

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, November 14, 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: October 2023
 - 2. Monthly Occupancy Report: October 2023
 - 3. TAR & Maintenance Reports: October 2023
 - 4. Cash Analysis: October 2023
 - 5. Project Budgeted Income Statement Reports: October 2023
 - 6. Fee Accountants Financials: September 2023
- E. Secretary Reports & Old Business.
 - Since Animal Control was unable to set traps (tenant actually has to call them), we purchased four traps and set them out and so far, we have caught six cats.
 - Nutrition Class held at Cornell Colony on October 24th.
 - RFP for lawn services advertised in newspaper beginning October 30th, deadline is November 14th.
 - Health Department at the office November 7th bringing awareness to diabetes
 - Seven move ins and one move out for October.
 - Maintenance completed five vacancies in October.
 - FHLB has put Ridgedale on Watch list since we are at 50% occupied.
 - Handed out candy on Halloween
 - Approve to move the excess funds to Ridgedale to help with mold expenses
 - 2023 Employee Incentive Compensation
 - No Board Meeting in December
- F. New Business
 - Resolution 23-04 Budget 2024
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: January 16, 2024

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, November 14, 2023; 5:30 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

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

COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): January 16, 2024

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
October 17, 2023, 5:15 P.M.
Meeting Minutes

A. Opening/Roll Call: Commissioner Brojek called the Board Meeting to order at 5:15pm. Commissioner Pineiro led us in prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Brojek, Jackson, Pineiro, Knighten and Dilday. Absent: Chairman Pough and Day. Attended guest: APHA Maintenance Supervisor Daniel Whitlock, Lead Maintenance Joseph Stolberg, Chris Ramey, Chris Ramey Jr., Tenant Kristi Robey.

B. Public Comments/Presentations:

- Tenant Kristi Robey is concerned about the lawn and lack of mowing. Also several stray cats around property. We will go out for bid for lawn service and call Animal Control for the cats.

C. Communications: None

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

E. Secretary Report & Old Business:

- Highlands County Workshop, September 12th, Property Managers attended, topics were Unhoused, Mental Health, Substance Abuse, Affordable Housing; property managers were able to network and talk about the Unhoused.
- Applications were hand delivered to Hands for Homeless October 5.
- Lakeside Park II one bedroom waiting list opened October 6 and closed October 13.
- Working on Budget 2024

F. New Business:

- Video Surveillance System Policy and Procedures—per Attorney Ric Gilmore
- New mold testing company—3D Environmental, turnaround time is 24-48 hours and cost is less than who we were using. They informed us we may not need the extensive work as anticipated.
- Cost of 710 Ridgedale currently is almost \$38,000 and we still need carpet for upstairs and flooring downstairs, windows replaced, and appliances.
- Tenant of 710 Ridgedale filed August 3rd with Florida Department of Agriculture and Consumer Services stating he was living in uninhabitable conditions. This case was closed September 20th with no evidence of allegation.
- Tenant of 710 Ridgedale filed sometime in September with Florida Commission on Human Relations stating we were discriminating against language spoken. We had hearing October 13th with our attorney, the investigator, property manager, housing clerk and myself. It could take up to 100 days for a decision.
- Property Manager for multi-family property is on maternity leave until the first of the year.
- Property Manager for HOME property will be taking an extended sick leave until further notice.

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, November 14, 2023 at 5:15pm

Being no further business to come before the Board, Chair adjourned the meeting at 6:00 pm.

Accepted _____

Attest _____

AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
October 17, 2023, 5:30 P.M.

Meeting Minutes

ROLL CALL: Director Jackson called the meeting to order at 6:10 PM. Secretary Pieratt called the roll with the following directors present: Brojek, Pineiro, Jackson, Knighten and Dilday. Also in attendance: Penny Pieratt, CEO/Secretary and APHA Maintenance Supervisor Daniel Whitlock, APHA Lead Maintenance Joseph Stolberg, Guests: Chris Ramey, Chirs Ramey Jr., Tenant Kristi Robey. Absent: Directors Pough and Day.

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

COMMUNICATIONS:

SECRETARY REPORT AND OLD BUISINESS:

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

NEW BUSINESS:

Next Board Meeting: Tuesday, November 14, 2023

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

Accepted _____

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Oct-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>
527	1	8/28/2023	10/3/2023	19	17	36	No notice given
515	1	8/28/2023	10/3/2023	12	24	36	Passed Away
TOTAL DELANEY HEIGHTS VACANT - 0							

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			301		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	10/31/2023	1	96	97	No reason given
1312	3	8/31/2023			OPEN 55912		VAWA
1308	3	9/5/2023			OPEN 55912		Non pmt rent
TOTAL LAKESIDE PARK I VACANT - 5							

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
201	3	6/8/2022			33		No reason/Richardson's temp
313	1	11/7/2022			149		Criminal Activity
254	2	11/22/2022			OPEN 53854		Transferred to 224/mold
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 - 8							

SUBMITTED BY PENNY PIERRATT, CEO

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bd/m</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
719	3	8/24/2023		* MOLD*	OPEN 55845		Transfer to 241
713	2	8/31/2023		* MOLD*	OPEN 55910		Unreported income
717	3	9/2/2023		* MOLD*	OPEN 55973		Unreported income
718	1	9/5/2023		* MOLD*	OPEN 55902		Multiple lease violations
715	2	9/11/2023		* MOLD*	OPEN 56002		Unreported income

TOTAL RIDGEDALE VACANT - 18

OCCUPANCY/VACANCY REPORT
Oct-23

North Central Heights I - (40 units)

<u>Unit #</u>	<u>Edrm</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>
638	3	5/12/2023			OPEN 54895		Non pmt rent
605	2	6/30/2023	10/13/2023	22	84	106	Rent too high
608	2	8/11/2023			73		Lost job
TOTAL NCH I VACANT - 2							

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Edrm</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>
738	4	2/16/2023			243		Non pmt rent
406	3	2/24/2023	10/5/2023	15	208	223	Abandoned unit
305	3	6/9/2023					Abandoned unit
728	3	7/28/2023			OPEN 55121		Rent too high
307	3	9/30/2023			OPEN 55540		Non renewal
724	3	10/2/2023			OPEN 56181		No notice given
TOTAL NCH II VACANT - 5							

SUBMITTED BY: PENNY PIERATTI, CEO

Cornell Colony - (44 units) \$692 or \$915

<u>Unit #</u>	<u>Edrm</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>
38278	3	2/16/2023	10/16/2023		126		Non pmt rent
38192	3	5/8/2023	10/20/2023	1	165	166	Cannot afford rent
38253	3	5/10/2023			169		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
38271	3	8/18/2023			OPEN 55759		No reason given
TOTAL CORNELL VACANT - 5							

OCCUPANCY/VACANCY REPORT

Oct-23

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1

NCH II=unit 743=3 bdrm=needs 4 bdrm

Evictions -

NCH II=unit 302=3 bdrm=non pmt rent

NCH II=unit 740=4 bdrm=criminal

NCH II=unit 718=3 bdrm=non pmt rent

Cornell=unit 38257=3 bdrm=non pmt rent

Lakeside Park II=unit 220=3 bdrm=non pmt rent

Ridgedale=unit 714=2 bdrm=unreported income #2

WAITING LIST

2023

DELANEY HEIGHTS

1 BDRM 8

TOTAL 8

2023

LAKESIDE PARK I

1 BDRM 0

2 BDRM 2

3 BDRM 1

4 BDRM 0

5 BDRM 0

TOTAL 3

2017

LAKESIDE PARK II

1 BDRM 18

2 BDRM 54

3 BDRM 93

4 BDRM 22

5 BDRM 0

TOTAL 187

2017

RIDGEDALE

1 BDRM 4

2 BDRM 65

3 BDRM 21

4 BDRM 3

TOTAL 93

2022

NORTH CENTRAL HEIGHTS OPEN

2 BDRM 32

3 BDRM 22

4 BDRM 12

TOTAL 66

2022

CORNELL COLONY

3 BDRM

OPEN 18

SUBMITTED BY PENNY PIERATTI, CEO

TOTAL

375

Tenant Accounts Receivable
31-Oct-23

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
V. Antequera	\$ 43.47	Work order
C. Jackson	\$ 99.87	Work order
C. Mercado	\$ 1.99	Work order
J. Ross	\$ 5.89	Work order
E. Sanders	\$ 190.62	Work order
DH Total	\$ 341.84	
<u>Lakeside Park I</u>		
E. Brown	\$ 18.06	Work order
C. Haggins	\$ 32.79	Work order
T. Hill	\$ 0.27	Work order
T. Jones	\$ 5,548.07	Rent, unreported income (pmts)
Lakeside I Total	\$ 5,599.19	
<u>Lakeside Park II</u>		
Q. Ash-Birts	\$ 85.83	Rent balance
C. Caldwell	\$ 115.64	Work order
P. Cancel	\$ 43.00	Work order
B. Concepcion	\$ 477.00	Unreported income (pmts)
A. Hodges	\$ 2.55	Work order
S. Jackson	\$ 325.44	Rent, Work order
G. Mack	\$ 56.00	Rent
D. Randall	\$ 33.36	Work order
L.Rivera	\$ 168.00	Unreported income (pmts)
B. Robinson	\$ 134.77	Work order
Y. Salas	\$ 532.00	Unreported income (pmts)
A. Thompson	\$ 6.99	Work order
S. Williams	\$ 2,679.00	Unreported income/evicting
C. Wooden	\$ 7.79	Work order
Lakeside II Total	\$ 4,667.37	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

31-Oct-23

NCH I

S. Dewain	\$	952.00	Rent
M. Hudson	\$	650.62	Rent
C. Torres	\$	219.04	Work order

NCH I Total \$ 1,821.66

NCH II

C. Castillo	\$	43.00	Late fee
L. Cook	\$	936.27	Rent, late fee (evicting)
T. Hill	\$	6.00	Work order
L. Hillard	\$	2,903.50	Rent, late fee (evicting)
J. Matthews	\$	1,010.32	Rent, Late fee, work order
T. Otero	\$	72.21	Work Order
M. Packer	\$	1,082.32	Rent, Work order
S. Rivera	\$	1,451.98	Rent, Late fee
B. Santos	\$	200.25	Work order
R. Tirado	\$	5.64	Work Order
S. Vazquez	\$	33.70	Work Order
C. Wooden	\$	1,553.50	Rent, late fee (evicting)

NCH II Total \$ 9,298.69

Cornell Colony

L. Adkins	\$	128.01	Late fee
B. Antonio	\$	14.50	Work order
J. Bush	\$	305.16	Late fee
S. Butler	\$	0.62	Work Order
K. Diaz	\$	94.00	Late fee
A. Fernandez	\$	192.87	Late fee
J. Hamilton	\$	31.15	Work Order
E. Leon	\$	839.07	Rent, Late fee
L. Peralta	\$	67.00	Late fee
R. Rodriguez	\$	64.26	Work Order
L. Smith	\$	2,995.00	Rent, late fee (evicting)
G. Villegas	\$	48.00	Late fee
J. Wilder	\$	164.69	Late fee

Cornell Total \$ 4,944.33

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable

31-Oct-23

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Ridgedale

C. Anderson	\$	0.77	Work order
S. Antoine	\$	1.49	Work order
C. Coley	\$	284.48	Rent
J. Davis	\$	1,492.59	Unreported income (evicting)
M. Milton	\$	480.49	Unreported income (pmts)
T. Richardson	\$	2,927.12	Rent, work order (evicting)
F. Weeks	\$	192.70	Work order
Ridgedale Total	\$	5,379.64	

GRAND TOTAL	\$ 32,052.72
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WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	-	
NCH I	\$	-	
NCH II	\$	1,158.98	J. Fleming
"	\$	2,493.00	J. Martinez
Ridgedale	\$	-	
Cornell	\$	-	
TOTAL	\$	3,651.98	

Submitted by:
Penny Pieratt,CEO

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 10/1/2023 - 10/31/2023

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
FLEMING JEVONTE G		25023	590-97-4421	307 RAISIN COURT AVON PARK FL 33825-		
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-464-6077		
AR00130514	LATECG	8/21/2023	\$46.00	10/5/2023	\$0.00	\$46.00
AC00058902	RENT	9/1/2023	\$351.00	10/5/2023	\$0.00	\$351.00
AR00131373	LATECG	10/5/2023	\$83.00	10/5/2023	\$0.00	\$83.00
AR00131374	MAINT	10/5/2023	\$525.00	10/5/2023	\$0.00	\$525.00
AR00131375	MAINT	10/5/2023	\$39.00	10/5/2023	\$0.00	\$39.00
AR00131376	MAINT	10/5/2023	\$25.00	10/5/2023	\$0.00	\$25.00
AR00131377	MAINT	10/5/2023	\$14.99	10/5/2023	\$0.00	\$14.99
AR00131378	MAINT	10/5/2023	\$7.99	10/5/2023	\$0.00	\$7.99
AR00131379	MAINT	10/5/2023	\$3.00	10/5/2023	\$0.00	\$3.00
AR00131381	MAINT	10/5/2023	\$39.00	10/5/2023	\$0.00	\$39.00
AR00131382	MAINT	10/5/2023	\$25.00	10/5/2023	\$0.00	\$25.00
Totals			\$1,158.98		\$0.00	\$1,158.98
MARTINEZ FELIC JOSSIE I		27874	582-85-3424	724 JUNE BERRY STREET AVON PARK FL 33825-		
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-257-5798		
WO00005116	WKORD	5/9/2023	\$3.00	10/5/2023	\$0.00	\$3.00
AC00058913	RENT	9/1/2023	\$559.00	10/5/2023	\$0.00	\$559.00
AC00059149	RENT	10/1/2023	\$859.00	10/5/2023	\$0.00	\$859.00
AR00131365	MAINT	10/5/2023	\$100.00	10/5/2023	\$0.00	\$100.00
AR00131364	RENT	10/5/2023	\$859.00	10/5/2023	\$0.00	\$859.00
AR00131368	LATECG	10/5/2023	\$83.00	10/5/2023	\$0.00	\$83.00
AR00131366	MAINT	10/5/2023	\$12.00	10/5/2023	\$0.00	\$12.00
AR00131367	MAINT	10/5/2023	\$18.00	10/5/2023	\$0.00	\$18.00
Totals			\$2,493.00		\$0.00	\$2,493.00
PHA: 02 PROJECT: 002			Totals		\$0.00	\$3,651.98
PHA: 02			Totals		\$0.00	\$3,651.98
Grand Totals			\$3,651.98		\$0.00	\$3,651.98

Selection Criteria: Tenant #: ALL PHA: ALL Project: ALL Write Off Date Range: 10/1/2023 - 10/31/2023
 Include Family Member Information: False Sort By: PHA/Project/First Name

Daily Tasks:

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

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 136 hours were taken during the month of September for sick, vacation, and holiday leave.

Maintenance

Delaney Heights Inspections	2
Lakeside Park I Inspections	0
Lakeside Park II Inspections	22
Ridgedale Inspections	2
NCH I Inspections	4
NCH II Inspections	0
Cornell Colony Inspections	1
Total	31
Delaney Heights Vacancies	2
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	0
Ridgedale Vacancies	0
NCH I Vacancies	1
NCH II Vacancies	3
Cornell Colony Vacancies	0

Property Manager

Delaney Heights Move Ins	1	1
Lakeside Park I Move Ins	0	0
Lakeside Park II Move Ins	0	0
Ridgedale Move Ins	0	0
NCH I Move Ins	0	0
NCH II Move Ins	2	2
Cornell Colony Move Ins	1	1
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	1	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	3	
NCH I Move Outs	0	
NCH II Move Outs	1	
Cornell Colony Move Outs	0	
Total	5	

Submitted by Penny Pieratt, CEO



Avon Park Housing Authority
P.O. Box 1327
Avon Park, FL 33826-1327
(863) 452 4432 Ext. 103
Fax (863) 452 5455

Penny Pieratt
Chief Executive Officer



October Review 2023

Turnovers:

- 25 Ernest Sims St
- 38192 Ezra Circle
- 608 Barberry Loop
- 1317 Cummings Ave
- 738 Juneberry Loop

Fire Extinguisher checks done by Summit:

- Delaney Heights
- North Central Heights I & II
- Lakeside Park I & II
- Ridgedale Apartments

Smoke detector and Fire Extinguisher checks done:

- Delaney Heights
- Ridgedale Apartments
- Cornell Colony
- Lakeside I & II
- North Central Heights I & II

Hired new maintenance technician: Devyn

Replaced water heaters at 527 Alton St and 542 Circle St

Handicap Ramp Built at 35 Tulane Dr

Pest Control Completed at Lakeside I & II

CS Waterworks corrected ongoing plumbing issues at 200 Shoreline Dr

Set Traps for stray cats, we have removed six cats so far

Put out bid for new lawn care

Submitted by: Dan Whitlock (Maintenance Supervisor)

CASH ANALYSIS
10/31/2023

Escrows/Reserves

Petty Cash	\$	100.00		
Avon Park Development Corp	\$	104,549.06		
North Central Heights I General Fund	\$	92,964.34	NCH I Reserves/Bonneville	\$ 141,445.60
Hail Funds	\$	-	NCH I Insurance	\$ 16,811.85
Available Funds	\$	92,964.34		
NCH I Security Deposit	\$	11,459.19		
North Central Heights II General Fund	\$	58,234.51	NCH II Reserves/Bonneville	\$ 113,119.44
Hail Funds	\$	-	NCH II Insurance	\$ 13,619.29
Available Funds	\$	58,234.51		
NCH II Security Deposit	\$	8,548.47		
Cornell Colony General Fund	\$	288,083.00	CC Reserves/Amerinat	\$ 91,494.80
Hail Funds	\$	-	CC Insurance	\$ 33,615.46
Available Funds	\$	288,083.00	CC Reserves/Amerinat	\$ 117,815.15
Cornell Colony Security Deposit	\$	12,733.53	CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$	9,268.17	LPI Reserves/First Hsg	\$ 46,133.52
Hail Funds	\$	-	LPI Insurance	\$ 3,636.02
Available Funds	\$	9,268.17		
LPI Security Deposit	\$	2,267.64		
Lakeside Park II General Fund	\$	291,783.37	LPII Reserves/Churchill	\$ 207,362.42
Hail Funds	\$	-	O&M Reserves/Churchill	\$ 25,600.00
Available Funds	\$	291,783.37	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$	13,494.71	LPII Insurance	\$ 27,434.97
			GNMA-Other Churchill	\$ 13,908.06
Delaney Heights General Fund	\$	64,740.30	DH Reserves/South State	\$ 83,337.40
Hail Funds	\$	-		
Available Funds	\$	64,740.30		
DH Security Deposit	\$	11,162.79		
COCC	\$	361,742.77		
Hail Funds	\$	(32,258.51)		
HUD Lawsuit Income	\$	245,209.29		*
Available Funds	\$	394,001.28		
Ridgedale General Fund	\$	11,341.33	RD Reserves/Centennial	\$ 58,729.08
Hail Funds	\$	-	RD Insurance	\$ 8,768.14
Available Funds	\$	11,341.33	RD Residual Reserves	\$ 9,133.48
Ridgedale Security Deposit	\$	3,959.81	RD MIP Insurance	\$ 3,877.95

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 October 31, 2023	10 Month(s) Ended October 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,825.13	17,074.83	16,847.50	(227.33)
Legal Expense	02 001 4130.00 5		0.00	51.57	416.60	365.03
Staff Training	02 001 4140.00 5		0.00	600.00	833.30	233.30
Travel	02 001 4150.00 5		0.00	0.00	416.60	416.60
Accounting Fees	02 001 4170.00 5		609.24	2,827.68	3,333.30	505.62
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		348.75	558.75	0.00	(558.75)
Audit Fees	02 001 4171.00 5		0.00	2,968.00	3,708.30	740.30
Employee Benefits Cont - Admin	02 001 4182.00 5		534.55	7,952.33	7,774.10	(178.23)
Sundry	02 001 4190.00 5		0.00	224.55	916.60	692.05
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	24.00	0.00	(24.00)
Telephone	02 001 4190.2 5		186.80	1,027.40	1,000.00	(27.40)
Tenant Background Checks	02 001 4190.20 5		95.92	678.45	416.60	(261.85)
Postage	02 001 4190.3 5		0.00	0.00	41.60	41.60
Eviction Costs	02 001 4190.4 5		0.00	0.00	416.60	416.60
Ten Services	02 001 4220.2 5		0.00	0.00	1,250.00	1,250.00
Water	02 001 4310.00 5		61.39	460.99	555.00	94.01
Electricity	02 001 4320.00 5		336.02	2,571.32	5,046.60	2,475.28
Sewer	02 001 4390.00 5		49.63	547.77	495.80	(51.97)
Labor	02 001 4410.00 5		2,196.82	21,607.12	16,800.00	(4,807.12)
Maintenance Materials	02 001 4420.00 5		929.22	10,897.95	10,426.60	(471.35)
Contract Costs	02 001 4430.00 5		436.56	2,211.06	32,690.80	30,479.74
Contract Costs-Pest Control	02 001 4430.1 5		992.00	3,102.00	2,153.30	(948.70)
Contract Costs - AC	02 001 4430.4 5		250.00	7,785.00	9,171.60	1,386.60
Contract Costs - Lawn	02 001 4430.5 5		5,032.00	22,420.00	23,427.50	1,007.50
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		55.00	510.00	1,093.30	583.30
Emp Benefit Cont - Maintenance	02 001 4433.00 5		294.13	9,310.12	7,979.10	(1,331.02)
Insurance - Property	02 001 4510.00 5		2,859.25	25,467.02	21,267.50	(4,199.52)
Bad Debts - Other	02 001 4570.00 5		0.00	3,573.65	4,166.60	592.95
Bonneville Interest	02 001 4580.01 5		3,640.56	36,543.20	36,512.50	(30.70)
Other General Expense	02 001 4590.00 5		55.08	447.08	1,250.00	802.92
Management Fees	02 001 4590.02 5		1,439.54	13,388.02	19,945.80	6,557.78
Total Operating Expenses			22,227.59	198,067.27	230,353.10	32,285.83
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		27,531.04	269,457.17	249,325.80	20,131.37
Total Operating Revenues			27,531.04	269,457.17	249,325.80	20,131.37
Total Operating Revenues and Expenses			5,303.45	71,389.90	18,972.70	52,417.20
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		366.76	4,997.07	7,634.10	(2,637.03)
Other Income - Non Tenant	02 001 3690.02 5		0.00	128,863.53	0.00	128,863.53
Total Other Revenues and Expenses			366.76	133,909.12	7,634.10	126,275.02
Total Other Revenues and Expenses			366.76	133,909.12	7,634.10	126,275.02
Total Net Income (Loss)			5,670.21	205,299.02	26,606.80	178,692.22

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 October 31, 2023	10 Month(s) Ended October 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,469.51	13,766.17	13,558.30	(207.87)
Legal Expense	02 002 4130.00 5		125.00	535.25	416.60	(118.65)
Staff Training	02 002 4140.00 5		0.00	480.00	500.00	20.00
Travel	02 002 4150.00 5		0.00	0.00	208.30	208.30
Accounting Fees	02 002 4170.00 5		607.26	2,800.32	3,125.00	324.68
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		165.00	330.00	0.00	(330.00)
Audit Fees	02 002 4171.00 5		0.00	2,332.00	2,916.60	584.60
Employee Benefits Cont - Admin	02 002 4182.00 5		426.01	6,400.56	6,257.50	(143.06)
Sundry	02 002 4190.00 5		0.00	221.40	625.00	403.60
Advertising and Marketing	02 002 4190.08 5		0.00	30.81	0.00	(30.81)
Telephone	02 002 4190.2 5		0.00	0.00	250.00	250.00
Tenant Background Check	02 002 4190.20 5		95.92	534.89	833.30	298.41
Eviction Costs	02 002 4190.4 5		235.00	560.00	416.60	(143.40)
Water	02 002 4310.00 5		98.76	451.01	118.30	(332.71)
Electricity	02 002 4320.00 5		456.99	2,930.18	2,144.10	(786.08)
Sewer	02 002 4390.00 5		31.73	147.47	25.80	(121.67)
Labor	02 002 4410.00 5		2,094.77	19,458.20	13,958.30	(5,499.90)
Maintenance Materials	02 002 4420.00 5		2,964.16	14,092.52	9,521.60	(4,570.92)
Contract Costs	02 002 4430.00 5		544.44	2,316.94	32,709.10	30,392.16
Contract Costs-Pest Control	02 002 4430.1 5		0.00	4,134.00	1,720.00	(2,414.00)
Contract Costs - Lawn	02 002 4430.3 5		3,118.00	16,780.00	18,407.50	1,627.50
Contract Costs - AC	02 002 4430.4 5		2,050.00	18,880.00	7,445.80	(11,434.20)
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		109.50	735.50	255.00	(480.50)
Emp Benefit Cont - Maintenance	02 002 4433.00 5		342.69	8,336.47	6,721.60	(1,614.87)
Insurance - Property	02 002 4510.00 5		2,228.15	19,853.14	16,733.30	(3,119.84)
Bad Debts - Other	02 002 4570.00 5		3,651.98	18,191.94	4,166.60	(14,025.34)
Bonneville Interest	02 002 4580.01 5		3,293.31	33,057.55	33,030.00	(27.55)
Other General Expense	02 002 4590.00 5		1,643.28	1,951.28	1,250.00	(701.28)
Management Fees	02 002 4590.02 5		1,727.76	15,780.81	18,351.60	2,570.79
Total Operating Expenses			27,479.22	211,788.41	195,665.80	(16,122.61)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		24,222.81	213,713.46	229,395.80	(15,682.34)
Total Operating Revenues			24,222.81	213,713.46	229,395.80	(15,682.34)
Total Operating Revenues and Expenses			(3,256.41)	1,925.05	33,730.00	(31,804.95)
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		1,569.93	10,610.44	4,779.10	5,831.34
Other Income - Non Tenant	02 002 3690.02 5		0.00	234,892.64	0.00	234,892.64
Total Other Revenues and Expenses			1,569.93	245,541.88	4,779.10	240,762.78
Total Other Revenues and Expenses			1,569.93	245,541.88	4,779.10	240,762.78
Total Net Income (Loss)			(1,686.48)	247,466.93	38,509.10	208,957.83

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2023	10 Month(s) Ended October 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		2,062.20	19,280.60	19,040.00	(240.60)
Legal Expense	03 001 4130.00 5		125.00	513.78	416.60	(97.18)
Staff Training	03 001 4140.00 5		0.00	680.00	416.60	(263.40)
Travel	03 001 4150.00 5		0.00	0.00	416.60	416.60
Accounting Fees	03 001 4170.00 5		510.56	2,395.92	2,666.60	270.68
Computer Support/Licensing Fees	03 001 4170.20 5		615.00	855.00	0.00	(855.00)
Audit Fees	03 001 4171.00 5		0.00	3,392.00	4,250.00	858.00
Employee Benefits Cont - Admin	03 001 4182.00 5		606.96	8,986.83	8,785.80	(201.03)
Sundry	03 001 4190.00 5		179.95	478.85	1,250.00	771.15
Tenant Background Checks	03 001 4190.02 5		0.00	670.22	333.30	(336.92)
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	1,405.83	1,666.60	260.77
Postage	03 001 4190.30 5		0.00	27.96	0.00	(27.96)
Eviction Costs	03 001 4190.40 5		235.00	560.00	416.60	(143.40)
Water	03 001 4310.00 5		413.73	1,261.59	425.00	(836.59)
Electricity	03 001 4320.00 5		281.62	5,337.28	2,873.30	(2,463.98)
Sewer	03 001 4390.00 5		516.88	1,073.55	409.10	(664.45)
Labor	03 001 4410.00 5		1,658.99	21,620.97	24,254.10	2,633.13
Materials	03 001 4420.00 5		1,030.61	14,845.61	8,248.30	(6,597.31)
Contract Costs	03 001 4430.00 5		0.00	10,490.86	15,998.30	5,507.44
Contract Costs - Pest Control	03 001 4430.10 5		608.00	3,974.00	835.80	(3,138.20)
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	21,858.25	24,200.00	2,341.75
Contract Costs - AC	03 001 4430.40 5		665.00	2,605.00	4,750.80	2,145.80
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	1,500.00	131.60	(1,368.40)
Garbage and Trash Collection	03 001 4431.00 5		129.50	1,726.00	923.30	(802.70)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		84.25	8,711.64	10,038.30	1,326.66
Property Insurance	03 001 4510.00 5		5,019.33	44,421.44	23,811.60	(20,609.84)
Payment in Lieu of Taxes	03 001 4520.00 5		6,504.96	6,504.96	0.00	(6,504.96)
Bad Debts - Other	03 001 4570.00 5		0.00	15,928.90	8,153.30	(7,775.60)
Management Fees	03 001 4590.01 5		2,056.20	16,546.10	18,323.30	1,777.20
Other General Expense	03 001 4590.02 5		3,317.94	10,557.94	9,583.30	(974.64)
Total Operating Expenses			29,077.72	228,264.90	192,618.10	(35,646.80)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		30,684.41	285,351.21	305,385.80	(20,034.59)
Total Operating Revenues			30,684.41	285,351.21	305,385.80	(20,034.59)
Total Operating Revenues and Expenses			1,606.69	57,086.31	112,767.70	(55,681.39)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		71.31	(434.87)	108.30	(543.17)
Other Income - Misc Other Revenue	03 001 3690.00 5		1,146.77	416,987.64	4,397.50	412,590.14
Interest on Loan - Heartland National	03 001 5610.00 5		(3,467.05)	(34,257.67)	(35,379.10)	1,121.43
Total Other Revenues and Expenses			(2,248.97)	382,295.10	(30,873.30)	413,168.40
Total Other Revenues and Expenses			(2,248.97)	382,295.10	(30,873.30)	413,168.40
Total Net Income (Loss)			(642.28)	439,381.41	81,894.40	357,487.01

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2023	10 Month(s) Ended October 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		1,073.26	9,086.78	9,712.50	625.72
Legal Expense	04 001 4130.00 5		0.00	1,784.43	416.60	(1,367.83)
Staff Training	04 001 4140.00 5		0.00	240.00	266.60	26.60
Accounting Fees	04 001 4170.00 5		503.96	2,436.72	2,750.00	313.28
Computer Support/Licensing Fees	04 001 4170.20 5		225.00	315.00	0.00	(315.00)
Audit Fees	04 001 4171.00 5		0.00	1,272.00	1,250.00	(22.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		324.70	3,969.97	4,155.00	185.03
Sundry	04 001 4190.00 5		215.00	512.34	1,083.30	570.96
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	252.26	83.30	(168.96)
Bank Fees	04 001 4190.19 5		0.00	82.41	0.00	(82.41)
Telephone/Communications	04 001 4190.20 5		0.00	0.00	416.60	416.60
Eviction Costs	04 001 4190.40 5		0.00	660.30	250.00	(410.30)
Ten Services -	04 001 4220.00 5		0.00	1,181.70	1,250.00	68.30
Water	04 001 4310.00 5		0.00	36.93	0.00	(36.93)
Electricity	04 001 4320.00 5		0.00	3,026.54	0.00	(3,026.54)
Sewer	04 001 4390.00 5		0.00	136.69	83.30	(53.39)
Labor	04 001 4410.00 5		1,028.39	11,794.70	10,887.50	(907.20)
Maintenance Materials	04 001 4420.00 5		337.03	5,258.23	4,166.60	(1,091.63)
Contract Costs	04 001 4430.00 5		1,708.00	3,289.50	1,437.50	(1,852.00)
Contract Costs - Pest Control	04 001 4430.10 5		5,825.00	9,210.00	8,333.30	(876.70)
Contract Costs-Lawn	04 001 4430.30 5		255.00	2,550.00	2,500.00	(50.00)
Contract Costs - AC	04 001 4430.40 5		150.00	1,555.00	2,500.00	945.00
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	166.60	166.60
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	166.60	166.60
Garbage and Trash Collection	04 001 4431.00 5		65.50	410.58	416.60	6.02
Emp Benefit Cont - Maintenance	04 001 4433.00 5		37.45	4,928.90	5,035.80	106.90
Property Insurance	04 001 4510.00 5		1,433.37	12,840.27	10,713.30	(2,126.97)
Bad Debts - Other	04 001 4570.00 5		0.00	14,273.52	2,083.30	(12,190.22)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	4,983.30	(1,572.70)
Management Fees	04 001 4590.01 5		435.48	4,436.05	6,051.60	1,615.55
Other General Expense	04 001 4590.02 5		23.60	1,123.60	625.00	(498.60)
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	2,083.30	2,083.30	0.00
Total Operating Expenses			13,849.07	105,303.72	83,867.50	(21,436.22)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,448.00	32,431.63	14,072.50	18,359.13
HAP Subsidy	04 001 3110.01 5		5,048.00	43,702.00	86,795.00	(43,093.00)
Total Operating Revenues			6,496.00	76,133.63	100,867.50	(24,733.87)
Total Operating Revenues and Expenses			(7,353.07)	(29,170.09)	17,000.00	(46,170.09)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.00	608.00	100.00	508.00
Other Income - Tenant	04 001 3690.00 5		35.16	7,126.00	1,755.80	5,370.20
Other Income - Misc Other Revenue	04 001 3690.01 5		26,334.35	126,061.48	0.00	126,061.48
Other Income - Laundry	04 001 3690.07 5		0.00	565.00	833.30	(268.30)
Total Other Revenues and Expenses			26,369.51	134,360.48	2,689.10	131,671.38
Total Other Revenues and Expenses			26,369.51	134,360.48	2,689.10	131,671.38
Total Net Income (Loss)			19,016.44	105,190.39	19,689.10	85,501.29

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2023	10 Month(s) Ended October 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00	5	1,771.16	14,915.62	15,944.10	1,028.48
Legal Expense	04 002 4130.00	5	0.00	1,187.71	833.30	(354.41)
Staff Training	04 002 4140.00	5	0.00	0.00	833.30	833.30
Travel	04 002 4150.00	5	0.00	0.00	208.30	208.30
Accounting Fees	04 002 4170.00	5	514.52	3,109.68	2,916.60	(193.08)
Computer Support/Licensing Fees	04 002 4170.20	5	341.25	671.25	0.00	(671.25)
Audit Fees	04 002 4171.00	5	0.00	4,664.00	3,750.00	(914.00)
Employee Benefits Cont - Admin	04 002 4182.00	5	527.74	6,583.16	6,750.00	166.84
Sundry	04 002 4190.00	5	30.00	263.31	833.30	569.99
TENANT BACKGROUND CHECKS	04 002 4190.02	5	0.00	773.90	833.30	59.40
Advertising and Marketing	04 002 4190.08	5	114.00	114.00	0.00	(114.00)
Eviction Costs	04 002 4190.40	5	330.00	330.00	833.30	503.30
Ten Services -	04 002 4220.00	5	0.00	4,930.60	1,500.00	(3,430.60)
Water	04 002 4310.00	5	63.99	548.30	495.80	(52.50)
Electricity	04 002 4320.00	5	353.59	3,270.07	1,539.10	(1,730.97)
Sewer	04 002 4390.00	5	28.00	408.04	143.30	(264.74)
Labor	04 002 4410.00	5	1,886.69	20,007.75	17,039.10	(2,968.65)
Maintenance Materials	04 002 4420.00	5	1,202.35	13,836.04	18,360.80	4,524.76
Contract Costs	04 002 4430.00	5	6,000.00	29,539.22	30,563.30	1,024.08
Contract Costs - Pest Control	04 002 4430.10	5	0.00	12,770.00	17,455.80	4,685.80
Contract Costs-Lawn	04 002 4430.30	5	1,020.00	10,200.00	14,657.50	4,457.50
Contract Costs - AC	04 002 4430.40	5	385.00	6,120.02	3,939.10	(2,180.92)
CONTRACT COSTS-PLUMBING	04 002 4430.50	5	0.00	350.00	941.60	591.60
Contract Costs - Vacancy Turnaround	04 002 4430.60	5	0.00	0.00	470.00	470.00
Garbage and Trash Collection	04 002 4431.00	5	90.00	844.55	744.10	(100.45)
Emp Benefit Cont - Maintenance	04 002 4433.00	5	169.69	8,572.91	7,975.80	(597.11)
Property Insurance	04 002 4510.00	5	4,295.00	38,414.00	33,000.00	(5,414.00)
Bad Debts - Other	04 002 4570.00	5	0.00	14,689.45	3,750.00	(10,939.45)
Management Fees	04 002 4590.01	5	1,892.69	19,145.57	22,626.60	3,481.03
Other General Expense	04 002 4590.02	5	86.55	11,137.76	7,500.00	(3,637.76)
GROUND LEASE EXPENSE	04 002 4590.03	5	8,000.00	80,000.00	80,000.00	0.00
Total Operating Expenses			29,102.22	307,396.91	296,437.40	(10,959.51)
Operating Revenues						
Dwelling Rent	04 002 3110.00	5	10,346.00	95,240.78	77,105.80	18,134.98
HAP Subsidy	04 002 3110.01	5	18,954.00	214,109.00	300,000.00	(85,891.00)
Total Operating Revenues			29,300.00	309,349.78	377,105.80	(67,756.02)
Total Operating Revenues and Expenses			197.78	1,952.87	80,668.40	(78,715.53)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00	5	0.00	219.43	208.30	11.13
Other Income - Tenants	04 002 3690.00	5	555.13	3,845.89	6,231.60	(2,385.71)
Other Income - Misc Other Revenue	04 002 3690.02	5	0.00	399,350.00	833.30	398,516.70
Interest on Loan	04 002 5610.00	5	(4,983.74)	(50,037.22)	(49,992.50)	(44.72)
Total Other Revenues and Expenses			(4,428.61)	353,378.10	(42,719.30)	396,097.40
Total Other Revenues and Expenses			(4,428.61)	353,378.10	(42,719.30)	396,097.40
Total Net Income (Loss)			(4,230.83)	355,330.97	37,949.10	317,381.87

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2023	10 Month(s) Ended October 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,317.23	11,137.85	11,905.00	767.15
Legal Expense	04 003 4130.00 5		0.00	7.29	416.60	409.31
Staff Training	04 003 4140.00 5		0.00	0.00	416.60	416.60
Travel	04 003 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	04 003 4170.00 5		511.88	2,608.56	3,333.30	724.74
Computer Support/Licensing Fees	04 003 4170.20 5		22.50	292.50	0.00	(292.50)
Audit Fees	04 003 4171.00 5		0.00	3,816.00	4,750.00	934.00
Employee Benefits Cont - Admin	04 003 4182.00 5		434.34	5,248.79	5,080.00	(168.79)
Sundry	04 003 4190.00 5		47.96	277.64	416.60	138.96
Contract. Admin	04 003 4190.01 5		0.00	30.00	333.30	303.30
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		0.00	74.06	0.00	(74.06)
Eviction Costs	04 003 4190.40 5		0.00	330.00	250.00	(80.00)
Tenant Services -	04 003 4220.00 5		0.00	0.00	4,166.60	4,166.60
Water	04 003 4310.00 5		104.31	572.10	339.10	(233.00)
Electricity	04 003 4320.00 5		418.12	4,007.36	2,711.60	(1,295.76)
Natural Gas	04 003 4330.00 5		52.07	273.37	360.00	86.63
Sewer	04 003 4390.00 5		59.90	491.46	511.60	20.14
Labor	04 003 4410.00 5		1,784.66	17,858.80	14,197.50	(3,661.30)
Maintenance Materials	04 003 4420.00 5		664.70	12,913.45	9,583.30	(3,330.15)
Contract Costs	04 003 4430.00 5		120.00	6,278.50	5,070.80	(1,207.70)
Contract Costs - Pest Control	04 003 4430.10 5		0.00	3,281.00	15,816.60	12,535.60
Contract Costs-Lawn	04 003 4430.30 5		645.00	6,450.00	16,666.60	10,216.60
Contract Costs - AC	04 003 4430.40 5		160.00	3,605.00	3,915.80	310.80
Contract Costs-Plumbing	04 003 4430.50 5		285.00	1,199.00	481.60	(717.40)
Garbage and Trash Collection	04 003 4431.00 5		62.00	640.09	604.10	(35.99)
Emp Benefit Cont - Maintenance	04 003 4433.00 5		234.73	8,066.53	6,718.30	(1,348.23)
Property Insurance	04 003 4510.00 5		2,081.92	18,220.18	26,981.60	8,761.42
Bad Debts - Other	04 003 4570.00 5		0.00	1,361.58	833.30	(528.28)
Management Fees	04 003 4590.01 5		1,048.41	10,270.48	10,758.30	487.82
Other General Expense	04 003 4590.02 5		70.81	2,270.81	833.30	(1,437.51)
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	29,166.70	29,166.60	(0.10)
Total Operating Expenses			13,042.21	150,887.90	177,118.00	26,230.10
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		5,860.41	49,367.58	39,020.00	10,347.58
HAP Subsidy	04 003 3110.01 5		11,260.00	119,715.00	140,280.00	(20,565.00)
Total Operating Revenues			17,120.41	169,082.58	179,300.00	(10,217.42)
Total Operating Revenues and Expenses			4,078.20	18,194.68	2,182.00	16,012.68
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	125.00	(125.00)
Other Income - Tenants	04 003 3690.00 5		238.00	2,857.14	2,500.00	357.14
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	104,917.19	0.00	104,917.19
Other Income - Laundry	04 003 3690.07 5		20.50	426.50	415.80	10.70
Leave with no Notice	04 003 3690.16 5		0.00	110.00	0.00	110.00
Total Other Revenues and Expenses			258.50	108,310.83	3,040.80	105,270.03
Total Other Revenues and Expenses			258.50	108,310.83	3,040.80	105,270.03
Total Net Income (Loss)			4,336.70	126,505.51	5,222.80	121,282.71

**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2023	10 Month(s) Ended October 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00	5	12,677.44	120,107.77	123,638.30	3,530.53
Legal Expense	05 001 4130.00	5	324.00	1,053.00	2,083.30	1,030.30
Staff Training	05 001 4140.00	5	0.00	0.00	2,083.30	2,083.30
Travel	05 001 4150.00	5	0.00	700.61	2,083.30	1,382.69
Accounting Fees	05 001 4170.00	5	400.00	1,998.00	2,500.00	502.00
Computer Support/Licensing Fees	05 001 4170.20	5	11,418.25	17,162.25	9,166.60	(7,995.65)
Audit Fees	05 001 4171.00	5	0.00	0.00	1,666.60	1,666.60
Employee Benefits Cont - Admin	05 001 4182.00	5	3,838.41	39,677.35	40,767.50	1,090.15
Sundry	05 001 4190.00	5	1,962.86	13,657.46	17,500.00	3,842.54
Bank Fees	05 001 4190.19	5	26.04	341.29	0.00	(341.29)
Telephone/Communications	05 001 4190.20	5	7,382.28	11,867.90	5,000.00	(6,867.90)
Postage	05 001 4190.30	5	67.38	3,776.28	1,666.60	(2,109.68)
Contract Costs - Copier	05 001 4190.60	5	260.47	2,482.97	5,000.00	2,517.03
Contract Costs - Admin	05 001 4190.90	5	240.00	3,906.26	0.00	(3,906.26)
Water	05 001 4310.00	5	33.38	284.01	379.10	95.09
Electricity	05 001 4320.00	5	784.92	5,965.42	5,379.10	(586.32)
Sewer	05 001 4390.00	5	71.50	591.50	750.80	159.30
Materials	05 001 4420.00	5	808.69	7,424.11	2,500.00	(4,924.11)
Contract Costs	05 001 4430.00	5	0.00	168.00	1,785.80	1,617.80
Contract Costs - AC	05 001 4430.40	5	0.00	100.00	166.60	66.60
Garbage and Trash Collection	05 001 4431.00	5	75.00	620.46	750.00	129.54
Emp Benefit Cont - Maintenance	05 001 4433.00	5	0.00	254.08	0.00	(254.08)
Property Insurance	05 001 4510.00	5	436.63	5,867.09	7,978.30	2,111.21
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	438.00	4,276.39	10,416.60	6,140.21
Other General Expense-Unemploymer	05 001 4590.03	5	0.00	1,375.00	0.00	(1,375.00)
Total Operating Expenses			41,245.25	244,057.44	243,261.80	(795.64)
Total Operating Revenues and Expenses			(41,245.25)	(244,057.44)	(243,261.80)	(795.64)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00	5	(26,334.35)	(1,492.84)	0.00	(1,492.84)
Revenue-Mgmt Fees- NCH I	05 001 3690.01	5	1,439.54	13,388.02	19,945.80	(6,557.78)
Revenue-Mgmt Fees- NCH II	05 001 3690.02	5	1,727.76	15,780.81	18,351.60	(2,570.79)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03	5	2,056.20	16,546.10	18,323.30	(1,777.20)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04	5	1,763.76	20,103.20	28,077.50	(7,974.30)
GROUND LEASE INCOME	05 001 3690.05	5	11,125.00	111,250.00	111,250.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08	5	435.48	4,436.05	6,051.60	(1,615.55)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09	5	1,892.69	19,145.57	22,626.60	(3,481.03)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10	5	1,048.41	10,270.48	10,758.30	(487.82)
Other Income - Rent for Tulane Ave B	05 001 3690.13	5	2,000.00	10,000.00	13,500.00	(3,500.00)
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			(2,845.51)	193,546.20	248,884.70	(55,338.50)
Total Other Revenues and Expenses			(2,845.51)	193,546.20	248,884.70	(55,338.50)
Total Net Income (Loss)			(44,090.76)	(50,511.24)	5,622.90	(56,134.14)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended October 31, 2023	10 Month(s) Ended October 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	2,507.76	21,159.40	13,120.00	(8,039.40)
Legal Expense	07 002 4130.00	5	1,961.00	6,142.27	1,666.60	(4,475.67)
Staff Training	07 002 4140.00	5	0.00	35.88	583.30	547.42
Travel	07 002 4150.00	5	0.00	0.00	416.60	416.60
Accounting Fees	07 002 4170.00	5	408.58	2,061.12	3,083.30	1,022.18
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	551.25	746.25	0.00	(746.25)
Audit Fees	07 002 4171.00	5	0.00	2,756.00	3,416.60	660.60
Employee Benefits Cont - Admin	07 002 4182.00	5	770.40	9,494.50	6,035.00	(3,459.50)
Sundry	07 002 4190.00	5	199.90	405.91	2,208.30	1,802.39
Postage	07 002 4190.03	5	0.00	7.48	333.30	325.82
Bank Fees	07 002 4190.18	5	0.00	61.27	0.00	(61.27)
Telephone	07 002 4190.2	5	1,438.80	1,438.80	0.00	(1,438.80)
TENANT BACKGROUND CHECKS	07 002 4190.20	5	95.92	1,647.51	1,250.00	(397.51)
Eviction Costs	07 002 4190.4	5	565.00	565.00	416.60	(148.40)
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	1,250.00	1,250.00
Tenant Services	07 002 4220.00	5	0.00	3,294.23	5,000.00	1,705.77
Water	07 002 4310.00	5	529.94	5,217.74	5,834.10	616.36
Electricity	07 002 4320.00	5	738.20	6,195.08	3,618.30	(2,576.78)
Sewer	07 002 4390.00	5	1,048.30	8,478.88	9,670.80	1,191.92
Labor	07 002 4410.00	5	7,073.47	73,035.99	73,313.30	277.31
Maintenance Materials	07 002 4420.00	5	379.09	5,512.24	22,770.80	17,258.56
Contract Costs	07 002 4430.00	5	450.00	32,846.86	26,091.60	(6,755.26)
Pest Control	07 002 4430.1	5	0.00	2,269.00	5,900.80	3,631.80
Contract Costs-Lawn	07 002 4430.3	5	475.00	4,750.00	4,774.10	24.10
Contract Costs-Air Conditioning	07 002 4430.4	5	300.00	8,125.00	11,946.60	3,821.60
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	833.30	833.30
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	166.60	166.60
Garbage and Trash Collection	07 002 4431.00	5	739.95	5,445.06	5,589.10	144.04
Emp Benefit Cont - Maintenance	07 002 4433.00	5	1,601.92	27,188.03	28,338.30	1,150.27
Insurance - Property	07 002 4510.00	5	2,281.72	21,571.78	19,446.60	(2,125.18)
Bad Debts - Other	07 002 4570.00	5	0.00	33,109.54	12,500.00	(20,609.54)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,419.26	24,648.15	24,546.60	(101.55)
Management Fees	07 002 4590.00	5	1,763.76	20,103.20	28,077.50	7,974.30
Other General Expense	07 002 4590.01	5	51.14	2,526.19	3,333.30	807.11
Total Operating Expenses			28,350.36	330,838.36	325,531.30	(5,307.06)
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	5,603.00	65,824.57	40,796.60	25,027.97
HAP Subsidy	07 002 3110.01	5	17,976.00	204,862.00	310,166.60	(105,304.60)
Total Operating Revenues			23,579.00	270,686.57	350,963.20	(80,276.63)
Total Operating Revenues and Expenses			(4,771.36)	(60,151.79)	25,431.90	(85,583.69)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00	5	0.00	57.90	83.30	(25.40)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	0.00	7.56	41.60	(34.04)
Investment Income - Unrestricted	07 002 3610.00	5	2.08	82.97	0.00	82.97
Other Income - Tenant	07 002 3690.00	5	845.20	9,200.98	4,400.80	4,800.18
Other Income - Non Tenant	07 002 3690.02	5	0.00	0.00	916.60	(916.60)
Other Income - Insurance	07 002 3690.14	5	0.00	163,902.50	0.00	163,902.50
Other Income/Laundry	07 002 3690.7	5	0.00	1,064.00	0.00	1,064.00
Total Other Revenues and Expenses			847.28	174,315.91	5,442.30	168,873.61
Total Other Revenues and Expenses			847.28	174,315.91	5,442.30	168,873.61
Total Net Income (Loss)			(3,924.08)	114,164.12	30,874.20	83,289.92

THE HOUSING AUTHORITY OF AVON PARK

RESOLUTION #23-04

RESOLUTION APPROVING FFY 2024 OPERATING BUDGET

- Whereas, HUD requires the submission of a FY2024 Operating Budget;
- Whereas, APHA staff and APHA Fee Accountant Cornwell Associates have collectively prepared the proposed 2024 Operating Budget in accordance to the regulations and known projected factors at this time; and
- Whereas, APHA Board of Commissioners have received and had opportunity to contemplate/review of the proposed 2024 Operating Budget through prior posting of same on the APHA website for sufficiency determination.

NOW THEREFORE, BE IT RESOLVED that the Operating Budget for the Avon Park Housing Authority for federal fiscal year January 1 to December 31, 2024, attached hereto and incorporated herein, be approved and adopted, with Budget implementation effective January 1, 2024.

ADOPTED THIS 14th DAY OF NOVEMBER 2023.

Accepted _____

Attest _____

SEAL