

**Housing Authority of Avon Park**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, FL  
Tuesday, May 16, 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: April 2023
  - 2. Monthly Occupancy Report: April 2023
  - 3. TAR & Maintenance Reports: April 2023
  - 4. Cash Analysis: April 2023
  - 5. Project Budgeted Income Statement Reports: April 2023
  - 6. Fee Accountants Financials: February and March 2023
- E. Secretary Reports & Old Business
  - North Central Heights and Cornell Colony are beginning to launch a Neighborhood Watch—there are several tenants interested in participating. Multi-family properties will hopefully be interested.
  - Julian Serret, Maintenance Supervisor, terminated April 28<sup>th</sup>.
  - Chris Ramey, former Lead Technician, is now acting Maintenance Supervisor until his retirement.
  - Joseph Stolberg, former Maintenance Mechanic, has been promoted to Lead Technician.
  - Pablo Torres, former Maintenance Mechanic, re-hired on May 8<sup>th</sup>.
  - Discrimination Report—emailed to Board April 24<sup>th</sup>
  - Final 2022 Audit Report—emailed to Board May 11<sup>th</sup>
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: June 20, 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, May 16, 2023; 5:30 P.M.  
Meeting Agenda**

## **ROLL CALL:**

## **PREVIOUS MINUTES:**

### **A. Consent Agenda**

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

## **COMMUNICATIONS:**

### **I. OLD BUSINESS**

### **II. NEW BUSINESS**

Other matters to come before the Board:

Next Board Meeting(s): June 20, 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

**April 18, 2023, 5:15 P.M.**

**Meeting Minutes**

**A. Opening/Roll Call:** Chairman Brojek called the Board Meeting to order at 5:25pm. Chairman Brojek led us in prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Brojek, Pineiro, Knighten, Pough and Dilday. Also present: Chris Ramey, APHA Maintenance Lead, Ernestine Matthews—tenant from 607 Barberry Loop—North Central Heights and Michelle Mercure, City Liaison. Absent: Chairman Jackson and Day.

**B. Public Comments/Presentations:**

- Tenant Ernestine Matthews stated that she can still see light coming through around her door and that Duke Electric told her that is why her electric is high. Penny stated she will enter another work order for maintenance to fix this issue.

**C. Communications:** None

**D. Consent Agenda:** Chairman Brojek called for a motion to approve the consent agenda items 1-6. Commissioner Knighten moved to accept as presented. The motion was seconded by Commissioner Pineiro and carried unanimously.

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

- We had a Easter/Spring party for our Delaney Heights residents on April 6<sup>th</sup> and one person showed up.
- Roofers have begun their work.

**F. New Business:**

- Resolution 23-02; Remodel unit 710, Ridgedale, after mold remediation, Commissioner Pineiro moved to approve and Knighten seconded and carried unanimously.

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

- The Board would like to see several resolutions for remodeling after mold remediation at Ridgedale to expediate process.

**H. Next Meeting:** Tuesday, May 16, 2023 at 5:15pm

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

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

**AVON PARK HOUSING DEVELOPMENT CORPORATION**  
**REGULAR MONTHLY MEETING**  
**North Central Heights Community Center**  
**709 Juneberry Street, Avon Park, FL 33825**  
**April 18, 2023, 5:30 P.M.**

**Meeting Minutes**

**ROLL CALL:** Director Brojek called the meeting to order at 5:45 PM. Secretary Pieratt called the roll with the following directors present: Brojek, Pineiro, Pough, Knighten, and Dilday. Also in attendance: Penny Pieratt, CEO/Secretary, Chris Ramey, APHA Maintenance Lead, Michelle Mercure, City Liasion and tenant Ernestine Matthews. Absent: Director Jackson and Day.

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

**COMMUNICATIONS:** Tenant Ernestine Matthews from Barberry Loop, North Central Heights, states that she can still see light coming in around her door and stated Duke Electric told her that is why her electric is high. Penny will enter work order for maintenance to take care of this issue.

**SECRETARY REPORT AND OLD BUISINESS:**

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

**NEW BUSINESS:**

Resolution 23-2, unit 710, Ridgedale, remodel after mold remediation. Director Pineiro made a motion and Director Knighten seconded, and unanimously approved.

Next Board Meeting: Tuesday, May 16, 2023

**ADJOURN:** There being no further business to come before the Board, Director Brojek adjourned the meeting at 5:45pm; motioned by Director Pough and second by Director Knighten.

Accepted\_\_\_\_\_

Accepted\_\_\_\_\_

Attest \_\_\_\_\_

SEAL

# OCCUPANCY/VACANCY REPORT

Apr-23

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## Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
531	1	4/29/2022			OPEN 51799		Transferred to 524 - MI 5-12
522	1	11/30/2022	4/11/2023	36	96	132	Transferred to 516
540	1	1/23/2023			OPEN 53945		Criminal Activity
542	1	4/20/2023			OPEN 54657		Health Issues

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			41		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)

<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			149		Criminal Activity
254	2	11/22/2022			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

SUBMITTED BY PENNY PIERATT, CEO

# OCCUPANCY/VACANCY REPORT

Apr-23

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## 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
736	1	4/24/2023			OPEN 54692		Moved to Delaney
TOTAL RIDGEDALE VACANT - 9							

## 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	4/6/2023	35	121	156	No Income
608	2	11/12/2022	4/28/2023	1	166	167	Passed away
625	2	4/24/2023			OPEN 54698		Moved to Sebring
TOTAL NCH I VACANT - 1							

## 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>
662	4	1/9/2023			OPEN 53844		Habitat Home
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							

MII 5-8

# OCCUPANCY/VACANCY REPORT

Apr-23

## 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>
38188	3	11/14/2022	4/21/2023	50	108	158	Non renewal
38292	3	11/21/2022			147		Rent too high - M1 5-15
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
38178	3	3/3/2023					Better opportunity
38257	3	3/16/2023					Purchased home
38280	3	4/3/2023					Rent too high
<b>TOTAL CORNELL VACANT - 10</b>							

## OCCUPANCY/VACANCY REPORT

Apr-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  
 Delaney=unit 544=1 bdrm=moving with son 6/23  
 North Central 1=unit 638=3 bdrm=non pmt rent/abandoned 5/12  
 Lakeside Park 2=unit 314=2 bdrm=moving to GA 4/30  
 Cornell=unit 38192=3 bdrm=cannot afford rent 5/7  
 Cornell=unit 38253=3 bdrm=abandoned 5/10

### Evictions -

Lakeside Park 2=unit 203=2 bdrm=housekeeping

SUBMITTED BY PENNY PIERATT, CEO

**WAITING LIST**

2023

**DELANEY HEIGHTS**

1 BDRM 34  
TOTAL 34

2019

**LAKE SIDE PARK I**

1 BDRM 0  
2 BDRM 4  
3 BDRM 0  
4 BDRM 1  
5 BDRM 0  
TOTAL 5

2017

**LAKE SIDE PARK II**

1 BDRM 5  
2 BDRM 74  
3 BDRM 108  
4 BDRM 25  
5 BDRM 0  
TOTAL 212

2017

**RIDGE DALE**

1 BDRM 4  
2 BDRM 77  
3 BDRM 22  
4 BDRM 3  
TOTAL 106

2021

**NORTH CENTRAL HEIGHTS OPEN**

2 BDRM 37  
3 BDRM 24  
4 BDRM 13  
TOTAL 74

2021

**CORNELL COLONY**

3 BDRM 18

**OPEN**

SUBMITTED BY PENNY PIERATT, CEO

TOTAL

449

Tenant Accounts Receivable  
30-Apr-23

Page 1

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
M. Anderson	\$ 12.50	Work order
V. Antequera	\$ 83.65	Balance on Work order
S. Cherniss	\$ 20.76	Work order
C. Jackson	\$ 155.87	Work order
K. Matthews	\$ 49.32	Rent
C. Mercado	\$ 5.00	Work order
P. Robitalle	\$ 14.00	Work order
E. Sanders	\$ 8.46	Work order
D. Simons	\$ 2.69	Work order
C. Thornton	\$ 14.51	Work order
<b>DH Total</b>	<b>\$ 366.76</b>	
<u>Lakeside Park I</u>		
T. Hill	\$ 18.84	Work order
T. Jones	\$ 6,402.87	Rent, unreported income (pmts)
<b>Lakeside I Total</b>	<b>\$ 6,421.71</b>	
<u>Lakeside Park II</u>		
Q. Ash-Birts	\$ 589.93	Rent
C. Caldwell	\$ 27.80	Work order
D. Chambers	\$ 25.00	Work order
J. Ferreira	\$ 33.50	Work order
R. Lake	\$ 4.38	Work order
G. Mack	\$ 410.00	Rent
C. McCarty	\$ 70.98	Work order
C. Medina	\$ 3,214.11	Rent/Work order-evicting
L.Rivera	\$ 603.00	Unreported income (pmts)
B. Roman	\$ 23.07	
S. Roux	\$ 6,901.00	Unreported income
E. Vertus	\$ 9.00	Work order
T. Young	\$ 1.52	Work order
<b>Lakeside II Total</b>	<b>\$ 11,913.29</b>	

Submitted by:  
Penny Pieratt,CEO

**Tenant Accounts Receivable****30-Apr-23****Page 2****NCH I**

V. Leal	\$	88.84	Work Order
K. Omeara	\$	1,799.65	Rent/evicting
C. Torres	\$	405.38	Work order
<b>NCH I Total</b>	<b>\$</b>	<b>2,293.87</b>	

**NCH II**

T. Hill	\$	121.60	Work Order
L. Hillard Jr.	\$	651.00	Rent
J. Matthews	\$	103.49	Work Order, late fee
M. Packer	\$	216.52	Work order
C. Redding	\$	40.23	Work order
S. Rivera	\$	41.00	Late fee
B. Santos	\$	18.75	Work order
C. Wooden	\$	0.92	Work order
<b>NCH II Total</b>	<b>\$</b>	<b>1,193.51</b>	

**Cornell Colony**

L. Adkins	\$	37.00	Late fee
J. Fonseca	\$	26.60	Work order
M. Gilchrist	\$	149.26	Work order
D. Guerrero	\$	94.00	Balance late fee
G. Ramos	\$	17.24	Work order
V. Robinson	\$	880.53	Rent
J. Wilder	\$	891.69	Rent,. Late fee
<b>Cornell Total</b>	<b>\$</b>	<b>2,096.32</b>	

Submitted by:  
Penny Pieratt, CEO

**Tenant Accounts Receivable****30-Apr-23****Page 3****Ridgedale**

C. Anderson	\$	48.48	Rent
S. Antoine	\$	216.47	Rent, Work order
C. Coley	\$	359.50	Rent
E. Hankerson	\$	2,937.72	Unreported income
A. Hicks	\$	574.44	Balance on rent
L. Jackson	\$	126.98	Work order
W. Narvaez	\$	5.97	Work order
A. Pauldo	\$	3.94	Work order
T. Richardson	\$	422.67	Work order
G. Robinson	\$	81.04	Work order
L. Smith	\$	11.75	Work order
A. Tate	\$	1,006.31	Unreported income
<b>Ridgedale Total</b>	<b>\$</b>	<b>5,795.27</b>	

<b>GRAND TOTAL</b>	<b>\$ 30,080.73</b>
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**WRITE OFFS**

Delaney	\$	-	
Lakeside Park I	\$	6,579.11	Dennis, Toney
Lakeside Park II	\$	-	
NCH I	\$	-	
NCH II	\$	-	
Ridgedale	\$	-	
Cornell	\$	-	
<b>TOTAL</b>	<b>\$</b>	<b>6,579.11</b>	

Submitted by:  
Penny Pieratt,CEO

**Daily Tasks:**

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

**Preventive Maintenance:**

Work from preventive maintenance inspections are on-going. 192 hours were taken during the month of April for sick, vacation, and holiday leave.

Maintenance		
Delaney Heights Inspections	18	
Lakeside Park I Inspections	0	
Lakeside Park II Inspections	12	
Ridgedale Inspections	0	
NCH I Inspections	1	
NCH II Inspections	0	
Cornell Colony Inspections	1	
Total	32	
Delaney Heights Vacancies	1	
Lakeside Park I Vacancies	1	
Lakeside Park II Vacancies	0	
Ridgedale Vacancies	0	
NCH I Vacancies	1	
NCH II Vacancies	0	
Cornell Colony Vacancies	1	
Property Manager		
Delaney Heights Move Ins	1	1
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	0	0
Cornell Colony Move Ins	1	1
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	1	
NCH I Move Outs	1	
NCH II Move Outs	0	
Cornell Colony Move Outs	1	
Total	4	

Submitted by Penny Pieratt, CEO

## **April 2023 Maintenance Report**

### LSP 1 & 2

Closing off of gable vents con't . ( cause of water intrusion during hurricane )

Tenting of two units LSP2 for roaches

Pest control

Annual inspections performed

A/C tune ups performed

Turnover 239 shoreline completed , 241 started ( removal of house contents & trash )

A/C filters in units replaced

Smoke alarms in units checked / replaced

Fire extinguishers in units inspected

### Delaney Heights

Termite inspection performed ( All units )

Move in 522 Circle by staff 4/11/23 from 736 fairview

531 Alton new flooring installed by Griffins

531 Alton Power lines cut by contractors restored in bedroom

A/C tune ups performed

A/C filters replaced

Smoke alarms checked / replaced

Fire extinguishers inspected

### Ridgedale Apartments

Still awaiting mold inspection results for several units

Roofing repairs continue , buildings west of Fairview completed (hail damage )

Unit 710 , walls and interior painting completed , deposit requested by Quest to

Continue with renovation . ie: Kitchen cabinets , windows , bathrooms , etc.

Weekly trash pick up throughout the property , trash and roofing debris

A/C filters replaced

Smoke alarms checked / replaced

Fire extinguishers inspected

#### NCH 1&2

Move ins 608 & 620

Annual inspections performed

Large curbside trash pick up

A/C filters replaced

Smoke alarms checked / replaced

Fire extinguishers inspected

Annual inspections performed

#### Cornell Colony

Irrigation work continued

Roofing continued ( hail damage )

Turnovers in process , 38292 completed

Pest control

Large curbside trash / furniture pick up

Smoke alarms checked / replaced

Fire extinguishers inspected

A/C filters replaced

Trash pick up entire property , large items removed from playground , neighborhood watch

Program to be initiated

Annual inspections performed

*Submitted by Chris Ramey  
Maintenance Supervisor 2 of 2*

**CASH ANALYSIS**  
**4/30/2023**

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 105,653.58		
North Central Heights I General Fund	\$ 141,672.21	NCH I Reserves/Bonneville	\$ 134,779.60
Hail Funds	\$ (84,344.53)	NCH I Insurance	\$ 29,801.94
Available Funds	\$ 57,327.68		
NCH I Security Deposit	\$ 11,755.36		
North Central Heights II General Fund	\$ 162,798.87	NCH II Reserves/Bonneville	\$ 107,785.44
Hail Funds	\$ (103,202.99)	NCH II Insurance	\$ 24,339.85
Available Funds	\$ 59,595.88		
NCH II Security Deposit	\$ 8,445.58		
Cornell Colony General Fund	\$ 514,677.54	CC Reserves/Amerinat	\$ 84,803.91
Hail Funds	\$ (238,702.19)	CC Insurance	\$ 42,549.40
Available Funds	\$ 275,975.35	CC Reserves/Amerinat	\$ 117,694.19
Cornell Colony Security Deposit	\$ 11,229.62	CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 3,206.92	LPI Reserves/First Hsg	\$ 43,052.88
Hail Funds	\$ (72,500.00)	LPI Insurance	\$ 6,102.15
Available Funds	\$ (69,293.08)		
LPI Security Deposit	\$ 2,804.73		
Lakeside Park II General Fund	\$ 352,793.96	LPII Reserves/Churchill	\$ 188,819.52
Hail Funds	\$ (250,550.00)	O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$ 102,243.96	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 14,540.01	LPII Insurance	\$ 42,818.38
		GNMA-Other Churchill	\$ 10,417.14
Delaney Heights General Fund	\$ 86,080.18	DH Reserves/South State	\$ 80,637.40
Hail Funds	\$ (39,429.21)		
Available Funds	\$ 46,650.97		
DH Security Deposit	\$ 9,401.40		
COCC	\$ 547,245.74		
Hail Funds	\$ (32,258.51)		
Available Funds	\$ 514,987.23		
Ridgedale General Fund	\$ 67,869.77	RD Reserves/Centennial	\$ 49,878.46
Hail Funds	\$ (69,673.77)	RD Insurance	\$ 20,301.91
Available Funds	\$ (1,804.00)	RD Residual Reserves	\$ 9,125.85
Ridgedale Security Deposit	\$ 5,701.14		

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 April 30, 2023	4 Month(s) Ended April 30, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00 5		1,229.28	6,470.95	6,739.00	268.05
Legal Expense	02 001 4130.00 5		5.67	5.67	166.64	160.97
Staff Training	02 001 4140.00 5		0.00	600.00	333.32	(266.68)
Travel	02 001 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	02 001 4170.00 5		718.44	718.44	1,333.32	614.88
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	210.00	0.00	(210.00)
Audit Fees	02 001 4171.00 5		0.00	1,505.00	1,483.32	(21.68)
Employee Benefits Cont - Admin	02 001 4182.00 5		735.36	3,052.24	3,109.64	57.40
Sundry	02 001 4190.00 5		0.00	148.73	366.64	217.91
Telephone	02 001 4190.2 5		0.00	373.60	400.00	26.40
Tenant Background Checks	02 001 4190.20 5		109.10	230.13	166.64	(63.49)
Postage	02 001 4190.3 5		0.00	0.00	16.64	16.64
Eviction Costs	02 001 4190.4 5		0.00	0.00	166.64	166.64
Ten Services	02 001 4220.2 5		0.00	0.00	500.00	500.00
Water	02 001 4310.00 5		18.47	221.41	222.00	0.59
Electricity	02 001 4320.00 5		228.33	752.28	2,018.64	1,266.36
Sewer	02 001 4390.00 5		40.30	255.57	198.32	(57.25)
Labor	02 001 4410.00 5		1,278.43	7,718.27	6,720.00	(998.27)
Maintenance Materials	02 001 4420.00 5		764.82	4,542.50	4,170.64	(371.86)
Contract Costs	02 001 4430.00 5		0.00	1,429.00	13,076.32	11,647.32
Contract Costs-Pest Control	02 001 4430.1 5		544.00	544.00	861.32	317.32
Contract Costs - AC	02 001 4430.4 5		1,050.00	7,340.00	3,668.64	(3,671.36)
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	7,728.00	9,371.00	1,643.00
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		1,200.00	3,200.00	0.00	(3,200.00)
Garbage and Trash Collection	02 001 4431.00 5		57.50	181.00	437.32	256.32
Emp Benefit Cont - Maintenance	02 001 4433.00 5		903.70	3,472.65	3,191.64	(281.01)
Insurance - Property	02 001 4510.00 5		0.00	6,429.39	8,507.00	2,077.61
Bad Debts - Other	02 001 4570.00 5		0.00	0.00	1,666.64	1,666.64
Bonneville Interest	02 001 4580.01 5		3,658.92	14,653.60	14,605.00	(48.60)
Other General Expense	02 001 4590.00 5		0.00	0.00	500.00	500.00
Management Fees	02 001 4590.02 5		1,304.90	5,275.94	7,978.32	2,702.38
<b>Total Operating Expenses</b>			<b>15,779.22</b>	<b>77,058.37</b>	<b>92,141.24</b>	<b>15,082.87</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00 5		27,556.33	106,016.30	99,730.32	6,285.98
<b>Total Operating Revenues</b>			<b>27,556.33</b>	<b>106,016.30</b>	<b>99,730.32</b>	<b>6,285.98</b>
<b>Total Operating Revenues and Expenses</b>			<b>11,777.11</b>	<b>28,957.93</b>	<b>7,589.08</b>	<b>21,368.85</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 001 3610.00 5		48.52	48.52	0.00	48.52
Other Income - Tenant	02 001 3690.00 5		255.84	1,600.23	3,053.64	(1,453.41)
Other Income - Non Tenant	02 001 3690.02 5		0.00	146,557.03	0.00	146,557.03
<b>Total Other Revenues and Expenses</b>			<b>304.36</b>	<b>148,205.78</b>	<b>3,053.64</b>	<b>145,152.14</b>
<b>Total Other Revenues and Expenses</b>			<b>304.36</b>	<b>148,205.78</b>	<b>3,053.64</b>	<b>145,152.14</b>
<b>Total Net Income (Loss)</b>			<b>12,081.47</b>	<b>177,163.71</b>	<b>10,642.72</b>	<b>166,520.99</b>

+ 6736.28

**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 April 30, 2023	4 Month(s) Ended April 30, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110.00	5	996.72	5,223.18	5,423.32	200.14
Legal Expense	02 002 4130.00	5	4.45	372.45	166.64	(205.81)
Staff Training	02 002 4140.00	5	0.00	480.00	200.00	(280.00)
Travel	02 002 4150.00	5	0.00	0.00	83.32	83.32
Accounting Fees	02 002 4170.00	5	693.06	693.06	1,250.00	556.94
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5	0.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00	5	0.00	1,182.50	1,166.64	(15.86)
Employee Benefits Cont - Admin	02 002 4182.00	5	592.71	2,458.88	2,503.00	44.12
Sundry	02 002 4190.00	5	0.00	200.00	250.00	50.00
Telephone	02 002 4190.2	5	0.00	0.00	100.00	100.00
Tenant Background Check	02 002 4190.20	5	36.37	214.95	333.32	118.37
Eviction Costs	02 002 4190.4	5	0.00	325.00	166.64	(158.36)
Water	02 002 4310.00	5	0.00	236.41	47.32	(189.09)
Electricity	02 002 4320.00	5	408.19	2,014.54	857.64	(1,156.90)
Sewer	02 002 4390.00	5	0.00	70.94	10.32	(60.62)
Labor	02 002 4410.00	5	1,074.51	6,628.24	5,583.32	(1,044.92)
Maintenance Materials	02 002 4420.00	5	1,434.34	6,445.13	3,808.64	(2,636.49)
Contract Costs	02 002 4430.00	5	157.50	1,073.00	13,083.64	12,010.64
Contract Costs-Pest Control	02 002 4430.1	5	448.00	2,883.00	688.00	(2,195.00)
Contract Costs - Lawn	02 002 4430.3	5	1,518.00	6,072.00	7,363.00	1,291.00
Contract Costs - AC	02 002 4430.4	5	1,770.00	6,695.00	2,978.32	(3,716.68)
Contract Costs - Vacancy Turnaround	02 002 4430.6	5	0.00	6,700.00	0.00	(6,700.00)
Garbage and Trash Collection	02 002 4431.00	5	117.00	236.50	102.00	(134.50)
Emp Benefit Cont - Maintenance	02 002 4433.00	5	783.87	2,972.65	2,688.64	(284.01)
Insurance - Property	02 002 4510.00	5	0.00	5,014.23	6,693.32	1,679.09
Bad Debts - Other	02 002 4570.00	5	0.00	9,490.89	1,666.64	(7,824.25)
Bonneville Interest	02 002 4580.01	5	3,309.92	13,255.88	13,212.00	(43.88)
Other General Expense	02 002 4590.00	5	0.00	0.00	500.00	500.00
Management Fees	02 002 4590.02	5	1,427.92	5,996.93	7,340.64	1,343.71
<b>Total Operating Expenses</b>			<b>14,772.56</b>	<b>87,100.36</b>	<b>78,266.32</b>	<b>(8,834.04)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110.00	5	20,709.00	80,183.09	91,758.32	(11,575.23)
<b>Total Operating Revenues</b>			<b>20,709.00</b>	<b>80,183.09</b>	<b>91,758.32</b>	<b>(11,575.23)</b>
<b>Total Operating Revenues and Expenses</b>			<b>5,936.44</b>	<b>(6,917.27)</b>	<b>13,492.00</b>	<b>(20,409.27)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 002 3610.00	5	38.80	38.80	0.00	38.80
Other Income - Tenant	02 002 3690.00	5	211.60	5,555.56	1,911.64	3,643.92
Other Income - Non Tenant	02 002 3690.02	5	0.00	218,805.93	0.00	218,805.93
<b>Total Other Revenues and Expenses</b>			<b>250.40</b>	<b>224,400.29</b>	<b>1,911.64</b>	<b>222,488.65</b>
<b>Total Other Revenues and Expenses</b>			<b>250.40</b>	<b>224,400.29</b>	<b>1,911.64</b>	<b>222,488.65</b>
<b>Total Net Income (Loss)</b>			<b>6,186.84</b>	<b>217,483.02</b>	<b>15,403.64</b>	<b>202,079.38</b>

*689.96*

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2023	4 Month(s) Ended April 30, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	03 001 4110.00 5		1,384.32	7,302.80	7,616.00	313.20
Legal Expense	03 001 4130.00 5		6.48	337.48	166.64	(170.84)
Staff Training	03 001 4140.00 5		0.00	680.00	166.64	(513.36)
Travel	03 001 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	03 001 4170.00 5		635.36	635.36	1,066.64	431.28
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	240.00	0.00	(240.00)
Audit Fees	03 001 4171.00 5		0.00	1,720.00	1,700.00	(20.00)
Employee Benefits Cont - Admin	03 001 4182.00 5		830.45	3,447.77	3,514.32	66.55
Sundry	03 001 4190.00 5		0.00	277.50	500.00	222.50
Tenant Background Checks	03 001 4190.02 5		36.37	36.37	133.32	96.95
Bank Fees	03 001 4190.19 5		12.00	12.00	0.00	(12.00)
Telephone/Communications	03 001 4190.20 5		0.00	509.69	666.64	156.95
Eviction Costs	03 001 4190.40 5		0.00	325.00	166.64	(158.36)
Water	03 001 4310.00 5		27.83	130.57	170.00	39.43
Electricity	03 001 4320.00 5		497.48	1,137.15	1,149.32	12.17
Sewer	03 001 4390.00 5		70.40	143.07	163.64	20.57
Labor	03 001 4410.00 5		1,767.97	9,638.25	9,701.64	63.39
Materials	03 001 4420.00 5		1,743.64	4,796.44	3,299.32	(1,497.12)
Contract Costs	03 001 4430.00 5		0.00	7,724.21	6,399.32	(1,324.89)
Contract Costs - Pest Control	03 001 4430.10 5		608.00	2,758.00	334.32	(2,423.68)
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	8,800.00	9,680.00	880.00
Contract Costs - AC	03 001 4430.40 5		0.00	140.00	1,900.32	1,760.32
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		1,500.00	1,500.00	52.64	(1,447.36)
Garbage and Trash Collection	03 001 4431.00 5		174.50	375.50	369.32	(6.18)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		949.24	3,987.45	4,015.32	27.87
Property Insurance	03 001 4510.00 5		0.00	10,723.36	9,524.64	(1,198.72)
Bad Debts - Other	03 001 4570.00 5		(25.00)	8,338.70	3,261.32	(5,077.38)
Management Fees	03 001 4590.01 5		1,503.40	6,510.00	7,329.32	819.32
Other General Expense	03 001 4590.02 5		3,255.00	3,285.00	3,833.32	548.32
<b>Total Operating Expenses</b>			<b>17,177.44</b>	<b>85,511.67</b>	<b>77,047.24</b>	<b>(8,464.43)</b>
<b>Operating Revenues</b>						
Dwelling Rent	03 001 3110.00 5		25,656.96	111,335.04	122,154.32	(10,819.28)
<b>Total Operating Revenues</b>			<b>25,656.96</b>	<b>111,335.04</b>	<b>122,154.32</b>	<b>(10,819.28)</b>
<b>Total Operating Revenues and Expenses</b>			<b>8,479.52</b>	<b>25,823.37</b>	<b>45,107.08</b>	<b>(19,283.71)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	03 001 3610.00 5		(881.00)	(739.06)	43.32	(782.38)
Other Income - Misc Other Revenue	03 001 3690.00 5		1,364.06	429,261.17	1,759.00	427,502.17
Interest on Loan - Heartland National	03 001 5610.00 5		(3,388.67)	(13,592.54)	(14,151.64)	559.10
<b>Total Other Revenues and Expenses</b>			<b>(2,905.61)</b>	<b>414,929.57</b>	<b>(12,349.32)</b>	<b>427,278.89</b>
<b>Total Other Revenues and Expenses</b>			<b>(2,905.61)</b>	<b>414,929.57</b>	<b>(12,349.32)</b>	<b>427,278.89</b>
<b>Total Net Income (Loss)</b>			<b>5,573.91</b>	<b>440,752.94</b>	<b>32,757.76</b>	<b>407,995.18</b>

2555.61

*Penny*

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2023	4 Month(s) Ended April 30, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 001 4110.00 5		430.20	3,107.20	3,885.00	777.80
Legal Expense	04 001 4130.00 5		231.93	1,784.43	166.64	(1,617.79)
Staff Training	04 001 4140.00 5		0.00	240.00	106.64	(133.36)
Accounting Fees	04 001 4170.00 5		682.76	682.76	1,100.00	417.24
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	90.00	0.00	(90.00)
Audit Fees	04 001 4171.00 5		0.00	645.00	500.00	(145.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		343.19	1,478.52	1,662.00	183.48
Sundry	04 001 4190.00 5		0.40	199.09	433.32	234.23
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	197.56	33.32	(164.24)
Telephone/Communications	04 001 4190.20 5		0.00	0.00	166.64	166.64
Eviction Costs	04 001 4190.40 5		0.00	660.30	100.00	(560.30)
Ten Services -	04 001 4220.00 5		907.80	907.80	500.00	(407.80)
Water	04 001 4310.00 5		0.00	29.36	0.00	(29.36)
Electricity	04 001 4320.00 5		389.00	1,190.80	0.00	(1,190.80)
Sewer	04 001 4390.00 5		0.00	61.09	33.32	(27.77)
Labor	04 001 4410.00 5		810.45	4,686.11	4,355.00	(331.11)
Maintenance Materials	04 001 4420.00 5		322.88	1,685.60	1,666.64	(18.96)
Contract Costs	04 001 4430.00 5		0.00	1,027.50	575.00	(452.50)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	2,320.00	3,333.32	1,013.32
Contract Costs-Lawn	04 001 4430.30 5		510.00	1,020.00	1,000.00	(20.00)
Contract Costs - AC	04 001 4430.40 5		0.00	150.00	1,000.00	850.00
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	66.64	66.64
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	66.64	66.64
Garbage and Trash Collection	04 001 4431.00 5		0.00	102.58	166.64	64.06
Emp Benefit Cont - Maintenance	04 001 4433.00 5		507.42	2,013.81	2,014.32	0.51
Property Insurance	04 001 4510.00 5		0.00	3,280.50	4,285.32	1,004.82
Bad Debts - Other	04 001 4570.00 5		6,579.11	11,417.81	833.32	(10,584.49)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	1,993.32	(4,562.68)
Management Fees	04 001 4590.01 5		365.62	1,897.47	2,420.64	523.17
Other General Expense	04 001 4590.02 5		0.00	0.00	250.00	250.00
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	833.32	833.32	0.00
<b>Total Operating Expenses</b>			<b>12,289.09</b>	<b>48,264.61</b>	<b>33,547.00</b>	<b>(14,717.61)</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 001 3110.00 5		2,542.00	12,822.35	5,629.00	7,193.35
HAP Subsidy	04 001 3110.01 5		2,819.00	19,394.00	34,718.00	(15,324.00)
<b>Total Operating Revenues</b>			<b>5,361.00</b>	<b>32,216.35</b>	<b>40,347.00</b>	<b>(8,130.65)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(6,928.09)</b>	<b>(16,048.26)</b>	<b>6,800.00</b>	<b>(22,848.26)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 001 3610.00 5		48.88	119.12	40.00	79.12
Other Income - Tenant	04 001 3690.00 5		781.50	5,012.09	702.32	4,309.77
Other Income - Misc Other Revenue	04 001 3690.01 5		0.00	61,727.13	0.00	61,727.13
Other Income - Laundry	04 001 3690.07 5		0.00	0.00	333.32	(333.32)
<b>Total Other Revenues and Expenses</b>			<b>830.38</b>	<b>66,858.34</b>	<b>1,075.64</b>	<b>65,782.70</b>
<b>Total Other Revenues and Expenses</b>			<b>830.38</b>	<b>66,858.34</b>	<b>1,075.64</b>	<b>65,782.70</b>
<b>Total Net Income (Loss)</b>			<b>(6,097.71)</b>	<b>50,810.08</b>	<b>7,875.64</b>	<b>42,934.44</b>

+1524.10

*Penney*

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2023	4 Month(s) Ended April 30, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 002 4110.00	5	694.80	5,067.03	6,377.64	1,310.61
Legal Expense	04 002 4130.00	5	305.91	589.41	333.32	(256.09)
Staff Training	04 002 4140.00	5	0.00	0.00	333.32	333.32
Travel	04 002 4150.00	5	0.00	0.00	83.32	83.32
Accounting Fees	04 002 4170.00	5	1,345.16	1,345.16	1,166.64	(178.52)
Computer Support/Licensing Fees	04 002 4170.20	5	0.00	330.00	0.00	(330.00)
Audit Fees	04 002 4171.00	5	0.00	2,365.00	1,500.00	(865.00)
Employee Benefits Cont - Admin	04 002 4182.00	5	571.60	2,460.46	2,700.00	239.54
Sundry	04 002 4190.00	5	0.00	150.75	333.32	182.57
TENANT BACKGROUND CHECKS	04 002 4190.02	5	109.09	560.84	333.32	(227.52)
Eviction Costs	04 002 4190.40	5	0.00	0.00	333.32	333.32
Ten Services -	04 002 4220.00	5	0.00	2,310.00	600.00	(1,710.00)
Water	04 002 4310.00	5	0.00	156.98	198.32	41.34
Electricity	04 002 4320.00	5	305.48	1,024.58	615.64	(408.94)
Sewer	04 002 4390.00	5	0.00	63.64	57.32	(6.32)
Labor	04 002 4410.00	5	1,281.04	7,555.42	6,815.64	(739.78)
Maintenance Materials	04 002 4420.00	5	2,665.44	7,283.12	7,344.32	61.20
Contract Costs	04 002 4430.00	5	6,728.75	17,127.72	12,225.32	(4,902.40)
Contract Costs - Pest Control	04 002 4430.10	5	6,075.00	8,635.00	6,982.32	(1,652.68)
Contract Costs-Lawn	04 002 4430.30	5	2,040.00	4,080.00	5,863.00	1,783.00
Contract Costs - AC	04 002 4430.40	5	900.02	1,385.02	1,575.64	190.62
CONTRACT COSTS-PLUMBING	04 002 4430.50	5	0.00	350.00	376.64	26.64
Contract Costs - Vacancy Turnaround	04 002 4430.60	5	0.00	0.00	188.00	188.00
Garbage and Trash Collection	04 002 4431.00	5	9.00	194.05	297.64	103.59
Emp Benefit Cont - Maintenance	04 002 4433.00	5	860.28	3,357.98	3,190.32	(167.66)
Property Insurance	04 002 4510.00	5	0.00	9,793.35	13,200.00	3,406.65
Bad Debts - Other	04 002 4570.00	5	0.00	924.56	1,500.00	575.44
Management Fees	04 002 4590.01	5	1,611.65	7,839.10	9,050.64	1,211.54
Other General Expense	04 002 4590.02	5	6,151.21	6,151.21	3,000.00	(3,151.21)
GROUND LEASE EXPENSE	04 002 4590.03	5	8,000.00	32,000.00	32,000.00	0.00
<b>Total Operating Expenses</b>			<b>39,654.43</b>	<b>123,100.38</b>	<b>118,574.96</b>	<b>(4,525.42)</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 002 3110.00	5	9,472.00	37,653.79	30,842.32	6,811.47
HAP Subsidy	04 002 3110.01	5	16,384.00	89,380.00	120,000.00	(30,620.00)
<b>Total Operating Revenues</b>			<b>25,856.00</b>	<b>127,033.79</b>	<b>150,842.32</b>	<b>(23,808.53)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(13,798.43)</b>	<b>3,933.41</b>	<b>32,267.36</b>	<b>(28,333.95)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 002 3610.00	5	78.53	78.53	83.32	(4.79)
Other Income - Tenants	04 002 3690.00	5	733.66	2,720.91	2,492.64	228.27
Other Income - Misc Other Revenue	04 002 3690.02	5	0.00	399,350.00	333.32	399,016.68
Interest on Loan	04 002 5610.00	5	(5,010.40)	(20,067.81)	(19,997.00)	(70.81)
<b>Total Other Revenues and Expenses</b>			<b>(4,198.21)</b>	<b>382,081.63</b>	<b>(17,087.72)</b>	<b>399,169.35</b>
<b>Total Other Revenues and Expenses</b>			<b>(4,198.21)</b>	<b>382,081.63</b>	<b>(17,087.72)</b>	<b>399,169.35</b>
<b>Total Net Income (Loss)</b>			<b>(17,996.64)</b>	<b>386,015.04</b>	<b>15,179.64</b>	<b>370,835.40</b>

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*Penny*

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2023	4 Month(s) Ended April 30, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5	525.24	3,802.50	4,762.00	959.50	
Legal Expense	04 003 4130.00 5	7.29	7.29	166.64	159.35	
Staff Training	04 003 4140.00 5	0.00	0.00	166.64	166.64	
Travel	04 003 4150.00 5	0.00	0.00	200.00	200.00	
Accounting Fees	04 003 4170.00 5	846.68	846.68	1,333.32	486.64	
Computer Support/Licensing Fees	04 003 4170.20 5	0.00	270.00	0.00	(270.00)	
Audit Fees	04 003 4171.00 5	0.00	1,935.00	1,900.00	(35.00)	
Employee Benefits Cont - Admin	04 003 4182.00 5	459.47	1,965.04	2,032.00	66.96	
Sundry	04 003 4190.00 5	0.00	138.75	166.64	27.89	
Contract. Admin	04 003 4190.01 5	0.00	30.00	133.32	103.32	
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	100.00	(230.00)	
Tenant Services -	04 003 4220.00 5	0.00	0.00	1,666.64	1,666.64	
Water	04 003 4310.00 5	0.00	75.00	135.64	60.64	
Electricity	04 003 4320.00 5	369.44	1,072.27	1,084.64	12.37	
Natural Gas	04 003 4330.00 5	0.00	79.86	144.00	64.14	
Sewer	04 003 4390.00 5	0.00	148.86	204.64	55.78	
Labor	04 003 4410.00 5	1,077.12	6,465.33	5,679.00	(786.33)	
Maintenance Materials	04 003 4420.00 5	613.49	7,156.12	3,833.32	(3,322.80)	
Contract Costs	04 003 4430.00 5	0.00	253.50	2,028.32	1,774.82	
Contract Costs - Pest Control	04 003 4430.10 5	0.00	75.00	6,326.64	6,251.64	
Contract Costs-Lawn	04 003 4430.30 5	645.00	2,580.00	6,666.64	4,086.64	
Contract Costs - AC	04 003 4430.40 5	120.00	2,650.00	1,566.32	(1,083.68)	
Contract Costs-Plumbing	04 003 4430.50 5	0.00	634.00	192.64	(441.36)	
Garbage and Trash Collection	04 003 4431.00 5	0.00	175.59	241.64	66.05	
Emp Benefit Cont - Maintenance	04 003 4433.00 5	799.39	3,073.84	2,687.32	(386.52)	
Property Insurance	04 003 4510.00 5	0.00	4,584.12	10,792.64	6,208.52	
Bad Debts - Other	04 003 4570.00 5	0.00	1,368.57	333.32	(1,035.25)	
Management Fees	04 003 4590.01 5	1,061.21	4,052.20	4,303.32	251.12	
Other General Expense	04 003 4590.02 5	0.00	0.00	333.32	333.32	
GROUND LEASE EXPENSE	04 003 4590.03 5	2,916.67	11,666.68	11,666.64	(0.04)	
Total Operating Expenses		9,441.00	55,515.70	70,847.20	15,331.50	
Operating Revenues						
Dwelling Rent	04 003 3110.00 5	4,694.32	17,857.38	15,608.00	2,249.38	
HAP Subsidy	04 003 3110.01 5	12,992.00	49,063.00	56,112.00	(7,049.00)	
Total Operating Revenues		17,686.32	66,920.38	71,720.00	(4,799.62)	
Total Operating Revenues and Expenses		8,245.32	11,404.68	872.80	10,531.88	
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5	0.00	0.00	50.00	(50.00)	
Other Income - Tenants	04 003 3690.00 5	229.47	2,008.87	1,000.00	1,008.87	
Other Income - Misc Other Revenue	04 003 3690.01 5	0.00	79,929.21	0.00	79,929.21	
Other Income - Laundry	04 003 3690.07 5	0.00	0.00	166.32	(166.32)	
Total Other Revenues and Expenses		229.47	81,938.08	1,216.32	80,721.76	
Total Other Revenues and Expenses		229.47	81,938.08	1,216.32	80,721.76	
Total Net Income (Loss)		8,474.79	93,342.76	2,089.12	91,253.64	

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# AVON PARK HOUSING AUTHORITY

## Budgeted Income Statement

COCC  
COCC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2023	4 Month(s) Ended April 30, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	05 001 4110.00 5		8,459.20	44,570.40	49,455.32	4,884.92
Legal Expense	05 001 4130.00 5		0.00	621.00	833.32	212.32
Staff Training	05 001 4140.00 5		0.00	0.00	833.32	833.32
Travel	05 001 4150.00 5		0.00	0.00	833.32	833.32
Accounting Fees	05 001 4170.00 5		400.00	400.00	1,000.00	600.00
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	4,817.00	3,666.64	(1,150.36)
Audit Fees	05 001 4171.00 5		0.00	0.00	666.64	666.64
Employee Benefits Cont - Admin	05 001 4182.00 5		3,518.35	14,802.33	16,307.00	1,504.67
Sundry	05 001 4190.00 5		1,201.73	4,643.63	7,000.00	2,356.37
Bank Fees	05 001 4190.19 5		0.00	262.70	0.00	(262.70)
Telephone/Communications	05 001 4190.20 5		496.45	1,992.17	2,000.00	7.83
Postage	05 001 4190.30 5		776.62	1,519.50	666.64	(852.86)
Contract Costs - Copier	05 001 4190.60 5		32.56	320.42	2,000.00	1,679.58
Contract Costs - Admin	05 001 4190.90 5		120.00	480.00	0.00	(480.00)
Water	05 001 4310.00 5		21.56	80.64	151.64	71.00
Electricity	05 001 4320.00 5		544.01	1,596.81	2,151.64	554.83
Sewer	05 001 4390.00 5		40.30	162.50	300.32	137.82
Materials	05 001 4420.00 5		568.22	1,824.26	1,000.00	(824.26)
Contract Costs	05 001 4430.00 5		0.00	0.00	714.32	714.32
Contract Costs - AC	05 001 4430.40 5		0.00	0.00	66.64	66.64
Garbage and Trash Collection	05 001 4431.00 5		50.00	170.46	300.00	129.54
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	1,633.47	3,191.32	1,557.85
Insurance - Auto-Public Offic-Sinkhole	05 001 4510.20 5		0.00	400.24	0.00	(400.24)
Other General Expense	05 001 4590.02 5		763.96	1,890.50	4,166.64	2,276.14
Other General Expense-Unemploymer	05 001 4590.03 5		0.00	1,375.00	0.00	(1,375.00)
<b>Total Operating Expenses</b>			<b>16,992.96</b>	<b>83,663.03</b>	<b>97,304.72</b>	<b>13,641.69</b>
<b>Total Operating Revenues and Expenses</b>			<b>(16,992.96)</b>	<b>(83,663.03)</b>	<b>(97,304.72)</b>	<b>13,641.69</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	62,768.51	0.00	62,768.51
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,304.90	5,275.94	7,978.32	(2,702.38)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,427.92	5,996.93	7,340.64	(1,343.71)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,503.40	6,510.00	7,329.32	(819.32)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,154.56	8,655.11	11,231.00	(2,575.89)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	44,500.00	44,500.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		365.62	1,897.47	2,420.64	(523.17)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,611.65	7,839.10	9,050.64	(1,211.54)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,061.21	4,052.20	4,303.32	(251.12)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	4,000.00	5,400.00	(1,400.00)
OTHER GENERAL-EXP.HUD LAWSL	05 001 4590.04 5		0.00	(2,500.00)	0.00	(2,500.00)
<b>Total Other Revenues and Expenses</b>			<b>21,554.26</b>	<b>148,995.26</b>	<b>99,553.88</b>	<b>49,441.38</b>
<b>Total Other Revenues and Expenses</b>			<b>21,554.26</b>	<b>148,995.26</b>	<b>99,553.88</b>	<b>49,441.38</b>
<b>Total Net Income (Loss)</b>			<b>4,561.30</b>	<b>65,332.23</b>	<b>2,249.16</b>	<b>63,083.07</b>

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended April 30, 2023	4 Month(s) Ended April 30, 2023	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00	5	991.44	7,205.09	5,248.00	(1,957.09)
Legal Expense	07 002 4130.00	5	477.77	477.77	666.64	188.87
Staff Training	07 002 4140.00	5	0.00	0.00	233.32	233.32
Travel	07 002 4150.00	5	0.00	0.00	166.64	166.64
Accounting Fees	07 002 4170.00	5	652.54	652.54	1,233.32	580.78
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	195.00	0.00	(195.00)
Audit Fees	07 002 4171.00	5	0.00	1,397.50	1,366.64	(30.86)
Employee Benefits Cont - Admin	07 002 4182.00	5	825.69	3,548.44	2,414.00	(1,134.44)
Sundry	07 002 4190.00	5	0.00	138.75	883.32	744.57
Postage	07 002 4190.03	5	0.00	0.00	133.32	133.32
Bank Fees	07 002 4190.18	5	2.55	(1.53)	0.00	1.53
TENANT BACKGROUND CHECKS	07 002 4190.20	5	0.00	772.43	500.00	(272.43)
Eviction Costs	07 002 4190.4	5	0.00	0.00	166.64	166.64
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	500.00	500.00
Tenant Services	07 002 4220.00	5	0.00	3,230.00	2,000.00	(1,230.00)
Water	07 002 4310.00	5	580.02	2,321.61	2,333.64	12.03
Electricity	07 002 4320.00	5	674.17	1,887.80	1,447.32	(440.48)
Sewer	07 002 4390.00	5	1,048.30	3,237.38	3,868.32	630.94
Labor	07 002 4410.00	5	5,469.52	29,573.14	29,325.32	(247.82)
Maintenance Materials	07 002 4420.00	5	942.75	2,442.82	9,108.32	6,665.50
Contract Costs	07 002 4430.00	5	157.50	15,781.86	10,436.64	(5,345.22)
Pest Control	07 002 4430.1	5	0.00	925.00	2,360.32	1,435.32
Contract Costs-Lawn	07 002 4430.3	5	475.00	1,900.00	1,909.64	9.64
Contract Costs-Air Conditioning	07 002 4430.4	5	0.00	7,150.00	4,778.64	(2,371.36)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	333.32	333.32
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	66.64	66.64
Garbage and Trash Collection	07 002 4431.00	5	629.95	1,945.31	2,235.64	290.33
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,657.04	11,192.10	11,335.32	143.22
Insurance - Property	07 002 4510.00	5	0.00	5,548.02	7,778.64	2,230.62
Bad Debts - Other	07 002 4570.00	5	0.00	20,785.94	5,000.00	(15,785.94)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,480.03	9,980.06	9,818.64	(161.42)
Management Fees	07 002 4590.00	5	2,154.56	8,655.11	11,231.00	2,575.89
Other General Expense	07 002 4590.01	5	0.00	2,319.96	1,333.32	(986.64)
<b>Total Operating Expenses</b>			<b>20,218.83</b>	<b>143,262.10</b>	<b>130,212.52</b>	<b>(13,049.58)</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00	5	5,649.60	33,076.78	16,318.64	16,758.14
HAP Subsidy	07 002 3110.01	5	23,292.00	88,430.00	124,066.64	(35,636.64)
<b>Total Operating Revenues</b>			<b>28,941.60</b>	<b>121,506.78</b>	<b>140,385.28</b>	<b>(18,878.50)</b>
<b>Total Operating Revenues and Expenses</b>			<b>8,722.77</b>	<b>(21,755.32)</b>	<b>10,172.76</b>	<b>(31,928.08)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Interest - Restricted - RFR	07 002 3431.00	5	10.19	57.90	33.32	24.58
Interest - Restricted - Residual Receipt	07 002 3431.01	5	1.94	7.56	16.64	(9.08)
Investment Income - Unrestricted	07 002 3610.00	5	4.96	6.94	0.00	6.94
Other Income - Tenant	07 002 3690.00	5	329.71	4,173.65	1,760.32	2,413.33
Other Income - Non Tenant	07 002 3690.02	5	0.00	0.00	366.64	(366.64)
Other Income - Insurance	07 002 3690.14	5	0.00	147,473.77	0.00	147,473.77
<b>Total Other Revenues and Expenses</b>			<b>346.80</b>	<b>151,719.82</b>	<b>2,176.92</b>	<b>149,542.90</b>
<b>Total Other Revenues and Expenses</b>			<b>346.80</b>	<b>151,719.82</b>	<b>2,176.92</b>	<b>149,542.90</b>
<b>Total Net Income (Loss)</b>			<b>9,069.57</b>	<b>129,964.50</b>	<b>12,349.68</b>	<b>117,614.82</b>