

**Housing Authority of Avon Park**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, FL  
Tuesday, September 20, 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: August 2022
  - 2. Monthly Occupancy Report: August 2022
  - 3. TAR & Maintenance Reports: August 2022
  - 4. Cash Analysis: August 2022
  - 5. Project Budgeted Income Statement Reports: August 2022
  - 6. Fee Accountants Financials: August 2022
- E. Secretary Reports & Old Business
  - Ridgedale REAC was on August 24<sup>th</sup> and we scored 79.
  - Power Washing Delaney Heights began September 8<sup>th</sup>.
  - Tree Trimming Cornell Colony began September 8<sup>th</sup>.
  - Paint exterior Lakeside Park I will soon begin, Epic Cuts bid \$24,000, Harris bid \$33,600, Brandon and Precision each bid \$30,000. We chose Epic Cuts.
  - North Central Heights audit found that the trash was not included in the utility allowance since 2017; therefore, we had to go back to 2017 through current date and credit all tenants \$15 a month for trash.
  - We have two contractors helping with the vacancies and work order.
  - Since Greg passed away, we need an extra check signer.
  - Penny going on vacation October 20<sup>th</sup> through October 26<sup>th</sup>.
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: October 18, 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, September 20, 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): October 18, 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

**August 16, 2022, 5:15 P.M.**

**Meeting Minutes**

**A. Opening/Roll Call:** Chairman Brojek called the Board Meeting to order at 5:20pm. Commissioner Bill Day let us in prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Brojek, Day, Jackson, Knighten, and Dilday.

**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 Knighten and carried unanimously.

**E. Secretary Report & Old Business:**

- Our beloved commissioner, Greg Wade, passed away August 4<sup>th</sup> due to surgery complications. His service was August 11<sup>th</sup> at the National Cemetery in Bushnell.
- Commissioners Bill Day and Felita Knighten have been approved for another two year term by The City effective July 1<sup>st</sup>.
- The new DOL requirements now state that Lincoln Retirement has to enter all existing and future loans on the quarterly statements by September and annually thereafter. Anetta Martin, our representative from Lincoln asked me to present this to the board as they need the minutes and election on file with signatures for their record.
- North Central Heights I Monitoring Review Audit completed July 5<sup>th</sup>. A lot of file discrepancies. First Housing has advised training in calculating income; which I have scheduled for Property Manager when she returns from Columbia.
- North Central Heights II Monitoring Review Audit completed July 8<sup>th</sup>. Many file discrepancies. First Housing has advised training in calculating income; which I have scheduled for Property Manager when she returns from Columbia.
- Lakeside Park I REAC completed July 28<sup>th</sup>. We received a score of 74.
- John Palmer added extra lighting at Ridgedale August 5<sup>th</sup>.
- Lakeside Park I SAIL audit completed August 11<sup>th</sup>. We are working on minor discrepancies, such as student forms not signed or dated. Unit inspection—missing closet and pantry doors, roach infested.
- North Central Heights I & II scheduled August 17<sup>th</sup> a Capital Needs Assessment for Bonnevillle USDA.
- Ridgedale REAC scheduled August 24<sup>th</sup>.

**F. New Business:**

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

**H. Next Meeting:** Tuesday, September 20, 2022 at 5:15pm

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

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

**AVON PARK HOUSING DEVELOPMENT CORPORATION**  
**REGULAR MONTHLY MEETING**  
**North Central Heights Community Center**  
**709 Juneberry Street, Avon Park, FL 33825**  
**August 16, 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, Knighten and Dilday. Also in attendance: Penny Pieratt, CEO/Secretary.

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

**COMMUNICATIONS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

Next Board Meeting: Tuesday, September 20, 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 Dilday.

Accepted \_\_\_\_\_

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

# OCCUPANCY/VACANCY REPORT

Aug-22

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## Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
531	1	4/29/2022			OPEN 51799		Transferred to 524
505	1	5/9/2022			OPEN 52719		Passed away
529	1	5/31/2022			OPEN 52027		Moved to Miss.
516	1						Passed away
TOTAL DELANEY HEIGHTS VACANT - 4							

## Lakeside Park I - (16 units)

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

## Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>	
318	3	2/28/2022			OPEN 51313		Moved to NCH	MI 9/8
358	3	4/25/2022			OPEN 51724		Purchased home	
201	3	6/8/2022			33		No reason	
354	2	6/21/2022			OPEN 52183		Abandoned	
224	2	7/1/2022			OPEN 52341		Moved to unit 346	
TOTAL LAKESIDE PARK II VACANT - 5								

## Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
703	2	8/1/2022			OPEN 52555		Unreported income
TOTAL RIDGEDALE VACANT - 1							

SUBMITTED BY PENNY PIERATT, CEO

# **OCCUPANCY/VACANCY REPORT**

Aug-22

Page 2

## **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>	
632	3	3/2/2022			OPEN 51322		Evicted/non pmt rent yr	MI 9/23
618	3	5/31/2022			OPEN 52028		Purchased home	
649	2	5/31/2022			OPEN 52025		Cannot afford rent	
640	3	6/30/2022			OPEN 52243		Purchased home	
619	2	8/2/2022			OPEN 52538		No notice given	
<b>TOTAL NCH I VACANT - 5</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>
654	3	4/4/2022	8/23/2022	83	58	141	Evicted/drugs
724	3	5/31/2022			OPEN 52026		Purchased home
307	3	6/3/2022			OPEN 52067		Purchased home
406	3	6/15/2022			OPEN 52131		Non pmt rent
<b>TOTAL NCH II VACANT - 3</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>
38214	3	7/5/2022			OPEN 52266		Rent too high

**TOTAL CORNELL VACANT - 1**

**SUBMITTED BY PENNY PIERATT, CEO**

# **OCCUPANCY/VACANCY REPORT**

Aug-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  
 Lakeside Park II=unit 248=3 bdrm=needs 2 bdrm  
 Lakeside Park II=unit 306=3 bdrm=needs 2 bdrm  
 Lakeside Park II=unit 202=2 bdrm=needs 3 bdrm  
 Ridgedale=unit 717=3 bdrm=needs 2 bdrm  
 Ridgedale=unit 744=3 bdrm=ceiling collapsed/moved to LP II  
 North Central I=unit 610=3 bdrm/due to audit=over income 9/30  
 North Central II=unit 736=4 bdrm/due to audit=over income 9/30  
 North Central II=unit 405=3 bdrm/due to audit=over income 9/30  
 North Central II=unit 302=3 bdrm/due to audit=over income 11/30  
 Cornell=unit 38280=3 bdrm=non pmt rent

## Evictions -

Ridgedale=unit 720=3 bdrm=beligerent to employees/multiple lease violations  
 Lakeside Park 1=unit 25E=2 bdrm=multiple lease violations  
 Lakeside Park 2=unit 313=1 bdrm=multiple police arrests/housekeeping/unauthorized adults

## WAITING LIST

	2019	2018	2017	
<b>DELANEY HEIGHTS</b>		<b>LAKE SIDE PARK I</b>	<b>LAKE SIDE PARK II</b>	
1 BDRM	16	1 BDRM	1 BDRM	64
TOTAL	16	2 BDRM	2 BDRM	54
		3 BDRM	3 BDRM	146
		4 BDRM	4 BDRM	42
		5 BDRM	5 BDRM	0
		TOTAL	TOTAL	306
2017		2021	2021	
<b>RIDGEDALE</b>		<b>NORTH CENTRAL HEIGHTS OPEN</b>	<b>CORNELL COLONY</b>	<b>OPEN</b>
1 BDRM	44	2 BDRM	43	25
2 BDRM	95	3 BDRM	25	
3 BDRM	111	4 BDRM	16	
4 BDRM	12	TOTAL	84	
TOTAL	262			
		TOTAL		714

SUBMITTED BY PENNY PIERATT, CEO

**Tenant Accounts Receivable**  
**31-Aug-22**

**Page 1**

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
C. Jackson	\$ 2.26	Work order
T. Kiker	\$ 20.01	Work order
E. Mendoza	\$ 1.00	Balance on rent
J. Ortiz	\$ 5.80	Work order
P. Roberts	\$ 10.45	Work order
J. Snowden	\$ 3.47	Work order
J. Tuttle	\$ 3.00	Balance on rent
<b>DH Total</b>	<b>\$ 45.99</b>	
<u>Lakeside Park I</u>		
E. Brown	\$ 25.00	Work order
D. Dennis	\$ 25.29	Rent (making pmts)
C. Haggins	\$ 41.00	Work order
M. Russell	\$ 21.23	Work order
K. Small	\$ 478.25	Rent, attorney fees
T. Taylor	\$ 39.95	Work order
C. Thornton	\$ 11.98	Work order
J. Toucet	\$ 221.78	Work order
C. Wooden	\$ 24.29	Late fee
<b>Lakeside I Total</b>	<b>\$ 888.77</b>	
<u>Lakeside Park II</u>		
C. Caldwell	\$ 4.18	Work order
J. Guzman	\$ 13.28	Work order
L. Martinez	\$ 5.98	Work order
F. Pabon	\$ 6.15	Work order
G. Porter	\$ 25.00	Work order
D. Randall	\$ 477.77	Work order
N. Rivera	\$ 123.14	Unreported income (pmts)
L. Rivera	\$ 884.00	Unreported income (pmts)
S. Smith	\$ 625.80	Rent/evicting
A. Thompson	\$ 159.96	Late fee
F. Vazquez	\$ 8.88	Late fee
<b>Lakeside II Total</b>	<b>\$ 2,334.14</b>	

Submitted by:  
Penny Pieratt, CEO



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

E. Fleming	\$	62.50	Work order
M. Hudson	\$	577.00	Rent
E. Matthews	\$	752.87	Rent/payments
R. Nance	\$	6.50	Work order
K. Omeara	\$	35.00	Late fee
C. Patterson	\$	85.34	Late fee, work order
A. Rosario	\$	154.01	Work order
J. Shamamy	\$	29.21	Work order

**NCH I Total \$ 1,702.43****NCH II**

L. Cook	\$	37.46	Work order
L. Garcia	\$	834.08	Rent, late fee
R. Jefferson	\$	107.29	Late fee
T. Jones	\$	1,660.00	Rent, Late fee
J. Matthews	\$	660.01	Rent
C. Nelson	\$	64.00	Late fee
T. Otero	\$	7.50	Work order
M. Packer	\$	10.55	Work order
S. Rivera	\$	105.33	Balance on rent
M. Rosario	\$	57.50	Late fee, work order
C. Salkey	\$	14.17	Work order
C. Wooden	\$	172.00	Balance on rent

**NCH II Total \$ 3,729.89****Cornell Colony**

V. Braswell	\$	35.34	Work order
S. Butler	\$	5.27	Work order
F. Cotte	\$	51.00	Late fee
M. Gilchrist	\$	146.77	Work order
B. Graham	\$	53.88	Work order
D. Guerrero	\$	49.99	Late fee
I. Jones	\$	724.41	Rent
T. Jones	\$	43.00	Late fee
A. Luna	\$	1.89	Work order
V. Martin	\$	116.00	Balance on rent
V. Robinson	\$	13.99	Work order
R. Rodriguez	\$	17.42	Work order
D. Saad	\$	19.58	Balance on rent
C. Simmons	\$	34.00	Late fee
T. Smith	\$	838.00	Rent
A. Thompson	\$	36.00	Late fee
J. Wilder	\$	25.00	Late fee

**Cornel Total \$ 2,211.54**

Submitted by:  
Penny Pieratt, CEO

**Tenant Accounts Receivable****31-Aug-22****Page 3****Ridgedale**

W. Cesareo	\$	9.58	Work order
J. Echevarria	\$	100.81	Unreported income/rent-pmts
L. figueroa	\$	3.32	Work order
E. Hankerson	\$	19.72	Work order
A. Hicks	\$	438.44	Rent, work order
K. Matthews	\$	29.29	
M. Milton	\$	32.92	Work order
S. Moffett	\$	1,153.97	Rent/evicting
A. Pauldo	\$	53.94	Work order
N. Pounds	\$	32.90	Work order
G. Robinson	\$	51.95	Work order
A. Tate	\$	47.35	Work order
C. Vazquez	\$	17.08	Work order
C. Wooden	\$	26.79	Work order

**Ridgedale Total \$ 2,018.06**

<b>GRAND TOTAL</b>	<b>\$ 12,930.82</b>
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**WRITE OFFS**

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH I	\$	-
NCH II	\$	54.20
Ridgedale	\$	1,855.98
Cornell	\$	-
<b>TOTAL</b>	<b>\$</b>	<b>1,910.18</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. 73 hours were taken during the month of May for sick, vacation, and holiday leave.

**Maintenance**

Delaney Heights Inspections	0
Lakeside Park I Inspections	0
Lakeside Park II Inspections	0
Ridgedale Inspections	0
NCH I Inspections	0
NCH II Inspections	23
Cornell Colony Inspections	9

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

**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	1
NCH II Move Ins	0	0
Cornell Colony Move Ins	0	0

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

Submitted by Penny Pieratt, CEO

**CASH ANALYSIS**  
**8/31/2022**

		<u><b>Escrows/Reserves</b></u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 106,577.04		
North Central Heights I General Fund	\$ 63,285.03	NCH I Reserves/Bonneville	\$ 125,696.15
NCH I Security Deposit	\$ 10,551.42	NCH I Insurance	\$ 10,201.94
North Central Heights II General Fund	\$ 91,636.26	NCH II Reserves/Bonneville	\$ 100,517.15
NCH II Security Deposit	\$ 9,342.54	NCH II Insurance	\$ 10,057.21
Cornell Colony General Fund	\$ 271,594.46	CC Reserves/Amerinat	\$ 75,949.00
Cornell Colony Security Deposit	\$ 13,925.15	CC Insurance	\$ 13,344.95
		CC Reserves/Amerinat	\$ 117,615.55
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 12,774.62	LPI Reserves/First Hsg	\$ 48,554.53
LPI Security Deposit	\$ 3,879.49	LPI Insurance	\$ 13,234.01
Lakeside Park II General Fund	\$ 203,240.58	LPII Reserves/Churchill	\$ 164,490.85
LPII Security Deposit	\$ 14,167.83	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 12,295.42
		GNMA-Other Churchill	\$ 11,913.79
Delaney Heights General Fund	\$ 40,135.33	DH Reserves/South State	\$ 77,037.40
DH Security Deposit	\$ 9,681.02		
COCC	\$ 563,675.12		
Ridgedale General Fund	\$ 26,865.93	RD Reserves/Centennial	\$ 73,865.23
Ridgedale Security Deposit	\$ 7,396.90	RD Insurance	\$ 4,709.03
		RD Residual Reserves	\$ 9,111.55

SUBMITTED BY: PENNY PIERATT, CEO

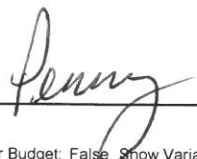
**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**NORTH CENTRAL HEIGHTS**  
**N CENTRAL HEIGHTS MGMT**

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended August 31, 2022	8 Month(s) Ended August 31, 2022	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00 5		1,117.20	9,902.03	10,966.64	1,064.61
Legal Expense	02 001 4130.00 5		0.00	199.50	333.28	133.78
Staff Training	02 001 4140.00 5		0.00	297.50	666.64	369.14
Travel	02 001 4150.00 5		0.00	0.00	333.28	333.28
Accounting Fees	02 001 4170.00 5		900.00	2,517.60	2,800.00	282.40
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	210.00	0.00	(210.00)
Audit Fees	02 001 4171.00 5		1,393.00	2,968.00	2,333.28	(634.72)
Employee Benefits Cont - Admin	02 001 4182.00 5		204.96	3,942.61	5,301.28	1,358.67
Sundry	02 001 4190.00 5		0.00	169.24	466.64	297.40
Bank Fees	02 001 4190.18 5		0.00	72.26	0.00	(72.26)
Telephone	02 001 4190.2 5		93.40	770.10	666.64	(103.46)
Tenant Background Checks	02 001 4190.20 5		115.47	466.92	1,200.00	733.08
Postage	02 001 4190.3 5		0.00	0.00	33.28	33.28
Eviction Costs	02 001 4190.4 5		0.00	92.90	333.28	240.38
Water	02 001 4310.00 5		105.28	403.79	422.00	18.21
Electricity	02 001 4320.00 5		563.21	3,670.38	3,112.00	(558.38)
Sewer	02 001 4390.00 5		53.75	360.88	393.28	32.40
Labor	02 001 4410.00 5		1,925.39	15,623.54	15,079.28	(544.26)
Maintenance Materials	02 001 4420.00 5		274.79	7,583.18	13,333.28	5,750.10
Contract Costs	02 001 4430.00 5		0.00	23,775.17	8,000.00	(15,775.17)
Contract Costs-Pest Control	02 001 4430.1 5		1,022.00	1,566.00	2,670.64	1,104.64
Contract Costs - AC	02 001 4430.4 5		4,200.00	6,670.00	2,166.64	(4,503.36)
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	17,038.00	16,730.64	(307.36)
Garbage and Trash Collection	02 001 4431.00 5		168.00	795.00	410.64	(384.36)
Emp Benefit Cont - Maintenance	02 001 4433.00 5		275.89	4,541.81	5,262.00	720.19
Insurance - Property	02 001 4510.00 5		0.00	14,323.79	17,172.64	2,848.85
Bad Debts - Other	02 001 4570.00 5		0.00	18,054.38	3,333.28	(14,721.10)
Bonneville Interest	02 001 4580.01 5		3,682.40	29,538.16	29,755.28	217.12
Other General Expense	02 001 4590.00 5		0.00	378.00	1,333.28	955.28
Management Fees	02 001 4590.02 5		1,097.62	8,802.09	14,720.00	5,917.91
Extraordinary Maint - Contract Costs	02 001 4610.00 5		0.00	0.00	4,000.00	4,000.00
<b>Total Operating Expenses</b>			<b>19,124.36</b>	<b>174,732.83</b>	<b>163,329.12</b>	<b>(11,403.71)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00 5		22,659.74	189,962.36	184,000.00	5,962.36
<b>Total Operating Revenues</b>			<b>22,659.74</b>	<b>189,962.36</b>	<b>184,000.00</b>	<b>5,962.36</b>
<b>Total Operating Revenues and Expenses</b>			<b>3,535.38</b>	<b>15,229.53</b>	<b>20,670.88</b>	<b>(5,441.35)</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	90.00	(90.00)
Other Income - Tenant	02 001 3690.00 5		545.35	5,816.53	7,638.00	(1,821.47)
<b>Total Other Revenues and Expenses</b>			<b>545.35</b>	<b>5,816.53</b>	<b>7,728.00</b>	<b>(1,911.47)</b>
<b>Total Other Revenues and Expenses</b>			<b>545.35</b>	<b>5,816.53</b>	<b>7,728.00</b>	<b>(1,911.47)</b>
<b>Total Net Income (Loss)</b>			<b>4,080.73</b>	<b>21,046.06</b>	<b>28,398.88</b>	<b>(7,352.82)</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 August 31, 2022	8 Month(s) Ended August 31, 2022	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110.00 5		897.60	7,979.27	8,852.00	872.73
Legal Expense	02 002 4130.00 5		0.00	0.00	333.28	333.28
Staff Training	02 002 4140.00 5		0.00	245.00	466.64	221.64
Travel	02 002 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	02 002 4170.00 5		900.00	2,492.40	2,333.28	(159.12)
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00 5		1,094.50	2,332.00	2,000.00	(332.00)
Employee Benefits Cont - Admin	02 002 4182.00 5		165.65	3,171.50	4,264.64	1,093.14
Sundry	02 002 4190.00 5		0.00	200.00	500.00	300.00
Bank Service Fee	02 002 4190.18 5		(33.66)	24.26	0.00	(24.26)
Telephone	02 002 4190.2 5		0.00	83.99	300.00	216.01
Tenant Background Check	02 002 4190.20 5		32.99	78.66	666.64	587.98
Eviction Costs	02 002 4190.4 5		0.00	0.00	333.28	333.28
Water	02 002 4310.00 5		0.00	85.84	276.00	190.16
Electricity	02 002 4320.00 5		593.16	1,559.36	1,402.64	(156.72)
Sewer	02 002 4390.00 5		0.00	18.66	64.64	45.98
Labor	02 002 4410.00 5		1,671.46	13,521.53	13,074.00	(447.53)
Maintenance Materials	02 002 4420.00 5		649.97	6,924.57	12,298.64	5,374.07
Contract Costs	02 002 4430.00 5		0.00	23,788.39	7,400.00	(16,388.39)
Contract Costs-Pest Control	02 002 4430.1 5		803.00	1,251.00	1,495.28	244.28
Contract Costs - Lawn	02 002 4430.3 5		1,518.00	13,387.00	14,509.28	1,122.28
Contract Costs - AC	02 002 4430.4 5		320.00	5,415.00	2,085.28	(3,329.72)
Garbage and Trash Collection	02 002 4431.00 5		61.50	185.50	157.28	(28.22)
Emp Benefit Cont - Maintenance	02 002 4433.00 5		245.18	4,016.32	4,630.00	613.68
Insurance - Property	02 002 4510.00 5		0.00	11,174.13	13,424.64	2,250.51
Bad Debts - Other	02 002 4570.00 5		54.20	3,441.73	3,333.28	(108.45)
Bonneville Interest	02 002 4580.01 5		3,331.16	26,720.71	26,917.28	196.57
Other General Expense	02 002 4590.00 5		0.00	297.00	1,666.64	1,369.64
Management Fees	02 002 4590.02 5		1,693.98	13,544.29	14,626.64	1,082.35
<b>Total Operating Expenses</b>			<b>13,998.69</b>	<b>142,103.11</b>	<b>137,577.92</b>	<b>(4,525.19)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110.00 5		21,460.74	174,777.65	182,832.64	(8,054.99)
<b>Total Operating Revenues</b>			<b>21,460.74</b>	<b>174,777.65</b>	<b>182,832.64</b>	<b>(8,054.99)</b>
<b>Total Operating Revenues and Expenses</b>			<b>7,462.05</b>	<b>32,674.54</b>	<b>45,254.72</b>	<b>(12,580.18)</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	72.00	(72.00)
Other Income - Tenant	02 002 3690.00 5		598.75	3,640.96	4,490.00	(849.04)
<b>Total Other Revenues and Expenses</b>			<b>598.75</b>	<b>3,640.96</b>	<b>4,562.00</b>	<b>(921.04)</b>
<b>Total Other Revenues and Expenses</b>			<b>598.75</b>	<b>3,640.96</b>	<b>4,562.00</b>	<b>(921.04)</b>
<b>Total Net Income (Loss)</b>			<b>8,060.80</b>	<b>36,315.50</b>	<b>49,816.72</b>	<b>(13,501.22)</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 August 31, 2022	8 Month(s) Ended August 31, 2022	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	03 001 4110.00 5		1,263.60	11,183.89	12,376.64	1,192.75
Legal Expense	03 001 4130.00 5		0.00	0.00	333.28	333.28
Staff Training	03 001 4140.00 5		0.00	332.50	333.28	0.78
Travel	03 001 4150.00 5		0.00	0.00	333.28	333.28
Accounting Fees	03 001 4170.00 5		750.00	2,134.40	2,000.00	(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		1,592.00	3,392.00	2,333.28	(1,058.72)
Employee Benefits Cont - Admin	03 001 4182.00 5		231.16	4,456.49	5,992.00	1,535.51
Sundry	03 001 4190.00 5		0.00	277.50	666.64	389.14
Tenant Background Checks	03 001 4190.02 5		148.46	503.89	266.64	(237.25)
Bank Fees	03 001 4190.19 5		0.00	134.72	0.00	(134.72)
Telephone/Communications	03 001 4190.20 5		128.02	1,147.98	1,666.64	518.66
Eviction Costs	03 001 4190.40 5		0.00	0.00	333.28	333.28
Water	03 001 4310.00 5		14.91	309.14	269.28	(39.86)
Electricity	03 001 4320.00 5		281.19	2,089.86	1,936.64	(153.22)
Sewer	03 001 4390.00 5		31.20	297.73	294.64	(3.09)
Labor	03 001 4410.00 5		2,185.04	18,261.16	17,764.00	(497.16)
Materials	03 001 4420.00 5		341.61	5,998.92	4,000.00	(1,998.92)
Contract Costs	03 001 4430.00 5		0.00	11,634.99	2,000.00	(9,634.99)
Contract Costs - Pest Control	03 001 4430.10 5		0.00	608.00	2,333.28	1,725.28
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	17,600.00	19,333.28	1,733.28
Contract Costs - AC	03 001 4430.40 5		1,740.00	3,455.00	2,000.00	(1,455.00)
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	96.00	0.00	(96.00)
Garbage and Trash Collection	03 001 4431.00 5		50.00	671.50	545.28	(126.22)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		319.09	7,208.94	5,915.28	(1,293.66)
Property Insurance	03 001 4510.00 5		0.00	25,094.05	29,133.28	4,039.23
Bad Debts - Other	03 001 4570.00 5		0.00	5,671.84	17,876.64	12,204.80
Management Fees	03 001 4590.01 5		1,775.46	13,888.56	12,800.00	(1,088.56)
Other General Expense	03 001 4590.02 5		0.00	7,185.00	7,666.64	481.64
<b>Total Operating Expenses</b>			<b>13,051.74</b>	<b>143,874.06</b>	<b>150,503.20</b>	<b>6,629.14</b>
<b>Operating Revenues</b>						
Dwelling Rent	03 001 3110.00 5		30,526.00	232,674.96	213,333.28	19,341.68
<b>Total Operating Revenues</b>			<b>30,526.00</b>	<b>232,674.96</b>	<b>213,333.28</b>	<b>19,341.68</b>
<b>Total Operating Revenues and Expenses</b>			<b>17,474.26</b>	<b>88,800.90</b>	<b>62,830.08</b>	<b>25,970.82</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	03 001 3610.00 5		6.85	56.14	86.64	(30.50)
Other Income - Misc Other Revenue	03 001 3690.00 5		633.64	3,350.71	6,666.64	(3,315.93)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,672.75)	(28,131.21)	(29,483.28)	1,352.07
<b>Total Other Revenues and Expenses</b>			<b>(3,032.26)</b>	<b>(24,724.36)</b>	<b>(22,730.00)</b>	<b>(1,994.36)</b>
<b>Total Other Revenues and Expenses</b>			<b>(3,032.26)</b>	<b>(24,724.36)</b>	<b>(22,730.00)</b>	<b>(1,994.36)</b>
<b>Total Net Income (Loss)</b>			<b>14,442.00</b>	<b>64,076.54</b>	<b>40,100.08</b>	<b>23,976.46</b>



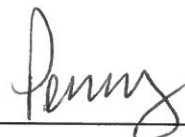
# AVON PARK HOUSING AUTHORITY

## Budgeted Income Statement

PBRA

LAKESIDE PARK I - PBRA

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended August 31, 2022	8 Month(s) Ended August 31, 2022	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 001 4110.00 5		503.81	5,863.92	6,134.00	270.08
Legal Expense	04 001 4130.00 5		0.00	46.50	333.28	286.78
Staff Training	04 001 4140.00 5		0.00	0.00	213.28	213.28
Accounting Fees	04 001 4170.00 5		750.00	2,180.96	2,200.00	19.04
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	90.00	0.00	(90.00)
Audit Fees	04 001 4171.00 5		597.00	1,272.00	1,000.00	(272.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		58.61	2,075.09	3,113.28	1,038.19
Sundry	04 001 4190.00 5		24.97	163.72	866.64	702.92
TENANT BACKGROUND CHECKS	04 001 4190.02 5		16.50	182.86	1,000.00	817.14
Telephone/Communications	04 001 4190.20 5		0.00	45.51	333.28	287.77
Eviction Costs	04 001 4190.40 5		330.00	330.00	266.64	(63.36)
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	100.64	100.64
Electricity	04 001 4320.00 5		0.00	0.00	161.28	161.28
Sewer	04 001 4390.00 5		0.00	0.00	66.64	66.64
Labor	04 001 4410.00 5		1,142.58	9,332.31	8,640.00	(692.31)
Maintenance Materials	04 001 4420.00 5		951.55	7,152.17	3,333.28	(3,818.89)
Contract Costs	04 001 4430.00 5		0.00	9,836.99	1,150.00	(8,686.99)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	5,540.00	6,666.64	1,126.64
Contract Costs-Lawn	04 001 4430.30 5		255.00	2,040.00	2,000.00	(40.00)
Contract Costs - AC	04 001 4430.40 5		870.00	1,335.00	2,000.00	665.00
CONTRACT COST-PLUMBING	04 001 4430.50 5		735.00	885.00	0.00	(885.00)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	133.28	133.28
Garbage and Trash Collection	04 001 4431.00 5		20.00	20.00	333.28	313.28
Emp Benefit Cont - Maintenance	04 001 4433.00 5		143.06	2,472.18	3,006.00	533.82
Property Insurance	04 001 4510.00 5		0.00	7,305.19	9,293.28	1,988.09
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	1,666.64	1,666.64
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	3,986.64	(2,569.36)
Management Fees	04 001 4590.01 5		734.64	5,308.20	5,086.00	(222.20)
Other General Expense	04 001 4590.02 5		0.00	74.00	4,986.64	4,912.64
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,666.64	1,666.64	0.00
Extraordinary Maint - Contract Costs	04 001 4610.10 5		0.00	0.00	7,586.64	7,586.64
<b>Total Operating Expenses</b>			<b>7,341.05</b>	<b>73,321.43</b>	<b>77,323.92</b>	<b>4,002.49</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 001 3110.00 5		2,422.00	11,201.77	15,333.28	(4,131.51)
HAP Subsidy	04 001 3110.01 5		9,466.00	70,417.00	69,436.00	981.00
<b>Total Operating Revenues</b>			<b>11,888.00</b>	<b>81,618.77</b>	<b>84,769.28</b>	<b>(3,150.51)</b>
<b>Total Operating Revenues and Expenses</b>			<b>4,546.95</b>	<b>8,297.34</b>	<b>7,445.36</b>	<b>851.98</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 001 3610.00 5		25.40	77.20	80.00	(2.80)
Other Income - Tenant	04 001 3690.00 5		171.06	1,397.36	2,400.00	(1,002.64)
Other Income - Laundry	04 001 3690.07 5		0.00	0.00	666.64	(666.64)
<b>Total Other Revenues and Expenses</b>			<b>196.46</b>	<b>1,474.56</b>	<b>3,146.64</b>	<b>(1,672.08)</b>
<b>Total Other Revenues and Expenses</b>			<b>196.46</b>	<b>1,474.56</b>	<b>3,146.64</b>	<b>(1,672.08)</b>
<b>Total Net Income (Loss)</b>			<b>4,743.41</b>	<b>9,771.90</b>	<b>10,592.00</b>	<b>(820.10)</b>



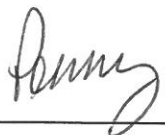


# AVON PARK HOUSING AUTHORITY

## Budgeted Income Statement

### PBRA LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended August 31, 2022	8 Month(s) Ended August 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		784.96	9,731.47	10,208.00	476.53
Legal Expense	04 002 4130.00 5		177.80	259.80	666.64	406.84
Staff Training	04 002 4140.00 5		0.00	0.00	666.64	666.64
Travel	04 002 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	04 002 4170.00 5		750.00	2,697.86	2,333.28	(364.58)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	330.00	666.64	336.64
Audit Fees	04 002 4171.00 5		2,189.00	4,664.00	3,000.00	(1,664.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		96.90	3,442.86	5,110.64	1,667.78
Sundry	04 002 4190.00 5		0.00	182.08	666.64	484.56
TENANT BACKGROUND CHECKS	04 002 4190.02 5		115.47	620.73	1,666.64	1,045.91
Advertising and Marketing	04 002 4190.08 5		60.50	96.50	0.00	(96.50)
Eviction Costs	04 002 4190.40 5		330.00	420.00	666.64	246.64
Ten Services -	04 002 4220.00 5		0.00	1,199.88	0.00	(1,199.88)
Water	04 002 4310.00 5		55.84	378.02	310.00	(68.02)
Electricity	04 002 4320.00 5		278.77	1,172.64	594.64	(578.00)
Sewer	04 002 4390.00 5		39.20	109.20	124.00	14.80
Labor	04 002 4410.00 5		1,861.94	15,161.30	14,437.28	(724.02)
Maintenance Materials	04 002 4420.00 5		1,208.99	13,353.46	8,578.00	(4,775.46)
Contract Costs	04 002 4430.00 5		2,512.00	22,228.13	2,943.28	(19,284.85)
Contract Costs - Pest Control	04 002 4430.10 5		2,400.00	12,695.00	5,227.28	(7,467.72)
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	10,660.00	8,466.64	(2,193.36)
Contract Costs - AC	04 002 4430.40 5		940.00	2,865.00	2,333.28	(531.72)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		685.00	685.00	500.00	(185.00)
Contract Costs - Vacancy Turnaround	04 002 4430.60 5		0.00	342.00	0.00	(342.00)
Garbage and Trash Collection	04 002 4431.00 5		94.00	541.50	666.64	125.14
Emp Benefit Cont - Maintenance	04 002 4433.00 5		268.12	4,608.74	4,996.64	387.90
Property Insurance	04 002 4510.00 5		0.00	21,854.08	26,838.00	4,983.92
Bad Debts - Other	04 002 4570.00 5		0.00	2,866.34	4,406.64	1,540.30
Management Fees	04 002 4590.01 5		2,020.28	16,618.26	16,520.00	(98.26)
Other General Expense	04 002 4590.02 5		80.00	6,293.39	3,333.28	(2,960.11)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	64,000.00	64,000.00	0.00
Total Operating Expenses			25,968.77	220,077.24	190,094.00	(29,983.24)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		7,090.09	61,378.09	35,333.28	26,044.81
HAP Subsidy	04 002 3110.01 5		23,982.00	197,992.00	240,000.00	(42,008.00)
Total Operating Revenues			31,072.09	259,370.09	275,333.28	(15,963.19)
Total Operating Revenues and Expenses			5,103.32	39,292.85	85,239.28	(45,946.43)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		22.88	186.32	166.64	19.68
Other Income - Tenants	04 002 3690.00 5		136.09	4,960.69	5,333.28	(372.59)
Other Income - Laundry	04 002 3690.07 5		0.00	0.00	666.64	(666.64)
Interest on Loan	04 002 5610.00 5		(5,044.95)	(40,477.35)	(40,805.28)	327.93
Total Other Revenues and Expenses			(4,885.98)	(35,330.34)	(34,638.72)	(691.62)
Total Other Revenues and Expenses			(4,885.98)	(35,330.34)	(34,638.72)	(691.62)
Total Net Income (Loss)			217.34	3,962.51	50,600.56	(46,638.05)




# AVON PARK HOUSING AUTHORITY

## Budgeted Income Statement

### PBRA DELANEY HEIGHTS - PBRA

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended August 31, 2022	8 Month(s) Ended August 31, 2022	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 003 4110.00 5		609.89	7,206.83	7,544.00	337.17
Legal Expense	04 003 4130.00 5		0.00	0.00	333.28	333.28
Staff Training	04 003 4140.00 5		0.00	0.00	666.64	666.64
Travel	04 003 4150.00 5		0.00	0.00	400.00	400.00
Accounting Fees	04 003 4170.00 5		750.00	2,609.60	2,333.28	(276.32)
Computer Support/Licensing Fees	04 003 4170.20 5		0.00	270.00	0.00	(270.00)
Audit Fees	04 003 4171.00 5		1,791.00	3,816.00	3,666.64	(149.36)
Employee Benefits Cont - Admin	04 003 4182.00 5		88.08	2,769.73	3,816.00	1,046.27
Sundry	04 003 4190.00 5		0.00	138.75	333.28	194.53
Eviction Costs	04 003 4190.40 5		0.00	0.00	200.00	200.00
Tenant Services -	04 003 4220.00 5		0.00	3,502.47	366.64	(3,135.83)
Water	04 003 4310.00 5		18.47	246.52	297.28	50.76
Electricity	04 003 4320.00 5		486.28	1,972.32	2,032.64	60.32
Natural Gas	04 003 4330.00 5		33.86	261.83	326.64	64.81
Sewer	04 003 4390.00 5		40.30	371.86	338.64	(33.22)
Labor	04 003 4410.00 5		1,608.02	13,059.34	13,097.28	37.94
Maintenance Materials	04 003 4420.00 5		396.14	7,607.50	10,063.28	2,455.78
Contract Costs	04 003 4430.00 5		1,891.00	3,687.72	490.00	(3,197.72)
Contract Costs - Pest Control	04 003 4430.10 5		0.00	11,503.00	4,474.00	(7,029.00)
Contract Costs-Lawn	04 003 4430.30 5		8,145.00	13,837.50	5,108.64	(8,728.86)
Contract Costs - AC	04 003 4430.40 5		0.00	2,545.00	2,318.64	(226.36)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	350.00	333.28	(16.72)
Garbage and Trash Collection	04 003 4431.00 5		70.00	439.50	282.64	(156.86)
Emp Benefit Cont - Maintenance	04 003 4433.00 5		254.54	4,367.28	4,416.00	48.72
Property Insurance	04 003 4510.00 5		0.00	10,242.93	11,914.00	1,671.07
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	666.64	666.64
Management Fees	04 003 4590.01 5		1,074.48	8,369.29	8,606.64	237.35
Other General Expense	04 003 4590.02 5		0.00	746.36	666.64	(79.72)
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	23,333.36	23,333.28	(0.08)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	20,765.28	20,765.28
<b>Total Operating Expenses</b>			<b>20,173.73</b>	<b>123,254.69</b>	<b>129,191.20</b>	<b>5,936.51</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 003 3110.00 5		3,955.00	31,060.87	34,210.64	(3,149.77)
HAP Subsidy	04 003 3110.01 5		13,541.00	106,246.00	109,229.28	(2,983.28)
<b>Total Operating Revenues</b>			<b>17,496.00</b>	<b>137,306.87</b>	<b>143,439.92</b>	<b>(6,133.05)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(2,677.73)</b>	<b>14,052.18</b>	<b>14,248.72</b>	<b>(196.54)</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	100.00	(100.00)
Other Income - Tenants	04 003 3690.00 5		17.47	1,425.95	2,000.00	(574.05)
Other Income - Laundry	04 003 3690.07 5		0.00	302.50	1,240.00	(937.50)
<b>Total Other Revenues and Expenses</b>			<b>17.47</b>	<b>1,728.45</b>	<b>3,340.00</b>	<b>(1,611.55)</b>
<b>Total Other Revenues and Expenses</b>			<b>17.47</b>	<b>1,728.45</b>	<b>3,340.00</b>	<b>(1,611.55)</b>
<b>Total Net Income (Loss)</b>			<b>(2,660.26)</b>	<b>15,780.63</b>	<b>17,588.72</b>	<b>(1,808.09)</b>

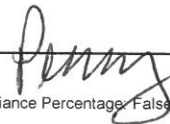


**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
COCC  
COCC

Fiscal Year End Date: 12/31/2022		ACCOUNT	1 Month(s) Ended August 31, 2022	8 Month(s) Ended August 31, 2022	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	05 001 4110.00 5		10,719.60	91,036.80	88,143.28	(2,893.52)
Legal Expense	05 001 4130.00 5		0.00	341.00	1,666.64	1,325.64
Staff Training	05 001 4140.00 5		0.00	0.00	1,800.00	1,800.00
Travel	05 001 4150.00 5		0.00	0.00	1,666.64	1,666.64
Accounting Fees	05 001 4170.00 5		450.00	1,518.00	2,333.28	815.28
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	1,333.28	1,333.28
Employee Benefits Cont - Admin	05 001 4182.00 5		1,846.61	27,183.38	27,932.64	749.26
Sundry	05 001 4190.00 5		2,335.84	12,272.14	13,000.00	727.86
Bank Fees	05 001 4190.19 5		111.83	892.31	0.00	(892.31)
Telephone/Communications	05 001 4190.20 5		397.08	3,084.98	8,666.64	5,581.66
Postage	05 001 4190.30 5		0.00	714.82	2,066.64	1,351.82
Contract Costs - Copier	05 001 4190.60 5		19.54	917.22	3,000.00	2,082.78
Contract Costs - Admin	05 001 4190.90 5		180.00	3,109.48	10,000.00	6,890.52
Water	05 001 4310.00 5		36.47	288.67	300.64	11.97
Electricity	05 001 4320.00 5		764.73	4,098.37	4,392.00	293.63
Sewer	05 001 4390.00 5		71.50	572.00	547.28	(24.72)
Materials	05 001 4420.00 5		999.49	4,243.05	2,000.00	(2,243.05)
Contract Costs	05 001 4430.00 5		0.00	1,360.68	1,133.28	(227.40)
Contract Costs - AC	05 001 4430.40 5		50.00	50.00	0.00	(50.00)
Garbage and Trash Collection	05 001 4431.00 5		75.00	600.00	0.00	(600.00)
Property Insurance	05 001 4510.00 5		0.00	4,110.25	6,919.28	2,809.03
Insurance - Auto-Public Offic-Sinkhole	05 001 4510.20 5		0.00	400.00	0.00	(400.00)
Other General Expense	05 001 4590.02 5		714.25	3,059.22	8,333.28	5,274.06
Other General Expense-Unemployment	05 001 4590.03 5		5,061.01	4,541.01	0.00	(4,541.01)
<b>Total Operating Expenses</b>			<b>23,832.95</b>	<b>171,160.38</b>	<b>185,234.80</b>	<b>14,074.42</b>
<b>Total Operating Revenues and Expenses</b>			<b>(23,832.95)</b>	<b>(171,160.38)</b>	<b>(185,234.80)</b>	<b>14,074.42</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Other Income - Misc Other Revenue	05 001 3690.00 5		892.74	392,766.74	0.00	392,766.74
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,097.62	8,802.09	14,720.00	(5,917.91)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,693.98	13,544.29	14,626.64	(1,082.35)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,775.46	13,888.56	12,800.00	1,088.56
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,882.56	19,998.96	22,853.28	(2,854.32)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	89,000.00	89,000.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		734.64	5,308.20	5,086.00	222.20
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,020.28	16,618.26	16,520.00	98.26
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,074.48	11,233.45	8,606.64	2,626.81
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	8,000.00	8,000.00	0.00
<b>Total Other Revenues and Expenses</b>			<b>24,296.76</b>	<b>579,160.55</b>	<b>192,212.56</b>	<b>386,947.99</b>
<b>Total Other Revenues and Expenses</b>			<b>24,296.76</b>	<b>579,160.55</b>	<b>192,212.56</b>	<b>386,947.99</b>
<b>Total Net Income (Loss)</b>			<b>463.81</b>	<b>408,000.17</b>	<b>6,977.76</b>	<b>401,022.41</b>

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

Fiscal Year End Date: 12/31/2022		ACCOUNT	1 Month(s) Ended August 31, 2022	8 Month(s) Ended August 31, 2022	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00	5	1,134.94	13,751.10	14,410.00	658.90
Legal	07 002 4130	2	0.00	0.00	1,333.28	1,333.28
Staff Training	07 002 4140.00	5	32.89	32.89	466.64	433.75
Travel	07 002 4150.00	5	0.00	0.00	333.28	333.28
Accounting Fees	07 002 4170.00	5	750.00	2,459.18	2,400.00	(59.18)
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	195.00	0.00	(195.00)
Audit Fees	07 002 4171.00	5	1,293.50	2,756.00	2,400.00	(356.00)
Employee Benefits Cont - Admin	07 002 4182.00	5	145.91	4,984.70	7,250.00	2,265.30
Sundry	07 002 4190.00	5	0.00	138.75	1,833.28	1,694.53
Postage	07 002 4190.03	5	0.00	0.00	333.28	333.28
Advertising	07 002 4190.08	5	0.00	90.50	0.00	(90.50)
Bank Fees	07 002 4190.18	5	1.53	1.53	0.00	(1.53)
Telephone	07 002 4190.2	5	0.00	0.00	1,000.00	1,000.00
TENANT BACKGROUND CHECKS	07 002 4190.20	5	65.99	968.00	4,000.00	3,032.00
Eviction Costs	07 002 4190.4	5	330.00	330.00	333.28	3.28
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	1,000.00	1,000.00
Tenant Services	07 002 4220.00	5	0.00	1,215.90	0.00	(1,215.90)
Water	07 002 4310.00	5	608.65	4,445.34	0.00	(4,445.34)
Electricity	07 002 4320.00	5	389.25	2,756.72	2,825.28	68.56
Sewer	07 002 4390.00	5	1,025.34	7,368.44	7,147.28	(221.16)
Labor	07 002 4410.00	5	6,626.88	56,021.56	55,471.28	(550.28)
Maintenance Materials	07 002 4420.00	5	303.03	18,125.75	9,333.28	(8,792.47)
Contract Costs	07 002 4430.00	5	1,841.23	20,769.19	5,573.28	(15,195.91)
Pest Control	07 002 4430.1	5	0.00	4,697.00	2,000.00	(2,697.00)
Contract Costs-Lawn	07 002 4430.3	5	475.00	3,800.00	4,133.28	333.28
Contract Costs-Air Conditioning	07 002 4430.4	5	0.00	9,510.00	7,466.64	(2,043.36)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	666.64	666.64
Garbage and Trash Collection	07 002 4431.00	5	629.95	4,448.79	4,066.64	(382.15)
Emp Benefit Cont - Maintenance	07 002 4433.00	5	1,059.16	15,709.33	19,344.00	3,634.67
Insurance - Property	07 002 4510.00	5	0.00	12,699.21	14,376.64	1,677.43
Bad Debts - Other	07 002 4570.00	5	1,855.98	2,163.03	10,000.00	7,836.97
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,559.21	20,744.99	21,504.00	759.01
Management Fees	07 002 4590.00	5	2,882.56	22,863.12	22,853.28	(9.84)
Other General Expense	07 002 4590.01	5	2,099.95	2,099.95	3,333.28	1,233.33
Extraordinary Maintenance	07 002 4610	5	0.00	0.00	800.00	800.00
<b>Total Operating Expenses</b>			<b>26,110.95</b>	<b>235,145.97</b>	<b>227,987.84</b>	<b>(7,158.13)</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00	5	4,470.00	32,475.06	0.00	32,475.06
HAP Subsidy	07 002 3110.01	5	31,205.00	246,899.00	232,000.00	14,899.00
<b>Total Operating Revenues</b>			<b>35,675.00</b>	<b>279,374.06</b>	<b>232,000.00</b>	<b>47,374.06</b>
<b>Total Operating Revenues and Expenses</b>			<b>9,564.05</b>	<b>44,228.09</b>	<b>4,012.16</b>	<b>40,215.93</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Interest - Restricted - RFR	07 002 3431.00	5	7.39	10.65	16.64	(5.99)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	0.94	1.39	16.64	(15.25)
Investment Income - Unrestricted	07 002 3610.00	5	0.35	2.31	66.64	(64.33)
Other Income - Tenant	07 002 3690.00	5	519.76	3,502.97	0.00	3,502.97
Collection Loss Recovery Prior Year	07 002 3690.01	5	0.00	0.00	733.28	(733.28)
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>528.44</b>	<b>3,686.74</b>	<b>833.20</b>	<b>2,853.54</b>
<b>Total Other Revenues and Expenses</b>			<b>528.44</b>	<b>3,686.74</b>	<b>833.20</b>	<b>2,853.54</b>
<b>Total Net Income (Loss)</b>			<b>10,092.49</b>	<b>47,914.83</b>	<b>4,845.36</b>	<b>43,069.47</b>



# AVON PARK HOUSING AUTHORITY

PO Box 1327  
21 Tulane Drive  
Avon Park, FL 33826  
863-452-4432  
863-452-5455 (fax)

***Penny Pieratt***  
*Chief Executive Officer*

September 14, 2022

QUOTES  
Lakeside Park I  
Painting Exterior

<u>COMPANY</u>	<u>RESPONSE</u>
Epic Cuts 1011 Lagrande Blvd Sebring, FL 33870 561-512-9804 <a href="mailto:Ozzieperez069@gmail.com">Ozzieperez069@gmail.com</a>	\$24,000
Harris Custom Painting Zolfo Springs 863-381-0874	\$33,600
Brandon's Painting 2814 Valerie Blvd Sebring, FL 33870 863-214-4110	\$30,000
Precision Paint 711 Spruce Ave. Lake Placid, FL 33852 863-381-3683	\$30,000

***Penny Pieratt***

Penny Pieratt  
CEO

