

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, February 20, 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: January 2024
 - 2. Monthly Occupancy Report: January 2024
 - 3. TAR & Maintenance Reports: January 2024
 - 4. Cash Analysis: January 2024
 - 5. Project Budgeted Income Statement Reports: January 2024
 - 6. Fee Accountants Financials: working on year end
- E. Secretary Reports & Old Business.
 - Working on year end
 - Financial Auditor, Malcolm, will be here week of February 26th instead of March 5th
 - 2 move ins and 5 move outs
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: March 19, 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, February 20, 2024; 5:30 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

1. Regular Board Meeting Minutes: January 2024
2. Monthly Occupancy Report: January 2024
3. TAR & Maintenance Reports: January 2024
4. Cash Analysis: January 2024
5. Project Budgeted Income Statement Reports: January 2024
6. Fee Accountants Financials: working on 2023 year end

COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): March 19, 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

January 16, 2024, 5:15 P.M.

Meeting Minutes

A. Opening/Roll Call: Commissioner Brojek called the Board Meeting to order at 5:20pm. Commissioner Brojek led us in prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Brojek, Jackson, Pineiro, Pough and Dilday. Absent: Chairman Knighten and Day. Attended guests: APHA Property Manager Jenna LaBarr and APHA Housing Clerk Michelle Ramirez.

B. Public Comments/Presentations:

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:

- 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: Tuesday, February 20, 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
January 16, 2024, 5:30 P.M.**

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:55 PM. Secretary Pieratt called the roll with the following directors present: Brojek, Pineiro, Jackson, Pough and Dilday. Also in attendance: Penny Pieratt, CEO/Secretary and APHA Property Manager Jenna LaBarra and APHA Housing Clerk Michelle Ramirez. Absent: Directors 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: 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

NEW BUSINESS:

Next Board Meeting: Tuesday, February 20, 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

OCCUPANCY/VACANCY REPORT

Jan-24

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>
508	0	1/11/2024			OPEN 56835		Passed away

TOTAL DELANEY HEIGHTS VACANT - 1

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	1/12/2024	9	280	289	Multiple lease violations
1308	3	9/5/2023	1/25/2024	58	84	142	Non pmt rent
1319	2	12/14/2023			OPEN 56698		Double subsidy
39	3	1/25/2024			OPEN 56936		Needed 2 bathrooms

TOTAL LAKESIDE PARK I VACANT - 2

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			OPEN 53854		Transferred to 224/mold
305	3	7/3/2023			OPEN 55306		Unreported income
207	3	7/5/2023	1/18/2024	20	177	197	Abandoned
255	3	7/13/2023			OPEN 55379		Non pmt rent
220	3	1/2/2024			OPEN 56761		Non pmt rent
329	1	12/7/2023			OPEN 56762		Passed away

TOTAL LAKESIDE PARK II VACANT - 6

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT Jan. 24

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 - m1 2-9
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
701	1	1/10/2024			OPEN 56824		Nursing Home

TOTAL RIDGEDALE VACANT - 19

OCCUPANCY/VACANCY REPORT

Jan-24

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>
612	3	11/6/2023			OPEN 56427		No notice given
641	3	1/2/2024			OPEN 56744		No notice given

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>
305	3	6/9/2023			OPEN 55121		Abandoned unit <i>M 2-13</i>
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 PIERATTI, 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>
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

Jan-24

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1
 NCH II=unit 742=4 bdrm=no reason given 2/29
 Cornell=unit 38278=3 bdrm=purchased home; no date yet
 Delaney=unit 512=1 bdrm=2/15
 Lakeside Park 2=unit 251=2 bdrm=bought home=3/5

Evictions -

Lakeside Park 2=unit 314=2 bdrm=criminal activity 2/6

<u>WAITING LIST</u>		2023		2017	
DELANEY HEIGHTS		LAKE SIDE PARK I		LAKE SIDE PARK II	
1 BDRM	8	1 BDRM	0	1 BDRM	14
TOTAL	8	2 BDRM	5	2 BDRM	40
		3 BDRM	4	3 BDRM	50
		4 BDRM	3	4 BDRM	13
		5 BDRM	0	5 BDRM	0
		TOTAL	12	TOTAL	117
2017		2022		2022	
RIDGE DALE		NORTH CENTRAL HEIGHTS OPEN		CORNELL COLONY	
1 BDRM	19	2 BDRM	67	3 BDRM	OPEN
2 BDRM	13	3 BDRM	32		28
3 BDRM	14	4 BDRM	18		
4 BDRM	7	TOTAL	117		
TOTAL	53				
SUBMITTED BY PENNY PIERATTI, CEO		TOTAL		335	

Tenant Accounts Receivable
31-Jan-24

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
C. Jackson	\$ 200.87	Rent, late fee, work order
C. Mercado	\$ 1.99	Work order
J. Ross	\$ 11.89	Work order
E. Sanders	\$ 121.62	Work order
DH Total	\$ 336.37	
<u>Lakeside Park I</u>		
T. Jones	\$ 5,161.07	Rent, unreported income (pmts)
Lakeside I Total	\$ 5,161.07	
<u>Lakeside Park II</u>		
C. Caldwell	\$ 112.64	Work order
P. Catrett	\$ 474.00	Rent
I. Diaz	\$ 1,502.00	Rent
S. Jackson	\$ 1,308.44	Rent, Work order
C. McCarty	\$ 33.78	Work order
A. Pauldo	\$ 18.00	Late fee
D. Randall	\$ 865.00	Work order
Y. Salas	\$ 133.00	Unreported income (pmts)
F. Swinton	\$ 29.00	Late fee
C. Wooden	\$ 15.79	Work order
Lakeside II Total	\$ 4,491.65	

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable

31-Jan-24

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NCH I

B. Arthion	\$	63.94	Late Fee
S. Dewain	\$	32.00	Late fee
J. Figueroa	\$	18.79	Late fee
L. Hernandez	\$	9.83	Late fee
M. Hudson	\$	315.60	Late fee, rent
P. Pantoja	\$	75.30	Late fee

NCH I Total \$ 515.46

NCH II

C. Castillo	\$	31.00	Late fee
S. Johnson	\$	28.65	Late fee
J. Matthews	\$	1,145.32	Rent, Late fee, work order
M. Packer	\$	45.32	Late fee, work order
K. Robey	\$	31.46	Late fee
C. Santiago	\$	37.00	Late fee
B. Santos	\$	275.25	Work order
R. Tirado	\$	28.64	Late fee
S. Vazquez	\$	37.00	Late fee
C. Wooden	\$	455.72	Late fees

NCH II Total \$ 2,115.36

Cornell Colony

L. Adkins	\$	212.01	Late fee
B. Antonio	\$	0.50	Work order
S. Butler	\$	0.62	Work Order
S. Caldwell	\$	37.00	Late fee
J. Estevez	\$	35.00	Late fee
A. Fernandez	\$	1,164.87	Rent, Late fee
J. Fonseca	\$	29.08	Late fee
D. Guerrero	\$	44.60	Late fee
J. Hamilton	\$	36.15	Late fee
E. Leon	\$	134.07	Late fee
I. McLaren	\$	3.00	Work order
F. Muse	\$	37.00	Late fee
L. Peralta	\$	1,542.00	Rent, Late fee
E. Robey	\$	55.00	Late fee
R. Rodriguez	\$	140.26	Work Order

Cornell Total \$ 3,471.16

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable

31-Jan-24

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Ridgedale

C. Anderson	\$	0.77	Work order
C. Coley	\$	225.00	Rent
J. Davis	\$	10.11	Late fee
M. Milton	\$	21.49	Work order
T. Richardson	\$	10,286.77	Rent, work order (evicting)
F. Weeks	\$	150.60	Work order
Ridgedale Total	\$	10,694.74	

GRAND TOTAL	\$ 26,785.81
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WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	4,680.35	S. Williams
NCH I	\$	1,079.39	S. Jones
NCH II	\$	-	
"	\$	-	
Ridgedale	\$	-	
Cornell	\$	3,854.69	J. Wilder
TOTAL	\$	9,614.43	

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. 144 hours were taken during the month of January for sick, vacation, and holiday leave.

Maintenance

Delaney Heights Inspections	4
Lakeside Park I Inspections	4
Lakeside Park II Inspections	6
Ridgedale Inspections	2
NCH I Inspections	2
NCH II Inspections	3
Cornell Colony Inspections	4
Total	25
Delaney Heights Vacancies	1
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	0
Ridgedale Vacancies	0
NCH I Vacancies	0
NCH II Vacancies	1
Cornell Colony Vacancies	0

Property Manager

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

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

Submitted by Penny Pieratt, CEO

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 1/1/2024 - 1/31/2024

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
JONES SIENA N		14610	591-45-2081	641 BARBERRY LOOP AVON PARK FL 33825-		
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-226-8218		
AR00132305	MISC	12/21/2023	\$225.00	1/5/2024	\$0.00	\$225.00
AC00059831	RENT	1/1/2024	\$515.67	1/5/2024	\$0.00	\$515.67
AR00132631	MAINT	1/5/2024	\$98.72	1/5/2024	\$0.00	\$98.72
AR00132630	MAINT	1/5/2024	\$240.00	1/5/2024	\$0.00	\$240.00
Totals			\$1,079.39		\$0.00	\$1,079.39
PHA: 02 PROJECT: 001			Totals		\$0.00	\$1,079.39
PHA: 02			Totals		\$0.00	\$1,079.39
WILDER JUACOBY J		27187	593-34-3198	38201 EZRA CIRCLE AVON PARK FL 33825-		
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-214-3847		
AR00131394	LATECG	10/6/2023	\$81.69	1/2/2024	\$0.00	\$81.69
AR00131497	LATECG	10/30/2023	\$83.00	1/2/2024	\$0.00	\$83.00
AC00059404	RENT	11/1/2023	\$581.00	1/2/2024	\$0.00	\$581.00
AC00059639	RENT	12/1/2023	\$881.00	1/2/2024	\$0.00	\$881.00
AR00132604	RENT	1/2/2024	\$1,762.00	1/2/2024	\$0.00	\$1,762.00
AR00132606	MAINT	1/2/2024	\$98.00	1/2/2024	\$0.00	\$98.00
AR00132605	MAINT	1/2/2024	\$200.00	1/2/2024	\$0.00	\$200.00
AR00132602	LATECG	1/2/2024	\$83.00	1/2/2024	\$0.00	\$83.00
AR00132603	LATECG	1/2/2024	\$85.00	1/2/2024	\$0.00	\$85.00
Totals			\$3,854.69		\$0.00	\$3,854.69
PHA: 03 PROJECT: 001			Totals		\$0.00	\$3,854.69
PHA: 03			Totals		\$0.00	\$3,854.69
WILLIAMS SALEENA		20560	149-84-8569	220 TULANE DRIVE AVON PARK FL 33825-		
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-458-8346		
AR00130028	RETRO	7/19/2023	\$320.00	1/12/2024	\$0.00	\$320.00
AR00130312	RENT	8/1/2023	\$668.00	1/12/2024	\$0.00	\$668.00
AC00058980	RENT	9/1/2023	\$668.00	1/12/2024	\$0.00	\$668.00
AC00059215	RENT	10/1/2023	\$668.00	1/12/2024	\$0.00	\$668.00
AR00131446	MISC	10/20/2023	\$330.00	1/12/2024	\$0.00	\$330.00
AC00059450	RENT	11/1/2023	\$668.00	1/12/2024	\$0.00	\$668.00
AR00131893	MISC	11/27/2023	\$311.00	1/12/2024	\$0.00	\$311.00
AC00059688	RENT	12/1/2023	\$668.00	1/12/2024	\$0.00	\$668.00
AR00132232	MISC	12/11/2023	\$229.35	1/12/2024	\$0.00	\$229.35
AR00132713	LATECG	1/12/2024	\$29.00	1/12/2024	\$0.00	\$29.00
AR00132714	LATECG	1/12/2024	\$30.00	1/12/2024	\$0.00	\$30.00
AR00132715	LATECG	1/12/2024	\$31.00	1/12/2024	\$0.00	\$31.00
AR00132716	LATECG	1/12/2024	\$29.00	1/12/2024	\$0.00	\$29.00
AR00132717	LATECG	1/12/2024	\$31.00	1/12/2024	\$0.00	\$31.00
Totals			\$4,680.35		\$0.00	\$4,680.35
PHA: 04 PROJECT: 002			Totals		\$0.00	\$4,680.35
PHA: 04			Totals		\$0.00	\$4,680.35

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 1/1/2024 - 1/31/2024

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
Grand Totals			\$9,614.43		\$0.00	\$9,614.43

Selection Criteria: Tenant #: ALL PHA: ALL Project: ALL Write Off Date Range: 1/1/2024 - 1/31/2024
 Include Family Member Information: False Sort By: PHA/Project/First Name

CASH ANALYSIS
1/31/2024

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 104,127.42		
North Central Heights I General Fund	\$ 119,580.32	NCH I Reserves/Bonneville	\$ 145,108.16
NCH I Security Deposit	\$ 11,462.30	NCH I Insurance	\$ 27,386.85
North Central Heights II General Fund	\$ 81,848.89	NCH II Reserves/Bonneville	\$ 116,050.00
NCH II Security Deposit	\$ 8,250.72	NCH II Insurance	\$ 21,566.29
Cornell Colony General Fund	\$ 289,306.92	CC Reserves/Amerinat	\$ 94,851.28
Cornell Colony Security Deposit	\$ 12,736.97	CC Insurance	\$ 44,420.02
		CC Reserves/Amerinat	\$ 117,912.01
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 12,444.51	LPI Reserves/First Hsg	\$ 47,023.32
LPI Security Deposit	\$ 4,285.41	LPI Insurance	\$ 7,206.08
Lakeside Park II General Fund	\$ 12,006.03	LPII Reserves/Churchill	\$ 216,714.37
Hail Funds	\$ -	O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$ 12,006.03	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 15,150.56	LPII Insurance	\$ 47,361.06
		GNMA-Other Churchill	\$ 15,653.52
Delaney Heights General Fund	\$ 57,326.47	DH Reserves/South State	\$ 84,687.40
DH Security Deposit	\$ 11,015.80		
COCC	\$ 258,560.05		
HUD Lawsuit Income	\$ 222,541.46 *		
Available Funds	\$ 258,560.05		
Ridgedale General Fund	\$ 17,950.05	RD Reserves/Centennial	\$ 48,946.72
Ridgedale Security Deposit	\$ 3,707.88	RD Insurance	\$ 16,463.92
		RD Residual Reserves	\$ 9,141.12
		RD MIP Insurance	\$ 1,170.60

SUBMITTED BY: PENNY PIERATT, CEO

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
NORTH CENTRAL HEIGHTS
N CENTRAL HEIGHTS MGMT

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	1 Month(s) Ended January 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,530.17	1,530.17	1,815.25	285.08
Legal Expense	02 001 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	02 001 4140.00 5		0.00	0.00	83.33	83.33
Travel	02 001 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	02 001 4170.00 5		0.00	0.00	333.33	333.33
Audit Fees	02 001 4171.00 5		0.00	0.00	370.83	370.83
Employee Benefits Cont - Admin	02 001 4182.00 5		704.58	704.58	873.25	168.67
Sundry	02 001 4190.00 5		0.00	0.00	91.66	91.66
Bank Fees	02 001 4190.18 5		91.56	91.56	0.00	(91.56)
Telephone	02 001 4190.2 5		190.02	190.02	100.00	(90.02)
Tenant Background Checks	02 001 4190.20 5		0.00	0.00	125.00	125.00
Postage	02 001 4190.3 5		0.00	0.00	4.16	4.16
Eviction Costs	02 001 4190.4 5		0.00	0.00	41.66	41.66
Contract Costs - Admin	02 001 4190.9 5		0.00	0.00	41.66	41.66
Water	02 001 4310.00 5		0.00	0.00	48.83	48.83
Electricity	02 001 4320.00 5		(13.55)	(13.55)	273.16	286.71
Sewer	02 001 4390.00 5		0.00	0.00	60.91	60.91
Labor	02 001 4410.00 5		2,292.70	2,292.70	1,607.83	(684.87)
Maintenance Materials	02 001 4420.00 5		15.41	15.41	1,218.41	1,203.00
Contract Costs	02 001 4430.00 5		0.00	0.00	216.91	216.91
Contract Costs-Pest Control	02 001 4430.1 5		544.00	544.00	257.91	(286.09)
Contract Costs-Plumbing	02 001 4430.2 5		1,920.00	1,920.00	0.00	(1,920.00)
Contract Costs - AC	02 001 4430.4 5		115.92	115.92	920.91	804.99
Contract Costs - Lawn	02 001 4430.5 5		0.00	0.00	2,125.16	2,125.16
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		0.00	0.00	391.08	391.08
Garbage and Trash Collection	02 001 4431.00 5		0.00	0.00	55.58	55.58
Emp Benefit Cont - Maintenance	02 001 4433.00 5		1,455.32	1,455.32	764.75	(690.57)
Insurance - Property	02 001 4510.00 5		0.00	0.00	3,106.83	3,106.83
Bad Debts - Other	02 001 4570.00 5		1,079.39	1,079.39	416.66	(662.73)
Bonneville Interest	02 001 4580.01 5		3,631.13	3,631.13	3,613.25	(17.88)
Other General Expense	02 001 4590.00 5		0.00	0.00	83.33	83.33
Management Fees	02 001 4590.02 5		1,395.67	1,395.67	2,258.00	862.33
Total Operating Expenses			14,952.32	14,952.32	21,382.96	6,430.64
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		27,926.00	27,926.00	28,224.75	(298.75)
Total Operating Revenues			27,926.00	27,926.00	28,224.75	(298.75)
Total Operating Revenues and Expenses			12,973.68	12,973.68	6,841.79	6,131.89
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	5.41	(5.41)
Other Income - Tenant	02 001 3690.00 5		867.44	867.44	540.16	327.28
Total Other Revenues and Expenses			867.44	867.44	545.57	321.87
Total Other Revenues and Expenses			867.44	867.44	545.57	321.87
Total Net Income (Loss)			13,841.12	13,841.12	7,387.36	6,453.76

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	1 Month(s) Ended January 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,247.43	1,247.43	1,461.08	213.65
Legal Expense	02 002 4130.00 5		(97.50)	(97.50)	45.83	143.33
Staff Training	02 002 4140.00 5		0.00	0.00	54.16	54.16
Travel	02 002 4150.00 5		0.00	0.00	20.83	20.83
Accounting Fees	02 002 4170.00 5		0.00	0.00	312.50	312.50
Audit Fees	02 002 4171.00 5		0.00	0.00	291.66	291.66
Employee Benefits Cont - Admin	02 002 4182.00 5		557.05	557.05	702.91	145.86
Sundry	02 002 4190.00 5		0.00	0.00	83.33	83.33
Telephone	02 002 4190.2 5		0.00	0.00	25.00	25.00
Eviction Costs	02 002 4190.4 5		0.00	0.00	41.66	41.66
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	41.66	41.66
Ten Services -	02 002 4220.20 5		0.00	0.00	41.66	41.66
Water	02 002 4310.00 5		0.00	0.00	43.08	43.08
Electricity	02 002 4320.00 5		(13.55)	(13.55)	302.25	315.80
Sewer	02 002 4390.00 5		0.00	0.00	14.16	14.16
Labor	02 002 4410.00 5		2,102.96	2,102.96	1,339.16	(763.80)
Maintenance Materials	02 002 4420.00 5		12.12	12.12	1,360.16	1,348.04
Contract Costs	02 002 4430.00 5		0.00	0.00	216.66	216.66
Contract Costs-Pest Control	02 002 4430.1 5		448.00	448.00	505.25	57.25
Contract Costs - Lawn	02 002 4430.3 5		0.00	0.00	1,669.83	1,669.83
Contract Costs - AC	02 002 4430.4 5		91.08	91.08	2,057.00	1,965.92
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		0.00	0.00	818.91	818.91
Garbage and Trash Collection	02 002 4431.00 5		0.00	0.00	76.50	76.50
Emp Benefit Cont - Maintenance	02 002 4433.00 5		1,367.95	1,367.95	646.08	(721.87)
Insurance - Property	02 002 4510.00 5		0.00	0.00	2,443.08	2,443.08
Bad Debts - Other	02 002 4570.00 5		0.00	0.00	416.66	416.66
Bonneville Interest	02 002 4580.01 5		3,284.78	3,284.78	3,268.58	(16.20)
Other General Expense	02 002 4590.00 5		0.00	0.00	83.33	83.33
Management Fees	02 002 4590.02 5		2,156.69	2,156.69	1,768.58	(388.11)
Total Operating Expenses			11,157.01	11,157.01	20,151.55	8,994.54
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		22,221.00	22,221.00	22,107.25	113.75
Total Operating Revenues			22,221.00	22,221.00	22,107.25	113.75
Total Operating Revenues and Expenses			11,063.99	11,063.99	1,955.70	9,108.29
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	4.33	(4.33)
Other Income - Tenant	02 002 3690.00 5		634.46	634.46	1,054.75	(420.29)
Total Other Revenues and Expenses			634.46	634.46	1,059.08	(424.62)
Total Other Revenues and Expenses			634.46	634.46	1,059.08	(424.62)
Total Net Income (Loss)			11,698.45	11,698.45	3,014.78	8,683.67

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

Fiscal Year End Date:	12/31/2024	ACCOUNT		1 Month(s) Ended January 31, 2024	1 Month(s) Ended January 31, 2024	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries		03 001 4110.00	5	1,718.65	1,718.65	2,051.41	332.76
Legal Expense		03 001 4130.00	5	0.00	0.00	41.66	41.66
Staff Training		03 001 4140.00	5	0.00	0.00	75.00	75.00
Travel		03 001 4150.00	5	0.00	0.00	41.66	41.66
Accounting Fees		03 001 4170.00	5	0.00	0.00	266.66	266.66
Audit Fees		03 001 4171.00	5	0.00	0.00	425.00	425.00
Employee Benefits Cont - Admin		03 001 4182.00	5	802.99	802.99	986.75	183.76
Sundry		03 001 4190.00	5	0.00	0.00	125.00	125.00
Non Capitalized Admin		03 001 4190.01	5	0.00	0.00	26.66	26.66
Tenant Background Checks		03 001 4190.02	5	0.00	0.00	33.33	33.33
Telephone/Communications		03 001 4190.20	5	256.04	256.04	166.66	(89.38)
Eviction Costs		03 001 4190.40	5	0.00	0.00	41.66	41.66
Ten Services		03 001 4220.00	5	0.05	0.05	0.00	(0.05)
Water		03 001 4310.00	5	0.00	0.00	103.66	103.66
Electricity		03 001 4320.00	5	0.00	0.00	617.91	617.91
Sewer		03 001 4390.00	5	0.00	0.00	68.00	68.00
Labor		03 001 4410.00	5	2,075.93	2,075.93	2,514.50	438.57
Materials		03 001 4420.00	5	17.62	17.62	1,688.50	1,670.88
Contract Costs		03 001 4430.00	5	0.00	0.00	1,282.25	1,282.25
Contract Costs - Pest Control		03 001 4430.10	5	608.00	608.00	411.41	(196.59)
Contract Costs-Lawn		03 001 4430.30	5	0.00	0.00	2,402.66	2,402.66
Contract Costs - AC		03 001 4430.40	5	132.48	132.48	237.08	104.60
Contract Costs - Vacancy Turnaround		03 001 4430.60	5	0.00	0.00	183.33	183.33
Garbage and Trash Collection		03 001 4431.00	5	0.00	0.00	195.16	195.16
Emp Benefit Cont - Maintenance		03 001 4433.00	5	982.32	982.32	1,007.75	25.43
Property Insurance		03 001 4510.00	5	0.00	0.00	3,412.41	3,412.41
Bad Debts - Other		03 001 4570.00	5	3,854.69	3,854.69	2,035.33	(1,819.36)
Management Fees		03 001 4590.01	5	1,987.80	1,987.80	1,779.08	(208.72)
Other General Expense		03 001 4590.02	5	0.00	0.00	958.33	958.33
Total Operating Expenses				12,436.57	12,436.57	23,178.81	10,742.24
Operating Revenues							
Dwelling Rent		03 001 3110.00	5	33,225.00	33,225.00	29,652.08	3,572.92
Total Operating Revenues				33,225.00	33,225.00	29,652.08	3,572.92
Total Operating Revenues and Expenses				20,788.43	20,788.43	6,473.27	14,315.16
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income - Unrestricted		03 001 3610.00	5	24.23	24.23	10.83	13.40
Other Income - Misc Other Revenue		03 001 3690.00	5	1,257.00	1,257.00	458.33	798.67
Interest on Loan - Heartland National		03 001 5610.00	5	(3,562.40)	(3,562.40)	(3,468.50)	(93.90)
Total Other Revenues and Expenses				(2,281.17)	(2,281.17)	(2,999.34)	718.17
Total Other Revenues and Expenses				(2,281.17)	(2,281.17)	(2,999.34)	718.17
Total Net Income (Loss)				18,507.26	18,507.26	3,473.93	15,033.33

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	1 Month(s) Ended January 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		942.39	942.39	1,045.58	103.19
Legal Expense	04 001 4130.00 5		0.00	0.00	191.66	191.66
Staff Training	04 001 4140.00 5		0.00	0.00	26.66	26.66
Accounting Fees	04 001 4170.00 5		0.00	0.00	275.00	275.00
Audit Fees	04 001 4171.00 5		0.00	0.00	125.00	125.00
Employee Benefits Cont - Admin	04 001 4182.00 5		617.24	617.24	459.08	(158.16)
Sundry	04 001 4190.00 5		0.00	0.00	83.33	83.33
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	0.00	8.33	8.33
Telephone/Communications	04 001 4190.20 5		0.00	0.00	41.66	41.66
Eviction Costs	04 001 4190.40 5		0.00	0.00	25.00	25.00
Water	04 001 4310.00 5		33.52	33.52	4.33	(29.19)
Electricity	04 001 4320.00 5		15.08	15.08	353.08	338.00
Sewer	04 001 4390.00 5		1.78	1.78	15.91	14.13
Labor	04 001 4410.00 5		1,195.39	1,195.39	1,037.16	(158.23)
Maintenance Materials	04 001 4420.00 5		6.61	6.61	574.16	567.55
Contract Costs	04 001 4430.00 5		6,403.63	6,403.63	193.33	(6,210.30)
Contract Costs - Pest Control	04 001 4430.10 5		4,950.00	4,950.00	413.75	(4,536.25)
Contract Costs-Lawn	04 001 4430.30 5		0.00	0.00	280.50	280.50
Contract Costs - AC	04 001 4430.40 5		49.68	49.68	171.75	122.07
CONTRACT COST-PLUMBING	04 001 4430.50 5		180.00	180.00	16.66	(163.34)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	16.66	16.66
Garbage and Trash Collection	04 001 4431.00 5		(4.29)	(4.29)	42.16	46.45
Emp Benefit Cont - Maintenance	04 001 4433.00 5		702.00	702.00	479.83	(222.17)
Property Insurance	04 001 4510.00 5		0.00	0.00	1,550.91	1,550.91
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	208.33	208.33
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	0.00	498.33	498.33
Management Fees	04 001 4590.01 5		538.59	538.59	728.33	189.74
Other General Expense	04 001 4590.02 5		0.00	0.00	125.00	125.00
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	208.33	208.33	0.00
Total Operating Expenses			15,839.95	15,839.95	9,199.81	(6,640.14)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		2,566.02	2,566.02	3,459.83	(893.81)
HAP Subsidy	04 001 3110.01 5		5,667.00	5,667.00	8,679.50	(3,012.50)
Total Operating Revenues			8,233.02	8,233.02	12,139.33	(3,906.31)
Total Operating Revenues and Expenses			(7,606.93)	(7,606.93)	2,939.52	(10,546.45)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.00	0.00	10.00	(10.00)
Other Income - Tenant	04 001 3690.00 5		46.00	46.00	791.83	(745.83)
Other Income - Misc Other Revenue	04 001 3690.01 5		0.00	0.00	83.33	(83.33)
Total Other Revenues and Expenses			46.00	46.00	885.16	(839.16)
Total Other Revenues and Expenses			46.00	46.00	885.16	(839.16)
Total Net Income (Loss)			(7,560.93)	(7,560.93)	3,824.68	(11,385.61)

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	1 Month(s) Ended January 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,671.13	1,671.13	1,717.00	45.87
Legal Expense	04 002 4130.00 5		0.00	0.00	125.00	125.00
Staff Training	04 002 4140.00 5		0.00	0.00	41.66	41.66
Travel	04 002 4150.00 5		0.00	0.00	20.83	20.83
Accounting Fees	04 002 4170.00 5		0.00	0.00	291.66	291.66
Audit Fees	04 002 4171.00 5		0.00	0.00	375.00	375.00
Employee Benefits Cont - Admin	04 002 4182.00 5		1,011.85	1,011.85	744.58	(267.27)
Sundry	04 002 4190.00 5		0.00	0.00	108.33	108.33
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	0.00	62.50	62.50
Eviction Costs	04 002 4190.40 5		0.00	0.00	20.83	20.83
Ten Services -	04 002 4220.00 5		0.00	0.00	150.00	150.00
Water	04 002 4310.00 5		(50.43)	(50.43)	56.50	106.93
Electricity	04 002 4320.00 5		(93.34)	(93.34)	340.25	433.59
Sewer	04 002 4390.00 5		28.00	28.00	44.33	16.33
Labor	04 002 4410.00 5		2,074.52	2,074.52	1,626.58	(447.94)
Maintenance Materials	04 002 4420.00 5		24.23	24.23	1,544.08	1,519.85
Contract Costs	04 002 4430.00 5		6,600.00	6,600.00	2,877.00	(3,723.00)
Contract Costs - Pest Control	04 002 4430.10 5		0.00	0.00	1,560.75	1,560.75
Contract Costs-Lawn	04 002 4430.30 5		0.00	0.00	1,122.00	1,122.00
Contract Costs - AC	04 002 4430.40 5		777.16	777.16	700.91	(76.25)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	42.75	42.75
Garbage and Trash Collection	04 002 4431.00 5		(54.75)	(54.75)	92.25	147.00
Emp Benefit Cont - Maintenance	04 002 4433.00 5		1,270.80	1,270.80	762.00	(508.80)
Property Insurance	04 002 4510.00 5		0.00	0.00	4,816.25	4,816.25
Bad Debts - Other	04 002 4570.00 5		4,680.35	4,680.35	375.00	(4,305.35)
Management Fees	04 002 4590.01 5		1,963.62	1,963.62	2,368.83	405.21
Other General Expense	04 002 4590.02 5		0.00	0.00	750.00	750.00
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	8,000.00	8,000.00	0.00
Total Operating Expenses			27,903.14	27,903.14	30,736.87	2,833.73
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		10,088.00	10,088.00	9,479.91	608.09
HAP Subsidy	04 002 3110.01 5		21,907.00	21,907.00	30,000.00	(8,093.00)
Total Operating Revenues			31,995.00	31,995.00	39,479.91	(7,484.91)
Total Operating Revenues and Expenses			4,091.86	4,091.86	8,743.04	(4,651.18)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	0.00	20.83	(20.83)
Other Income - Tenants	04 002 3690.00 5		1,006.80	1,006.80	367.50	639.30
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	83.33	(83.33)
Interest on Loan	04 002 5610.00 5		(4,970.16)	(4,970.16)	(4,944.75)	(25.41)
Total Other Revenues and Expenses			(3,963.36)	(3,963.36)	(4,473.09)	509.73
Total Other Revenues and Expenses			(3,963.36)	(3,963.36)	(4,473.09)	509.73
Total Net Income (Loss)			128.50	128.50	4,269.95	(4,141.45)

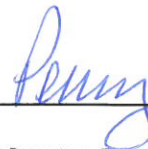
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 DELANEY HEIGHTS - PBRA

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	1 Month(s) Ended January 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,177.70	1,177.70	1,281.66	103.96
Legal Expense	04 003 4130.00 5		0.00	0.00	41.66	41.66
Staff Training	04 003 4140.00 5		0.00	0.00	41.66	41.66
Travel	04 003 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	04 003 4170.00 5		0.00	0.00	333.33	333.33
Audit Fees	04 003 4171.00 5		0.00	0.00	475.00	475.00
Employee Benefits Cont - Admin	04 003 4182.00 5		793.65	793.65	561.08	(232.57)
Sundry	04 003 4190.00 5		0.00	0.00	50.00	50.00
Contract. Admin	04 003 4190.01 5		0.00	0.00	33.33	33.33
Eviction Costs	04 003 4190.40 5		0.00	0.00	41.66	41.66
Tenant Services -	04 003 4220.00 5		0.00	0.00	416.66	416.66
Water	04 003 4310.00 5		(13.85)	(13.85)	57.16	71.01
Electricity	04 003 4320.00 5		0.00	0.00	438.66	438.66
Natural Gas	04 003 4330.00 5		16.46	16.46	27.08	10.62
Sewer	04 003 4390.00 5		(30.22)	(30.22)	52.75	82.97
Labor	04 003 4410.00 5		1,884.76	1,884.76	1,357.91	(526.85)
Maintenance Materials	04 003 4420.00 5		19.82	19.82	958.33	938.51
Contract Costs	04 003 4430.00 5		0.00	0.00	752.66	752.66
Contract Costs - Pest Control	04 003 4430.10 5		0.00	0.00	401.00	401.00
Contract Costs-Lawn	04 003 4430.30 5		0.00	0.00	709.50	709.50
Contract Costs - AC	04 003 4430.40 5		2,574.04	2,574.04	421.08	(2,152.96)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	111.75	111.75
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	0.00	41.66	41.66
Garbage and Trash Collection	04 003 4431.00 5		(18.75)	(18.75)	70.66	89.41
Emp Benefit Cont - Maintenance	04 003 4433.00 5		1,199.93	1,199.93	643.41	(556.52)
Property Insurance	04 003 4510.00 5		0.00	0.00	3,938.83	3,938.83
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	83.33	83.33
Other General Expense--Real Estate	04 003 4590.00 5		0.00	0.00	41.66	41.66
Management Fees	04 003 4590.01 5		1,085.22	1,085.22	1,075.83	(9.39)
Other General Expense	04 003 4590.02 5		0.00	0.00	41.66	41.66
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	2,916.67	2,916.66	(0.01)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	2,595.66	2,595.66
Total Operating Expenses			11,605.43	11,605.43	20,054.94	8,449.51
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		5,954.00	5,954.00	4,858.33	1,095.67
HAP Subsidy	04 003 3110.01 5		11,913.00	11,913.00	13,071.66	(1,158.66)
Total Operating Revenues			17,867.00	17,867.00	17,929.99	(62.99)
Total Operating Revenues and Expenses			6,261.57	6,261.57	(2,124.95)	8,386.52
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	12.50	(12.50)
Other Income - Tenants	04 003 3690.00 5		156.00	156.00	250.00	(94.00)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	0.00	41.66	(41.66)
Total Other Revenues and Expenses			156.00	156.00	304.16	(148.16)
Total Other Revenues and Expenses			156.00	156.00	304.16	(148.16)
Total Net Income (Loss)			6,417.57	6,417.57	(1,820.79)	8,238.36

AVON PARK HOUSING AUTHORITY Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	1 Month(s) Ended January 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		11,577.43	11,577.43	12,908.91	1,331.48
Legal Expense	05 001 4130.00 5		0.00	0.00	125.00	125.00
Staff Training	05 001 4140.00 5		0.00	0.00	125.00	125.00
Travel	05 001 4150.00 5		0.00	0.00	125.00	125.00
Accounting Fees	05 001 4170.00 5		0.00	0.00	250.00	250.00
Computer Support/Licensing Fees	05 001 4170.20 5		4,961.51	4,961.51	0.00	(4,961.51)
Audit Fees	05 001 4171.00 5		0.00	0.00	166.66	166.66
Employee Benefits Cont - Admin	05 001 4182.00 5		5,757.44	5,757.44	4,399.83	(1,357.61)
Sundry	05 001 4190.00 5		1,090.09	1,090.09	1,500.00	409.91
Bank Fees	05 001 4190.19 5		93.69	93.69	0.00	(93.69)
Telephone/Communications	05 001 4190.20 5		453.43	453.43	500.00	46.57
Postage	05 001 4190.30 5		(12.03)	(12.03)	41.66	53.69
Eviction Costs	05 001 4190.40 5		0.00	0.00	250.00	250.00
Contract Costs - Copier	05 001 4190.60 5		0.00	0.00	375.00	375.00
Contract Costs - Admin	05 001 4190.90 5		150.00	150.00	1,083.33	933.33
Water	05 001 4310.00 5		(32.74)	(32.74)	29.25	61.99
Electricity	05 001 4320.00 5		(139.51)	(139.51)	604.41	743.92
Sewer	05 001 4390.00 5		(63.70)	(63.70)	60.66	124.36
Materials	05 001 4420.00 5		700.83	700.83	250.00	(450.83)
Contract Costs	05 001 4430.00 5		0.00	0.00	19.58	19.58
Contract Costs - Pest Control	05 001 4430.10 5		0.00	0.00	94.91	94.91
Contract Costs - AC	05 001 4430.40 5		0.00	0.00	11.66	11.66
Garbage and Trash Collection	05 001 4431.00 5		(56.25)	(56.25)	63.66	119.91
Property Insurance	05 001 4510.00 5		0.00	0.00	878.83	878.83
Other General Expense	05 001 4590.02 5		852.31	852.31	1,041.66	189.35
Total Operating Expenses			25,332.50	25,332.50	24,905.01	(427.49)
Total Operating Revenues and Expenses			(25,332.50)	(25,332.50)	(24,905.01)	(427.49)
 Other Revenues and Expenses						
Other Revenues and Expenses						
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,395.67	1,395.67	2,258.00	(862.33)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		2,156.69	2,156.69	1,768.58	388.11
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,987.80	1,987.80	1,779.08	208.72
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		1,569.92	1,569.92	2,207.50	(637.58)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	11,125.00	11,125.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		538.59	538.59	728.33	(189.74)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,963.62	1,963.62	2,368.83	(405.21)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,085.22	1,085.22	1,075.83	9.39
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	1,000.00	1,350.00	(350.00)
Total Other Revenues and Expenses			22,822.51	22,822.51	24,661.15	(1,838.64)
Total Other Revenues and Expenses			22,822.51	22,822.51	24,661.15	(1,838.64)
Total Net Income (Loss)			(2,509.99)	(2,509.99)	(243.86)	(2,266.13)



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended January 31, 2024	1 Month(s) Ended January 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		2,307.38	2,307.38	1,407.91	(899.47)
Legal Expense	07 002 4130.00 5		0.00	0.00	416.66	416.66
Staff Training	07 002 4140.00 5		0.00	0.00	25.00	25.00
Travel	07 002 4150.00 5		0.00	0.00	25.00	25.00
Accounting Fees	07 002 4170.00 5		0.00	0.00	308.33	308.33
Audit Fees	07 002 4171.00 5		0.00	0.00	341.66	341.66
Employee Benefits Cont - Admin	07 002 4182.00 5		1,455.21	1,455.21	674.00	(781.21)
Sundry	07 002 4190.00 5		0.00	0.00	220.83	220.83
Postage	07 002 4190.03 5		0.00	0.00	20.83	20.83
Advertising	07 002 4190.08 5		63.50	63.50	0.00	(63.50)
Telephone	07 002 4190.2 5		0.00	0.00	41.66	41.66
TENANT BACKGROUND CHECKS	07 002 4190.20 5		0.00	0.00	375.00	375.00
Eviction Costs	07 002 4190.4 5		0.00	0.00	20.83	20.83
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	41.66	41.66
Tenant Services	07 002 4220.00 5		0.00	0.00	291.66	291.66
Water	07 002 4310.00 5		31.48	31.48	546.91	515.43
Electricity	07 002 4320.00 5		664.77	664.77	636.66	(28.11)
Sewer	07 002 4390.00 5		63.64	63.64	866.91	803.27
Labor	07 002 4410.00 5		3,873.99	3,873.99	8,189.41	4,315.42
Maintenance Materials	07 002 4420.00 5		848.33	848.33	573.16	(275.17)
Contract Costs	07 002 4430.00 5		12,210.00	12,210.00	3,617.66	(8,592.34)
Pest Control	07 002 4430.1 5		0.00	0.00	253.33	253.33
Contract Costs-Lawn	07 002 4430.3 5		0.00	0.00	477.41	477.41
Contract Costs-Air Conditioning	07 002 4430.4 5		107.64	107.64	873.83	766.19
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	41.66	41.66
Contract Costs - Vacancy Turnaround	07 002 4430.6 5		0.00	0.00	16.66	16.66
Garbage and Trash Collection	07 002 4431.00 5		38.21	38.21	526.50	488.29
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,085.84	2,085.84	3,015.58	929.74
Insurance - Property	07 002 4510.00 5		0.00	0.00	2,768.00	2,768.00
Bad Debts - Other	07 002 4570.00 5		0.00	0.00	1,250.00	1,250.00
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,388.43	2,388.43	2,330.91	(57.52)
Management Fees	07 002 4590.00 5		1,569.92	1,569.92	2,207.50	637.58
Other General Expense	07 002 4590.01 5		0.00	0.00	291.66	291.66
Total Operating Expenses			27,708.34	27,708.34	32,694.78	4,986.44
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		4,272.12	4,272.12	6,724.75	(2,452.63)
HAP Subsidy	07 002 3110.01 5		15,912.00	15,912.00	20,868.91	(4,956.91)
Total Operating Revenues			20,184.12	20,184.12	27,593.66	(7,409.54)
Total Operating Revenues and Expenses			(7,524.22)	(7,524.22)	(5,101.12)	(2,423.10)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430 5		0.00	0.00	8.33	(8.33)
Interest - Restricted - RFR	07 002 3431.00 5		0.00	0.00	8.33	(8.33)
Investment Income - Unrestricted	07 002 3610.00 5		1.49	1.49	8.33	(6.84)
Other Income - Tenant	07 002 3690.00 5		639.05	639.05	933.08	(294.03)
Other Income - Non Tenant	07 002 3690.02 5		0.00	0.00	91.66	(91.66)
Total Other Revenues and Expenses			640.54	640.54	1,049.73	(409.19)
Total Other Revenues and Expenses			640.54	640.54	1,049.73	(409.19)
Total Net Income (Loss)			(6,883.68)	(6,883.68)	(4,051.39)	(2,832.29)

Penny