

**Housing Authority of Avon Park**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, FL  
Tuesday, February 21, 2023, 5:15PM

**AGENDA**

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
  
- D. Consent Agenda
  - 1. Regular Board Meeting Minutes: January 2023
  - 2. Monthly Occupancy Report: January 2023
  - 3. TAR & Maintenance Reports: January 2023
  - 4. Cash Analysis: January 2023
  - 5. Project Budgeted Income Statement Reports: January 2023
  - 6. Fee Accountants Financials: working on year end
  
- E. Secretary Reports & Old Business
  - Mold issue with Ridgedale apartments/funding
  - Training in the office with First Housing/HOME Program February 15<sup>th</sup>
  - Financial auditor, Malcolm Johnson, will start audit week of February 27<sup>th</sup>
  - Roofers have been selected from the April 2022 hail storm damage and September 2022 Hurricane Ian. However, we are still waiting for the funds to come in from our insurance. Resolution 23-01
  - Ronnie Jackson will be on the City Council meeting to be re-appointed for another two-year term February 27<sup>th</sup>.
  - Board of Commissioners Training by Saxon/Gilmore March 10<sup>th</sup> in Winter Park from 9am to 4pm—lunch included
  - Lakeside Park II REAC Inspection scheduled for March 13<sup>th</sup>.
  
- F. New Business
  - Resolution 23-01 Roof repair due to hail and hurricane damage
  
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: March 21, 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, February 21, 2023; 5:30 P.M.  
Meeting Agenda**

**ROLL CALL:**

**PREVIOUS MINUTES:**

## **A. Consent Agenda**

1. Regular Board Meeting Minutes: January 2023
2. Monthly Occupancy Report: January 2023
3. TAR & Maintenance Reports: January 2023
4. Cash Analysis: January 2023
5. Project Budgeted Income Statement Reports: January 2023
6. Fee Accountants Financials: working on year end

**COMMUNICATIONS:**

**I. OLD BUSINESS**

**II. NEW BUSINESS**

Other matters to come before the Board:

Next Board Meeting(s): March 21, 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

**January 17, 2022, 5:15 P.M.**

**Meeting Minutes**

**A. Opening/Roll Call:** Chairman Brojek called the Board Meeting to order at 5:25pm. Commissioner Carmelo Pineiro led us in prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Brojek, Pough, Pineiro, Knighten, Jackson, and Dilday. Also present: Hannah Tallentire—APHA staff, Chris Ramey—APHA staff, Kimberly Nelson—NCH tenant, Ernestine Matthews—NCH tenant, Helen Dilliard—NCH tenant. Absent: Commissioner Day.

**B. Public Comments/Presentations:**

- Tenant Kimberly Nelson asked when her A/C was last serviced—Secretary Pieratt said she would check with maintenance tomorrow
- Tenant Ernestine Matthews concerned about items she is being charged, her A/C due to high electric bill, refrigerator making loud noise, toilet seat keeps breaking. Secretary Pieratt informed tenant she would check on this matters and place work orders for maintenance tomorrow
- Tenant Helen Dilliard was under the impression her rent should not go up if her income does not go up by 5% or 10%. Secretary Pieratt explained the rent and income limits to the tenant according to the HOME Program.

**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 Pineiro and carried unanimously.

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

- November 23<sup>rd</sup>—staff Thanksgiving luncheon
- Week of November 28<sup>th</sup>—tree trimming North Central Heights
- USDA inspection scheduled December 6<sup>th</sup>.
- FHLB Audit for Ridgedale October 29<sup>th</sup>; approved
- FHLB Audit for Cornell Colony October 12<sup>th</sup>; approved
- FHLB Audit for Lakeside Park and North Central Heights approved.
- Part-time filing clerk interview December 2<sup>nd</sup> and she began work January 3<sup>rd</sup>
- December 5<sup>th</sup> to 7<sup>th</sup>—attended the FPHASIF (Florida Public Housing Authority Self Insurance Fund) conference—no cost to our agency 😊
- December 21<sup>st</sup>—staff Christmas luncheon
- December 22<sup>nd</sup>—handed out meals with Hands for the Homeless at our office
- Chet Brojek has been appointed for another two-year term by the City of Avon Park on January 9<sup>th</sup>'s council meeting
- Two new board members appointed by the City of Avon Park—Carmelo Pineiro and Lisa Pough on January 9<sup>th</sup>'s council meeting

**F. New Business:**

- 2023 Operating Budget Resolution 22-03

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

**H. Next Meeting:** Tuesday, February 21, 2023 at 5:15pm

Being no further business to come before the Board, Chair adjourned the meeting at 6:30 pm.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

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

**Meeting Minutes**

**ROLL CALL:** Director Brojek called the meeting to order at 6:25 PM. Secretary Pieratt called the roll with the following directors present: Brojek, Pough, Pineiro, Jackson, Knighten, and Dilday. Also in attendance: Penny Pieratt, CEO/Secretary, Hannah Tallentire—APHA staff, Chris Ramey—APHA staff, NCH Tenant Kimberly Nelson, NCH Tenant Helen Dilliard, and NCH Tenant Ernestine Matthews. Absent Director Day.

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

**COMMUNICATIONS:**

**SECRETARY REPORT AND OLD BUSINESS:**

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

**NEW BUSINESS:**

2023 Operating Budget Resolution 22-03

Next Board Meeting: Tuesday, February 21, 2023

**ADJOURN:** There being no further business to come before the Board, Director Brojek adjourned the meeting at 6:30pm; motioned by Director Jackson and second by Director Day.

Accepted \_\_\_\_\_

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL



**OCCUPANCY/VACANCY REPORT**

Jan-23

**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.
506	0	9/20/2022			62		Transferred to 505
522	1	11/30/2022			OPEN 53649		Transferred to 516
540	1	1/23/2023			OPEN 53945		Criminal Activity

**TOTAL DELANEY HEIGHTS VACANT - 5**

**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>
31	4	11/7/2022			OPEN 53451		Criminal Activity/Hankerson's temp.
25E	2	12/8/2022			OPEN 53686		Multiple lease violations

**TOTAL LAKESIDE PARK I VACANT - 2**

**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>
201	3	6/8/2022			33		No reason/Richardson's temp
313	1	11/7/2022			OPEN 53474		Criminal Activity
254	2	11/22/2022		*MOLD*	OPEN 53854		Transferred to 224/mold
241	3	12/1/2022			OPEN 53648		Moved to GA
239	3	1/6/2023			OPEN 53842		Moved to Pensacola

**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		*MOLD*	OPEN 52555		Unreported income
744	3	9/19/2022		*MOLD*	OPEN 52933		Ceiling collapse
711	1	10/3/2022			9		Moved with daughter
727	3	10/4/2022		*MOLD*	OPEN 53514		Criminal Activity
702	4	11/14/2022		*MOLD*	OPEN 53513		Criminal Activity
720	3	11/18/2022		*MOLD*	OPEN 53674		Criminal Activity
709	3	12/20/2022		*MOLD*	OPEN 53751		Unreported income

**TOTAL RIDGEDALE VACANT - 7**

**SUBMITTED BY PENNY PIERATT, CEO**

**OCCUPANCY/VACANCY REPORT**

Jan-23

**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>
619	2	8/2/2022	1/30/2023	56	148	204	No notice given
645	3	9/6/2022			OPEN 52815		Audit/over income
610	3	10/20/2022			48		Audit/over income
620	2	11/1/2022			OPEN 53397		No Income
608	2	11/12/2022			OPEN 53561		Passed away
<b>TOTAL NCH I VACANT - 4</b>							

MI 1 2/14  
MI 2/2

**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
742	4	10/3/2022			OPEN 53059		Rent too high
743	3	10/5/2022			OPEN 53090		Rent too high
405	3	10/7/2022	1/24/2023	1	108	109	Audit/over income
736	4	10/18/2022	1/3/2023	4	73	77	Audit/over income
662	4	1/9/2023			OPEN 53844		Habitat Home
302	3	1/23/2023			OPEN 53947		Audit/over income
<b>TOTAL NCH II VACANT - 5</b>							

**Cornell Colony - (44 units) \$673 or \$881**

<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>
38184	3	10/3/2022			120		Abandoned unit
38188	3	11/14/2022			OPEN 53512		Non renewal
38292	3	11/21/2022			OPEN 53577		Rent too high
38220	3	11/21/2022			OPEN 53585		Abandoned unit
38202	3	1/5/2023			OPEN 53843		No Notice
<b>TOTAL CORNELL VACANT - 5</b>							

SUBMITTED BY PENNY PIERATT, CEO

**OCCUPANCY/VACANCY REPORT**

Jan-23

**Intent to Vacate --**

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1  
 Lakeside Park II=unit 248=3 bdrm=needs 2 bdrm  
 Ridgedale=unit 717=3 bdrm=needs 2 bdrm  
 Cornell=unit 38210=3 bdrm=non renewal/rent issues 1/31  
 Cornell=unit 38258=3 bdrm=non renewal/rent issues 2/28  
 Cornell=unit 38180=3 bdrm=moving to PA 1/31  
 North Central 2=unit 406=3 bdrm=purchased home 2/28  
 North Central 2=unit 4-3=3 bdrm=moving to PR 2/28

**Evictions -**

North Central 2=unit 306=3 bdrm=refused to sign lease=sent to attorney  
 Lakeside Park 1=unit 29=3 bdrm=multiple lease violations  
 Cornell=38278=3 bdrm=non pmt rent=sent to attorney  
 North Central 2=unit 738=4 bdrm=non pmt rent  
 North Central 1=unit 638=3 bdrm=non pmt rent  
 Cornell=unit 37278=3 bdrm=non pmt rent  
 Lakeside Park 2=unit 203=2 bdrm=housekeeping

**WAITING LIST**

2023		2018		2017	
<b>DELANEY HEIGHTS</b>		<b>LAKE SIDE PARK I</b>		<b>LAKE SIDE PARK II</b>	
1 BDRM	12	1 BDRM	0	1 BDRM	50
TOTAL	12	2 BDRM	14	2 BDRM	93
		3 BDRM	1	3 BDRM	112
		4 BDRM	2	4 BDRM	29
		5 BDRM	0	5 BDRM	0
		TOTAL	17	TOTAL	284
		2021		2021	
<b>RIDGEDALE</b>		<b>NORTH CENTRAL HEIGHTS OPEN</b>		<b>CORNELL COLONY</b>	
1 BDRM	36	2 BDRM	46	3 BDRM	OPEN
2 BDRM	89	3 BDRM	19		17
3 BDRM	107	4 BDRM	6		
4 BDRM	12	TOTAL	71		
TOTAL	244				
<b>SUBMITTED BY PENNY PIERATTI, CEO</b>		<b>TOTAL</b>		<b>645</b>	

Tenant Accounts Receivable  
31-Jan-23

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
V. Antequera	\$ 11.99	Work order
R. Arango	\$ 0.01	Balance on Work order
M. Davil	\$ 35.00	Work order
C. Jackson	\$ 110.80	Work order, rent
T. Kiker	\$ 49.01	Work order
R. Miller	\$ 6.00	Work order
J. Ortiz	\$ 5.80	Work order
P. Roberts	\$ 12.92	Work order
P. Robitalle	\$ 45.00	Work order
L. Vilcenor	\$ 25.00	Work order
<b>DH Total</b>	<b>\$ 301.53</b>	
<u>Lakeside Park I</u>		
E. Brown	\$ 2.68	Work order
D. Dennis	\$ 1,956.50	Work order, legal fees, rent
T. Jones	\$ 6,880.83	Rent, unreported income
T. Taylor	\$ 32.08	Work order
J. Toney	\$ 555.50	Rent
<b>Lakeside I Total</b>	<b>\$ 9,427.59</b>	
<u>Lakeside Park II</u>		
J. Arocho	\$ 25.92	Work order
Q. Ash-Birts	\$ 975.55	Rent
P. Cancel	\$ 6.00	Work order
J. Cedeno	\$ 62.59	Work order
J. Guzman	\$ 3.34	Work order
E. Jackson	\$ 174.31	Work order
G. Mack	\$ 528.00	Rent
C. McCarty	\$ 22.00	Work order
C. Medina	\$ 997.11	Rent/Work order-evicting
G. Porter	\$ 85.58	Work order
L.Rivera	\$ 768.00	Unreported income (pmts)
B. Robinson	\$ 19.00	Work order
B. Roman	\$ 31.07	Unreported income (pmts)
S. Williams	\$ 1.00	Work order
<b>Lakeside II Total</b>	<b>\$ 3,699.47</b>	

Submitted by:  
Penny Pieratt,CEO

Tenant Accounts Receivable

31-Jan-23

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NCH I

M. Hudson	\$	76.62	Late fee
G. Maisonet	\$	61.21	Work Order
E. Matthews	\$	2.00	Balance late fee
K. Omeara	\$	2,255.33	Rent/evicting

**NCH I Total \$ 2,395.16**

NCH II

J. Cooper	\$	651.00	Rent
J. Matthews	\$	105.24	Work Order, late fee
C. Nelson	\$	2,208.00	Rent/evicting
M. Packer	\$	170.52	Work order
C. Redding	\$	13.15	Work order
S. Rivera	\$	249.73	Work order
J. Russell	\$	2,721.08	Rent/refuses to sign annual papers/evicting
S. Vazquez	\$	15.00	Work order
C. Wooden	\$	91.92	Balance on late fee

**NCH II Total \$ 6,225.64**

Cornell Colony

L. Adkins	\$	35.00	Late fee
J. Bush	\$	33.08	Balance late fee
S. Butler	\$	28.17	Work order
R. Carrasquillo	\$	5.00	Work order
A. Fernandez	\$	62.00	Balance on late fee
J. Fonseca	\$	21.52	Work order
B. Graham	\$	2,639.88	Work order, rent/evicting
D. Guerrero	\$	26.00	Balance late fee
J. Hamilton	\$	35.00	Work order
I. Jones	\$	3,961.41	Rent--evicting
T. Jones	\$	748.00	Rent/Late fee/work order
Y. Kuilan	\$	25.98	Work order
E. Leon	\$	27.33	Work order
A. Luna	\$	4.58	Work order
V. Martin	\$	23.67	Balance on rent
T. Morales	\$	101.56	Work order/late fee
M. Pagan	\$	0.98	Balance on late fee
J. Reyes	\$	10.00	Work order
E. Rivera	\$	0.58	Work order
R. Rodriguez	\$	15.26	Work order
D.Saad	\$	29.13	Balance on late fee
T. Smith	\$	1,529.00	Rent/evicting
A. Torres	\$	37.30	Work order
J. Torres	\$	168.34	Work order
J. Wilder	\$	41.08	Late fee

**Cornell Total \$ 9,609.85**

Submitted by:  
Penny Pieratt, CEO

Tenant Accounts Receivable

31-Jan-23

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Ridgedale

L. Allen	\$	32.60	Work order
C. Anderson	\$	25.00	Work order
C. Coley	\$	969.00	Rent
J. Echevarria	\$	13.24	Work order
J. Fils Aime	\$	25.00	Work order
E. Hankerson	\$	19.72	Work order
A. Hicks	\$	833.44	Balance on rent
L. Jackson	\$	217.98	Work order
W. Narvaez	\$	7.97	Work order
A. Pauldo	\$	0.94	Work order
S. Pinion	\$	409.17	Work order
L. Smith	\$	23.75	Work order
A. Tate	\$	2,523.31	Unreported income
C. Vazquez	\$	48.47	Work order
<b>Ridgedale Total</b>	<b>\$</b>	<b>5,149.59</b>	

<b>GRAND TOTAL</b>	<b>\$ 36,808.83</b>
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**WRITE OFFS**

Delaney	\$	1,361.58	Tuttle
Lakeside Park I	\$	3,313.74	Small
Lakeside Park II	\$	425.00	Moreau
NCH I	\$	-	
NCH II	\$	1,421.30	Jefferson
Ridgedale	\$	10,014.10	Moffett, Ackerman
Cornell	\$	1,693.03	Cotte
<b>TOTAL</b>	<b>\$</b>	<b>18,228.75</b>	

Submitted by:  
Penny Pieratt,CEO

## AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 1/1/2023 - 1/31/2023

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off	
JEFFERSON RAVEN S		25372	591-21-0575	662 BARBERRY LOOP AVON PARK FL 33825-			
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 786-327-3597			
AC00056972	RENT	1/1/2023	\$185.66	1/18/2023	\$0.00	\$185.66	
WO00005005	WKORD	1/3/2023	\$66.52	1/18/2023	\$0.00	\$66.52	
AR00127102	MAINT	1/18/2023	\$400.00	1/18/2023	\$0.00	\$400.00	
AR00127100	MAINT	1/18/2023	\$25.00	1/18/2023	\$0.00	\$25.00	
AR00127101	MAINT	1/18/2023	\$744.12	1/18/2023	\$0.00	\$744.12	
Totals			\$1,421.30		\$0.00	\$1,421.30	
PHA: 02 PROJECT: 002		Totals			\$1,421.30	\$0.00	\$1,421.30
PHA: 02		Totals			\$1,421.30	\$0.00	\$1,421.30
COTTE FAVIANNETTE		26386	594-29-7204	38202 EZRA CIRCLE AVON PARK FL 33825-			
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-449-7969			
AR00126174	LATECG	11/23/2022	\$65.00	1/18/2023	\$0.00	\$65.00	
AC00056743	RENT	12/1/2022	\$576.00	1/18/2023	\$0.00	\$576.00	
WO00004993	WKORD	12/24/2022	\$1.03	1/18/2023	\$0.00	\$1.03	
AC00056996	RENT	1/1/2023	\$876.00	1/18/2023	\$0.00	\$876.00	
AR00127093	MAINT	1/18/2023	\$50.00	1/18/2023	\$0.00	\$50.00	
AR00127094	MAINT	1/18/2023	\$25.00	1/18/2023	\$0.00	\$25.00	
AR00127095	MAINT	1/18/2023	\$75.00	1/18/2023	\$0.00	\$75.00	
AR00127096	MAINT	1/18/2023	\$25.00	1/18/2023	\$0.00	\$25.00	
Totals			\$1,693.03		\$0.00	\$1,693.03	
PHA: 03 PROJECT: 001		Totals			\$1,693.03	\$0.00	\$1,693.03
PHA: 03		Totals			\$1,693.03	\$0.00	\$1,693.03
SMALL KENYA C		25585	590-42-5111	25 ERNEST E SIMS STREET AVON PARK FL 33825-			
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 754-801-0866			
WO00004832	WKORD	8/3/2022	\$4.25	1/18/2023	\$0.00	\$4.25	
AR00124328	RENT	8/9/2022	\$429.00	1/18/2023	\$0.00	\$429.00	
AR00124420	MISC	8/29/2022	\$20.00	1/18/2023	\$0.00	\$20.00	
AC00056007	RENT	9/1/2022	\$454.00	1/18/2023	\$0.00	\$454.00	
AR00125036	MISC	9/26/2022	\$15.00	1/18/2023	\$0.00	\$15.00	
AC00056270	RENT	10/1/2022	\$454.00	1/18/2023	\$0.00	\$454.00	
AR00125438	MISC	10/3/2022	\$352.06	1/18/2023	\$0.00	\$352.06	
AR00125442	MISC	10/3/2022	\$330.00	1/18/2023	\$0.00	\$330.00	
AR00125605	MISC	10/25/2022	\$15.00	1/18/2023	\$0.00	\$15.00	
AR00125609	MISC	10/25/2022	\$57.00	1/18/2023	\$0.00	\$57.00	
AC00056527	RENT	11/1/2022	\$454.00	1/18/2023	\$0.00	\$454.00	
AR00126147	MISC	11/18/2022	\$138.67	1/18/2023	\$0.00	\$138.67	
AR00126192	MISC	11/28/2022	\$15.00	1/18/2023	\$0.00	\$15.00	
AR00127081	MAINT	1/18/2023	\$125.76	1/18/2023	\$0.00	\$125.76	
AR00127080	MAINT	1/18/2023	\$50.00	1/18/2023	\$0.00	\$50.00	
AR00127082	MAINT	1/18/2023	\$200.00	1/18/2023	\$0.00	\$200.00	
AR00127083	MAINT	1/18/2023	\$100.00	1/18/2023	\$0.00	\$100.00	
AR00127084	MAINT	1/18/2023	\$100.00	1/18/2023	\$0.00	\$100.00	
Totals			\$3,313.74		\$0.00	\$3,313.74	

## AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 1/1/2023 - 1/31/2023

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
PHA: 04 PROJECT: 001		Totals	\$3,313.74		\$0.00	\$3,313.74
MOREAU JANITA                      25900                      592-15-9605                      241 W SHORELINE DRIVE AVON PARK FL 33825- Current Balance: \$0.00              Current Deposit: \$0.00                      Phone Number: 954-682-9918						
AR00127076	LATECG	1/18/2023	\$100.00	1/18/2023	\$0.00	\$100.00
AR00127072	LATECG	1/18/2023	\$150.00	1/18/2023	\$0.00	\$150.00
AR00127073	LATECG	1/18/2023	\$50.00	1/18/2023	\$0.00	\$50.00
AR00127074	LATECG	1/18/2023	\$25.00	1/18/2023	\$0.00	\$25.00
AR00127075	LATECG	1/18/2023	\$100.00	1/18/2023	\$0.00	\$100.00
		Totals	\$425.00		\$0.00	\$425.00
PHA: 04 PROJECT: 002		Totals	\$425.00		\$0.00	\$425.00
TUTTLE JOAN C                      21368                      198-40-8786                      540 W CIRCLE STREET AVON PARK FL 33825- Current Balance: \$0.00              Current Deposit: \$0.00                      Phone Number: 863-368-0450						
AR00127157	MAINT	1/24/2023	\$16.58	1/24/2023	\$0.00	\$16.58
AR00127158	MAINT	1/24/2023	\$50.00	1/24/2023	\$0.00	\$50.00
AR00127159	MAINT	1/24/2023	\$20.00	1/24/2023	\$0.00	\$20.00
AR00127160	MAINT	1/24/2023	\$200.00	1/24/2023	\$0.00	\$200.00
AR00127161	MAINT	1/24/2023	\$1,075.00	1/24/2023	\$0.00	\$1,075.00
		Totals	\$1,361.58		\$0.00	\$1,361.58
PHA: 04 PROJECT: 003		Totals	\$1,361.58		\$0.00	\$1,361.58
PHA: 04		Totals	\$5,100.32		\$0.00	\$5,100.32
MOFFETT SHAKIA B                      26889                      593-20-2244                      720 FAIRVIEW TERR APT#13 AVON PARK FL 33825- Current Balance: \$0.00              Current Deposit: \$0.00                      Phone Number: 321-682-0129						
WO00004778	WKORD	6/6/2022	\$41.69	1/18/2023	\$0.00	\$41.69
AR00123877	MISC	7/26/2022	\$4.04	1/18/2023	\$0.00	\$4.04
AR00124193	RENT	8/1/2022	\$1,002.00	1/18/2023	\$0.00	\$1,002.00
AR00124368	MISC	8/15/2022	\$19.00	1/18/2023	\$0.00	\$19.00
AR00124421	MISC	8/29/2022	\$7.24	1/18/2023	\$0.00	\$7.24
AC00056130	RENT	9/1/2022	\$1,082.00	1/18/2023	\$0.00	\$1,082.00
AR00125031	MISC	9/26/2022	\$13.74	1/18/2023	\$0.00	\$13.74
AC00056392	RENT	10/1/2022	\$1,082.00	1/18/2023	\$0.00	\$1,082.00
AR00125437	MISC	10/3/2022	\$376.06	1/18/2023	\$0.00	\$376.06
AR00125432	MISC	10/3/2022	\$19.00	1/18/2023	\$0.00	\$19.00
AR00125441	MISC	10/3/2022	\$330.00	1/18/2023	\$0.00	\$330.00
AR00125610	MISC	10/25/2022	\$181.00	1/18/2023	\$0.00	\$181.00
AC00056649	RENT	11/1/2022	\$1,082.00	1/18/2023	\$0.00	\$1,082.00
AR00126049	MISC	11/8/2022	\$25.92	1/18/2023	\$0.00	\$25.92
AR00126148	MISC	11/18/2022	\$118.41	1/18/2023	\$0.00	\$118.41
AR00127065	MAINT	1/18/2023	\$475.00	1/18/2023	\$0.00	\$475.00
AR00127066	MAINT	1/18/2023	\$100.00	1/18/2023	\$0.00	\$100.00
AR00127064	MAINT	1/18/2023	\$100.00	1/18/2023	\$0.00	\$100.00
AR00127063	MAINT	1/18/2023	\$50.00	1/18/2023	\$0.00	\$50.00
AR00127067	MAINT	1/18/2023	\$1,000.00	1/18/2023	\$0.00	\$1,000.00
		Totals	\$7,109.10		\$0.00	\$7,109.10



## AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 1/1/2023 - 1/31/2023

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
ACKERMAN SONTIA M      23478      288-76-4591      709 FAIRVIEW TERR APT#33 AVON PARK FL 33825-						
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 845-538-9547		
AR00126194	RETRO	11/29/2022	\$1,150.00	1/18/2023	\$0.00	\$1,150.00
AC00056919	RENT	12/1/2022	\$380.00	1/18/2023	\$0.00	\$380.00
AR00127090	MAINT	1/18/2023	\$900.00	1/18/2023	\$0.00	\$900.00
AR00127087	MAINT	1/18/2023	\$50.00	1/18/2023	\$0.00	\$50.00
AR00127088	MAINT	1/18/2023	\$125.00	1/18/2023	\$0.00	\$125.00
AR00127089	MAINT	1/18/2023	\$300.00	1/18/2023	\$0.00	\$300.00
Totals			\$2,905.00		\$0.00	\$2,905.00
PHA: 07 PROJECT: 002			Totals		\$0.00	\$10,014.10
PHA: 07			Totals		\$0.00	\$10,014.10
***Grand Totals***			\$18,228.75		\$0.00	\$18,228.75

Selection Criteria: Tenant #: ALL      PHA: ALL      Project: ALL      Write Off Date Range: 1/1/2023 - 1/31/2023  
 Include Family Member Information: False      Sort By: PHA/Project/First Name

**Daily Tasks:**

General cleaning of Admin/Maintenance building & grounds, work orders

**Preventive Maintenance:**

Work from preventive maintenance inspections are on-going. 272 hours were taken during the month of January for sick, vacation, and holiday leave.

**Maintenance**

Delaney Heights Inspections	4
Lakeside Park I Inspections	0
Lakeside Park II Inspections	4
Ridgdeale Inspections	3
NCH I Inspections	1
NCH II Inspections	1
Cornell Colony Inspections	3
Total	16
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	1
Lakeside Park II Vacancies	0
Ridgedale Vacancies	0
NCH I Vacancies	0
NCH II Vacancies	3
Cornell Colony Vacancies	1

**Property Manager**

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

Delaney Heights Move Outs	1
Lakeside Park I Move Outs	0
Lakeside Park II Move Outs	1
Ridgedale Move Outs	0
NCH I Move Outs	0
NCH II Move Outs	2
Cornell Colony Move Outs	1
Total	5

Submitted by Penny Pieratt, CEO

# January 2023 Maintenance Report

**Hail storm roof damage:** we have reached out to several roofing companies. 2 have submitted quotes and are ready to start. Awaiting approval.

**Lake side park 1 & 2:** finished replaced damaged soffits.

244 and 326 tub liners have been removed, tubs and surround has been refinished by Glover Refinishing

Scheduled contractor to fix ceiling, bathroom wall finish, rusted bathroom door jamb and install larger extractor. Starts 2/14/2023

Replace 39 Tulane AC unit

Met with insurance rep for final hurricane damage documentation

313 shoreline turnover (10" rough toilet on back order est delivery 2/25/23)

200 shoreline UG plumbing issue. Surveyed for excavation by CS water works. Camera sent down pipe to inspect, pipe needs replaced. Awaiting availability to schedule

**Ridgedale:** Install 8 new 400w exterior lighting by Palmer Electric

Continue to have mold issue

710 AC has been installed and relocated to the attic as well as the return air to the second floor. Unit is keeping equal temp upstairs and downstairs. Relative humidity is also low. Quotes acquired for reconstruction. Awaiting approval.

Crosson and Payne Tree service completed for all oak trees.

**Cornell Colony:** fumigated 38184 for roaches after move out

New irrigation company (central florida irrigation out of frostproof) Found incorrect electrical wire size installed to supply power to pump. Wire caught fire and melted. Issue corrected. Scheduled to go over all zones and relocate sprinkler head position away from structures

Sidewalk and building power wash scheduled. Sidewalk power wash complete. Product ordered to remove rust off buildings. will call to schedule once product arrives. Estimated time 2/21/23

Brackets ordered for white fence next to unit (3 fence Damaged). Scheduled to be completed 2/3/23

**North Central Heights I & II:** fumigated 662 barberry for roaches after move out.

Schedule electrician out of Naples to correct Exterior pole lights around club house. Start 2/17/23

Most turnovers have been on this property. Turnovers being completed by Gammage and APHA maintenance mechanics.

Replaced incorrect toilets in NCH2, toilets not of dual flush as required by lura.

**Delaney Heights:** AC tune ups

Replacing old fridges and supplying correct stoves to disabled units.

Detail cleaned club house and supplied with new toiletries, and hygiene products

Repaired several stoves that where not grounded properly internally and was intermittently shocking the tenants.

**PREPARED BY: JULIAN SERRET, MAINTENANCE SUPERVISOR**

116 annual inspection completed  
5 vacancy w/o completed

8 emergency w/o completed

201 Routine work orders completed

total 230

**North Central Heights I**

Ceramic Tuffcoat	Final pmt ext. paint.	\$ 10,257.05
Clarke Pest Control	Pest Control	\$ 3,198.00
Gammage's Lawn	Lawn Care	\$ 24,766.00
Gammage's Lawn	Removed 10 dead trees/trimming	\$ 12,000.00
John Palmer	Repair 2 light poles	\$ 1,159.50
Lagrow Irrigation	Irrigation issues	\$ 8,364.74
Lakeside A/C	Annual inspections	\$ 4,760.00
Lakeside A/C	A/C unit	\$ 3,900.00
SET Construction	Replace 2 ext. doors	\$ 600.00
Various Contractors	Cleaning vacancies/odd jobs	\$ 5,775.60
Various	Vacancy turnovers	\$ 10,520.00
	<b>TOTAL</b>	<b>\$ 85,300.89</b>

**North Central Heights II**

Central FL Glass	Replace windows	\$ 640.17
Ceramic Tuffcoat	Final pmt ext. paint.	\$ 10,257.05
Clarke Pest Control	Pest Control	\$ 4,845.00
Gammage's Lawn	Lawn Care	\$ 19,459.00
Gammage's Lawn	Removed dead trees/trimming	\$ 12,000.00
Lagrow Irrigation	Irrigation issues	\$ 12,150.39
Lakeside A/C	Annual inspections	\$ 2,240.00
Lakeside A/C	A/C unit	\$ 3,675.00
SET Construction	Replace ext. door	\$ 300.00
Various Contractors	Cleaning vacancies/odd jobs	\$ 2,196.27
Various	Vacancy turnovers	\$ 8,180.00
	<b>TOTAL</b>	<b>\$ 75,942.88</b>

**Cornell Colony**

Central FI Glass	Replace windows	\$ 120.00
Clarke Pest Control	Pest Control	\$ 7,857.00
Gammage's Lawn	Lawn Care	\$ 26,400.00
Gammage's Lawn	Palm Tree trimming	\$ 4,500.00
Lagrow Irrigation	Irrigation issues	\$ 7,741.93
Lakeside A/C	Annual inspections	\$ 5,220.00
Various Contractors	Cleaning vacancies/odd jobs	\$ 4,201.23
Various	Vacancy turnovers	\$ 2,196.00
	<b>TOTAL</b>	<b>\$ 58,236.16</b>

**Lakeside Park I**

Clarke Pest Control	Pest Control	\$ 1,705.00
Clarke Pest Control	Termites	\$ 9,770.00
Crosson & Payne Tree	Tree trimming over units	\$ 2,000.00
Environmental Enhancemts	Mold testing	\$ 293.75
Epic Cuts	Remove small trees	\$ 1,400.00
Epic Cuts	Paint/pressure wash exterior	\$ 24,000.00
Florida Powerwash	Clean metal roofs	\$ 3,740.00
Gammage's Lawn	Lawn Care	\$ 3,060.00
Lakeside A/C	Annual inspections	\$ 1,745.00
Plumbing		\$ 885.00
SET Construction	Siding, int. doors, soffitt repairs	\$ 7,675.00
Various Contractors		\$ 1,492.23
	<b>TOTAL</b>	<b>\$ 57,765.98</b>

**Lakeside Park II**

Central FL Glass	Replace windows	\$ 315.00
Clarke Pest Control	Pest Control/termites/roaches	\$ 30,280.00
Crosson & Payne	Trim trees over units	\$ 6,000.00
Environment Enhancement	Mold testing	\$ 881.25
Florida Powerwash	Clean metal roofs	\$ 9,710.00
Gammage's Lawn	Lawn Care	\$ 14,470.00
Glover Refinishing	Refinish tubs	\$ 9,312.00
Lakeside A/C	Annual Inspections	\$ 5,731.00
Plumbing		\$ 5,468.00
	sidewalk, soffitt, playground, handicap ramp, ceiling repair,	
SET Construction	drywall, remove tub	\$ 13,150.00
Various Contractors		\$ 7,398.63
Various	Vacancy turnovers	\$ 3,317.00
	<b>TOTAL</b>	<b>\$ 106,032.88</b>

**Delaney Heights**

All-Brite Professional	Remove smoke smell in unit	\$ 1,891.00
Clarke Pest Control	Pest Control/termites/roaches	\$ 20,659.00
Crosson & Payne	Trim Trees	\$ 7,500.00
Epic Cuts	Pressure Clean, debris removal	\$ 4,750.00
Gammage's Lawn	Lawn Care	\$ 7,417.50
Gammage's Lawn	Hail clean up debris	\$ 1,500.00
Glover Refinishing	Refinish tub	\$ 2,150.00
Lakeside A/C	Annual Inspections	\$ 3,145.00
Plumbing		\$ 8,522.77
SET Construction	Vacancy turnover	\$ 3,100.00
Various Contractors		\$ 1,580.72
	<b>TOTAL</b>	<b>\$ 62,215.99</b>

**Ridgedale**

All-Brite Professional	Mold	\$ 11,796.44
Central FL Glass	Replace window	\$ 195.00
Clarke Pest Control	Pest control/termites/roaches	\$ 9,991.00
Environmental Enhancement	Mold	\$ 3,690.00
Gammage's Lawn	Lawn Care	\$ 5,700.00
Griffin's Carpet	Replace carpet	\$ 7,796.50
Griffin's Dry Cleaning	Mold	\$ 1,841.23
Lakeside A/C	Annual Inspections	\$ 3,170.00
Lakeside A/C	2 A/C units	\$ 7,550.00
Marline Marble	Replace cabinet/countertop	\$ 5,027.00
Plumbing		\$ 1,040.00
SET Construction	Siding,tarp,floor repair	\$ 4,725.00
Various Contractors		\$ 5,296.96
	<b>TOTAL</b>	<b>\$ 67,819.13</b>

**COCC**

Clarke Pest Control	Termites	\$ 5,200.00
Lakeside A/C	Lakeside Park I A/C unit	\$ 5,350.00
Various Contractors		\$ 1,560.68
	<b>TOTAL</b>	<b>\$ 12,110.68</b>

SUBMITTED BY: PENNY PIERATT, CEO

**CASH ANALYSIS**  
**1/31/2023**

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 105,987.55		
North Central Heights I General Fund	\$ 43,543.21	NCH I Reserves/Bonneville	\$ 131,398.08
NCH I Security Deposit	\$ 10,552.47	NCH I Insurance	\$ 22,451.94
North Central Heights II General Fund	\$ 63,396.04	NCH II Reserves/Bonneville	\$ 105,079.64
NCH II Security Deposit	\$ 9,043.41	NCH II Insurance	\$ 18,983.86
Cornell Colony General Fund	\$ 270,369.74	CC Reserves/Amerinat	\$ 81,454.23
Cornell Colony Security Deposit	\$ 12,726.50	CC Insurance	\$ 35,461.90
		CC Reserves/Amerinat	\$ 117,623.28
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 5,055.93	LPI Reserves/First Hsg	\$ 41,619.12
LPI Security Deposit	\$ 3,580.85	LPI Insurance	\$ 16,078.47
Lakeside Park II General Fund	\$ 139,072.62	LPII Reserves/Churchill	\$ 179,539.99
LPII Security Deposit	\$ 14,536.26	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 31,372.27
		GNMA-Other Churchill	\$ 14,822.89
Delaney Heights General Fund	\$ 37,700.29	DH Reserves/South State	\$ 79,287.40
DH Security Deposit	\$ 9,220.94		
COCC	\$ 496,595.82		
Ridgedale General Fund	\$ 825.16	RD Reserves/Centennial	\$ 81,097.03
Ridgedale Security Deposit	\$ 6,172.55	RD Insurance	\$ 14,481.88
		RD Residual Reserves	\$ 9,120.23

SUBMITTED BY: PENNY PIERATT, CEO

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	1 Month(s) Ended January 31, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00 5		2,022.21	2,022.21	1,684.75	(337.46)
Legal Expense	02 001 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	02 001 4140.00 5		600.00	600.00	83.33	(516.67)
Travel	02 001 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	02 001 4170.00 5		0.00	0.00	333.33	333.33
Audit Fees	02 001 4171.00 5		0.00	0.00	370.83	370.83
Employee Benefits Cont - Admin	02 001 4182.00 5		787.96	787.96	777.41	(10.55)
Sundry	02 001 4190.00 5		0.00	0.00	91.66	91.66
Telephone	02 001 4190.2 5		186.80	186.80	100.00	(86.80)
Tenant Background Checks	02 001 4190.20 5		(3.01)	(3.01)	41.66	44.67
Postage	02 001 4190.3 5		0.00	0.00	4.16	4.16
Eviction Costs	02 001 4190.4 5		0.00	0.00	41.66	41.66
Ten Services	02 001 4220.2 5		0.00	0.00	125.00	125.00
Water	02 001 4310.00 5		0.00	0.00	55.50	55.50
Electricity	02 001 4320.00 5		0.00	0.00	504.66	504.66
Sewer	02 001 4390.00 5		0.00	0.00	49.58	49.58
Labor	02 001 4410.00 5		1,944.53	1,944.53	1,680.00	(264.53)
Maintenance Materials	02 001 4420.00 5		377.97	377.97	1,042.66	664.69
Contract Costs	02 001 4430.00 5		0.00	0.00	3,269.08	3,269.08
Contract Costs-Pest Control	02 001 4430.1 5		0.00	0.00	215.33	215.33
Contract Costs - AC	02 001 4430.4 5		150.00	150.00	917.16	767.16
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	1,932.00	2,342.75	410.75
Garbage and Trash Collection	02 001 4431.00 5		0.00	0.00	109.33	109.33
Emp Benefit Cont - Maintenance	02 001 4433.00 5		633.14	633.14	797.91	164.77
Insurance - Property	02 001 4510.00 5		0.00	0.00	2,126.75	2,126.75
Bad Debts - Other	02 001 4570.00 5		0.00	0.00	416.66	416.66
Bonneville Interest	02 001 4580.01 5		3,667.86	3,667.86	3,651.25	(16.61)
Other General Expense	02 001 4590.00 5		0.00	0.00	125.00	125.00
Management Fees	02 001 4590.02 5		1,137.95	1,137.95	1,994.58	856.63
<b>Total Operating Expenses</b>			<b>13,437.41</b>	<b>13,437.41</b>	<b>23,035.31</b>	<b>9,597.90</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00 5		23,200.50	23,200.50	24,932.58	(1,732.08)
<b>Total Operating Revenues</b>			<b>23,200.50</b>	<b>23,200.50</b>	<b>24,932.58</b>	<b>(1,732.08)</b>
<b>Total Operating Revenues and Expenses</b>			<b>9,763.09</b>	<b>9,763.09</b>	<b>1,897.27</b>	<b>7,865.82</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Other Income - Tenant	02 001 3690.00 5		357.55	357.55	763.41	(405.86)
<b>Total Other Revenues and Expenses</b>			<b>357.55</b>	<b>357.55</b>	<b>763.41</b>	<b>(405.86)</b>
<b>Total Other Revenues and Expenses</b>			<b>357.55</b>	<b>357.55</b>	<b>763.41</b>	<b>(405.86)</b>
<b>Total Net Income (Loss)</b>			<b>10,120.64</b>	<b>10,120.64</b>	<b>2,660.68</b>	<b>7,459.96</b>



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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	1 Month(s) Ended January 31, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110.00 5		1,635.17	1,635.17	1,355.83	(279.34)
Legal Expense	02 002 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	02 002 4140.00 5		480.00	480.00	50.00	(430.00)
Travel	02 002 4150.00 5		0.00	0.00	20.83	20.83
Accounting Fees	02 002 4170.00 5		0.00	0.00	312.50	312.50
Audit Fees	02 002 4171.00 5		0.00	0.00	291.66	291.66
Employee Benefits Cont - Admin	02 002 4182.00 5		635.02	635.02	625.75	(9.27)
Sundry	02 002 4190.00 5		0.00	0.00	62.50	62.50
Bank Service Fee	02 002 4190.18 5		(6.73)	(6.73)	0.00	6.73
Telephone	02 002 4190.2 5		0.00	0.00	25.00	25.00
Tenant Background Check	02 002 4190.20 5		0.00	0.00	83.33	83.33
Eviction Costs	02 002 4190.4 5		235.00	235.00	41.66	(193.34)
Water	02 002 4310.00 5		0.00	0.00	11.83	11.83
Electricity	02 002 4320.00 5		0.00	0.00	214.41	214.41
Sewer	02 002 4390.00 5		0.00	0.00	2.58	2.58
Labor	02 002 4410.00 5		1,666.16	1,666.16	1,395.83	(270.33)
Maintenance Materials	02 002 4420.00 5		296.94	296.94	952.16	655.22
Contract Costs	02 002 4430.00 5		0.00	0.00	3,270.91	3,270.91
Contract Costs-Pest Control	02 002 4430.1 5		2,435.00	2,435.00	172.00	(2,263.00)
Contract Costs - Lawn	02 002 4430.3 5		1,518.00	1,518.00	1,840.75	322.75
Contract Costs - AC	02 002 4430.4 5		120.00	120.00	744.58	624.58
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		4,600.00	4,600.00	0.00	(4,600.00)
Garbage and Trash Collection	02 002 4431.00 5		0.00	0.00	25.50	25.50
Emp Benefit Cont - Maintenance	02 002 4433.00 5		508.05	508.05	672.16	164.11
Insurance - Property	02 002 4510.00 5		0.00	0.00	1,673.33	1,673.33
Bad Debts - Other	02 002 4570.00 5		1,421.30	1,421.30	416.66	(1,004.64)
Bonneville Interest	02 002 4580.01 5		3,318.00	3,318.00	3,303.00	(15.00)
Other General Expense	02 002 4590.00 5		0.00	0.00	125.00	125.00
Management Fees	02 002 4590.02 5		1,411.86	1,411.86	1,835.16	423.30
<b>Total Operating Expenses</b>			<b>20,273.77</b>	<b>20,273.77</b>	<b>19,566.58</b>	<b>(707.19)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110.00 5		21,341.20	21,341.20	22,939.58	(1,598.38)
<b>Total Operating Revenues</b>			<b>21,341.20</b>	<b>21,341.20</b>	<b>22,939.58</b>	<b>(1,598.38)</b>
<b>Total Operating Revenues and Expenses</b>			<b>1,067.43</b>	<b>1,067.43</b>	<b>3,373.00</b>	<b>(2,305.57)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Other Income - Tenant	02 002 3690.00 5		1,822.96	1,822.96	477.91	1,345.05
<b>Total Other Revenues and Expenses</b>			<b>1,822.96</b>	<b>1,822.96</b>	<b>477.91</b>	<b>1,345.05</b>
<b>Total Other Revenues and Expenses</b>			<b>1,822.96</b>	<b>1,822.96</b>	<b>477.91</b>	<b>1,345.05</b>
<b>Total Net Income (Loss)</b>			<b>2,890.39</b>	<b>2,890.39</b>	<b>3,850.91</b>	<b>(960.52)</b>

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	1 Month(s) Ended January 31, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	03 001 4110.00 5		2,280.24	2,280.24	1,904.00	(376.24)
Legal Expense	03 001 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	03 001 4140.00 5		680.00	680.00	41.66	(638.34)
Travel	03 001 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	03 001 4170.00 5		0.00	0.00	266.66	266.66
Audit Fees	03 001 4171.00 5		0.00	0.00	425.00	425.00
Employee Benefits Cont - Admin	03 001 4182.00 5		889.90	889.90	878.58	(11.32)
Sundry	03 001 4190.00 5		0.00	0.00	125.00	125.00
Tenant Background Checks	03 001 4190.02 5		0.00	0.00	33.33	33.33
Telephone/Communications	03 001 4190.20 5		253.65	253.65	166.66	(86.99)
Eviction Costs	03 001 4190.40 5		235.00	235.00	41.66	(193.34)
Water	03 001 4310.00 5		0.00	0.00	42.50	42.50
Electricity	03 001 4320.00 5		0.00	0.00	287.33	287.33
Sewer	03 001 4390.00 5		0.00	0.00	40.91	40.91
Labor	03 001 4410.00 5		2,474.18	2,474.18	2,425.41	(48.77)
Materials	03 001 4420.00 5		431.96	431.96	824.83	392.87
Contract Costs	03 001 4430.00 5		0.00	0.00	1,599.83	1,599.83
Contract Costs - Pest Control	03 001 4430.10 5		2,150.00	2,150.00	83.58	(2,066.42)
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	2,200.00	2,420.00	220.00
Contract Costs - AC	03 001 4430.40 5		0.00	0.00	475.08	475.08
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	0.00	13.16	13.16
Garbage and Trash Collection	03 001 4431.00 5		0.00	0.00	92.33	92.33
Emp Benefit Cont - Maintenance	03 001 4433.00 5		996.89	996.89	1,003.83	6.94
Property Insurance	03 001 4510.00 5		0.00	0.00	2,381.16	2,381.16
Bad Debts - Other	03 001 4570.00 5		1,693.03	1,693.03	815.33	(877.70)
Management Fees	03 001 4590.01 5		1,565.48	1,565.48	1,832.33	266.85
Other General Expense	03 001 4590.02 5		0.00	0.00	958.33	958.33
<b>Total Operating Expenses</b>			<b>15,850.33</b>	<b>15,850.33</b>	<b>19,261.81</b>	<b>3,411.48</b>
<b>Operating Revenues</b>						
Dwelling Rent	03 001 3110.00 5		29,531.00	29,531.00	30,538.58	(1,007.58)
<b>Total Operating Revenues</b>			<b>29,531.00</b>	<b>29,531.00</b>	<b>30,538.58</b>	<b>(1,007.58)</b>
<b>Total Operating Revenues and Expenses</b>			<b>13,680.67</b>	<b>13,680.67</b>	<b>11,276.77</b>	<b>2,403.90</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	03 001 3610.00 5		47.13	47.13	10.83	36.30
Other Income - Misc Other Revenue	03 001 3690.00 5		619.01	619.01	439.75	179.26
Interest on Loan - Heartland National	03 001 5610.00 5		(3,524.40)	(3,524.40)	(3,537.91)	13.51
<b>Total Other Revenues and Expenses</b>			<b>(2,858.26)</b>	<b>(2,858.26)</b>	<b>(3,087.33)</b>	<b>229.07</b>
<b>Total Other Revenues and Expenses</b>			<b>(2,858.26)</b>	<b>(2,858.26)</b>	<b>(3,087.33)</b>	<b>229.07</b>
<b>Total Net Income (Loss)</b>			<b>10,822.41</b>	<b>10,822.41</b>	<b>8,189.44</b>	<b>2,632.97</b>

**AVON PARK HOUSING AUTHORITY  
Budgeted Income Statement**

PBRA  
LAKESIDE PARK I - PBRA

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	1 Month(s) Ended January 31, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 001 4110.00 5		719.59	719.59	971.25	251.66
Legal Expense	04 001 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	04 001 4140.00 5		240.00	240.00	26.66	(213.34)
Accounting Fees	04 001 4170.00 5		0.00	0.00	275.00	275.00
Audit Fees	04 001 4171.00 5		0.00	0.00	125.00	125.00
Employee Benefits Cont - Admin	04 001 4182.00 5		365.05	365.05	415.50	50.45
Sundry	04 001 4190.00 5		29.97	29.97	108.33	78.36
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	0.00	8.33	8.33
Telephone/Communications	04 001 4190.20 5		0.00	0.00	41.66	41.66
Eviction Costs	04 001 4190.40 5		330.00	330.00	25.00	(305.00)
Ten Services -	04 001 4220.00 5		0.00	0.00	125.00	125.00
Water	04 001 4310.00 5		3.52	3.52	0.00	(3.52)
Sewer	04 001 4390.00 5		5.09	5.09	8.33	3.24
Labor	04 001 4410.00 5		1,186.10	1,186.10	1,088.75	(97.35)
Maintenance Materials	04 001 4420.00 5		161.98	161.98	416.66	254.68
Contract Costs	04 001 4430.00 5		0.00	0.00	143.75	143.75
Contract Costs - Pest Control	04 001 4430.10 5		0.00	0.00	833.33	833.33
Contract Costs-Lawn	04 001 4430.30 5		255.00	255.00	250.00	(5.00)
Contract Costs - AC	04 001 4430.40 5		5,300.00	5,300.00	250.00	(5,050.00) - AC unit #39
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	16.66	16.66
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		2,500.00	2,500.00	16.66	(2,483.34)
Garbage and Trash Collection	04 001 4431.00 5		12.58	12.58	41.66	29.08
Emp Benefit Cont - Maintenance	04 001 4433.00 5		416.86	416.86	503.58	86.72
Property Insurance	04 001 4510.00 5		0.00	0.00	1,071.33	1,071.33
Bad Debts - Other	04 001 4570.00 5		3,313.74	3,313.74	208.33	(3,105.41)
Other General Expense--Florida Hsg F	04 001 4590.00 5		6,556.00	6,556.00	498.33	(6,057.67) * quarterly fee
Management Fees	04 001 4590.01 5		478.68	478.68	605.16	126.48
Other General Expense	04 001 4590.02 5		0.00	0.00	62.50	62.50
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	208.33	208.33	0.00
<b>Total Operating Expenses</b>			<b>22,082.49</b>	<b>22,082.49</b>	<b>8,386.75</b>	<b>(13,695.74)</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 001 3110.00 5		2,474.00	2,474.00	1,407.25	1,066.75
HAP Subsidy	04 001 3110.01 5		4,718.00	4,718.00	8,679.50	(3,961.50)
<b>Total Operating Revenues</b>			<b>7,192.00</b>	<b>7,192.00</b>	<b>10,086.75</b>	<b>(2,894.75)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(14,890.49)</b>	<b>(14,890.49)</b>	<b>1,700.00</b>	<b>(16,590.49)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 001 3610.00 5		0.00	0.00	10.00	(10.00)
Other Income - Tenant	04 001 3690.00 5		1,684.17	1,684.17	175.58	1,508.59
Other Income - Misc Other Revenue	04 001 3690.01 5		7,800.00	7,800.00	0.00	7,800.00
Other Income - Laundry	04 001 3690.07 5		0.00	0.00	83.33	(83.33)
<b>Total Other Revenues and Expenses</b>			<b>9,484.17</b>	<b>9,484.17</b>	<b>268.91</b>	<b>9,215.26</b>
<b>Total Other Revenues and Expenses</b>			<b>9,484.17</b>	<b>9,484.17</b>	<b>268.91</b>	<b>9,215.26</b>
<b>Total Net Income (Loss)</b>			<b>(5,406.32)</b>	<b>(5,406.32)</b>	<b>1,968.91</b>	<b>(7,375.23)</b>

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	1 Month(s) Ended January 31, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 002 4110.00 5		1,134.18	1,134.18	1,594.41	460.23
Legal Expense	04 002 4130.00 5		0.00	0.00	83.33	83.33
Staff Training	04 002 4140.00 5		0.00	0.00	83.33	83.33
Travel	04 002 4150.00 5		0.00	0.00	20.83	20.83
Accounting Fees	04 002 4170.00 5		0.00	0.00	291.66	291.66
Audit Fees	04 002 4171.00 5		0.00	0.00	375.00	375.00
Employee Benefits Cont - Admin	04 002 4182.00 5		604.28	604.28	675.00	70.72
Sundry	04 002 4190.00 5		0.00	0.00	83.33	83.33
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	0.00	83.33	83.33
Eviction Costs	04 002 4190.40 5		0.00	0.00	83.33	83.33
Ten Services -	04 002 4220.00 5		0.00	0.00	150.00	150.00
Water	04 002 4310.00 5		9.50	9.50	49.58	40.08
Electricity	04 002 4320.00 5		14.70	14.70	153.91	139.21
Sewer	04 002 4390.00 5		7.64	7.64	14.33	6.69
Labor	04 002 4410.00 5		1,908.25	1,908.25	1,703.91	(204.34)
Maintenance Materials	04 002 4420.00 5		593.94	593.94	1,836.08	1,242.14
Contract Costs	04 002 4430.00 5		4,777.72	4,777.72	3,056.33	(1,721.39) * tub refinishing
Contract Costs - Pest Control	04 002 4430.10 5		0.00	0.00	1,745.58	1,745.58
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	1,020.00	1,465.75	445.75
Contract Costs - AC	04 002 4430.40 5		0.00	0.00	393.91	393.91
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	94.16	94.16
Contract Costs - Vacancy Turnaround	04 002 4430.60 5		0.00	0.00	47.00	47.00
Garbage and Trash Collection	04 002 4431.00 5		12.55	12.55	74.41	61.86
Emp Benefit Cont - Maintenance	04 002 4433.00 5		655.07	655.07	797.58	142.51
Property Insurance	04 002 4510.00 5		0.00	0.00	3,300.00	3,300.00
Bad Debts - Other	04 002 4570.00 5		425.00	425.00	375.00	(50.00)
Management Fees	04 002 4590.01 5		2,048.64	2,048.64	2,262.66	214.02
Other General Expense	04 002 4590.02 5		0.00	0.00	750.00	750.00
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	8,000.00	8,000.00	0.00
<b>Total Operating Expenses</b>			<b>21,211.47</b>	<b>21,211.47</b>	<b>29,643.74</b>	<b>8,432.27</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 002 3110.00 5		7,989.00	7,989.00	7,710.58	278.42
HAP Subsidy	04 002 3110.01 5		24,310.00	24,310.00	30,000.00	(5,690.00)
<b>Total Operating Revenues</b>			<b>32,299.00</b>	<b>32,299.00</b>	<b>37,710.58</b>	<b>(5,411.58)</b>
<b>Total Operating Revenues and Expenses</b>			<b>11,087.53</b>	<b>11,087.53</b>	<b>8,066.84</b>	<b>3,020.69</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 002 3610.00 5		0.00	0.00	20.83	(20.83)
Other Income - Tenants	04 002 3690.00 5		970.95	970.95	623.16	347.79
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	83.33	(83.33)
Interest on Loan	04 002 5610.00 5		(5,023.49)	(5,023.49)	(4,999.25)	(24.24)
<b>Total Other Revenues and Expenses</b>			<b>(4,052.54)</b>	<b>(4,052.54)</b>	<b>(4,271.93)</b>	<b>219.39</b>
<b>Total Other Revenues and Expenses</b>			<b>(4,052.54)</b>	<b>(4,052.54)</b>	<b>(4,271.93)</b>	<b>219.39</b>
<b>Total Net Income (Loss)</b>			<b>7,034.99</b>	<b>7,034.99</b>	<b>3,794.91</b>	<b>3,240.08</b>

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	1 Month(s) Ended January 31, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 003 4110.00 5		873.47	873.47	1,190.50	317.03
Legal Expense	04 003 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	04 003 4140.00 5		0.00	0.00	41.66	41.66
Travel	04 003 4150.00 5		0.00	0.00	50.00	50.00
Accounting Fees	04 003 4170.00 5		0.00	0.00	333.33	333.33
Audit Fees	04 003 4171.00 5		0.00	0.00	475.00	475.00
Employee Benefits Cont - Admin	04 003 4182.00 5		483.10	483.10	508.00	24.90
Sundry	04 003 4190.00 5		0.00	0.00	41.66	41.66
Contract. Admin	04 003 4190.01 5		30.00	30.00	33.33	3.33
Advertising and Marketing	04 003 4190.08 5		44.50	44.50	0.00	(44.50)
Eviction Costs	04 003 4190.40 5		0.00	0.00	25.00	25.00
Tenant Services -	04 003 4220.00 5		0.00	0.00	416.66	416.66
Water	04 003 4310.00 5		25.14	25.14	33.91	8.77
Electricity	04 003 4320.00 5		0.00	0.00	271.16	271.16
Natural Gas	04 003 4330.00 5		12.87	12.87	36.00	23.13
Sewer	04 003 4390.00 5		34.66	34.66	51.16	16.50
Labor	04 003 4410.00 5		1,629.87	1,629.87	1,419.75	(210.12)
Maintenance Materials	04 003 4420.00 5		485.96	485.96	958.33	472.37
Contract Costs	04 003 4430.00 5		0.00	0.00	507.08	507.08
Contract Costs - Pest Control	04 003 4430.10 5		0.00	0.00	1,581.66	1,581.66
Contract Costs-Lawn	04 003 4430.30 5		645.00	645.00	1,666.66	1,021.66
Contract Costs - AC	04 003 4430.40 5		300.00	300.00	391.58	91.58
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	48.16	48.16
Garbage and Trash Collection	04 003 4431.00 5		19.09	19.09	60.41	41.32
Emp Benefit Cont - Maintenance	04 003 4433.00 5		569.61	569.61	671.83	102.22
Property Insurance	04 003 4510.00 5		0.00	0.00	2,698.16	2,698.16
Bad Debts - Other	04 003 4570.00 5		1,361.58	1,361.58	83.33	(1,278.25)
Management Fees	04 003 4590.01 5		995.82	995.82	1,075.83	80.01
Other General Expense	04 003 4590.02 5		0.00	0.00	83.33	83.33
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	2,916.67	2,916.66	(0.01)
<b>Total Operating Expenses</b>			<b>10,427.34</b>	<b>10,427.34</b>	<b>17,711.80</b>	<b>7,284.46</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 003 3110.00 5		4,229.00	4,229.00	3,902.00	327.00
HAP Subsidy	04 003 3110.01 5		12,311.00	12,311.00	14,028.00	(1,717.00)
<b>Total Operating Revenues</b>			<b>16,540.00</b>	<b>16,540.00</b>	<b>17,930.00</b>	<b>(1,390.00)</b>
<b>Total Operating Revenues and Expenses</b>			<b>6,112.66</b>	<b>6,112.66</b>	<b>218.20</b>	<b>5,894.46</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	12.50	(12.50)
Other Income - Tenants	04 003 3690.00 5		1,652.92	1,652.92	250.00	1,402.92
Other Income - Laundry	04 003 3690.07 5		0.00	0.00	41.58	(41.58)
<b>Total Other Revenues and Expenses</b>			<b>1,652.92</b>	<b>1,652.92</b>	<b>304.08</b>	<b>1,348.84</b>
<b>Total Other Revenues and Expenses</b>			<b>1,652.92</b>	<b>1,652.92</b>	<b>304.08</b>	<b>1,348.84</b>
<b>Total Net Income (Loss)</b>			<b>7,765.58</b>	<b>7,765.58</b>	<b>522.28</b>	<b>7,243.30</b>

## AVON PARK HOUSING AUTHORITY Budgeted Income Statement

COCC  
COCC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	1 Month(s) Ended January 31, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	05 001 4110.00 5		11,283.60	11,283.60	12,363.83	1,080.23
Legal Expense	05 001 4130.00 5		0.00	0.00	208.33	208.33
Staff Training	05 001 4140.00 5		0.00	0.00	208.33	208.33
Travel	05 001 4150.00 5		0.00	0.00	208.33	208.33
Accounting Fees	05 001 4170.00 5		0.00	0.00	250.00	250.00
Computer Support/Licensing Fees	05 001 4170.20 5		4,817.00	4,817.00	916.66	(3,900.34) <i>* Annual Fee</i>
Audit Fees	05 001 4171.00 5		0.00	0.00	166.66	166.66
Employee Benefits Cont - Admin	05 001 4182.00 5		3,673.07	3,673.07	4,076.75	403.68
Sundry	05 001 4190.00 5		415.85	415.85	1,750.00	1,334.15
Bank Fees	05 001 4190.19 5		65.64	65.64	0.00	(65.64)
Telephone/Communications	05 001 4190.20 5		336.42	336.42	500.00	163.58
Postage	05 001 4190.30 5		0.00	0.00	166.66	166.66
Contract Costs - Copier	05 001 4190.60 5		0.00	0.00	500.00	500.00
Contract Costs - Admin	05 001 4190.90 5		90.00	90.00	0.00	(90.00)
Water	05 001 4310.00 5		10.79	10.79	37.91	27.12
Electricity	05 001 4320.00 5		0.00	0.00	537.91	537.91
Sewer	05 001 4390.00 5		19.50	19.50	75.08	55.58
Materials	05 001 4420.00 5		123.02	123.02	250.00	126.98
Contract Costs	05 001 4430.00 5		0.00	0.00	178.58	178.58
Contract Costs - AC	05 001 4430.40 5		(5,300.00)	(5,300.00)	16.66	5,316.66
Garbage and Trash Collection	05 001 4431.00 5		20.46	20.46	75.00	54.54
Property Insurance	05 001 4510.00 5		0.00	0.00	797.83	797.83
Other General Expense	05 001 4590.02 5		720.98	720.98	1,041.66	320.68
<b>Total Operating Expenses</b>			<b>16,276.33</b>	<b>16,276.33</b>	<b>24,326.18</b>	<b>8,049.85</b>
<b>Total Operating Revenues and Expenses</b>			<b>(16,276.33)</b>	<b>(16,276.33)</b>	<b>(24,326.18)</b>	<b>8,049.85</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Other Income - Misc Other Revenue	05 001 3690.00 5		(7,800.00)	(7,800.00)	0.00	(7,800.00)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,137.95	1,137.95	1,994.58	(856.63)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,411.86	1,411.86	1,835.16	(423.30)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,565.48	1,565.48	1,832.33	(266.85)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		1,871.15	1,871.15	2,807.75	(936.60)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	11,125.00	11,125.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		478.68	478.68	605.16	(126.48)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,048.64	2,048.64	2,262.66	(214.02)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		995.82	995.82	1,075.83	(80.01)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	1,000.00	1,350.00	(350.00)
<b>Total Other Revenues and Expenses</b>			<b>13,834.58</b>	<b>13,834.58</b>	<b>24,888.47</b>	<b>(11,053.89)</b>
<b>Total Other Revenues and Expenses</b>			<b>13,834.58</b>	<b>13,834.58</b>	<b>24,888.47</b>	<b>(11,053.89)</b>
<b>Total Net Income (Loss)</b>			<b>(2,441.75)</b>	<b>(2,441.75)</b>	<b>562.29</b>	<b>(3,004.04)</b>

*Penny*



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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended January 31, 2023	1 Month(s) Ended January 31, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00 5		1,632.89	1,632.89	1,312.00	(320.89)
Legal Expense	07 002 4130.00 5		0.00	0.00	166.66	166.66
Staff Training	07 002 4140.00 5		0.00	0.00	58.33	58.33
Travel	07 002 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	07 002 4170.00 5		0.00	0.00	308.33	308.33
Audit Fees	07 002 4171.00 5		0.00	0.00	341.66	341.66
Employee Benefits Cont - Admin	07 002 4182.00 5		872.50	872.50	603.50	(269.00)
Sundry	07 002 4190.00 5		0.00	0.00	220.83	220.83
Postage	07 002 4190.03 5		0.00	0.00	33.33	33.33
Bank Fees	07 002 4190.18 5		(47.80)	(47.80)	0.00	47.80
TENANT BACKGROUND CHECKS	07 002 4190.20 5		0.00	0.00	125.00	125.00
Eviction Costs	07 002 4190.4 5		0.00	0.00	41.66	41.66
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	125.00	125.00
Tenant Services	07 002 4220.00 5		0.00	0.00	500.00	500.00
Water	07 002 4310.00 5		52.03	52.03	583.41	531.38
Electricity	07 002 4320.00 5		20.50	20.50	361.83	341.33
Sewer	07 002 4390.00 5		92.48	92.48	967.08	874.60
Labor	07 002 4410.00 5		7,792.65	7,792.65	7,331.33	(461.32)
Maintenance Materials	07 002 4420.00 5		350.98	350.98	2,277.08	1,926.10
Contract Costs	07 002 4430.00 5		6,800.00	6,800.00	2,609.16	(4,190.84) * free swimming
Pest Control	07 002 4430.1 5		0.00	0.00	590.08	590.08
Contract Costs-Lawn	07 002 4430.3 5		475.00	475.00	477.41	2.41
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	0.00	1,194.66	1,194.66
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	83.33	83.33
Contract Costs - Vacancy Turnaround	07 002 4430.6 5		0.00	0.00	16.66	16.66
Garbage and Trash Collection	07 002 4431.00 5		55.46	55.46	558.91	503.45
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,809.26	2,809.26	2,833.83	24.57
Insurance - Property	07 002 4510.00 5		0.00	0.00	1,944.66	1,944.66
Bad Debts - Other	07 002 4570.00 5		9,856.10	9,856.10	1,250.00	(8,606.10)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,509.97	2,509.97	2,454.66	(55.31)
Management Fees	07 002 4590.00 5		1,871.15	1,871.15	2,807.75	936.60
Other General Expense	07 002 4590.01 5		0.00	0.00	333.33	333.33
<b>Total Operating Expenses</b>			<b>35,143.17</b>	<b>35,143.17</b>	<b>32,553.13</b>	<b>(2,590.04)</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00 5		6,832.00	6,832.00	4,079.66	2,752.34
HAP Subsidy	07 002 3110.01 5		18,183.00	18,183.00	31,016.66	(12,833.66)
<b>Total Operating Revenues</b>			<b>25,015.00</b>	<b>25,015.00</b>	<b>35,096.32</b>	<b>(10,081.32)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(10,128.17)</b>	<b>(10,128.17)</b>	<b>2,543.19</b>	<b>(12,671.36)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Interest - Restricted - RFR	07 002 3431.00 5		16.81	16.81	8.33	8.48
Interest - Restricted - Residual Receipt	07 002 3431.01 5		1.94	1.94	4.16	(2.22)
Investment Income - Unrestricted	07 002 3610.00 5		0.59	0.59	0.00	0.59
Other Income - Tenant	07 002 3690.00 5		3,279.31	3,279.31	440.08	2,839.23
Other Income - Non Tenant	07 002 3690.02 5		0.00	0.00	91.66	(91.66)
<b>Total Other Revenues and Expenses</b>			<b>3,298.65</b>	<b>3,298.65</b>	<b>544.23</b>	<b>2,754.42</b>
<b>Total Other Revenues and Expenses</b>			<b>3,298.65</b>	<b>3,298.65</b>	<b>544.23</b>	<b>2,754.42</b>
<b>Total Net Income (Loss)</b>			<b>(6,829.52)</b>	<b>(6,829.52)</b>	<b>3,087.42</b>	<b>(9,916.94)</b>

*Penny*

**THE HOUSING AUTHORITY OF AVON PARK**

**RESOLUTION #23-01**

**RESOLUTION APPROVING ROOFER FROM HAIL AND HURRICANE**

Whereas, Due to Hail Storm and Hurricane Ian, APHA and managed properties, require a roofing company to repair roofs;

Whereas, APHA staff has diligently sought businesses for roof repairs and have two businesses that prepared a bid; and,

Whereas, APHA Board of Commissioners have received and had opportunity to review the two proposed roof bids.

NOW THEREFORE, BE IT RESOLVED that CLS Roofing LLC has been approved to repair roofs at the Avon Park Housing Authority's properties due from the April 2022 Hail damage and September 2022 Hurricane Ian damage.

ADOPTED THIS 21<sup>st</sup> DAY OF FEBRUARY 2023.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL



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

January 23, 2023

QUOTES  
Roof Repair due to Hail and Hurricane

COMPANY

RESPONSE

CLS Roofing LLC  
1210 Evanston St.  
Sebring, FL 33870  
863-414-5079

**\$1,459,900 total**  
\$371,800 Cornell Colony  
\$81,000 Delaney Heights  
\$355,500 North Central Heights  
\$155,600 Ridgedale  
\$496,000 Lakeside Park I & II

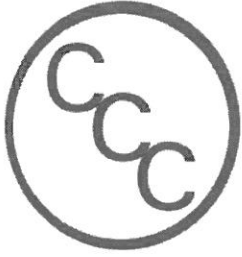
Chapman's Construction Co., Inc.  
239 N. Ridgewood Dr.  
Sebring, FL 33870  
863-314-6406

**\$1,473,064 total**  
\$379,454 Cornell Colony  
\$74,650 Delaney Heights  
\$358,050 North Central Heights  
\$152,260 Ridgedale  
\$508,650 Lakeside Park I & II

*Penny Pieratt*

Penny Pieratt  
CEO





# Chapman's Construction Co., Inc.

239 North Ridgewood Dr.

Sebring, FL 33870

CGC 1515288

(863) 314-6406 (863) 465-5827

Date: 12/13/2022

To: Avon Park Housing Authority  
Community Insurance Hail Roof Repair

Chapman's Construction Company, Inc. proposes to provide all labor, material, and equipment to complete the following scope of work, as indicated necessary by the provided insurance documents from John Eastern Claim adjustor.

All scope of work directly relates to the roofing only repair indicated by address on the provided insurance document.

This estimate address only issues indicated in the Hail damage report and does not take in to account any unidentified damages that may have occurred after the insurance report indicated above, including hurricanes that have occurred since the date of the hail storm. This estimate does not allocate for any unmentioned or discovered roof deck repair needed for the neighborhoods below, any roof decking required will be invoiced at \$3.50 per square foot. Overages will be communicated to Avon Park Housing prior to repair being completed. Permitting, supervision and inspection fees are included in the bid below. Please see attached spreadsheet for address and roofing material used and quantities.

Hail damaged roofs indicated for:

Lake Side Park 1 and 2- \$508,650.00

Ridgedale- \$152,260.00

Delaney Heights- \$74,650.00

Cornell Colony- \$379,454.00

North Central Heights 1 and 2- \$358,050.00

→ For a total sum of: **\$1,473,064.00**

Respectfully Submitted:  
Chapman's Construction Co., Inc.

Accepted by  
Signature:  
Date:

*Michael P. Chapman*

Michael P. Chapman, President  
12-22-2022



**CLS ROOFING LLC**

1210 Evanston St  
Sebring Florida 33870  
(800) 416-4911  
(863) 414-5079

January 1/11/2023

To: Avon Park Housing Authority  
Hail Insurance Claims

CLS Roofing LLC proposes to include all labor, material and insurance claim management to complete the initial scope of work in its entirety provided by John Eastern Company. Each individual roof will have its separate permit that will be finalized and sent to Greg Thornburg and Stephen Blake insuring APHA will be able to recover all insurance funds. Any unforeseen repairs involving these claims will be billed directly to John Eastern Company with APHA's approval. CLS Roofing will insure that APHA will not pay any additional expenses related to this claim. All materials used will be A quality and include a 10-year warranty on all work excluding hurricanes and natural disasters.

Should you have any questions or concerns please feel free to contact our office.

**Cornell Colony \$371,800.00**  
**Delaney Heights \$81,000.00**  
**North Central Heights \$355,500.00**  
**Ridgedale \$155,600.00**  
**Lake Side Park 1 & 2 \$496,000.00**

✈ → **Total: \$1,459,900.00**

**Respectfully Submitted**

Anthony Vassell -President  
CCC#1332529

**Accepted by:**

**Signature:**

**Date:**

Community	Address	Material Type	Sq of Roofing Repair	Total Roof Square footage	Repair/RE Inspection	Event
Cornell Colony	1 Ezra	Shingle		1605		hail
Cornell Colony	10 Eza	Shingle	18.33	1666		hail
Cornell Colony	11Ezra	Shingle	18.33	1666		hail
Cornell Colony	12 Ezra	Shingle	18.33	1665		hail
Cornell Colony	13 Ezra	Shingle	18.33	1665		hail
Cornell Colony	14 Ezra	Shingle	18.33	1665		hail
Cornell Colony	15 Ezra	Shingle	18.33	1665		hail
Cornell Colony	16 Ezra	Shingle	18.33	1665		hail
Cornell Colony	17 Ezra	Shingle	18.33	1665		hail
Cornell Colony	18 Ezra	shingle	18.33	1665		hail
Cornell Colony	19 Ezra	Shingle	18.33	1665		hail
Cornell Colony	2 Ezra	Shingle	18.33	1665		hail
Cornell Colony	20 Ezra	Shingle	18.33	1665		hail
Cornell Colony	21 Ezra	Shingle	18.33	1665		hail
Cornell Colony	22 Ezra	Shingle	18.33	1665		hail
Cornell Colony	23 Ezra	Shingle	18.33	1665		hail
Cornell Colony	24 Ezra	Shingle	18.33	1665		hail
Cornell Colony	25 Ezra	Shingle	18.33	1665		hail
Cornell Colony	26 Ezra	Shingle	18.33	1665		hail
Cornell Colony	27 Ezra	Shingle	18.33	1665		hail
Cornell Colony	28 Ezra	Shingle	18.33	1665		hail
Cornell Colony	29 Ezra	Shingle	18.33	1665		hail
Cornell Colony	3 Ezra	Shingle	18.33	1665		hail
Cornell Colony	30 Ezra	Shingle	18.33	1665		hail
Cornell Colony	31 Ezra	Shingle	18.33	1665		hail
Cornell Colony	32 Ezra	Shingle	18.33	1665		hail
Cornell Colony	33 Ezra	Shingle	18.33	1665		hail
Cornell Colony	34 Ezra	Shingle	18.33	1665		hail
Cornell Colony	35 Ezra	Shingle	18.33	1665		hail
Cornell Colony	36 Ezra	Shingle	18.33	1665		hail
Cornell Colony	37 Ezra	Shingle	18.33	1665		hail
Cornell Colony	38 Ezra	Shingle	18.33	1665		hail
Cornell Colony	39 Ezra	Shingle	18.33	1665		hail
Cornell Colony	4 Ezra	Shingle	18.33	1665		hail
Cornell Colony	40 Ezra	Shingle	18.33	1665		hail
Cornell Colony	41 Ezra	Shingle	18.33	1665		hail
Cornell Colony	42 Ezra	Shingle	18.33	1665		hail
Cornell Colony	43 Ezra	Shingle	18.33	1665		hail
Cornell Colony	44 Ezra	Shingle	18.33	1665		hail
Cornell Colony	45 Ezra	Shingle	18.33	1665		hail
Cornell Colony	46 Ezra	Shingle	18.33	1665		hail
Cornell Colony	5Ezra	Shingle	18.33	1665		hail
Cornell Colony	6 Ezra	Shingle	18.33	1665		hail
Cornell Colony	7 Ezra	Shingle	18.33	1665		hail
Cornell Colony	8 Ezra	Shingle	18.33	1665		hail
Cornell Colony	9 Ezra	Shingle	18.33	1665		hail
Delaney Heights	301,303,305,307 Byrd	Shingle	38	3430		hail
Delaney Heights	311,313,315, 317 N Byrd	metal	0	3430		hail
Delaney Heights	501,503,505,507 Alton	metal	0	3430		hail
Delaney Heights	504, 506, 508,510,512,514 W Circle S	metal	0	4514		hail
Delaney Heights	517, 519,521,523 AltonST	Shingle	6	3430		hail
Delaney Heights	524 526 528 530 w central	shingle	38	3430		hail
Delaney Heights	525 527 529 531 Alton St	metal	0	3430		hail
Delaney Heights	532, 534,536,538 W Circle	metal	0	3430		hail
Delaney Heights	533, 535,537,539 Alton St	metal	0	3430		hail
Delaney Heights	540, 542, 544, 546 W Circle	shingle	38	3430		hail
Delaney Heights	541 W Alton	shingle	41	3730		hail
Delaney Heights	509, 511, 513, 515 Alton St	metal	79	3430		hail
Delaney Heights	516,518,520,522 W circle	metal	0	3430		hail
NCH	302 Raisin	Shingle	18	1630		
NCH	303 Raisin	Shingle	18	1630		
NCH	304 Raisin	Shingle	18	1630		
NCH	305 Raisin	Shingle	18	1630		
NCH	306 Raisin	Shingle	18	1630		
NCH	307 Raisin	Shingle	18	1630		
NCH	402 Cloudberry	Shingle	18	1630		
NCH	403 Cloudberry	Shingle	18	1630		
NCH	404 Cloudberry	Shingle	18	1630		
NCH	405 Cloudberry	Shingle	18	1630		
NCH	406 Cloudberry	Shingle	18	1630		
NCH	407 Cloudberry	Shingle	18	1630		
NCH	603 Barberry	Shingle	19 shingles	1195	X	
NCH	604 Barberry	Shingle	0			
NCH	605 Barberry	Shingle	25shingle	1195	X	
NCH	607 Barberry	Shingle	dollar 633	1190	X	
NCH	608 Barberry	Shingle	0	1195		
NCH	610 Barberry	Shingle	0	1195		



NCH	611 Barberrry	Shingle	0	1195	
NCH	612 Barberrry	Shingle	0	1195	
NCH	614 Barberrry	Shingle	0	1195	
NCH	616 Barberrry	Shingle	0	1195	
NCH	617 Barberrry	Shingle	0	1195	
NCH	618 Barberrry	Shingle	0	1195	
NCH	619 Barberrry	Shingle	0	1195	
NCH	620 Barberrry	Shingle	23 shingle	1195	X
NCH	621 Barberrry	Shingle	0	1195	
NCH	622 Barberrry	Shingle	0	1195	
NCH	623 Barberrry	Shingle	0	1195	
NCH	624 Barberrry	Shingle	19	1673	
NCH	625 Barberrry	Shingle	0	1673	
NCH	626 Barberrry	Shingle	19	1673	
NCH	628 Barberrry	Shingle	0	1195	
NCH	630 Barberrry	Shingle	6	1673	
NCH	632 Barberrry	Shingle	dollar 633	1673	X
NCH	634 Barberrry	Shingle	0	1673	
NCH	636 Barberrry	Shingle	18	1630	
NCH	638 Barberrry	Shingle	18	1630	
NCH	640 Barberrry	Shingle	18	1630	
NCH	641 Barberrry	Shingle	18	1630	
NCH	642 Barberrry	Shingle	18	1630	
NCH	644 Barberrry	Shingle	18	1630	
NCH	645 Barberrry	shingle	18	1630	
NCH	647 Barberrry	shingle	18	1630	
NCH	649 Barberrry	shingle	18	1630	
NCH	650 Barberrry	shingle	18	1630	
NCH	652 Barberrry	shingle	18	1630	
NCH	654 Barberrry	shingle	18	1630	
NCH	656 Barberrry	Shingle	18	1630	
NCH	660 Barberrry	Shingle	20	1826	
NCH	661 Barberrry	Shingle	18	1630	
NCH	662 Barberrry	Shingle	20	1826	
NCH	663 Barberrry	Shingle	18	1630	
NCH	701 Barberrry	Shingle	18	1630	
NCH	703 Barberrry	Shingle	18	1630	
NCH	709 Juneberrry	Shingle	35	3023	
NCH	718 Juneberrry	Shingle	dollar 629	3023	X
NCH	720 Juneberrry	Shingle	18	1617	
NCH	722 Juneberrry	Shingle	18	1617	
NCH	726 Juneberrry	Shingle	dollar 629	1617	X
NCH	728 Juneberrry	Shingle	18	1617	
NCH	730 Juneberrry	Shingle	0	1617	
NCH	732 Juneberrry	Shingle	0	1617	
NCH	734 Juneberrry	Shingle	18	1617	
NCH	736 Juneberrry	Shingle	21	1932	
NCH	737 Juneberrry	Shingle	18	1617	
NCH	738 Juneberrry	Shingle	21	1932	
NCH	740 Juneberrry	Shingle	21	1932	
NCH	742 Juneberrry	Shingle	21	1932	
NCH	743 Juneberrry	Shingle	18	1617	
Ridgedale	704 and 702 Fairview	Shingle	23	1988	
Ridgedale	708 and 706 Fairview	Shingle	23	1988	
Ridgedale	701,703,705,707,709 Fairview	Shingle	44	3816	
Ridgedale	718,716,714,712,710 Fairview	Shingle	35	3560	
Ridgedale	711,713,715,717,719 fairview	Shingle	44	3816	
Ridgedale	721 Fairview	Shingle	16	1347	
Ridgedale	726,724,722,720 Fairview	Shingle	32	2894	
Ridgedale	729, 725, 727, 729 Fairview	Shingle	32	2824	
Ridgedale	734, 732, 730,728 Fairview	Shingle	32	2884	
Ridgedale	736,738,740,742,744 Fairview	Shingle	39	3560	
Lakeside Park	1306 Tulane	metal	2245F	2449	X
Lakeside Park	1308Tulane	metal	0		
Lakeside Park	1310-1312 Tulane	metal	0		
Lakeside Park	1314 Tulane	metal	20LF RIDGECAP	2671	X
Lakeside Park	1316 Tulane	metal	1965 SF	1965	X
Lakeside Park	1317 and 1319 cummings	Shingle	30	2670	
Lakeside Park	200 Shoreline	metal	508 SF	2588.36	X
Lakeside Park	201 and 203 Shoreline	shingle	29	2623	
Lakeside Park	202 and 204 shorelin	metal	2286	2286	
Lakeside Park	206 W Shoreline	metal	1999	1999	
Lakeside Park	207 W Shoreline	metal	1956	1956	
Lakeside Park	208 Tulane	metal	2033	2033	
Lakeside Park	21 Ernest	metal	30lf Ridge cap		X
Lakeside Park	21 Tulane	metal	6241	6241	
Lakeside Park	212 and 216 Tulane	shingle	27	2334	
Lakeside Park	213 and 221 W shoring	shingle	34	2927	
Lakeside Park	220 Tulane	metal	2033	2033	

Lakeside Park	224 and 228 Tulane	shingle		27	2334	
Lakeside Park	225 W Shoreline	Shingle		26	2222	
Lakeside Park	229 W Shoreline	metal		2549	2549	
Lakeside Park	232 and 236 Tulane	metal	144SF		1886	X
Lakeside Park	239 W Shoreline	metal		2549	2549	
Lakeside Park	240 Tulane	shingle		24	2105	
Lakeside Park	241 and 245 W Shoreline	shingle		28	2378	
Lakeside Park	244 and 248 Tulane	shingle		33	2847	
Lakeside Park	25 and 29 Tulane	metal	10SF Feet		2600	X
Lakeside Park	250 and 254 Lakeside	metal		2723	2723	
Lakeside Park	251 and 255 lakeside	shingle		31	2500	
Lakeside Park	27 Ernest	shingle		21	1840	
Lakeside Park	302 Tulane	shingle		21	1902	
Lakeside Park	305 and 309 Shoreline	shingle		33	2953	
Lakeside Park	306 and 310 Tulane	shingle		30	2592	
Lakeside Park	31 Ernest	shingle		0	2288	
Lakeside Park	313 and 317 W Shoreline	shingle	dollars785.52		1840	X
Lakeside Park	314 and 318 Tulane	shingle		30	2558	
Lakeside Park	321 and 325 W Shoreline	metal	140LF		1840	X
Lakeside Park	322 and 326 Tulane	shingle		30	2558	
Lakeside Park	329 and 333 W Shoreline	metal	dollars 888.92		1840	X
Lakeside Park	330 and 334 Tulane	metal	152SF		2550	X
Lakeside Park	337 and 341 W Shoreline	metal		2537	2537	
Lakeside Park	345 and 349 W Shoreline	metal	30 LF Ridge		2623	X
Lakeside Park	346 and 350 Tulane	shingle		22	1861	
Lakeside Park	35 and 39 Tulane	metal	216SF		2600	X
Lakeside Park	351 W Shoreline	metal	12lf Ridgecape		2136	X
Lakeside Park	354 and 358 Tulane	metal		2591	2591	
Lakeside Park	355 and 359 W Shoreline	metal		0	287	
Lakeside Park	363 and 367 W Shoreline	shingle		22	1841	

239 N. Ridgewood Drive  
Sebring, FL 33870

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**Penny Pieratt**

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**From:** Julian Serret  
**Sent:** Monday, January 30, 2023 3:18 PM  
**To:** Penny Pieratt  
**Subject:** Roofing Quotes

Good afternoon,

In the past few months, I have been seeking various roofing companies to provide us with quotes on our roof replacement. From the 5 companies I have contacted, only 2 have submitted a quote. CLS roofing and Chapman Construction. Lemay and Morell have not returned my calls, Diaz Group Construction out of Miami has been on site to get demographic and game plan for the work to be completed but has yet to submit a quote. Please let me know if you would like to proceed with CLS or Chapman construction. Thank you and have a great day!

**Julian J Serret**  
**Maintenance Supervisor**  
**21 Tulane Dr.**  
**Avon Park, FL 33825**  
**863-443-0227**





SAXON | GILMORE

SAXON GILMORE & CARRAWAY, P.A.

*Attorneys and Counselors at Law*

## BOARD OF COMMISSIONERS TRAINING

**Facilitated by Attorney Ric Gilmore**

**Saxon Gilmore & Carraway, P.A.**

MARCH 10, 2023

9AM-4PM Lunch Included

Winter Park Housing Authority

718 Margaret Square

Winter Park, FL 32789

- I. Welcome and Introductions
- II. Role of a Commissioner
- III. Your Role with Non-Profits
- IV. Working Lunch
- V. Board Training – Part II
- VI. Public Records
- VII. Ethics
- VIII. Questions and Answers

Please contact Kim Barclay at the FAHRO office for any questions or concerns.

[kbarclay@executiveoffice.org](mailto:kbarclay@executiveoffice.org) 850-205-5632

