

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, April 18, 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: March 2023
 - 2. Monthly Occupancy Report: March 2023
 - 3. TAR & Maintenance Reports: March 2023
 - 4. Cash Analysis: March 2023
 - 5. Project Budgeted Income Statement Reports: March 2023
 - 6. Fee Accountants Financials: December 2022 and January 2023

- E. Secretary Reports & Old Business
 - We had a Easter/Spring party for our Delaney Heights residents on April 6th and one person showed up.
 - Roofers have begun their work.

- F. New Business
 - Resolution 23-02; Remodel after mold remediation

- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: May 16, 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, April 18, 2023; 5:30 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

1. Regular Board Meeting Minutes: March 2023
2. Monthly Occupancy Report: March 2023
3. TAR & Maintenance Reports: March 2023
4. Cash Analysis: March 2023
5. Project Budgeted Income Statement Reports: March 2023
6. Fee Accountants Financials: December 2022 and January 2023

COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): May 16, 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

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

Meeting Minutes

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

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 Pineiro moved to accept as presented. The motion was seconded by Commissioner Day and carried unanimously.

E. Secretary Report & 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:

- 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? Attorney said first thing we need to do as soon as we have the report stating there is mold in the unit is to remove the tenant as soon as possible.

H. Next Meeting: Tuesday, April 18, 2023 at 5:15pm

Being no further business to come before the Board, Chair adjourned the meeting at 6:20 pm.

Accepted _____

Attest _____

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

Meeting Minutes

ROLL CALL: Director Day called the meeting to order at 6:25 PM. Secretary Pieratt called the roll with the following directors present: Brojek, Day, Pineiro, Pough, Knighten, and Dilday. Also in attendance: Penny Pieratt, CEO/Secretary, Julian Serret, APHA maintenance supervisor, Michelle Mercure, City Liaison. Absent: Director Jackson

PREVIOUS MINUTES: On a motion by Director Brojek 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: 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

NEW BUSINESS:

Next Board Meeting: Tuesday, April 18, 2023

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

Accepted _____

Accepted _____

Attest _____

SEAL

THE HOUSING AUTHORITY OF AVON PARK

RESOLUTION #23-02

RESOLUTION APPROVING CONTRACTOR FOR
REMODEL AFTER MOLD REMEDIATION

- Whereas, Due to mold, most likely from the Hail Storm and Hurricane Ian, Ridgedale property, require a contractor to remodel after mold remediation;
- Whereas, APHA staff has diligently sought businesses for remodel after mold remediation 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 Quest Construction has been approved to remodel at the Ridgedale property due to mold from the April 2022 Hail damage and September 2022 Hurricane Ian damage.

ADOPTED THIS 18th DAY OF APRIL 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

April 3, 2023

QUOTES
Remodel after Mold Remediation
710 Fairview Terrace/Ridgedale—3 Bedroom

COMPANY

RESPONSE

Quest Construction
3114 Dolphin Dr.
Sebring, FL 33870
863-273-9985
questconstructionllc@yahoo.com

\$26,455

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

\$27,784

Penny Pieratt

Penny Pieratt
CEO



710 FAIRVIEW

INVOICE

QUEST CONSTRUCTION /
CGC1516583

3114 Dolphin Dr
Sebring, FL 33870

questconstructionllc@yahoo.com
(863)273-9985



AVON PARK HOUSING AUTHORITY

Bill to

AVON PARK HOUSING
AUTHORITY
21 TULANE Dr
AVON PARK, FL 33825

Invoice details

Invoice no.: 2424
Invoice date: 03/29/2023
Terms: Net 30
Due date: 04/28/2023

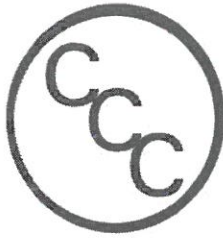
Product or service		Amount
1. window		\$3,950.00
Service date: 03/23/2023		
Removed and replace windows with low E energy efficient glass with new window seals and caulk interior and exterior		
2. plumbing		\$2,950.00
Service date: 03/23/2023		
Re-plumb entire unit to include removed and replace existing copper piping with cpvc to include installation of new shower valves , new vanity faucets		
3. Drywall	1 unit x \$3,450.00	\$3,450.00
Service date: 03/23/2023		
Install new drywall through out apartment as needed to include removal of existing popcorn on ceiling taping, sanding and texturing of entire unit and caulk		
4. painting		\$2,950.00
Service date: 03/23/2023		
Primed and paint entire unit to include baseboards , doors and ceilings		
5. door installation		\$1,450.00
Service date: 03/23/2023		
Removed and replace all interior doors with trim		
6. base boards		\$1,575.00
Service date: 03/23/2023		
Install new 31/4 baseboards through out apartment to include caulking and finishing		
7. cabinet replacement		\$6,500.00
Service date: 03/23/2023		
Install new cabinet , new counter top (formica), new sink		

8.	Demo	\$480.00
	Service date: 03/23/2023	
	Removed cove ceiling in kitchen and reframe for drywall and make ceiling flat	
9.	Services	\$3,150.00
	Service date: 03/23/2023	
	Profit and over head	
10.	Deposit	\$0.00
	Service date: 03/28/2023	
	Require a 40% deposit to equal \$10582.00	

Total	\$26,455.00
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Note to customer

WE APPRECIATE YOUR BUSINESS



Chapman's Construction Co. Inc.

239 N. Ridgewood Drive

Sebring, FL 33870

CGC 1515288

(863) 465-9185/Fax (863) 465-5827

Mike Chapman's Cell 863-633-8974

Email: Mike@chapmansconstruction.com

1/8/2023

Avon Park Housing Authority

Unit 710 Fairview Terrace

Scope of Work and Bid

Chapman's Construction Company, Inc. proposes to provide all the materials and labor for the following scope of work as per visual walk through to restore drywall

- (1) Install and finish drywall \$2800.00
 - (2) Remove and retexture popcorn ceiling in front bedroom \$600.00
 - (3) Replace 5 horizontal windows \$2750.00
 - ✓ (4) Re pipe copper piping with CPVC \$3800.00
 - (5) Remove and replace interior doors \$1900.00
 - (6) Install 3 1/4" Base Trim \$1680.00
 - (7) Repaint Interior with doors \$3280.00
 - (8) Install new cabinets builder's grade and Formica countertops- \$6800.00
 - (9) Remove Cove ceiling in Kitchen \$300.00
 - ✓ (10) Dump Fees \$250.00
- Total \$24160.00
Profit and Overhead \$3624.00
Total \$27,784.00

Chapman's Construction will provide all applicable licensing and insurance required including General liability and Workers Compensation.

Michael Chapman- President

Representative of Avon Park Housing

Signature: *Michael P Chapman*_____

1/18/23_____

Chapman's Construction Company Inc.

239 N. Ridgewood Drive
Sebring, FL 33870

Printed_____

OCCUPANCY/VACANCY REPORT

Page 1

Mar-23

Delaney Heights - (50 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
531	1	4/29/2022			OPEN 51799		Transferred to 524
522	1	11/30/2022			OPEN 53649		Transferred to 516 - M1 4-11
540	1	1/23/2023			OPEN 53945		Criminal Activity

TOTAL DELANEY HEIGHTS VACANT - 3

Lakeside Park I - (16 units)

Unit #	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
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/Hicks temp.
1314	4	3/27/2023			OPEN 54482		Criminal Activity
29	3	3/29/2023			OPEN 54495		Multiple lease violations

TOTAL LAKESIDE PARK I VACANT - 5

Lakeside Park II - (63 units)

Unit #/Add	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
201	3	6/8/2022			33		No reason/Richardson's temp
313	1	11/7/2022			149		Criminal Activity - M1 4-18
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)

Unit #/Add	Bdrm	Move-Out	Move-In	#Days in Mgmt	#Days in Maint.	#Vacancy Days	Reason For Vacancy
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		*MOLD*	OPEN 54196		No notice given

TOTAL RIDGEDALE VACANT - 8

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Page 2

Mar-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>
620	2	11/1/2022			OPEN 53397	155	No Income - Move in 4-6
608	2	11/12/2022			OPEN 53561	173	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>
742	4	10/3/2022	3/7/2023	54	101	155	Rent too high
743	3	10/5/2022	3/27/2023	67	106	173	Rent too high
662	4	1/9/2023			OPEN 53844		Habitat Home
302	3	1/23/2023	3/31/2023	9	58	67	Audit/over income
403	3	2/13/2023			OPEN 54103		Moved to Puerto Rico
306	3	2/16/2023			OPEN 54111		Refused to sign renewal
738	4	2/16/2023			OPEN 54112		Non pmt rent
406	3	2/24/2023			OPEN 54188		Abandoned unit
405	3	3/1/2023			OPEN 54220		Criminal activity

TOTAL NCH II VACANT - 6

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	3/6/2023	34	120	154	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
38210	3	2/16/2023			OPEN 54109		Abandoned unit
38258	3	2/16/2023			OPEN 54110		Abandoned unit
38278	3	2/16/2023			OPEN 54113		Non pmt rent
38180	3	2/24/2023			OPEN 54190		Abandoned unit
38178	3	3/3/2023			OPEN 54337		Better opportunity
38257	3	3/16/2023			OPEN 54405		Purchased home

TOTAL CORNELL VACANT - 10

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Mar-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
 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 Colony=unit 38280=3 bdrm=rent too high 4/1
 Delaney=unit 542=1 bdrm=health issues 4/15
 Delaney=unit 544=1 bdrm=moving with son 6/23

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		LAKEVIEW PARK I		LAKEVIEW PARK II	
1 BDRM	36	1 BDRM	0	1 BDRM	6
TOTAL	36	2 BDRM	4	2 BDRM	74
		3 BDRM	0	3 BDRM	108
		4 BDRM	1	4 BDRM	25
		5 BDRM	0	5 BDRM	0
		TOTAL	5	TOTAL	213
2017		2021		2021	
RIDGEDALE		NORTH CENTRAL HEIGHTS OPEN		CORNELL COLONY	
1 BDRM	5	2 BDRM	54	3 BDRM	17
2 BDRM	77	3 BDRM	18		
3 BDRM	22	4 BDRM	11		
4 BDRM	3	TOTAL	83		
TOTAL	107				
SUBMITTED BY PENNY PIERATT, CEO		TOTAL		461	

Tenant Accounts Receivable
31-Mar-23

Page 1

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
V. Antequera	\$ 58.65	Work order
R. Arango	\$ 0.01	Balance on Work order
S. Cherniss	\$ 20.76	Work order
N. Figueroa	\$ 121.50	Balance on rent
C. Jackson	\$ 31.80	Work order
J. Ortiz	\$ 0.80	Work order
C. Perez	\$ 112.83	Balance on rent
P. Robitalle	\$ 14.00	Work order
J. Ross	\$ 3.00	Work order
E. Sanders	\$ 27.46	Work order
DH Total	\$ 390.81	
<u>Lakeside Park I</u>		
E. Brown	\$ 2.68	Work order
T. Jones	\$ 6,577.87	Rent, unreported income
F. Swinton	\$ 38.00	Work order
Lakeside I Total	\$ 6,618.55	
<u>Lakeside Park II</u>		
Q. Ash-Birts	\$ 699.55	Rent
C. Caldwell	\$ 28.80	Work order
J. Guzman	\$ 67.28	Work order
G. Mack	\$ 469.00	Rent
C. McCarty	\$ 158.98	Work order
C. Medina	\$ 2,530.61	Rent/Work order-evicting
G. Porter	\$ 54.90	Work order
L.Rivera	\$ 658.00	Unreported income (pmts)
S. Roux	\$ 6,233.00	Unreported income
T. Young	\$ 1.52	Work order
Lakeside II Total	\$ 10,901.64	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable**31-Mar-23****Page 2****NCH I**

M. Hudson	\$	259.62	Late fee, work order
V. Leal	\$	112.84	Work Order
K. Omeara	\$	1,152.65	Rent/evicting
C. Torres	\$	357.38	Work order

NCH I Total \$ 1,882.49**NCH II**

J. Matthews	\$	126.49	Work Order, late fee
M. Packer	\$	216.52	Work order
Y. Perez	\$	22.00	Work order
C. Redding	\$	6.23	Work order
B. Santos	\$	18.75	Work order

NCH II Total \$ 389.99**Cornell Colony**

L. Adkins	\$	35.00	Late fee
S. Butler	\$	0.22	Work order
A. Fernandez	\$	81.00	Balance on late fee
D. Guerrero	\$	90.00	Balance late fee
J. Hamilton	\$	35.00	Work order
M. Pagan	\$	0.98	Balance on late fee
G. Ramos	\$	17.24	Work order
D.Saad	\$	6.63	Balance on late fee

Cornell Total \$ 266.07

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable**31-Mar-23****Page 3****Ridgedale**

C. Coley	\$	284.50	Rent
A. Hicks	\$	662.44	Balance on rent
L. Jackson	\$	118.98	Work order
W. Narvaez	\$	5.97	Work order
A. Pauldo	\$	0.94	Work order
S. Pinion	\$	34.47	Work order, rent
T. Richardson	\$	241.56	Work order
G. Robinson	\$	25.00	Work order
L. Smith	\$	23.75	Work order
A. Tate	\$	1,107.31	Unreported income
Ridgedale Total	\$	2,504.92	

GRAND TOTAL	\$ 22,954.47
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WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	-	
NCH I	\$	-	
NCH II	\$	11,385.87	Hendrix, Nelson, Cooper, Russell, Vazquez
Ridgedale	\$	209.04	Thompson
Cornell	\$	9,599.14	Graham, Rivera, Jones, Smith, Pierre, Kuilan
TOTAL	\$	21,194.05	

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. 126 hours were taken during the month of March for sick, vacation, and holiday leave.

Maintenance

Delaney Heights Inspections	14
Lakeside Park I Inspections	8
Lakeside Park II Inspections	3
Ridgdeale Inspections	2
NCH I Inspections	0
NCH II Inspections	2
Cornell Colony Inspections	0
Total	29
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	1
Ridgedale Vacancies	0
NCH I Vacancies	1
NCH II Vacancies	1
Cornell Colony Vacancies	1

Property Manager

Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	0	0
Ridgedale Move Ins	0	0
NCH I Move Ins	0	0
NCH II Move Ins	3	3
Cornell Colony Move Ins	1	1

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

Submitted by Penny Pieratt, CEO

CASH ANALYSIS
3/31/2023

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 105,939.89		
North Central Heights I General Fund	\$ 167,355.37	NCH I Reserves/Bonneville	\$ 133,620.08
Hail Funds	\$ (84,344.53)	NCH I Insurance	\$ 27,351.94
Available Funds	\$ 83,010.84		
NCH I Security Deposit	\$ 11,453.87		
North Central Heights II General Fund	\$ 221,279.14	NCH II Reserves/Bonneville	\$ 106,857.64
Hail Funds	\$ (103,202.99)	NCH II Insurance	\$ 22,554.52
Available Funds	\$ 118,076.15		
NCH II Security Deposit	\$ 8,144.54		
Cornell Colony General Fund	\$ 612,212.95	CC Reserves/Amerinat	\$ 83,686.20
Hail Funds	\$ (238,702.19)	CC Insurance	\$ 37,841.05
Available Funds	\$ 373,510.76	CC Reserves/Amerinat	\$ 117,670.01
Cornell Colony Security Deposit	\$ 11,228.14	CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 41,911.41	LPI Reserves/First Hsg	\$ 42,563.36
Hail Funds	\$ (72,500.00)	LPI Insurance	\$ 4,312.86
Available Funds	\$ (30,588.59)		
LPI Security Deposit	\$ 3,304.31		
Lakeside Park II General Fund	\$ 451,026.83	LPII Reserves/Churchill	\$ 185,673.99
Hail Funds	\$ (250,550.00)	O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$ 200,476.83	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 14,538.13	LPII Insurance	\$ 39,003.01
		GNMA-Other Churchill	\$ 15,986.53
Delaney Heights General Fund	\$ 99,037.12	DH Reserves/South State	\$ 80,187.40
Hail Funds	\$ (39,429.21)		
Available Funds	\$ 59,607.91		
DH Security Deposit	\$ 9,750.14		
COCC	\$ 558,696.08		
Hail Funds	\$ (32,258.51)		
Available Funds	\$ 526,437.57		
Ridgedale General Fund	\$ 110,037.70	RD Reserves/Centennial	\$ 48,401.11
Hail Funds	\$ (69,673.77)	RD Insurance	\$ 18,361.90
Available Funds	\$ 40,363.93	RD Residual Reserves	\$ 9,123.91
Ridgedale Security Deposit	\$ 6,024.35		

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 March 31, 2023	3 Month(s) Ended March 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,396.02	5,009.27	5,054.25	44.98
Legal Expense	02 001 4130.00 5		0.00	0.00	124.98	124.98
Staff Training	02 001 4140.00 5		0.00	600.00	249.99	(350.01)
Travel	02 001 4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	02 001 4170.00 5		0.00	0.00	999.99	999.99
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		210.00	210.00	0.00	(210.00)
Audit Fees	02 001 4171.00 5		1,505.00	1,505.00	1,112.49	(392.51)
Employee Benefits Cont - Admin	02 001 4182.00 5		748.11	2,299.10	2,332.23	33.13
Sundry	02 001 4190.00 5		0.00	148.73	274.98	126.25
Telephone	02 001 4190.2 5		93.40	373.60	300.00	(73.60)
Tenant Background Checks	02 001 4190.20 5		54.54	121.03	124.98	3.95
Postage	02 001 4190.3 5		0.00	0.00	12.48	12.48
Eviction Costs	02 001 4190.4 5		0.00	0.00	124.98	124.98
Ten Services	02 001 4220.2 5		0.00	0.00	375.00	375.00
Water	02 001 4310.00 5		141.55	202.94	166.50	(36.44)
Electricity	02 001 4320.00 5		189.78	523.95	1,513.98	990.03
Sewer	02 001 4390.00 5		167.50	215.27	148.74	(66.53)
Labor	02 001 4410.00 5		1,740.64	5,962.56	5,040.00	(922.56)
Maintenance Materials	02 001 4420.00 5		1,674.45	3,777.68	3,127.98	(649.70)
Contract Costs	02 001 4430.00 5		387.00	1,429.00	9,807.24	8,378.24
Contract Costs-Pest Control	02 001 4430.1 5		0.00	0.00	645.99	645.99
Contract Costs - AC	02 001 4430.4 5		1,290.00	6,290.00	2,751.48	(3,538.52)
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	5,796.00	7,028.25	1,232.25
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		0.00	2,000.00	0.00	(2,000.00)
Garbage and Trash Collection	02 001 4431.00 5		69.50	123.50	327.99	204.49
Emp Benefit Cont - Maintenance	02 001 4433.00 5		1,240.11	2,532.44	2,393.73	(138.71)
Insurance - Property	02 001 4510.00 5		0.00	4,286.26	6,380.25	2,093.99
Bad Debts - Other	02 001 4570.00 5		(2,428.75)	(2,428.75)	1,249.98	3,678.73
Bonneville Interest	02 001 4580.01 5		3,661.92	10,994.68	10,953.75	(40.93)
Other General Expense	02 001 4590.00 5		0.00	0.00	375.00	375.00
Management Fees	02 001 4590.02 5		1,596.85	3,971.04	5,983.74	2,012.70
Total Operating Expenses			15,669.62	55,943.30	69,105.93	13,162.63
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		26,380.00	74,317.51	74,797.74	(480.23)
Total Operating Revenues			26,380.00	74,317.51	74,797.74	(480.23)
Total Operating Revenues and Expenses			10,710.38	18,374.21	5,691.81	12,682.40
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Tenant	02 001 3690.00 5		393.92	1,344.39	2,290.23	(945.84)
Other Income - Non Tenant	02 001 3690.02 5		146,557.03	146,557.03	0.00	146,557.03
Total Other Revenues and Expenses			146,950.95	147,901.42	2,290.23	145,611.19
Total Other Revenues and Expenses			146,950.95	147,901.42	2,290.23	145,611.19
Total Net Income (Loss)			157,661.33	166,275.63	7,982.04	158,293.59

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 March 31, 2023	3 Month(s) Ended March 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,127.73	4,043.86	4,067.49	23.63
Legal Expense	02 002 4130.00 5		165.50	368.00	124.98	(243.02)
Staff Training	02 002 4140.00 5		0.00	480.00	150.00	(330.00)
Travel	02 002 4150.00 5		0.00	0.00	62.49	62.49
Accounting Fees	02 002 4170.00 5		0.00	0.00	937.50	937.50
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		165.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00 5		1,182.50	1,182.50	874.98	(307.52)
Employee Benefits Cont - Admin	02 002 4182.00 5		602.73	1,852.20	1,877.25	25.05
Sundry	02 002 4190.00 5		0.00	200.00	187.50	(12.50)
Bank Service Fee	02 002 4190.18 5		(64.04)	(65.64)	0.00	65.64
Telephone	02 002 4190.2 5		0.00	0.00	75.00	75.00
Tenant Background Check	02 002 4190.20 5		109.08	178.58	249.99	71.41
Eviction Costs	02 002 4190.4 5		90.00	325.00	124.98	(200.02)
Water	02 002 4310.00 5		174.77	236.41	35.49	(200.92)
Electricity	02 002 4320.00 5		813.04	1,606.35	643.23	(963.12)
Sewer	02 002 4390.00 5		38.27	70.94	7.74	(63.20)
Labor	02 002 4410.00 5		1,499.95	5,143.71	4,187.49	(956.22)
Maintenance Materials	02 002 4420.00 5		1,659.50	5,010.79	2,856.48	(2,154.31)
Contract Costs	02 002 4430.00 5		441.50	915.50	9,812.73	8,897.23
Contract Costs-Pest Control	02 002 4430.1 5		0.00	2,435.00	516.00	(1,919.00)
Contract Costs - Lawn	02 002 4430.3 5		1,518.00	4,554.00	5,522.25	968.25
Contract Costs - AC	02 002 4430.4 5		105.00	4,925.00	2,233.74	(2,691.26)
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		2,100.00	6,700.00	0.00	(6,700.00)
Garbage and Trash Collection	02 002 4431.00 5		80.50	119.50	76.50	(43.00)
Emp Benefit Cont - Maintenance	02 002 4433.00 5		1,117.42	2,157.41	2,016.48	(140.93)
Insurance - Property	02 002 4510.00 5		0.00	3,342.82	5,019.99	1,677.17
Bad Debts - Other	02 002 4570.00 5		11,385.87	13,121.96	1,249.98	(11,871.98)
Bonneville Interest	02 002 4580.01 5		3,312.63	9,945.96	9,909.00	(36.96)
Other General Expense	02 002 4590.00 5		0.00	0.00	375.00	375.00
Management Fees	02 002 4590.02 5		1,627.75	4,569.01	5,505.48	936.47
Total Operating Expenses			29,252.70	73,583.86	58,699.74	(14,884.12)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		20,733.20	59,474.09	68,818.74	(9,344.65)
Total Operating Revenues			20,733.20	59,474.09	68,818.74	(9,344.65)
Total Operating Revenues and Expenses			(8,519.50)	(14,109.77)	10,119.00	(24,228.77)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Tenant	02 002 3690.00 5		2,885.00	5,343.96	1,433.73	3,910.23
Other Income - Non Tenant	02 002 3690.02 5		218,740.29	218,740.29	0.00	218,740.29
Total Other Revenues and Expenses			221,625.29	224,084.25	1,433.73	222,650.52
Total Other Revenues and Expenses			221,625.29	224,084.25	1,433.73	222,650.52
Total Net Income (Loss)			213,105.79	209,974.48	11,552.73	198,421.75

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	3 Month(s) Ended March 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,574.88	5,652.88	5,712.00	59.12
Legal Expense	03 001 4130.00 5		331.00	331.00	124.98	(206.02)
Staff Training	03 001 4140.00 5		0.00	680.00	124.98	(555.02)
Travel	03 001 4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	03 001 4170.00 5		0.00	0.00	799.98	799.98
Computer Support/Licensing Fees	03 001 4170.20 5		240.00	240.00	0.00	(240.00)
Audit Fees	03 001 4171.00 5		1,720.00	1,720.00	1,275.00	(445.00)
Employee Benefits Cont - Admin	03 001 4182.00 5		845.02	2,597.00	2,635.74	38.74
Sundry	03 001 4190.00 5		0.00	277.50	375.00	97.50
Tenant Background Checks	03 001 4190.02 5		0.00	0.00	99.99	99.99
Telephone/Communications	03 001 4190.20 5		128.02	509.69	499.98	(9.71)
Eviction Costs	03 001 4190.40 5		90.00	325.00	124.98	(200.02)
Water	03 001 4310.00 5		57.83	102.74	127.50	24.76
Electricity	03 001 4320.00 5		381.01	639.67	861.99	222.32
Sewer	03 001 4390.00 5		41.47	72.67	122.73	50.06
Labor	03 001 4410.00 5		2,085.68	7,295.56	7,276.23	(19.33)
Materials	03 001 4420.00 5		941.60	3,052.80	2,474.49	(578.31)
Contract Costs	03 001 4430.00 5		7,532.21	7,724.21	4,799.49	(2,924.72)
Contract Costs - Pest Control	03 001 4430.10 5		0.00	2,150.00	250.74	(1,899.26)
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	6,600.00	7,260.00	660.00
Contract Costs - AC	03 001 4430.40 5		0.00	140.00	1,425.24	1,285.24
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	0.00	39.48	39.48
Garbage and Trash Collection	03 001 4431.00 5		95.00	201.00	276.99	75.99
Emp Benefit Cont - Maintenance	03 001 4433.00 5		973.81	2,994.24	3,011.49	17.25
Property Insurance	03 001 4510.00 5		0.00	6,960.96	7,143.48	182.52
Bad Debts - Other	03 001 4570.00 5		9,624.14	11,317.17	2,445.99	(8,871.18)
Management Fees	03 001 4590.01 5		1,650.96	5,006.60	5,496.99	490.39
Other General Expense	03 001 4590.02 5		0.00	30.00	2,874.99	2,844.99
Total Operating Expenses			30,512.63	66,620.69	57,785.43	(8,835.26)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		27,834.92	85,678.08	91,615.74	(5,937.66)
Total Operating Revenues			27,834.92	85,678.08	91,615.74	(5,937.66)
Total Operating Revenues and Expenses			(2,677.71)	19,057.39	33,830.31	(14,772.92)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	92.26	32.49	59.77
Other Income - Misc Other Revenue	03 001 3690.00 5		426,898.35	427,897.11	1,319.25	426,577.86
Interest on Loan - Heartland National	03 001 5610.00 5		(3,277.86)	(10,203.87)	(10,613.73)	409.86
Total Other Revenues and Expenses			423,620.49	417,785.50	(9,261.99)	427,047.49
Total Other Revenues and Expenses			423,620.49	417,785.50	(9,261.99)	427,047.49
Total Net Income (Loss)			420,942.78	436,842.89	24,568.32	412,274.57

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
PBRA
LAKE SIDE PARK I - PBRA

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	3 Month(s) Ended March 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5	651.68	2,331.00	2,913.75	582.75	
Legal Expense	04 001 4130.00 5	121.50	1,552.50	124.98	(1,427.52)	
Staff Training	04 001 4140.00 5	0.00	240.00	79.98	(160.02)	
Accounting Fees	04 001 4170.00 5	0.00	0.00	825.00	825.00	
Computer Support/Licensing Fees	04 001 4170.20 5	90.00	90.00	0.00	(90.00)	
Audit Fees	04 001 4171.00 5	645.00	645.00	375.00	(270.00)	
Employee Benefits Cont - Admin	04 001 4182.00 5	360.12	1,108.86	1,246.50	137.64	
Sundry	04 001 4190.00 5	0.00	198.69	324.99	126.30	
TENANT BACKGROUND CHECKS	04 001 4190.02 5	145.44	197.56	24.99	(172.57)	
Telephone/Communications	04 001 4190.20 5	0.00	0.00	124.98	124.98	
Eviction Costs	04 001 4190.40 5	0.00	660.30	75.00	(585.30)	
Ten Services -	04 001 4220.00 5	0.00	0.00	375.00	375.00	
Water	04 001 4310.00 5	12.92	29.36	0.00	(29.36)	
Electricity	04 001 4320.00 5	459.24	801.80	0.00	(801.80)	
Sewer	04 001 4390.00 5	28.00	61.09	24.99	(36.10)	
Labor	04 001 4410.00 5	1,049.32	3,586.10	3,266.25	(319.85)	
Maintenance Materials	04 001 4420.00 5	779.50	1,362.72	1,249.98	(112.74)	
Contract Costs	04 001 4430.00 5	0.00	1,027.50	431.25	(596.25)	
Contract Costs - Pest Control	04 001 4430.10 5	1,680.00	2,320.00	2,499.99	179.99	
Contract Costs-Lawn	04 001 4430.30 5	0.00	510.00	750.00	240.00	
Contract Costs - AC	04 001 4430.40 5	0.00	150.00	750.00	600.00	
CONTRACT COST-PLUMBING	04 001 4430.50 5	0.00	0.00	49.98	49.98	
Contract Costs - Vacancy Turnaround	04 001 4430.60 5	0.00	0.00	49.98	49.98	
Garbage and Trash Collection	04 001 4431.00 5	45.00	102.58	124.98	22.40	
Emp Benefit Cont - Maintenance	04 001 4433.00 5	646.21	1,484.24	1,510.74	26.50	
Property Insurance	04 001 4510.00 5	0.00	2,187.00	3,213.99	1,026.99	
Bad Debts - Other	04 001 4570.00 5	0.00	3,313.70	624.99	(2,688.71)	
Other General Expense--Florida Hsg F	04 001 4590.00 5	0.00	6,556.00	1,494.99	(5,061.01)	
Management Fees	04 001 4590.01 5	525.90	1,531.85	1,815.48	283.63	
Other General Expense	04 001 4590.02 5	0.00	0.00	187.50	187.50	
GROUND LEASE EXPENSE	04 001 4590.03 5	208.33	624.99	624.99	0.00	
Total Operating Expenses		7,448.16	32,672.84	25,160.25	(7,512.59)	
Operating Revenues						
Dwelling Rent	04 001 3110.00 5	3,313.00	10,280.35	4,221.75	6,058.60	
HAP Subsidy	04 001 3110.01 5	5,930.00	16,575.00	26,038.50	(9,463.50)	
Total Operating Revenues		9,243.00	26,855.35	30,260.25	(3,404.90)	
Total Operating Revenues and Expenses		1,794.84	(5,817.49)	5,100.00	(10,917.49)	
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5	42.46	70.24	30.00	40.24	
Other Income - Tenant	04 001 3690.00 5	2,411.42	4,230.59	526.74	3,703.85	
Other Income - Misc Other Revenue	04 001 3690.01 5	61,727.13	61,727.13	0.00	61,727.13	
Other Income - Laundry	04 001 3690.07 5	0.00	0.00	249.99	(249.99)	
Total Other Revenues and Expenses		64,181.01	66,027.96	806.73	65,221.23	
Total Other Revenues and Expenses		64,181.01	66,027.96	806.73	65,221.23	
Total Net Income (Loss)		65,975.85	60,210.47	5,906.73	54,303.74	

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
PBRA
LAKE SIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	3 Month(s) Ended March 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,064.55	3,787.23	4,783.23	996.00
Legal Expense	04 002 4130.00 5		270.00	283.50	249.99	(33.51)
Staff Training	04 002 4140.00 5		0.00	0.00	249.99	249.99
Travel	04 002 4150.00 5		0.00	0.00	62.49	62.49
Accounting Fees	04 002 4170.00 5		0.00	0.00	874.98	874.98
Computer Support/Licensing Fees	04 002 4170.20 5		330.00	330.00	0.00	(330.00)
Audit Fees	04 002 4171.00 5		2,365.00	2,365.00	1,125.00	(1,240.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		599.87	1,844.11	2,025.00	180.89
Sundry	04 002 4190.00 5		12.00	150.75	249.99	99.24
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	451.75	249.99	(201.76)
Eviction Costs	04 002 4190.40 5		0.00	0.00	249.99	249.99
Ten Services -	04 002 4220.00 5		1,203.85	2,310.00	450.00	(1,860.00) <i>Hotel</i>
Water	04 002 4310.00 5		57.49	156.98	148.74	(8.24)
Electricity	04 002 4320.00 5		440.67	719.10	461.73	(257.37)
Sewer	04 002 4390.00 5		28.00	63.64	42.99	(20.65)
Labor	04 002 4410.00 5		1,697.43	5,807.36	5,111.73	(695.63)
Maintenance Materials	04 002 4420.00 5		2,621.34	4,617.68	5,508.24	890.56
Contract Costs	04 002 4430.00 5		255.00	10,398.97	9,168.99	(1,229.98) <i>Subs</i>
Contract Costs - Pest Control	04 002 4430.10 5		0.00	2,560.00	5,236.74	2,676.74
Contract Costs-Lawn	04 002 4430.30 5		0.00	2,040.00	4,397.25	2,357.25
Contract Costs - AC	04 002 4430.40 5		345.00	485.00	1,181.73	696.73
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	350.00	282.48	(67.52)
Contract Costs - Vacancy Turnaround	04 002 4430.60 5		0.00	0.00	141.00	141.00
Garbage and Trash Collection	04 002 4431.00 5		75.00	185.05	223.23	38.18
Emp Benefit Cont - Maintenance	04 002 4433.00 5		1,132.98	2,461.97	2,392.74	(69.23)
Property Insurance	04 002 4510.00 5		0.00	6,528.90	9,900.00	3,371.10
Bad Debts - Other	04 002 4570.00 5		0.00	425.00	1,125.00	700.00
Management Fees	04 002 4590.01 5		2,168.51	6,227.45	6,787.98	560.53
Other General Expense	04 002 4590.02 5		0.00	0.00	2,250.00	2,250.00
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	24,000.00	24,000.00	0.00
Total Operating Expenses			22,666.69	78,549.44	88,931.22	10,381.78
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		8,218.00	28,181.79	23,131.74	5,050.05
HAP Subsidy	04 002 3110.01 5		24,778.00	72,996.00	90,000.00	(17,004.00)
Total Operating Revenues			32,996.00	101,177.79	113,131.74	(11,953.95)
Total Operating Revenues and Expenses			10,329.31	22,628.35	24,200.52	(1,572.17)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	0.00	62.49	(62.49)
Other Income - Tenants	04 002 3690.00 5		937.81	1,987.25	1,869.48	117.77
Other Income - Misc Other Revenue	04 002 3690.02 5		399,350.00	399,350.00	249.99	399,100.01
Interest on Loan	04 002 5610.00 5		(5,014.78)	(15,057.41)	(14,997.75)	(59.66)
Total Other Revenues and Expenses			395,273.03	386,279.84	(12,815.79)	399,095.63
Total Other Revenues and Expenses			395,273.03	386,279.84	(12,815.79)	399,095.63
Total Net Income (Loss)			405,602.34	408,908.19	11,384.73	397,523.46

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	3 Month(s) Ended March 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		797.84	2,850.06	3,571.50	721.44
Legal Expense	04 003 4130.00 5		0.00	0.00	124.98	124.98
Staff Training	04 003 4140.00 5		0.00	0.00	124.98	124.98
Travel	04 003 4150.00 5		0.00	0.00	150.00	150.00
Accounting Fees	04 003 4170.00 5		0.00	0.00	999.99	999.99
Computer Support/Licensing Fees	04 003 4170.20 5		270.00	270.00	0.00	(270.00)
Audit Fees	04 003 4171.00 5		1,935.00	1,935.00	1,425.00	(510.00)
Employee Benefits Cont - Admin	04 003 4182.00 5		480.33	1,472.89	1,524.00	51.11
Sundry	04 003 4190.00 5		0.00	138.75	124.98	(13.77)
Contract. Admin	04 003 4190.01 5		0.00	30.00	99.99	69.99
Advertising and Marketing	04 003 4190.08 5		0.00	44.50	0.00	(44.50)
Postage	04 003 4190.30 5		0.00	35.00	0.00	(35.00)
Eviction Costs	04 003 4190.40 5		0.00	330.00	75.00	(255.00)
Tenant Services -	04 003 4220.00 5		0.00	0.00	1,249.98	1,249.98
Water	04 003 4310.00 5		31.39	75.00	101.73	26.73
Electricity	04 003 4320.00 5		271.35	702.83	813.48	110.65
Natural Gas	04 003 4330.00 5		35.54	79.86	108.00	28.14
Sewer	04 003 4390.00 5		73.90	148.86	153.48	4.62
Labor	04 003 4410.00 5		1,456.72	4,988.45	4,259.25	(729.20)
Maintenance Materials	04 003 4420.00 5		3,611.64	6,542.63	2,874.99	(3,667.64)
Contract Costs	04 003 4430.00 5		0.00	253.50	1,521.24	1,267.74
Contract Costs - Pest Control	04 003 4430.10 5		0.00	75.00	4,744.98	4,669.98
Contract Costs-Lawn	04 003 4430.30 5		645.00	1,935.00	4,999.98	3,064.98
Contract Costs - AC	04 003 4430.40 5		0.00	2,530.00	1,174.74	(1,355.26)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	634.00	144.48	(489.52)
Garbage and Trash Collection	04 003 4431.00 5		104.00	175.59	181.23	5.64
Emp Benefit Cont - Maintenance	04 003 4433.00 5		1,069.27	2,243.87	2,015.49	(228.38)
Property Insurance	04 003 4510.00 5		0.00	3,056.08	8,094.48	5,038.40
Bad Debts - Other	04 003 4570.00 5		0.00	1,361.58	249.99	(1,111.59)
Management Fees	04 003 4590.01 5		982.62	2,990.99	3,227.49	236.50
Other General Expense	04 003 4590.02 5		0.00	0.00	249.99	249.99
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	8,750.01	8,749.98	(0.03)
Total Operating Expenses			14,681.27	43,649.45	53,135.40	9,485.95
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,556.00	13,163.06	11,706.00	1,457.06
HAP Subsidy	04 003 3110.01 5		11,640.00	36,071.00	42,084.00	(6,013.00)
Total Operating Revenues			16,196.00	49,234.06	53,790.00	(4,555.94)
Total Operating Revenues and Expenses			1,514.73	5,584.61	654.60	4,930.01
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	37.50	(37.50)
Other Income - Tenants	04 003 3690.00 5		128.69	1,779.40	750.00	1,029.40
Other Income - Misc Other Revenue	04 003 3690.01 5		79,929.21	79,929.21	0.00	79,929.21
Other Income - Laundry	04 003 3690.07 5		0.00	0.00	124.74	(124.74)
Total Other Revenues and Expenses			80,057.90	81,708.61	912.24	80,796.37
Total Other Revenues and Expenses			80,057.90	81,708.61	912.24	80,796.37
Total Net Income (Loss)			81,572.63	87,293.22	1,566.84	85,726.38

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	3 Month(s) Ended March 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5	10,041.04	33,474.80	37,091.49	3,616.69	
Legal Expense	05 001 4130.00 5	0.00	621.00	624.99	3.99	
Staff Training	05 001 4140.00 5	0.00	0.00	624.99	624.99	
Travel	05 001 4150.00 5	0.00	0.00	624.99	624.99	
Accounting Fees	05 001 4170.00 5	0.00	0.00	750.00	750.00	
Computer Support/Licensing Fees	05 001 4170.20 5	0.00	4,817.00	2,749.98	(2,067.02)	
Audit Fees	05 001 4171.00 5	0.00	0.00	499.98	499.98	
Employee Benefits Cont - Admin	05 001 4182.00 5	3,639.36	11,082.30	12,230.25	1,147.95	
Sundry	05 001 4190.00 5	1,703.64	3,441.90	5,250.00	1,808.10	
Bank Fees	05 001 4190.19 5	138.15	262.70	0.00	(262.70)	
Telephone/Communications	05 001 4190.20 5	511.53	1,495.72	1,500.00	4.28	
Postage	05 001 4190.30 5	65.64	742.88	499.98	(242.90)	
Contract Costs - Copier	05 001 4190.60 5	40.56	287.86	1,500.00	1,212.14	
Contract Costs - Admin	05 001 4190.90 5	120.00	360.00	0.00	(360.00)	
Water	05 001 4310.00 5	14.91	59.08	113.73	54.65	
Electricity	05 001 4320.00 5	468.69	1,052.80	1,613.73	560.93	
Sewer	05 001 4390.00 5	31.20	122.20	225.24	103.04	
Materials	05 001 4420.00 5	454.19	1,256.04	750.00	(506.04)	
Contract Costs	05 001 4430.00 5	0.00	0.00	535.74	535.74	
Contract Costs - AC	05 001 4430.40 5	0.00	0.00	49.98	49.98	
Garbage and Trash Collection	05 001 4431.00 5	25.00	120.46	225.00	104.54	
Emp Benefit Cont - Maintenance	05 001 4433.00 5	0.00	100.00	0.00	(100.00)	
Property Insurance	05 001 4510.00 5	0.00	1,088.98	2,393.49	1,304.51	
Insurance - Auto-Public Offic-Sinkhole	05 001 4510.20 5	400.24	400.24	0.00	(400.24)	
Other General Expense	05 001 4590.02 5	37.89	1,126.54	3,124.98	1,998.44	
Other General Expense-Unemploymer	05 001 4590.03 5	0.00	1,375.00	0.00	(1,375.00)	
Total Operating Expenses		17,692.04	63,287.50	72,978.54	9,691.04	
Total Operating Revenues and Expenses		(17,692.04)	(63,287.50)	(72,978.54)	9,691.04	
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5	58,733.51	62,768.51	0.00	62,768.51	
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5	1,596.85	3,971.04	5,983.74	(2,012.70)	
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5	1,627.75	4,569.01	5,505.48	(936.47)	
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5	1,650.96	5,006.60	5,496.99	(490.39)	
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5	2,451.80	6,500.55	8,423.25	(1,922.70)	
GROUND LEASE INCOME	05 001 3690.05 5	11,125.00	33,375.00	33,375.00	0.00	
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5	525.90	1,531.85	1,815.48	(283.63)	
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5	2,168.51	6,227.45	6,787.98	(560.53)	
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5	982.62	2,990.99	3,227.49	(236.50)	
Other Income - Rent for Tulane Ave B	05 001 3690.13 5	1,000.00	3,000.00	4,050.00	(1,050.00)	
OTHER GENERAL-EXP.HUD LAWSL	05 001 4590.04 5	0.00	(2,500.00)	0.00	(2,500.00)	
Total Other Revenues and Expenses		81,862.90	127,441.00	74,665.41	52,775.59	
Total Other Revenues and Expenses		81,862.90	127,441.00	74,665.41	52,775.59	
Total Net Income (Loss)		64,170.86	64,153.50	1,686.87	62,466.63	

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended March 31, 2023	3 Month(s) Ended March 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	1,512.80	5,392.45	3,936.00	(1,456.45)
Legal Expense	07 002 4130.00	5	0.00	0.00	499.98	499.98
Staff Training	07 002 4140.00	5	0.00	0.00	174.99	174.99
Travel	07 002 4150.00	5	0.00	0.00	124.98	124.98
Accounting Fees	07 002 4170.00	5	0.00	0.00	924.99	924.99
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	195.00	195.00	0.00	(195.00)
Audit Fees	07 002 4171.00	5	1,397.50	1,397.50	1,024.98	(372.52)
Employee Benefits Cont - Admin	07 002 4182.00	5	865.63	2,659.93	1,810.50	(849.43)
Sundry	07 002 4190.00	5	0.00	138.75	662.49	523.74
Postage	07 002 4190.03	5	0.00	0.00	99.99	99.99
Bank Fees	07 002 4190.18	5	3.44	(4.08)	0.00	4.08
TENANT BACKGROUND CHECKS	07 002 4190.20	5	181.80	720.43	375.00	(345.43)
Eviction Costs	07 002 4190.4	5	0.00	0.00	124.98	124.98
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	375.00	375.00
Tenant Services	07 002 4220.00	5	0.00	3,230.00	1,500.00	(1,730.00)
Water	07 002 4310.00	5	1,002.43	1,741.59	1,750.23	8.64
Electricity	07 002 4320.00	5	622.51	1,213.63	1,085.49	(128.14)
Sewer	07 002 4390.00	5	1,048.30	2,189.08	2,901.24	712.16
Labor	07 002 4410.00	5	6,466.80	22,366.38	21,993.99	(372.39)
Maintenance Materials	07 002 4420.00	5	431.67	1,500.07	6,831.24	5,331.17
Contract Costs	07 002 4430.00	5	950.00	15,624.36	7,827.48	(7,796.88)
Pest Control	07 002 4430.1	5	925.00	925.00	1,770.24	845.24
Contract Costs-Lawn	07 002 4430.3	5	475.00	1,425.00	1,432.23	7.23
Contract Costs-Air Conditioning	07 002 4430.4	5	750.00	7,150.00	3,583.98	(3,566.02)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	249.99	249.99
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	49.98	49.98
Garbage and Trash Collection	07 002 4431.00	5	629.95	1,315.36	1,676.73	361.37
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,733.71	8,402.16	8,501.49	99.33
Insurance - Property	07 002 4510.00	5	0.00	3,698.68	5,833.98	2,135.30
Bad Debts - Other	07 002 4570.00	5	209.04	20,079.24	3,750.00	(16,329.24)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,490.04	7,500.03	7,363.98	(136.05)
Management Fees	07 002 4590.00	5	2,451.80	6,500.55	8,423.25	1,922.70
Other General Expense	07 002 4590.01	5	0.00	2,319.96	999.99	(1,319.97)
Total Operating Expenses			25,342.42	117,681.07	97,659.39	(20,021.68)
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	3,688.00	27,375.18	12,238.98	15,136.20
HAP Subsidy	07 002 3110.01	5	24,034.00	65,138.00	93,049.98	(27,911.98)
Total Operating Revenues			27,722.00	92,513.18	105,288.96	(12,775.78)
Total Operating Revenues and Expenses			2,379.58	(25,167.89)	7,629.57	(32,797.46)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00	5	13.77	47.71	24.99	22.72
Interest - Restricted - Residual Receipt	07 002 3431.01	5	1.75	5.62	12.48	(6.86)
Investment Income - Unrestricted	07 002 3610.00	5	1.16	1.98	0.00	1.98
Other Income - Tenant	07 002 3690.00	5	176.24	3,843.94	1,320.24	2,523.70
Other Income - Non Tenant	07 002 3690.02	5	0.00	0.00	274.98	(274.98)
Other Income - Insurance	07 002 3690.14	5	147,473.77	147,473.77	0.00	147,473.77
Total Other Revenues and Expenses			147,666.69	151,373.02	1,632.69	149,740.33
Total Other Revenues and Expenses			147,666.69	151,373.02	1,632.69	149,740.33
Total Net Income (Loss)			150,046.27	126,205.13	9,262.26	116,942.87

Hotel

*extra lights
tree trim
mold test*

*tenant
mattress -
(mold)*

Penning