

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, November 15, 2022, 5:15PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:

- D. Consent Agenda
 - 1. Regular Board Meeting Minutes: October 2022
 - 2. Monthly Occupancy Report: October 2022
 - 3. TAR & Maintenance Reports: October 2022
 - 4. Cash Analysis: October 2022
 - 5. Project Budgeted Income Statement Reports: October 2022
 - 6. Fee Accountants Financials: waiting on reports

- E. Secretary Reports & Old Business
 - Cornell Colony audit with Amerinat was October 6th and 7th. We passed.
 - USDA inspection scheduled for October 21st—no show
 - FHLB Audit for Ridgedale October 29th; waiting on report.
 - FHLB Audit for Cornell Colony October 12th; waiting on report.
 - Brenda Gray -- volunteer board member, waiting on city to approve.
 - New employee – Maintenance Mechanic hired November 7th.
 - Part-time filing clerk needed. Currently going through applicants.
 - 2023 Budget—waiting on Fee Accountant
 - Checking account signers are: Penny Pieratt, Ronnie Jackson, and Chet Brojek
 - Office will be closed December 12th through 14th due to fumigation/tenting of office building for termites.

- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: January 17, 2023
- 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, November 15, 2022; 5:30 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

1. Regular Board Meeting Minutes: October 2022
2. Monthly Occupancy Report: October 2022
3. TAR & Maintenance Reports: October 2022
4. Cash Analysis: October 2022
5. Project Budgeted Income Statement Reports: October 2022
6. Fee Accountants Financials: waiting on reports

COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): January 17, 2023

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

October 18, 2022, 5:15 P.M.

Meeting Minutes

A. Opening/Roll Call: Chairman Brojek called the Board Meeting to order at 5:20pm. Commissioner Felita Knighten led 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 items 1-6. Commissioner Jackson moved to accept as presented. The motion was seconded by Commissioner Knighten and carried unanimously.

E. Secretary Report & Old Business:

- Office was closed September 28th, 29th, and 30th due to Hurricane Ian. We had some debris and a few roofs that need replacing, so far. On call maintenance drove by properties while we were closed and repaired any emergencies.
- Cornell Colony audit with Amerinat was October 6th and 7th. Waiting on report.
- USDA inspection scheduled for October 21st.
- Brenda Gray has completed an application to be a volunteer board member, waiting on city to approve.
- Terminated maintenance mechanic. Applicants can apply on Indeed or come to the office.
- Part-time filing clerk needed. Applicants can apply on Indeed or come to office.
- Began working with fee accountant for our 2023 Budget.
Employee Annual Proposed Incentive Compensation

F. New Business:

G. Unfinished Business, Concerns of Commissioners:

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

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

Accepted _____

Attest _____

**AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
October 18, 2022, 5:30 P.M.**

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:50 PM. Secretary Pieratt called the roll with the following directors 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, November 15, 2022

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

Accepted _____

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Oct-22

Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
531	1	4/29/2022			OPEN 51799		Transferred to 524
529	1	5/31/2022			139		Moved to Miss.
516	1	8/31/2022			OPEN 53014		Passed away
506	0	9/20/2022			OPEN 53026		Moved to 505
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>
358	3	4/25/2022			148		Purchased home
201	3	6/8/2022			33		No reason/Richardson's temp
354	2	6/21/2022			OPEN 52183		Abandoned
224	2	7/1/2022			OPEN 52341		Moved to unit 346
TOTAL LAKESIDE PARK II VACANT - 4							

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
703	2	8/1/2022			OPEN 52555		Unreported income
744	3	9/19/2022			OPEN 52933		Ceiling collapse
711	1	10/3/2022			9		Moved with daughter
TOTAL RIDGEDALE VACANT - 3							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Oct-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>
618	3	5/31/2022			139		Purchased home
649	2	5/31/2022	10/28/2022	39	112	151	Cannot afford rent
640	3	6/30/2022	10/28/2022	39	82	121	Purchased home
619	2	8/2/2022			OPEN 52538		No notice given
645	3	9/6/2022			OPEN 52815		Audit/over income
610	3	10/20/2022			OPEN 53267		Audit/over income
TOTAL NCH I VACANT - 4							

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>
724	3	5/31/2022			135		Purchased home
307	3	6/3/2022	10/24/2022	28	115	143	Purchased home
406	3	6/15/2022			97		Non pmt rent
742	4	10/3/2022					Rent too high
743	3	10/5/2022					Rent too high
405	3	10/7/2022					Audit/over income
736	4	10/18/2022					Audit/over income
TOTAL NCH II VACANT - 6							

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 52878		Rent too high
38184	3	10/3/2022			OPEN 53078		Abandoned unit
TOTAL CORNELL VACANT - 2							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Oct-22

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1
 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
 Ridgedale=unit 717=3 bdrm=needs 2 bdrm
 North Central II=unit 302=3 bdrm/due to audit=over income 11/30
 Cornell=unit 38280=3 bdrm=non pmt rent
 Cornell=unit 38282=3 bdrm=rent too high 10/31
 North Central I=unit 620=2 bdrm=no income 10/31
 Cornell=unit 38292=3 bdrm=rent too high 11/30
 Delaney Hgts=unit 522=1 bdrm=needs ramp
 Lakeside Park 2=unit 201=2 bdrm=housekeeping
 Ridgedale=unit 727=3 bdrm=multiple lease violations/criminal
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
 North Central 2=unit 306=3 bdrm=refused to sign lease=sent to attorney
 Lakeside Park 1=unit 29=3 bdrm=multiple lease violations

WAITING LIST

	2019	2018	2017	
DELANEY HEIGHTS		LAKESIDE PARK I	LAKESIDE PARK II	
1 BDRM	11	1 BDRM	1 BDRM	60
TOTAL	11	2 BDRM	2 BDRM	99
		3 BDRM	3 BDRM	127
		4 BDRM	4 BDRM	31
		5 BDRM	5 BDRM	0
		TOTAL	TOTAL	317
		2021	2021	
		NORTH CENTRAL HEIGHTS OPEN	CORNELL COLONY	OPEN
RIDGEDALE		2 BDRM	3 BDRM	14
1 BDRM	41	3 BDRM		
2 BDRM	89	4 BDRM		
3 BDRM	108	TOTAL		
4 BDRM	12			
TOTAL	250			
SUBMITTED BY PENNY PIERATT, CEO		TOTAL		652

Tenant Accounts Receivable
31-Oct-22

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
R. Arango	\$ 61.51	Work order
T. Kiker	\$ 20.01	Work order
J. Ortiz	\$ 31.74	Work order
P. Roberts	\$ 10.45	Work order
P. Robitalle	\$ 45.00	Work order
J. Snowden	\$ 3.47	Work order
DH Total	\$ 172.18	
<u>Lakeside Park I</u>		
D. Dennis	\$ 1,023.50	Work order, legal fees
T. Jones	\$ 7,254.00	Rent, attorney fees
D. Lopez	\$ 8.99	Work order
M. Russell	\$ 18.26	Work order
K. Small	\$ 2,155.31	Rent, attorney fees
C. Thornton	\$ 15.00	Work order
J. Toucet	\$ 371.78	Work order
Lakeside I Total	\$ 10,846.84	
<u>Lakeside Park II</u>		
C. Caldwell	\$ 4.18	Work order
J. Guzman	\$ 13.28	Work order
S. Jackson	\$ 3.00	Work order
C. Medina	\$ 52.61	Work order
G. Porter	\$ 6.25	Work order
D. Randall	\$ 201.77	Work order
N. Rivera	\$ 736.00	Unreported income (pmts)
L. Rivera	\$ 778.00	Unreported income (pmts)
B. Roman	\$ 563.00	Unreported income (pmts)
S. Smith	\$ 2,304.16	Rent/evicting
C. Wooden	\$ 0.96	Work order
Lakeside II Total	\$ 4,663.21	

Submitted by:
Penny Pieratt, CEO

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

S.Dewain	\$	2.00	Balance on late fee
M. Hudson	\$	1,089.62	Rent
K. Omeara	\$	562.00	Rent
C. Torres	\$	61.04	Work order
NCH I Total	\$	1,714.66	

NCH II

L. Cooke	\$	7.96	Work order
J. Matthews	\$	49.07	Work order
Y. Perez	\$	22.00	Work order
J. Russell	\$	358.48	Balance on rent
C. Salkey	\$	4.79	Work order
C. Wooden	\$	64.92	Balance on late fee
NCH II Total	\$	507.22	

Cornell Colony

F. Cotte	\$	49.00	Late fee
A. Fernandez	\$	18.00	Balance on late fee
J. Fonseca	\$	1.00	Work order
B. Graham	\$	844.88	Work order, rent
I. Jones	\$	1,890.41	Rent--evicting
T. Jones	\$	119.00	Late fee
A. Luna	\$	1.89	Work order
V. Martin	\$	2.00	Balance on rent
M. Pagan	\$	0.98	Balance on late fee
S. Pinon	\$	12.50	Work order
C. Reeves	\$	8.99	Work order
E. Rivera	\$	0.58	Work order
V. Robinson	\$	34.85	Work order
R. Rodriguez	\$	23.42	Work order
D.Saad	\$	0.05	Balance on late fee
T. Smith	\$	118.00	Balance on rent
J. Torres	\$	158.34	Work order
J. Wilder	\$	35.00	Late fee
Cornell Total	\$	3,318.89	

Submitted by:
Penny Pieratt,CEO

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

S. Black	\$	744.00	Rent/evicting
E. Daniels	\$	466.05	Work order
J. Davis	\$	700.00	Unreported income/rent-pmts
J. Echevarria	\$	4.81	Unreported income/rent-pmts
L. Figueroa	\$	7.00	Work order
E. Hankerson	\$	19.72	Work order
A. Hicks	\$	348.44	Balance on rent
K. Matthews	\$	29.29	Work order
M. Milton	\$	34.92	Work order
S. Moffett	\$	4,237.77	Rent/evicting
W. Narvaez	\$	16.97	Work order
A. Pauldo	\$	53.94	Work order
G. Robinson	\$	2.06	Work order
A. Tate	\$	30.94	Work order
C. Vazquez	\$	293.00	Work order
Ridgedale Total	\$	6,988.91	

GRAND TOTAL	\$ 28,211.91
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH I	\$	-
NCH II	\$	1,627.01
Ridgedale	\$	-
Cornell	\$	1,630.00
TOTAL	\$	3,257.01

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

		Maintenance	
Delaney Heights Inspections	0		
Lakeside Park I Inspections	16		
Lakeside Park II Inspections	0		
Ridgdeale Inspections	0		
NCH I Inspections	3		
NCH II Inspections	0		
Cornell Colony Inspections	6		
Delaney Heights Vacancies	1		
Lakeside Park I Vacancies	0		
Lakeside Park II Vacancies	0		
Ridgedale Vacancies	1		
NCH I Vacancies	1		
NCH II Vacancies	1		
Cornell Colony Vacancies	0		
			Property Manager
Delaney Heights Move Ins	0		0
Lakeside Park I Move Ins	0		0
Lakesdie Park II Move Ins	0		0
Ridgedale Move Ins	0		0
NCH I Move Ins	2		2
NCH II Move Ins	1		1
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	4		
Cornell Colony Move Outs	1		

Submitted by Penny Pieratt, CEO

CASH ANALYSIS
10/31/2022

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 106,277.92		
North Central Heights I General Fund	\$ 49,755.68	NCH I Reserves/Bonneville	\$ 127,918.15
NCH I Security Deposit	\$ 10,551.51	NCH I Insurance	\$ 15,101.94
North Central Heights II General Fund	\$ 79,102.20	NCH II Reserves/Bonneville	\$ 102,295.15
NCH II Security Deposit	\$ 9,042.62	NCH II Insurance	\$ 11,906.37
Cornell Colony General Fund	\$ 280,616.85	CC Reserves/Amerinat	\$ 78,151.58
Cornell Colony Security Deposit	\$ 13,625.26	CC Insurance	\$ 22,191.74
		CC Reserves/Amerinat	\$ 117,619.48
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 12,627.78	LPI Reserves/First Hsg	\$ 40,226.25
LPI Security Deposit	\$ 3,879.52	LPI Insurance	\$ 14,364.93
Lakeside Park II General Fund	\$ 183,520.37	LPII Reserves/Churchill	\$ 170,469.49
LPII Security Deposit	\$ 14,365.95	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 19,926.16
		GNMA-Other Churchill	\$ 13,077.43
Delaney Heights General Fund	\$ 38,884.88	DH Reserves/South State	\$ 77,937.40
DH Security Deposit	\$ 9,531.10		
COCC	\$ 560,849.96		
Ridgedale General Fund	\$ 18,746.60	RD Reserves/Centennial	\$ 76,749.07
Ridgedale Security Deposit	\$ 6,898.96	RD Insurance	\$ 8,625.45
		RD Residual Reserves	\$ 9,113.68

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 October 31, 2022	10 Month(s) Ended October 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,206.80	12,307.79	13,708.30	1,400.51
Legal Expense	02 001 4130.00 5		0.00	199.50	416.60	217.10
Staff Training	02 001 4140.00 5		0.00	297.50	833.30	535.80
Travel	02 001 4150.00 5		0.00	0.00	416.60	416.60
Accounting Fees	02 001 4170.00 5		692.40	3,210.00	3,500.00	290.00
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	2,968.00	2,916.60	(51.40)
Employee Benefits Cont - Admin	02 001 4182.00 5		735.36	5,936.26	6,626.60	690.34
Sundry	02 001 4190.00 5		0.00	262.64	583.30	320.66
Bank Fees	02 001 4190.18 5		0.00	72.26	0.00	(72.26)
Telephone	02 001 4190.2 5		93.40	863.50	833.30	(30.20)
Tenant Background Checks	02 001 4190.20 5		0.00	898.40	1,500.00	601.60
Postage	02 001 4190.3 5		0.00	0.00	41.60	41.60
Eviction Costs	02 001 4190.4 5		0.00	92.90	416.60	323.70
Water	02 001 4310.00 5		104.31	526.57	527.50	0.93
Electricity	02 001 4320.00 5		1,105.75	5,314.87	3,890.00	(1,424.87)
Sewer	02 001 4390.00 5		61.76	462.94	491.60	28.66
Labor	02 001 4410.00 5		708.83	18,621.26	18,849.10	227.84
Maintenance Materials	02 001 4420.00 5		860.29	10,293.08	16,666.60	6,373.52
Contract Costs	02 001 4430.00 5		192.00	24,255.17	10,000.00	(14,255.17)
Contract Costs-Pest Control	02 001 4430.1 5		544.00	2,110.00	3,338.30	1,228.30
Contract Costs - AC	02 001 4430.4 5		915.00	8,385.00	2,708.30	(5,676.70)
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	20,902.00	20,913.30	11.30
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		2,300.00	6,120.00	0.00	(6,120.00)
Garbage and Trash Collection	02 001 4431.00 5		70.00	965.00	513.30	(451.70)
Emp Benefit Cont - Maintenance	02 001 4433.00 5		661.37	6,167.59	6,577.50	409.91
Insurance - Property	02 001 4510.00 5		0.00	18,599.93	21,465.80	2,865.87
Bad Debts - Other	02 001 4570.00 5		0.00	17,299.62	4,166.60	(13,133.02)
Bonneville Interest	02 001 4580.01 5		3,676.63	36,894.31	37,194.10	299.79
Other General Expense	02 001 4590.00 5		0.00	3,834.00	1,666.60	(2,167.40)
Management Fees	02 001 4590.02 5		662.60	10,533.56	18,400.00	7,866.44
Extraordinary Maint - Contract Costs	02 001 4610.00 5		0.00	0.00	5,000.00	5,000.00
Total Operating Expenses			16,522.50	218,603.65	204,161.40	(14,442.25)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		23,082.00	218,927.82	230,000.00	(11,072.18)
Total Operating Revenues			23,082.00	218,927.82	230,000.00	(11,072.18)
Total Operating Revenues and Expenses			6,559.50	324.17	25,838.60	(25,514.43)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	112.50	(112.50)
Other Income - Tenant	02 001 3690.00 5		354.13	6,737.96	9,547.50	(2,809.54)
Total Other Revenues and Expenses			354.13	6,737.96	9,660.00	(2,922.04)
Total Other Revenues and Expenses			354.13	6,737.96	9,660.00	(2,922.04)
Total Net Income (Loss)			6,913.63	7,062.13	35,498.60	(28,436.47)

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 October 31, 2022	10 Month(s) Ended October 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		977.00	9,915.59	11,065.00	1,149.41
Legal Expense	02 002 4130.00 5		0.00	0.00	416.60	416.60
Staff Training	02 002 4140.00 5		0.00	245.00	583.30	338.30
Travel	02 002 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	02 002 4170.00 5		672.60	3,165.00	2,916.60	(248.40)
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	2,332.00	2,500.00	168.00
Employee Benefits Cont - Admin	02 002 4182.00 5		591.56	4,773.11	5,330.80	557.69
Sundry	02 002 4190.00 5		0.00	200.00	625.00	425.00
Bank Service Fee	02 002 4190.18 5		10.41	(22.98)	0.00	22.98
Bank Fees	02 002 4190.19 5		0.00	(3.36)	0.00	3.36
Telephone	02 002 4190.2 5		0.00	83.99	375.00	291.01
Tenant Background Check	02 002 4190.20 5		0.00	510.14	833.30	323.16
Postage	02 002 4190.3 5		0.00	9.35	0.00	(9.35)
Eviction Costs	02 002 4190.4 5		0.00	0.00	416.60	416.60
Water	02 002 4310.00 5		85.84	171.68	345.00	173.32
Electricity	02 002 4320.00 5		487.26	2,054.81	1,753.30	(301.51)
Sewer	02 002 4390.00 5		18.66	37.32	80.80	43.48
Labor	02 002 4410.00 5		521.59	16,016.10	16,342.50	326.40
Maintenance Materials	02 002 4420.00 5		360.69	8,165.16	15,373.30	7,208.14
Contract Costs	02 002 4430.00 5		96.00	24,076.39	9,250.00	(14,826.39)
Contract Costs-Pest Control	02 002 4430.1 5		448.00	1,699.00	1,869.10	170.10
Contract Costs - Lawn	02 002 4430.3 5		1,518.00	16,423.00	18,136.60	1,713.60
Contract Costs - AC	02 002 4430.4 5		250.00	5,865.00	2,606.60	(3,258.40)
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		6,220.00	8,180.00	0.00	(8,180.00)
Garbage and Trash Collection	02 002 4431.00 5		45.00	282.00	196.60	(85.40)
Emp Benefit Cont - Maintenance	02 002 4433.00 5		565.23	5,432.54	5,787.50	354.96
Insurance - Property	02 002 4510.00 5		0.00	14,508.85	16,780.80	2,271.95
Bad Debts - Other	02 002 4570.00 5		1,627.01	4,761.05	4,166.60	(594.45)
Bonneville Interest	02 002 4580.01 5		3,325.94	33,375.21	33,646.60	271.39
Other General Expense	02 002 4590.00 5		0.00	5,021.80	2,083.30	(2,938.50)
Management Fees	02 002 4590.02 5		909.79	16,003.04	18,283.30	2,280.26
Total Operating Expenses			18,730.58	183,445.79	171,972.40	(11,473.39)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		22,247.00	202,985.33	228,540.80	(25,555.47)
Total Operating Revenues			22,247.00	202,985.33	228,540.80	(25,555.47)
Total Operating Revenues and Expenses			3,516.42	19,539.54	56,568.40	(37,028.86)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	90.00	(90.00)
Other Income - Tenant	02 002 3690.00 5		1,749.09	5,915.94	5,612.50	303.44
Total Other Revenues and Expenses			1,749.09	5,915.94	5,702.50	213.44
Total Other Revenues and Expenses			1,749.09	5,915.94	5,702.50	213.44
Total Net Income (Loss)			5,265.51	25,455.48	62,270.90	(36,815.42)

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended October 31, 2022	10 Month(s) Ended October 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,360.00	13,902.61	15,470.80	1,568.19
Legal Expense	03 001 4130.00 5		0.00	0.00	416.60	416.60
Staff Training	03 001 4140.00 5		0.00	332.50	416.60	84.10
Travel	03 001 4150.00 5		0.00	0.00	416.60	416.60
Accounting Fees	03 001 4170.00 5		605.60	2,740.00	2,500.00	(240.00)
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	3,392.00	2,916.60	(475.40)
Employee Benefits Cont - Admin	03 001 4182.00 5		831.19	6,711.42	7,490.00	778.58
Sundry	03 001 4190.00 5		0.00	277.50	833.30	555.80
Tenant Background Checks	03 001 4190.02 5		0.00	621.57	333.30	(288.27)
Bank Fees	03 001 4190.19 5		0.00	134.72	0.00	(134.72)
Telephone/Communications	03 001 4190.20 5		128.02	1,404.02	2,083.30	679.28
Eviction Costs	03 001 4190.40 5		235.00	235.00	416.60	181.60
Water	03 001 4310.00 5		14.91	338.96	336.60	(2.36)
Electricity	03 001 4320.00 5		407.00	2,818.65	2,420.80	(397.85)
Sewer	03 001 4390.00 5		31.20	360.13	368.30	8.17
Labor	03 001 4410.00 5		1,648.55	22,636.85	22,205.00	(431.85)
Materials	03 001 4420.00 5		355.73	7,092.13	5,000.00	(2,092.13)
Contract Costs	03 001 4430.00 5		0.00	11,729.99	2,500.00	(9,229.99)
Contract Costs - Pest Control	03 001 4430.10 5		608.00	1,216.00	2,916.60	1,700.60
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	26,500.00	24,166.60	(2,333.40)
Contract Costs - AC	03 001 4430.40 5		400.00	4,250.00	2,500.00	(1,750.00)
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		70.50	792.00	681.60	(110.40)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,075.49	9,903.50	7,394.10	(2,509.40)
Property Insurance	03 001 4510.00 5		0.00	32,604.23	36,416.60	3,812.37
Bad Debts - Other	03 001 4570.00 5		1,630.00	7,244.41	22,345.80	15,101.39
Management Fees	03 001 4590.01 5		1,832.72	17,511.10	16,000.00	(1,511.10)
Other General Expense	03 001 4590.02 5		3,395.00	10,641.60	9,583.30	(1,058.30)
Total Operating Expenses			16,828.91	185,726.89	188,129.00	2,402.11
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		32,018.00	295,578.38	266,666.60	28,911.78
Total Operating Revenues			32,018.00	295,578.38	266,666.60	28,911.78
Total Operating Revenues and Expenses			15,189.09	109,851.49	78,537.60	31,313.89
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		7.12	63.26	108.30	(45.04)
Other Income - Misc Other Revenue	03 001 3690.00 5		1,100.19	5,074.17	8,333.30	(3,259.13)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,424.95)	(34,987.23)	(36,854.10)	1,866.87
Total Other Revenues and Expenses			(2,317.64)	(29,849.80)	(28,412.50)	(1,437.30)
Total Other Revenues and Expenses			(2,317.64)	(29,849.80)	(28,412.50)	(1,437.30)
Total Net Income (Loss)			12,871.45	80,001.69	50,125.10	29,876.59

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended October 31, 2022	10 Month(s) Ended October 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		383.10	7,267.90	7,667.50	399.60
Legal Expense	04 001 4130.00 5		212.00	1,122.06	416.60	(705.46)
Staff Training	04 001 4140.00 5		0.00	0.00	266.60	266.60
Accounting Fees	04 001 4170.00 5		539.60	2,720.56	2,750.00	29.44
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	1,272.00	1,250.00	(22.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		390.54	2,989.77	3,891.60	901.83
Sundry	04 001 4190.00 5		0.00	163.72	1,083.30	919.58
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	182.86	1,250.00	1,067.14
Telephone/Communications	04 001 4190.20 5		0.00	45.51	416.60	371.09
Eviction Costs	04 001 4190.40 5		0.00	330.00	333.30	3.30
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	125.80	125.80
Electricity	04 001 4320.00 5		0.00	0.00	201.60	201.60
Sewer	04 001 4390.00 5		0.00	0.00	83.30	83.30
Labor	04 001 4410.00 5		558.17	11,269.36	10,800.00	(469.36)
Maintenance Materials	04 001 4420.00 5		5,427.95	16,546.74	4,166.60	(12,380.14)
Contract Costs	04 001 4430.00 5		2,970.24	16,307.23	1,437.50	(14,869.73)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	5,860.00	8,333.30	2,473.30
Contract Costs-Lawn	04 001 4430.30 5		255.00	2,550.00	2,500.00	(50.00)
Contract Costs - AC	04 001 4430.40 5		150.00	1,635.00	2,500.00	865.00
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	885.00	0.00	(885.00)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	166.60	166.60
Garbage and Trash Collection	04 001 4431.00 5		15.00	50.00	416.60	366.60
Emp Benefit Cont - Maintenance	04 001 4433.00 5		393.17	3,405.06	3,757.50	352.44
Property Insurance	04 001 4510.00 5		0.00	9,488.73	11,616.60	2,127.87
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	2,083.30	2,083.30
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	4,983.30	(1,572.70)
Management Fees	04 001 4590.01 5		468.48	6,461.40	6,357.50	(103.90)
Other General Expense	04 001 4590.02 5		0.00	246.40	6,233.30	5,986.90
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	2,083.30	2,083.30	0.00
Extraordinary Maint - Contract Costs	04 001 4610.10 5		0.00	0.00	9,483.30	9,483.30
Total Operating Expenses			11,971.58	101,075.79	96,654.90	(4,420.89)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		9,258.00	21,752.98	19,166.60	2,586.38
HAP Subsidy	04 001 3110.01 5		5,423.00	85,283.00	86,795.00	(1,512.00)
Total Operating Revenues			14,681.00	107,035.98	105,961.60	1,074.38
Total Operating Revenues and Expenses			2,709.42	5,960.19	9,306.70	(3,346.51)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		10.48	87.68	100.00	(12.32)
Other Income - Tenant	04 001 3690.00 5		1,611.08	3,038.55	3,000.00	38.55
Other Income - Laundry	04 001 3690.07 5		0.00	736.70	833.30	(96.60)
Total Other Revenues and Expenses			1,621.56	3,862.93	3,933.30	(70.37)
Total Other Revenues and Expenses			1,621.56	3,862.93	3,933.30	(70.37)
Total Net Income (Loss)			4,330.98	9,823.12	13,240.00	(3,416.88)

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended October 31, 2022	10 Month(s) Ended October 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		598.52	12,041.29	12,760.00	718.71
Legal Expense	04 002 4130.00 5		88.00	530.36	833.30	302.94
Staff Training	04 002 4140.00 5		0.00	0.00	833.30	833.30
Travel	04 002 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	04 002 4170.00 5		645.20	3,343.06	2,916.60	(426.46)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	330.00	833.30	503.30
Audit Fees	04 002 4171.00 5		0.00	4,664.00	3,750.00	(914.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		641.22	4,890.48	6,388.30	1,497.82
Sundry	04 002 4190.00 5		0.00	182.08	833.30	651.22
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	816.84	2,083.30	1,266.46
Advertising and Marketing	04 002 4190.08 5		57.00	153.50	0.00	(153.50)
Bank Fees	04 002 4190.19 5		0.00	76.34	0.00	(76.34)
Eviction Costs	04 002 4190.40 5		0.00	420.00	833.30	413.30
Ten Services -	04 002 4220.00 5		0.00	1,775.88	0.00	(1,775.88)
Water	04 002 4310.00 5		55.84	446.78	387.50	(59.28)
Electricity	04 002 4320.00 5		345.05	2,043.07	743.30	(1,299.77)
Sewer	04 002 4390.00 5		37.33	174.53	155.00	(19.53)
Labor	04 002 4410.00 5		804.25	18,196.80	18,046.60	(150.20)
Maintenance Materials	04 002 4420.00 5		2,337.25	18,986.47	10,722.50	(8,263.97)
Contract Costs	04 002 4430.00 5		8,952.00	34,712.13	3,679.10	(31,033.03)
Contract Costs - Pest Control	04 002 4430.10 5		0.00	13,975.00	6,534.10	(7,440.90)
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	12,700.00	10,583.30	(2,116.70)
Contract Costs - AC	04 002 4430.40 5		600.00	3,715.00	2,916.60	(798.40)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		810.00	1,750.00	625.00	(1,125.00)
Contract Costs - Vacancy Turnaround	04 002 4430.60 5		805.00	3,317.00	0.00	(3,317.00)
Garbage and Trash Collection	04 002 4431.00 5		60.00	677.00	833.30	156.30
Emp Benefit Cont - Maintenance	04 002 4433.00 5		659.34	6,191.68	6,245.80	54.12
Property Insurance	04 002 4510.00 5		0.00	28,367.22	33,547.50	5,180.28
Bad Debts - Other	04 002 4570.00 5		0.00	3,216.28	5,508.30	2,292.02
Management Fees	04 002 4590.01 5		2,138.15	20,819.51	20,650.00	(169.51)
Other General Expense	04 002 4590.02 5		0.00	6,381.59	4,166.60	(2,214.99)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	80,000.00	80,000.00	0.00
Total Operating Expenses			28,654.15	284,893.89	237,617.50	(47,276.39)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		8,009.00	76,250.43	44,166.60	32,083.83
HAP Subsidy	04 002 3110.01 5		26,345.00	249,215.00	300,000.00	(50,785.00)
Total Operating Revenues			34,354.00	325,465.43	344,166.60	(18,701.17)
Total Operating Revenues and Expenses			5,699.85	40,571.54	106,549.10	(65,977.56)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	209.62	208.30	1.32
Other Income - Tenants	04 002 3690.00 5		1,065.70	6,267.97	6,666.60	(398.63)
Other Income - Laundry	04 002 3690.07 5		0.00	0.00	833.30	(833.30)
Interest on Loan	04 002 5610.00 5		(5,036.42)	(50,554.46)	(51,006.60)	452.14
Total Other Revenues and Expenses			(3,970.72)	(44,076.87)	(43,298.40)	(778.47)
Total Other Revenues and Expenses			(3,970.72)	(44,076.87)	(43,298.40)	(778.47)
Total Net Income (Loss)			1,729.13	(3,505.33)	63,250.70	(66,756.03)

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended October 31, 2022	10 Month(s) Ended October 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		464.06	8,928.67	9,430.00	501.33
Legal Expense	04 003 4130.00 5		0.00	0.00	416.60	416.60
Staff Training	04 003 4140.00 5		0.00	0.00	833.30	833.30
Travel	04 003 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	04 003 4170.00 5		618.80	3,228.40	2,916.60	(311.80)
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	3,816.00	4,583.30	767.30
Employee Benefits Cont - Admin	04 003 4182.00 5		494.83	3,913.33	4,770.00	856.67
Sundry	04 003 4190.00 5		0.00	138.75	416.60	277.85
Contract. Admin	04 003 4190.01 5		0.00	520.00	0.00	(520.00)
Bank Fees	04 003 4190.19 5		0.00	12.00	0.00	(12.00)
Eviction Costs	04 003 4190.40 5		0.00	0.00	250.00	250.00
Tenant Services -	04 003 4220.00 5		0.00	3,502.47	458.30	(3,044.17)
Water	04 003 4310.00 5		61.39	326.38	371.60	45.22
Electricity	04 003 4320.00 5		523.18	3,021.49	2,540.80	(480.69)
Natural Gas	04 003 4330.00 5		33.36	329.05	408.30	79.25
Sewer	04 003 4390.00 5		49.63	461.79	423.30	(38.49)
Labor	04 003 4410.00 5		617.00	15,591.69	16,371.60	779.91
Maintenance Materials	04 003 4420.00 5		1,094.14	9,446.97	12,579.10	3,132.13
Contract Costs	04 003 4430.00 5		4,246.00	7,933.72	612.50	(7,321.22)
Contract Costs - Pest Control	04 003 4430.10 5		0.00	19,731.00	5,592.50	(14,138.50)
Contract Costs-Lawn	04 003 4430.30 5		645.00	15,127.50	6,385.80	(8,741.70)
Contract Costs - AC	04 003 4430.40 5		140.00	2,685.00	2,898.30	213.30
Contract Costs-Plumbing	04 003 4430.50 5		0.00	350.00	416.60	66.60
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		1,200.00	1,200.00	0.00	(1,200.00)
Garbage and Trash Collection	04 003 4431.00 5		68.00	562.50	353.30	(209.20)
Emp Benefit Cont - Maintenance	04 003 4433.00 5		580.35	5,775.00	5,520.00	(255.00)
Property Insurance	04 003 4510.00 5		0.00	13,287.87	14,892.50	1,604.63
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	833.30	833.30
Management Fees	04 003 4590.01 5		1,014.91	10,419.89	10,758.30	338.41
Other General Expense	04 003 4590.02 5		0.00	816.36	833.30	16.94
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	29,166.70	29,166.60	(0.10)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	25,956.60	25,956.60
Total Operating Expenses			14,767.32	160,562.53	161,489.00	926.47
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,070.00	39,101.86	42,763.30	(3,661.44)
HAP Subsidy	04 003 3110.01 5		12,693.00	131,715.00	136,536.60	(4,821.60)
Total Operating Revenues			16,763.00	170,816.86	179,299.90	(8,483.04)
Total Operating Revenues and Expenses			1,995.68	10,254.33	17,810.90	(7,556.57)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	125.00	(125.00)
Other Income - Tenants	04 003 3690.00 5		167.94	1,745.65	2,500.00	(754.35)
Other Income - Laundry	04 003 3690.07 5		0.00	614.90	1,550.00	(935.10)
Total Other Revenues and Expenses			167.94	2,360.55	4,175.00	(1,814.45)
Total Other Revenues and Expenses			167.94	2,360.55	4,175.00	(1,814.45)
Total Net Income (Loss)			2,163.62	12,614.88	21,985.90	(9,371.02)

**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

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COCC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended October 31, 2022	10 Month(s) Ended October 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		8,177.20	112,476.00	110,179.10	(2,296.90)
Legal Expense	05 001 4130.00 5		0.00	341.00	2,083.30	1,742.30
Staff Training	05 001 4140.00 5		0.00	0.00	2,250.00	2,250.00
Travel	05 001 4150.00 5		0.00	0.00	2,083.30	2,083.30
Accounting Fees	05 001 4170.00 5		350.00	1,868.00	2,916.60	1,048.60
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	1,666.60	1,666.60
Employee Benefits Cont - Admin	05 001 4182.00 5		3,322.44	35,887.56	34,915.80	(971.76)
Sundry	05 001 4190.00 5		1,365.59	15,953.78	16,250.00	296.22
Bank Fees	05 001 4190.19 5		20.52	991.00	0.00	(991.00)
Telephone/Communications	05 001 4190.20 5		390.43	3,877.41	10,833.30	6,955.89
Postage	05 001 4190.30 5		1,361.51	2,122.33	2,583.30	460.97
Contract Costs - Copier	05 001 4190.60 5		366.49	1,570.05	3,750.00	2,179.95
Contract Costs - Admin	05 001 4190.90 5		150.00	3,409.48	12,500.00	9,090.52
Water	05 001 4310.00 5		33.38	358.52	375.80	17.28
Electricity	05 001 4320.00 5		832.71	5,727.02	5,490.00	(237.02)
Sewer	05 001 4390.00 5		71.50	715.00	684.10	(30.90)
Materials	05 001 4420.00 5		456.76	5,446.93	2,500.00	(2,946.93)
Contract Costs	05 001 4430.00 5		0.00	1,560.68	1,416.60	(144.08)
Contract Costs - AC	05 001 4430.40 5		0.00	0.00	50.00	(50.00)
Garbage and Trash Collection	05 001 4431.00 5		75.00	750.00	0.00	(750.00)
Emp Benefit Cont - Maintenance	05 001 4433.00 5		100.00	100.00	0.00	(100.00)
Property Insurance	05 001 4510.00 5		0.00	5,157.31	8,649.10	3,491.79
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		907.24	3,524.62	10,416.60	6,891.98
Other General Expense-Unemployment	05 001 4590.03 5		0.00	4,541.01	0.00	(4,541.01)
Total Operating Expenses			17,980.77	213,594.70	231,543.50	17,948.80
Total Operating Revenues and Expenses			(17,980.77)	(213,594.70)	(231,543.50)	17,948.80
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		2,076.75	394,843.49	0.00	394,843.49
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		662.60	10,533.56	18,400.00	(7,866.44)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		909.79	16,003.04	18,283.30	(2,280.26)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,832.72	17,511.10	16,000.00	1,511.10
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,785.12	25,406.40	28,566.60	(3,160.20)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	111,250.00	111,250.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		468.48	6,461.40	6,357.50	103.90
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,138.15	20,819.51	20,650.00	169.51
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,014.91	13,284.05	10,758.30	2,525.75
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	10,000.00	10,000.00	0.00
Total Other Revenues and Expenses			24,013.52	626,112.55	240,265.70	385,846.85
Total Other Revenues and Expenses			24,013.52	626,112.55	240,265.70	385,846.85
Total Net Income (Loss)			6,032.75	412,517.85	8,722.20	403,795.65

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended October 31, 2022	10 Month(s) Ended October 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		864.52	17,025.16	18,012.50	987.34
Legal	07 002 4130 2		0.00	0.00	1,666.60	1,666.60
Legal Expense	07 002 4130.00 5		925.00	1,301.06	0.00	(1,301.06)
Staff Training	07 002 4140.00 5		0.00	32.89	583.30	550.41
Travel	07 002 4150.00 5		0.00	0.00	416.60	416.60
Accounting Fees	07 002 4170.00 5		535.80	2,994.98	3,000.00	5.02
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	2,756.00	3,000.00	244.00
Employee Benefits Cont - Admin	07 002 4182.00 5		918.35	7,083.31	9,062.50	1,979.19
Sundry	07 002 4190.00 5		0.00	138.75	2,291.60	2,152.85
Postage	07 002 4190.03 5		0.00	0.00	416.60	416.60
Advertising	07 002 4190.08 5		0.00	90.50	0.00	(90.50)
Bank Fees	07 002 4190.18 5		2.41	3.94	0.00	(3.94)
Telephone	07 002 4190.2 5		0.00	0.00	1,250.00	1,250.00
TENANT BACKGROUND CHECKS	07 002 4190.20 5		0.00	1,085.67	5,000.00	3,914.33
Eviction Costs	07 002 4190.4 5		0.00	330.00	416.60	86.60
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	1,250.00	1,250.00
Tenant Services	07 002 4220.00 5		274.54	2,983.98	0.00	(2,983.98)
Water	07 002 4310.00 5		570.87	5,612.39	0.00	(5,612.39)
Electricity	07 002 4320.00 5		472.30	3,674.17	3,531.60	(142.57)
Sewer	07 002 4390.00 5		1,048.30	9,465.04	8,934.10	(530.94)
Labor	07 002 4410.00 5		5,042.01	69,391.05	69,339.10	(51.95)
Maintenance Materials	07 002 4420.00 5		1,025.23	21,243.92	11,666.60	(9,577.32)
Contract Costs	07 002 4430.00 5		3,826.50	25,061.69	6,966.60	(18,095.09)
Pest Control	07 002 4430.1 5		1,500.00	9,319.00	2,500.00	(6,819.00)
Contract Costs-Lawn	07 002 4430.3 5		475.00	4,750.00	5,166.60	416.60
Contract Costs-Air Conditioning	07 002 4430.4 5		460.00	10,470.00	9,333.30	(1,136.70)
Contract Costs-Plumbing	07 002 4430.5 5		225.00	1,040.00	833.30	(206.70)
Garbage and Trash Collection	07 002 4431.00 5		629.95	5,708.69	5,083.30	(625.39)
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,084.14	20,812.85	24,180.00	3,367.15
Insurance - Property	07 002 4510.00 5		0.00	16,360.01	17,970.80	1,610.79
Bad Debts - Other	07 002 4570.00 5		0.00	2,211.22	12,500.00	10,288.78
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,539.61	25,834.03	26,880.00	1,045.97
Management Fees	07 002 4590.00 5		2,785.12	28,270.56	28,566.60	296.04
Other General Expense	07 002 4590.01 5		1,047.66	4,841.42	4,166.60	(674.82)
MIP Annual Premium to HUD	07 002 4590.03 5		3,759.22	3,759.22	0.00	(3,759.22)
Extraordinary Maintenance	07 002 4610 5		0.00	0.00	1,000.00	1,000.00
Total Operating Expenses			31,011.53	303,846.50	284,984.80	(18,861.70)
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		4,684.00	40,732.96	0.00	40,732.96
HAP Subsidy	07 002 3110.01 5		31,080.00	307,046.00	290,000.00	17,046.00
Total Operating Revenues			35,764.00	347,778.96	290,000.00	57,778.96
Total Operating Revenues and Expenses			4,752.47	43,932.46	5,015.20	38,917.26
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00 5		9.63	26.10	20.80	5.30
Interest - Restricted - Residual Receipt	07 002 3431.01 5		1.17	3.52	20.80	(17.28)
Investment Income - Unrestricted	07 002 3610.00 5		0.26	2.88	83.30	(80.42)
Other Income - Tenant	07 002 3690.00 5		2,014.45	6,310.39	0.00	6,310.39
Collection Loss Recovery Prior Year	07 002 3690.01 5		0.00	0.00	916.60	(916.60)
Other Income - Non Tenant	07 002 3690.02 5		0.00	169.42	0.00	169.42
Other Income/Laundry	07 002 3690.7 5		0.00	916.80	0.00	916.80
Total Other Revenues and Expenses			2,025.51	7,429.11	1,041.50	6,387.61

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended October 31, 2022	10 Month(s) Ended October 31, 2022	Budget	Variance
Total Other Revenues and Expenses			<u>2,025.51</u>	<u>7,429.11</u>	<u>1,041.50</u>	<u>6,387.61</u>
Total Net Income (Loss)			<u><u>6,777.98</u></u>	<u><u>51,361.57</u></u>	<u><u>6,056.70</u></u>	<u><u>45,304.87</u></u>

