4430.4 5		0.00	4,245.00	1,042.64	(3,202.36)
Garbage and Trash Collection	02 002 4431.00 5		15.00	37.50	78.64	41.14
Emp Benefit Cont - Maintenance	02 002 4433.00 5		505.47	2,085.95	2,315.00	229.05
Insurance - Property	02 002 4510.00 5		0.00	4,656.63	6,712.32	2,055.69
Bad Debts - Other	02 002 4570.00 5		0.00	0.00	1,666.64	1,666.64
Bonneville Interest	02 002 4580.01 5		3,341.39	13,380.64	13,458.64	78.00
Other General Expense	02 002 4590.00 5		0.00	0.00	833.32	833.32
Management Fees	02 002 4590.02 5		1,992.77	6,905.83	7,313.32	407.49
Total Operating Expenses			15,295.59	72,161.00	68,788.96	(3,372.04)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		21,048.00	86,379.92	91,416.32	(5,036.40)
Total Operating Revenues			21,048.00	86,379.92	91,416.32	(5,036.40)
Total Operating Revenues and Expenses			5,752.41	14,218.92	22,627.36	(8,408.44)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	36.00	(36.00)
Other Income - Tenant	02 002 3690.00 5		453.37	873.68	2,245.00	(1,371.32)
Total Other Revenues and Expenses			453.37	873.68	2,281.00	(1,407.32)
Total Other Revenues and Expenses			453.37	873.68	2,281.00	(1,407.32)
Total Net Income (Loss)			6,205.78	15,092.60	24,908.36	(9,815.76)

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended April 30, 2022	4 Month(s) Ended April 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,363.20	5,061.41	6,188.32	1,126.91
Legal Expense	03 001 4130.00 5		0.00	0.00	166.64	166.64
Staff Training	03 001 4140.00 5		0.00	0.00	166.64	166.64
Travel	03 001 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	03 001 4170.00 5		500.00	884.40	1,000.00	115.60
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	240.00	0.00	(240.00)
Audit Fees	03 001 4171.00 5		0.00	1,800.00	1,166.64	(633.36)
Employee Benefits Cont - Admin	03 001 4182.00 5		623.18	1,968.81	2,996.00	1,027.19
Sundry	03 001 4190.00 5		0.00	0.00	333.32	333.32
Tenant Background Checks	03 001 4190.02 5		53.61	193.78	133.32	(60.46)
Bank Fees	03 001 4190.19 5		134.72	134.72	0.00	(134.72)
Telephone/Communications	03 001 4190.20 5		128.02	635.90	833.32	197.42
Eviction Costs	03 001 4190.40 5		0.00	0.00	166.64	166.64
Water	03 001 4310.00 5		74.91	120.74	134.64	13.90
Electricity	03 001 4320.00 5		381.01	896.82	968.32	71.50
Sewer	03 001 4390.00 5		31.20	121.60	147.32	25.72
Labor	03 001 4410.00 5		1,710.14	8,088.01	8,882.00	793.99
Materials	03 001 4420.00 5		1,246.60	3,349.80	2,000.00	(1,349.80)
Contract Costs	03 001 4430.00 5		828.42	3,370.31	1,000.00	(2,370.31)
Contract Costs - Pest Control	03 001 4430.10 5		0.00	0.00	1,166.64	1,166.64
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	8,800.00	9,666.64	866.64
Contract Costs - AC	03 001 4430.40 5		150.00	440.00	1,000.00	560.00
Garbage and Trash Collection	03 001 4431.00 5		102.00	372.50	272.64	(99.86)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		950.63	3,892.51	2,957.64	(934.87)
Property Insurance	03 001 4510.00 5		0.00	10,426.77	14,566.64	4,139.87
Bad Debts - Other	03 001 4570.00 5		0.00	8,145.88	8,938.32	792.44
Management Fees	03 001 4590.01 5		1,960.22	6,536.22	6,400.00	(136.22)
Other General Expense	03 001 4590.02 5		3,255.00	3,255.00	3,833.32	578.32
Total Operating Expenses			15,692.86	68,735.18	75,251.60	6,516.42
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		28,145.00	110,073.95	106,666.64	3,407.31
Total Operating Revenues			28,145.00	110,073.95	106,666.64	3,407.31
Total Operating Revenues and Expenses			12,452.14	41,338.77	31,415.04	9,923.73
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		3.73	42.63	43.32	(0.69)
Other Income - Misc Other Revenue	03 001 3690.00 5		62.91	1,238.34	3,333.32	(2,094.98)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,578.80)	(13,995.16)	(14,741.64)	746.48
Total Other Revenues and Expenses			(3,512.16)	(12,714.19)	(11,365.00)	(1,349.19)
Total Other Revenues and Expenses			(3,512.16)	(12,714.19)	(11,365.00)	(1,349.19)
Total Net Income (Loss)			8,939.98	28,624.58	20,050.04	8,574.54

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended April 30, 2022	4 Month(s) Ended April 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		521.60	2,768.78	3,067.00	298.22
Legal Expense	04 001 4130.00 5		0.00	46.50	166.64	120.14
Staff Training	04 001 4140.00 5		0.00	0.00	106.64	106.64
Accounting Fees	04 001 4170.00 5		500.00	930.96	1,100.00	169.04
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	90.00	0.00	(90.00)
Audit Fees	04 001 4171.00 5		0.00	675.00	500.00	(175.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		146.01	1,136.38	1,556.64	420.26
Sundry	04 001 4190.00 5		0.00	0.00	433.32	433.32
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	75.02	500.00	424.98
Telephone/Communications	04 001 4190.20 5		0.00	45.51	166.64	121.13
Eviction Costs	04 001 4190.40 5		0.00	0.00	133.32	133.32
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	50.32	50.32
Electricity	04 001 4320.00 5		0.00	0.00	80.64	80.64
Sewer	04 001 4390.00 5		0.00	0.00	33.32	33.32
Labor	04 001 4410.00 5		870.41	4,046.85	4,320.00	273.15
Maintenance Materials	04 001 4420.00 5		1,049.83	2,917.80	1,666.64	(1,251.16)
Contract Costs	04 001 4430.00 5		1,535.00	1,631.99	575.00	(1,056.99)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	5,220.00	3,333.32	(1,886.68)
Contract Costs-Lawn	04 001 4430.30 5		255.00	1,020.00	1,000.00	(20.00)
Contract Costs - AC	04 001 4430.40 5		0.00	465.00	1,000.00	535.00
CONTRACT COST-PLUMBING	04 001 4430.50 5		150.00	150.00	0.00	(150.00)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	66.64	66.64
Garbage and Trash Collection	04 001 4431.00 5		0.00	0.00	166.64	166.64
Emp Benefit Cont - Maintenance	04 001 4433.00 5		310.95	1,285.63	1,503.00	217.37
Property Insurance	04 001 4510.00 5		0.00	3,034.23	4,646.64	1,612.41
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	833.32	833.32
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	1,993.32	(4,562.68)
Management Fees	04 001 4590.01 5		651.26	2,599.40	2,543.00	(56.40)
Other General Expense	04 001 4590.02 5		0.00	74.00	2,493.32	2,419.32
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	833.32	833.32	0.00
Extraordinary Maint - Contract Costs	04 001 4610.10 5		0.00	0.00	3,793.32	3,793.32
Total Operating Expenses			6,198.39	37,149.56	38,661.96	1,512.40
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,424.00	7,365.30	7,666.64	(301.34)
HAP Subsidy	04 001 3110.01 5		7,455.00	32,827.00	34,718.00	(1,891.00)
Total Operating Revenues			8,879.00	40,192.30	42,384.64	(2,192.34)
Total Operating Revenues and Expenses			2,680.61	3,042.74	3,722.68	(679.94)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.00	20.18	40.00	(19.82)
Other Income - Tenant	04 001 3690.00 5		86.33	354.59	1,200.00	(845.41)
Other Income - Laundry	04 001 3690.07 5		0.00	0.00	333.32	(333.32)
Total Other Revenues and Expenses			86.33	374.77	1,573.32	(1,198.55)
Total Other Revenues and Expenses			86.33	374.77	1,573.32	(1,198.55)
Total Net Income (Loss)			2,766.94	3,417.51	5,296.00	(1,878.49)

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended April 30, 2022	4 Month(s) Ended April 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		856.32	4,637.66	5,104.00	466.34
Legal Expense	04 002 4130.00 5		0.00	82.00	333.32	251.32
Staff Training	04 002 4140.00 5		0.00	0.00	333.32	333.32
Travel	04 002 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	04 002 4170.00 5		500.00	1,447.86	1,166.64	(281.22)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	330.00	333.32	3.32
Audit Fees	04 002 4171.00 5		0.00	2,475.00	1,500.00	(975.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		231.29	1,912.82	2,555.32	642.50
Sundry	04 002 4190.00 5		0.00	43.33	333.32	289.99
TENANT BACKGROUND CHECKS	04 002 4190.02 5		214.46	474.81	833.32	358.51
Advertising and Marketing	04 002 4190.08 5		0.00	36.00	0.00	(36.00)
Eviction Costs	04 002 4190.40 5		0.00	90.00	333.32	243.32
Ten Services -	04 002 4220.00 5		0.00	1,199.88	0.00	(1,199.88)
Water	04 002 4310.00 5		12.92	43.42	155.00	111.58
Electricity	04 002 4320.00 5		47.37	129.71	297.32	167.61
Sewer	04 002 4390.00 5		16.80	29.87	62.00	32.13
Labor	04 002 4410.00 5		1,418.63	6,613.15	7,218.64	605.49
Maintenance Materials	04 002 4420.00 5		3,292.23	6,997.72	4,289.00	(2,708.72)
Contract Costs	04 002 4430.00 5		2,514.85	4,078.13	1,471.64	(2,606.49)
Contract Costs - Pest Control	04 002 4430.10 5		0.00	9,015.00	2,613.64	(6,401.36)
Contract Costs-Lawn	04 002 4430.30 5		3,520.00	6,580.00	4,233.32	(2,346.68)
Contract Costs - AC	04 002 4430.40 5		345.00	410.00	1,166.64	756.64
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	250.00	250.00
Garbage and Trash Collection	04 002 4431.00 5		31.00	151.00	333.32	182.32
Emp Benefit Cont - Maintenance	04 002 4433.00 5		609.68	2,505.40	2,498.32	(7.08)
Property Insurance	04 002 4510.00 5		0.00	9,116.99	13,419.00	4,302.01
Bad Debts - Other	04 002 4570.00 5		0.00	2,014.89	2,203.32	188.43
Management Fees	04 002 4590.01 5		1,959.46	8,464.90	8,260.00	(204.90)
Other General Expense	04 002 4590.02 5		0.00	6,213.39	1,666.64	(4,546.75)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	32,000.00	32,000.00	0.00
Total Operating Expenses			23,570.01	107,092.93	95,047.00	(12,045.93)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		7,472.04	31,449.55	17,666.64	13,782.91
HAP Subsidy	04 002 3110.01 5		21,884.00	100,860.00	120,000.00	(19,140.00)
Total Operating Revenues			29,356.04	132,309.55	137,666.64	(5,357.09)
Total Operating Revenues and Expenses			5,786.03	25,216.62	42,619.64	(17,403.02)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	92.55	83.32	9.23
Other Income - Tenants	04 002 3690.00 5		342.78	2,580.13	2,666.64	(86.51)
Other Income - Laundry	04 002 3690.07 5		0.00	0.00	333.32	(333.32)
Interest on Loan	04 002 5610.00 5		(5,061.80)	(20,272.18)	(20,402.64)	130.46
Total Other Revenues and Expenses			(4,719.02)	(17,599.50)	(17,319.36)	(280.14)
Total Other Revenues and Expenses			(4,719.02)	(17,599.50)	(17,319.36)	(280.14)
Total Net Income (Loss)			1,067.01	7,617.12	25,300.28	(17,683.16)

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended April 30, 2022	4 Month(s) Ended April 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		639.36	3,410.64	3,772.00	361.36
Legal Expense	04 003 4130.00 5		0.00	0.00	166.64	166.64
Staff Training	04 003 4140.00 5		0.00	0.00	333.32	333.32
Travel	04 003 4150.00 5		0.00	0.00	200.00	200.00
Accounting Fees	04 003 4170.00 5		500.00	1,359.60	1,166.64	(192.96)
Computer Support/Licensing Fees	04 003 4170.20 5		0.00	270.00	0.00	(270.00)
Audit Fees	04 003 4171.00 5		0.00	2,025.00	1,833.32	(191.68)
Employee Benefits Cont - Admin	04 003 4182.00 5		194.48	1,554.79	1,908.00	353.21
Sundry	04 003 4190.00 5		0.00	0.00	166.64	166.64
Eviction Costs	04 003 4190.40 5		0.00	0.00	100.00	100.00
Tenant Services -	04 003 4220.00 5		0.00	0.00	183.32	183.32
Water	04 003 4310.00 5		42.92	111.25	148.64	37.39
Electricity	04 003 4320.00 5		206.87	521.58	1,016.32	494.74
Natural Gas	04 003 4330.00 5		36.89	133.20	163.32	30.12
Sewer	04 003 4390.00 5		12.13	147.03	169.32	22.29
Labor	04 003 4410.00 5		1,225.32	5,724.83	6,548.64	823.81
Maintenance Materials	04 003 4420.00 5		2,456.97	4,232.25	5,031.64	799.39
Contract Costs	04 003 4430.00 5		186.00	1,196.72	245.00	(951.72)
Contract Costs - Pest Control	04 003 4430.10 5		1,275.00	1,275.00	2,237.00	962.00
Contract Costs-Lawn	04 003 4430.30 5		2,145.00	3,757.50	2,554.32	(1,203.18)
Contract Costs - AC	04 003 4430.40 5		1,400.00	2,300.00	1,159.32	(1,140.68)
Contract Costs-Plumbing	04 003 4430.50 5		350.00	350.00	166.64	(183.36)
Garbage and Trash Collection	04 003 4431.00 5		6.50	144.00	141.32	(2.68)
Emp Benefit Cont - Maintenance	04 003 4433.00 5		590.57	2,418.53	2,208.00	(210.53)
Property Insurance	04 003 4510.00 5		0.00	4,294.58	5,957.00	1,662.42
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	333.32	333.32
Management Fees	04 003 4590.01 5		1,032.12	4,150.97	4,303.32	152.35
Other General Expense	04 003 4590.02 5		0.00	46.36	333.32	286.96
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	11,666.68	11,666.64	(0.04)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	10,382.64	10,382.64
Total Operating Expenses			15,216.80	51,090.51	64,595.60	13,505.09
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		3,775.00	15,508.89	17,105.32	(1,596.43)
HAP Subsidy	04 003 3110.01 5		12,966.00	52,849.00	54,614.64	(1,765.64)
Total Operating Revenues			16,741.00	68,357.89	71,719.96	(3,362.07)
Total Operating Revenues and Expenses			1,524.20	17,267.38	7,124.36	10,143.02
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	50.00	(50.00)
Other Income - Tenants	04 003 3690.00 5		34.09	373.35	1,000.00	(626.65)
Other Income - Laundry	04 003 3690.07 5		0.00	216.25	620.00	(403.75)
Total Other Revenues and Expenses			34.09	589.60	1,670.00	(1,080.40)
Total Other Revenues and Expenses			34.09	589.60	1,670.00	(1,080.40)
Total Net Income (Loss)			1,558.29	17,856.98	8,794.36	9,062.62

**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended April 30, 2022	4 Month(s) Ended April 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		8,685.68	43,073.60	44,071.64	998.04
Legal Expense	05 001 4130.00 5		0.00	232.50	833.32	600.82
Staff Training	05 001 4140.00 5		0.00	0.00	900.00	900.00
Travel	05 001 4150.00 5		0.00	0.00	833.32	833.32
Accounting Fees	05 001 4170.00 5		300.00	474.00	1,166.64	692.64
Computer Support/Licensing Fees	05 001 4170.20 5		6,317.00	6,767.00	0.00	(6,767.00) - Annual Fees
Audit Fees	05 001 4171.00 5		0.00	0.00	666.64	666.64
Employee Benefits Cont - Admin	05 001 4182.00 5		3,332.28	13,988.91	13,966.32	(22.59)
Sundry	05 001 4190.00 5		818.31	3,573.47	6,500.00	2,926.53
Bank Fees	05 001 4190.19 5		136.53	340.00	0.00	(340.00)
Telephone/Communications	05 001 4190.20 5		403.92	1,464.01	4,333.32	2,869.31
Postage	05 001 4190.30 5		0.00	56.62	1,033.32	976.70
Contract Costs - Copier	05 001 4190.60 5		35.26	147.78	1,500.00	1,352.22
Contract Costs - Admin	05 001 4190.90 5		150.00	630.00	5,000.00	4,370.00
Water	05 001 4310.00 5		0.00	103.23	150.32	47.09
Electricity	05 001 4320.00 5		467.31	1,566.79	2,196.00	629.21
Sewer	05 001 4390.00 5		0.00	214.50	273.64	59.14
Materials	05 001 4420.00 5		523.47	1,135.32	1,000.00	(135.32)
Contract Costs	05 001 4430.00 5		845.84	961.68	566.64	(395.04)
Garbage and Trash Collection	05 001 4431.00 5		0.00	225.00	0.00	(225.00)
Property Insurance	05 001 4510.00 5		0.00	2,047.64	3,459.64	1,412.00
Other General Expense	05 001 4590.02 5		298.20	1,804.13	4,166.64	2,362.51
Other General Expense-Unemploymer	05 001 4590.03 5		0.00	520.00	0.00	(520.00)
Total Operating Expenses			22,313.80	79,326.18	92,617.40	13,291.22
Total Operating Revenues and Expenses			(22,313.80)	(79,326.18)	(92,617.40)	13,291.22
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		11,687.00	11,687.00	0.00	11,687.00
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		985.35	4,101.78	7,360.00	(3,258.22)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,992.77	6,905.83	7,313.32	(407.49)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,960.22	6,536.22	6,400.00	136.22
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,577.02	7,718.60	11,426.64	(3,708.04)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	44,500.00	44,500.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		651.26	2,599.40	2,543.00	56.40
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,959.46	8,464.90	8,260.00	204.90
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,032.12	7,015.13	4,303.32	2,711.81
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		0.00	3,000.00	4,000.00	(1,000.00)
Total Other Revenues and Expenses			33,970.20	102,528.86	96,106.28	6,422.58
Total Other Revenues and Expenses			33,970.20	102,528.86	96,106.28	6,422.58
Total Net Income (Loss)			11,656.40	23,202.68	3,488.88	19,713.80

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended April 30, 2022	4 Month(s) Ended April 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	1,214.72	6,531.74	7,205.00	673.26
Legal	07 002 4130	2	0.00	0.00	666.64	666.64
Staff Training	07 002 4140.00	5	0.00	0.00	233.32	233.32
Travel	07 002 4150.00	5	0.00	0.00	166.64	166.64
Accounting Fees	07 002 4170.00	5	500.00	1,209.18	1,200.00	(9.18)
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	195.00	0.00	(195.00)
Audit Fees	07 002 4171.00	5	0.00	1,462.50	1,200.00	(262.50)
Employee Benefits Cont - Admin	07 002 4182.00	5	341.16	2,773.52	3,625.00	851.48
Sundry	07 002 4190.00	5	0.00	0.00	916.64	916.64
Postage	07 002 4190.03	5	0.00	0.00	166.64	166.64
Advertising	07 002 4190.08	5	0.00	36.00	0.00	(36.00)
Telephone	07 002 4190.2	5	0.00	0.00	500.00	500.00
TENANT BACKGROUND CHECKS	07 002 4190.20	5	107.23	712.65	2,000.00	1,287.35
Eviction Costs	07 002 4190.4	5	0.00	0.00	166.64	166.64
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	500.00	500.00
Water	07 002 4310.00	5	627.08	1,826.83	0.00	(1,826.83)
Electricity	07 002 4320.00	5	450.84	1,251.25	1,412.64	161.39
Sewer	07 002 4390.00	5	1,048.30	3,226.20	3,573.64	347.44
Labor	07 002 4410.00	5	5,386.70	25,860.96	27,735.64	1,874.68
Maintenance Materials	07 002 4420.00	5	3,547.50	9,552.53	4,666.64	(4,885.89)
Contract Costs	07 002 4430.00	5	3,305.84	14,652.96	2,786.64	(11,866.32)
Pest Control	07 002 4430.1	5	1,500.00	4,025.00	1,000.00	(3,025.00)
Contract Costs-Lawn	07 002 4430.3	5	475.00	1,900.00	2,066.64	166.64
Contract Costs-Air Conditioning	07 002 4430.4	5	1,850.00	5,525.00	3,733.32	(1,791.68)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	333.32	333.32
Garbage and Trash Collection	07 002 4431.00	5	629.95	1,943.99	2,033.32	89.33
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,004.71	8,327.45	9,672.00	1,344.55
Insurance - Property	07 002 4510.00	5	0.00	5,535.11	7,188.32	1,653.21
Bad Debts - Other	07 002 4570.00	5	0.00	355.24	5,000.00	4,644.76
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,598.03	10,449.75	10,752.00	302.25
Management Fees	07 002 4590.00	5	2,577.02	10,582.76	11,426.64	843.88
Other General Expense	07 002 4590.01	5	0.00	(169.42)	1,666.64	1,836.06
Extraordinary Maintenance	07 002 4610	5	0.00	0.00	400.00	400.00
Total Operating Expenses			28,164.08	117,766.20	113,993.92	(3,772.28)
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	3,226.06	14,336.21	0.00	14,336.21
HAP Subsidy	07 002 3110.01	5	28,797.00	114,236.00	116,000.00	(1,764.00)
Total Operating Revenues			32,023.06	128,572.21	116,000.00	12,572.21
Total Operating Revenues and Expenses			3,858.98	10,806.01	2,006.08	8,799.93
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00	5	1.06	2.12	8.32	(6.20)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	0.15	0.30	8.32	(8.02)
Investment Income - Unrestricted	07 002 3610.00	5	0.00	0.92	33.32	(32.40)
Other Income - Tenant	07 002 3690.00	5	135.57	1,433.42	0.00	1,433.42
Collection Loss Recovery Prior Year	07 002 3690.01	5	0.00	0.00	366.64	(366.64)
Total Other Revenues and Expenses			136.78	1,436.76	416.60	1,020.16
Total Other Revenues and Expenses			136.78	1,436.76	416.60	1,020.16
Total Net Income (Loss)			3,995.76	12,242.77	2,422.68	9,820.09

