

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, August 15, 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: June & July 2023
 2. Monthly Occupancy Report: June & July 2023
 3. TAR & Maintenance Reports: June & July 2023
 4. Cash Analysis: June & July 2023
 5. Project Budgeted Income Statement Reports: June & July 2023
 6. Fee Accountants Financials: May, June & July 2023
- E. Secretary Reports & Old Business
 - MOR (Management Occupancy Review) for Ridgedale done on June 6th – emailed—
 - Cornell roofs complete as of 6/23/23—received COC (certificate of completion)
 - North Central Heights I & II First Housing audits performed July 5th & 6th—emailed—
 - North Central Heights I & II Bonneville property inspection performed July 24th, this went very well, we need to paint the parking stripes in front of community building—emailed
 - Quarterly staff lunch held July 26th
 - Stormwater Mgmt System Inspection for North Central Heights performed July 27th—emailed
 - I've been helping with the waiting list and this resulted in five unit offers, two for Cornell and three for Delaney Heights and they have all moved in
 - June we had three move ins and four move outs, maintenance completed five vacancies
 - July we had three move ins and eight move outs, maintenance completed six vacancies
 - So far in August we have had seven move ins and no move outs and two completed vacancies
 - Ridgedale REAC performed August 2nd and we received 76 – emailed –
 - Lakeside Park I REAC performed August 3rd and we received 66 – emailed –
 - I have had several hearings due to tenant's receiving lease violations for unreported income and one called HUD and we have sent HUD documents to support findings.
 - FHLB (Fl. Home Loan Bank) for North Central II audit began August 7th
 - Back to School Drive August 9th; we had City of Avon Park, Olympic, Avon Park Library and Castle on Delaney donate items. The Library set up and gave away books.
 - Lakeside Park I SAIL audit scheduled for August 16th
 - FAHRO (Florida Association of Housing and Redevelopment Officials) conference scheduled August 22nd to 24th in Orlando; I will be attending
 - Cornell Colony Amerinat audit scheduled for August 24th
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: September 19, 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, August 15, 2023; 5:30 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

1. Regular Board Meeting Minutes: June & July 2023
2. Monthly Occupancy Report: June & July 2023
3. TAR & Maintenance Reports: June & July 2023
4. Cash Analysis: June & July 2023
5. Project Budgeted Income Statement Reports: June & July 2023
6. Fee Accountants Financials: May, June & July 2023

COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): September 19, 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
June 20, 2023, 5:15 P.M.
Meeting Minutes

A. Opening/Roll Call: Chairman Brojek called the Board Meeting to order at 5:30pm. Chairman Brojek led us in prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Brojek, Jackson, Knighten and Dilday. Also present: Chris Ramey, APHA Maintenance Supervisor. Absent: Chairman Pough, Pineiro and Day.

B. Public Comments/Presentations:

C. Communications: None

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

E. Secretary Report & Old Business:

- MOR (Management Occupancy Review) for Ridgedale done on June 6th; waiting on report.
- Ridgedale roofs complete as of 5/16/23—received COC (certificate of completion)
- Health Department was here June 2nd bringing awareness to diabetes for our tenants.
- Annual Retirement meeting held on June 8th

F. New Business: Squatters at Ridgedale; ordered cameras

G. Unfinished Business, Concerns of Commissioners:

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

Being no further business to come before the Board, Chair adjourned the meeting at 5:55 pm.

Accepted _____

Attest _____

**AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
June 20, 2023, 5:30 P.M.**

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:55 PM. Secretary Pieratt called the roll with the following directors present: Brojek, Knighten, Jackson, and Dilday. Also in attendance: Penny Pieratt, CEO/Secretary, Chris Ramey, APHA Maintenance Supervisor. Absent: Director Pineiro, Pough and Day.

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

COMMUNICATIONS:

SECRETARY REPORT AND OLD BUSINESS:

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

NEW BUSINESS:

Next Board Meeting: Tuesday, August 15, 2023

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

Accepted _____

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Jun-23

Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
540	1	1/23/2023			OPEN 53945		Criminal Activity
542	1	4/20/2023			OPEN 54657		Health Issues
512	0	6/12/2023			OPEN 55184		Crime around
544	1	6/22/2023			OPEN 55232		Moved to GA

TOTAL DELANEY HEIGHTS VACANT - 4

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
31	4	11/7/2022	6/1/2023	142	64	206	Criminal Activity/Hankerson RD
25E	2	12/8/2022			OPEN 53686		Multiple lease violations
39	3	2/24/2023	6/9/2023	64	41	105	VAWA/Hodges RD
1314	4	3/27/2023			OPEN 54482		Criminal Activity
29	3	3/29/2023			46		Multiple lease violations

TOTAL LAKESIDE PARK I VACANT - 3

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
201	3	6/8/2022			33		No reason/Richardson's temp
313	1	11/7/2022			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			119		Moved to Pensacola
314	2	5/2/2023			OPEN 54772		Moved to GA
203	2	5/11/2023			OPEN 54872		Evicted

TOTAL LAKESIDE PARK II VACANT - 7

MOLD

**SUBMITTED BY PENNY PIERATT, CEO
OCCUPANCY/VACANCY REPORT**

Jun-23

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		*MOLD*	OPEN 54196		No notice given
736	1	4/24/2023		*MOLD*	OPEN 54692		Moved to Delaney
726	2	5/30/2023		*MOLD*	OPEN 55027		Refused to sign recert
708	4	5/31/2023		*MOLD*	OPEN 54905		Moved to LP1
730	3	6/13/2023		*MOLD*	OPEN 55186		Moved to LP1
707	3	6/22/2023		*MOLD*	OPEN 55227		Evicted
TOTAL RIDGEDALE VACANT - 13							

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>
625	2	4/24/2023			OPEN 54698		Moved to Sebring
638	3	5/12/2023			OPEN 54895		Non pmt rent
605	2	6/30/2023			OPEN 55291		Rent too high
TOTAL NCH I VACANT - 3							

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>
403	3	2/13/2023			OPEN 54103		Moved to Puerto Rico
306	3	2/16/2023		125			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
305	3	6/9/2023			OPEN 55121		Abandoned unit
TOTAL NCH II VACANT - 6							

TOTAL NCH II VACANT - 6

SUBMITTED BY: PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jun-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>
38220	3	11/21/2022	6/23/2023	33	190	223	Abandoned unit
38202	3	1/5/2023			148		No Notice
38210	3	2/16/2023			OPEN 54109		Abandoned unit
38258	3	2/16/2023			117		Abandoned unit
38278	3	2/16/2023			126		Non pmt rent
38280	3	4/3/2023			63		Rent too high
38228	3	5/1/2023			OPEN 54751		No Notice
38192	3	5/8/2023			OPEN 54815		Cannot afford rent
38253	3	5/10/2023			14		Abandoned unit
38218	3	5/30/2023			OPEN 55032		Non renewal
TOTAL CORNELL VACANT - 9							

OCCUPANCY/VACANCY REPORT

Jun-23

Intent to Vacate --

Lakeside Park I=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
 Cornell=unit 38264=3 bdrm=does not want to renew lease
 Lakeside Park I=unit 1312=3 bdrm=VAWA
Evictions -

SUBMITTED BY PENNY PIERATT, CEO

WAITING LIST

2023

DELANEY HEIGHTS

1 BDRM 23
TOTAL 23

2019

LAKESIDE PARK I

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

2017

LAKESIDE PARK II

1 BDRM 6
2 BDRM 77
3 BDRM 105
4 BDRM 24
5 BDRM 0
TOTAL 212

2017

RIDGEDALE

1 BDRM 4
2 BDRM 74
3 BDRM 22
4 BDRM 3
TOTAL 103

2022

NORTH CENTRAL HEIGHTS OPEN

2 BDRM 52
3 BDRM 38
4 BDRM 16
TOTAL 106

2022

CORNELL COLONY

3 BDRM 33
OPEN

SUBMITTED BY PENNY PIERATTI, CEO

TOTAL

482

Tenant Accounts Receivable
30-Jun-23

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
M. Davila	\$ 17.92	Work order
S. Evans	\$ 4.17	Work order
F. Hughes	\$ 24.00	Work order
C. Jackson	\$ 76.87	Work order
P. Robitalle	\$ 14.00	Work order
J. Ross	\$ 0.89	Work order
E. Sanders	\$ 33.10	Work order
DH Total	\$ 170.95	
<u>Lakeside Park I</u>		
T. Hill	\$ 26.84	Work order
T. Jones	\$ 6,095.00	Rent, unreported income (pmts)
F. Swinton	\$ 337.00	Unreported income
Lakeside I Total	\$ 6,458.84	
<u>Lakeside Park II</u>		
Q. Ash-Birts	\$ 319.83	Rent
J. Guzman	\$ 18.26	Work order
N. Jones	\$ 77.18	Work order
G. Mack	\$ 292.00	Rent
J. Parker	\$ 89.99	Work order
G. Porter	\$ 4.00	Work order
L. Rivera	\$ 413.00	Unreported income (pmts)
B. Roman	\$ 2,920.07	Unreported income/evicting
S. Roux	\$ 7,586.00	Unreported income/evicting
F. Vazquez	\$ 3.88	Work order
Lakeside II Total	\$ 11,724.21	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

30-Jun-23

Page 2

NCH I

B. Arthion	\$	3.94	Work Order
A. Brown	\$	1.42	Work Order
M. Hudson	\$	129.62	Late fee
V. Leal	\$	104.38	Work Order
C. Torres	\$	425.37	Work order

NCH I Total \$ 664.73

NCH II

W. Lugo	\$	408.00	Rent
J. Martinez	\$	3.00	Work Order
J. Matthews	\$	1,008.49	Rent, Work order
M. Packer	\$	59.52	Work order
C. Redding	\$	117.23	Work order
S. Rivera	\$	129.00	Late fee
B. Santos	\$	23.75	Work order
C. Wooden	\$	699.92	Work order, Rent

NCH II Total \$ 2,448.91

Cornell Colony

L. Adkins	\$	84.00	Late fee
M. Gilchrist	\$	158.84	Work order
D. Guerrero	\$	131.00	Balance late fee
I. McLaren	\$	2.50	Work order
T. Morales	\$	34.90	Work order
G. Ramos	\$	20.24	Work order
E. Robey	\$	37.16	Work order
A. Torres	\$	13.30	Work order
J. Wilder	\$	137.69	Late fee

Cornell Total \$ 619.63

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable

30-Jun-23

Page 3

Ridgedale

S. Antoine	\$	460.43	Rent, Work order
C. Coley	\$	369.54	Rent
E. Daniels	\$	2.59	Work order
J. Davis	\$	45.00	Work order
L. Jackson	\$	211.95	Work order
M. Milton	\$	691.00	Unreported income
A. Pauldo	\$	3.00	Work order
T. Richardson	\$	210.67	Work order
Ridgedale Total	\$	1,994.18	

GRAND TOTAL	\$ 24,081.45
--------------------	---------------------

WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	-	
NCH I	\$	-	
NCH II	\$	1,418.00	X. Garcia
Ridgedale	\$	2,875.47	A. Hicks, A. Tate
Cornell	\$	-	
TOTAL	\$	4,293.47	

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. 129 hours were taken during the month of June for sick, vacation, and holiday leave.

	Maintenance	
Delaney Heights Inspections	0	
Lakeside Park I Inspections	0	
Lakeside Park II Inspections	1	
Ridgdeale Inspections	1	
NCH I Inspections	22	
NCH II Inspections	1	
Cornell Colony Inspections	1	
Total	26	
Delaney Heights Vacancies	0	
Lakeside Park I Vacancies	0	
Lakeside Park II Vacancies	0	
Ridgedale Vacancies	0	
NCH I Vacancies	0	
NCH II Vacancies	1	
Cornell Colony Vacancies	4	
		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	1	1
Cornell Colony Move Ins	4	4
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	2	
NCH I Move Outs	1	
NCH II Move Outs	1	
Cornell Colony Move Outs	0	
Total	4	

Submitted by Penny Pieratt, CEO

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 6/1/2023 - 6/30/2023

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
GARCIA XIARA J		15798	151-98-9444	305 RAISIN COURT AVON PARK FL 33825- Phone Number: 863-840-6319		
Current Balance: \$0.00		Current Deposit: \$0.00				
AC00057948	RENT	5/1/2023	\$559.00	6/22/2023	\$0.00	\$559.00
AC00058189	RENT	6/1/2023	\$859.00	6/22/2023	\$0.00	\$859.00
Totals			\$1,418.00		\$0.00	\$1,418.00
PHA: 02 PROJECT: 002			Totals		\$0.00	\$1,418.00
PHA: 02			Totals		\$0.00	\$1,418.00
HICKS ASHLEY N		21348	594-55-9386	726 FAIRVIEW TERR APT#10 AVON PARK FL 33825- Phone Number: 863-368-1597		
Current Balance: \$0.00		Current Deposit: \$0.00				
AR00123322	MISC	6/15/2022	\$116.44	5/31/2023	\$0.00	\$116.44
AC00058128	RENT	5/1/2023	\$901.00	5/31/2023	\$0.00	\$901.00
AR00129451	MAINT	6/1/2023	\$24.62	5/31/2023	\$0.00	\$24.62
AR00129449	LATECG	6/1/2023	\$28.00	5/31/2023	\$0.00	\$28.00
AR00129450	MAINT	6/1/2023	\$0.69	5/31/2023	\$0.00	\$0.69
Totals			\$1,070.75		\$0.00	\$1,070.75
TATE ASHLEY		13600	591-02-2822	707 FAIRVIEW TERR APT#34 AVON PARK FL 33825- Phone Number: 863-873-0960		
Current Balance: \$0.00		Current Deposit: \$0.00				
WO00004999	WKORD	12/20/2022	\$3.37	6/23/2023	\$0.00	\$3.37
AR00127015	RETRO	1/5/2023	\$733.94	6/23/2023	\$0.00	\$733.94
WO00005069	WKORD	3/10/2023	\$10.00	6/23/2023	\$0.00	\$10.00
AR00129022	RETRO	5/9/2023	\$273.00	6/23/2023	\$0.00	\$273.00
AR00129023	RETRO	5/9/2023	\$273.00	6/23/2023	\$0.00	\$273.00
AC00058387	RENT	6/1/2023	\$243.00	6/23/2023	\$0.00	\$243.00
WO00005163	WKORD	6/13/2023	\$16.67	6/23/2023	\$0.00	\$16.67
AR00129588	MAINT	6/23/2023	\$61.75	6/23/2023	\$0.00	\$61.75
AR00129590	MAINT	6/23/2023	\$150.00	6/23/2023	\$0.00	\$150.00
AR00129591	MAINT	6/23/2023	\$10.00	6/23/2023	\$0.00	\$10.00
AR00129592	MAINT	6/23/2023	\$10.00	6/23/2023	\$0.00	\$10.00
AR00129593	MAINT	6/23/2023	\$10.00	6/23/2023	\$0.00	\$10.00
AR00129589	MAINT	6/23/2023	\$9.99	6/23/2023	\$0.00	\$9.99
Totals			\$1,804.72		\$0.00	\$1,804.72
PHA: 07 PROJECT: 002			Totals		\$0.00	\$2,875.47
PHA: 07			Totals		\$0.00	\$2,875.47
Grand Totals			\$4,293.47		\$0.00	\$4,293.47

Selection Criteria: Tenant #: ALL PHA: ALL Project: ALL Write Off Date Range: 6/1/2023 - 6/30/2023
 Include Family Member Information: False Sort By: PHA/Project/First Name

CASH ANALYSIS
6/30/2023

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 105,218.12		
North Central Heights I General Fund	\$ 156,658.21	NCH I Reserves/Bonneville	\$ 137,001.60
Hail Funds	\$ (84,344.53)	NCH I Insurance	\$ 2,711.85
Available Funds	\$ 72,313.68		
NCH I Security Deposit	\$ 11,456.95		
North Central Heights II General Fund	\$ 169,471.55	NCH II Reserves/Bonneville	\$ 109,563.44
Hail Funds	\$ (103,202.99)	NCH II Insurance	\$ 3,016.29
Available Funds	\$ 66,268.56		
NCH II Security Deposit	\$ 8,446.78		
Cornell Colony General Fund	\$ 500,485.53	CC Reserves/Amerinat	\$ 87,039.42
Hail Funds	\$ (238,702.19)	CC Insurance	\$ 10,549.41
Available Funds	\$ 261,783.34	CC Reserves/Amerinat	\$ 117,742.56
Cornell Colony Security Deposit	\$ 11,531.15	CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 3,095.61	LPI Reserves/First Hsg	\$ 44,111.90
Hail Funds	\$ (72,500.00)	LPI Insurance	\$ 9,696.57
Available Funds	\$ (69,404.39)		
LPI Security Deposit	\$ 2,805.11		
Lakeside Park II General Fund	\$ 329,210.48	LPII Reserves/Churchill	\$ 19,495.52 194,953.52
Hail Funds	\$ (250,550.00)	O&M Reserves/Churchill	\$ 25,600.00
Available Funds	\$ 78,660.48	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 13,903.95	LPII Insurance	\$ 866.85
		GNMA-Other Churchill	\$ 11,580.78
Delaney Heights General Fund	\$ 50,612.93	DH Reserves/South State	\$ 81,537.40
Hail Funds	\$ (39,429.21)		
Available Funds	\$ 11,183.72		
DH Security Deposit	\$ 9,779.74		
COCC	\$ 459,743.21		
Hail Funds	\$ (32,258.51)		
Available Funds	\$ 427,484.70		
Ridgedale General Fund	\$ 21,246.32	RD Reserves/Centennial	\$ 52,817.88
Hail Funds	\$ (69,673.77)	RD Insurance	\$ (1,431.86)
Available Funds	\$ (48,427.45)	RD Residual Reserves	\$ 9,125.85
Ridgedale Security Deposit	\$ 4,919.88		

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 June 30, 2023	6 Month(s) Ended June 30, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,678.40	10,122.10	10,108.50	(13.60)
Legal Expense	02 001 4130.00 5		0.00	5.67	249.96	244.29
Staff Training	02 001 4140.00 5		0.00	600.00	499.98	(100.02)
Travel	02 001 4150.00 5		0.00	0.00	249.96	249.96
Accounting Fees	02 001 4170.00 5		0.00	1,618.44	1,999.98	381.54
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	2,224.98	719.98
Employee Benefits Cont - Admin	02 001 4182.00 5		769.71	4,614.19	4,664.46	50.27
Sundry	02 001 4190.00 5		0.00	148.73	549.96	401.23
Advertising and Marketing	02 001 4190.08 5		37.41	37.41	0.00	(37.41)
Bank Fees	02 001 4190.18 5		0.00	12.00	0.00	(12.00)
Telephone	02 001 4190.2 5		93.40	560.40	600.00	39.60
Tenant Background Checks	02 001 4190.20 5		254.53	484.66	249.96	(234.70)
Postage	02 001 4190.3 5		0.00	0.00	24.96	24.96
Eviction Costs	02 001 4190.4 5		0.00	0.00	249.96	249.96
Ten Services	02 001 4220.2 5		0.00	0.00	750.00	750.00
Water	02 001 4310.00 5		18.47	301.27	333.00	31.73
Electricity	02 001 4320.00 5		217.86	1,274.55	3,027.96	1,753.41
Sewer	02 001 4390.00 5		40.30	366.97	297.48	(69.49)
Labor	02 001 4410.00 5		2,311.43	12,718.82	10,080.00	(2,638.82)
Maintenance Materials	02 001 4420.00 5		503.80	7,409.31	6,255.96	(1,153.35)
Contract Costs	02 001 4430.00 5		0.00	1,576.00	19,614.48	18,038.48
Contract Costs-Pest Control	02 001 4430.1 5		0.00	544.00	1,291.98	747.98
Contract Costs - AC	02 001 4430.4 5		195.00	7,535.00	5,502.96	(2,032.04)
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	11,592.00	14,056.50	2,464.50
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		0.00	3,200.00	0.00	(3,200.00)
Garbage and Trash Collection	02 001 4431.00 5		40.00	289.00	655.98	366.98
Emp Benefit Cont - Maintenance	02 001 4433.00 5		749.90	5,234.86	4,787.46	(447.40)
Insurance - Property	02 001 4510.00 5		2,807.05	14,186.62	12,760.50	(1,426.12)
Bad Debts - Other	02 001 4570.00 5		0.00	2,406.67	2,499.96	93.29
Bonneville Interest	02 001 4580.01 5		3,652.88	21,962.39	21,907.50	(54.89)
Other General Expense	02 001 4590.00 5		392.00	392.00	750.00	358.00
Management Fees	02 001 4590.02 5		1,388.15	8,002.87	11,967.48	3,964.61
Total Operating Expenses			17,082.29	118,910.93	138,211.86	19,300.93
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		27,336.00	161,032.63	149,595.48	11,437.15
Total Operating Revenues			27,336.00	161,032.63	149,595.48	11,437.15
Total Operating Revenues and Expenses			10,253.71	42,121.70	11,383.62	30,738.08
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	48.52	0.00	48.52
Other Income - Tenant	02 001 3690.00 5		291.27	2,942.24	4,580.46	(1,638.22)
Other Income - Non Tenant	02 001 3690.02 5		0.00	146,557.03	0.00	146,557.03
Total Other Revenues and Expenses			291.27	149,547.79	4,580.46	144,967.33
Total Other Revenues and Expenses			291.27	149,547.79	4,580.46	144,967.33
Total Net Income (Loss)			10,544.98	191,669.49	15,964.08	175,705.41

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 June 30, 2023	6 Month(s) Ended June 30, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,349.60	8,153.66	8,134.98	(18.68)
Legal Expense	02 002 4130.00 5		0.00	372.45	249.96	(122.49)
Staff Training	02 002 4140.00 5		0.00	480.00	300.00	(180.00)
Travel	02 002 4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	02 002 4170.00 5		0.00	1,593.06	1,875.00	281.94
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	1,749.96	567.46
Employee Benefits Cont - Admin	02 002 4182.00 5		619.71	3,715.99	3,754.50	38.51
Sundry	02 002 4190.00 5		0.00	200.00	375.00	175.00
Advertising and Marketing	02 002 4190.08 5		30.81	30.81	0.00	(30.81)
Telephone	02 002 4190.2 5		0.00	0.00	150.00	150.00
Tenant Background Check	02 002 4190.20 5		36.47	326.34	499.98	173.64
Eviction Costs	02 002 4190.4 5		0.00	325.00	249.96	(75.04)
Water	02 002 4310.00 5		0.00	279.33	70.98	(208.35)
Electricity	02 002 4320.00 5		32.61	2,215.35	1,286.46	(928.89)
Sewer	02 002 4390.00 5		0.00	84.94	15.48	(69.46)
Labor	02 002 4410.00 5		2,118.39	11,127.72	8,374.98	(2,752.74)
Maintenance Materials	02 002 4420.00 5		1,030.28	8,899.81	5,712.96	(3,186.85)
Contract Costs	02 002 4430.00 5		300.00	1,523.00	19,625.46	18,102.46
Contract Costs-Pest Control	02 002 4430.1 5		0.00	2,883.00	1,032.00	(1,851.00)
Contract Costs - Lawn	02 002 4430.3 5		1,518.00	9,108.00	11,044.50	1,936.50
Contract Costs - AC	02 002 4430.4 5		1,110.00	7,955.00	4,467.48	(3,487.52)
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		86.00	399.00	153.00	(246.00)
Emp Benefit Cont - Maintenance	02 002 4433.00 5		680.79	4,537.71	4,032.96	(504.75)
Insurance - Property	02 002 4510.00 5		2,187.87	11,061.38	10,039.98	(1,021.40)
Bad Debts - Other	02 002 4570.00 5		1,418.00	14,539.96	2,499.96	(12,040.00)
Bonneville Interest	02 002 4580.01 5		3,304.45	19,867.52	19,818.00	(49.52)
Other General Expense	02 002 4590.00 5		308.00	308.00	750.00	442.00
Management Fees	02 002 4590.02 5		1,532.56	9,315.54	11,010.96	1,695.42
Total Operating Expenses			17,663.54	127,350.07	117,399.48	(9,950.59)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		21,326.77	127,242.92	137,637.48	(10,394.56)
Total Operating Revenues			21,326.77	127,242.92	137,637.48	(10,394.56)
Total Operating Revenues and Expenses			3,663.23	(107.15)	20,238.00	(20,345.15)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	38.80	0.00	38.80
Other Income - Tenant	02 002 3690.00 5		788.00	6,690.56	2,867.46	3,823.10
Other Income - Non Tenant	02 002 3690.02 5		0.00	218,805.93	0.00	218,805.93
Total Other Revenues and Expenses			788.00	225,535.29	2,867.46	222,667.83
Total Other Revenues and Expenses			788.00	225,535.29	2,867.46	222,667.83
Total Net Income (Loss)			4,451.23	225,428.14	23,105.46	202,322.68

Penny

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended June 30, 2023	6 Month(s) Ended June 30, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,897.60	11,434.40	11,424.00	(10.40)
Legal Expense	03 001 4130.00 5		0.00	337.48	249.96	(87.52)
Staff Training	03 001 4140.00 5		0.00	680.00	249.96	(430.04)
Travel	03 001 4150.00 5		0.00	0.00	249.96	249.96
Accounting Fees	03 001 4170.00 5		0.00	1,385.36	1,599.96	214.60
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	2,550.00	830.00
Employee Benefits Cont - Admin	03 001 4182.00 5		869.71	5,212.92	5,271.48	58.56
Sundry	03 001 4190.00 5		0.00	277.50	750.00	472.50
Tenant Background Checks	03 001 4190.02 5		72.94	109.31	199.98	90.67
Advertising and Marketing	03 001 4190.08 5		41.82	41.82	0.00	(41.82)
Bank Fees	03 001 4190.19 5		0.00	12.00	0.00	(12.00)
Telephone/Communications	03 001 4190.20 5		0.00	765.73	999.96	234.23
Postage	03 001 4190.30 5		27.96	27.96	0.00	(27.96)
Eviction Costs	03 001 4190.40 5		0.00	325.00	249.96	(75.04)
Water	03 001 4310.00 5		57.83	203.31	255.00	51.69
Electricity	03 001 4320.00 5		625.12	2,505.79	1,723.98	(781.81)
Sewer	03 001 4390.00 5		43.33	217.60	245.46	27.86
Labor	03 001 4410.00 5		2,053.64	14,580.32	14,552.46	(27.86)
Materials	03 001 4420.00 5		1,487.25	9,555.87	4,948.98	(4,606.89)
Contract Costs	03 001 4430.00 5		942.00	10,328.86	9,598.98	(729.88)
Contract Costs - Pest Control	03 001 4430.10 5		0.00	2,758.00	501.48	(2,256.52)
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	13,058.25	14,520.00	1,461.75
Contract Costs - AC	03 001 4430.40 5		0.00	140.00	2,850.48	2,710.48
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	1,500.00	78.96	(1,421.04)
Garbage and Trash Collection	03 001 4431.00 5		433.00	1,014.00	553.98	(460.02)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		704.84	5,728.46	6,022.98	294.52
Property Insurance	03 001 4510.00 5		4,983.27	24,452.30	14,286.96	(10,165.34)
Bad Debts - Other	03 001 4570.00 5		0.00	14,429.92	4,891.98	(9,537.94)
Management Fees	03 001 4590.01 5		1,496.09	9,716.53	10,993.98	1,277.45
Other General Expense	03 001 4590.02 5		700.00	3,985.00	5,749.98	1,764.98
Total Operating Expenses			18,636.40	136,743.69	115,570.86	(21,172.83)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		25,987.94	168,244.53	183,231.48	(14,986.95)
Total Operating Revenues			25,987.94	168,244.53	183,231.48	(14,986.95)
Total Operating Revenues and Expenses			7,351.54	31,500.84	67,660.62	(36,159.78)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		45.66	(643.52)	64.98	(708.50)
Other Income - Misc Other Revenue	03 001 3690.00 5		242.65	430,381.70	2,638.50	427,743.20
Interest on Loan - Heartland National	03 001 5610.00 5		(3,608.43)	(20,467.16)	(21,227.46)	760.30
Total Other Revenues and Expenses			(3,320.12)	409,271.02	(18,523.98)	427,795.00
Total Other Revenues and Expenses			(3,320.12)	409,271.02	(18,523.98)	427,795.00
Total Net Income (Loss)			4,031.42	440,771.86	49,136.64	391,635.22

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 June 30, 2023	6 Month(s) Ended June 30, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		1,027.19	5,604.14	5,827.50	223.36
Legal Expense	04 001 4130.00 5		0.00	1,784.43	249.96	(1,534.47)
Staff Training	04 001 4140.00 5		0.00	240.00	159.96	(80.04)
Accounting Fees	04 001 4170.00 5		0.00	1,432.76	1,650.00	217.24
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	750.00	105.00
Employee Benefits Cont - Admin	04 001 4182.00 5		388.86	2,290.10	2,493.00	202.90
Sundry	04 001 4190.00 5		0.00	199.09	649.98	450.89
TENANT BACKGROUND CHECKS	04 001 4190.02 5		54.70	252.26	49.98	(202.28)
Bank Fees	04 001 4190.19 5		15.00	97.41	0.00	(97.41)
Telephone/Communications	04 001 4190.20 5		0.00	0.00	249.96	249.96
Eviction Costs	04 001 4190.40 5		0.00	660.30	150.00	(510.30)
Ten Services -	04 001 4220.00 5		0.00	907.80	750.00	(157.80)
Water	04 001 4310.00 5		0.00	141.04	0.00	(141.04)
Electricity	04 001 4320.00 5		1,320.34	2,911.58	0.00	(2,911.58)
Sewer	04 001 4390.00 5		0.00	136.69	49.98	(86.71)
Labor	04 001 4410.00 5		1,207.71	7,421.26	6,532.50	(888.76)
Maintenance Materials	04 001 4420.00 5		997.87	3,505.17	2,499.96	(1,005.21)
Contract Costs	04 001 4430.00 5		554.00	1,581.50	862.50	(719.00)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	2,640.00	4,999.98	2,359.98
Contract Costs-Lawn	04 001 4430.30 5		255.00	1,530.00	1,500.00	(30.00)
Contract Costs - AC	04 001 4430.40 5		955.00	1,105.00	1,500.00	395.00
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	99.96	99.96
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	99.96	99.96
Garbage and Trash Collection	04 001 4431.00 5		26.00	203.58	249.96	46.38
Emp Benefit Cont - Maintenance	04 001 4433.00 5		382.40	2,959.08	3,021.48	62.40
Property Insurance	04 001 4510.00 5		1,406.58	7,187.16	6,427.98	(759.18)
Bad Debts - Other	04 001 4570.00 5		0.00	9,892.85	1,249.98	(8,642.87)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	2,989.98	(3,566.02)
Management Fees	04 001 4590.01 5		385.98	2,647.04	3,630.96	983.92
Other General Expense	04 001 4590.02 5		0.00	0.00	375.00	375.00
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,249.98	1,249.98	0.00
Total Operating Expenses			9,184.96	65,871.22	50,320.50	(15,550.72)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		2,791.12	20,167.19	8,443.50	11,723.69
HAP Subsidy	04 001 3110.01 5		2,977.00	25,147.00	52,077.00	(26,930.00)
Total Operating Revenues			5,768.12	45,314.19	60,520.50	(15,206.31)
Total Operating Revenues and Expenses			(3,416.84)	(20,557.03)	10,200.00	(30,757.03)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		109.84	312.70	60.00	252.70
Other Income - Tenant	04 001 3690.00 5		0.00	5,063.09	1,053.48	4,009.61
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	499.98	(499.98)
Total Other Revenues and Expenses			109.84	67,102.92	1,613.46	65,489.46
Total Other Revenues and Expenses			109.84	67,102.92	1,613.46	65,489.46
Total Net Income (Loss)			(3,307.00)	46,545.89	11,813.46	34,732.43

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended June 30, 2023	6 Month(s) Ended June 30, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,691.55	9,199.16	9,566.46	367.30
Legal Expense	04 002 4130.00 5		283.50	1,034.91	499.98	(534.93)
Staff Training	04 002 4140.00 5		0.00	0.00	499.98	499.98
Travel	04 002 4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	04 002 4170.00 5		0.00	2,095.16	1,749.96	(345.20)
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	2,250.00	(115.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		647.86	3,813.46	4,050.00	236.54
Sundry	04 002 4190.00 5		0.00	150.75	499.98	349.23
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	745.97	499.98	(245.99)
Eviction Costs	04 002 4190.40 5		0.00	0.00	499.98	499.98
Ten Services -	04 002 4220.00 5		0.00	4,930.60	900.00	(4,030.60)
Water	04 002 4310.00 5		86.66	299.48	297.48	(2.00)
Electricity	04 002 4320.00 5		310.06	1,636.85	923.46	(713.39)
Sewer	04 002 4390.00 5		56.00	159.77	85.98	(73.79)
Labor	04 002 4410.00 5		2,093.68	12,190.57	10,223.46	(1,967.11)
Maintenance Materials	04 002 4420.00 5		625.92	9,663.74	11,016.48	1,352.74
Contract Costs	04 002 4430.00 5		3,500.00	22,952.22	18,337.98	(4,614.24)
Contract Costs - Pest Control	04 002 4430.10 5		0.00	9,915.00	10,473.48	558.48
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	6,120.00	8,794.50	2,674.50
Contract Costs - AC	04 002 4430.40 5		1,665.00	4,750.02	2,363.46	(2,386.56)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	350.00	564.96	214.96
Contract Costs - Vacancy Turnaround	04 002 4430.60 5		0.00	0.00	282.00	282.00
Garbage and Trash Collection	04 002 4431.00 5		75.00	379.05	446.46	67.41
Emp Benefit Cont - Maintenance	04 002 4433.00 5		678.39	4,993.91	4,785.48	(208.43)
Property Insurance	04 002 4510.00 5		4,212.24	21,482.28	19,800.00	(1,682.28)
Bad Debts - Other	04 002 4570.00 5		387.35	10,461.02	2,250.00	(8,211.02)
Management Fees	04 002 4590.01 5		1,845.79	11,633.92	13,575.96	1,942.04
Other General Expense	04 002 4590.02 5		0.00	9,951.21	4,500.00	(5,451.21)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	48,000.00	48,000.00	0.00
Total Operating Expenses			27,179.00	199,604.05	177,862.44	(21,741.61)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		8,018.00	57,125.79	46,263.48	10,862.31
HAP Subsidy	04 002 3110.01 5		21,529.00	133,488.00	180,000.00	(46,512.00)
Total Operating Revenues			29,547.00	190,613.79	226,263.48	(35,649.69)
Total Operating Revenues and Expenses			2,368.00	(8,990.26)	48,401.04	(57,391.30)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	78.53	124.98	(46.45)
Other Income - Tenants	04 002 3690.00 5		144.76	1,581.96	3,738.96	(2,157.00)
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	399,350.00	499.98	398,850.02
Interest on Loan	04 002 5610.00 5		(5,001.59)	(30,075.40)	(29,995.50)	(79.90)
Total Other Revenues and Expenses			(4,856.83)	370,935.09	(25,631.58)	396,566.67
Total Other Revenues and Expenses			(4,856.83)	370,935.09	(25,631.58)	396,566.67
Total Net Income (Loss)			(2,488.83)	361,944.83	22,769.46	339,175.37

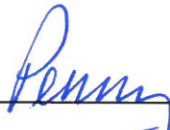
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 DELANEY HEIGHTS - PBRA

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended June 30, 2023	6 Month(s) Ended June 30, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00	5	1,260.04	6,869.14	7,143.00	273.86
Legal Expense	04 003 4130.00	5	0.00	7.29	249.96	242.67
Staff Training	04 003 4140.00	5	0.00	0.00	249.96	249.96
Travel	04 003 4150.00	5	0.00	0.00	300.00	300.00
Accounting Fees	04 003 4170.00	5	0.00	1,596.68	1,999.98	403.30
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	2,850.00	915.00
Employee Benefits Cont - Admin	04 003 4182.00	5	515.68	3,038.21	3,048.00	9.79
Sundry	04 003 4190.00	5	0.00	229.68	249.96	20.28
Contract. Admin	04 003 4190.01	5	0.00	30.00	199.98	169.98
Advertising and Marketing	04 003 4190.08	5	0.00	44.50	0.00	(44.50)
Bank Fees	04 003 4190.19	5	94.30	94.30	0.00	(94.30)
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	150.00	(180.00)
Tenant Services -	04 003 4220.00	5	0.00	0.00	2,499.96	2,499.96
Water	04 003 4310.00	5	0.00	197.78	203.46	5.68
Electricity	04 003 4320.00	5	418.34	1,834.47	1,626.96	(207.51)
Natural Gas	04 003 4330.00	5	29.11	171.84	216.00	44.16
Sewer	04 003 4390.00	5	0.00	252.79	306.96	54.17
Labor	04 003 4410.00	5	1,900.63	10,599.41	8,518.50	(2,080.91)
Maintenance Materials	04 003 4420.00	5	1,147.95	8,899.86	5,749.98	(3,149.88)
Contract Costs	04 003 4430.00	5	650.00	4,729.50	3,042.48	(1,687.02)
Contract Costs - Pest Control	04 003 4430.10	5	928.00	2,353.00	9,489.96	7,136.96
Contract Costs-Lawn	04 003 4430.30	5	645.00	3,870.00	9,999.96	6,129.96
Contract Costs - AC	04 003 4430.40	5	35.00	3,125.00	2,349.48	(775.52)
Contract Costs-Plumbing	04 003 4430.50	5	280.00	914.00	288.96	(625.04)
Garbage and Trash Collection	04 003 4431.00	5	30.00	380.59	362.46	(18.13)
Emp Benefit Cont - Maintenance	04 003 4433.00	5	675.90	4,638.20	4,030.98	(607.22)
Property Insurance	04 003 4510.00	5	2,005.22	10,122.60	16,188.96	6,066.36
Bad Debts - Other	04 003 4570.00	5	0.00	1,361.58	499.98	(861.60)
Management Fees	04 003 4590.01	5	1,052.00	6,115.29	6,454.98	339.69
Other General Expense	04 003 4590.02	5	0.00	0.00	499.98	499.98
GROUND LEASE EXPENSE	04 003 4590.03	5	2,916.67	17,500.02	17,499.96	(0.06)
Total Operating Expenses			14,583.84	91,545.73	106,270.80	14,725.07
Operating Revenues						
Dwelling Rent	04 003 3110.00	5	4,794.93	27,365.26	23,412.00	3,953.26
HAP Subsidy	04 003 3110.01	5	12,358.00	73,538.00	84,168.00	(10,630.00)
Total Operating Revenues			17,152.93	100,903.26	107,580.00	(6,676.74)
Total Operating Revenues and Expenses			2,569.09	9,357.53	1,309.20	8,048.33
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00	5	0.00	0.00	75.00	(75.00)
Other Income - Tenants	04 003 3690.00	5	65.73	2,096.56	1,500.00	596.56
Other Income - Misc Other Revenue	04 003 3690.01	5	0.00	103,310.40	0.00	103,310.40
Other Income - Laundry	04 003 3690.07	5	0.00	0.00	249.48	(249.48)
Total Other Revenues and Expenses			65.73	105,406.96	1,824.48	103,582.48
Total Other Revenues and Expenses			65.73	105,406.96	1,824.48	103,582.48
Total Net Income (Loss)			2,634.82	114,764.49	3,133.68	111,630.81

AVON PARK HOUSING AUTHORITY Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended June 30, 2023	6 Month(s) Ended June 30, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		12,150.16	72,034.40	74,182.98	2,148.58
Legal Expense	05 001 4130.00 5		0.00	621.00	1,249.98	628.98
Staff Training	05 001 4140.00 5		0.00	0.00	1,249.98	1,249.98
Travel	05 001 4150.00 5		0.00	0.00	1,249.98	1,249.98
Accounting Fees	05 001 4170.00 5		0.00	1,198.00	1,500.00	302.00
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	4,817.00	5,499.96	682.96
Audit Fees	05 001 4171.00 5		0.00	0.00	999.96	999.96
Employee Benefits Cont - Admin	05 001 4182.00 5		3,797.25	22,742.31	24,460.50	1,718.19
Sundry	05 001 4190.00 5		1,610.85	7,669.87	10,500.00	2,830.13
Bank Fees	05 001 4190.19 5		19.86	282.56	0.00	(282.56)
Telephone/Communications	05 001 4190.20 5		496.30	2,984.77	3,000.00	15.23
Postage	05 001 4190.30 5		1,129.78	2,731.24	999.96	(1,731.28)
Contract Costs - Copier	05 001 4190.60 5		34.56	380.79	3,000.00	2,619.21
Contract Costs - Admin	05 001 4190.90 5		2,556.26	3,186.26	0.00	(3,186.26)
Water	05 001 4310.00 5		0.00	150.49	227.46	76.97
Electricity	05 001 4320.00 5		513.97	2,683.97	3,227.46	543.49
Sewer	05 001 4390.00 5		0.00	305.50	450.48	144.98
Materials	05 001 4420.00 5		691.86	4,503.62	1,500.00	(3,003.62)
Contract Costs	05 001 4430.00 5		0.00	0.00	1,071.48	1,071.48
Contract Costs - AC	05 001 4430.40 5		50.00	50.00	99.96	49.96
Garbage and Trash Collection	05 001 4431.00 5		0.00	320.46	450.00	129.54
Emp Benefit Cont - Maintenance	05 001 4433.00 5		0.00	154.08	0.00	(154.08)
Property Insurance	05 001 4510.00 5		650.50	3,478.96	4,786.98	1,308.02
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		103.48	2,217.00	6,249.96	4,032.96
Other General Expense-Unemployment	05 001 4590.03 5		0.00	1,375.00	0.00	(1,375.00)
Total Operating Expenses			<u>23,804.83</u>	<u>134,287.52</u>	<u>145,957.08</u>	<u>11,669.56</u>
Total Operating Revenues and Expenses			<u>(23,804.83)</u>	<u>(134,287.52)</u>	<u>(145,957.08)</u>	<u>11,669.56</u>
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	62,841.51	0.00	62,841.51
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,388.15	8,002.87	11,967.48	(3,964.61)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,532.56	9,315.54	11,010.96	(1,695.42)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,496.09	9,716.53	10,993.98	(1,277.45)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,284.56	13,448.99	16,846.50	(3,397.51)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	66,750.00	66,750.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		385.98	2,647.04	3,630.96	(983.92)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,845.79	11,633.92	13,575.96	(1,942.04)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,052.00	6,115.29	6,454.98	(339.69)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	6,000.00	8,100.00	(2,100.00)
OTHER GENERAL-EXP.HUD LAWSL	05 001 4590.04 5		0.00	(25,881.19)	0.00	(25,881.19)
Total Other Revenues and Expenses			<u>22,110.13</u>	<u>170,590.50</u>	<u>149,330.82</u>	<u>21,259.68</u>
Total Other Revenues and Expenses			<u>22,110.13</u>	<u>170,590.50</u>	<u>149,330.82</u>	<u>21,259.68</u>
Total Net Income (Loss)			<u>(1,694.70)</u>	<u>36,302.98</u>	<u>3,373.74</u>	<u>32,929.24</u>



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended June 30, 2023	6 Month(s) Ended June 30, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	2,396.87	13,049.90	7,872.00	(5,177.90)
Legal Expense	07 002 4130.00	5	1,701.00	2,178.77	999.96	(1,178.81)
Staff Training	07 002 4140.00	5	0.00	0.00	349.98	349.98
Travel	07 002 4150.00	5	0.00	0.00	249.96	249.96
Accounting Fees	07 002 4170.00	5	0.00	1,252.54	1,849.98	597.44
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	2,049.96	652.46
Employee Benefits Cont - Admin	07 002 4182.00	5	933.23	5,495.30	3,621.00	(1,874.30)
Sundry	07 002 4190.00	5	0.00	138.75	1,324.98	1,186.23
Postage	07 002 4190.03	5	7.48	7.48	199.98	192.50
Bank Fees	07 002 4190.18	5	0.00	50.47	0.00	(50.47)
TENANT BACKGROUND CHECKS	07 002 4190.20	5	163.22	1,061.77	750.00	(311.77)
Eviction Costs	07 002 4190.4	5	0.00	0.00	249.96	249.96
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	750.00	750.00
Tenant Services	07 002 4220.00	5	0.00	3,230.00	3,000.00	(230.00)
Water	07 002 4310.00	5	595.70	3,456.70	3,500.46	43.76
Electricity	07 002 4320.00	5	976.01	3,633.96	2,170.98	(1,462.98)
Sewer	07 002 4390.00	5	1,048.30	5,333.98	5,802.48	468.50
Labor	07 002 4410.00	5	7,088.92	46,068.48	43,987.98	(2,080.50)
Maintenance Materials	07 002 4420.00	5	377.04	3,107.44	13,662.48	10,555.04
Contract Costs	07 002 4430.00	5	14,770.00	30,551.86	15,654.96	(14,896.90)
Pest Control	07 002 4430.1	5	672.00	1,597.00	3,540.48	1,943.48
Contract Costs-Lawn	07 002 4430.3	5	475.00	2,850.00	2,864.46	14.46
Contract Costs-Air Conditioning	07 002 4430.4	5	0.00	7,550.00	7,167.96	(382.04)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	499.98	499.98
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	99.96	99.96
Garbage and Trash Collection	07 002 4431.00	5	629.95	3,265.21	3,353.46	88.25
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,414.77	16,566.70	17,002.98	436.28
Insurance - Property	07 002 4510.00	5	2,378.54	12,154.44	11,667.96	(486.48)
Bad Debts - Other	07 002 4570.00	5	3,975.77	24,761.71	7,500.00	(17,261.71)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,459.91	14,909.96	14,727.96	(182.00)
Management Fees	07 002 4590.00	5	2,284.56	13,448.99	16,846.50	3,397.51
Other General Expense	07 002 4590.01	5	0.00	2,319.96	1,999.98	(319.98)
Total Operating Expenses			45,348.27	219,633.87	195,318.78	(24,315.09)
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	3,910.97	40,505.93	24,477.96	16,027.97
HAP Subsidy	07 002 3110.01	5	23,902.00	140,748.00	186,099.96	(45,351.96)
Total Operating Revenues			27,812.97	181,253.93	210,577.92	(29,323.99)
Total Operating Revenues and Expenses			(17,535.30)	(38,379.94)	15,259.14	(53,639.08)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00	5	0.00	57.90	49.98	7.92
Interest - Restricted - Residual Receipt	07 002 3431.01	5	0.00	7.56	24.96	(17.40)
Investment Income - Unrestricted	07 002 3610.00	5	14.18	26.72	0.00	26.72
Other Income - Tenant	07 002 3690.00	5	506.01	4,866.14	2,640.48	2,225.66
Other Income - Non Tenant	07 002 3690.02	5	0.00	0.00	549.96	(549.96)
Other Income - Insurance	07 002 3690.14	5	0.00	147,473.77	0.00	147,473.77
Total Other Revenues and Expenses			520.19	152,432.09	3,265.38	149,166.71
Total Other Revenues and Expenses			520.19	152,432.09	3,265.38	149,166.71
Total Net Income (Loss)			(17,015.11)	114,052.15	18,524.52	95,527.63

OCCUPANCY/VACANCY REPORT

Jul-23

Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
540	1	1/23/2023			186		Criminal Activity <i>M1 8-4</i>
542	1	4/20/2023			OPEN 54657		Health Issues <i>M1 8-21</i>
512	0	6/12/2023	7/21/2023	26	13	39	Crime around
544	1	6/22/2023			19		Moved to GA
311	1	7/31/2023			OPEN 55538		Passed Away MI 8/1

TOTAL DELANEY HEIGHTS VACANT - 4

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
25E	2	12/8/2022			OPEN 53686		Multiple lease violations
1314	4	3/27/2023			46		Criminal Activity
29	3	3/29/2023			OPEN 54495		Multiple lease violations
1317	3	7/26/2023			OPEN 55539		No reason given

TOTAL LAKESIDE PARK I VACANT - 4

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		*MOLD*	OPEN 53854		Transferred to 224/mold
241	3	12/1/2022			229		Moved to GA
239	3	1/6/2023			119		Moved to Pensacola
314	2	5/2/2023			61		Moved to GA
203	2	5/11/2023			OPEN 54872		Evicted
305	3	7/3/2023			OPEN 55306		Unreported income
207	3	7/5/2023			OPEN 55309		Abandoned
255	3	7/13/2023			OPEN 55379		Non pmt rent

TOTAL LAKESIDE PARK II VACANT - 10

OCCUPANCY/VACANCY REPORT

Jul-23

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		*MOLD*	OPEN 54196		No notice given
736	1	4/24/2023		*MOLD*	OPEN 54692		Moved to Delaney
726	2	5/30/2023		*MOLD*	OPEN 55027		Refused to sign recert
708	4	5/31/2023		*MOLD*	OPEN 54905		Moved to LP1
730	3	6/13/2023		*MOLD*	OPEN 55186		Moved to LP1
707	3	6/22/2023		*MOLD*	OPEN 55227		Evicted
TOTAL RIDGEDALE VACANT - 13							

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>
625	2	4/24/2023			OPEN 54698		Moved to Sebring
638	3	5/12/2023			OPEN 54895		Non pmt rent
605	2	6/30/2023			OPEN 55291		Rent too high
TOTAL NCH I VACANT - 3							

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>
403	3	2/13/2023			OPEN 54103		Moved to Puerto Rico
306	3	2/16/2023	7/11/2023	20	125	145	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
305	3	6/9/2023			OPEN 55121		Abandoned unit
728	3	7/28/2023			OPEN 55540		Rent too high

TOTAL NCH II VACANT - 6

SUBMITTED BY: PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Jul-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>
38202	3	1/5/2023			148		No Notice
38210	3	2/16/2023			136		Abandoned unit
38258	3	2/16/2023			117		Abandoned unit
38278	3	2/16/2023			126		Non pmt rent
38280	3	4/3/2023			63		Rent too high
38228	3	5/1/2023	7/14/2023	51	23	74	No Notice
38192	3	5/8/2023			OPEN 54815		Cannot afford rent
38253	3	5/10/2023			OPEN 54866		Abandoned unit
38218	3	5/30/2023			OPEN 55032		Non renewal
38264	3	7/25/2023			OPEN 55472		Abandoned unit
38197	3	7/25/2023			OPEN 55471		Abandoned unit
TOTAL CORNELL VACANT - 10							

MI 8/1
MI 8-10
MI 8-21
MI 8-10

OCCUPANCY/VACANCY REPORT

Jul-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
 Lakeside Park 1=unit 1312=3 bdrm=VAWA
 Cornell=unit 38271=3 bdrm=no reason given
Evictions -
 Ridgedale=unit 718=1 bdrm=destruction property
 Ridgedale=unit 717=3 bdrm=numerous unreported income

SUBMITTED BY PENNY PIERATTI, CEO

WAITING LIST

2023

DELANEY HEIGHTS

1 BDRM 14
TOTAL 14

2019

LAKESIDE PARK I

1 BDRM 0
2 BDRM 6
3 BDRM 2
4 BDRM 0
5 BDRM 0
TOTAL 8

2017

LAKESIDE PARK II

1 BDRM 7
2 BDRM 75
3 BDRM 104
4 BDRM 24
5 BDRM 0
TOTAL 210

2017

RIDGE DALE

1 BDRM 4
2 BDRM 68
3 BDRM 22
4 BDRM 3
TOTAL 97

2022

NORTH CENTRAL HEIGHTS OPEN

2 BDRM 43
3 BDRM 23
4 BDRM 9
TOTAL 75

2022

CORNELL COLONY

3 BDRM 17
OPEN

SUBMITTED BY PENNY PIERATTI, CEO

TOTAL

421

Tenant Accounts Receivable
31-Jul-23

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
M. Davila	\$ 37.92	Work order
C. Jackson	\$ 155.87	Work order
J. Kerney	\$ 6.00	Work order
J. Ross	\$ 0.89	Work order
E. Sanders	\$ 23.60	Work order
DH Total	\$ 224.28	
<u>Lakeside Park I</u>		
B. Dozier	\$ 2,812.94	Unreported Income
C. Haggins	\$ 11.25	Work order
E. Hankerson	\$ 10.00	Work order
T. Hill	\$ 97.27	Work order
T. Jones	\$ 6,007.07	Rent, unreported income (pmts)
F. Swinton	\$ 81.00	Unreported income
V. Vasquez	\$ 18.15	Work order
Lakeside I Total	\$ 9,037.68	
<u>Lakeside Park II</u>		
Q. Ash-Birts	\$ 181.83	Rent balance
P. Cancel	\$ 5.00	Work order
B. Concepcion	\$ 547.00	Unreported Income
J. Ferreira	\$ 14.34	Work order
J. Guzman	\$ 18.26	Work order
N. Jones	\$ 77.18	Work order
G. Mack	\$ 233.00	Rent
L. Rivera	\$ 318.00	Unreported income (pmts)
K. Soto	\$ 6.40	Work order
S. Williams	\$ 345.00	Unreported income/evicting
T. Young	\$ 38.99	Work order
Lakeside II Total	\$ 1,785.00	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

31-Jul-23

Page 2

NCH I

B. Arthion	\$	3.94	Work Order
A. Brown	\$	5.42	Work Order
S. Dewain	\$	2.00	Balance late fee
M. Hudson	\$	129.62	Late fee
V. Leal	\$	134.38	Work Order
A. Sandelier	\$	35.00	Late fee
C. Torres	\$	467.04	Work order
P. Trammell	\$	17.59	Work Order
D. Wright	\$	730.00	Rent

NCH I Total \$ 1,524.99

NCH II

C. Castillo	\$	736.00	Rent
T. Hill	\$	26.00	Work Order
L. Hillard	\$	641.00	Rent
J. Martinez	\$	3.00	Work Order
J. Matthews	\$	93.32	Late fee, work order
M. Packer	\$	107.52	Work order
C. Redding	\$	117.23	Work order
S. Rivera	\$	172.00	Late fee
B. Santos	\$	204.25	Work order
C. Wooden	\$	181.92	Late fee, work order

NCH II Total \$ 2,282.24

Cornell Colony

L. Adkins	\$	194.01	Late fee, work order
B. Antonio	\$	18.84	Work order
J. Bush	\$	81.67	Work Order
A. Fernandez	\$	50.00	Late fee
J. Fonseca	\$	12.10	Work Order
D. Guerrero	\$	147.70	Late fee
E. Leon	\$	23.00	Late fee
T. Morales	\$	34.90	Work order
G. Ramos	\$	19.24	Work order
L. Smith	\$	63.00	Late fee
J. Torres	\$	16.31	Work order
J. Wilder	\$	155.69	Late fee

Cornell Total \$ 816.46

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable

31-Jul-23

Page 3

Ridgedale

L. Allen	\$	1.89	Work order
C. Coley	\$	375.30	Rent
E. Daniels	\$	2.59	Work order
J. Davis	\$	2.59	Work order
J. Echevarria	\$	1,125.00	Unreported income
J. Fils-Aime	\$	3,737.00	Unreported income
L. Jackson	\$	274.91	Work order
A. Mercado	\$	2.64	Work order
M. Milton	\$	691.00	Unreported income
A. Pauldo	\$	3.00	Work order
N. Pounds	\$	2,986.29	Unreported income
T. Richardson	\$	173.67	Work order
G. Robinson	\$	2.85	Work order
C. Vazquez	\$	147.35	Work order
F. Weeks	\$	41.91	Work order
Ridgedale Total	\$	9,567.99	

GRAND TOTAL	\$ 25,238.64
--------------------	---------------------

WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	11,308.54	B. Roman, F. Vazquez, S. Roux
NCH I	\$	-	
NCH II	\$	-	
Ridgedale	\$	-	
Cornell	\$	458.68	A. Torres
TOTAL	\$	11,767.22	

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. 193 hours were taken during the month of July for sick, vacation, and holiday leave.

Maintenance

Delaney Heights Inspections	0
Lakeside Park I Inspections	0
Lakeside Park II Inspections	0
Ridgdeale Inspections	0
NCH I Inspections	0
NCH II Inspections	16
Cornell Colony Inspections	5
Total	21
Delaney Heights Vacancies	3
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	2
Ridgedale Vacancies	0
NCH I Vacancies	0
NCH II Vacancies	0
Cornell Colony Vacancies	1

Property Manager

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

Delaney Heights Move Outs	1
Lakeside Park I Move Outs	1
Lakeside Park II Move Outs	3
Ridgedale Move Outs	0
NCH I Move Outs	0
NCH II Move Outs	1
Cornell Colony Move Outs	2
Total	8

Submitted by Penny Pieratt, CEO

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 7/1/2023 - 7/31/2023

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
TORRES ANTHONY M 26323 080-88-2236 38264 EZRA CIRCLE AVON PARK FL 33825-						
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-214-3771		
AR00129093	LATECG	5/15/2023	\$13.30	7/26/2023	\$0.00	\$13.30
AC00058477	RENT	7/1/2023	\$368.00	7/26/2023	\$0.00	\$368.00
AR00130067	MAINT	7/26/2023	\$9.38	7/26/2023	\$0.00	\$9.38
AR00130064	MAINT	7/26/2023	\$22.80	7/26/2023	\$0.00	\$22.80
AR00130065	MAINT	7/26/2023	\$11.40	7/26/2023	\$0.00	\$11.40
AR00130066	MAINT	7/26/2023	\$33.80	7/26/2023	\$0.00	\$33.80
Totals			\$458.68		\$0.00	\$458.68
PHA: 03 PROJECT: 001			Totals		\$458.68	\$458.68
PHA: 03			Totals		\$458.68	\$458.68
ROMAN DIAZ BARBARA 12362 596-07-3618 207 W SHORELINE DRIVE AVON PARK FL 33825-						
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-873-0853		
AR00128962	RETRO	5/2/2023	\$1,704.00	7/14/2023	\$0.00	\$1,704.00
AR00128961	RETRO	5/2/2023	\$523.07	7/14/2023	\$0.00	\$523.07
AC00058263	RENT	6/1/2023	\$668.00	7/14/2023	\$0.00	\$668.00
AC00058506	RENT	7/1/2023	\$107.74	7/14/2023	\$0.00	\$107.74
AR00130001	MAINT	7/14/2023	\$12.35	7/14/2023	\$0.00	\$12.35
AR00130000	MAINT	7/14/2023	\$37.05	7/14/2023	\$0.00	\$37.05
AR00129999	LATECG	7/14/2023	\$30.00	7/14/2023	\$0.00	\$30.00
AR00130002	MAINT	7/14/2023	\$74.10	7/14/2023	\$0.00	\$74.10
AR00130003	MAINT	7/14/2023	\$24.70	7/14/2023	\$0.00	\$24.70
Totals			\$3,181.01		\$0.00	\$3,181.01
VAZQUEZ KUILAN FRANCI 10901 267-85-1800 255 LAKESIDE PARK AVENUE AVON PARK FL 33825-						
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-873-8924		
AR00129540	LATECG	6/9/2023	\$3.88	7/19/2023	\$0.00	\$3.88
AC00058527	RENT	7/1/2023	\$27.60	7/19/2023	\$0.00	\$27.60
AR00130014	MAINT	7/19/2023	\$800.00	7/19/2023	\$0.00	\$800.00
Totals			\$831.48		\$0.00	\$831.48
ROUX SHONTANIQUE 12837 402-43-8777 305 W SHORELINE DRIVE AVON PARK FL 33825-						
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 689-238-4780		
AR00127534	RETRO	2/3/2023	\$5,785.00	7/14/2023	\$0.00	\$5,785.00
AC00057802	RENT	4/1/2023	\$668.00	7/14/2023	\$0.00	\$668.00
AR00129050	LATECG	5/12/2023	\$29.00	7/14/2023	\$0.00	\$29.00
AC00058286	RENT	6/1/2023	\$668.00	7/14/2023	\$0.00	\$668.00
AR00129995	MAINT	7/14/2023	\$5.00	7/14/2023	\$0.00	\$5.00
AR00129989	LATECG	7/14/2023	\$30.00	7/14/2023	\$0.00	\$30.00
AR00129991	MAINT	7/14/2023	\$37.05	7/14/2023	\$0.00	\$37.05
AR00129994	MAINT	7/14/2023	\$8.95	7/14/2023	\$0.00	\$8.95
AR00129993	MAINT	7/14/2023	\$37.05	7/14/2023	\$0.00	\$37.05
AR00129992	MAINT	7/14/2023	\$28.00	7/14/2023	\$0.00	\$28.00
Totals			\$7,296.05		\$0.00	\$7,296.05
PHA: 04 PROJECT: 002			Totals		\$11,308.54	\$11,308.54
PHA: 04			Totals		\$11,308.54	\$11,308.54

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 7/1/2023 - 7/31/2023

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
Grand Totals			\$11,767.22		\$0.00	\$11,767.22

Selection Criteria: Tenant #: ALL PHA: ALL Project: ALL Write Off Date Range: 7/1/2023 - 7/31/2023
Include Family Member Information: False Sort By: PHA/Project/First Name

CASH ANALYSIS
7/31/2023

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 105,075.26		
North Central Heights I General Fund	\$ 158,630.79	NCH I Reserves/Bonneville	\$ 138,112.60
Hail Funds	\$ (84,344.53)	NCH I Insurance	\$ 6,236.85
Available Funds	\$ 74,286.26		
NCH I Security Deposit	\$ 11,156.95		
North Central Heights II General Fund	\$ 166,301.95	NCH II Reserves/Bonneville	\$ 110,452.44
Hail Funds	\$ (103,202.99)	NCH II Insurance	\$ 5,666.29
Available Funds	\$ 63,098.96		
NCH II Security Deposit	\$ 8,747.36		
Cornell Colony General Fund	\$ 300,658.61	CC Reserves/Amerinat	\$ 88,157.26
Hail Funds	\$ -	CC Insurance	\$ 16,315.51
Available Funds	\$ 300,658.61	CC Reserves/Amerinat	\$ 117,766.75
Cornell Colony Security Deposit	\$ 11,531.94	CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 3,610.20	LPI Reserves/First Hsg	\$ 44,680.75
Hail Funds	\$ (72,500.00)	LPI Insurance	\$ 11,506.90
Available Funds	\$ (68,889.80)		
LPI Security Deposit	\$ 2,805.30		
Lakeside Park II General Fund	\$ 319,126.50	LPII Reserves/Churchill	\$ 198,075.92
Hail Funds	\$ (250,550.00)	O&M Reserves/Churchill	\$ 25,600.00
Available Funds	\$ 68,576.50	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 13,192.95	LPII Insurance	\$ 7,508.88
		GNMA-Other Churchill	\$ 12,162.60
Delaney Heights General Fund	\$ 52,713.34	DH Reserves/South State	\$ 81,987.40
Hail Funds	\$ (39,429.21)		
Available Funds	\$ 13,284.13		
DH Security Deposit	\$ 10,124.40		
COCC	\$ 450,803.47		
Hail Funds	\$ (32,258.51)		
Available Funds	\$ 418,544.96		
Ridgedale General Fund	\$ 10,649.54	RD Reserves/Centennial	\$ 54,287.59
Hail Funds	\$ -	RD Insurance	\$ 1,118.14
Available Funds	\$ 10,649.54	RD Residual Reserves	\$ 9,125.85
Ridgedale Security Deposit	\$ 4,920.21		

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 July 31, 2023	7 Month(s) Ended July 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,789.52	11,911.62	11,793.25	(118.37)
Legal Expense	02 001 4130.00 5		45.90	51.57	291.62	240.05
Staff Training	02 001 4140.00 5		0.00	600.00	583.31	(16.69)
Travel	02 001 4150.00 5		0.00	0.00	291.62	291.62
Accounting Fees	02 001 4170.00 5		300.00	1,918.44	2,333.31	414.87
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	210.00	0.00	(210.00)
Audit Fees	02 001 4171.00 5		1,463.00	2,968.00	2,595.81	(372.19)
Employee Benefits Cont - Admin	02 001 4182.00 5		1,265.56	5,879.75	5,441.87	(437.88)
Sundry	02 001 4190.00 5		29.97	178.70	641.62	462.92
Advertising and Marketing	02 001 4190.08 5		0.00	37.41	0.00	(37.41)
Bank Fees	02 001 4190.18 5		0.00	12.00	0.00	(12.00)
Telephone	02 001 4190.2 5		186.80	747.20	700.00	(47.20)
Tenant Background Checks	02 001 4190.20 5		27.93	512.59	291.62	(220.97)
Postage	02 001 4190.3 5		0.00	0.00	29.12	29.12
Eviction Costs	02 001 4190.4 5		0.00	0.00	291.62	291.62
Ten Services	02 001 4220.2 5		0.00	0.00	875.00	875.00
Water	02 001 4310.00 5		18.47	319.74	388.50	68.76
Electricity	02 001 4320.00 5		291.83	1,566.38	3,532.62	1,966.24
Sewer	02 001 4390.00 5		40.30	407.27	347.06	(60.21)
Labor	02 001 4410.00 5		2,360.38	15,079.20	11,760.00	(3,319.20)
Maintenance Materials	02 001 4420.00 5		850.17	8,259.48	7,298.62	(960.86)
Contract Costs	02 001 4430.00 5		0.00	1,576.00	22,883.56	21,307.56
Contract Costs-Pest Control	02 001 4430.1 5		544.00	1,088.00	1,507.31	419.31
Contract Costs - AC	02 001 4430.4 5		0.00	7,535.00	6,420.12	(1,114.88)
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	13,524.00	16,399.25	2,875.25
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		0.00	3,200.00	0.00	(3,200.00)
Garbage and Trash Collection	02 001 4431.00 5		40.00	329.00	765.31	436.31
Emp Benefit Cont - Maintenance	02 001 4433.00 5		1,487.78	6,722.64	5,585.37	(1,137.27)
Insurance - Property	02 001 4510.00 5		2,807.05	16,993.67	14,887.25	(2,106.42)
Bad Debts - Other	02 001 4570.00 5		0.00	2,406.67	2,916.62	509.95
Bonneville Interest	02 001 4580.01 5		3,649.82	25,612.21	25,558.75	(53.46)
Other General Expense	02 001 4590.00 5		0.00	392.00	875.00	483.00
Management Fees	02 001 4590.02 5		1,311.90	9,314.77	13,962.06	4,647.29
Total Operating Expenses			20,442.38	139,353.31	161,247.17	21,893.86
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		26,781.00	187,813.63	174,528.06	13,285.57
Total Operating Revenues			26,781.00	187,813.63	174,528.06	13,285.57
Total Operating Revenues and Expenses			6,338.62	48,460.32	13,280.89	35,179.43
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	48.52	0.00	48.52
Other Income - Tenant	02 001 3690.00 5		366.38	3,308.62	5,343.87	(2,035.25)
Other Income - Non Tenant	02 001 3690.02 5		0.00	146,557.03	0.00	146,557.03
Total Other Revenues and Expenses			366.38	149,914.17	5,343.87	144,570.30
Total Other Revenues and Expenses			366.38	149,914.17	5,343.87	144,570.30
Total Net Income (Loss)			6,705.00	198,374.49	18,624.76	179,749.73

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended July 31, 2023	7 Month(s) Ended July 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00	5	1,453.88	9,607.54	9,490.81	(116.73)
Legal Expense	02 002 4130.00	5	37.80	410.25	291.62	(118.63)
Staff Training	02 002 4140.00	5	0.00	480.00	350.00	(130.00)
Travel	02 002 4150.00	5	0.00	0.00	145.81	145.81
Accounting Fees	02 002 4170.00	5	300.00	1,893.06	2,187.50	294.44
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5	0.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00	5	1,149.50	2,332.00	2,041.62	(290.38)
Employee Benefits Cont - Admin	02 002 4182.00	5	1,019.88	4,735.87	4,380.25	(355.62)
Sundry	02 002 4190.00	5	0.00	200.00	437.50	237.50
Advertising and Marketing	02 002 4190.08	5	0.00	30.81	0.00	(30.81)
Bank Service Fee	02 002 4190.18	5	(15.22)	(15.22)	0.00	15.22
Telephone	02 002 4190.2	5	0.00	0.00	175.00	175.00
Tenant Background Check	02 002 4190.20	5	0.00	326.34	583.31	256.97
Eviction Costs	02 002 4190.4	5	0.00	325.00	291.62	(33.38)
Water	02 002 4310.00	5	72.92	352.25	82.81	(269.44)
Electricity	02 002 4320.00	5	192.62	2,407.97	1,500.87	(907.10)
Sewer	02 002 4390.00	5	30.80	115.74	18.06	(97.68)
Labor	02 002 4410.00	5	2,229.28	13,357.00	9,770.81	(3,586.19)
Maintenance Materials	02 002 4420.00	5	603.05	9,502.86	6,665.12	(2,837.74)
Contract Costs	02 002 4430.00	5	84.00	1,607.00	22,896.37	21,289.37
Contract Costs-Pest Control	02 002 4430.1	5	448.00	3,331.00	1,204.00	(2,127.00)
Contract Costs - Lawn	02 002 4430.3	5	1,518.00	10,626.00	12,885.25	2,259.25
Contract Costs - AC	02 002 4430.4	5	4,575.00	12,530.00	5,212.06	(7,317.94)
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	87.50	486.50	178.50	(308.00)
Emp Benefit Cont - Maintenance	02 002 4433.00	5	1,341.99	5,879.70	4,705.12	(1,174.58)
Insurance - Property	02 002 4510.00	5	2,187.87	13,249.25	11,713.31	(1,535.94)
Bad Debts - Other	02 002 4570.00	5	0.00	14,539.96	2,916.62	(11,623.34)
Bonneville Interest	02 002 4580.01	5	3,301.69	23,169.21	23,121.00	(48.21)
Other General Expense	02 002 4590.00	5	0.00	308.00	875.00	567.00
Management Fees	02 002 4590.02	5	1,751.58	11,067.12	12,846.12	1,779.00
Total Operating Expenses			22,370.14	149,720.21	136,966.06	(12,754.15)
Operating Revenues						
Dwelling Rent	02 002 3110.00	5	21,289.28	148,532.20	160,577.06	(12,044.86)
Total Operating Revenues			21,289.28	148,532.20	160,577.06	(12,044.86)
Total Operating Revenues and Expenses			(1,080.86)	(1,188.01)	23,611.00	(24,799.01)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00	5	0.00	38.80	0.00	38.80
Other Income - Tenant	02 002 3690.00	5	841.32	7,531.88	3,345.37	4,186.51
Other Income - Non Tenant	02 002 3690.02	5	0.00	218,805.93	0.00	218,805.93
Total Other Revenues and Expenses			841.32	226,376.61	3,345.37	223,031.24
Total Other Revenues and Expenses			841.32	226,376.61	3,345.37	223,031.24
Total Net Income (Loss)			(239.54)	225,188.60	26,956.37	198,232.23

Penny

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended July 31, 2023	7 Month(s) Ended July 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		2,013.28	13,447.68	13,328.00	(119.68)
Legal Expense	03 001 4130.00 5		51.30	388.78	291.62	(97.16)
Staff Training	03 001 4140.00 5		0.00	680.00	291.62	(388.38)
Travel	03 001 4150.00 5		0.00	0.00	291.62	291.62
Accounting Fees	03 001 4170.00 5		250.00	1,635.36	1,866.62	231.26
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	240.00	0.00	(240.00)
Audit Fees	03 001 4171.00 5		1,672.00	3,392.00	2,975.00	(417.00)
Employee Benefits Cont - Admin	03 001 4182.00 5		1,429.35	6,642.27	6,150.06	(492.21)
Sundry	03 001 4190.00 5		0.00	277.50	875.00	597.50
Tenant Background Checks	03 001 4190.02 5		279.35	388.66	233.31	(155.35)
Advertising and Marketing	03 001 4190.08 5		0.00	41.82	0.00	(41.82)
Bank Fees	03 001 4190.19 5		0.00	12.00	0.00	(12.00)
Telephone/Communications	03 001 4190.20 5		256.04	1,021.77	1,166.62	144.85
Postage	03 001 4190.30 5		0.00	27.96	0.00	(27.96)
Eviction Costs	03 001 4190.40 5		0.00	325.00	291.62	(33.38)
Water	03 001 4310.00 5		162.39	365.70	297.50	(68.20)
Electricity	03 001 4320.00 5		980.61	3,486.40	2,011.31	(1,475.09)
Sewer	03 001 4390.00 5		91.87	309.47	286.37	(23.10)
Labor	03 001 4410.00 5		1,680.67	16,260.99	16,977.87	716.88
Materials	03 001 4420.00 5		2,090.10	11,645.97	5,773.81	(5,872.16)
Contract Costs	03 001 4430.00 5		162.00	10,490.86	11,198.81	707.95
Contract Costs - Pest Control	03 001 4430.10 5		608.00	3,366.00	585.06	(2,780.94)
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	15,258.25	16,940.00	1,681.75
Contract Costs - AC	03 001 4430.40 5		1,500.00	1,640.00	3,325.56	1,685.56
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	1,500.00	92.12	(1,407.88)
Garbage and Trash Collection	03 001 4431.00 5		192.00	1,206.00	646.31	(559.69)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		1,276.43	7,004.89	7,026.81	21.92
Property Insurance	03 001 4510.00 5		4,983.27	29,435.57	16,668.12	(12,767.45)
Bad Debts - Other	03 001 4570.00 5		458.68	14,888.60	5,707.31	(9,181.29)
Management Fees	03 001 4590.01 5		1,566.82	11,283.35	12,826.31	1,542.96
Other General Expense	03 001 4590.02 5		3,255.00	7,240.00	6,708.31	(531.69)
Total Operating Expenses			27,159.16	163,902.85	134,832.67	(29,070.18)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		27,376.30	195,620.83	213,770.06	(18,149.23)
Total Operating Revenues			27,376.30	195,620.83	213,770.06	(18,149.23)
Total Operating Revenues and Expenses			217.14	31,717.98	78,937.39	(47,219.41)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		43.96	(599.56)	75.81	(675.37)
Other Income - Misc Other Revenue	03 001 3690.00 5		725.52	431,107.22	3,078.25	428,028.97
Interest on Loan - Heartland National	03 001 5610.00 5		(3,370.18)	(23,837.34)	(24,765.37)	928.03
Total Other Revenues and Expenses			(2,600.70)	406,670.32	(21,611.31)	428,281.63
Total Other Revenues and Expenses			(2,600.70)	406,670.32	(21,611.31)	428,281.63
Total Net Income (Loss)			(2,383.56)	438,388.30	57,326.08	381,062.22

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 July 31, 2023	7 Month(s) Ended July 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		506.99	6,111.13	6,798.75	687.62
Legal Expense	04 001 4130.00 5		0.00	1,784.43	291.62	(1,492.81)
Staff Training	04 001 4140.00 5		0.00	240.00	186.62	(53.38)
Accounting Fees	04 001 4170.00 5		250.00	1,682.76	1,925.00	242.24
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	90.00	0.00	(90.00)
Audit Fees	04 001 4171.00 5		627.00	1,272.00	875.00	(397.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		589.09	2,879.19	2,908.50	29.31
Sundry	04 001 4190.00 5		0.00	199.09	758.31	559.22
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	252.26	58.31	(193.95)
Bank Fees	04 001 4190.19 5		0.00	97.41	0.00	(97.41)
Telephone/Communications	04 001 4190.20 5		0.00	0.00	291.62	291.62
Eviction Costs	04 001 4190.40 5		0.00	660.30	175.00	(485.30)
Ten Services -	04 001 4220.00 5		0.00	907.80	875.00	(32.80)
Water	04 001 4310.00 5		(104.11)	36.93	0.00	(36.93)
Electricity	04 001 4320.00 5		114.96	3,026.54	0.00	(3,026.54)
Sewer	04 001 4390.00 5		0.00	136.69	58.31	(78.38)
Labor	04 001 4410.00 5		1,136.40	8,557.66	7,621.25	(936.41)
Maintenance Materials	04 001 4420.00 5		230.86	3,736.03	2,916.62	(819.41)
Contract Costs	04 001 4430.00 5		0.00	1,581.50	1,006.25	(575.25)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	2,640.00	5,833.31	3,193.31
Contract Costs-Lawn	04 001 4430.30 5		255.00	1,785.00	1,750.00	(35.00)
Contract Costs - AC	04 001 4430.40 5		150.00	1,255.00	1,750.00	495.00
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	116.62	116.62
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	116.62	116.62
Garbage and Trash Collection	04 001 4431.00 5		45.00	248.58	291.62	43.04
Emp Benefit Cont - Maintenance	04 001 4433.00 5		790.03	3,749.11	3,525.06	(224.05)
Property Insurance	04 001 4510.00 5		1,406.58	8,593.74	7,499.31	(1,094.43)
Bad Debts - Other	04 001 4570.00 5		0.00	9,892.85	1,458.31	(8,434.54)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	3,488.31	(3,067.69)
Management Fees	04 001 4590.01 5		511.62	3,158.66	4,236.12	1,077.46
Other General Expense	04 001 4590.02 5		0.00	0.00	437.50	437.50
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	1,458.31	1,458.31	0.00
Total Operating Expenses			6,717.75	72,588.97	58,707.25	(13,881.72)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		6,054.00	26,221.19	9,850.75	16,370.44
HAP Subsidy	04 001 3110.01 5		4,940.00	30,087.00	60,756.50	(30,669.50)
Total Operating Revenues			10,994.00	56,308.19	70,607.25	(14,299.06)
Total Operating Revenues and Expenses			4,276.25	(16,280.78)	11,900.00	(28,180.78)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		149.25	461.95	70.00	391.95
Other Income - Tenant	04 001 3690.00 5		167.91	5,231.00	1,229.06	4,001.94
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	583.31	(583.31)
Total Other Revenues and Expenses			317.16	67,420.08	1,882.37	65,537.71
Total Other Revenues and Expenses			317.16	67,420.08	1,882.37	65,537.71
Total Net Income (Loss)			4,593.41	51,139.30	13,782.37	37,356.93

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended July 31, 2023	7 Month(s) Ended July 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		808.95	10,008.11	11,160.87	1,152.76
Legal Expense	04 002 4130.00 5		125.80	1,160.71	583.31	(577.40)
Staff Training	04 002 4140.00 5		0.00	0.00	583.31	583.31
Travel	04 002 4150.00 5		0.00	0.00	145.81	145.81
Accounting Fees	04 002 4170.00 5		250.00	2,345.16	2,041.62	(303.54)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	330.00	0.00	(330.00)
Audit Fees	04 002 4171.00 5		2,299.00	4,664.00	2,625.00	(2,039.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		965.12	4,778.58	4,725.00	(53.58)
Sundry	04 002 4190.00 5		0.00	150.75	583.31	432.56
TENANT BACKGROUND CHECKS	04 002 4190.02 5		27.93	773.90	583.31	(190.59)
Eviction Costs	04 002 4190.40 5		0.00	0.00	583.31	583.31
Ten Services -	04 002 4220.00 5		0.00	4,930.60	1,050.00	(3,880.60)
Water	04 002 4310.00 5		50.96	350.44	347.06	(3.38)
Electricity	04 002 4320.00 5		315.02	1,951.87	1,077.37	(874.50)
Sewer	04 002 4390.00 5		56.00	215.77	100.31	(115.46)
Labor	04 002 4410.00 5		2,054.32	14,244.89	11,927.37	(2,317.52)
Maintenance Materials	04 002 4420.00 5		1,042.06	10,705.80	12,852.56	2,146.76
Contract Costs	04 002 4430.00 5		237.00	23,189.22	21,394.31	(1,794.91)
Contract Costs - Pest Control	04 002 4430.10 5		0.00	9,915.00	12,219.06	2,304.06
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	7,140.00	10,260.25	3,120.25
Contract Costs - AC	04 002 4430.40 5		275.00	5,025.02	2,757.37	(2,267.65)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	350.00	659.12	309.12
Contract Costs - Vacancy Turnaround	04 002 4430.60 5		0.00	0.00	329.00	329.00
Garbage and Trash Collection	04 002 4431.00 5		109.50	488.55	520.87	32.32
Emp Benefit Cont - Maintenance	04 002 4433.00 5		1,365.86	6,359.77	5,583.06	(776.71)
Property Insurance	04 002 4510.00 5		4,212.24	25,694.52	23,100.00	(2,594.52)
Bad Debts - Other	04 002 4570.00 5		11,308.54	21,769.56	2,625.00	(19,144.56)
Management Fees	04 002 4590.01 5		1,863.18	13,497.10	15,838.62	2,341.52
Other General Expense	04 002 4590.02 5		0.00	9,951.21	5,250.00	(4,701.21)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	56,000.00	56,000.00	0.00
Total Operating Expenses			36,386.48	235,990.53	207,506.18	(28,484.35)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		7,844.34	64,970.13	53,974.06	10,996.07
HAP Subsidy	04 002 3110.01 5		21,454.00	154,942.00	210,000.00	(55,058.00)
Total Operating Revenues			29,298.34	219,912.13	263,974.06	(44,061.93)
Total Operating Revenues and Expenses			(7,088.14)	(16,078.40)	56,467.88	(72,546.28)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		55.40	133.93	145.81	(11.88)
Other Income - Tenants	04 002 3690.00 5		1,233.98	2,815.94	4,362.12	(1,546.18)
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	399,350.00	583.31	398,766.69
Interest on Loan	04 002 5610.00 5		(4,997.15)	(35,072.55)	(34,994.75)	(77.80)
Total Other Revenues and Expenses			(3,707.77)	367,227.32	(29,903.51)	397,130.83
Total Other Revenues and Expenses			(3,707.77)	367,227.32	(29,903.51)	397,130.83
Total Net Income (Loss)			(10,795.91)	351,148.92	26,564.37	324,584.55

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended July 31, 2023	7 Month(s) Ended July 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		617.20	7,486.34	8,333.50	847.16
Legal Expense	04 003 4130.00 5		0.00	7.29	291.62	284.33
Staff Training	04 003 4140.00 5		0.00	0.00	291.62	291.62
Travel	04 003 4150.00 5		0.00	0.00	350.00	350.00
Accounting Fees	04 003 4170.00 5		250.00	1,846.68	2,333.31	486.63
Computer Support/Licensing Fees	04 003 4170.20 5		0.00	270.00	0.00	(270.00)
Audit Fees	04 003 4171.00 5		1,881.00	3,816.00	3,325.00	(491.00)
Employee Benefits Cont - Admin	04 003 4182.00 5		759.07	3,797.28	3,556.00	(241.28)
Sundry	04 003 4190.00 5		0.00	229.68	291.62	61.94
Contract. Admin	04 003 4190.01 5		0.00	30.00	233.31	203.31
Advertising and Marketing	04 003 4190.08 5		0.00	44.50	0.00	(44.50)
Bank Fees	04 003 4190.19 5		0.00	94.30	0.00	(94.30)
Postage	04 003 4190.30 5		39.06	74.06	0.00	(74.06)
Eviction Costs	04 003 4190.40 5		0.00	330.00	175.00	(155.00)
Tenant Services -	04 003 4220.00 5		0.00	0.00	2,916.62	2,916.62
Water	04 003 4310.00 5		18.47	216.25	237.37	21.12
Electricity	04 003 4320.00 5		554.36	2,388.83	1,898.12	(490.71)
Natural Gas	04 003 4330.00 5		25.66	197.50	252.00	54.50
Sewer	04 003 4390.00 5		40.30	293.09	358.12	65.03
Labor	04 003 4410.00 5		1,923.25	12,522.66	9,938.25	(2,584.41)
Maintenance Materials	04 003 4420.00 5		1,064.96	9,964.82	6,708.31	(3,256.51)
Contract Costs	04 003 4430.00 5		132.00	4,861.50	3,549.56	(1,311.94)
Contract Costs - Pest Control	04 003 4430.10 5		0.00	2,353.00	11,071.62	8,718.62
Contract Costs-Lawn	04 003 4430.30 5		645.00	4,515.00	11,666.62	7,151.62
Contract Costs - AC	04 003 4430.40 5		0.00	3,125.00	2,741.06	(383.94)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	914.00	337.12	(576.88)
Garbage and Trash Collection	04 003 4431.00 5		55.00	435.59	422.87	(12.72)
Emp Benefit Cont - Maintenance	04 003 4433.00 5		1,256.48	5,894.68	4,702.81	(1,191.87)
Property Insurance	04 003 4510.00 5		2,005.22	12,127.82	18,887.12	6,759.30
Bad Debts - Other	04 003 4570.00 5		0.00	1,361.58	583.31	(778.27)
Management Fees	04 003 4590.01 5		1,057.11	7,172.40	7,530.81	358.41
Other General Expense	04 003 4590.02 5		0.00	0.00	583.31	583.31
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	20,416.69	20,416.62	(0.07)
Total Operating Expenses			15,240.81	106,786.54	123,982.60	17,196.06
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,935.95	32,301.21	27,314.00	4,987.21
HAP Subsidy	04 003 3110.01 5		12,554.00	86,092.00	98,196.00	(12,104.00)
Total Operating Revenues			17,489.95	118,393.21	125,510.00	(7,116.79)
Total Operating Revenues and Expenses			2,249.14	11,606.67	1,527.40	10,079.27
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	87.50	(87.50)
Other Income - Tenants	04 003 3690.00 5		62.42	2,158.98	1,750.00	408.98
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	103,310.40	0.00	103,310.40
Other Income - Laundry	04 003 3690.07 5		0.00	0.00	291.06	(291.06)
Total Other Revenues and Expenses			62.42	105,469.38	2,128.56	103,340.82
Total Other Revenues and Expenses			62.42	105,469.38	2,128.56	103,340.82
Total Net Income (Loss)			2,311.56	117,076.05	3,655.96	113,420.09

**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended July 31, 2023	7 Month(s) Ended July 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		11,622.89	83,657.29	86,546.81	2,889.52
Legal Expense	05 001 4130.00 5		0.00	621.00	1,458.31	837.31
Staff Training	05 001 4140.00 5		0.00	0.00	1,458.31	1,458.31
Travel	05 001 4150.00 5		0.00	0.00	1,458.31	1,458.31
Accounting Fees	05 001 4170.00 5		200.00	1,398.00	1,750.00	352.00
Computer Support/Licensing Fees	05 001 4170.20 5		927.00	5,744.00	6,416.62	672.62
Audit Fees	05 001 4171.00 5		0.00	0.00	1,166.62	1,166.62
Employee Benefits Cont - Admin	05 001 4182.00 5		5,540.94	28,283.25	28,537.25	254.00
Sundry	05 001 4190.00 5		1,341.17	9,011.04	12,250.00	3,238.96
Bank Fees	05 001 4190.19 5		15.22	297.78	0.00	(297.78)
Telephone/Communications	05 001 4190.20 5		496.30	3,481.07	3,500.00	18.93
Postage	05 001 4190.30 5		54.30	2,785.54	1,166.62	(1,618.92)
Contract Costs - Copier	05 001 4190.60 5		1,220.31	1,601.10	3,500.00	1,898.90
Contract Costs - Admin	05 001 4190.90 5		210.00	3,396.26	0.00	(3,396.26)
Water	05 001 4310.00 5		33.38	183.87	265.37	81.50
Electricity	05 001 4320.00 5		756.91	3,440.88	3,765.37	324.49
Sewer	05 001 4390.00 5		71.50	377.00	525.56	148.56
Materials	05 001 4420.00 5		586.73	5,090.35	1,750.00	(3,340.35)
Contract Costs	05 001 4430.00 5		0.00	0.00	1,250.06	1,250.06
Contract Costs - AC	05 001 4430.40 5		50.00	100.00	116.62	16.62
Garbage and Trash Collection	05 001 4431.00 5		75.00	395.46	525.00	129.54
Emp Benefit Cont - Maintenance	05 001 4433.00 5		0.00	154.08	0.00	(154.08)
Property Insurance	05 001 4510.00 5		650.50	4,129.46	5,584.81	1,455.35
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		1,141.95	3,358.95	7,291.62	3,932.67
Other General Expense-Unemployment	05 001 4590.03 5		0.00	1,375.00	0.00	(1,375.00)
Total Operating Expenses			24,994.10	159,281.62	170,283.26	11,001.64
Total Operating Revenues and Expenses			(24,994.10)	(159,281.62)	(170,283.26)	11,001.64
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	62,841.51	0.00	62,841.51
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,311.90	9,314.77	13,962.06	(4,647.29)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,751.58	11,067.12	12,846.12	(1,779.00)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,566.82	11,283.35	12,826.31	(1,542.96)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,183.06	15,632.05	19,654.25	(4,022.20)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	77,875.00	77,875.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		511.62	3,158.66	4,236.12	(1,077.46)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,863.18	13,497.10	15,838.62	(2,341.52)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,057.11	7,172.40	7,530.81	(358.41)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	7,000.00	9,450.00	(2,450.00)
OTHER GENERAL-EXP.HUD LAWSL	05 001 4590.04 5		0.00	(25,881.19)	0.00	(25,881.19)
Total Other Revenues and Expenses			22,370.27	192,960.77	174,219.29	18,741.48
Total Other Revenues and Expenses			22,370.27	192,960.77	174,219.29	18,741.48
Total Net Income (Loss)			(2,623.83)	33,679.15	3,936.03	29,743.12

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended July 31, 2023	7 Month(s) Ended July 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	1,159.43	14,209.33	9,184.00	(5,025.33)
Legal Expense	07 002 4130.00	5	445.50	2,624.27	1,166.62	(1,457.65)
Staff Training	07 002 4140.00	5	0.00	0.00	408.31	408.31
Travel	07 002 4150.00	5	0.00	0.00	291.62	291.62
Accounting Fees	07 002 4170.00	5	200.00	1,452.54	2,158.31	705.77
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	195.00	0.00	(195.00)
Audit Fees	07 002 4171.00	5	1,358.50	2,756.00	2,391.62	(364.38)
Employee Benefits Cont - Admin	07 002 4182.00	5	1,389.16	6,884.46	4,224.50	(2,659.96)
Sundry	07 002 4190.00	5	0.00	138.75	1,545.81	1,407.06
Postage	07 002 4190.03	5	0.00	7.48	233.31	225.83
Bank Fees	07 002 4190.18	5	0.00	50.47	0.00	(50.47)
TENANT BACKGROUND CHECKS	07 002 4190.20	5	139.68	1,201.45	875.00	(326.45)
Eviction Costs	07 002 4190.4	5	0.00	0.00	291.62	291.62
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	875.00	875.00
Tenant Services	07 002 4220.00	5	0.00	3,230.00	3,500.00	270.00
Water	07 002 4310.00	5	640.79	4,097.49	4,083.87	(13.62)
Electricity	07 002 4320.00	5	487.36	4,121.32	2,532.81	(1,588.51)
Sewer	07 002 4390.00	5	1,048.30	6,382.28	6,769.56	387.28
Labor	07 002 4410.00	5	6,442.89	52,511.37	51,319.31	(1,192.06)
Maintenance Materials	07 002 4420.00	5	709.24	3,816.68	15,939.56	12,122.88
Contract Costs	07 002 4430.00	5	845.00	31,396.86	18,264.12	(13,132.74)
Pest Control	07 002 4430.1	5	0.00	1,597.00	4,130.56	2,533.56
Contract Costs-Lawn	07 002 4430.3	5	475.00	3,325.00	3,341.87	16.87
Contract Costs-Air Conditioning	07 002 4430.4	5	0.00	7,550.00	8,362.62	812.62
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	583.31	583.31
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	116.62	116.62
Garbage and Trash Collection	07 002 4431.00	5	629.95	3,895.16	3,912.37	17.21
Emp Benefit Cont - Maintenance	07 002 4433.00	5	3,909.89	20,476.59	19,836.81	(639.78)
Insurance - Property	07 002 4510.00	5	2,378.54	14,532.98	13,612.62	(920.36)
Bad Debts - Other	07 002 4570.00	5	0.00	24,761.71	8,750.00	(16,011.71)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,449.80	17,359.76	17,182.62	(177.14)
Management Fees	07 002 4590.00	5	2,183.06	15,632.05	19,654.25	4,022.20
Other General Expense	07 002 4590.01	5	155.09	2,475.05	2,333.31	(141.74)
Total Operating Expenses			27,047.18	246,681.05	227,871.91	(18,809.14)
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	10,706.00	51,211.93	28,557.62	22,654.31
HAP Subsidy	07 002 3110.01	5	20,615.00	161,363.00	217,116.62	(55,753.62)
Total Operating Revenues			31,321.00	212,574.93	245,674.24	(33,099.31)
Total Operating Revenues and Expenses			4,273.82	(34,106.12)	17,802.33	(51,908.45)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00	5	0.00	57.90	58.31	(0.41)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	0.00	7.56	29.12	(21.56)
Investment Income - Unrestricted	07 002 3610.00	5	1.52	28.24	0.00	28.24
Other Income - Tenant	07 002 3690.00	5	494.59	5,360.73	3,080.56	2,280.17
Other Income - Non Tenant	07 002 3690.02	5	0.00	0.00	641.62	(641.62)
Other Income - Insurance	07 002 3690.14	5	0.00	147,473.77	0.00	147,473.77
Total Other Revenues and Expenses			496.11	152,928.20	3,809.61	149,118.59
Total Other Revenues and Expenses			496.11	152,928.20	3,809.61	149,118.59
Total Net Income (Loss)			4,769.93	118,822.08	21,611.94	97,210.14

May 2023 Maintenance Report

Lakeside Park 1 & 2

* A/C tune-ups performed in following units :

221,225,229,233,237,239,241,245,305,309,

313,317,321,325,329,333,337,341,342,345,

349,351,355,359,367,251,254,255,354,358,

363,367,208,212,216,220,224,228,232,236,

240,244,248,302,306,310,314,318,322,326,

330,334,338,342,346, & 350

* Annual inspections performed

* Smoke alarm & fire extinguishers inspected throughout property

* Roofers stripping existing roof tiles / metal sheeting and began installing new shingles

* Widespread water intrusion into units and several ceilings fell due to exposed areas

and consecutive heavy rain days . (full assessment of any damages to be made prior to completion , contractor to make repairs)

Delaney Heights

* Smoke alarm and fire extinguishers inspected throughout property

* Move – in at 531 Alton

* Roofers continuing replacing storm damaged roofs

* Inspector re-evaluated storm damage to building 517-523 Alton

* Clarke pest control sprayed all units

* 540 & 542 Fogged for roaches (empty units)

Ridgedale

- * Smoke alarms and fire extinguishers inspected
- * Roofs completed & inspected
- * Clarke pest control sprayed all units
- * 706 fairview tested for mold (awaiting test results)
- * Daily routine to check for and run off squatters breaking into units during off hours ,
lock up all windows and doors (power turned off to all empty units that
do not feed camera equipment)
- * Reaching out to Kyle for additional camera installations , also researching battery powered
cameras w/motion sensors , live feed , night vision and SD card storage for immediate coverage
- * Still awaiting mold results for several units
- * 710 no work done
- * Establish weekly scheduled trash clean up of entire property
- * Annual inspections performed

North Central Heights

- * APHA signs placed around outer perimeter of property (good public response)
- * Two move – ins
- * Several reports of water intrusion , ceiling stains from roofing tile being removed
during heavy rain days
- * Two irrigation companies called to assess issue with irrigation system
Central fl. Irrigation and Horizon irrigation – Central fl declined due to lack of expertise ,
Horizon irrigation forced to reschedule appointment due to inclement weather day of
service call

- * Annual inspections performed
 - * Smoke alarm and fire extinguisher inspections
 - * Scheduled and coordinated SET construction and Lakeside Air to work removing a/c airhandler and rebuild collapsed airbox , reinstall airhandler and recharge system in 728 Juneberry . Maintenance to finish sand , texture , and paint
 - * Received 7 calls of water intrusion from heavy rain while roof shingles were removed
- (Unit assessments of entire property to be done before completion to address any issues caused by water damage)

CORNELL COLONY

- * “ NOW LEASING “ signs posted around perimeter and both entrances of property with good public response
- * Annual inspections performed
- * Fire extinguishers and smoke alarms inspected
- * Roof replacement continued
- * 9 Total turnovers completed in the month of May , 6 of which in Cornell property
- * 4 New move-ins at Cornell property
- * Removed / emptied out all vacant units of furniture and debris left behind by tenants and trailered off property (12 total units)
- * First neighborhood watch meeting held at clubhouse on 5/ 24

*submitted by Chris Ramey
Maintenance Supervisor*

JUNE 2023 Maintenance Report

Lakeside Park 1 & 2

- A/C tune-ups performed for the following units :
21,25,29,31,35,39,1306,1308,1310,1312,1314,1316
- Annual Inspections performed for units :
1317,1319,21,23,25,27,31
- Notices delivered and unit inspections performed by maintenance staff
Regarding water damage from intrusion due to roofs being exposed to inclement weather conditions for extended periods .
- Move-in at 39 Tulane .
- Smoke alarm and fire extinguishers inspected throughout property .
- Roof replacement continued in Lakeside Park 2 .
- Roof inspections performed by insurance adjuster and CLS roofing LLC concerning possible additional Storm damage and/or coverage .

Delaney Heights

- Roofers continued replacing storm damaged roofs .
- Landscaping performed as scheduled .
- Smoke alarm and fire extinguishers inspected .
- Routine to locate and replace existing smoke alarms with carbon monoxide units
Initiated .
- Move-in 512 Circle st.

Ridgedale

- Hotel /Restaurant audit performed 6/6/2023
- Exterior cameras ordered with icloud and SD card storage capabilities .
- Inspection performed on unit 703 by Heartland Restoration Services for mold remediation.
- Inspection performed by Albrite in unit 703 for mold remediation .

- Move out at 730 Fairview because of possible mold affecting children , relocated To 39 Tulane . (result eventually came back non toxic)
- Move out 707 Fairview .
- Smoke alarm and fire extinguishers inspected .
- Perform weekly trash pick up of grounds .
- Awaiting mold test results for several units .
- Mold tests performed in units 719,736,701 .

North Central Heights 1 & 2

- Notices delivered and inspections performed by maintenance staff concerning damages sustained by water intrusion due to exposure to inclement weather .
- Gammage cutting property weekly .
- Horizon irrigation scheduled for 6/9/23 to address property irrigation issue .
- A/C condensing unit replaced 6/16/23 unit 660 Barberry . Old unit damaged by roofers beyond repair . (No charge to APHA)
- Annual inspections performed .
- Smoke alarm and fire extinguishers inspected .
- Insurance adjuster and CLS roofing inspecting roofs for any overlooked storm damage and or additional compensation . 6/13/23 – 6/14/23
- Roof repairs continued .
- 306 Raisin turnover completed .
- Clarke pest control 6/21/23

Cornell Colony

- A/C tune-ups performed in units :
38165,38172,38174,38178,38180,38184,38186,38188,38192,38193,
38196,38197,38201,38202,38206,38207,38210,38212,38214,38218,
38220,38222,38228,38232,38236,38240,38235,38253,38257,38258,
38280,38282,38278,38284,38288,38292,38274,38270,38266,38264,
38267,38271,38275 .
- Annual inspections performed on several units .
- Roof replacement continued .
- Turnovers completed in Cornell in June : 38202,38280,38258,38278 .
- Clarke pest control 6/7/23

*Submitted by Chris Ramey
Maintenance Supervisor pg 2 of*