

**Housing Authority of Avon Park**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, FL  
Tuesday, June 21, 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: May 2022
  - 2. Monthly Occupancy Report: May 2022
  - 3. TAR & Maintenance Reports: May 2022
  - 4. Cash Analysis: May 2022
  - 5. Project Budgeted Income Statement Reports: May 2022
  - 6. Fee Accountants Financials: April 2022
- E. Secretary Reports & Old Business
  - RFP Lawn Service—we are putting this on hold as the cost will probably go up
  - Multi-Family Property Manager hired June 2.
  - Maintenance Assistant hired June 8.
  - Delaney Heights had 20 tenant units and the clubhouse fumigated for termites June 14<sup>th</sup> to June 16<sup>th</sup>.
  - Penny will be on vacation week of July 18<sup>th</sup> so next board meeting is scheduled for August 16<sup>th</sup>.
  - We received \$380,057 from lawsuit against HUD and we would like to use the funds for appliances needed at Delaney Heights, window replacement and bath tub repairs/replacements at Lakeside Park II
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: August 16, 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, June 21, 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): August 16, 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  
**May 17, 2022, 5:15 P.M.**

**Meeting Minutes**

**A. Opening/Roll Call:** Chairman Brojek called the Board Meeting to order at 5:30pm. Commissioner Bill Day let us in prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Brojek, Day, Jackson, and Dilda. Absent: Commissioners Wade and Knighten. Guests were Julian Serret, APHA's new maintenance supervisor.

**B. Public Comments/Presentations:** None

**C. Communications:** None

**D. Consent Agenda:** Chairman Brojek called for a motion to approve the consent agenda. Commissioner Jackson moved to accept as presented. The motion was seconded by Commissioner Day and carried unanimously.

**E. Secretary Report & Old Business:** Secretary Pieratt informed the board that the Fire Marshall came out April 14<sup>th</sup> for their annual inspection and all deficiencies have been completed. Carmelo Pineiro's, previous maintenance supervisor, last day was May 6<sup>th</sup> and we had him a little going away party. He had been employed with us for nine years. The new maintenance supervisor is Julian Serret. We received our final 2021 financial audit and have given each commissioner a copy. We would like to go out for RFP on lawn service. The current lawn service is unsatisfactory. Our multi-family property manager's last day is May 20<sup>th</sup> as she is returning to Boston. Applications are being accepted online on Indeed. We are also searching for a Maintenance Assistant and they can apply online on Indeed. Commissioner Greg Wade has been reappointed by The City on May 9<sup>th</sup> for another two-year term. We had a Ridgedale tenant who trashed Holiday Inn while they were staying there due to termite fumigation. Holiday Inn had us on a 'no rent' list until I spoke to them and we now are obligated to give a \$100 deposit on each of our tenants.

**F. New Business:**

**G. Unfinished Business, Concerns of Commissioners:**

**H. Next Meeting:** Tuesday, June 21, 2022 at 5:15pm

Being no further business to come before the Board, Chair adjourned the meeting at 6:05 pm.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_  
SEAL

**AVON PARK HOUSING DEVELOPMENT CORPORATION**  
**REGULAR MONTHLY MEETING**  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, FL 33825  
May 17, 2022, 5:30 P.M.

**Meeting Minutes**

**ROLL CALL:** Director Brojek called the meeting to order at 6:05 PM. Secretary Pieratt called the roll with the following present: Brojek, Jackson, Day, and Dilday. Also in attendance: Penny Pieratt, CEO/Secretary and APHA Maintenance Supervisor Julian Serret. Absent: Directors Knighten and Wade.

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

**COMMUNICATIONS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

Next Board Meeting: Tuesday, June 21, 2022

**ADJOURN:** There being no further business to come before the Board, Director Brojek adjourned the meeting at 6:10pm; motioned by Director Jackson and second by Director Day.

Accepted \_\_\_\_\_

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

**OCCUPANCY/VACANCY REPORT**

May-22

**Delaney Heights - (50 units)**

| <u>Unit #</u>                           | <u>Bdrms</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> |
|---|--------------|-----------------|----------------|----------------------|------------------------|----------------------|---------------------------|
| 531                                     | 1            | 4/29/2022       |                |                      | OPEN 51799             |                      | Transferred to 524        |
| 527                                     | 1            | 4/30/2022       |                |                      | 16                     |                      | Moved to PA               |
| 505                                     | 1            | 5/9/2022        |                |                      | OPEN 51839             |                      | Passed away               |
| 529                                     | 1            | 5/31/2022       |                |                      | OPEN 52027             |                      | Moved to Miss.            |
| <b>TOTAL DELANEY HEIGHTS VACANT - 4</b> |              |                 |                |                      |                        |                      |                           |

**Lakeside Park I - (16 units)**

| <u>Unit #</u>                           | <u>Bdrms</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> |
|---|--------------|-----------------|----------------|----------------------|------------------------|----------------------|---------------------------|
| <b>TOTAL LAKESIDE PARK I VACANT - 0</b> |              |                 |                |                      |                        |                      |                           |

**Lakeside Park II - (63 units)**

| <u>Unit #/Add</u>                        | <u>Bdrms</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            |
| <b>TOTAL LAKESIDE PARK II VACANT - 5</b> |              |                 |                |                      |                        |                      |                           |

**Ridgedale - (36 units)**

| <u>Unit #/Add</u>                 | <u>Bdrms</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> |
|-----------------------------------|--------------|-----------------|----------------|----------------------|------------------------|----------------------|---------------------------|
| <b>TOTAL RIDGEDALE VACANT - 0</b> |              |                 |                |                      |                        |                      |                           |

**SUBMITTED BY PENNY PIERATT, CEO**

**OCCUPANCY/VACANCY REPORT**

May-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> |
|-------------------------------|-------------|-----------------|----------------|----------------------|------------------------|----------------------|---------------------------|
| 638                           | 3           | 11/29/2021      | 5/3/2022       | 40                   | 115                    | 155                  | No notice given           |
| 614                           | 3           | 1/24/2022       | 5/25/2022      | 22                   | 99                     | 121                  | Non Renewal               |
| 632                           | 3           | 3/2/2022        |                |                      |                        |                      | Evicted/non pmt rent yr   |
| 644                           | 2           | 5/2/2022        |                |                      |                        |                      | Moved out state           |
| 618                           | 3           | 5/31/2022       |                |                      |                        |                      | Purchased home            |
| 649                           | 2           | 5/31/2022       |                |                      |                        |                      | Cannot afford rent        |
| <b>TOTAL NCH I VACANT - 4</b> |             |                 |                |                      |                        |                      |                           |

**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        | 5/3/2022       | 13                   | 107                    | 120                  | Cannot afford rent        |
| 654                            | 3           | 4/4/2022        |                |                      |                        |                      | Evicted/drugs             |
| 724                            | 3           | 5/31/2022       |                |                      |                        |                      | Purchased home            |
| <b>TOTAL NCH II VACANT - 2</b> |             |                 |                |                      |                        |                      |                           |

**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> |
|---------------------------------|-------------|-----------------|----------------|----------------------|------------------------|----------------------|---------------------------|
| 38206                           | 3           | 2/24/2022       |                |                      | 74                     |                      | Non pmt rent/1 yr         |
| 38232                           | 3           | 3/21/2022       |                |                      | OPEN 51472             |                      | Abandoned                 |
| <b>TOTAL CORNELL VACANT - 2</b> |             |                 |                |                      |                        |                      |                           |

**SUBMITTED BY PENNY PIERATT, CEO**

**OCCUPANCY/VACANCY REPORT**

May-22

**Intent to Vacate --**

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1  
 Delaney Hgts=unit 506=1 bdrm=needs non handicap unit  
 Delaney Hgts=unit 513=1bdrm=needs handicap unit  
 North Central Hgts=unit 640=3bdrm=purchased home 6/30  
 North Central Hgts=unit 307=3 bdrm=purchased home 5/31  
 Cornell=unit 38264=non renewal/non pmt rent 7/1 or sooner  
**Evictions -**  
 North Central Hgts=unit 406=3 bdrm=non pmt rent

| <b>WAITING LIST</b>    |     | 2018                              |     | 2017                    |     |
|------------------------|-----|-----------------------------------|-----|-------------------------|-----|
| <b>2019</b>            |     | <b>LAKESIDE PARK I</b>            |     | <b>LAKESIDE PARK II</b> |     |
| <b>DELANEY HEIGHTS</b> |     | 1 BDRM                            | 0   | 1 BDRM                  | 67  |
| 1 BDRM                 | 16  | 2 BDRM                            | 15  | 2 BDRM                  | 22  |
| TOTAL                  | 16  | 3 BDRM                            | 2   | 3 BDRM                  | 97  |
|                        |     | 4 BDRM                            | 2   | 4 BDRM                  | 27  |
|                        |     | 5 BDRM                            | 0   | 5 BDRM                  | 0   |
|                        |     | TOTAL                             | 19  | TOTAL                   | 213 |
| <b>2017</b>            |     | <b>2021</b>                       |     | <b>2021</b>             |     |
| <b>RIDGEDALE</b>       |     | <b>NORTH CENTRAL HEIGHTS OPEN</b> |     | <b>CORNELL COLONY</b>   |     |
| 1 BDRM                 | 45  | 2 BDRM                            | 86  | 3 BDRM                  | 43  |
| 2 BDRM                 | 114 | 3 BDRM                            | 63  |                         |     |
| 3 BDRM                 | 115 | 4 BDRM                            | 26  |                         |     |
| 4 BDRM                 | 12  | TOTAL                             | 175 |                         |     |
| TOTAL                  | 286 |                                   |     | TOTAL                   | 752 |

SUBMITTED BY PENNY PIERATTI, CEO

Tenant Accounts Receivable  
31-May-22

| <u>Delaney Heights</u>   | <u>Amt</u>         | <u>Reason</u>               |
|--------------------------|--------------------|-----------------------------|
| C. Jackson               | \$ 17.09           | Work order                  |
| E. Mendoza               | \$ 1.00            | Balance on rent             |
| C. Mercado               | \$ 136.00          | Move out charges            |
| <b>DH Total</b>          | <b>\$ 154.09</b>   |                             |
| <u>Lakeside Park I</u>   |                    |                             |
| D. Dennis                | \$ 234.30          | Rent (making pmts)          |
| B. Dozier                | \$ 26.10           | Work order                  |
| M. Russell               | \$ 52.11           | Work order                  |
| K. Small                 | \$ 40.14           | Work order                  |
| F. Swinton               | \$ 35.88           | Work order                  |
| T. Taylor                | \$ 21.89           | Work order                  |
| J. Toney                 | \$ 98.22           | Work order, rent            |
| V. Vasquez               | \$ 30.09           | Work order                  |
| <b>Lakeside I Total</b>  | <b>\$ 538.73</b>   |                             |
| <u>Lakeside Park II</u>  |                    |                             |
| E. Jackson               | \$ 4.00            | Work order                  |
| J. Moreau                | \$ 10.00           | Work order                  |
| G. Porter                | \$ 28.00           | Work order                  |
| N. Rivera                | \$ 240.14          | Unreported income (pmts)    |
| L.Rivera                 | \$ 1,442.00        | Unreported income (pmts)    |
| S. Smith                 | \$ 18.00           | Late fee                    |
| A. Thompson              | \$ 367.96          | Balance on rent             |
| S. Valentin              | \$ 29.81           | Work order                  |
| F. Vazquez               | \$ 318.88          | Unreported income/rent-pmts |
| S. Williams              | \$ 39.27           | Work order                  |
| <b>Lakeside II Total</b> | <b>\$ 2,498.06</b> |                             |

Submitted by:  
Penny Pieratt,CEO



Tenant Accounts Receivable

31-May-22

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NCH I

|             |    |          |                 |
|-------------|----|----------|-----------------|
| S. Jones    | \$ | 49.00    | Late fee        |
| M. Lawton   | \$ | 19.00    | Late fee        |
| E. Matthews | \$ | 317.87   | Rent/payments   |
| R. Nance    | \$ | 70.34    | Work order      |
| J. Rivera   | \$ | 1,300.01 | Rent            |
| A. Rosario  | \$ | 174.01   | Balance on rent |
| P. Trammel  | \$ | 16.42    | Work order      |

**NCH I Total \$ 1,946.65**

NCH II

|             |    |          |                       |
|-------------|----|----------|-----------------------|
| C. Campbell | \$ | 7.00     | Balance on rent       |
| L. Cook     | \$ | 28.67    | Work order            |
| J. Garcia   | \$ | 2,158.00 | Rent (LV)             |
| T. Jones    | \$ | 66.00    | Late fee              |
| T. Otero    | \$ | 7.50     | Work order            |
| M. Packer   | \$ | 5.56     | Work order            |
| M. Rosario  | \$ | 4.50     | Work order            |
| C. Salkey   | \$ | 40.42    | Work order            |
| C. Wooden   | \$ | 1,242.85 | Work order, rent (LV) |

**NCH II Total \$ 3,560.50**

Cornell Colony

|             |    |       |                 |
|-------------|----|-------|-----------------|
| V. Braswell | \$ | 8.34  | Work order      |
| D. Guerrero | \$ | 57.00 | Late fee        |
| T. Jones    | \$ | 2.00  | Work order      |
| Y. Kuilan   | \$ | 5.00  | Work order      |
| A. Luna     | \$ | 1.89  | Work order      |
| U. Pierre   | \$ | 88.00 | Work order      |
| D. Saad     | \$ | 49.08 | Balance on rent |
| C. Simmons  | \$ | 85.00 | Balance on rent |
| P. Wynter   | \$ | 13.98 | Work order      |

**Cornel Total \$ 310.29**

Submitted by:  
Penny Pieratt, CEO

31-May-22

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Ridgedale

|                        |           |                 |                             |
|------------------------|-----------|-----------------|-----------------------------|
| S. Ackerman            | \$        | 24.23           | Work order                  |
| L. Allen               | \$        | 147.75          | Electric                    |
| J. Echevarria          | \$        | 244.81          | Unreported income/rent-pmts |
| E. Hankerson           | \$        | 8.74            | Work order                  |
| A. Hicks               | \$        | 32.74           | Work order                  |
| L. Hodges              | \$        | 1,537.96        | Rent                        |
| L. Jackson             | \$        | 53.41           | Work order                  |
| A. Mercado             | \$        | 5.21            | Work order                  |
| S. Moffett             | \$        | 4.04            | Work order                  |
| A. Tate                | \$        | 14.79           | Work order                  |
| C. Vazquez             | \$        | 100.91          | Work order                  |
| <b>Ridgedale Total</b> | <b>\$</b> | <b>2,174.59</b> |                             |

|                    |                     |
|--------------------|---------------------|
| <b>GRAND TOTAL</b> | <b>\$ 11,182.91</b> |
|--------------------|---------------------|

**WRITE OFFS**

|                  |           |               |
|------------------|-----------|---------------|
| Delaney          | \$        | -             |
| Lakeside Park I  | \$        | -             |
| Lakeside Park II | \$        | -             |
| NCH I            | \$        | 333.04        |
| NCH II           | \$        | -             |
| Ridgedale        | \$        | -             |
| Cornell          | \$        | -             |
| <b>TOTAL</b>     | <b>\$</b> | <b>333.04</b> |

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. 143 hours were taken during the month of May for sick, vacation, and holiday leave.

**Maintenance**

|                              |    |
|------------------------------|----|
| Delaney Heights Inspections  | 20 |
| Lakeside Park I Inspections  | 0  |
| Lakeside Park II Inspections | 12 |
| Ridgdeale Inspections        | 0  |
| 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 | 1 |
| Ridgedale Vacancies        | 0 |
| NCH I Vacancies            | 1 |
| NCH II Vacancies           | 0 |
| Cornell Colony Vacancies   | 2 |

**Property Manager**

|                           |   |   |
|---------------------------|---|---|
| Delaney Heights Move Ins  | 0 | 0 |
| Lakeside Park I Move Ins  | 0 | 0 |
| Lakeside Park II Move Ins | 0 | 0 |
| Ridgedale Move Ins        | 0 | 0 |
| NCH I Move Ins            | 0 | 2 |
| NCH II Move Ins           | 0 | 1 |
| Cornell Colony Move Ins   | 0 | 0 |

|                            |   |
|----------------------------|---|
| Delaney Heights Move Outs  | 2 |
| Lakeside Park I Move Outs  | 0 |
| Lakeside Park II Move Outs | 0 |
| Ridgedale Move Outs        | 0 |
| NCH I Move Outs            | 3 |
| NCH II Move Outs           | 1 |
| Cornell Colony Move Outs   | 0 |

Submitted by Penny Pieratt, CEO

**CASH ANALYSIS**  
**5/31/2022**

**Escrows/Reserves**

|                                       |               |                            |               |
|---------------------------------------|---------------|----------------------------|---------------|
| Petty Cash                            | \$ 100.00     |                            |               |
| Avon Park Development Corp            | \$ 107,023.40 |                            |               |
| North Central Heights I General Fund  | \$ 60,874.85  | NCH I Reserves/Bonneville  | \$ 122,363.15 |
| NCH I Security Deposit                | \$ 11,851.04  | NCH I Insurance            | \$ 2,851.94   |
| North Central Heights II General Fund | \$ 86,097.26  | NCH II Reserves/Bonneville | \$ 97,850.15  |
| NCH II Security Deposit               | \$ 9,942.22   | NCH II Insurance           | \$ 4,701.22   |
| Cornell Colony General Fund           | \$ 268,391.83 | CC Reserves/Amerinat       | \$ 72,644.02  |
| Cornell Colony Security Deposit       | \$ 13,624.68  | CC Insurance               | \$ 75.08      |
|                                       |               | CC Reserves/Amerinat       | \$ 117,607.62 |
|                                       |               | CC Reserves/Heartland      | \$ 84,000.00  |
| Lakeside Park I General Fund          | \$ 5,124.69   | LPI Reserves/First Hsg     | \$ 47,174.15  |
| LPI Security Deposit                  | \$ 3,879.36   | LPI Insurance              | \$ 11,530.28  |
| Lakeside Park II General Fund         | \$ 229,366.69 | LPII Reserves/Churchill    | \$ 155,484.89 |
| LPII Security Deposit                 | \$ 14,258.34  | O&M Reserves/Churchill     | \$ 25,600.00  |
|                                       |               | Operating Res./Churchill   | \$ 58,000.00  |
|                                       |               | LPII Insurance             | \$ 849.31     |
|                                       |               | GNMA-Other Churchill       | \$ 10,168.33  |
| Delaney Heights General Fund          | \$ 46,397.06  | DH Reserves/Center State   | \$ 75,687.40  |
| DH Security Deposit                   | \$ 10,228.68  |                            |               |
| COCC                                  | \$ 211,178.83 |                            |               |
| Ridgedale General Fund                | \$ 14,147.05  | RD Reserves/Centennial     | \$ 69,482.01  |
| Ridgedale Security Deposit            | \$ 7,543.64   | RD Insurance               | \$ 2,532.33   |
|                                       |               | 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<br>May 31, 2022 | 5 Month(s) Ended<br>May 31, 2022 | Budget            | Variance           |
|--|------------------|---------|----------------------------------|----------------------------------|-------------------|--------------------|
| <b>Operating Revenues and Expenses</b>       |                  |         |                                  |                                  |                   |                    |
| <b>Operating Expenses</b>                    |                  |         |                                  |                                  |                   |                    |
| Nontechnical Salaries                        | 02 001 4110.00 5 |         | 1,154.72                         | 5,777.63                         | 6,854.15          | 1,076.52           |
| Legal Expense                                | 02 001 4130.00 5 |         | 0.00                             | 199.50                           | 208.30            | 8.80               |
| Staff Training                               | 02 001 4140.00 5 |         | 0.00                             | 0.00                             | 416.65            | 416.65             |
| Travel                                       | 02 001 4150.00 5 |         | 0.00                             | 0.00                             | 208.30            | 208.30             |
| Accounting Fees                              | 02 001 4170.00 5 |         | 600.00                           | 1,617.60                         | 1,750.00          | 132.40             |
| 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                         | 1,458.30          | (116.70)           |
| Employee Benefits Cont - Admin               | 02 001 4182.00 5 |         | 548.62                           | 2,298.39                         | 3,313.30          | 1,014.91           |
| Sundry                                       | 02 001 4190.00 5 |         | 138.75                           | 138.75                           | 291.65            | 152.90             |
| Telephone                                    | 02 001 4190.2 5  |         | 93.40                            | 396.50                           | 416.65            | 20.15              |
| Tenant Background Checks                     | 02 001 4190.20 5 |         | 60.89                            | 135.91                           | 750.00            | 614.09             |
| Postage                                      | 02 001 4190.3 5  |         | 0.00                             | 0.00                             | 20.80             | 20.80              |
| Eviction Costs                               | 02 001 4190.4 5  |         | 0.00                             | 92.90                            | 208.30            | 115.40             |
| Water  | 02 001 4310.00 5 |         | 18.47                            | 205.73                           | 263.75            | 58.02              |
| Electricity                                  | 02 001 4320.00 5 |         | 592.92                           | 1,999.26                         | 1,945.00          | (54.26)            |
| Sewer  | 02 001 4390.00 5 |         | 40.30                            | 206.00                           | 245.80            | 39.80              |
| Labor  | 02 001 4410.00 5 |         | 1,904.55                         | 9,277.81                         | 9,424.55          | 146.74             |
| Maintenance Materials                        | 02 001 4420.00 5 |         | 1,281.41                         | 5,193.59                         | 8,333.30          | 3,139.71           |
| Contract Costs                               | 02 001 4430.00 5 |         | 836.36                           | 19,096.67                        | 5,000.00          | (14,096.67)        |
| Contract Costs-Pest Control                  | 02 001 4430.1 5  |         | 544.00                           | 544.00                           | 1,669.15          | 1,125.15           |
| Contract Costs - AC                          | 02 001 4430.4 5  |         | 1,750.00                         | 2,195.00                         | 1,354.15          | (840.85)           |
| Contract Costs - Lawn                        | 02 001 4430.5 5  |         | 1,932.00                         | 11,242.00                        | 10,456.65         | (785.35)           |
| Garbage and Trash Collection                 | 02 001 4431.00 5 |         | 147.50                           | 483.50                           | 256.65            | (226.85)           |
| Emp Benefit Cont - Maintenance               | 02 001 4433.00 5 |         | 604.06                           | 2,998.26                         | 3,288.75          | 290.49             |
| Insurance - Property                         | 02 001 4510.00 5 |         | 0.00                             | 7,909.58                         | 10,732.90         | 2,823.32           |
| Bad Debts - Other                            | 02 001 4570.00 5 |         | 333.04                           | 17,699.11                        | 2,083.30          | (15,615.81)        |
| Bonneville Interest                          | 02 001 4580.01 5 |         | 3,690.91                         | 18,482.42                        | 18,597.05         | 114.63             |
| Other General Expense                        | 02 001 4590.00 5 |         | 378.00                           | 378.00                           | 833.30            | 455.30             |
| Management Fees                              | 02 001 4590.02 5 |         | 1,326.24                         | 5,428.02                         | 9,200.00          | 3,771.98           |
| Extraordinary Maint - Contract Costs         | 02 001 4610.00 5 |         | 0.00                             | 0.00                             | 2,500.00          | 2,500.00           |
| <b>Total Operating Expenses</b>              |                  |         | <b>17,976.14</b>                 | <b>115,781.13</b>                | <b>102,080.70</b> | <b>(13,700.43)</b> |
| <b>Operating Revenues</b>                    |                  |         |                                  |                                  |                   |                    |
| Dwelling Rent                                | 02 001 3110.00 5 |         | 24,110.52                        | 121,634.23                       | 115,000.00        | 6,634.23           |
| <b>Total Operating Revenues</b>              |                  |         | <b>24,110.52</b>                 | <b>121,634.23</b>                | <b>115,000.00</b> | <b>6,634.23</b>    |
| <b>Total Operating Revenues and Expenses</b> |                  |         | <b>6,134.38</b>                  | <b>5,853.10</b>                  | <b>12,919.30</b>  | <b>(7,066.20)</b>  |
| <b>Other Revenues and Expenses</b>           |                  |         |                                  |                                  |                   |                    |
| <b>Other Revenues and Expenses</b>           |                  |         |                                  |                                  |                   |                    |
| Investment Income - Unrestricted             | 02 001 3610.00 5 |         | 0.00                             | 0.00                             | 56.25             | (56.25)            |
| Other Income - Tenant                        | 02 001 3690.00 5 |         | 1,327.99                         | 3,921.47                         | 4,773.75          | (852.28)           |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>1,327.99</b>                  | <b>3,921.47</b>                  | <b>4,830.00</b>   | <b>(908.53)</b>    |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>1,327.99</b>                  | <b>3,921.47</b>                  | <b>4,830.00</b>   | <b>(908.53)</b>    |
| <b>Total Net Income (Loss)</b>               |                  |         | <b>7,462.37</b>                  | <b>9,774.57</b>                  | <b>17,749.30</b>  | <b>(7,974.73)</b>  |

**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<br>May 31, 2022 | 5 Month(s) Ended<br>May 31, 2022 | Budget            | Variance          |
|--|------------------|---------|----------------------------------|----------------------------------|-------------------|-------------------|
| <b>Operating Revenues and Expenses</b>       |                  |         |                                  |                                  |                   |                   |
| <b>Operating Expenses</b>                    |                  |         |                                  |                                  |                   |                   |
| Nontechnical Salaries                        | 02 002 4110.00 5 |         | 936.08                           | 4,661.27                         | 5,532.50          | 871.23            |
| Legal Expense                                | 02 002 4130.00 5 |         | 0.00                             | 0.00                             | 208.30            | 208.30            |
| Staff Training                               | 02 002 4140.00 5 |         | 0.00                             | 0.00                             | 291.65            | 291.65            |
| Travel                                       | 02 002 4150.00 5 |         | 0.00                             | 0.00                             | 104.15            | 104.15            |
| Accounting Fees                              | 02 002 4170.00 5 |         | 600.00                           | 1,592.40                         | 1,458.30          | (134.10)          |
| 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                         | 1,250.00          | 12.50             |
| Employee Benefits Cont - Admin               | 02 002 4182.00 5 |         | 444.66                           | 1,847.38                         | 2,665.40          | 818.02            |
| Sundry                                       | 02 002 4190.00 5 |         | 200.00                           | 200.00                           | 312.50            | 112.50            |
| Bank Service Fee                             | 02 002 4190.18 5 |         | 9.44                             | 96.56                            | 0.00              | (96.56)           |
| Telephone                                    | 02 002 4190.2 5  |         | 0.00                             | 83.99                            | 187.50            | 103.51            |
| Tenant Background Check                      | 02 002 4190.20 5 |         | 45.67                            | 45.67                            | 416.65            | 370.98            |
| Eviction Costs                               | 02 002 4190.4 5  |         | 0.00                             | 0.00                             | 208.30            | 208.30            |
| Water  | 02 002 4310.00 5 |         | 42.92                            | 42.92                            | 172.50            | 129.58            |
| Electricity                                  | 02 002 4320.00 5 |         | 222.05                           | 585.46                           | 876.65            | 291.19            |
| Sewer  | 02 002 4390.00 5 |         | 9.33                             | 9.33                             | 40.40             | 31.07             |
| Labor  | 02 002 4410.00 5 |         | 1,603.82                         | 8,014.11                         | 8,171.25          | 157.14            |
| Maintenance Materials                        | 02 002 4420.00 5 |         | 1,483.95                         | 5,638.02                         | 7,686.65          | 2,048.63          |
| Contract Costs                               | 02 002 4430.00 5 |         | 0.00                             | 15,469.86                        | 4,625.00          | (10,844.86)       |
| Contract Costs-Pest Control                  | 02 002 4430.1 5  |         | 448.00                           | 448.00                           | 934.55            | 486.55            |
| Contract Costs - Lawn                        | 02 002 4430.3 5  |         | 1,518.00                         | 8,833.00                         | 9,068.30          | 235.30            |
| Contract Costs - AC                          | 02 002 4430.4 5  |         | 0.00                             | 4,245.00                         | 1,303.30          | (2,941.70)        |
| Garbage and Trash Collection                 | 02 002 4431.00 5 |         | 29.00                            | 66.50                            | 98.30             | 31.80             |
| Emp Benefit Cont - Maintenance               | 02 002 4433.00 5 |         | 530.74                           | 2,650.25                         | 2,893.75          | 243.50            |
| Insurance - Property                         | 02 002 4510.00 5 |         | 0.00                             | 6,172.05                         | 8,390.40          | 2,218.35          |
| Bad Debts - Other                            | 02 002 4570.00 5 |         | 0.00                             | 0.00                             | 2,083.30          | 2,083.30          |
| Bonneville Interest                          | 02 002 4580.01 5 |         | 3,338.86                         | 16,719.50                        | 16,823.30         | 103.80            |
| Other General Expense                        | 02 002 4590.00 5 |         | 297.00                           | 297.00                           | 1,041.65          | 744.65            |
| Management Fees                              | 02 002 4590.02 5 |         | 1,774.27                         | 8,680.10                         | 9,141.65          | 461.55            |
| <b>Total Operating Expenses</b>              |                  |         | <b>13,533.79</b>                 | <b>87,800.87</b>                 | <b>85,986.20</b>  | <b>(1,814.67)</b> |
| <b>Operating Revenues</b>                    |                  |         |                                  |                                  |                   |                   |
| Dwelling Rent                                | 02 002 3110.00 5 |         | 21,795.04                        | 109,760.33                       | 114,270.40        | (4,510.07)        |
| <b>Total Operating Revenues</b>              |                  |         | <b>21,795.04</b>                 | <b>109,760.33</b>                | <b>114,270.40</b> | <b>(4,510.07)</b> |
| <b>Total Operating Revenues and Expenses</b> |                  |         | <b>8,261.25</b>                  | <b>21,959.46</b>                 | <b>28,284.20</b>  | <b>(6,324.74)</b> |
| <b>Other Revenues and Expenses</b>           |                  |         |                                  |                                  |                   |                   |
| <b>Other Revenues and Expenses</b>           |                  |         |                                  |                                  |                   |                   |
| Investment Income - Unrestricted             | 02 002 3610.00 5 |         | 0.00                             | 0.00                             | 45.00             | (45.00)           |
| Other Income - Tenant                        | 02 002 3690.00 5 |         | 328.13                           | 1,201.81                         | 2,806.25          | (1,604.44)        |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>328.13</b>                    | <b>1,201.81</b>                  | <b>2,851.25</b>   | <b>(1,649.44)</b> |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>328.13</b>                    | <b>1,201.81</b>                  | <b>2,851.25</b>   | <b>(1,649.44)</b> |
| <b>Total Net Income (Loss)</b>               |                  |         | <b>8,589.38</b>                  | <b>23,161.27</b>                 | <b>31,135.45</b>  | <b>(7,974.18)</b> |

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

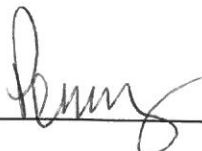
| Fiscal Year End Date:                        | 12/31/2022       | ACCOUNT | 1 Month(s) Ended<br>May 31, 2022 | 5 Month(s) Ended<br>May 31, 2022 | Budget             | Variance          |
|--|------------------|---------|----------------------------------|----------------------------------|--------------------|-------------------|
| <b>Operating Revenues and Expenses</b>       |                  |         |                                  |                                  |                    |                   |
| <b>Operating Expenses</b>                    |                  |         |                                  |                                  |                    |                   |
| Nontechnical Salaries                        | 03 001 4110.00 5 |         | 1,300.48                         | 6,521.89                         | 7,735.40           | 1,213.51          |
| Legal Expense                                | 03 001 4130.00 5 |         | 0.00                             | 0.00                             | 208.30             | 208.30            |
| Staff Training                               | 03 001 4140.00 5 |         | 0.00                             | 0.00                             | 208.30             | 208.30            |
| Travel                                       | 03 001 4150.00 5 |         | 0.00                             | 0.00                             | 208.30             | 208.30            |
| Accounting Fees                              | 03 001 4170.00 5 |         | 500.00                           | 1,384.40                         | 1,250.00           | (134.40)          |
| 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                         | 1,458.30           | (341.70)          |
| Employee Benefits Cont - Admin               | 03 001 4182.00 5 |         | 617.90                           | 2,598.95                         | 3,745.00           | 1,146.05          |
| Sundry                                       | 03 001 4190.00 5 |         | 277.50                           | 277.50                           | 416.65             | 139.15            |
| Tenant Background Checks                     | 03 001 4190.02 5 |         | 0.00                             | 193.78                           | 166.65             | (27.13)           |
| Bank Fees                                    | 03 001 4190.19 5 |         | 0.00                             | 134.72                           | 0.00               | (134.72)          |
| Telephone/Communications                     | 03 001 4190.20 5 |         | 128.02                           | 763.92                           | 1,041.65           | 277.73            |
| Eviction Costs                               | 03 001 4190.40 5 |         | 0.00                             | 0.00                             | 208.30             | 208.30            |
| Water  | 03 001 4310.00 5 |         | 57.83                            | 178.57                           | 168.30             | (10.27)           |
| Electricity                                  | 03 001 4320.00 5 |         | 282.48                           | 1,179.30                         | 1,210.40           | 31.10             |
| Sewer  | 03 001 4390.00 5 |         | 40.53                            | 162.13                           | 184.15             | 22.02             |
| Labor  | 03 001 4410.00 5 |         | 2,215.48                         | 10,905.45                        | 11,102.50          | 197.05            |
| Materials                                    | 03 001 4420.00 5 |         | 1,165.91                         | 4,515.71                         | 2,500.00           | (2,015.71)        |
| Contract Costs                               | 03 001 4430.00 5 |         | 150.00                           | 3,520.31                         | 1,250.00           | (2,270.31)        |
| Contract Costs - Pest Control                | 03 001 4430.10 5 |         | 608.00                           | 608.00                           | 1,458.30           | 850.30            |
| Contract Costs-Lawn                          | 03 001 4430.30 5 |         | 2,200.00                         | 11,000.00                        | 12,083.30          | 1,083.30          |
| Contract Costs - AC                          | 03 001 4430.40 5 |         | 240.00                           | 680.00                           | 1,250.00           | 570.00            |
| Garbage and Trash Collection                 | 03 001 4431.00 5 |         | 88.00                            | 460.50                           | 340.80             | (119.70)          |
| Emp Benefit Cont - Maintenance               | 03 001 4433.00 5 |         | 989.29                           | 4,927.85                         | 3,697.05           | (1,230.80)        |
| Property Insurance                           | 03 001 4510.00 5 |         | 0.00                             | 13,828.78                        | 18,208.30          | 4,379.52          |
| Bad Debts - Other                            | 03 001 4570.00 5 |         | (2,652.71)                       | 3,079.10                         | 11,172.90          | 8,093.80          |
| Management Fees                              | 03 001 4590.01 5 |         | 2,255.26                         | 8,791.48                         | 8,000.00           | (791.48)          |
| Other General Expense                        | 03 001 4590.02 5 |         | 675.00                           | 3,930.00                         | 4,791.65           | 861.65            |
| <b>Total Operating Expenses</b>              |                  |         | <b>11,138.97</b>                 | <b>81,682.34</b>                 | <b>94,064.50</b>   | <b>12,382.16</b>  |
| <b>Operating Revenues</b>                    |                  |         |                                  |                                  |                    |                   |
| Dwelling Rent                                | 03 001 3110.00 5 |         | 28,867.00                        | 138,940.95                       | 133,333.30         | 5,607.65          |
| <b>Total Operating Revenues</b>              |                  |         | <b>28,867.00</b>                 | <b>138,940.95</b>                | <b>133,333.30</b>  | <b>5,607.65</b>   |
| <b>Total Operating Revenues and Expenses</b> |                  |         | <b>17,728.03</b>                 | <b>57,258.61</b>                 | <b>39,268.80</b>   | <b>17,989.81</b>  |
| <b>Other Revenues and Expenses</b>           |                  |         |                                  |                                  |                    |                   |
| <b>Other Revenues and Expenses</b>           |                  |         |                                  |                                  |                    |                   |
| Investment Income - Unrestricted             | 03 001 3610.00 5 |         | 3.47                             | 46.10                            | 54.15              | (8.05)            |
| Other Income - Misc Other Revenue            | 03 001 3690.00 5 |         | 196.49                           | 1,434.83                         | 4,166.65           | (2,731.82)        |
| Interest on Loan - Heartland National        | 03 001 5610.00 5 |         | (3,572.58)                       | (17,567.74)                      | (18,427.05)        | 859.31            |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>(3,372.62)</b>                | <b>(16,086.81)</b>               | <b>(14,206.25)</b> | <b>(1,880.56)</b> |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>(3,372.62)</b>                | <b>(16,086.81)</b>               | <b>(14,206.25)</b> | <b>(1,880.56)</b> |
| <b>Total Net Income (Loss)</b>               |                  |         | <b>14,355.41</b>                 | <b>41,171.80</b>                 | <b>25,062.55</b>   | <b>16,109.25</b>  |

*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<br>May 31, 2022 | 5 Month(s) Ended<br>May 31, 2022 | Budget           | Variance          |
|--|------------------|---------|----------------------------------|----------------------------------|------------------|-------------------|
| <b>Operating Revenues and Expenses</b>       |                  |         |                                  |                                  |                  |                   |
| <b>Operating Expenses</b>                    |                  |         |                                  |                                  |                  |                   |
| Nontechnical Salaries                        | 04 001 4110.00 5 |         | 458.50                           | 3,495.28                         | 3,833.75         | 338.47            |
| Legal Expense                                | 04 001 4130.00 5 |         | 0.00                             | 46.50                            | 208.30           | 161.80            |
| Staff Training                               | 04 001 4140.00 5 |         | 0.00                             | 0.00                             | 133.30           | 133.30            |
| Accounting Fees                              | 04 001 4170.00 5 |         | 500.00                           | 1,430.96                         | 1,375.00         | (55.96)           |
| 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                           | 625.00           | (50.00)           |
| Employee Benefits Cont - Admin               | 04 001 4182.00 5 |         | 141.34                           | 1,298.22                         | 1,945.80         | 647.58            |
| Sundry                                       | 04 001 4190.00 5 |         | 138.75                           | 138.75                           | 541.65           | 402.90            |
| TENANT BACKGROUND CHECKS                     | 04 001 4190.02 5 |         | 91.34                            | 166.36                           | 625.00           | 458.64            |
| Telephone/Communications                     | 04 001 4190.20 5 |         | 0.00                             | 45.51                            | 208.30           | 162.79            |
| Eviction Costs                               | 04 001 4190.40 5 |         | 0.00                             | 0.00                             | 166.65           | 166.65            |
| 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                             | 62.90            | 62.90             |
| Electricity                                  | 04 001 4320.00 5 |         | 0.00                             | 0.00                             | 100.80           | 100.80            |
| Sewer  | 04 001 4390.00 5 |         | 0.00                             | 0.00                             | 41.65            | 41.65             |
| Labor  | 04 001 4410.00 5 |         | 1,202.88                         | 5,564.53                         | 5,400.00         | (164.53)          |
| Maintenance Materials                        | 04 001 4420.00 5 |         | 1,566.34                         | 4,484.14                         | 2,083.30         | (2,400.84)        |
| Contract Costs                               | 04 001 4430.00 5 |         | 4,605.00                         | 6,236.99                         | 718.75           | (5,518.24)        |
| Contract Costs - Pest Control                | 04 001 4430.10 5 |         | 320.00                           | 5,540.00                         | 4,166.65         | (1,373.35)        |
| Contract Costs-Lawn                          | 04 001 4430.30 5 |         | 255.00                           | 1,275.00                         | 1,250.00         | (25.00)           |
| Contract Costs - AC                          | 04 001 4430.40 5 |         | 0.00                             | 0.00                             | 465.00           | 785.00            |
| CONTRACT COST-PLUMBING                       | 04 001 4430.50 5 |         | 0.00                             | 150.00                           | 0.00             | (150.00)          |
| Contract Costs - Vacancy Turnaround          | 04 001 4430.60 5 |         | 0.00                             | 0.00                             | 83.30            | 83.30             |
| Garbage and Trash Collection                 | 04 001 4431.00 5 |         | 0.00                             | 0.00                             | 208.30           | 208.30            |
| Emp Benefit Cont - Maintenance               | 04 001 4433.00 5 |         | 336.38                           | 1,646.09                         | 1,878.75         | 232.66            |
| Property Insurance                           | 04 001 4510.00 5 |         | 0.00                             | 4,029.88                         | 5,808.30         | 1,778.42          |
| Bad Debts - Other                            | 04 001 4570.00 5 |         | 0.00                             | 0.00                             | 1,041.65         | 1,041.65          |
| Other General Expense--Florida Hsg F         | 04 001 4590.00 5 |         | 0.00                             | 6,556.00                         | 2,491.65         | (4,064.35)        |
| Management Fees                              | 04 001 4590.01 5 |         | 627.60                           | 3,227.00                         | 3,178.75         | (48.25)           |
| Other General Expense                        | 04 001 4590.02 5 |         | 0.00                             | 74.00                            | 3,116.65         | 3,042.65          |
| GROUND LEASE EXPENSE                         | 04 001 4590.03 5 |         | 208.33                           | 1,041.65                         | 1,041.65         | 0.00              |
| Extraordinary Maint - Contract Costs         | 04 001 4610.10 5 |         | 0.00                             | 0.00                             | 4,741.65         | 4,741.65          |
| <b>Total Operating Expenses</b>              |                  |         | <b>10,451.46</b>                 | <b>49,224.05</b>                 | <b>48,327.45</b> | <b>(896.60)</b>   |
| <b>Operating Revenues</b>                    |                  |         |                                  |                                  |                  |                   |
| Dwelling Rent                                | 04 001 3110.00 5 |         | 562.02                           | 8,133.44                         | 9,583.30         | (1,449.86)        |
| HAP Subsidy                                  | 04 001 3110.01 5 |         | 8,556.00                         | 41,383.00                        | 43,397.50        | (2,014.50)        |
| <b>Total Operating Revenues</b>              |                  |         | <b>9,118.02</b>                  | <b>49,516.44</b>                 | <b>52,980.80</b> | <b>(3,464.36)</b> |
| <b>Total Operating Revenues and Expenses</b> |                  |         | <b>(1,333.44)</b>                | <b>292.39</b>                    | <b>4,653.35</b>  | <b>(4,360.96)</b> |
| <b>Other Revenues and Expenses</b>           |                  |         |                                  |                                  |                  |                   |
| <b>Other Revenues and Expenses</b>           |                  |         |                                  |                                  |                  |                   |
| Investment Income - Restricted               | 04 001 3610.00 5 |         | 0.00                             | 20.18                            | 50.00            | (29.82)           |
| Other Income - Tenant                        | 04 001 3690.00 5 |         | 436.16                           | 790.75                           | 1,500.00         | (709.25)          |
| Other Income - Laundry                       | 04 001 3690.07 5 |         | 0.00                             | 0.00                             | 416.65           | (416.65)          |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>436.16</b>                    | <b>810.93</b>                    | <b>1,966.65</b>  | <b>(1,155.72)</b> |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>436.16</b>                    | <b>810.93</b>                    | <b>1,966.65</b>  | <b>(1,155.72)</b> |
| <b>Total Net Income (Loss)</b>               |                  |         | <b>(897.28)</b>                  | <b>1,103.32</b>                  | <b>6,620.00</b>  | <b>(5,516.68)</b> |





**AVON PARK HOUSING AUTHORITY  
Budgeted Income Statement**

PBRA  
LAKESIDE PARK II - PBRA

| Fiscal Year End Date:                        | 12/31/2022       | ACCOUNT | 1 Month(s) Ended<br>May 31, 2022 | 5 Month(s) Ended<br>May 31, 2022 | Budget             | Variance           |
|--|------------------|---------|----------------------------------|----------------------------------|--------------------|--------------------|
| <b>Operating Revenues and Expenses</b>       |                  |         |                                  |                                  |                    |                    |
| <b>Operating Expenses</b>                    |                  |         |                                  |                                  |                    |                    |
| Nontechnical Salaries                        | 04 002 4110.00 5 |         | 752.91                           | 5,854.17                         | 6,380.00           | 525.83             |
| Legal Expense                                | 04 002 4130.00 5 |         | 0.00                             | 82.00                            | 416.65             | 334.65             |
| Staff Training                               | 04 002 4140.00 5 |         | 0.00                             | 0.00                             | 416.65             | 416.65             |
| Travel                                       | 04 002 4150.00 5 |         | 0.00                             | 0.00                             | 104.15             | 104.15             |
| Accounting Fees                              | 04 002 4170.00 5 |         | 500.00                           | 1,947.86                         | 1,458.30           | (489.56)           |
| Computer Support/Licensing Fees              | 04 002 4170.20 5 |         | 0.00                             | 330.00                           | 416.65             | 86.65              |
| Audit Fees                                   | 04 002 4171.00 5 |         | 0.00                             | 2,475.00                         | 1,875.00           | (600.00)           |
| Employee Benefits Cont - Admin               | 04 002 4182.00 5 |         | 223.77                           | 2,172.06                         | 3,194.15           | 1,022.09           |
| Sundry                                       | 04 002 4190.00 5 |         | 138.75                           | 182.08                           | 416.65             | 234.57             |
| TENANT BACKGROUND CHECKS                     | 04 002 4190.02 5 |         | 30.45                            | 505.26                           | 1,041.65           | 536.39             |
| 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                            | 416.65             | 326.65             |
| Ten Services -                               | 04 002 4220.00 5 |         | 0.00                             | 1,199.88                         | 0.00               | (1,199.88)         |
| Water  | 04 002 4310.00 5 |         | 0.00                             | 43.42                            | 193.75             | 150.33             |
| Electricity                                  | 04 002 4320.00 5 |         | 86.09                            | 215.80                           | 371.65             | 155.85             |
| Sewer  | 04 002 4390.00 5 |         | 0.00                             | 29.87                            | 77.50              | 47.63              |
| Labor  | 04 002 4410.00 5 |         | 1,904.55                         | 9,022.90                         | 9,022.90           | 0.40               |
| Maintenance Materials                        | 04 002 4420.00 5 |         | 2,172.13                         | 9,169.85                         | 5,361.25           | (3,808.60)         |
| Contract Costs                               | 04 002 4430.00 5 |         | 1,770.00                         | 5,848.13                         | 1,839.55           | (4,008.58)         |
| Contract Costs - Pest Control                | 04 002 4430.10 5 |         | 1,280.00                         | 10,295.00                        | 3,267.05           | (7,027.95)         |
| Contract Costs-Lawn                          | 04 002 4430.30 5 |         | 1,020.00                         | 7,600.00                         | 5,291.65           | (2,308.35)         |
| Contract Costs - AC                          | 04 002 4430.40 5 |         | 0.00                             | 410.00                           | 1,458.30           | 1,048.30           |
| CONTRACT COSTS-PLUMBING                      | 04 002 4430.50 5 |         | 0.00                             | 0.00                             | 312.50             | 312.50             |
| Garbage and Trash Collection                 | 04 002 4431.00 5 |         | 51.50                            | 202.50                           | 416.65             | 214.15             |
| Emp Benefit Cont - Maintenance               | 04 002 4433.00 5 |         | 646.85                           | 3,190.90                         | 3,122.90           | (68.00)            |
| Property Insurance                           | 04 002 4510.00 5 |         | 0.00                             | 12,084.37                        | 16,773.75          | 4,689.38           |
| Bad Debts - Other                            | 04 002 4570.00 5 |         | 0.00                             | 2,147.38                         | 2,754.15           | 606.77             |
| Management Fees                              | 04 002 4590.01 5 |         | 2,217.72                         | 10,682.62                        | 10,325.00          | (357.62)           |
| Other General Expense                        | 04 002 4590.02 5 |         | 0.00                             | 6,213.39                         | 2,083.30           | (4,130.09)         |
| GROUND LEASE EXPENSE                         | 04 002 4590.03 5 |         | 8,000.00                         | 40,000.00                        | 40,000.00          | 0.00               |
| <b>Total Operating Expenses</b>              |                  |         | <b>20,794.72</b>                 | <b>132,030.44</b>                | <b>118,808.75</b>  | <b>(13,221.69)</b> |
| <b>Operating Revenues</b>                    |                  |         |                                  |                                  |                    |                    |
| Dwelling Rent                                | 04 002 3110.00 5 |         | 8,063.00                         | 39,512.55                        | 22,083.30          | 17,429.25          |
| HAP Subsidy                                  | 04 002 3110.01 5 |         | 26,806.00                        | 127,666.00                       | 150,000.00         | (22,334.00)        |
| <b>Total Operating Revenues</b>              |                  |         | <b>34,869.00</b>                 | <b>167,178.55</b>                | <b>172,083.30</b>  | <b>(4,904.75)</b>  |
| <b>Total Operating Revenues and Expenses</b> |                  |         | <b>14,074.28</b>                 | <b>35,148.11</b>                 | <b>53,274.55</b>   | <b>(18,126.44)</b> |
| <b>Other Revenues and Expenses</b>           |                  |         |                                  |                                  |                    |                    |
| <b>Other Revenues and Expenses</b>           |                  |         |                                  |                                  |                    |                    |
| Investment Income - Restricted               | 04 002 3610.00 5 |         | 20.82                            | 113.37                           | 104.15             | 9.22               |
| Other Income - Tenants                       | 04 002 3690.00 5 |         | 130.41                           | 2,710.54                         | 3,333.30           | (622.76)           |
| Other Income - Laundry                       | 04 002 3690.07 5 |         | 0.00                             | 0.00                             | 416.65             | (416.65)           |
| Interest on Loan                             | 04 002 5610.00 5 |         | (5,057.62)                       | (25,329.80)                      | (25,503.30)        | 173.50             |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>(4,906.39)</b>                | <b>(22,505.89)</b>               | <b>(21,649.20)</b> | <b>(856.69)</b>    |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>(4,906.39)</b>                | <b>(22,505.89)</b>               | <b>(21,649.20)</b> | <b>(856.69)</b>    |
| <b>Total Net Income (Loss)</b>               |                  |         | <b>9,167.89</b>                  | <b>12,642.22</b>                 | <b>31,625.35</b>   | <b>(18,983.13)</b> |

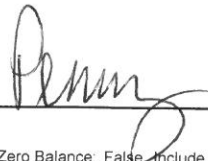
**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
 PBRA  
 DELANEY HEIGHTS - PBRA

| Fiscal Year End Date:                        | 12/31/2022       | ACCOUNT | 1 Month(s) Ended<br>May 31, 2022 | 5 Month(s) Ended<br>May 31, 2022 | Budget           | Variance          |
|--|------------------|---------|----------------------------------|----------------------------------|------------------|-------------------|
| <b>Operating Revenues and Expenses</b>       |                  |         |                                  |                                  |                  |                   |
| <b>Operating Expenses</b>                    |                  |         |                                  |                                  |                  |                   |
| Nontechnical Salaries                        | 04 003 4110.00 5 |         | 562.05                           | 4,305.49                         | 4,715.00         | 409.51            |
| Legal Expense                                | 04 003 4130.00 5 |         | 0.00                             | 0.00                             | 208.30           | 208.30            |
| Staff Training                               | 04 003 4140.00 5 |         | 0.00                             | 0.00                             | 416.65           | 416.65            |
| Travel                                       | 04 003 4150.00 5 |         | 0.00                             | 0.00                             | 250.00           | 250.00            |
| Accounting Fees                              | 04 003 4170.00 5 |         | 500.00                           | 1,859.60                         | 1,458.30         | (401.30)          |
| 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                         | 2,291.65         | 266.65            |
| Employee Benefits Cont - Admin               | 04 003 4182.00 5 |         | 188.79                           | 1,769.04                         | 2,385.00         | 615.96            |
| Sundry                                       | 04 003 4190.00 5 |         | 138.75                           | 138.75                           | 208.30           | 69.55             |
| Eviction Costs                               | 04 003 4190.40 5 |         | 0.00                             | 0.00                             | 125.00           | 125.00            |
| Tenant Services -                            | 04 003 4220.00 5 |         | 0.00                             | 0.00                             | 229.15           | 229.15            |
| Water  | 04 003 4310.00 5 |         | 61.39                            | 172.64                           | 185.80           | 13.16             |
| Electricity                                  | 04 003 4320.00 5 |         | 219.13                           | 740.71                           | 1,270.40         | 529.69            |
| Natural Gas                                  | 04 003 4330.00 5 |         | 30.98                            | 164.18                           | 204.15           | 39.97             |
| Sewer  | 04 003 4390.00 5 |         | 63.63                            | 210.66                           | 211.65           | 0.99              |
| Labor  | 04 003 4410.00 5 |         | 1,603.83                         | 7,759.22                         | 8,185.80         | 426.58            |
| Maintenance Materials                        | 04 003 4420.00 5 |         | 1,552.00                         | 5,784.25                         | 6,289.55         | 505.30            |
| Contract Costs                               | 04 003 4430.00 5 |         | 0.00                             | 1,196.72                         | 306.25           | (890.47)          |
| Contract Costs - Pest Control                | 04 003 4430.10 5 |         | 0.00                             | 1,275.00                         | 2,796.25         | 1,521.25          |
| Contract Costs-Lawn                          | 04 003 4430.30 5 |         | 645.00                           | 4,402.50                         | 3,192.90         | (1,209.60)        |
| Contract Costs - AC                          | 04 003 4430.40 5 |         | 0.00                             | 2,300.00                         | 1,449.15         | (850.85)          |
| Contract Costs-Plumbing                      | 04 003 4430.50 5 |         | 0.00                             | 350.00                           | 208.30           | (141.70)          |
| Garbage and Trash Collection                 | 04 003 4431.00 5 |         | 50.50                            | 194.50                           | 176.65           | (17.85)           |
| Emp Benefit Cont - Maintenance               | 04 003 4433.00 5 |         | 619.53                           | 3,071.00                         | 2,760.00         | (311.00)          |
| Property Insurance                           | 04 003 4510.00 5 |         | 0.00                             | 5,675.52                         | 7,446.25         | 1,770.73          |
| Bad Debts - Other                            | 04 003 4570.00 5 |         | 0.00                             | 0.00                             | 416.65           | 416.65            |
| Management Fees                              | 04 003 4590.01 5 |         | 1,163.39                         | 5,314.36                         | 5,379.15         | 64.79             |
| Other General Expense                        | 04 003 4590.02 5 |         | 0.00                             | 46.36                            | 416.65           | 370.29            |
| GROUND LEASE EXPENSE                         | 04 003 4590.03 5 |         | 2,916.67                         | 14,583.35                        | 14,583.30        | (0.05)            |
| Extraordinary Maint - Contract Costs         | 04 003 4610.10 5 |         | 0.00                             | 0.00                             | 12,978.30        | 12,978.30         |
| <b>Total Operating Expenses</b>              |                  |         | <b>10,315.64</b>                 | <b>63,608.85</b>                 | <b>80,744.50</b> | <b>17,135.65</b>  |
| <b>Operating Revenues</b>                    |                  |         |                                  |                                  |                  |                   |
| Dwelling Rent                                | 04 003 3110.00 5 |         | 3,858.00                         | 19,394.47                        | 21,381.65        | (1,987.18)        |
| HAP Subsidy                                  | 04 003 3110.01 5 |         | 15,102.00                        | 67,951.00                        | 68,268.30        | (317.30)          |
| <b>Total Operating Revenues</b>              |                  |         | <b>18,960.00</b>                 | <b>87,345.47</b>                 | <b>89,649.95</b> | <b>(2,304.48)</b> |
| <b>Total Operating Revenues and Expenses</b> |                  |         | <b>8,644.36</b>                  | <b>23,736.62</b>                 | <b>8,905.45</b>  | <b>14,831.17</b>  |
| <b>Other Revenues and Expenses</b>           |                  |         |                                  |                                  |                  |                   |
| <b>Other Revenues and Expenses</b>           |                  |         |                                  |                                  |                  |                   |
| Investment Income - Restricted               | 04 003 3610.00 5 |         | 0.00                             | 0.00                             | 62.50            | (62.50)           |
| Other Income - Tenants                       | 04 003 3690.00 5 |         | 927.34                           | 1,300.69                         | 1,250.00         | 50.69             |
| Other Income - Laundry                       | 04 003 3690.07 5 |         | 0.00                             | 216.25                           | 775.00           | (558.75)          |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>927.34</b>                    | <b>1,516.94</b>                  | <b>2,087.50</b>  | <b>(570.56)</b>   |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>927.34</b>                    | <b>1,516.94</b>                  | <b>2,087.50</b>  | <b>(570.56)</b>   |
| <b>Total Net Income (Loss)</b>               |                  |         | <b>9,571.70</b>                  | <b>25,253.56</b>                 | <b>10,992.95</b> | <b>14,260.61</b>  |

**AVON PARK HOUSING AUTHORITY  
Budgeted Income Statement**

COCC  
COCC

| Fiscal Year End Date:                        | 12/31/2022       | ACCOUNT | 1 Month(s) Ended<br>May 31, 2022 | 5 Month(s) Ended<br>May 31, 2022 | Budget              | Variance         |
|--|------------------|---------|----------------------------------|----------------------------------|---------------------|------------------|
| <b>Operating Revenues and Expenses</b>       |                  |         |                                  |                                  |                     |                  |
| <b>Operating Expenses</b>                    |                  |         |                                  |                                  |                     |                  |
| Nontechnical Salaries                        | 05 001 4110.00 5 |         | 8,177.20                         | 53,793.20                        | 55,089.55           | 1,296.35         |
| Legal Expense                                | 05 001 4130.00 5 |         | 46.50                            | 279.00                           | 1,041.65            | 762.65           |
| Staff Training                               | 05 001 4140.00 5 |         | 0.00                             | 0.00                             | 1,125.00            | 1,125.00         |
| Travel                                       | 05 001 4150.00 5 |         | 0.00                             | 0.00                             | 1,041.65            | 1,041.65         |
| Accounting Fees                              | 05 001 4170.00 5 |         | 594.00                           | 1,068.00                         | 1,458.30            | 390.30           |
| Computer Support/Licensing Fees              | 05 001 4170.20 5 |         | 0.00                             | 6,767.00                         | 0.00                | (6,767.00)       |
| Audit Fees                                   | 05 001 4171.00 5 |         | 0.00                             | 0.00                             | 833.30              | 833.30           |
| Employee Benefits Cont - Admin               | 05 001 4182.00 5 |         | 3,320.42                         | 17,503.82                        | 17,457.90           | (45.92)          |
| Sundry                                       | 05 001 4190.00 5 |         | 2,225.90                         | 5,799.37                         | 8,125.00            | 2,325.63         |
| Bank Fees                                    | 05 001 4190.19 5 |         | 141.03                           | 481.03                           | 0.00                | (481.03)         |
| Telephone/Communications                     | 05 001 4190.20 5 |         | 404.04                           | 1,868.05                         | 5,416.65            | 3,548.60         |
| Postage                                      | 05 001 4190.30 5 |         | 658.20                           | 714.82                           | 1,291.65            | 576.83           |
| Contract Costs - Copier                      | 05 001 4190.60 5 |         | 24.31                            | 172.09                           | 1,875.00            | 1,702.91         |
| Contract Costs - Admin                       | 05 001 4190.90 5 |         | 1,969.48                         | 2,599.48                         | 6,250.00            | 3,650.52         |
| Water  | 05 001 4310.00 5 |         | 36.47                            | 139.70                           | 187.90              | 48.20            |
| Electricity                                  | 05 001 4320.00 5 |         | 499.43                           | 2,066.22                         | 2,745.00            | 678.78           |
| Sewer  | 05 001 4390.00 5 |         | 71.50                            | 286.00                           | 342.05              | 56.05            |
| Materials                                    | 05 001 4420.00 5 |         | 593.87                           | 1,729.19                         | 1,250.00            | (479.19)         |
| Contract Costs                               | 05 001 4430.00 5 |         | 399.00                           | 1,360.68                         | 708.30              | (652.38)         |
| Garbage and Trash Collection                 | 05 001 4431.00 5 |         | 75.00                            | 300.00                           | 0.00                | (300.00)         |
| Property Insurance                           | 05 001 4510.00 5 |         | 0.00                             | 2,539.66                         | 4,324.55            | 1,784.89         |
| Other General Expense                        | 05 001 4590.02 5 |         | 540.84                           | 2,344.97                         | 5,208.30            | 2,863.33         |
| Other General Expense-Unemploymer            | 05 001 4590.03 5 |         | (650.00)                         | (130.00)                         | 0.00                | 130.00           |
| <b>Total Operating Expenses</b>              |                  |         | <b>19,127.19</b>                 | <b>101,682.28</b>                | <b>115,771.75</b>   | <b>14,089.47</b> |
| <b>Total Operating Revenues and Expenses</b> |                  |         | <b>(19,127.19)</b>               | <b>(101,682.28)</b>              | <b>(115,771.75)</b> | <b>14,089.47</b> |
| <b>Other Revenues and Expenses</b>           |                  |         |                                  |                                  |                     |                  |
| <b>Other Revenues and Expenses</b>           |                  |         |                                  |                                  |                     |                  |
| Other Income - Misc Other Revenue            | 05 001 3690.00 5 |         | 0.00                             | 11,687.00                        | 0.00                | 11,687.00        |
| Revenue-Mgmt Fees- NCH I                     | 05 001 3690.01 5 |         | 1,326.24                         | 5,428.02                         | 9,200.00            | (3,771.98)       |
| Revenue-Mgmt Fees- NCH II                    | 05 001 3690.02 5 |         | 1,774.27                         | 8,680.10                         | 9,141.65            | (461.55)         |
| Revenue-Mgmt Fees- Cornel Colony             | 05 001 3690.03 5 |         | 2,255.26                         | 8,791.48                         | 8,000.00            | 791.48           |
| Revenue-Mgmt Fees-Ridgedale                  | 05 001 3690.04 5 |         | 3,005.03                         | 10,723.63                        | 14,283.30           | (3,559.67)       |
| GROUND LEASE INCOME                          | 05 001 3690.05 5 |         | 11,125.00                        | 55,625.00                        | 55,625.00           | 0.00             |
| Revenue-Mgmt Fees-Lakeside Park I            | 05 001 3690.08 5 |         | 627.60                           | 3,227.00                         | 3,178.75            | 48.25            |
| Revenue-Mgmt Fees-Lakeside Park II           | 05 001 3690.09 5 |         | 2,217.72                         | 10,682.62                        | 10,325.00           | 357.62           |
| Revenue-Mgmt Fees-Delaney Heights            | 05 001 3690.10 5 |         | 1,163.39                         | 8,178.52                         | 5,379.15            | 2,799.37         |
| Other Income - Rent for Tulane Ave B         | 05 001 3690.13 5 |         | 2,000.00                         | 5,000.00                         | 5,000.00            | 0.00             |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>25,494.51</b>                 | <b>128,023.37</b>                | <b>120,132.85</b>   | <b>7,890.52</b>  |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>25,494.51</b>                 | <b>128,023.37</b>                | <b>120,132.85</b>   | <b>7,890.52</b>  |
| <b>Total Net Income (Loss)</b>               |                  |         | <b>6,367.32</b>                  | <b>26,341.09</b>                 | <b>4,361.10</b>     | <b>21,979.99</b> |



**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
 RIDGEDALE  
 RIDGEDALE APARTMENTS LLC

| Fiscal Year End Date:                        | 12/31/2022     | ACCOUNT | 1 Month(s) Ended<br>May 31, 2022 | 5 Month(s) Ended<br>May 31, 2022 | Budget            | Variance          |
|--|----------------|---------|----------------------------------|----------------------------------|-------------------|-------------------|
| <b>Operating Revenues and Expenses</b>       |                |         |                                  |                                  |                   |                   |
| <b>Operating Expenses</b>                    |                |         |                                  |                                  |                   |                   |
| Nontechnical Salaries                        | 07 002 4110.00 | 5       | 1,067.94                         | 8,245.28                         | 9,006.25          | 760.97            |
| Legal  | 07 002 4130    | 2       | 0.00                             | 0.00                             | 833.30            | 833.30            |
| Staff Training                               | 07 002 4140.00 | 5       | 0.00                             | 0.00                             | 291.65            | 291.65            |
| Travel                                       | 07 002 4150.00 | 5       | 0.00                             | 0.00                             | 208.30            | 208.30            |
| Accounting Fees                              | 07 002 4170.00 | 5       | 500.00                           | 1,709.18                         | 1,500.00          | (209.18)          |
| 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                         | 1,500.00          | 37.50             |
| Employee Benefits Cont - Admin               | 07 002 4182.00 | 5       | 330.40                           | 3,153.31                         | 4,531.25          | 1,377.94          |
| Sundry                                       | 07 002 4190.00 | 5       | 138.75                           | 138.75                           | 1,145.80          | 1,007.05          |
| Postage                                      | 07 002 4190.03 | 5       | 0.00                             | 0.00                             | 208.30            | 208.30            |
| Advertising                                  | 07 002 4190.08 | 5       | 54.50                            | 90.50                            | 0.00              | (90.50)           |
| Telephone                                    | 07 002 4190.2  | 5       | 0.00                             | 0.00                             | 625.00            | 625.00            |
| TENANT BACKGROUND CHECKS                     | 07 002 4190.20 | 5       | 45.67                            | 758.32                           | 2,500.00          | 1,741.68          |
| Eviction Costs                               | 07 002 4190.4  | 5       | 0.00                             | 0.00                             | 208.30            | 208.30            |
| Contract Costs - Admin                       | 07 002 4190.9  | 5       | 0.00                             | 0.00                             | 625.00            | 625.00            |
| Water  | 07 002 4310.00 | 5       | 650.42                           | 2,477.25                         | 0.00              | (2,477.25)        |
| Electricity                                  | 07 002 4320.00 | 5       | 476.05                           | 1,727.30                         | 1,765.80          | 38.50             |
| Sewer  | 07 002 4390.00 | 5       | 1,048.30                         | 4,274.50                         | 4,467.05          | 192.55            |
| Labor  | 07 002 4410.00 | 5       | 5,732.44                         | 33,316.48                        | 34,669.55         | 1,353.07          |
| Maintenance Materials                        | 07 002 4420.00 | 5       | 3,705.68                         | 13,258.21                        | 5,833.30          | (7,424.91)        |
| Contract Costs                               | 07 002 4430.00 | 5       | 3,700.00                         | 18,352.96                        | 3,483.30          | (14,869.66)       |
| Pest Control                                 | 07 002 4430.1  | 5       | 0.00                             | 4,025.00                         | 1,250.00          | (2,775.00)        |
| Contract Costs-Lawn                          | 07 002 4430.3  | 5       | 475.00                           | 2,375.00                         | 2,583.30          | 208.30            |
| Contract Costs-Air Conditioning              | 07 002 4430.4  | 5       | 110.00                           | 5,635.00                         | 4,666.65          | (968.35)          |
| Contract Costs-Plumbing                      | 07 002 4430.5  | 5       | 0.00                             | 0.00                             | 416.65            | 416.65            |
| Garbage and Trash Collection                 | 07 002 4431.00 | 5       | 629.95                           | 2,573.94                         | 2,541.65          | (32.29)           |
| Emp Benefit Cont - Maintenance               | 07 002 4433.00 | 5       | 2,031.13                         | 10,490.40                        | 12,090.00         | 1,599.60          |
| Insurance - Property                         | 07 002 4510.00 | 5       | 0.00                             | 7,208.01                         | 8,985.40          | 1,777.39          |
| Bad Debts - Other                            | 07 002 4570.00 | 5       | 0.00                             | 335.24                           | 6,250.00          | 5,914.76          |
| Interest on Notes Payable-Centennial         | 07 002 4580.03 | 5       | 2,588.37                         | 13,038.12                        | 13,440.00         | 401.88            |
| Management Fees                              | 07 002 4590.00 | 5       | 3,005.03                         | 13,587.79                        | 14,283.30         | 695.51            |
| Other General Expense                        | 07 002 4590.01 | 5       | 0.00                             | 0.00                             | 2,083.30          | 2,083.30          |
| Extraordinary Maintenance                    | 07 002 4610    | 5       | 0.00                             | 0.00                             | 500.00            | 500.00            |
| <b>Total Operating Expenses</b>              |                |         | <b>26,289.63</b>                 | <b>148,428.04</b>                | <b>142,492.40</b> | <b>(5,935.64)</b> |
| <b>Operating Revenues</b>                    |                |         |                                  |                                  |                   |                   |
| Dwelling Rent                                | 07 002 3110.00 | 5       | 3,056.00                         | 17,392.21                        | 0.00              | 17,392.21         |
| HAP Subsidy                                  | 07 002 3110.01 | 5       | 31,641.00                        | 145,877.00                       | 145,000.00        | 877.00            |
| <b>Total Operating Revenues</b>              |                |         | <b>34,697.00</b>                 | <b>163,269.21</b>                | <b>145,000.00</b> | <b>18,269.21</b>  |
| <b>Total Operating Revenues and Expenses</b> |                |         | <b>8,407.37</b>                  | <b>14,841.17</b>                 | <b>2,507.60</b>   | <b>12,333.57</b>  |
| <b>Other Revenues and Expenses</b>           |                |         |                                  |                                  |                   |                   |
| <b>Other Revenues and Expenses</b>           |                |         |                                  |                                  |                   |                   |
| Interest - Restricted - RFR                  | 07 002 3431.00 | 5       | 0.00                             | 2.12                             | 10.40             | (8.28)            |
| Interest - Restricted - Residual Receipt     | 07 002 3431.01 | 5       | 0.00                             | 0.30                             | 10.40             | (10.10)           |
| Investment Income - Unrestricted             | 07 002 3610.00 | 5       | 0.26                             | 1.18                             | 41.65             | (40.47)           |
| Other Income - Tenant                        | 07 002 3690.00 | 5       | 359.16                           | 1,792.58                         | 0.00              | 1,792.58          |
| Collection Loss Recovery Prior Year          | 07 002 3690.01 | 5       | 0.00                             | 0.00                             | 458.30            | (458.30)          |
| Other Income - Non Tenant                    | 07 002 3690.02 | 5       | 0.00                             | 169.42                           | 0.00              | 169.42            |
| <b>Total Other Revenues and Expenses</b>     |                |         | <b>359.42</b>                    | <b>1,965.60</b>                  | <b>520.75</b>     | <b>1,444.85</b>   |
| <b>Total Other Revenues and Expenses</b>     |                |         | <b>359.42</b>                    | <b>1,965.60</b>                  | <b>520.75</b>     | <b>1,444.85</b>   |
| <b>Total Net Income (Loss)</b>               |                |         | <b>8,766.79</b>                  | <b>16,806.77</b>                 | <b>3,028.35</b>   | <b>13,778.42</b>  |

