

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, January 16, 2024, 5:15PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. Consent Agenda
 - 1. Regular Board Meeting Minutes: November 2023
 - 2. Monthly Occupancy Report: November and December 2023
 - 3. TAR & Maintenance Reports: November and December 2023
 - 4. Cash Analysis: November and December 2023
 - 5. Project Budgeted Income Statement Reports: November and December 2023
 - 6. Fee Accountants Financials: October and November 2023
- E. Secretary Reports & Old Business.
 - Weekly Status Reports with FHLB regarding Ridgedale
 - Working on year end
 - Financial Auditor, Malcolm, will be here week of March 4th.
 - 6 move ins and 4 move outs in November
 - 5 move ins and 3 move outs in December
 - Animal Control will be putting traps at Delaney Heights January 16th
- F. New Business
 - Resolution 23-05 Lawn Care—Edgewood Landscape
 - Resolution 24-01 – Mold and Mildew Lease Addendum
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: February 20, 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, January 16, 2024; 5:30 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

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

COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): February 20, 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

November 14, 2023, 5:15 P.M.

Meeting Minutes

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

B. Public Comments/Presentations: None

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:

- 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: Tuesday, January 16, 2024 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
November 14, 2023, 5:30 P.M.

Meeting Minutes

ROLL CALL: Director Jackson called the meeting to order at 5:55 PM. Secretary Pieratt called the roll with the following directors present: Brojek, Pineiro, Jackson, and Dilday. Also in attendance: Penny Pieratt, CEO/Secretary and APHA Maintenance Supervisor Daniel Whitlock, APHA Lead Maintenance Joseph Stolberg. Absent: Directors Pough, Knighten 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 BUSINESS:

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

NEW BUSINESS:

- Resolution 23-04 Budget 2024

Next Board Meeting: Tuesday, January 16, 2024

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 Day.

Accepted _____

Accepted _____

Attest _____
SEAL

THE HOUSING AUTHORITY OF AVON PARK

RESOLUTION NO. 24-01

**A RESOLUTION AUTHORIZING AVON PARK HOUSING TO IMPLEMENT
THE MOLD AND MILDEW LEASE ADDENDUM**

WHEREAS, the Avon Park Housing Authority (“APHA”) recognizes that there is a need for an addendum to the lease discussing mold and mildew; and

WHEREAS, APHA desires to provide the mold and mildew lease addendum to all APHA managed properties.

NOW, THEREFORE, BE IT RESOLVED, that the mold and mildew lease addendum for the APHA adopts the addendum and is attached hereto as Exhibit “A.”

ADOPTED THIS 16TH DAY OF JANUARY 2024.

Accepted: _____

Accepted: _____

Attest: _____



Lakeside Park I & II, Ridgedale, Delaney Heights LLC

AVON PARK HOUSING AUTHORITY

P O Box 1327

Avon Park, Florida 33826-1327

Ph. (863) 452-4432

Fax (863) 452-5455

EXHIBIT A

Penny Pieratt
Chief Executive Officer

*LEASE ADDENDUM
MOLD AND MILDEW*

In consideration of the execution or renewal of lease for the dwelling unit identified in the lease, the Owner and Tenant agree as follows:

1. Tenant acknowledges that it is necessary to provide proper ventilation and dehumidification of the dwelling unit to slow and/or prevent the growth of mold and mildew. Tenant agrees to be responsible for properly ventilating and dehumidifying the dwelling unit and the contents to slow and/or prevent mold and mildew.
2. Tenant acknowledges they will regularly inspect dwelling unit for water stains, condensation moisture, discoloration on caulked surfaces for indication of mold or damp conditions in which mold may develop at the time of initial or annual lease signing. This inspection may include but is not limited to the following areas: HVAC unit (if possible), central heating and air conditioning vents, sinks, cabinets, bathrooms and interior walls.
3. Tenant acknowledges that he/she is aware that certain kinds of mold may be harmful to humans. The Tenant agrees to advise Landlord immediately of any observed or suspected mold in or around dwelling unit. Tenant shall provide to Landlord detailed observations including but not limited to where growth is located, approximate color, size and/or shape of growth.
4. Tenant agrees to act reasonably and responsibly to help aid in the prevention of mold and mildew. Tenant agrees to utilize proper cleaning protocols of the dwelling unit and maintain cleanliness of dwelling unit as per the House Rules set forth in the Lease agreement.
5. This Lease Attachment is incorporated into the lease executed or renewed this day between Owner and Tenant.

Head of Household Signature

Date

Property Manager

Date

R.F.P. 23-05

Lawn Care

PROPOSAL REVIEW COMMITTEE REPORT

PROPOSAL TABULATION FINDINGS AND RECOMMENDATION

Review Committee Report: Lawn Care

APHA Proposal Review Committee members Hannah Huften, Housing Coordinator, Daniel Whitlock Maintenance Supervisor, and Joseph Stolberg Lead Technician met with APHA CEO Penny Pieratt at 21 Tulane Drive, Avon Park, FL, in Penny's office on Friday, December 1, 2023; 10:00 am to review, rate, rank and select a recommendation to the APHA Board of Commissioners for the best qualified proposing business. The Committee elected to par down their selection to the top two most qualified firms and score each of those two businesses individually. Results of the member scoring/ranking are as follows;

	<u>Company Name</u>	<u>Avg. Score</u>	<u>Ranking</u>
		(Total combined score divided by four)	
1).	Edgewood Landscape 502 N. Central Avenue Avon Park, FL 33825 \$8,445 mo.	87.75	1 st
2).	TD Lawncare \$12,500	13.25	2 nd

Committee Recommendation: Edgewood Landscape

Accepted this day, December 6, 2023

Accepted: _____
Chet Brojek

Accepted: _____
Ronnie Jackson

Attest: _____
Penny Pieratt

OCCUPANCY/VACANCY REPORT

Nov-23

Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrn</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>
TOTAL DELANEY HEIGHTS VACANT - 0							

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrn</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	11/28/2023	54	301	355	Multiple lease violations
1314	4	3/27/2023	11/27/2023	199	46	245	Criminal Activity
29	3	3/29/2023					Multiple lease violations
1312	3	8/31/2023					VAWA
1308	3	9/5/2023					Non pmt rent
TOTAL LAKESIDE PARK I VACANT - 3							

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrn</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	11/27/2023	236	149	385	Criminal Activity
254	2	11/22/2022		*MOLD*	OPEN 53854		Transferred to 224/mold
314	2	5/2/2023	11/13/2023	133	62	195	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 - 6							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT Nov. 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
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

Nov-23

North Central Heights I - (40 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
638	3	5/12/2023			OPEN 54895		Non pmt rent
608	2	8/11/2023	11/9/2023	17	73	90	Lost job
612	3	11/6/2023			OPEN 56427		No notice given

MI Nov

TOTAL NCH I VACANT - 2

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
738	4	2/16/2023			243		Non pmt rent
305	3	6/9/2023			OPEN 55121		Abandoned unit
728	3	7/28/2023			OPEN 55540		Rent too high
307	3	9/30/2023			OPEN 56181		Non renewal
724	3	10/2/2023			OPEN 56154		No notice given
740	4	11/7/2023			OPEN 56431		Evicted/criminal
302	3	11/13/2023			OPEN 56487		Non pmt rent

MI Nov

TOTAL NCH II VACANT - 7

SUBMITTED BY: PENNY PIERATT, CEO

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

<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>
38253	3	5/10/2023	11/6/2023	13	166	179	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
38257	3	11/20/2023			OPEN 56526		Non pmt rent

TOTAL CORNELL VACANT - 5

OCCUPANCY/VACANCY REPORT

Nov-23

Intent to Vacate --

Lakeside Park I=unit 25=2 bdrm=needs 3 bedroom 9/1
 NCH II=unit 743=3 bdrm=needs 4 bdrm
 NCH II=unit 722=3 bdrm=non renewing 1/31

Evictions -

Lakeside Park II=unit 220=3 bdrm=non pmt rent
 Ridgedale=unit 714=2 bdrm=unreported income #2

WAITING LIST

2023		2023		2017	
<u>DELANEY HEIGHTS</u>		<u>LAKESIDE PARK I</u>		<u>LAKESIDE PARK II</u>	
1 BDRM	8	1 BDRM	0	1 BDRM	15
TOTAL	8	2 BDRM	7	2 BDRM	48
		3 BDRM	4	3 BDRM	75
		4 BDRM	2	4 BDRM	19
		5 BDRM	0	5 BDRM	0
		TOTAL	13	TOTAL	157
		2022		2022	
		<u>NORTH CENTRAL HEIGHTS OPEN</u>		<u>CORNELL COLONY</u>	
		2 BDRM	40	3 BDRM	OPEN
		3 BDRM	19		15
		4 BDRM	11		
		TOTAL	70		
		2017			
		<u>RIDGEDALE</u>			
1 BDRM	4				
2 BDRM	60				
3 BDRM	21				
4 BDRM	3				
TOTAL	88				
SUBMITTED BY PENNY PIERATTI, CEO		TOTAL		351	

Tenant Accounts Receivable
30-Nov-23

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
C. Jackson	\$ 99.87	Work order
C. Mercado	\$ 1.99	Work order
J. Ross	\$ 5.89	Work order
E. Sanders	\$ 163.62	Work order
DH Total	\$ 271.37	
<u>Lakeside Park I</u>		
K. Berry	\$ 37.90	Pro-rated rent
E. Brown	\$ 3.37	Work order
T. Gutierrez	\$ 277.68	Pro-rated rent
T. Hill	\$ 0.27	Work order
L. Hodges	\$ 25.00	Work order
T. Jones	\$ 5,435.07	Rent, unreported income (pmts)
Lakeside I Total	\$ 5,779.29	
<u>Lakeside Park II</u>		
Q. Ash-Birts	\$ 90.83	Rent balance
C. Caldwell	\$ 114.64	Work order
B. Concepcion	\$ 377.00	Unreported income (pmts)
J. Ferreira	\$ 15.89	Work order
S. Jackson	\$ 57.44	Work order
T. Lampkin	\$ 75.00	Work order
G. Mack	\$ 2.00	Rent
L.Rivera	\$ 118.00	Unreported income (pmts)
B. Robinson	\$ 134.77	Work order
Y. Salas	\$ 399.00	Unreported income (pmts)
F. Swinton	\$ 307.00	Rent
A. Thompson	\$ 6.99	Work order
S. Williams	\$ 3,658.00	Unreported income/evicting
C. Wooden	\$ 7.79	Work order
Lakeside II Total	\$ 5,364.35	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable

30-Nov-23

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NCH I

J. Figueroa	\$	31.79	Late fee
M. Hudson	\$	163.60	Late fee
P. Pantoja	\$	38.30	Late fee

NCH I Total \$ 233.69

NCH II

C. Castillo	\$	30.00	Late fee
J. Matthews	\$	954.32	Rent, Late fee, work order
T. Otero	\$	72.21	Work Order
M. Packer	\$	300.32	Late fee, work order
R. Riley	\$	7.00	Late fee
S. Rivera	\$	607.98	Late fee
B. Santos	\$	200.25	Work order
S. Vazquez	\$	33.70	Work Order
C. Wooden	\$	2,571.50	Rent, late fee (evicting)
S. Young	\$	39.00	Late fee

NCH II Total \$ 4,816.28

Cornell Colony

L. Adkins	\$	820.01	Rent, Late fee
B. Antonio	\$	0.50	Work order
J. Bush	\$	1,149.00	Rent, Late fee
S. Butler	\$	0.62	Work Order
K. Diaz	\$	94.00	Late fee
A. Fernandez	\$	245.87	Late fee
E. Leon	\$	97.07	Late fee
L. Peralta	\$	104.00	Late fee
R. Rodriguez	\$	64.26	Work Order
J. Wilder	\$	1,045.69	Rent, Late fee

Cornell Total \$ 3,621.02

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable

30-Nov-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	\$	2,260.59	Unreported income (evicting)
M. Milton	\$	510.49	Unreported income (pmts)
T. Richardson	\$	4,598.60	Rent, work order (evicting)
C. Vazquez	\$	11.00	Work order
F. Weeks	\$	150.60	Work order
Ridgedale Total	\$	7,818.02	

GRAND TOTAL	\$ 27,904.02
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WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	-	
NCH I	\$	2,358.04	C. Torres
NCH II	\$	885.07	L. Cook
"	\$	4,092.86	L. Hillard
Ridgedale	\$	-	
Cornell	\$	-	
TOTAL	\$	7,335.97	

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. 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	3
Ridgedale Inspections	3
NCH I Inspections	1
NCH II Inspections	0
Cornell Colony Inspections	3
Total	12
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	2
Lakeside Park II Vacancies	0
Ridgedale Vacancies	0
NCH I Vacancies	1
NCH II Vacancies	0
Cornell Colony Vacancies	0

Property Manager

Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	2	2
Lakeside Park II Move Ins	2	2
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	0	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	0	
NCH I Move Outs	1	
NCH II Move Outs	2	
Cornell Colony Move Outs	1	
Total	4	

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



November 2023

1308 South Tulane Turnover Completed
638 Barberry Loop Turnover Completed
1312 South Tulane Turnover Completed

Mold Remediation started at the following addresses:

318 Tulane Drive
254 Lakeside Park Avenue
29 Tulane Drive
724 Fairview Terrace
504 Circle Street

Mold Testing performed at the following addresses:

649 Barberry Loop
35 Tulane Drive

Pest Control was performed at Ridgedale and Delaney Heights

Smoke Detector and Fire Extinguisher Checks Completed at all properties

Submitted by: Daniel Whitlock
Maintenance Supervisor

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 11/1/2023 - 11/30/2023

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
TORRES SERRANO CHALI 26254 597-50-0507 612 BARBERRY LOOP AVON PARK FL 33825-						
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-257-4845		
AR00128550	LATECG	4/13/2023	\$11.38	11/8/2023	\$0.00	\$11.38
AR00129138	LATECG	5/24/2023	\$3.00	11/8/2023	\$0.00	\$3.00
AR00129556	LATECG	6/21/2023	\$65.00	11/8/2023	\$0.00	\$65.00
WO00005164	WKORD	6/25/2023	\$1.99	11/8/2023	\$0.00	\$1.99
WO00005211	WKORD	7/29/2023	\$41.67	11/8/2023	\$0.00	\$41.67
AR00130923	LATECG	9/13/2023	\$49.00	11/8/2023	\$0.00	\$49.00
AR00131421	LATECG	10/12/2023	\$47.00	11/8/2023	\$0.00	\$47.00
AC00059334	RENT	11/1/2023	\$910.00	11/8/2023	\$0.00	\$910.00
AR00131819	MAINT	11/8/2023	\$500.00	11/8/2023	\$0.00	\$500.00
AR00131820	MAINT	11/8/2023	\$650.00	11/8/2023	\$0.00	\$650.00
AR00131821	MAINT	11/8/2023	\$79.00	11/8/2023	\$0.00	\$79.00
Totals			\$2,358.04		\$0.00	\$2,358.04
PHA: 02 PROJECT: 001			Totals		\$0.00	\$2,358.04
COOK LASHONA S 19990 155-68-8503 740 JUNE BERRY STREET AVON PARK FL 33825-						
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 689-201-7170		
AR00131825	MAINT	11/8/2023	\$368.07	11/8/2023	\$0.00	\$368.07
AR00131826	MAINT	11/8/2023	\$100.00	11/8/2023	\$0.00	\$100.00
AR00131827	MAINT	11/8/2023	\$167.00	11/8/2023	\$0.00	\$167.00
AR00131828	MAINT	11/8/2023	\$250.00	11/8/2023	\$0.00	\$250.00
Totals			\$885.07		\$0.00	\$885.07
HILLARD JR LATROY L 27757 769-01-3123 302 RAISIN COURT AVON PARK FL 33825-						
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-449-9228		
AC00058428	RENT	7/1/2023	\$341.00	11/20/2023	\$0.00	\$341.00
AC00058664	RENT	8/1/2023	\$651.00	11/20/2023	\$0.00	\$651.00
AC00058898	RENT	9/1/2023	\$651.00	11/20/2023	\$0.00	\$651.00
AR00130918	LATECG	9/12/2023	\$85.00	11/20/2023	\$0.00	\$85.00
AR00130919	LATECG	9/12/2023	\$81.00	11/20/2023	\$0.00	\$81.00
AC00059134	RENT	10/1/2023	\$651.00	11/20/2023	\$0.00	\$651.00
AR00131420	MISC	10/12/2023	\$18.50	11/20/2023	\$0.00	\$18.50
AR00131465	MISC	10/25/2023	\$125.00	11/20/2023	\$0.00	\$125.00
AC00059366	RENT	11/1/2023	\$651.00	11/20/2023	\$0.00	\$651.00
AR00131833	MISC	11/8/2023	\$15.00	11/20/2023	\$0.00	\$15.00
AR00131849	MISC	11/16/2023	\$235.00	11/20/2023	\$0.00	\$235.00
AR00131850	MISC	11/16/2023	\$90.00	11/20/2023	\$0.00	\$90.00
AR00131873	LATECG	11/20/2023	\$83.00	11/20/2023	\$0.00	\$83.00
AR00131874	LATECG	11/20/2023	\$85.00	11/20/2023	\$0.00	\$85.00
AR00131875	MAINT	11/20/2023	\$250.00	11/20/2023	\$0.00	\$250.00
AR00131876	MAINT	11/20/2023	\$80.36	11/20/2023	\$0.00	\$80.36
Totals			\$4,092.86		\$0.00	\$4,092.86
PHA: 02 PROJECT: 002			Totals		\$0.00	\$4,977.93
PHA: 02			Totals		\$0.00	\$7,335.97

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 11/1/2023 - 11/30/2023

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
SMITH LATONYA M 18477 594-34-2238 38257 EZRA CIRCLE AVON PARK FL 33825-						
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-263-8311		
AR00130049	LATECG	7/21/2023	\$63.00	11/21/2023	\$0.00	\$63.00
AC00058713	RENT	8/1/2023	\$581.00	11/21/2023	\$0.00	\$581.00
AC00058948	RENT	9/1/2023	\$881.00	11/21/2023	\$0.00	\$881.00
AR00130920	LATECG	9/12/2023	\$81.00	11/21/2023	\$0.00	\$81.00
AC00059184	RENT	10/1/2023	\$881.00	11/21/2023	\$0.00	\$881.00
AR00131445	LATECG	10/19/2023	\$83.00	11/21/2023	\$0.00	\$83.00
AR00131466	MISC	10/25/2023	\$125.00	11/21/2023	\$0.00	\$125.00
AC00059418	RENT	11/1/2023	\$881.00	11/21/2023	\$0.00	\$881.00
AR00131845	LATECG	11/15/2023	\$85.00	11/21/2023	\$0.00	\$85.00
AR00131846	MISC	11/16/2023	\$235.00	11/21/2023	\$0.00	\$235.00
AR00131847	MISC	11/16/2023	\$90.00	11/21/2023	\$0.00	\$90.00
AR00131882	MAINT	11/21/2023	\$100.00	11/21/2023	\$0.00	\$100.00
AR00131883	MAINT	11/21/2023	\$200.00	11/21/2023	\$0.00	\$200.00
Totals			\$4,286.00		\$0.00	\$4,286.00
PHA: 03 PROJECT: 001			Totals		\$0.00	\$4,286.00
PHA: 03			Totals		\$0.00	\$4,286.00
Grand Totals			\$11,621.97		\$0.00	\$11,621.97

Selection Criteria: Tenant #: ALL PHA: ALL Project: ALL Write Off Date Range: 11/1/2023 - 11/30/2023
 Include Family Member Information: False Sort By: PHA/Project/First Name

CASH ANALYSIS
11/30/2023

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 104,406.39		
North Central Heights I General Fund	\$ 101,193.70	NCH I Reserves/Bonneville	\$ 142,556.60
NCH I Security Deposit	\$ 11,459.98	NCH I Insurance	\$ 20,336.85
North Central Heights II General Fund	\$ 61,925.43	NCH II Reserves/Bonneville	\$ 114,008.44
NCH II Security Deposit	\$ 7,949.06	NCH II Insurance	\$ 16,266.29
Cornell Colony General Fund	\$ 270,640.34	CC Reserves/Amerinat	\$ 93,173.15
Cornell Colony Security Deposit	\$ 12,734.39	CC Insurance	\$ 38,643.38
		CC Reserves/Amerinat	\$ 117,863.57
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 18,198.69	LPI Reserves/First Hsg	\$ 46,578.42
LPI Security Deposit	\$ 2,652.80	LPI Insurance	\$ 5,421.05
Lakeside Park II General Fund	\$ 201,862.63	LPII Reserves/Churchill	\$ 210,429.42
Hail Funds	\$ (152,552.00)	O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$ 49,310.63	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 14,227.63	LPII Insurance	\$ 34,077.00
		GNMA-Other Churchill	\$ 14,489.88
Delaney Heights General Fund	\$ 68,534.24	DH Reserves/South State	\$ 83,787.40
DH Security Deposit	\$ 11,163.56		
COCC	\$ 335,564.98		
HUD Lawsuit Income	\$ 222,541.46 *		
Available Funds	\$ 335,564.98		
Ridgedale General Fund	\$ 21,916.22	RD Reserves/Centennial	\$ 45,973.79
Ridgedale Security Deposit	\$ 3,960.09	RD Insurance	\$ 11,318.14
		RD Residual Reserves	\$ 9,133.48
		RD MIP Insurance	\$ 4,171.77

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 November 30, 2023	11 Month(s) Ended November 30, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,516.92	18,591.75	18,532.25	(59.50)
Legal Expense	02 001 4130.00 5		0.00	51.57	458.26	406.69
Staff Training	02 001 4140.00 5		0.00	600.00	916.63	316.63
Travel	02 001 4150.00 5		0.00	0.00	458.26	458.26
Accounting Fees	02 001 4170.00 5		397.44	3,225.12	3,666.63	441.51
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	558.75	0.00	(558.75)
Audit Fees	02 001 4171.00 5		0.00	2,968.00	4,079.13	1,111.13
Employee Benefits Cont - Admin	02 001 4182.00 5		491.25	8,443.58	8,551.51	107.93
Sundry	02 001 4190.00 5		0.00	224.55	1,008.26	783.71
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		0.00	1,027.40	1,100.00	72.60
Tenant Background Checks	02 001 4190.20 5		0.00	678.45	458.26	(220.19)
Postage	02 001 4190.3 5		20.28	20.28	45.76	25.48
Eviction Costs	02 001 4190.4 5		0.00	0.00	458.26	458.26
Ten Services	02 001 4220.2 5		0.00	0.00	1,375.00	1,375.00
Water	02 001 4310.00 5		31.39	492.38	610.50	118.12
Electricity	02 001 4320.00 5		315.88	2,887.20	5,551.26	2,664.06
Sewer	02 001 4390.00 5		49.63	597.40	545.38	(52.02)
Labor	02 001 4410.00 5		2,198.97	23,806.09	18,480.00	(5,326.09)
Maintenance Materials	02 001 4420.00 5		458.70	11,356.65	11,469.26	112.61
Contract Costs	02 001 4430.00 5		147.00	2,358.06	35,959.88	33,601.82
Contract Costs-Pest Control	02 001 4430.1 5		0.00	3,102.00	2,368.63	(733.37)
Contract Costs - AC	02 001 4430.4 5		0.00	7,785.00	10,088.76	2,303.76
Contract Costs - Lawn	02 001 4430.5 5		0.00	22,420.00	25,770.25	3,350.25
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		73.50	583.50	1,202.63	619.13
Emp Benefit Cont - Maintenance	02 001 4433.00 5		485.87	9,795.99	8,777.01	(1,018.98)
Insurance - Property	02 001 4510.00 5		2,859.25	28,326.27	23,394.25	(4,932.02)
Bad Debts - Other	02 001 4570.00 5		2,358.04	5,931.69	4,583.26	(1,348.43)
Bonneville Interest	02 001 4580.01 5		3,637.44	40,180.64	40,163.75	(16.89)
Other General Expense	02 001 4590.00 5		0.00	447.08	1,375.00	927.92
Management Fees	02 001 4590.02 5		1,462.00	14,850.02	21,940.38	7,090.36
Total Operating Expenses			16,503.56	214,570.83	253,388.41	38,817.58
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		28,302.11	298,228.28	274,258.38	23,969.90
Total Operating Revenues			28,302.11	298,228.28	274,258.38	23,969.90
Total Operating Revenues and Expenses			11,798.55	83,657.45	20,869.97	62,787.48
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		1,558.98	6,556.05	8,397.51	(1,841.46)
Other Income - Non Tenant	02 001 3690.02 5		(2,026.53)	126,837.00	0.00	126,837.00
Total Other Revenues and Expenses			(467.55)	133,441.57	8,397.51	125,044.06
Total Other Revenues and Expenses			(467.55)	133,441.57	8,397.51	125,044.06
Total Net Income (Loss)			11,331.00	217,099.02	29,267.48	187,831.54

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

Table with columns: Fiscal Year End Date, ACCOUNT, 1 Month(s) Ended, 11 Month(s) Ended, Budget, Variance. Rows include Operating Revenues and Expenses, Operating Expenses (Nontechnical Salaries, Legal Expense, etc.), Operating Revenues (Dwelling Rent), Other Revenues and Expenses, and Total Net Income (Loss).

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended November 30, 2023	11 Month(s) Ended November 30, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,712.43	20,993.03	20,944.00	(49.03)
Legal Expense	03 001 4130.00 5		0.00	513.78	458.26	(55.52)
Staff Training	03 001 4140.00 5		0.00	680.00	458.26	(221.74)
Travel	03 001 4150.00 5		0.00	0.00	458.26	458.26
Accounting Fees	03 001 4170.00 5		361.36	2,757.28	2,933.26	175.98
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	855.00	0.00	(855.00)
Audit Fees	03 001 4171.00 5		0.00	3,392.00	4,675.00	1,283.00
Employee Benefits Cont - Admin	03 001 4182.00 5		558.18	9,545.01	9,664.38	119.37
Sundry	03 001 4190.00 5		0.00	478.85	1,375.00	896.15
Tenant Background Checks	03 001 4190.02 5		114.90	785.12	366.63	(418.49)
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		128.02	1,533.85	1,833.26	299.41
Postage	03 001 4190.30 5		12.27	40.23	0.00	(40.23)
Eviction Costs	03 001 4190.40 5		90.00	650.00	458.26	(191.74)
Water	03 001 4310.00 5		(357.42)	904.17	467.50	(436.67)
Electricity	03 001 4320.00 5		215.25	5,552.53	3,160.63	(2,391.90)
Sewer	03 001 4390.00 5		(439.02)	634.53	450.01	(184.52)
Labor	03 001 4410.00 5		1,923.45	23,544.42	26,679.51	3,135.09
Materials	03 001 4420.00 5		1,079.65	15,925.26	9,073.13	(6,852.13)
Contract Costs	03 001 4430.00 5		319.50	10,810.36	17,598.13	6,787.77
Contract Costs - Pest Control	03 001 4430.10 5		0.00	3,974.00	919.38	(3,054.62)
Contract Costs-Lawn	03 001 4430.30 5		0.00	21,858.25	26,620.00	4,761.75
Contract Costs - AC	03 001 4430.40 5		0.00	2,605.00	5,225.88	2,620.88
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	1,500.00	144.76	(1,355.24)
Garbage and Trash Collection	03 001 4431.00 5		159.00	1,885.00	1,015.63	(869.37)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		342.27	9,053.91	11,042.13	1,988.22
Property Insurance	03 001 4510.00 5		5,019.33	49,440.77	26,192.76	(23,248.01)
Payment in Lieu of Taxes	03 001 4520.00 5		0.00	6,504.96	0.00	(6,504.96)
Bad Debts - Other	03 001 4570.00 5		3,827.32	19,756.22	8,968.63	(10,787.59)
Management Fees	03 001 4590.01 5		1,831.66	18,377.76	20,155.63	1,777.87
Other General Expense	03 001 4590.02 5		0.00	10,557.94	10,541.63	(16.31)
Total Operating Expenses			16,898.15	245,163.05	211,879.91	(33,283.14)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		33,292.98	317,908.20	335,924.38	(18,016.18)
Total Operating Revenues			33,292.98	317,908.20	335,924.38	(18,016.18)
Total Operating Revenues and Expenses			16,394.83	72,745.15	124,044.47	(51,299.32)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	(434.87)	119.13	(554.00)
Other Income - Misc Other Revenue	03 001 3690.00 5		(30,421.46)	386,566.18	4,837.25	381,728.93
Interest on Loan - Heartland National	03 001 5610.00 5		(3,460.86)	(37,718.53)	(38,917.01)	1,198.48
Total Other Revenues and Expenses			(33,882.32)	348,412.78	(33,960.63)	382,373.41
Total Other Revenues and Expenses			(33,882.32)	348,412.78	(33,960.63)	382,373.41
Total Net Income (Loss)			(17,487.49)	421,157.93	90,083.84	331,074.09

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

Fiscal Year End Date:	12/31/2023	ACCOUNT		1 Month(s) Ended November 30, 2023	11 Month(s) Ended November 30, 2023	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	04 001 4110.00	5		699.35	9,786.13	10,683.75	897.62
Legal Expense	04 001 4130.00	5		0.00	1,784.43	458.26	(1,326.17)
Staff Training	04 001 4140.00	5		0.00	240.00	293.26	53.26
Accounting Fees	04 001 4170.00	5		333.01	2,769.73	3,025.00	255.27
Computer Support/Licensing Fees	04 001 4170.20	5		0.00	315.00	0.00	(315.00)
Audit Fees	04 001 4171.00	5		0.00	1,272.00	1,375.00	103.00
Employee Benefits Cont - Admin	04 001 4182.00	5		288.19	4,258.16	4,570.50	312.34
Sundry	04 001 4190.00	5		0.00	512.34	1,191.63	679.29
TENANT BACKGROUND CHECKS	04 001 4190.02	5		38.30	290.56	91.63	(198.93)
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	458.26	458.26
Eviction Costs	04 001 4190.40	5		0.00	660.30	275.00	(385.30)
Ten Services -	04 001 4220.00	5		1,576.90	2,758.60	1,375.00	(1,383.60)
Water	04 001 4310.00	5		42.92	79.85	0.00	(79.85)
Electricity	04 001 4320.00	5		101.59	3,128.13	0.00	(3,128.13)
Sewer	04 001 4390.00	5		13.07	149.76	91.63	(58.13)
Labor	04 001 4410.00	5		1,089.76	12,884.46	11,976.25	(908.21)
Maintenance Materials	04 001 4420.00	5		467.63	5,725.86	4,583.26	(1,142.60)
Contract Costs	04 001 4430.00	5		1,925.00	5,214.50	1,581.25	(3,633.25)
Contract Costs - Pest Control	04 001 4430.10	5		320.00	9,530.00	9,166.63	(363.37)
Contract Costs-Lawn	04 001 4430.30	5		0.00	2,550.00	2,750.00	200.00
Contract Costs - AC	04 001 4430.40	5		150.00	1,705.00	2,750.00	1,045.00
CONTRACT COST-PLUMBING	04 001 4430.50	5		0.00	0.00	183.26	183.26
Contract Costs - Vacancy Turnaround	04 001 4430.60	5		0.00	0.00	183.26	183.26
Garbage and Trash Collection	04 001 4431.00	5		51.50	462.08	458.26	(3.82)
Emp Benefit Cont - Maintenance	04 001 4433.00	5		184.89	5,113.79	5,539.38	425.59
Property Insurance	04 001 4510.00	5		1,433.37	14,273.64	11,784.63	(2,489.01)
Bad Debts - Other	04 001 4570.00	5		2,956.52	17,230.04	2,291.63	(14,938.41)
Other General Expense--Florida Hsg F	04 001 4590.00	5		0.00	6,556.00	5,481.63	(1,074.37)
Management Fees	04 001 4590.01	5		311.24	4,747.29	6,656.76	1,909.47
Other General Expense	04 001 4590.02	5		0.00	1,123.60	687.50	(436.10)
GROUND LEASE EXPENSE	04 001 4590.03	5		208.33	2,291.63	2,291.63	0.00
Total Operating Expenses				12,191.57	117,495.29	92,254.25	(25,241.04)
Operating Revenues							
Dwelling Rent	04 001 3110.00	5		1,793.18	37,417.39	15,479.75	21,937.64
HAP Subsidy	04 001 3110.01	5		3,054.00	46,756.00	95,474.50	(48,718.50)
Total Operating Revenues				4,847.18	84,173.39	110,954.25	(26,780.86)
Total Operating Revenues and Expenses				(7,344.39)	(33,321.90)	18,700.00	(52,021.90)
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income - Restricted	04 001 3610.00	5		0.00	608.00	110.00	498.00
Other Income - Tenant	04 001 3690.00	5		126.92	7,252.92	1,931.38	5,321.54
Other Income - Misc Other Revenue	04 001 3690.01	5		83,942.87	210,004.35	0.00	210,004.35
Other Income - Laundry	04 001 3690.07	5		0.00	565.00	916.63	(351.63)
Total Other Revenues and Expenses				84,069.79	218,430.27	2,958.01	215,472.26
Total Other Revenues and Expenses				84,069.79	218,430.27	2,958.01	215,472.26
Total Net Income (Loss)				76,725.40	185,108.37	21,658.01	163,450.36

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended November 30, 2023	11 Month(s) Ended November 30, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,128.23	16,043.85	17,538.51	1,494.66
Legal Expense	04 002 4130.00 5		365.00	1,552.71	916.63	(636.08)
Staff Training	04 002 4140.00 5		0.00	0.00	916.63	916.63
Travel	04 002 4150.00 5		0.00	0.00	229.13	229.13
Accounting Fees	04 002 4170.00 5		444.37	3,554.05	3,208.26	(345.79)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	671.25	0.00	(671.25)
Audit Fees	04 002 4171.00 5		0.00	4,664.00	4,125.00	(539.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		463.74	7,046.90	7,425.00	378.10
Sundry	04 002 4190.00 5		0.00	263.31	916.63	653.32
TENANT BACKGROUND CHECKS	04 002 4190.02 5		38.30	812.20	916.63	104.43
Advertising and Marketing	04 002 4190.08 5		0.00	114.00	0.00	(114.00)
Postage	04 002 4190.30 5		2.07	2.07	0.00	(2.07)
Eviction Costs	04 002 4190.40 5		0.00	330.00	916.63	586.63
Ten Services -	04 002 4220.00 5		595.00	5,525.60	1,650.00	(3,875.60)
Water	04 002 4310.00 5		68.59	616.89	545.38	(71.51)
Electricity	04 002 4320.00 5		260.98	3,531.05	1,693.01	(1,838.04)
Sewer	04 002 4390.00 5		28.00	436.04	157.63	(278.41)
Labor	04 002 4410.00 5		1,940.70	21,948.45	18,743.01	(3,205.44)
Maintenance Materials	04 002 4420.00 5		1,001.71	14,837.75	20,196.88	5,359.13
Contract Costs	04 002 4430.00 5		1,700.00	31,239.22	33,619.63	2,380.41
Contract Costs - Pest Control	04 002 4430.10 5		1,280.00	14,050.00	19,201.38	5,151.38
Contract Costs-Lawn	04 002 4430.30 5		0.00	10,200.00	16,123.25	5,923.25
Contract Costs - AC	04 002 4430.40 5		275.00	6,395.02	4,333.01	(2,062.01)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		575.00	925.00	1,035.76	110.76
Contract Costs - Vacancy Turnaround	04 002 4430.60 5		0.00	0.00	517.00	517.00
Garbage and Trash Collection	04 002 4431.00 5		125.50	970.05	818.51	(151.54)
Emp Benefit Cont - Maintenance	04 002 4433.00 5		383.54	8,956.45	8,773.38	(183.07)
Property Insurance	04 002 4510.00 5		4,295.00	42,709.00	36,300.00	(6,409.00)
Bad Debts - Other	04 002 4570.00 5		516.37	16,214.82	4,125.00	(12,089.82)
Management Fees	04 002 4590.01 5		1,975.46	21,121.03	24,889.26	3,768.23
Other General Expense	04 002 4590.02 5		0.00	11,137.76	8,250.00	(2,887.76)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	88,000.00	88,000.00	0.00
Total Operating Expenses			25,462.56	333,868.47	326,081.14	(7,787.33)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		10,858.71	106,099.49	84,816.38	21,283.11
HAP Subsidy	04 002 3110.01 5		19,417.00	233,526.00	330,000.00	(96,474.00)
Total Operating Revenues			30,275.71	339,625.49	414,816.38	(75,190.89)
Total Operating Revenues and Expenses			4,813.15	5,757.02	88,735.24	(82,978.22)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	219.43	229.13	(9.70)
Other Income - Tenants	04 002 3690.00 5		447.89	4,293.78	6,854.76	(2,560.98)
Other Income - Misc Other Revenue	04 002 3690.02 5		(97,998.00)	301,352.00	916.63	300,435.37
Interest on Loan	04 002 5610.00 5		(4,979.23)	(55,016.45)	(54,991.75)	(24.70)
Total Other Revenues and Expenses			(102,529.34)	250,848.76	(46,991.23)	297,839.99
Total Other Revenues and Expenses			(102,529.34)	250,848.76	(46,991.23)	297,839.99
Total Net Income (Loss)			(97,716.19)	256,605.78	41,744.01	214,861.77

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended November 30, 2023	11 Month(s) Ended November 30, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		853.62	11,991.47	13,095.50	1,104.03
Legal Expense	04 003 4130.00 5		0.00	7.29	458.26	450.97
Staff Training	04 003 4140.00 5		0.00	0.00	458.26	458.26
Travel	04 003 4150.00 5		0.00	0.00	550.00	550.00
Accounting Fees	04 003 4170.00 5		375.28	2,983.84	3,666.63	682.79
Computer Support/Licensing Fees	04 003 4170.20 5		0.00	292.50	0.00	(292.50)
Audit Fees	04 003 4171.00 5		0.00	3,816.00	5,225.00	1,409.00
Employee Benefits Cont - Admin	04 003 4182.00 5		388.90	5,637.69	5,588.00	(49.69)
Sundry	04 003 4190.00 5		0.00	277.64	458.26	180.62
Contract. Admin	04 003 4190.01 5		0.00	30.00	366.63	336.63
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	275.00	(55.00)
Tenant Services -	04 003 4220.00 5		0.00	0.00	4,583.26	4,583.26
Water	04 003 4310.00 5		21.41	593.51	373.01	(220.50)
Electricity	04 003 4320.00 5		242.63	4,249.99	2,982.76	(1,267.23)
Natural Gas	04 003 4330.00 5		28.06	301.43	396.00	94.57
Sewer	04 003 4390.00 5		40.30	531.76	562.76	31.00
Labor	04 003 4410.00 5		1,797.39	19,656.19	15,617.25	(4,038.94)
Maintenance Materials	04 003 4420.00 5		12,891.38	25,804.83	10,541.63	(15,263.20)
Contract Costs	04 003 4430.00 5		1,650.00	7,928.50	5,577.88	(2,350.62)
Contract Costs - Pest Control	04 003 4430.10 5		928.00	4,209.00	17,398.26	13,189.26
Contract Costs-Lawn	04 003 4430.30 5		0.00	6,450.00	18,333.26	11,883.26
Contract Costs - AC	04 003 4430.40 5		600.00	4,205.00	4,307.38	102.38
Contract Costs-Plumbing	04 003 4430.50 5		0.00	1,199.00	529.76	(669.24)
Garbage and Trash Collection	04 003 4431.00 5		25.00	665.09	664.51	(0.58)
Emp Benefit Cont - Maintenance	04 003 4433.00 5		400.87	8,467.40	7,390.13	(1,077.27)
Property Insurance	04 003 4510.00 5		2,081.92	20,302.10	29,679.76	9,377.66
Bad Debts - Other	04 003 4570.00 5		0.00	1,361.58	916.63	(444.95)
Management Fees	04 003 4590.01 5		1,084.59	11,355.07	11,834.13	479.06
Other General Expense	04 003 4590.02 5		0.00	2,270.81	916.63	(1,354.18)
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	32,083.37	32,083.26	(0.11)
Total Operating Expenses			26,326.02	177,213.92	194,829.80	17,615.88
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		5,852.00	55,223.18	42,922.00	12,301.18
HAP Subsidy	04 003 3110.01 5		12,039.00	131,754.00	154,308.00	(22,554.00)
Total Operating Revenues			17,891.00	186,977.18	197,230.00	(10,252.82)
Total Operating Revenues and Expenses			(8,435.02)	9,763.26	2,400.20	7,363.06
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	137.50	(137.50)
Other Income - Tenants	04 003 3690.00 5		25.00	2,882.14	2,750.00	132.14
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		0.00	426.50	457.38	(30.88)
Leave with no Notice	04 003 3690.16 5		0.00	110.00	0.00	110.00
Total Other Revenues and Expenses			25.00	108,335.83	3,344.88	104,990.95
Total Other Revenues and Expenses			25.00	108,335.83	3,344.88	104,990.95
Total Net Income (Loss)			(8,410.02)	118,099.09	5,745.08	112,354.01

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2023	ACCOUNT		1 Month(s) Ended November 30, 2023	11 Month(s) Ended November 30, 2023	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	05 001 4110.00 5			24,500.16	144,607.93	136,002.13	(8,605.80)
Legal Expense	05 001 4130.00 5			0.00	1,053.00	2,291.63	1,238.63
Staff Training	05 001 4140.00 5			0.00	0.00	2,291.63	2,291.63
Travel	05 001 4150.00 5			0.00	700.61	2,291.63	1,591.02
Accounting Fees	05 001 4170.00 5			200.00	2,198.00	2,750.00	552.00
Computer Support/Licensing Fees	05 001 4170.20 5			(369.00)	16,793.25	10,083.26	(6,709.99)
Audit Fees	05 001 4171.00 5			0.00	0.00	1,833.26	1,833.26
Employee Benefits Cont - Admin	05 001 4182.00 5			4,742.04	44,419.39	44,844.25	424.86
Sundry	05 001 4190.00 5			2,063.19	15,720.65	19,250.00	3,529.35
Bank Fees	05 001 4190.19 5			44.84	386.13	0.00	(386.13)
Telephone/Communications	05 001 4190.20 5			85.51	11,953.41	5,500.00	(6,453.41)
Postage	05 001 4190.30 5			773.09	4,549.37	1,833.26	(2,716.11)
Contract Costs - Copier	05 001 4190.60 5			422.12	2,905.09	5,500.00	2,594.91
Contract Costs - Admin	05 001 4190.90 5			120.00	4,026.26	0.00	(4,026.26)
Water	05 001 4310.00 5			38.78	322.79	417.01	94.22
Electricity	05 001 4320.00 5			623.32	6,588.74	5,917.01	(671.73)
Sewer	05 001 4390.00 5			71.50	663.00	825.88	162.88
Labor	05 001 4410.00 5			6,350.00	6,350.00	0.00	(6,350.00)
Materials	05 001 4420.00 5			1,052.88	8,476.99	2,750.00	(5,726.99)
Contract Costs	05 001 4430.00 5			0.00	168.00	1,964.38	1,796.38
Contract Costs - AC	05 001 4430.40 5			0.00	100.00	183.26	83.26
Garbage and Trash Collection	05 001 4431.00 5			235.00	855.46	825.00	(30.46)
Emp Benefit Cont - Maintenance	05 001 4433.00 5			430.26	684.34	0.00	(684.34)
Property Insurance	05 001 4510.00 5			436.63	6,303.72	8,776.13	2,472.41
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			286.93	4,563.32	11,458.26	6,894.94
Other General Expense-Unemploymer	05 001 4590.03 5			0.00	1,375.00	0.00	(1,375.00)
Total Operating Expenses				42,107.25	286,164.69	267,587.98	(18,576.71)
Total Operating Revenues and Expenses				(42,107.25)	(286,164.69)	(267,587.98)	(18,576.71)
Other Revenues and Expenses							
Other Revenues and Expenses							
Other Income - Misc Other Revenue	05 001 3690.00 5			(3,048.21)	(4,541.05)	0.00	(4,541.05)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5			1,462.00	14,850.02	21,940.38	(7,090.36)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5			1,866.56	17,647.37	20,186.76	(2,539.39)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5			1,831.66	18,377.76	20,155.63	(1,777.87)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5			701.29	20,804.49	30,885.25	(10,080.76)
GROUND LEASE INCOME	05 001 3690.05 5			11,125.00	122,375.00	122,375.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5			311.24	4,747.29	6,656.76	(1,909.47)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5			1,975.46	21,121.03	24,889.26	(3,768.23)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5			1,084.59	11,355.07	11,834.13	(479.06)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5			2,000.00	12,000.00	14,850.00	(2,850.00)
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				19,309.59	212,855.79	273,773.17	(60,917.38)
Total Other Revenues and Expenses				19,309.59	212,855.79	273,773.17	(60,917.38)
Total Net Income (Loss)				(22,797.66)	(73,308.90)	6,185.19	(79,494.09)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended November 30, 2023	11 Month(s) Ended November 30, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	1,610.56	22,769.96	14,432.00	(8,337.96)
Legal Expense	07 002 4130.00	5	256.50	6,398.77	1,833.26	(4,565.51)
Staff Training	07 002 4140.00	5	0.00	35.88	641.63	605.75
Travel	07 002 4150.00	5	0.00	0.00	458.26	458.26
Accounting Fees	07 002 4170.00	5	290.48	2,351.60	3,391.63	1,040.03
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	746.25	0.00	(746.25)
Audit Fees	07 002 4171.00	5	0.00	2,756.00	3,758.26	1,002.26
Employee Benefits Cont - Admin	07 002 4182.00	5	681.72	10,176.22	6,638.50	(3,537.72)
Sundry	07 002 4190.00	5	0.00	405.91	2,429.13	2,023.22
Postage	07 002 4190.03	5	0.00	7.48	366.63	359.15
Bank Fees	07 002 4190.18	5	0.00	61.27	0.00	(61.27)
Telephone	07 002 4190.2	5	0.00	1,438.80	0.00	(1,438.80)
TENANT BACKGROUND CHECKS	07 002 4190.20	5	0.00	1,647.51	1,375.00	(272.51)
Eviction Costs	07 002 4190.4	5	0.00	565.00	458.26	(106.74)
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	1,375.00	1,375.00
Tenant Services	07 002 4220.00	5	0.00	3,294.23	5,500.00	2,205.77
Water	07 002 4310.00	5	1,232.50	6,450.24	6,417.51	(32.73)
Electricity	07 002 4320.00	5	733.37	6,928.45	3,980.13	(2,948.32)
Sewer	07 002 4390.00	5	2,096.60	10,575.48	10,637.88	62.40
Labor	07 002 4410.00	5	5,691.64	78,727.63	80,644.63	1,917.00
Maintenance Materials	07 002 4420.00	5	146.75	5,658.99	25,047.88	19,388.89
Contract Costs	07 002 4430.00	5	200.00	33,046.86	28,700.76	(4,346.10)
Pest Control	07 002 4430.1	5	672.00	2,941.00	6,490.88	3,549.88
Contract Costs-Lawn	07 002 4430.3	5	0.00	4,750.00	5,251.51	501.51
Contract Costs-Air Conditioning	07 002 4430.4	5	0.00	8,125.00	13,141.26	5,016.26
Contract Costs-Plumbing	07 002 4430.5	5	0.00	0.00	916.63	916.63
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	183.26	183.26
Garbage and Trash Collection	07 002 4431.00	5	1,319.90	6,764.96	6,148.01	(616.95)
Emp Benefit Cont - Maintenance	07 002 4433.00	5	1,264.76	28,452.79	31,172.13	2,719.34
Insurance - Property	07 002 4510.00	5	2,281.72	23,853.50	21,391.26	(2,462.24)
Bad Debts - Other	07 002 4570.00	5	0.00	33,109.54	13,750.00	(19,359.54)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,409.02	27,057.17	27,001.26	(55.91)
Management Fees	07 002 4590.00	5	701.29	20,804.49	30,885.25	10,080.76
Other General Expense	07 002 4590.01	5	0.00	2,526.19	3,666.63	1,140.44
Total Operating Expenses			21,588.81	352,427.17	358,084.43	5,657.26
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	3,868.33	69,099.62	44,876.26	24,223.36
HAP Subsidy	07 002 3110.01	5	5,328.00	210,190.00	341,183.26	(130,993.26)
Total Operating Revenues			9,196.33	279,289.62	386,059.52	(106,769.90)
Total Operating Revenues and Expenses			(12,392.48)	(73,137.55)	27,975.09	(101,112.64)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00	5	0.00	57.90	91.63	(33.73)
Interest - Restricted - Residual Receipt	07 002 3431.01	5	0.00	7.56	45.76	(38.20)
Investment Income - Unrestricted	07 002 3610.00	5	2.73	85.70	0.00	85.70
Other Income - Tenant	07 002 3690.00	5	811.48	10,012.46	4,840.88	5,171.58
Other Income - Non Tenant	07 002 3690.02	5	52,953.63	52,953.63	1,008.26	51,945.37
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			53,767.84	228,083.75	5,986.53	222,097.22
Total Other Revenues and Expenses			53,767.84	228,083.75	5,986.53	222,097.22
Total Net Income (Loss)			41,375.36	154,946.20	33,961.62	120,984.58

OCCUPANCY/VACANCY REPORT

Dec-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>
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>
29	3	3/29/2023			OPEN 54495		Multiple lease violations
1312	3	8/31/2023	12/28/2023	50	70	120	VAWA
1308	3	9/5/2023			84		Non pmt rent
1319	2	12/14/2023			OPEN 56698		Double subsidy
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
254	2	11/22/2022		*MOLD*	OPEN 53854		Transferred to 224/mold
203	2	5/11/2023	12/8/2023	1	211	212	Evicted
305	3	7/3/2023			OPEN 55306		Unreported income
207	3	7/5/2023			177		Abandoned
255	3	7/13/2023			OPEN 55379		Non pmt rent
TOTAL LAKESIDE PARK II VACANT - 5							

SUBMITTED BY PENNY PIERATTI, CEO

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
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

Dec-23

North Central Heights I - (40 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
638	3	5/12/2023	12/14/2023	17	199	216	Non pmt rent
612	3	11/6/2023			OPEN 56427		No notice given

TOTAL NCH I VACANT - 1

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
738	4	2/16/2023	12/1/2023	46	243	289	Non pmt rent
305	3	6/9/2023			OPEN 55121		Abandoned unit
728	3	7/28/2023			OPEN 55540		Rent too high
307	3	9/30/2023			OPEN 56181		Non renewal
724	3	10/2/2023			OPEN 56154		No notice given
740	4	11/7/2023			OPEN 56431		Evicted/criminal
302	3	11/13/2023			OPEN 56487		Non pmt rent

TOTAL NCH II VACANT - 6

SUBMITTED BY: PENNY PIERATT, CEO

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

<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>
38218	3	5/30/2023	12/21/2023	7	198	205	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
38257	3	11/20/2023			OPEN 56526		Non pmt rent
38201	3	12/21/2023			OPEN 56706		No notice given/moved to OH

TOTAL CORNELL VACANT - 5

OCCUPANCY/VACANCY REPORT

Dec-23

Intent to Vacate ---

Lakeside Park I=unit 25=2 bdrm=needs 3 bedroom 9/1
 NCH II=unit 722=3 bdrm=non renewing 1/31
 NCH II=unit 656=3 bdrm=non renewing 2/28

Evictions -

Lakeside Park II=unit 220=3 bdrm=non pmt rent
 NCH II=unit 718=3 bdrm=non pmt rent

WAITING LIST		2023		2017	
DELANEY HEIGHTS		LAKESIDE PARK I		LAKESIDE PARK II	
2023		2023		2017	
1 BDRM	8	1 BDRM	0	1 BDRM	14
TOTAL	8	2 BDRM	4	2 BDRM	46
		3 BDRM	2	3 BDRM	63
		4 BDRM	2	4 BDRM	18
		5 BDRM	0	5 BDRM	0
		TOTAL	8	TOTAL	141
		2022		2022	
RIDGE DALE		NORTH CENTRAL HEIGHTS OPEN		CORNELL COLONY	
2017		2022		2022	
1 BDRM	2	2 BDRM	47	3 BDRM	19
2 BDRM	41	3 BDRM	18		
3 BDRM	8	4 BDRM	10		
4 BDRM	2	TOTAL	75		
TOTAL	53				
SUBMITTED BY PENNY PIERATTI, CEO		TOTAL		304	

Tenant Accounts Receivable
31-Dec-23

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
C. Jackson	\$ 99.87	Work order
C. Mercado	\$ 1.99	Work order
J. Ross	\$ 5.89	Work order
E. Sanders	\$ 154.62	Work order
DH Total	\$ 262.37	
<u>Lakeside Park I</u>		
T. Gutierrez	\$ 85.45	Water
L. Hodges	\$ 111.00	Rent, Work order
T. Jones	\$ 5,297.07	Rent, unreported income (pmts)
Lakeside I Total	\$ 5,493.52	
<u>Lakeside Park II</u>		
C. Caldwell	\$ 113.64	Work order
B. Concepcion	\$ 377.00	Unreported income (pmts)
S. Jackson	\$ 963.44	Rent, Work order
N. Jones	\$ 77.18	Work order
F. Pabon	\$ 7.00	Late fee
A. Pauldo	\$ 19.00	Late fee
L.Rivera	\$ 68.00	Unreported income (pmts)
B. Robinson	\$ 34.77	Work order
Y. Salas	\$ 266.00	Unreported income (pmts)
F. Swinton	\$ 29.00	Late fee
A. Thompson	\$ 11.99	Work order
S. Williams	\$ 4,555.35	Unreported income/evicting
C. Wooden	\$ 7.79	Work order
Lakeside II Total	\$ 6,530.16	

Submitted by:
Penny Pieratt,CEO

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

B. Arthion	\$	58.94	Late Fee
J. Figueroa	\$	27.79	Late fee
M. Hudson	\$	814.60	Late fee, rent
S. Jones	\$	181.67	Work Order
P. Pantoja	\$	38.30	Late fee

NCH I Total \$ 1,121.30**NCH II**

C. Castillo	\$	28.00	Late fee
T. Hill	\$	963.20	Rent, Late fee
J. Matthews	\$	1,061.32	Rent, Late fee, work order
T. Otero	\$	36.11	Work Order
M. Packer	\$	75.32	Late fee, work order
R. Riley	\$	5.00	Late fee
S. Rivera	\$	644.98	Late fee
B. Santos	\$	275.25	Work order
R. Tirado	\$	28.64	Late fee
S. Vazquez	\$	33.70	Work Order
C. Wooden	\$	3,036.50	Rent, late fee (evicting)

NCH II Total \$ 6,188.02**Cornell Colony**

L. Adkins	\$	1,512.01	Rent, Late fee
B. Antonio	\$	0.50	Work order
J. Bush	\$	650.00	Rent, Late fee
S. Butler	\$	0.62	Work Order
J. Estevez	\$	35.00	Late fee
A. Fernandez	\$	1,087.87	Rent, Late fee
J. Fonseca	\$	27.08	Late fee
D. Guerrero	\$	44.60	Late fee
E. Leon	\$	97.07	Late fee
L. Peralta	\$	823.00	Rent, Late fee
R. Rodriguez	\$	103.26	Work Order

Cornell Total \$ 4,381.01Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable
31-Dec-23

Ridgedale

C. Anderson	\$	0.77	Work order
C. Coley	\$	225.00	Rent
J. Davis	\$	6.11	Late fee
M. Milton	\$	142.49	Unreported income (pmts)
T. Richardson	\$	8,709.02	Rent, work order (evicting)
F. Weeks	\$	150.60	Work order
Ridgedale Total	\$	9,233.99	

GRAND TOTAL	\$ 33,210.37
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WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	279.02	T. Hill
Lakeside Park II	\$	-	
NCH I	\$	-	
NCH II	\$	-	
"	\$	-	
Ridgedale	\$	-	
Cornell	\$	-	
TOTAL	\$	279.02	

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. 136 hours were taken during the month of September for sick, vacation, and holiday leave.

Maintenance		
Delaney Heights Inspections	1	
Lakeside Park I Inspections	0	
Lakeside Park II Inspections	0	
Ridgedale Inspections	0	
NCH I Inspections	1	
NCH II Inspections	2	
Cornell Colony Inspections	5	
Total	9	
Delaney Heights Vacancies	0	
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	0	0
Lakeside Park I Move Ins	1	1
Lakeside Park II Move Ins	1	1
Ridgedale Move Ins	0	0
NCH I Move Ins	1	1
NCH II Move Ins	1	1
Cornell Colony Move Ins	1	1
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	1	
Lakeside Park II Move Outs	1	
Ridgedale Move Outs	0	
NCH I Move Outs	0	
NCH II Move Outs	0	
Cornell Colony Move Outs	1	
Total	3	

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



December 2023

Remodel/Mold Remediation completed at 710 Fairview

207 Shoreline Drive Turnover completed

29 Tulane Drive Turnover Completed

38218 Ezra Circle Turnover completed

All Annual Inspections Completed for the year

Move ins at 1312 South Tulane Drive and 1314 South Tulane Drive

Termite Inspections at Cornell Colony (No Termite Issues Found)

Smoke Detector and Fire Extinguisher checks completed at all properties

Ongoing Mold Remediation in Ridgedale at:

713 Fairview Terrace

715 Fairview Terrace

717 Fairview Terrace

719 Fairview Terrace

Clean PRV provided for 713 Fairview Terrace and 719 Fairview Terrace

Roofers completed the new roofing at North Central Heights

Submitted by: Daniel Whitlock
Maintenance Supervisor

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 12/1/2023 - 12/31/2023

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
HILL TERRANIE S 15638 590-17-8273 1319 CUMMINGS AVENUE AVON PARK FL 33825- Current Balance: \$0.00 Current Deposit: \$0.00 Phone Number: 863-873-1690						
AR00132275	MAINT	12/15/2023	\$54.03	12/15/2023	\$0.00	\$54.03
AR00132276	MAINT	12/15/2023	\$100.00	12/15/2023	\$0.00	\$100.00
AR00132277	MAINT	12/15/2023	\$89.99	12/15/2023	\$0.00	\$89.99
AR00132279	MAINT	12/15/2023	\$35.00	12/15/2023	\$0.00	\$35.00
Totals			\$279.02		\$0.00	\$279.02
PHA: 04 PROJECT: 001			Totals		\$0.00	\$279.02
PHA: 04			Totals		\$0.00	\$279.02
Grand Totals			\$279.02		\$0.00	\$279.02

Selection Criteria: Tenant #: ALL PHA: ALL Project: ALL Write Off Date Range: 12/1/2023 - 12/31/2023
 Include Family Member Information: False Sort By: PHA/Project/First Name

**CASH ANALYSIS
12/31/2023**

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 104,119.89		
North Central Heights I General Fund	\$ 111,157.03	NCH I Reserves/Bonneville	\$ 143,667.60
NCH I Security Deposit	\$ 11,761.47	NCH I Insurance	\$ 23,861.85
North Central Heights II General Fund	\$ 69,600.69	NCH II Reserves/Bonneville	\$ 114,897.44
NCH II Security Deposit	\$ 8,250.12	NCH II Insurance	\$ 18,916.29
Cornell Colony General Fund	\$ 279,848.20	CC Reserves/Amerinat	\$ 93,751.28
Cornell Colony Security Deposit	\$ 13,036.05	CC Insurance	\$ 38,655.85
		CC Reserves/Amerinat	\$ 117,912.01
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 14,540.69	LPI Reserves/First Hsg	\$ 47,023.32
LPI Security Deposit	\$ 3,377.13	LPI Insurance	\$ 7,206.08
Lakeside Park II General Fund	\$ 19,215.00	LPII Reserves/Churchill	\$ 213,496.42
Hail Funds	\$ -	O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$ 19,215.00	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 15,316.46	LPII Insurance	\$ 40,719.03
		GNMA-Other Churchill	\$ 15,071.70
Delaney Heights General Fund	\$ 52,328.64	DH Reserves/South State	\$ 84,237.40
DH Security Deposit	\$ 11,165.00		
COCC	\$ 318,805.30		
HUD Lawsuit Income	\$ 222,541.46 *		
Available Funds	\$ 318,805.30		
Ridgedale General Fund	\$ 15,417.76	RD Reserves/Centennial	\$ 47,443.50
Ridgedale Security Deposit	\$ 3,960.60	RD Insurance	\$ 13,868.14
		RD Residual Reserves	\$ 9,133.48
		RD MIP Insurance	\$ 4,465.59

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 December 31, 2023	12 Month(s) Ended December 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		(361.73)	18,230.02	20,217.00	1,986.98
Compensated Absences	02 001 4120.00 5		* 1,960.20	1,960.20	0.00	(1,960.20) *
Legal Expense	02 001 4130.00 5		0.00	51.57	500.00	448.43
Staff Training	02 001 4140.00 5		0.00	600.00	1,000.00	400.00
Travel	02 001 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	02 001 4170.00 5		600.00	3,825.12	4,000.00	174.88
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	558.75	0.00	(558.75)
Audit Fees	02 001 4171.00 5		0.00	2,968.00	4,450.00	1,482.00
Employee Benefits Cont - Admin	02 001 4182.00 5		403.78	8,847.36	9,329.00	481.64
Sundry	02 001 4190.00 5		0.00	224.55	1,100.00	875.45
Advertising and Marketing	02 001 4190.08 5		71.76	109.17	0.00	(109.17)
Bank Fees	02 001 4190.18 5		0.00	24.00	0.00	(24.00)
Telephone	02 001 4190.2 5		93.40	1,120.80	1,200.00	79.20
Tenant Background Checks	02 001 4190.20 5		0.00	678.45	500.00	(178.45)
Postage	02 001 4190.3 5		0.00	20.28	50.00	29.72
Eviction Costs	02 001 4190.4 5		0.00	0.00	500.00	500.00
Ten Services	02 001 4220.2 5		14.64	14.64	1,500.00	1,485.36
Water	02 001 4310.00 5		18.47	510.85	666.00	155.15
Electricity	02 001 4320.00 5		276.66	3,163.86	6,056.00	2,892.14
Sewer	02 001 4390.00 5		40.30	637.70	595.00	(42.70)
Labor	02 001 4410.00 5		2,009.53	25,815.62	20,160.00	(5,655.62)
Maintenance Materials	02 001 4420.00 5		536.32	11,892.97	12,512.00	619.03
Contract Costs	02 001 4430.00 5		821.28	3,179.34	39,229.00	36,049.66
Contract Costs-Pest Control	02 001 4430.1 5		0.00	3,102.00	2,584.00	(518.00)
Contract Costs - AC	02 001 4430.4 5		225.00	8,010.00	11,006.00	2,996.00
Contract Costs - Lawn	02 001 4430.5 5		0.00	22,420.00	28,113.00	5,693.00
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		37.00	620.50	1,312.00	691.50
Emp Benefit Cont - Maintenance	02 001 4433.00 5		760.69	10,556.68	9,575.00	(981.68)
Insurance - Property	02 001 4510.00 5		2,859.24	31,185.51	25,521.00	(5,664.51)
Bad Debts - Other	02 001 4570.00 5		0.00	5,931.69	5,000.00	(931.69)
Bonneville Interest	02 001 4580.01 5		3,633.80	43,814.44	43,815.00	0.56
Other General Expense	02 001 4590.00 5		0.00	447.08	1,500.00	1,052.92
Management Fees	02 001 4590.02 5		1,297.78	16,147.80	23,935.00	7,787.20
Depreciation Expense	02 001 4800.00 5		* 167,099.91	167,099.91	0.00	(167,099.91) *
Total Operating Expenses			182,398.03	396,968.86	276,425.00	(120,543.86)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		27,550.54	325,778.82	299,191.00	26,587.82
Total Operating Revenues			27,550.54	325,778.82	299,191.00	26,587.82
Total Operating Revenues and Expenses			(154,847.49)	(71,190.04)	22,766.00	(93,956.04)
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		452.00	7,008.05	9,161.00	(2,152.95)
Other Income - Non Tenant	02 001 3690.02 5		0.00	126,837.00	0.00	126,837.00
Total Other Revenues and Expenses			452.00	133,893.57	9,161.00	124,732.57
Total Other Revenues and Expenses			452.00	133,893.57	9,161.00	124,732.57
Total Net Income (Loss)			(154,395.49)	62,703.53	31,927.00	30,776.53

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 December 31, 2023	12 Month(s) Ended December 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		(277.50)	14,712.31	16,270.00	1,557.69
Compensated Absences	02 002 4120.00 5		1,585.98	1,585.98	0.00	(1,585.98)
Legal Expense	02 002 4130.00 5		125.00	660.25	500.00	(160.25)
Staff Training	02 002 4140.00 5		0.00	480.00	600.00	120.00
Travel	02 002 4150.00 5		0.00	0.00	250.00	250.00
Accounting Fees	02 002 4170.00 5		600.00	3,776.88	3,750.00	(26.88)
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	330.00	0.00	(330.00)
Audit Fees	02 002 4171.00 5		0.00	2,332.00	3,500.00	1,168.00
Employee Benefits Cont - Admin	02 002 4182.00 5		319.59	7,111.09	7,509.00	397.91
Sundry	02 002 4190.00 5		0.00	221.40	750.00	528.60
Advertising and Marketing	02 002 4190.08 5		56.38	87.19	0.00	(87.19)
Telephone	02 002 4190.2 5		0.00	0.00	300.00	300.00
Tenant Background Check	02 002 4190.20 5		0.00	688.08	1,000.00	311.92
Postage	02 002 4190.3 5		0.00	20.28	0.00	(20.28)
Eviction Costs	02 002 4190.4 5		90.00	975.00	500.00	(475.00)
Ten Services -	02 002 4220.20 5		12.20	12.20	0.00	(12.20)
Water	02 002 4310.00 5		0.00	493.93	142.00	(351.93)
Electricity	02 002 4320.00 5		55.22	3,056.09	2,573.00	(483.09)
Sewer	02 002 4390.00 5		0.00	166.14	31.00	(135.14)
Labor	02 002 4410.00 5		1,891.85	23,405.74	16,750.00	(6,655.74)
Maintenance Materials	02 002 4420.00 5		357.17	14,238.46	11,426.00	(2,812.46)
Contract Costs	02 002 4430.00 5		291.72	2,608.66	39,251.00	36,642.34
Contract Costs-Pest Control	02 002 4430.1 5		0.00	4,134.00	2,064.00	(2,070.00)
Contract Costs - Lawn	02 002 4430.3 5		0.00	16,780.00	22,089.00	5,309.00
Contract Costs - AC	02 002 4430.4 5		0.00	20,930.00	8,935.00	(11,995.00)
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		60.00	867.50	306.00	(561.50)
Emp Benefit Cont - Maintenance	02 002 4433.00 5		705.01	9,528.19	8,066.00	(1,462.19)
Insurance - Property	02 002 4510.00 5		2,228.17	24,309.46	20,080.00	(4,229.46)
Bad Debts - Other	02 002 4570.00 5		0.00	23,169.87	5,000.00	(18,169.87)
Bonneville Interest	02 002 4580.01 5		3,287.21	39,635.24	39,636.00	0.76
Other General Expense	02 002 4590.00 5		0.00	1,951.28	1,500.00	(451.28)
Management Fees	02 002 4590.02 5		1,653.77	19,301.14	22,022.00	2,720.86
Extraordinary Maint - Contract Costs	02 002 4610.00 5		0.00	1,027.97	0.00	(1,027.97)
Depreciation Expense	02 002 4800.00 5		129,743.95	129,743.95	0.00	(129,743.95)
Total Operating Expenses			142,785.72	375,040.28	234,800.00	(140,240.28)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		21,129.10	256,394.89	275,275.00	(18,880.11)
Total Operating Revenues			21,129.10	256,394.89	275,275.00	(18,880.11)
Total Operating Revenues and Expenses			(121,656.62)	(118,645.39)	40,475.00	(159,120.39)
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		176.20	13,527.00	5,735.00	7,792.00
Other Income - Non Tenant	02 002 3690.02 5		0.00	234,892.64	0.00	234,892.64
Total Other Revenues and Expenses			176.20	248,458.44	5,735.00	242,723.44
Total Other Revenues and Expenses			176.20	248,458.44	5,735.00	242,723.44
Total Net Income (Loss)			(121,480.42)	129,813.05	46,210.00	83,603.05

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

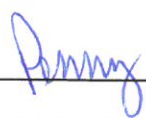
Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2023	12 Month(s) Ended December 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		(506.62)	20,486.41	22,848.00	2,361.59
Compensated Absences	03 001 4120.00 5		3,310.64	3,310.64	0.00	(3,310.64)
Legal Expense	03 001 4130.00 5		0.00	513.78	500.00	(13.78)
Staff Training	03 001 4140.00 5		0.00	680.00	500.00	(180.00)
Travel	03 001 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	03 001 4170.00 5		500.00	3,257.28	3,200.00	(57.28)
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	855.00	0.00	(855.00)
Audit Fees	03 001 4171.00 5		0.00	3,392.00	5,100.00	1,708.00
Employee Benefits Cont - Admin	03 001 4182.00 5		459.96	10,004.97	10,543.00	538.03
Sundry	03 001 4190.00 5		231.56	710.41	1,500.00	789.59
Tenant Background Checks	03 001 4190.02 5		0.00	785.12	400.00	(385.12)
Advertising and Marketing	03 001 4190.08 5		82.01	123.83	0.00	(123.83)
Bank Fees	03 001 4190.19 5		0.00	12.00	0.00	(12.00)
Telephone/Communications	03 001 4190.20 5		0.00	1,533.85	2,000.00	466.15
Collection Loss Recovery Contract Fe	03 001 4190.21 5		137.60	137.60	0.00	(137.60)
Postage	03 001 4190.30 5		0.00	40.23	0.00	(40.23)
Eviction Costs	03 001 4190.40 5		0.00	650.00	500.00	(150.00)
Ten Services	03 001 4220.00 5		16.10	16.10	0.00	(16.10)
Water	03 001 4310.00 5		14.91	919.08	510.00	(409.08)
Electricity	03 001 4320.00 5		118.87	5,671.40	3,448.00	(2,223.40)
Sewer	03 001 4390.00 5		31.20	665.73	491.00	(174.73)
Labor	03 001 4410.00 5		631.08	24,175.50	29,105.00	4,929.50
Materials	03 001 4420.00 5		495.65	16,420.91	9,898.00	(6,522.91)
Contract Costs	03 001 4430.00 5		535.00	11,345.36	19,198.00	7,852.64
Contract Costs - Pest Control	03 001 4430.10 5		0.00	3,974.00	1,003.00	(2,971.00)
Contract Costs-Lawn	03 001 4430.30 5		695.00	22,553.25	29,040.00	6,486.75
Contract Costs - AC	03 001 4430.40 5		0.00	2,605.00	5,701.00	3,096.00
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	1,500.00	158.00	(1,342.00)
Garbage and Trash Collection	03 001 4431.00 5		95.00	1,980.00	1,108.00	(872.00)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		644.10	9,698.01	12,046.00	2,347.99
Property Insurance	03 001 4510.00 5		5,019.35	54,460.12	28,574.00	(25,886.12)
Payment in Lieu of Taxes	03 001 4520.00 5		0.00	6,504.96	0.00	(6,504.96)
Bad Debts - Other	03 001 4570.00 5		0.00	19,756.22	9,784.00	(9,972.22)
Management Fees	03 001 4590.01 5		1,706.43	20,084.19	21,988.00	1,903.81
Other General Expense	03 001 4590.02 5		0.00	10,557.94	11,500.00	942.06
DEPRECIATION	03 001 4800.00 5		194,756.29	194,756.29	0.00	(194,756.29)
Total Operating Expenses			208,974.13	454,137.18	231,143.00	(222,994.18)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		31,391.41	349,299.61	366,463.00	(17,163.39)
Total Operating Revenues			31,391.41	349,299.61	366,463.00	(17,163.39)
Total Operating Revenues and Expenses			(177,582.72)	(104,837.57)	135,320.00	(240,157.57)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		99.04	(335.83)	130.00	(465.83)
Other Income - Misc Other Revenue	03 001 3690.00 5		156.00	386,722.18	5,277.00	381,445.18
Interest on Loan - Heartland National	03 001 5610.00 5		(4,735.55)	(42,454.08)	(42,455.00)	0.92
Total Other Revenues and Expenses			(4,480.51)	343,932.27	(37,048.00)	380,980.27
Total Other Revenues and Expenses			(4,480.51)	343,932.27	(37,048.00)	380,980.27
Total Net Income (Loss)			(182,063.23)	239,094.70	98,272.00	140,822.70

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

PBRA LAKESIDE PARK I - PBRA

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2023	12 Month(s) Ended December 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00	5	(540.08)	9,246.05	11,655.00	2,408.95
Compensated Absence	04 001 4120.00	5	1,600.32	1,600.32	0.00	(1,600.32)
Legal Expense	04 001 4130.00	5	0.00	1,784.43	500.00	(1,284.43)
Staff Training	04 001 4140.00	5	0.00	240.00	320.00	80.00
Accounting Fees	04 001 4170.00	5	500.00	3,269.73	3,300.00	30.27
Computer Support/Licensing Fees	04 001 4170.20	5	0.00	315.00	0.00	(315.00)
Audit Fees	04 001 4171.00	5	0.00	1,272.00	1,500.00	228.00
Employee Benefits Cont - Admin	04 001 4182.00	5	275.06	4,533.22	4,986.00	452.78
Sundry	04 001 4190.00	5	0.00	512.34	1,300.00	787.66
TENANT BACKGROUND CHECKS	04 001 4190.02	5	0.00	290.56	100.00	(190.56)
Advertising and Marketing	04 001 4190.08	5	30.75	30.75	0.00	(30.75)
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	500.00	500.00
Eviction Costs	04 001 4190.40	5	0.00	660.30	300.00	(360.30)
Ten Services -	04 001 4220.00	5	5.86	2,764.46	1,500.00	(1,264.46)
Water	04 001 4310.00	5	117.14	196.99	0.00	(196.99)
Electricity	04 001 4320.00	5	102.54	3,230.67	0.00	(3,230.67)
Sewer	04 001 4390.00	5	30.80	180.56	100.00	(80.56)
Labor	04 001 4410.00	5	929.00	13,813.46	13,065.00	(748.46)
Maintenance Materials	04 001 4420.00	5	904.65	6,630.51	5,000.00	(1,630.51)
Contract Costs	04 001 4430.00	5	0.00	5,214.50	1,725.00	(3,489.50)
Contract Costs - Pest Control	04 001 4430.10	5	0.00	9,530.00	10,000.00	470.00
Contract Costs-Lawn	04 001 4430.30	5	0.00	2,550.00	3,000.00	450.00
Contract Costs - AC	04 001 4430.40	5	0.00	1,705.00	3,000.00	1,295.00
CONTRACT COST-PLUMBING	04 001 4430.50	5	325.00	325.00	200.00	(125.00)
Contract Costs - Vacancy Turnaround	04 001 4430.60	5	0.00	0.00	200.00	200.00
Garbage and Trash Collection	04 001 4431.00	5	121.50	583.58	500.00	(83.58)
Emp Benefit Cont - Maintenance	04 001 4433.00	5	377.59	5,491.38	6,043.00	551.62
Property Insurance	04 001 4510.00	5	1,433.38	15,707.02	12,856.00	(2,851.02)
Bad Debts - Other	04 001 4570.00	5	(2,677.50)	14,552.54	2,500.00	(12,052.54)
Other General Expense--Florida Hsg F	04 001 4590.00	5	0.00	6,556.00	5,980.00	(576.00)
Management Fees	04 001 4590.01	5	494.88	5,242.17	7,262.00	2,019.83
Other General Expense	04 001 4590.02	5	0.00	1,123.60	750.00	(373.60)
GROUND LEASE EXPENSE	04 001 4590.03	5	208.33	2,499.96	2,500.00	0.04
Depreciation Expense	04 001 4800.00	5	35,878.92	35,878.92	0.00	(35,878.92)
Total Operating Expenses			40,118.14	157,613.43	100,642.00	(56,971.43)
Operating Revenues						
Dwelling Rent	04 001 3110.00	5	(521.49)	36,895.90	16,887.00	20,008.90
HAP Subsidy	04 001 3110.01	5	4,965.00	51,721.00	104,154.00	(52,433.00)
Total Operating Revenues			4,443.51	88,616.90	121,041.00	(32,424.10)
Total Operating Revenues and Expenses			(35,674.63)	(68,996.53)	20,399.00	(89,395.53)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00	5	0.00	608.00	120.00	488.00
Other Income - Tenant	04 001 3690.00	5	865.44	8,118.36	2,107.00	6,011.36
Other Income - Misc Other Revenue	04 001 3690.01	5	0.00	210,004.35	0.00	210,004.35
Other Income - Laundry	04 001 3690.07	5	0.00	565.00	1,000.00	(435.00)
Total Other Revenues and Expenses			865.44	219,295.71	3,227.00	216,068.71
Total Other Revenues and Expenses			865.44	219,295.71	3,227.00	216,068.71
Total Net Income (Loss)			(34,809.19)	150,299.18	23,626.00	126,673.18



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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2023	12 Month(s) Ended December 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00	5	(873.26)	15,170.59	19,133.00	3,962.41
Compensated Absence	04 002 4120.00	5	2,877.60	2,877.60	0.00	(2,877.60)
Legal Expense	04 002 4130.00	5	256.35	1,809.06	1,000.00	(809.06)
Staff Training	04 002 4140.00	5	0.00	0.00	1,000.00	1,000.00
Travel	04 002 4150.00	5	0.00	0.00	250.00	250.00
Accounting Fees	04 002 4170.00	5	500.00	4,054.05	3,500.00	(554.05)
Computer Support/Licensing Fees	04 002 4170.20	5	0.00	671.25	0.00	(671.25)
Audit Fees	04 002 4171.00	5	0.00	4,664.00	4,500.00	(164.00)
Employee Benefits Cont - Admin	04 002 4182.00	5	444.25	7,491.15	8,100.00	608.85
Sundry	04 002 4190.00	5	0.00	263.31	1,000.00	736.69
TENANT BACKGROUND CHECKS	04 002 4190.02	5	62.45	874.65	1,000.00	125.35
Advertising and Marketing	04 002 4190.08	5	112.76	226.76	0.00	(226.76)
Postage	04 002 4190.30	5	24.00	26.07	0.00	(26.07)
Eviction Costs	04 002 4190.40	5	0.00	330.00	1,000.00	670.00
Ten Services -	04 002 4220.00	5	846.20	6,371.80	1,800.00	(4,571.80)
Water	04 002 4310.00	5	62.32	679.21	595.00	(84.21)
Electricity	04 002 4320.00	5	272.62	3,803.67	1,847.00	(1,956.67)
Sewer	04 002 4390.00	5	28.00	464.04	172.00	(292.04)
Labor	04 002 4410.00	5	1,723.25	23,671.70	20,447.00	(3,224.70)
Maintenance Materials	04 002 4420.00	5	1,029.90	15,867.65	22,033.00	6,165.35
Contract Costs	04 002 4430.00	5	8,850.10	40,089.32	36,676.00	(3,413.32)
Contract Costs - Pest Control	04 002 4430.10	5	0.00	14,050.00	20,947.00	6,897.00
Contract Costs-Lawn	04 002 4430.30	5	0.00	10,200.00	17,589.00	7,389.00
Contract Costs - AC	04 002 4430.40	5	615.00	7,010.02	4,727.00	(2,283.02)
CONTRACT COSTS-PLUMBING	04 002 4430.50	5	0.00	925.00	1,130.00	205.00
Contract Costs - Vacancy Turnaround	04 002 4430.60	5	0.00	0.00	564.00	564.00
Garbage and Trash Collection	04 002 4431.00	5	157.12	1,127.17	893.00	(234.17)
Emp Benefit Cont - Maintenance	04 002 4433.00	5	674.86	9,631.31	9,571.00	(60.31)
Property Insurance	04 002 4510.00	5	4,295.05	47,004.05	39,600.00	(7,404.05)
Bad Debts - Other	04 002 4570.00	5	0.00	16,214.82	4,500.00	(11,714.82)
Management Fees	04 002 4590.01	5	1,816.46	22,937.49	27,152.00	4,214.51
Other General Expense	04 002 4590.02	5	0.00	11,137.76	9,000.00	(2,137.76)
GROUND LEASE EXPENSE	04 002 4590.03	5	8,000.00	96,000.00	96,000.00	0.00
Depreciation Expense	04 002 4800.00	5	126,059.68	126,059.68	0.00	(126,059.68)
Total Operating Expenses			157,834.71	491,703.18	355,726.00	(135,977.18)
Operating Revenues						
Dwelling Rent	04 002 3110.00	5	11,430.08	117,529.57	92,527.00	25,002.57
HAP Subsidy	04 002 3110.01	5	18,618.00	252,144.00	360,000.00	(107,856.00)
Total Operating Revenues			30,048.08	369,673.57	452,527.00	(82,853.43)
Total Operating Revenues and Expenses			(127,786.63)	(122,029.61)	96,801.00	(218,830.61)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00	5	0.00	219.43	250.00	(30.57)
Other Income - Tenants	04 002 3690.00	5	319.35	4,613.13	7,478.00	(2,864.87)
Other Income - Misc Other Revenue	04 002 3690.02	5	0.00	301,352.00	1,000.00	300,352.00
Interest on Loan	04 002 5610.00	5	(4,974.55)	(59,991.00)	(59,991.00)	0.00
Total Other Revenues and Expenses			(4,655.20)	246,193.56	(51,263.00)	297,456.56
Total Other Revenues and Expenses			(4,655.20)	246,193.56	(51,263.00)	297,456.56
Total Net Income (Loss)			(132,441.83)	124,163.95	45,538.00	78,625.95

Penny

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

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2023	12 Month(s) Ended December 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		(937.83)	11,053.64	14,286.00	3,232.36
Compensated Absence	04 003 4120.00 5		2,440.70	2,440.70	0.00	(2,440.70)
Legal Expense	04 003 4130.00 5		0.00	7.29	500.00	492.71
Staff Training	04 003 4140.00 5		0.00	0.00	500.00	500.00
Travel	04 003 4150.00 5		0.00	0.00	600.00	600.00
Accounting Fees	04 003 4170.00 5		500.00	3,483.84	4,000.00	516.16
Computer Support/Licensing Fees	04 003 4170.20 5		0.00	292.50	0.00	(292.50)
Audit Fees	04 003 4171.00 5		0.00	3,816.00	5,700.00	1,884.00
Employee Benefits Cont - Admin	04 003 4182.00 5		373.14	6,010.83	6,096.00	85.17
Sundry	04 003 4190.00 5		0.00	277.64	500.00	222.36
Contract. Admin	04 003 4190.01 5		0.00	30.00	400.00	370.00
Advertising and Marketing	04 003 4190.08 5		92.26	136.76	0.00	(136.76)
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	300.00	(30.00)
Tenant Services -	04 003 4220.00 5		0.00	0.00	5,000.00	5,000.00
Water	04 003 4310.00 5		18.47	611.98	407.00	(204.98)
Electricity	04 003 4320.00 5		219.62	4,469.61	3,254.00	(1,215.61)
Natural Gas	04 003 4330.00 5		26.51	327.94	432.00	104.06
Sewer	04 003 4390.00 5		40.30	572.06	614.00	41.94
Labor	04 003 4410.00 5		1,624.59	21,280.78	17,037.00	(4,243.78)
Maintenance Materials	04 003 4420.00 5		7,979.06	33,783.89	11,500.00	(22,283.89)
Contract Costs	04 003 4430.00 5		5,111.00	13,039.50	6,085.00	(6,954.50)
Contract Costs - Pest Control	04 003 4430.10 5		928.00	5,137.00	18,980.00	13,843.00
Contract Costs-Lawn	04 003 4430.30 5		270.00	6,720.00	20,000.00	13,280.00
Contract Costs - AC	04 003 4430.40 5		0.00	4,205.00	4,699.00	494.00
Contract Costs-Plumbing	04 003 4430.50 5		0.00	1,199.00	578.00	(621.00)
Garbage and Trash Collection	04 003 4431.00 5		25.00	690.09	725.00	34.91
Emp Benefit Cont - Maintenance	04 003 4433.00 5		635.73	9,103.13	8,062.00	(1,041.13)
Property Insurance	04 003 4510.00 5		2,081.91	22,384.01	32,378.00	9,993.99
Bad Debts - Other	04 003 4570.00 5		0.00	1,361.58	1,000.00	(361.58)
Management Fees	04 003 4590.01 5		1,148.16	12,503.23	12,910.00	406.77
Other General Expense	04 003 4590.02 5		0.00	2,270.81	1,000.00	(1,270.81)
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	35,000.04	35,000.00	(0.04)
Depreciation Expense	04 003 4800.00 5		93,164.07	93,164.07	0.00	(93,164.07)
Total Operating Expenses			118,657.36	295,871.28	212,543.00	(83,328.28)
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		5,885.39	61,108.57	46,824.00	14,284.57
HAP Subsidy	04 003 3110.01 5		12,918.00	144,672.00	168,336.00	(23,664.00)
Total Operating Revenues			18,803.39	205,780.57	215,160.00	(9,379.43)
Total Operating Revenues and Expenses			(99,853.97)	(90,090.71)	2,617.00	(92,707.71)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	150.00	(150.00)
Other Income - Tenants	04 003 3690.00 5		0.00	2,882.14	3,000.00	(117.86)
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		0.00	426.50	499.00	(72.50)
Leave with no Notice	04 003 3690.16 5		0.00	110.00	0.00	110.00
Total Other Revenues and Expenses			0.00	108,335.83	3,649.00	104,686.83
Total Other Revenues and Expenses			0.00	108,335.83	3,649.00	104,686.83
Total Net Income (Loss)			(99,853.97)	18,245.12	6,266.00	11,979.12

**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2023	12 Month(s) Ended December 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		(977.12)	143,630.81	148,366.00	4,735.19
Compensated Absence	05 001 4120.00 5		12,824.55	12,824.55	0.00	(12,824.55)
Legal Expense	05 001 4130.00 5		0.00	1,053.00	2,500.00	1,447.00
Staff Training	05 001 4140.00 5		0.00	0.00	2,500.00	2,500.00
Travel	05 001 4150.00 5		0.00	700.61	2,500.00	1,799.39
Accounting Fees	05 001 4170.00 5		400.00	2,598.00	3,000.00	402.00
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	16,793.25	11,000.00	(5,793.25)
Audit Fees	05 001 4171.00 5		0.00	0.00	2,000.00	2,000.00
Employee Benefits Cont - Admin	05 001 4182.00 5		3,866.96	48,286.35	48,921.00	634.65
Sundry	05 001 4190.00 5		1,857.63	17,578.28	21,000.00	3,421.72
Bank Fees	05 001 4190.19 5		105.53	491.66	0.00	(491.66)
Telephone/Communications	05 001 4190.20 5		524.94	12,478.35	6,000.00	(6,478.35)
Postage	05 001 4190.30 5		63.33	4,612.70	2,000.00	(2,612.70)
Contract Costs - Copier	05 001 4190.60 5		156.87	3,061.96	6,000.00	2,938.04
Contract Costs - Admin	05 001 4190.90 5		150.00	4,176.26	0.00	(4,176.26)
Water	05 001 4310.00 5		33.38	356.17	455.00	98.83
Electricity	05 001 4320.00 5		571.40	7,160.14	6,455.00	(705.14)
Sewer	05 001 4390.00 5		71.50	734.50	901.00	166.50
Labor	05 001 4410.00 5		0.00	6,350.00	0.00	(6,350.00)
Materials	05 001 4420.00 5		2,251.27	10,728.26	3,000.00	(7,728.26)
Contract Costs	05 001 4430.00 5		0.00	168.00	2,143.00	1,975.00
Contract Costs - AC	05 001 4430.40 5		0.00	100.00	200.00	100.00
Garbage and Trash Collection	05 001 4431.00 5		75.00	930.46	900.00	(30.46)
Emp Benefit Cont - Maintenance	05 001 4433.00 5		0.00	684.34	0.00	(684.34)
Property Insurance	05 001 4510.00 5		436.64	6,740.36	9,574.00	2,833.64
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		2,187.62	6,750.94	12,500.00	5,749.06
Other General Expense-Unemployem	05 001 4590.03 5		0.00	1,375.00	0.00	(1,375.00)
Depreciation Expense	05 001 4800.00 5		4,015.57	4,015.57	0.00	(4,015.57)
Total Operating Expenses			28,615.07	314,779.76	291,915.00	(22,864.76)
Total Operating Revenues and Expenses			(28,615.07)	(314,779.76)	(291,915.00)	(22,864.76)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	(4,541.05)	0.00	(4,541.05)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,297.78	16,147.80	23,935.00	(7,787.20)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,653.77	19,301.14	22,022.00	(2,720.86)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,706.43	20,084.19	21,988.00	(1,903.81)
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		1,585.75	22,390.24	33,693.00	(11,302.76)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	133,500.00	133,500.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		494.88	5,242.17	7,262.00	(2,019.83)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,816.46	22,937.49	27,152.00	(4,214.51)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,148.16	12,503.23	12,910.00	(406.77)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		0.00	12,000.00	16,200.00	(4,200.00)
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			20,828.23	233,684.02	298,662.00	(64,977.98)
Total Other Revenues and Expenses			20,828.23	233,684.02	298,662.00	(64,977.98)
Total Net Income (Loss)			(7,786.84)	(81,095.74)	6,747.00	(87,842.74)

Penny

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2023	12 Month(s) Ended December 31, 2023	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		(1,802.88)	20,967.08	15,744.00	(5,223.08)
Compensated Absences	07 002 4120.00 5		10,553.11	10,553.11	0.00	(10,553.11)
Legal Expense	07 002 4130.00 5		2,666.25	9,065.02	2,000.00	(7,065.02)
Staff Training	07 002 4140.00 5		0.00	35.88	700.00	664.12
Travel	07 002 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	07 002 4170.00 5		400.00	2,751.60	3,700.00	948.40
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		0.00	746.25	0.00	(746.25)
Audit Fees	07 002 4171.00 5		0.00	2,756.00	4,100.00	1,344.00
Employee Benefits Cont - Admin	07 002 4182.00 5		653.03	10,829.25	7,242.00	(3,587.25)
Sundry	07 002 4190.00 5		250.00	655.91	2,650.00	1,994.09
Postage	07 002 4190.03 5		0.00	7.48	400.00	392.52
Advertising	07 002 4190.08 5		66.63	66.63	0.00	(66.63)
Bank Fees	07 002 4190.18 5		0.00	61.27	0.00	(61.27)
Telephone	07 002 4190.2 5		0.00	1,438.80	0.00	(1,438.80)
TENANT BACKGROUND CHECKS	07 002 4190.20 5		62.44	1,709.95	1,500.00	(209.95)
Eviction Costs	07 002 4190.4 5		0.00	565.00	500.00	(65.00)
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	1,500.00	1,500.00
Tenant Services	07 002 4220.00 5		0.00	3,294.23	6,000.00	2,705.77
Water	07 002 4310.00 5		517.58	6,967.82	7,001.00	33.18
Electricity	07 002 4320.00 5		687.16	7,615.61	4,342.00	(3,273.61)
Sewer	07 002 4390.00 5		1,048.30	11,623.78	11,605.00	(18.78)
Labor	07 002 4410.00 5		(4,502.27)	74,225.36	87,976.00	13,750.64
Maintenance Materials	07 002 4420.00 5		622.48	6,281.47	27,325.00	21,043.53
Contract Costs	07 002 4430.00 5		22,276.75	55,323.61	31,310.00	(24,013.61)
Pest Control	07 002 4430.1 5		672.00	3,613.00	7,081.00	3,468.00
Contract Costs-Lawn	07 002 4430.3 5		0.00	4,750.00	5,729.00	979.00
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	8,125.00	14,336.00	6,211.00
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	1,000.00	1,000.00
Contract Costs - Vacancy Turnaround	07 002 4430.6 5		0.00	0.00	200.00	200.00
Garbage and Trash Collection	07 002 4431.00 5		629.95	7,394.91	6,707.00	(687.91)
Emp Benefit Cont - Maintenance	07 002 4433.00 5		1,357.11	29,809.90	34,006.00	4,196.10
Insurance - Property	07 002 4510.00 5		2,281.76	26,135.26	23,336.00	(2,799.26)
Bad Debts - Other	07 002 4570.00 5		(8,475.14)	24,634.40	15,000.00	(9,634.40)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,398.63	29,455.80	29,456.00	0.20
Management Fees	07 002 4590.00 5		1,585.75	22,390.24	33,693.00	11,302.76
Other General Expense	07 002 4590.01 5		0.00	2,526.19	4,000.00	1,473.81
Depreciation Expense	07 002 4800.00 5		45,530.43	45,530.43	0.00	(45,530.43)
Total Operating Expenses			79,479.07	431,906.24	390,639.00	(41,267.24)
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		(5,107.78)	63,991.84	48,956.00	15,035.84
HAP Subsidy	07 002 3110.01 5		13,698.00	223,888.00	372,200.00	(148,312.00)
Total Operating Revenues			8,590.22	287,879.84	421,156.00	(133,276.16)
Total Operating Revenues and Expenses			(70,888.85)	(144,026.40)	30,517.00	(174,543.40)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00 5		0.00	57.90	100.00	(42.10)
Interest - Restricted - Residual Receipt	07 002 3431.01 5		0.00	7.56	50.00	(42.44)
Investment Income - Unrestricted	07 002 3610.00 5		1.42	87.12	0.00	87.12
Other Income - Tenant	07 002 3690.00 5		2,746.62	12,759.08	5,281.00	7,478.08
Other Income - Non Tenant	07 002 3690.02 5		0.00	52,953.63	1,100.00	51,853.63
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			2,748.04	230,831.79	6,531.00	224,300.79

Penny

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2023	ACCOUNT	1 Month(s) Ended December 31, 2023	12 Month(s) Ended December 31, 2023	Budget	Variance
Total Other Revenues and Expenses			<u>2,748.04</u>	<u>230,831.79</u>	<u>6,531.00</u>	<u>224,300.79</u>
Total Net Income (Loss)			<u>(68,140.81)</u>	<u>86,805.39</u>	<u>37,048.00</u>	<u>49,757.39</u>

