

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, March 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: February 2023
 - 2. Monthly Occupancy Report: February 2023
 - 3. TAR & Maintenance Reports: February 2023
 - 4. Cash Analysis: February 2023
 - 5. Project Budgeted Income Statement Reports: February 2023
 - 6. Fee Accountants Financials: waiting on fee accountant

- E. Secretary Reports & Old Business
 - Mold issue with Ridgedale apartments/funding. Spoke to our attorney and the first thing we need to do is move tenants out as soon as we are aware of mold in the unit. She is checking on financial funding. Still have not heard from HUD.
 - Financial auditor, Malcolm Johnson, was here for just two days, February 27th and 28th, for the financial audit and it went smoothly. Report will be in a month or so.
 - Roofers have been notified and will begin work in June. We have received partial funds from our insurance company.
 - Ronnie Jackson has been re-appointed for another two-year term by the City Council on February 27th.
 - Lakeside Park II REAC Inspection scheduled for March 13th; we received a 71.
 - PCNA (Property Capital Needs Assessment) for Lakeside Park II is scheduled for March 22nd.

- F. New Business

- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: April 18, 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, March 21, 2023; 5:30 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

1. Regular Board Meeting Minutes: February 2023
2. Monthly Occupancy Report: February 2023
3. TAR & Maintenance Reports: February 2023
4. Cash Analysis: February 2023
5. Project Budgeted Income Statement Reports: February 2023
6. Fee Accountants Financials: waiting on fee accountant

COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): April 18, 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

February 21, 2023, 5:15 P.M.

Meeting Minutes

A. Opening/Roll Call: Chairman Brojek called the Board Meeting to order at 5:20pm. Chairman Brojek led us in prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Brojek, Day, Pineiro, Knighten, Jackson, and Dilday. Also present: Julian Serret, APHA Maintenance Supervisor

B. Public Comments/Presentations:

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:

- Mold issue with Ridgedale apartments/funding
- Training in the office with First Housing/HOME Program February 15th
- Financial auditor, Malcolm Johnson, will start audit week of February 27th
- 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 27th.
- Board of Commissioners Training by Saxon/Gilmore March 10th in Winter Park from 9am to 4pm—lunch included
- Lakeside Park II REAC Inspection scheduled for March 13th.

F. New Business:

- Resolution 23-01 CLS Roofing—roofers to repair damage from hail storm and hurricane Ian.

G. Unfinished Business, Concerns of Commissioners:

- The board has asked the secretary to contact our attorney regarding the mold issue at Ridgedale regarding protocol, what is our legal responsibility to tenants and their belongings, relocations, what is the payoff if we were to sale it?

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

Being no further business to come before the Board, Chair adjourned the meeting at 6:10 pm.

Accepted _____

Attest _____

AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
February 21, 2023, 5:30 P.M.

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 6:10 PM. Secretary Pieratt called the roll with the following directors present: Brojek, Day, Pineiro, Jackson, Knighten, and Dilday. Also in attendance: Penny Pieratt, CEO/Secretary, Julian Serret, APHA maintenance supervisor.

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

COMMUNICATIONS:

SECRETARY REPORT AND OLD BUSINESS:

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

NEW BUSINESS:

Resolution 23-01 CLS Roofing to repair damages from hail storm and hurricane

Next Board Meeting: Tuesday, March 21, 2023

ADJOURN: There being no further business to come before the Board, Director Brojek adjourned the meeting at 6:15pm; motioned by Director Jackson and second by Director Pineiro.

Accepted _____

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Feb-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	2/3/2023	109	139	248	Moved to Miss.
506	0	9/20/2022	2/17/2023	88	62	150	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 - 3

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
39	3	2/24/2023			OPEN 54179		VAWA

TOTAL LAKESIDE PARK I VACANT - 3

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
729	3	2/27/2023			OPEN 54196		No notice given

TOTAL RIDGEDALE VACANT - 8

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Feb-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>
645	3	9/6/2022	2/14/2023	1	160	161	Audit/over income
610	3	10/20/2022	2/2/2023	57	48	105	Audit/over income
620	2	11/1/2022					No Income
608	2	11/12/2022					Passed away
TOTAL NCH I VACANT - 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	2/28/2023	138	135	273	Purchased home
742	4	10/3/2022					Rent too high
743	3	10/5/2022					Rent too high
662	4	1/9/2023					Habitat Home
302	3	1/23/2023					Audit/over income
403	3	2/13/2023					Moved to Puerto Rico
306	3	2/16/2023					Refused to sign renewal
738	4	2/16/2023					Non pmt rent
406	3	2/24/2023					Abandoned unit
TOTAL NCH II VACANT - 8							

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					Non renewal
38292	3	11/21/2022					Rent too high
38220	3	11/21/2022					Abandoned unit
38202	3	1/5/2023					No Notice
38210	3	2/16/2023					Abandoned unit
38258	3	2/16/2023					Abandoned unit
38278	3	2/16/2023					Non pmt rent
38180	3	2/24/2023					Abandoned unit
TOTAL CORNELL VACANT - 9							

SUBMITTED BY PENNY PIERATTI, CEO

OCCUPANCY/VACANCY REPORT

Feb-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 38180=3 bdrm=moving to PA 1/31
 North Central 1=unit 625=2 bdrm=moving out town 4/25
 North Central 2=unit 303=3 bdrm=moving out town 4/30
 North Central 2=unit 718=3 bdrm=non renewal 5/1
 Cornell=unit 38257=3 bdrm=purchased ome 3/20

Evictions -

Lakeside Park 1=unit 29=3 bdrm=multiple lease violations
 North Central 1=unit 638=3 bdrm=non pmt rent
 Lakeside Park 2=unit 203=2 bdrm=housekeeping
 North Central 2=unit 405=criminal

WAITING LIST

2023		2018		2017	
DELANEY HEIGHTS		LAKESIDE PARK I		LAKESIDE PARK II	
1 BDRM	38	1 BDRM	0	1 BDRM	31
TOTAL	38	2 BDRM	13	2 BDRM	81
		3 BDRM	0	3 BDRM	110
		4 BDRM	2	4 BDRM	27
		5 BDRM	0	5 BDRM	0
		TOTAL	15	TOTAL	249
2017		2021		2021	
RIDGEPALE		NORTH CENTRAL HEIGHTS OPEN		CORNELL COLONY	
1 BDRM	19	2 BDRM	37	3 BDRM	OPEN
2 BDRM	84	3 BDRM	8		8
3 BDRM	82	4 BDRM	5		
4 BDRM	10	TOTAL	50		
TOTAL	195				
SUBMITTED BY PENNY PIERATTI, CEO		TOTAL		555	

Tenant Accounts Receivable
28-Feb-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
C. Jackson	\$ 31.80	Work order
J. Ortiz	\$ 5.80	Work order
P. Roberts	\$ 12.92	Work order
P. Robitalle	\$ 14.00	Work order
E. Sanders	\$ 107.46	Rent
DH Total	\$ 183.98	
<u>Lakeside Park I</u>		
E. Brown	\$ 2.68	Work order
D. Dennis	\$ 2,694.50	Work order, legal fees, rent
T. Jones	\$ 6,713.00	Rent, unreported income
J. Toney	\$ 316.50	Rent
Lakeside I Total	\$ 9,726.68	
<u>Lakeside Park II</u>		
J. Arocho	\$ 24.92	Work order
Q. Ash-Birts	\$ 837.55	Rent
S. Burgos	\$ 24.06	Late fee
P. Cancel	\$ 6.00	Work order
E. Jackson	\$ 36.31	Work order
G. Mack	\$ 528.00	Rent
C. McCarty	\$ 25.00	Work order
C. Medina	\$ 1,451.11	Rent/Work order-evicting
G. Porter	\$ 51.73	Work order
L.Rivera	\$ 713.00	Unreported income (pmts)
B. Robinson	\$ 19.00	Work order
S. Roux	\$ 6,448.00	Unreported income
S. Williams	\$ 1.00	Work order
T. Young	\$ 1.52	Work order
Lakeside II Total	\$ 10,167.20	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

28-Feb-23

NCH I

M. Hudson	\$	139.62	Late fee, work order
V. Leal	\$	4.92	Work Order
K. Omeara	\$	2,817.33	Rent/evicting
C. Torres	\$	492.38	Work order

NCH I Total \$ 3,454.25

NCH II

J. Fleming	\$	39.00	Work order
A. Hendrix	\$	239.00	Work order
J. Matthews	\$	83.24	Work Order, late fee
M. Packer	\$	217.52	Work order
C. Redding	\$	21.23	Work order
S. Rivera	\$	249.73	Work order
S. Vazquez	\$	15.00	Work order
C. Wooden	\$	116.92	Balance on late fee

NCH II Total \$ 981.64

Cornell Colony

L. Adkins	\$	35.00	Late fee
J. Bush	\$	51.08	Balance late fee
S. Butler	\$	0.22	Work order
R. Carrasquillo	\$	5.00	Work order
A. Fernandez	\$	78.00	Balance on late fee
D. Guerrero	\$	54.00	Balance late fee
J. Hamilton	\$	35.00	Work order
I. Jones	\$	625.00	Rent--evicting
E. Leon	\$	27.33	Work order
A. Luna	\$	4.58	Work order
V. Martin	\$	1.67	Balance on rent
T. Morales	\$	44.90	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	\$	11.26	Work order
D.Saad	\$	29.13	Balance on late fee
A. Torres	\$	0.30	Work order
J. Torres	\$	168.34	Work order
J. Wilder	\$	46.08	Late fee

Cornell Total \$ 1,228.45

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable
1-Mar-23

Ridgedale

C. Coley	\$	944.00	Rent
J. Davis	\$	2.38	Work order
E. Hankerson	\$	19.72	Work order
A. Hicks	\$	745.44	Balance on rent
L. Jackson	\$	115.98	Work order
W. Narvaez	\$	6.97	Work order
A. Pauldo	\$	0.94	Work order
S. Pinion	\$	581.47	Work order, rent
T. Richardson	\$	201.32	Work order
L. Smith	\$	23.75	Work order
A. Tate	\$	1,691.31	Unreported income
Ridgedale Total	\$	4,333.28	

GRAND TOTAL	\$ 30,075.48
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WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	-	
NCH I	\$	-	
NCH II	\$	314.79	Salkey
Ridgedale	\$	-	
Cornell	\$	-	
TOTAL	\$	314.79	

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. 171 hours were taken during the month of January for sick, vacation, and holiday leave.

		Maintenance	
Delaney Heights Inspections	4		
Lakeside Park I Inspections	6		
Lakeside Park II Inspections	5		
Ridgedale Inspections	1		
NCH I Inspections	2		
NCH II Inspections	4		
Cornell Colony Inspections	4		
Total	26		
Delaney Heights Vacancies	0		
Lakeside Park I Vacancies	0		
Lakeside Park II Vacancies	0		
Ridgedale Vacancies	0		
NCH I Vacancies	1		
NCH II Vacancies	0		
Cornell Colony Vacancies	0		
			Property Manager
Delaney Heights Move Ins	2		2
Lakeside Park I Move Ins	0		0
Lakeside 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	1		
Lakeside Park II Move Outs	0		
Ridgedale Move Outs	1		
NCH I Move Outs	0		
NCH II Move Outs	4		
Cornell Colony Move Outs	4		
Total	10		

Submitted by Penny Pieratt, CEO

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 2/1/2023 - 2/28/2023

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
SALKEY CONSUELO N 24647 263-87-5284 302 RAISIN COURT AVON PARK FL 33825- Current Balance: \$0.00 Current Deposit: \$0.00 Phone Number: 863-873-1315						
AC00056958	RENT	1/1/2023	\$214.79	1/30/2023	\$0.00	\$214.79
AR00127467	MAINT	2/1/2023	\$25.00	1/30/2023	\$0.00	\$25.00
AR00127468	MAINT	2/1/2023	\$25.00	1/30/2023	\$0.00	\$25.00
AR00127469	MAINT	2/1/2023	\$50.00	1/30/2023	\$0.00	\$50.00
Totals			\$314.79		\$0.00	\$314.79
PHA: 02 PROJECT: 002			Totals		\$0.00	\$314.79
PHA: 02			Totals		\$0.00	\$314.79
Grand Totals			\$314.79		\$0.00	\$314.79

Selection Criteria: Tenant #: ALL PHA: ALL Project: ALL Write Off Date Range: 2/1/2023 - 2/28/2023
 Include Family Member Information: False Sort By: PHA/Project/First Name

CASH ANALYSIS
2/28/2023

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 105,939.89		
North Central Heights I General Fund	\$ 42,067.90	NCH I Reserves/Bonneville	\$ 132,509.08
NCH I Security Deposit	\$ 11,453.87	NCH I Insurance	\$ 24,901.94
North Central Heights II General Fund	\$ 59,607.31	NCH II Reserves/Bonneville	\$ 105,968.64
NCH II Security Deposit	\$ 8,744.54	NCH II Insurance	\$ 20,769.19
Cornell Colony General Fund	\$ 283,305.23	CC Reserves/Amerinat	\$ 82,570.42
Cornell Colony Security Deposit	\$ 12,728.14	CC Insurance	\$ 33,411.17
		CC Reserves/Amerinat	\$ 117,647.45
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 16,659.51	LPI Reserves/First Hsg	\$ 42,084.15
LPI Security Deposit	\$ 3,581.31	LPI Insurance	\$ 3,740.58
Lakeside Park II General Fund	\$ 128,882.86	LPII Reserves/Churchill	\$ 182,606.99
LPII Security Deposit	\$ 14,538.13	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 35,187.64
		GNMA-Other Churchill	\$ 15,404.71
Delaney Heights General Fund	\$ 38,773.20	DH Reserves/South State	\$ 79,737.40
DH Security Deposit	\$ 9,751.14		
COCC	\$ 483,870.77		
Ridgedale General Fund	\$ 2,708.01	RD Reserves/Centennial	\$ 74,670.92
Ridgedale Security Deposit	\$ 6,173.35	RD Insurance	\$ 16,421.89
		RD Residual Reserves	\$ 9,122.16

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 February 28, 2023	2 Month(s) Ended February 28, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,498.08	3,613.25	3,369.50	(243.75)
Legal Expense	02 001 4130.00 5		0.00	0.00	83.32	83.32
Staff Training	02 001 4140.00 5		0.00	600.00	166.66	(433.34)
Travel	02 001 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	02 001 4170.00 5		0.00	0.00	666.66	666.66
Audit Fees	02 001 4171.00 5		0.00	0.00	741.66	741.66
Employee Benefits Cont - Admin	02 001 4182.00 5		755.92	1,550.99	1,554.82	3.83
Sundry	02 001 4190.00 5		148.73	148.73	183.32	34.59
Telephone	02 001 4190.2 5		93.40	280.20	200.00	(80.20)
Tenant Background Checks	02 001 4190.20 5		69.50	66.49	83.32	16.83
Postage	02 001 4190.3 5		0.00	0.00	8.32	8.32
Eviction Costs	02 001 4190.4 5		0.00	0.00	83.32	83.32
Ten Services	02 001 4220.2 5		0.00	0.00	250.00	250.00
Water	02 001 4310.00 5		61.39	61.39	111.00	49.61
Electricity	02 001 4320.00 5		334.17	334.17	1,009.32	675.15
Sewer	02 001 4390.00 5		47.77	47.77	99.16	51.39
Labor	02 001 4410.00 5		2,086.48	4,221.92	3,360.00	(861.92)
Maintenance Materials	02 001 4420.00 5		1,725.26	2,103.23	2,085.32	(17.91)
Contract Costs	02 001 4430.00 5		1,042.00	1,042.00	6,538.16	5,496.16
Contract Costs-Pest Control	02 001 4430.1 5		0.00	0.00	430.66	430.66
Contract Costs - AC	02 001 4430.4 5		4,850.00	5,000.00	1,834.32	(3,165.68)
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	3,864.00	4,685.50	821.50
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		2,000.00	2,000.00	0.00	(2,000.00)
Garbage and Trash Collection	02 001 4431.00 5		54.00	54.00	218.66	164.66
Emp Benefit Cont - Maintenance	02 001 4433.00 5		644.59	1,292.33	1,595.82	303.49
Insurance - Property	02 001 4510.00 5		0.00	2,143.13	4,253.50	2,110.37
Bad Debts - Other	02 001 4570.00 5		0.00	0.00	833.32	833.32
Bonneville Interest	02 001 4580.01 5		3,664.90	7,332.76	7,302.50	(30.26)
Other General Expense	02 001 4590.00 5		0.00	0.00	250.00	250.00
Management Fees	02 001 4590.02 5		1,236.24	2,374.19	3,989.16	1,614.97
Total Operating Expenses			22,244.43	38,130.55	46,070.62	7,940.07
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		25,895.67	47,136.17	49,865.16	(2,728.99)
Total Operating Revenues			25,895.67	47,136.17	49,865.16	(2,728.99)
Total Operating Revenues and Expenses			3,651.24	9,005.62	3,794.54	5,211.08
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Tenant	02 001 3690.00 5		592.92	950.47	1,526.82	(576.35)
Total Other Revenues and Expenses			592.92	950.47	1,526.82	(576.35)
Total Other Revenues and Expenses			592.92	950.47	1,526.82	(576.35)
Total Net Income (Loss)			4,244.16	9,956.09	5,321.36	4,634.73

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 February 28, 2023	2 Month(s) Ended February 28, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,207.92	2,916.13	2,711.66	(204.47)
Legal Expense	02 002 4130.00 5		202.50	202.50	83.32	(119.18)
Staff Training	02 002 4140.00 5		0.00	480.00	100.00	(380.00)
Travel	02 002 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	02 002 4170.00 5		0.00	0.00	625.00	625.00
Audit Fees	02 002 4171.00 5		0.00	0.00	583.32	583.32
Employee Benefits Cont - Admin	02 002 4182.00 5		608.86	1,249.47	1,251.50	2.03
Sundry	02 002 4190.00 5		200.00	200.00	125.00	(75.00)
Bank Service Fee	02 002 4190.18 5		5.13	(1.60)	0.00	1.60
Telephone	02 002 4190.2 5		0.00	0.00	50.00	50.00
Tenant Background Check	02 002 4190.20 5		69.50	69.50	166.66	97.16
Eviction Costs	02 002 4190.4 5		0.00	235.00	83.32	(151.68)
Water	02 002 4310.00 5		61.64	61.64	23.66	(37.98)
Electricity	02 002 4320.00 5		793.31	793.31	428.82	(364.49)
Sewer	02 002 4390.00 5		32.67	32.67	5.16	(27.51)
Labor	02 002 4410.00 5		1,813.59	3,643.76	2,791.66	(852.10)
Maintenance Materials	02 002 4420.00 5		3,054.35	3,351.29	1,904.32	(1,446.97)
Contract Costs	02 002 4430.00 5		474.00	474.00	6,541.82	6,067.82
Contract Costs-Pest Control	02 002 4430.1 5		0.00	2,435.00	344.00	(2,091.00)
Contract Costs - Lawn	02 002 4430.3 5		1,518.00	3,036.00	3,681.50	645.50
Contract Costs - AC	02 002 4430.4 5		4,700.00	4,820.00	1,489.16	(3,330.84)
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		0.00	4,600.00	0.00	(4,600.00)
Garbage and Trash Collection	02 002 4431.00 5		39.00	39.00	51.00	12.00
Emp Benefit Cont - Maintenance	02 002 4433.00 5		519.39	1,039.99	1,344.32	304.33
Insurance - Property	02 002 4510.00 5		0.00	1,671.41	3,346.66	1,675.25
Bad Debts - Other	02 002 4570.00 5		314.79	3,157.39	833.32	(2,324.07)
Bonneville Interest	02 002 4580.01 5		3,315.33	6,633.33	6,606.00	(27.33)
Other General Expense	02 002 4590.00 5		0.00	0.00	250.00	250.00
Management Fees	02 002 4590.02 5		1,529.40	2,941.26	3,670.32	729.06
Total Operating Expenses			20,459.38	44,081.05	39,133.16	(4,947.89)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		20,565.00	40,341.49	45,879.16	(5,537.67)
Total Operating Revenues			20,565.00	40,341.49	45,879.16	(5,537.67)
Total Operating Revenues and Expenses			105.62	(3,739.56)	6,746.00	(10,485.56)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Tenant	02 002 3690.00 5		636.00	2,458.96	955.82	1,503.14
Total Other Revenues and Expenses			636.00	2,458.96	955.82	1,503.14
Total Other Revenues and Expenses			636.00	2,458.96	955.82	1,503.14
Total Net Income (Loss)			741.62	(1,280.60)	7,701.82	(8,982.42)

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	2 Month(s) Ended February 28, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,691.52	4,078.00	3,808.00	(270.00)
Legal Expense	03 001 4130.00 5		0.00	0.00	83.32	83.32
Staff Training	03 001 4140.00 5		0.00	680.00	83.32	(596.68)
Travel	03 001 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	03 001 4170.00 5		0.00	0.00	533.32	533.32
Audit Fees	03 001 4171.00 5		0.00	0.00	850.00	850.00
Employee Benefits Cont - Admin	03 001 4182.00 5		853.95	1,751.98	1,757.16	5.18
Sundry	03 001 4190.00 5		277.50	277.50	250.00	(27.50)
Tenant Background Checks	03 001 4190.02 5		0.00	0.00	66.66	66.66
Telephone/Communications	03 001 4190.20 5		128.02	381.67	333.32	(48.35)
Eviction Costs	03 001 4190.40 5		0.00	235.00	83.32	(151.68)
Water	03 001 4310.00 5		44.91	44.91	85.00	40.09
Electricity	03 001 4320.00 5		258.66	258.66	574.66	316.00
Sewer	03 001 4390.00 5		31.20	31.20	81.82	50.62
Labor	03 001 4410.00 5		2,505.81	5,209.88	4,850.82	(359.06)
Materials	03 001 4420.00 5		1,679.24	2,111.20	1,649.66	(461.54)
Contract Costs	03 001 4430.00 5		192.00	192.00	3,199.66	3,007.66
Contract Costs - Pest Control	03 001 4430.10 5		0.00	2,150.00	167.16	(1,982.84)
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	4,400.00	4,840.00	440.00
Contract Costs - AC	03 001 4430.40 5		140.00	140.00	950.16	810.16
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	0.00	26.32	26.32
Garbage and Trash Collection	03 001 4431.00 5		106.00	106.00	184.66	78.66
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,005.95	2,020.43	2,007.66	(12.77)
Property Insurance	03 001 4510.00 5		0.00	3,198.56	4,762.32	1,563.76
Bad Debts - Other	03 001 4570.00 5		0.00	3,386.06	1,630.66	(1,755.40)
Management Fees	03 001 4590.01 5		1,790.16	3,355.64	3,664.66	309.02
Other General Expense	03 001 4590.02 5		30.00	30.00	1,916.66	1,886.66
Total Operating Expenses			12,934.92	34,038.69	38,523.62	4,484.93
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		28,885.00	56,139.26	61,077.16	(4,937.90)
Total Operating Revenues			28,885.00	56,139.26	61,077.16	(4,937.90)
Total Operating Revenues and Expenses			15,950.08	22,100.57	22,553.54	(452.97)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	47.13	21.66	25.47
Other Income - Misc Other Revenue	03 001 3690.00 5		379.75	998.76	879.50	119.26
Interest on Loan - Heartland National	03 001 5610.00 5		(3,401.61)	(6,926.01)	(7,075.82)	149.81
Total Other Revenues and Expenses			(3,021.86)	(5,880.12)	(6,174.66)	294.54
Total Other Revenues and Expenses			(3,021.86)	(5,880.12)	(6,174.66)	294.54
Total Net Income (Loss)			12,928.22	16,220.45	16,378.88	(158.43)

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	2 Month(s) Ended February 28, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		821.33	1,679.32	1,942.50	263.18
Legal Expense	04 001 4130.00 5		1,431.00	1,431.00	83.32	(1,347.68)
Staff Training	04 001 4140.00 5		0.00	240.00	53.32	(186.68)
Accounting Fees	04 001 4170.00 5		0.00	0.00	550.00	550.00
Audit Fees	04 001 4171.00 5		0.00	0.00	250.00	250.00
Employee Benefits Cont - Admin	04 001 4182.00 5		373.10	748.74	831.00	82.26
Sundry	04 001 4190.00 5		168.72	198.69	216.66	17.97
TENANT BACKGROUND CHECKS	04 001 4190.02 5		52.12	52.12	16.66	(35.46)
Telephone/Communications	04 001 4190.20 5		0.00	0.00	83.32	83.32
Eviction Costs	04 001 4190.40 5		330.30	660.30	50.00	(610.30)
Ten Services -	04 001 4220.00 5		0.00	0.00	250.00	250.00
Water	04 001 4310.00 5		12.92	16.44	0.00	(16.44)
Electricity	04 001 4320.00 5		342.56	342.56	0.00	(342.56)
Sewer	04 001 4390.00 5		28.00	33.09	16.66	(16.43)
Labor	04 001 4410.00 5		1,234.86	2,536.78	2,177.50	(359.28)
Maintenance Materials	04 001 4420.00 5		421.24	583.22	833.32	250.10
Contract Costs	04 001 4430.00 5		1,027.50	1,027.50	287.50	(740.00)
Contract Costs - Pest Control	04 001 4430.10 5		640.00	640.00	1,666.66	1,026.66
Contract Costs-Lawn	04 001 4430.30 5		255.00	510.00	500.00	(10.00)
Contract Costs - AC	04 001 4430.40 5		150.00	5,450.00	500.00	(4,950.00)
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	33.32	33.32
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	2,500.00	33.32	(2,466.68)
Garbage and Trash Collection	04 001 4431.00 5		45.00	57.58	83.32	25.74
Emp Benefit Cont - Maintenance	04 001 4433.00 5		412.31	838.03	1,007.16	169.13
Property Insurance	04 001 4510.00 5		0.00	1,093.50	2,142.66	1,049.16
Bad Debts - Other	04 001 4570.00 5		0.00	6,627.48	416.66	(6,210.82)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	996.66	(5,559.34)
Management Fees	04 001 4590.01 5		527.27	1,005.95	1,210.32	204.37
Other General Expense	04 001 4590.02 5		0.00	0.00	125.00	125.00
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	416.66	416.66	0.00
Total Operating Expenses			8,481.56	35,244.96	16,773.50	(18,471.46)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		2,358.00	10,028.31	2,814.50	7,213.81
HAP Subsidy	04 001 3110.01 5		5,927.00	10,645.00	17,359.00	(6,714.00)
Total Operating Revenues			8,285.00	20,673.31	20,173.50	499.81
Total Operating Revenues and Expenses			(196.56)	(14,571.65)	3,400.00	(17,971.65)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		27.78	27.78	20.00	7.78
Other Income - Tenant	04 001 3690.00 5		135.00	1,819.17	351.16	1,468.01
Other Income - Misc Other Revenue	04 001 3690.01 5		0.00	7,800.00	0.00	7,800.00
Other Income - Laundry	04 001 3690.07 5		0.00	0.00	166.66	(166.66)
Total Other Revenues and Expenses			162.78	9,646.95	537.82	9,109.13
Total Other Revenues and Expenses			162.78	9,646.95	537.82	9,109.13
Total Net Income (Loss)			(33.78)	(4,924.70)	3,937.82	(8,862.52)

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	2 Month(s) Ended February 28, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,354.50	2,722.68	3,188.82	466.14
Legal Expense	04 002 4130.00 5		13.50	13.50	166.66	153.16
Staff Training	04 002 4140.00 5		0.00	0.00	166.66	166.66
Travel	04 002 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	04 002 4170.00 5		0.00	0.00	583.32	583.32
Audit Fees	04 002 4171.00 5		0.00	0.00	750.00	750.00
Employee Benefits Cont - Admin	04 002 4182.00 5		622.06	1,244.24	1,350.00	105.76
Sundry	04 002 4190.00 5		138.75	138.75	166.66	27.91
TENANT BACKGROUND CHECKS	04 002 4190.02 5		451.75	451.75	166.66	(285.09)
Eviction Costs	04 002 4190.40 5		0.00	0.00	166.66	166.66
Ten Services -	04 002 4220.00 5		1,106.15	1,106.15	300.00	(806.15)
Water	04 002 4310.00 5		89.99	99.49	99.16	(0.33)
Electricity	04 002 4320.00 5		263.73	278.43	307.82	29.39
Sewer	04 002 4390.00 5		28.00	35.64	28.66	(6.98)
Labor	04 002 4410.00 5		2,014.87	4,109.93	3,407.82	(702.11)
Maintenance Materials	04 002 4420.00 5		1,402.40	1,996.34	3,672.16	1,675.82
Contract Costs	04 002 4430.00 5		5,366.25	10,143.97	6,112.66	(4,031.31)
Contract Costs - Pest Control	04 002 4430.10 5		2,560.00	2,560.00	3,491.16	931.16
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	2,040.00	2,931.50	891.50
Contract Costs - AC	04 002 4430.40 5		140.00	140.00	787.82	647.82
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		350.00	350.00	188.32	(161.68)
Contract Costs - Vacancy Turnaround	04 002 4430.60 5		0.00	0.00	94.00	94.00
Garbage and Trash Collection	04 002 4431.00 5		97.50	110.05	148.82	38.77
Emp Benefit Cont - Maintenance	04 002 4433.00 5		659.63	1,328.99	1,595.16	266.17
Property Insurance	04 002 4510.00 5		0.00	3,264.45	6,600.00	3,335.55
Bad Debts - Other	04 002 4570.00 5		0.00	850.00	750.00	(100.00)
Management Fees	04 002 4590.01 5		2,010.30	4,058.94	4,525.32	466.38
Other General Expense	04 002 4590.02 5		0.00	0.00	1,500.00	1,500.00
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	16,000.00	16,000.00	0.00
Total Operating Expenses			27,689.38	53,043.30	59,287.48	6,244.18
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		13,418.00	20,788.37	15,421.16	5,367.21
HAP Subsidy	04 002 3110.01 5		23,908.00	48,218.00	60,000.00	(11,782.00)
Total Operating Revenues			37,326.00	69,006.37	75,421.16	(6,414.79)
Total Operating Revenues and Expenses			9,636.62	15,963.07	16,133.68	(170.61)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	0.00	41.66	(41.66)
Other Income - Tenants	04 002 3690.00 5		78.49	1,049.44	1,246.32	(196.88)
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	166.66	(166.66)
Interest on Loan	04 002 5610.00 5		(5,019.14)	(10,042.63)	(9,998.50)	(44.13)
Total Other Revenues and Expenses			(4,940.65)	(8,993.19)	(8,543.86)	(449.33)
Total Other Revenues and Expenses			(4,940.65)	(8,993.19)	(8,543.86)	(449.33)
Total Net Income (Loss)			4,695.97	6,969.88	7,589.82	(619.94)

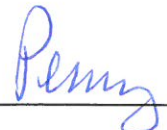
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 DELANEY HEIGHTS - PBRA

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	2 Month(s) Ended February 28, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,007.87	2,052.22	2,381.00	328.78
Legal Expense	04 003 4130.00 5		0.00	0.00	83.32	83.32
Staff Training	04 003 4140.00 5		0.00	0.00	83.32	83.32
Travel	04 003 4150.00 5		0.00	0.00	100.00	100.00
Accounting Fees	04 003 4170.00 5		0.00	0.00	666.66	666.66
Audit Fees	04 003 4171.00 5		0.00	0.00	950.00	950.00
Employee Benefits Cont - Admin	04 003 4182.00 5		496.39	992.56	1,016.00	23.44
Sundry	04 003 4190.00 5		138.75	138.75	83.32	(55.43)
Contract. Admin	04 003 4190.01 5		0.00	30.00	66.66	36.66
Advertising and Marketing	04 003 4190.08 5		0.00	44.50	0.00	(44.50)
Postage	04 003 4190.30 5		35.00	35.00	0.00	(35.00)
Eviction Costs	04 003 4190.40 5		330.00	330.00	50.00	(280.00)
Tenant Services -	04 003 4220.00 5		0.00	0.00	833.32	833.32
Water	04 003 4310.00 5		18.47	43.61	67.82	24.21
Electricity	04 003 4320.00 5		431.48	431.48	542.32	110.84
Natural Gas	04 003 4330.00 5		31.45	44.32	72.00	27.68
Sewer	04 003 4390.00 5		40.30	74.96	102.32	27.36
Labor	04 003 4410.00 5		1,741.96	3,531.73	2,839.50	(692.23)
Maintenance Materials	04 003 4420.00 5		2,445.03	2,930.99	1,916.66	(1,014.33)
Contract Costs	04 003 4430.00 5		253.50	253.50	1,014.16	760.66
Contract Costs - Pest Control	04 003 4430.10 5		75.00	75.00	3,163.32	3,088.32
Contract Costs-Lawn	04 003 4430.30 5		645.00	1,290.00	3,333.32	2,043.32
Contract Costs - AC	04 003 4430.40 5		2,230.00	2,530.00	783.16	(1,746.84)
Contract Costs-Plumbing	04 003 4430.50 5		634.00	634.00	96.32	(537.68)
Garbage and Trash Collection	04 003 4431.00 5		52.50	71.59	120.82	49.23
Emp Benefit Cont - Maintenance	04 003 4433.00 5		592.76	1,174.60	1,343.66	169.06
Property Insurance	04 003 4510.00 5		0.00	1,528.04	5,396.32	3,868.28
Bad Debts - Other	04 003 4570.00 5		0.00	2,723.16	166.66	(2,556.50)
Management Fees	04 003 4590.01 5		1,012.55	2,008.37	2,151.66	143.29
Other General Expense	04 003 4590.02 5		0.00	0.00	166.66	166.66
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	5,833.34	5,833.32	(0.02)
Total Operating Expenses			15,128.68	28,801.72	35,423.60	6,621.88
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,364.86	9,923.64	7,804.00	2,119.64
HAP Subsidy	04 003 3110.01 5		12,120.00	24,431.00	28,056.00	(3,625.00)
Total Operating Revenues			16,484.86	34,354.64	35,860.00	(1,505.36)
Total Operating Revenues and Expenses			1,356.18	5,552.92	436.40	5,116.52
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	25.00	(25.00)
Other Income - Tenants	04 003 3690.00 5		(2.21)	1,650.71	500.00	1,150.71
Other Income - Laundry	04 003 3690.07 5		0.00	0.00	83.16	(83.16)
Total Other Revenues and Expenses			(2.21)	1,650.71	608.16	1,042.55
Total Other Revenues and Expenses			(2.21)	1,650.71	608.16	1,042.55
Total Net Income (Loss)			1,353.97	7,203.63	1,044.56	6,159.07

AVON PARK HOUSING AUTHORITY Budgeted Income Statement

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COCC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	2 Month(s) Ended February 28, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		11,095.60	23,433.76	24,727.66	1,293.90
Legal Expense	05 001 4130.00 5		621.00	621.00	416.66	(204.34)
Staff Training	05 001 4140.00 5		0.00	0.00	416.66	416.66
Travel	05 001 4150.00 5		0.00	0.00	416.66	416.66
Accounting Fees	05 001 4170.00 5		0.00	0.00	500.00	500.00
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	4,817.00	1,833.32	(2,983.68)
Audit Fees	05 001 4171.00 5		0.00	0.00	333.32	333.32
Employee Benefits Cont - Admin	05 001 4182.00 5		3,689.20	7,442.94	8,153.50	710.56
Sundry	05 001 4190.00 5		1,322.41	1,738.26	3,500.00	1,761.74
Bank Fees	05 001 4190.19 5		58.91	124.55	0.00	(124.55)
Telephone/Communications	05 001 4190.20 5		647.77	984.19	1,000.00	15.81
Postage	05 001 4190.30 5		677.24	677.24	333.32	(343.92)
Contract Costs - Copier	05 001 4190.60 5		247.30	247.30	1,000.00	752.70
Contract Costs - Admin	05 001 4190.90 5		150.00	240.00	0.00	(240.00)
Water	05 001 4310.00 5		33.38	44.17	75.82	31.65
Electricity	05 001 4320.00 5		584.11	584.11	1,075.82	491.71
Sewer	05 001 4390.00 5		71.50	91.00	150.16	59.16
Materials	05 001 4420.00 5		678.83	801.85	500.00	(301.85)
Contract Costs	05 001 4430.00 5		0.00	0.00	357.16	357.16
Contract Costs - Pest Control	05 001 4430.10 5		(4,035.00)	(4,035.00)	0.00	4,035.00
Contract Costs - AC	05 001 4430.40 5		0.00	(5,300.00)	33.32	5,333.32
Garbage and Trash Collection	05 001 4431.00 5		75.00	95.46	150.00	54.54
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	544.49	1,595.66	1,051.17
Other General Expense	05 001 4590.02 5		367.67	1,088.65	2,083.32	994.67
Other General Expense-Unemploymer	05 001 4590.03 5		1,375.00	1,375.00	0.00	(1,375.00)
Total Operating Expenses			17,759.92	35,715.97	48,652.36	12,936.39
Total Operating Revenues and Expenses			(17,759.92)	(35,715.97)	(48,652.36)	12,936.39
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	(7,800.00)	0.00	(7,800.00)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,236.24	2,374.19	3,989.16	(1,614.97)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,529.40	2,941.26	3,670.32	(729.06)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,790.16	3,355.64	3,664.66	(309.02)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,177.60	4,048.75	5,615.50	(1,566.75)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	22,250.00	22,250.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		527.27	1,005.95	1,210.32	(204.37)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,010.30	4,058.94	4,525.32	(466.38)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,012.55	2,008.37	2,151.66	(143.29)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	2,000.00	2,700.00	(700.00)
Total Other Revenues and Expenses			22,408.52	36,243.10	49,776.94	(13,533.84)
Total Other Revenues and Expenses			22,408.52	36,243.10	49,776.94	(13,533.84)
Total Net Income (Loss)			4,648.60	527.13	1,124.58	(597.45)



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	2 Month(s) Ended February 28, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		1,918.28	3,879.65	2,624.00	(1,255.65)
Legal Expense	07 002 4130.00 5		0.00	0.00	333.32	333.32
Staff Training	07 002 4140.00 5		0.00	0.00	116.66	116.66
Travel	07 002 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	07 002 4170.00 5		0.00	0.00	616.66	616.66
Audit Fees	07 002 4171.00 5		0.00	0.00	683.32	683.32
Employee Benefits Cont - Admin	07 002 4182.00 5		896.67	1,794.30	1,207.00	(587.30)
Sundry	07 002 4190.00 5		138.75	138.75	441.66	302.91
Postage	07 002 4190.03 5		0.00	0.00	66.66	66.66
Bank Fees	07 002 4190.18 5		40.28	(7.52)	0.00	7.52
TENANT BACKGROUND CHECKS	07 002 4190.20 5		538.63	538.63	250.00	(288.63)
Eviction Costs	07 002 4190.4 5		0.00	0.00	83.32	83.32
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	250.00	250.00
Tenant Services	07 002 4220.00 5		3,230.00	3,230.00	1,000.00	(2,230.00)
Water	07 002 4310.00 5		687.13	739.16	1,166.82	427.66
Electricity	07 002 4320.00 5		570.62	591.12	723.66	132.54
Sewer	07 002 4390.00 5		1,048.30	1,140.78	1,934.16	793.38
Labor	07 002 4410.00 5		7,412.03	15,899.58	14,662.66	(1,236.92)
Maintenance Materials	07 002 4420.00 5		717.42	1,068.40	4,554.16	3,485.76
Contract Costs	07 002 4430.00 5		7,874.36	14,674.36	5,218.32	(9,456.04)
Pest Control	07 002 4430.1 5		0.00	0.00	1,180.16	1,180.16
Contract Costs-Lawn	07 002 4430.3 5		475.00	950.00	954.82	4.82
Contract Costs-Air Conditioning	07 002 4430.4 5		6,400.00	6,400.00	2,389.32	(4,010.68)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	166.66	166.66
Contract Costs - Vacancy Turnaround	07 002 4430.6 5		0.00	0.00	33.32	33.32
Garbage and Trash Collection	07 002 4431.00 5		629.95	685.41	1,117.82	432.41
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,806.03	5,668.45	5,667.66	(0.79)
Insurance - Property	07 002 4510.00 5		0.00	1,849.34	3,889.32	2,039.98
Bad Debts - Other	07 002 4570.00 5		0.00	19,870.20	2,500.00	(17,370.20)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,500.02	5,009.99	4,909.32	(100.67)
Management Fees	07 002 4590.00 5		2,177.60	4,048.75	5,615.50	1,566.75
Other General Expense	07 002 4590.01 5		2,319.96	2,319.96	666.66	(1,653.30)
Total Operating Expenses			42,381.03	90,489.31	65,106.26	(25,383.05)
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		3,577.00	23,893.57	8,159.32	15,734.25
HAP Subsidy	07 002 3110.01 5		22,921.00	41,104.00	62,033.32	(20,929.32)
Total Operating Revenues			26,498.00	64,997.57	70,192.64	(5,195.07)
Total Operating Revenues and Expenses			(15,883.03)	(25,491.74)	5,086.38	(30,578.12)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00 5		17.13	33.94	16.66	17.28
Interest - Restricted - Residual Receipt	07 002 3431.01 5		1.93	3.87	8.32	(4.45)
Investment Income - Unrestricted	07 002 3610.00 5		0.23	0.82	0.00	0.82
Other Income - Tenant	07 002 3690.00 5		388.39	3,667.70	880.16	2,787.54
Other Income - Non Tenant	07 002 3690.02 5		0.00	0.00	183.32	(183.32)
Total Other Revenues and Expenses			407.68	3,706.33	1,088.46	2,617.87
Total Other Revenues and Expenses			407.68	3,706.33	1,088.46	2,617.87
Total Net Income (Loss)			(15,475.35)	(21,785.41)	6,174.84	(27,960.25)

REAC LAKESIDE PARK II MARCH 13, 2023

71c*=Score

Area	Possible Points	Deductions (Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	16.98	0	16.98	16.98	0
Building Exterior	17.88	0	17.88	0	17.88
Building Systems	18.11	0	18.11	0.95	17.16
Common Area	0	0	0	0	0
Unit	47.03	5.43	41.6	5.56	36.04
Total	100	5.43	94.57	23.49	71.08

UNIT	Deficiencies	Points Deducted	
224	FHEO - Accessibility to Main Floor Entrance	0	
224	Range/Stove - one burner not functioning	0.45	
224	Refrigerator - Door seals deteriorated	0.23	
225	FHEO - Accessibility to Main Floor Entrance	0	
225	Bathroom - shower/tub leak/drip	0.30	
233	FHEO - Accessibility to Main Floor Entrance	0.00	
232	FHEO - Accessibility to Main Floor Entrance	0.00	
204	FHEO - Accessibility to Main Floor Entrance	0.00	
204	Fire Extinguisher missing/damaged/expired	1.19 ** H&S	w/o 54338
204	Bathroom - sink stopper missing	0.23	
204	Bathroom - shower/tub leak/drip	0.30	
204	Refrigerator - Door seals deteriorated	0.23	
250	FHEO - Accessibility to Main Floor Entrance	0	
250	Bathroom - shower/tub leak/drip	0.30	
250	Refrigerator - Door seals deteriorated	0.23	
250	Emergency/Fire Exits Blocked bdrm 1	2.02 **H&S	w/o 54340
250	Window - bdrm 2 shut with screws	0.27 **H&S	"
250	Smoke Detector missing/inoperable-hallway	0.00 **H&S	"
309	FHEO - Accessibility to Main Floor Entrance	0.00	
325	FHEO - Accessibility to Main Floor Entrance	0.00	
325	Window - inoperable/not lockable bdrm 1	0.07	
338	FHEO - Accessibility to Main Floor Entrance	0.00	
338	Bathroom - faucet inoperable/hardware missing	1.21 **H&S	
351	Refrigerator - Door seals deteriorated	0.23	
351	Kitchen sink faucet inoperable	2.02	
351	Smoke Detector missing/inoperable-hallway	0 **H&S	w/o 54341
208	FHEO - Accessibility to Main Floor Entrance	0.00	
208	Door Damaged - bdrm 2 -holes greater than 1 inch	0.27	
245	FHEO - Accessibility to Main Floor Entrance	0.00	
244	FHEO - Accessibility to Main Floor Entrance	0.00	
244	Bathroom - clogged drains	0.50	
244	Smoke Detector missing/inoperable hallway	0.00 **H&S	w/o 54342
317	FHEO - Accessibility to Main Floor Entrance	0.00	
334	Door Damaged - living area/light observed around edges	0.15 **H&S	
359	Infestation - roaches	0.91 **H&S	
359	Smoke Detector missing/inoperable hallway	0.00 **H&S	w/o 54339
346	Window - inoperable/not lockable bdrm 1	0.07	
213	FHEO - Accessibility to Main Floor Entrance	0.00	
213	GFI - inoperable - bathroom	1.35 **H&S	
213	Smoke Detector missing/inoperable hallway	0.00 **H&S	w/o 54343
351	Erosion/grounds/severe runoff	7.50	
Bldg 22	Broken glass in front of bldg 22	6.16	
Bldg 37	Tripping hazzard sidewalk front of bldg 37	6.16	