

**Housing Authority of Avon Park**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, FL  
Tuesday, March 19, 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: February 2024
  - 2. Monthly Occupancy Report: February 2024
  - 3. TAR & Maintenance Reports: February 2024
  - 4. Cash Analysis: February 2024
  - 5. Project Budgeted Income Statement Reports: February 2024
  - 6. Fee Accountants Financials: December 2023 and January 2024 (emailed)
- E. Secretary Reports & Old Business.
  - 2023 Financial Audit with Malcolm Johnson February 27<sup>th</sup> and 28<sup>th</sup>
  - 6 move ins (3 Ridgedale), 8 move outs (1 passed away, 1 non pmt rent, 1 no notice given, 2 moved out of area, 1 criminal)—February
  - 5 move ins (2 Ridgedale), 6 move outs (2 no notice given, 3 non pmt rent, 1 purchased home)—so far in March
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: April 16, 2024
- I. Adjournment

Any person who might wish to appeal any decision made by the Avon Park Housing Authority, in public hearing or meeting, is hereby advised that he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such an appeal is to be based. In accordance with the American Disabilities Act and Section 286.26 Florida Statutes, any person with disabilities requiring reasonable accommodations to participate in this meeting should call the Housing Authority offices five days prior to the meeting.

# **AVON PARK HOUSING DEVELOPMENT CORPORATION**

**Board of Directors Regular Meeting  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, Florida  
Tuesday, March 19, 2024; 5:30 P.M.  
Meeting Agenda**

**ROLL CALL:**

**PREVIOUS MINUTES:**

**A. Consent Agenda**

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

**B. COMMUNICATIONS:**

**I. OLD BUSINESS**

**II. NEW BUSINESS**

Other matters to come before the Board:

Next Board Meeting(s): April 16, 2024

**VI. ADJOURN**

In accordance with the American Disabilities Act and Section 286.26 Florida Statutes, any person with disabilities requiring reasonable accommodations to participate in this meeting should call the Housing Authority offices five days prior to the meeting.

THE HOUSING AUTHORITY OF AVON PARK  
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, FL 33825  
**February 20, 2024, 5:15 P.M.**  
**Meeting Minutes**

**A. Opening/Roll Call:** Commissioner Brojek called the Board Meeting to order at 5:20pm. Commissioner Dilday led us in prayer. Hannah Huften, Housing Coordinator, called the member attendance roll: Commissioners Present: Brojek, Jackson, Pineiro, Pough and Dilday. Absent: Chairman Knighten and Day, Secretary Pieratt. Attended guests: APHA Housing Coordinator Hannah Huften and APHA Maintenance Supervisor Daniel Whitlock.

**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 Dilday and carried unanimously.

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

- Working on year end
- Financial Auditor, Malcolm, will be here week of February 26<sup>th</sup> instead of March 5<sup>th</sup>
- 2 move ins and 5 move outs

**F. New Business:** None

**G. Unfinished Business, Concerns of Commissioners:** None

**H. Next Meeting:** Tuesday, March 19, 2024 at 5:15pm

Being no further business to come before the Board, Chair adjourned the meeting at 5:30 pm.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

**AVON PARK HOUSING DEVELOPMENT CORPORATION**  
**REGULAR MONTHLY MEETING**  
**North Central Heights Community Center**  
**709 Juneberry Street, Avon Park, FL 33825**  
**February 20, 2024, 5:30 P.M.**

**Meeting Minutes**

**ROLL CALL:** Director Brojek called the meeting to order at 5:35 PM. APHA Housing Coordinator Hannah Huften called the roll with the following directors present: Brojek, Pineiro, Jackson, Pough and Dilday. Also in attendance: Housing Coordinator Hannah Huften and APHA Maintenance Supervisor Daniel Whitlock. Absent: Directors Knighten and Day, Secretary Pieratt

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

**COMMUNICATIONS:** None

**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 Dilday and carried unanimously.

**SECRETARY REPORT AND OLD BUSINESS:**

- Working on year end
- Financial Auditor, Malcolm, will be here week of February 26<sup>th</sup> instead of March 5<sup>th</sup>
- 2 move ins and 5 move outs

**NEW BUSINESS:** None

Next Board Meeting: Tuesday, March 19, 2024

**ADJOURN:** There being no further business to come before the Board, Director Brojek adjourned the meeting at 5:40pm; motioned by Director Jackson and second by Director Pough.

Accepted \_\_\_\_\_

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

**OCCUPANCY/VACANCY REPORT**

Feb-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	2/22/2024	2	40	42	Passed away
512	0	2/16/2024					Unhappy with unit
540	1	2/19/2024					Passed away

**TOTAL DELANEY HEIGHTS VACANT - 2**

**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>
1319	2	12/14/2023					Double subsidy
39	3	1/25/2024					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					Transferred to 224/mold
305	3	7/3/2023	2/29/2024	1	240	241	Unreported income
255	3	7/13/2023					Non pmt rent
220	3	1/2/2024					Non pmt rent
329	1	12/7/2023					Passed away
212	2	2/5/2024					Criminal
314	2	2/6/2024					Unreported income
250	3	2/13/2024					Purchased home

**TOTAL LAKESIDE PARK II VACANT - 8**

**SUBMITTED BY PENNY PIERATT, CEO**

OCCUPANCY/VACANCY REPORT FEB. 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	2/26/2024	137	9	146	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	2/9/2024	1	161	162	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	2/16/2024	1	157	158	Unreported income
701	1	1/10/2024			OPEN 56824		Nursing Home

TOTAL RIDGEDALE VACANT - 17

**OCCUPANCY/VACANCY REPORT**

Feb-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	2/13/2024	13	254	267	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
722	3	2/1/2024			OPEN 56960		Non renewal

**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>
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
38280	3	2/20/2024			OPEN 57138		Abandoned unit

**TOTAL CORNELL VACANT - 6**

**OCCUPANCY/VACANCY REPORT**

Feb-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  
 Lakeside Park 2=unit 251=2 bdrm=bought home=3/5  
 Cornell=unit 38196=3 bdrm=lease violations  
 Cornell=unit 38174=3 bdrm=no reason given 3/1  
 Cornell=unit 38207=3 bdrm=moving out of state 5/1  
 Lakeside Park 2=unit 349=2 bdrm=lease violations

**Evictions -**

**WAITING LIST**

2024		2024		2022	
<b>DELANEY HEIGHTS</b>					
1 BDRM	7	<b>LAKESIDE PARK I</b>		<b>LAKESIDE PARK II</b>	
TOTAL	7	1 BDRM	0	1 BDRM	13
		2 BDRM	6	2 BDRM	27
		3 BDRM	4	3 BDRM	36
		4 BDRM	3	4 BDRM	11
		5 BDRM	0	5 BDRM	0
		TOTAL	13	TOTAL	87
2024					
<b>RIDGEDALE</b>		<b>NORTH CENTRAL HEIGHTS OPEN</b>		<b>CORNELL COLONY</b>	
1 BDRM	14	2 BDRM	63	3 BDRM	<b>OPEN</b>
2 BDRM	9	3 BDRM	17		14
3 BDRM	8	4 BDRM	11		
4 BDRM	4	TOTAL	91		
TOTAL	35				
<b>SUBMITTED BY PENNY PIERATTI, CEO</b>				<b>TOTAL</b>	
				<b>247</b>	



Tenant Accounts Receivable  
29-Feb-24

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
C. Jackson	\$ 230.87	Rent, late fee, work order
E. Sanders	\$ 115.62	Work order
<b>DH Total</b>	<b>\$ 346.49</b>	
<u>Lakeside Park I</u>		
T. Jones	\$ 5,025.07	Rent, unreported income (pmts)
I. Shlby	\$ 5.00	Late fee
<b>Lakeside I Total</b>	<b>\$ 5,030.07</b>	
<u>Lakeside Park II</u>		
P. Catrett	\$ 24.00	Late fee
J. Nichols	\$ 52.89	Electric
A. Pauldo	\$ 992.00	Rent, late fee
D. Randall	\$ 765.00	Work order (pmts)
F. Swinton	\$ 29.00	Late fee
C. Wooden	\$ 15.79	Work order
<b>Lakeside II Total</b>	<b>\$ 1,878.68</b>	

Submitted by:  
Penny Pieratt, CEO

**Tenant Accounts Receivable**

**29-Feb-24**

**Page 2**

**NCH I**

S. Dewain	\$	67.00	Late fee
A. Diaz	\$	23.98	Work order
J. Figueroa	\$	36.79	Late fee
M. Hudson	\$	315.60	Late fee, rent

**NCH I Total \$ 443.37**

**NCH II**

S. Johnson	\$	5.65	Late fee
J. Matthews	\$	1,231.32	Rent, Late fee, work order
M. Packer	\$	82.32	Late fee, work order
K. Robey	\$	31.46	Late fee
B. Santos	\$	135.25	Work order
R. Tirado	\$	0.64	Late fee
C. Wooden	\$	455.72	Late fees

**NCH II Total \$ 1,942.36**

**Cornell Colony**

L. Adkins	\$	104.01	Late fee
B. Antonio	\$	0.50	Work order
S. Butler	\$	0.62	Work Order
A. Fernandez	\$	1,228.87	Rent, Late fee
D. Guerrero	\$	44.60	Late fee
L. Peralta	\$	349.00	Rent, Late fee
R. Rodriguez	\$	140.26	Work Order

**Cornell Total \$ 1,867.86**

Submitted by:  
Penny Pieratt, CEO

Tenant Accounts Receivable

29-Feb-24

Page 3

Ridgedale

C. Anderson	\$	0.77	Work order
C. Coley	\$	225.00	Rent
J. Davis	\$	9.11	Late fee
T. Richardson	\$	12,018.01	Rent, work order (evicting)
F. Weeks	\$	0.60	Work order
<b>Ridgedale Total</b>	<b>\$</b>	<b>12,253.49</b>	

<b>GRAND TOTAL</b>	<b>\$ 23,762.32</b>
--------------------	---------------------

**WRITE OFFS**

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	333.69	B. Robinson
Lakeside Park II	\$	1,527.00	I. Diaz
Lakeside Park II	\$	2,090.39	S. Jackson
NCH I	\$	-	
NCH II	\$	-	
"	\$	-	
Ridgedale	\$	-	
Cornell	\$	2,665.67	F. Muse
<b>TOTAL</b>	<b>\$</b>	<b>6,616.75</b>	

Submitted by:  
Penny Pieratt,CEO

**Daily Tasks:**

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

**Preventive Maintenance:**

Work from preventive maintenance inspections are on-going. 80 hours were taken during the month of February for sick, vacation, and holiday leave.

**Maintenance**

Delaney Heights Inspections	13
Lakeside Park I Inspections	4
Lakeside Park II Inspections	3
Ridgdeale Inspections	4
NCH I Inspections	1
NCH II Inspections	2
Cornell Colony Inspections	4
Total	29
Delaney Heights Vacancies	1
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	2
Ridgedale Vacancies	2
NCH I Vacancies	0
NCH II Vacancies	0
Cornell Colony Vacancies	2

**Property Manager**

Delaney Heights Move Ins	1	1
Lakeside Park I Move Ins	1	1
Lakesdie Park II Move Ins	2	2
Ridgedale Move Ins	4	4
NCH I Move Ins	0	0
NCH II Move Ins	1	1
Cornell Colony Move Ins	2	2
Total	11	
Delaney Heights Move Outs	2	
Lakeside Park I Move Outs	1	
Lakeside Park II Move Outs	7	
Ridgedale Move Outs	1	
NCH I Move Outs	1	
NCH II Move Outs	1	
Cornell Colony Move Outs	3	
Total	16	

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*



## **February 2024**

### Mold Remediation and Testing completed:

1. 702 Fairview Terrace
2. 708 Fairview Terrace
3. 726 Fairview Terrace
4. 736 Fairview Terrace
5. 718 Fairview Terrace
6. 729 Fairview Terrace

### Turnovers Completed

1. 508 W. Circle St
2. 728 Juneberry Loop
3. 38264 Ezra Circle
4. 38257 Ezra Circle
5. 254 Lakeside Park Ave
6. 715 Fairview Terrace

Pest Control completed at Ridgedale Apartments and Delaney Heights

Fire Extinguisher and Smoke detector checks completed on all properties

Termite Inspection completed in Ridgedale Apartments

Lakeside Air completed routine maintenance in Ridgedale and NCH I

**SUBMITTED BY: DANIEL WHITLOCK, MAINTENANCE SUPERVISOR**

## AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 2/1/2024 - 2/29/2024

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
MUSE FARRAH	28262	377-17-1139		38280 EZRA CIRCLE AVON PARK FL 33825-		
Current Balance: \$0.00	Current Deposit: \$0.00			Phone Number: 239-848-9364		
AR00132665	LATECG	1/8/2024	\$37.00	2/26/2024	\$0.00	\$37.00
AC00060144	RENT	2/1/2024	\$642.00	2/26/2024	\$0.00	\$642.00
AR00133154	RENT	2/26/2024	\$942.00	2/26/2024	\$0.00	\$942.00
AR00133156	MAINT	2/26/2024	\$97.96	2/26/2024	\$0.00	\$97.96
AR00133155	MAINT	2/26/2024	\$97.23	2/26/2024	\$0.00	\$97.23
AR00133157	MAINT	2/26/2024	\$33.98	2/26/2024	\$0.00	\$33.98
AR00133159	MAINT	2/26/2024	\$295.50	2/26/2024	\$0.00	\$295.50
AR00133161	MAINT	2/26/2024	\$200.00	2/26/2024	\$0.00	\$200.00
AR00133160	MAINT	2/26/2024	\$300.00	2/26/2024	\$0.00	\$300.00
AR00133158	MAINT	2/26/2024	\$20.00	2/26/2024	\$0.00	\$20.00
		Totals	\$2,665.67		\$0.00	\$2,665.67
PHA: 03 PROJECT: 001		Totals	\$2,665.67		\$0.00	\$2,665.67
PHA: 03		Totals	\$2,665.67		\$0.00	\$2,665.67
ROBINSON BRANDI C	13861	305-90-5124		212 TULANE DRIVE AVON PARK FL 33825-		
Current Balance: \$0.00	Current Deposit: \$0.00			Phone Number: 863-257-1031		
AR00133111	MAINT	2/14/2024	\$48.77	2/14/2024	\$0.00	\$48.77
AR00133114	MAINT	2/14/2024	\$35.00	2/14/2024	\$0.00	\$0.00
AR00133112	MAINT	2/14/2024	\$150.00	2/14/2024	\$0.00	\$150.00
AR00133113	MAINT	2/14/2024	\$134.92	2/14/2024	\$0.00	\$134.92
		Totals	\$368.69		\$0.00	\$333.69
DIAZ MALDONADO ITIARA	27253	598-26-6964		314 TULANE DRIVE AVON PARK FL 33825-		
Current Balance: \$0.00	Current Deposit: \$0.00			Phone Number: 978-770-4969		
AR00132732	RETRO	1/18/2024	\$1,452.00	2/14/2024	\$0.00	\$1,452.00
AC00060196	RENT	2/1/2024	\$75.00	2/14/2024	\$0.00	\$75.00
		Totals	\$1,527.00		\$0.00	\$1,527.00
JACKSON SOPHIA L	11730	594-10-8392		250 LAKESIDE PARK AVENUE AVON PARK FL 33825-		
Current Balance: \$0.00	Current Deposit: \$0.00			Phone Number: 305-300-2324		
WO00005290	WKORD	10/2/2023	\$32.44	2/26/2024	\$0.00	\$32.44
AR00131783	LATECG	11/1/2023	\$25.00	2/26/2024	\$0.00	\$25.00
AR00132239	RETRO	12/13/2023	\$669.00	2/26/2024	\$0.00	\$669.00
AC00059946	RENT	1/1/2024	\$345.00	2/26/2024	\$0.00	\$345.00
AC00060189	RENT	2/1/2024	\$154.65	2/26/2024	\$0.00	\$154.65
AR00133165	LATECG	2/26/2024	\$30.00	2/26/2024	\$0.00	\$30.00
AR00133167	MAINT	2/26/2024	\$177.67	2/26/2024	\$0.00	\$177.67
AR00133168	MAINT	2/26/2024	\$69.67	2/26/2024	\$0.00	\$69.67
AR00133169	MAINT	2/26/2024	\$97.96	2/26/2024	\$0.00	\$97.96
AR00133170	MAINT	2/26/2024	\$300.00	2/26/2024	\$0.00	\$300.00
AR00133171	MAINT	2/26/2024	\$89.00	2/26/2024	\$0.00	\$89.00
AR00133172	MAINT	2/26/2024	\$100.00	2/26/2024	\$0.00	\$100.00
		Totals	\$2,090.39		\$0.00	\$2,090.39
PHA: 04 PROJECT: 002		Totals	\$3,986.08		\$0.00	\$3,951.08
PHA: 04		Totals	\$3,986.08		\$0.00	\$3,951.08

### AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 2/1/2024 - 2/29/2024

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
***Grand Totals***			\$6,651.75		\$0.00	\$6,616.75

Selection Criteria: Tenant #: ALL      PHA: ALL      Project: ALL      Write Off Date Range: 2/1/2024 - 2/29/2024  
Include Family Member Information: False      Sort By: PHA/Project/First Name

**CASH ANALYSIS**  
**2/29/2024**

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 104,127.42		
North Central Heights I General Fund	\$ 128,965.91	NCH I Reserves/Bonneville	\$ 146,219.16
NCH I Security Deposit	\$ 11,462.30	NCH I Insurance	\$ 30,911.85
North Central Heights II General Fund	\$ 86,257.86	NCH II Reserves/Bonneville	\$ 116,939.00
NCH II Security Deposit	\$ 8,250.72	NCH II Insurance	\$ 24,216.29
Cornell Colony General Fund	\$ 298,426.42	CC Reserves/Amerinat	\$ 95,971.15
Cornell Colony Security Deposit	\$ 12,436.97	CC Insurance	\$ 50,192.20
		CC Reserves/Amerinat	\$ 117,936.24
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 14,554.32	LPI Reserves/First Hsg	\$ 48,582.45
LPI Security Deposit	\$ 4,285.41	LPI Insurance	\$ 10,868.12
Lakeside Park II General Fund	\$ 7,753.49	LPII Reserves/Churchill	\$ 219,873.38
Hail Funds	\$ -	O&M Reserves/Churchill	\$ 25,600.00
Available Funds	\$ 7,753.49	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 14,213.56	LPII Insurance	\$ 54,003.09
		GNMA-Other Churchill	\$ 16,235.34
Delaney Heights General Fund	\$ 62,688.88	DH Reserves/South State	\$ 85,137.40
DH Security Deposit	\$ 10,723.80		
COCC	\$ 228,135.74		
HUD Lawsuit Income	\$ 222,541.46 *		
Available Funds	\$ 228,135.74		
Ridgedale General Fund	\$ 20,507.34	RD Reserves/Centennial	\$ 50,416.43
Ridgedale Security Deposit	\$ 4,634.88	RD Insurance	\$ 19,059.70
		RD Residual Reserves	\$ 9,141.12
		RD MIP Insurance	\$ 1,448.06

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 February 29, 2024	2 Month(s) Ended February 29, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00 5		1,646.33	3,450.29	3,630.50	180.21
Legal Expense	02 001 4130.00 5		0.00	0.00	83.32	83.32
Staff Training	02 001 4140.00 5		0.00	0.00	166.66	166.66
Travel	02 001 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	02 001 4170.00 5		0.00	0.00	666.66	666.66
Audit Fees	02 001 4171.00 5		0.00	0.00	741.66	741.66
Employee Benefits Cont - Admin	02 001 4182.00 5		1,308.15	2,033.68	1,746.50	(287.18)
Sundry	02 001 4190.00 5		0.00	0.00	183.32	183.32
Bank Fees	02 001 4190.18 5		0.00	91.56	0.00	(91.56)
Telephone	02 001 4190.2 5		86.62	276.64	200.00	(76.64)
Tenant Background Checks	02 001 4190.20 5		114.90	114.90	250.00	135.10
Postage	02 001 4190.3 5		0.00	0.00	8.32	8.32
Eviction Costs	02 001 4190.4 5		0.00	0.00	83.32	83.32
Contract Costs - Admin	02 001 4190.9 5		0.00	0.00	83.32	83.32
Water	02 001 4310.00 5		18.47	18.47	97.66	79.19
Electricity	02 001 4320.00 5		136.95	123.40	546.32	422.92
Sewer	02 001 4390.00 5		40.30	40.30	121.82	81.52
Labor	02 001 4410.00 5		2,038.22	4,599.09	3,215.66	(1,383.43)
Maintenance Materials	02 001 4420.00 5		1,108.20	1,123.61	2,436.82	1,313.21
Contract Costs	02 001 4430.00 5		0.00	0.00	433.82	433.82
Contract Costs-Pest Control	02 001 4430.1 5		0.00	544.00	515.82	(28.18)
Contract Costs-Plumbing	02 001 4430.2 5		0.00	1,920.00	0.00	(1,920.00)
Contract Costs - AC	02 001 4430.4 5		30.24	146.16	1,841.82	1,695.66
Contract Costs - Lawn	02 001 4430.5 5		2,044.00	2,044.00	4,250.32	2,206.32
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		0.00	0.00	782.16	782.16
Garbage and Trash Collection	02 001 4431.00 5		92.00	92.00	111.16	19.16
Emp Benefit Cont - Maintenance	02 001 4433.00 5		792.39	2,268.22	1,529.50	(738.72)
Insurance - Property	02 001 4510.00 5		0.00	2,859.24	6,213.66	3,354.42
Bad Debts - Other	02 001 4570.00 5		0.00	1,079.39	833.32	(246.07)
Bonneville Interest	02 001 4580.01 5		3,627.95	7,259.08	7,226.50	(32.58)
Other General Expense	02 001 4590.00 5		0.00	0.00	166.66	166.66
Management Fees	02 001 4590.02 5		1,485.71	2,881.38	4,516.00	1,634.62
<b>Total Operating Expenses</b>			<b>14,570.43</b>	<b>32,965.41</b>	<b>42,765.92</b>	<b>9,800.51</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00 5		27,938.00	55,660.99	56,449.50	(788.51)
<b>Total Operating Revenues</b>			<b>27,938.00</b>	<b>55,660.99</b>	<b>56,449.50</b>	<b>(788.51)</b>
<b>Total Operating Revenues and Expenses</b>			<b>13,367.57</b>	<b>22,695.58</b>	<b>13,683.58</b>	<b>9,012.00</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	10.82	(10.82)
Other Income - Tenant	02 001 3690.00 5		270.00	1,137.44	1,080.32	57.12
<b>Total Other Revenues and Expenses</b>			<b>270.00</b>	<b>1,137.44</b>	<b>1,091.14</b>	<b>46.30</b>
<b>Total Other Revenues and Expenses</b>			<b>270.00</b>	<b>1,137.44</b>	<b>1,091.14</b>	<b>46.30</b>
<b>Total Net Income (Loss)</b>			<b>13,637.57</b>	<b>23,833.02</b>	<b>14,774.72</b>	<b>9,058.30</b>

**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 February 29, 2024	2 Month(s) Ended February 29, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110.00 5		1,348.64	2,816.01	2,922.16	106.15
Legal Expense	02 002 4130.00 5		0.00	(97.50)	91.66	189.16
Staff Training	02 002 4140.00 5		0.00	0.00	108.32	108.32
Travel	02 002 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	02 002 4170.00 5		0.00	0.00	625.00	625.00
Audit Fees	02 002 4171.00 5		0.00	0.00	583.32	583.32
Employee Benefits Cont - Admin	02 002 4182.00 5		1,062.00	1,635.88	1,405.82	(230.06)
Sundry	02 002 4190.00 5		0.00	0.00	166.66	166.66
Telephone	02 002 4190.2 5		0.00	0.00	50.00	50.00
Eviction Costs	02 002 4190.4 5		0.00	0.00	83.32	83.32
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	83.32	83.32
Ten Services -	02 002 4220.20 5		0.00	0.00	83.32	83.32
Water	02 002 4310.00 5		0.00	0.00	86.16	86.16
Electricity	02 002 4320.00 5		73.15	59.60	604.50	544.90
Sewer	02 002 4390.00 5		0.00	0.00	28.32	28.32
Labor	02 002 4410.00 5		1,866.58	4,225.47	2,678.32	(1,547.15)
Maintenance Materials	02 002 4420.00 5		1,178.98	1,191.10	2,720.32	1,529.22
Contract Costs	02 002 4430.00 5		150.00	150.00	433.32	283.32
Contract Costs-Pest Control	02 002 4430.1 5		0.00	448.00	1,010.50	562.50
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	1,606.00	3,339.66	1,733.66
Contract Costs - AC	02 002 4430.4 5		23.76	114.84	4,114.00	3,999.16
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		0.00	0.00	1,637.82	1,637.82
Garbage and Trash Collection	02 002 4431.00 5		45.00	45.00	153.00	108.00
Emp Benefit Cont - Maintenance	02 002 4433.00 5		743.92	2,131.45	1,292.16	(839.29)
Insurance - Property	02 002 4510.00 5		0.00	2,228.15	4,886.16	2,658.01
Bad Debts - Other	02 002 4570.00 5		0.00	0.00	833.32	833.32
Bonneville Interest	02 002 4580.01 5		3,281.90	6,566.68	6,537.16	(29.52)
Other General Expense	02 002 4590.00 5		0.00	0.00	166.66	166.66
Management Fees	02 002 4590.02 5		1,777.84	3,934.53	3,537.16	(397.37)
<b>Total Operating Expenses</b>			<b>13,157.77</b>	<b>27,055.21</b>	<b>40,303.10</b>	<b>13,247.89</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110.00 5		21,744.10	44,631.61	44,214.50	417.11
<b>Total Operating Revenues</b>			<b>21,744.10</b>	<b>44,631.61</b>	<b>44,214.50</b>	<b>417.11</b>
<b>Total Operating Revenues and Expenses</b>			<b>8,586.33</b>	<b>17,576.40</b>	<b>3,911.40</b>	<b>13,665.00</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	8.66	(8.66)
Other Income - Tenant	02 002 3690.00 5		530.00	1,164.46	2,109.50	(945.04)
<b>Total Other Revenues and Expenses</b>			<b>530.00</b>	<b>1,164.46</b>	<b>2,118.16</b>	<b>(953.70)</b>
<b>Total Other Revenues and Expenses</b>			<b>530.00</b>	<b>1,164.46</b>	<b>2,118.16</b>	<b>(953.70)</b>
<b>Total Net Income (Loss)</b>			<b>9,116.33</b>	<b>18,740.86</b>	<b>6,029.56</b>	<b>12,711.30</b>



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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended February 29, 2024	2 Month(s) Ended February 29, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	03 001 4110.00 5		1,844.80	3,873.15	4,102.82	229.67
Legal Expense	03 001 4130.00 5		0.00	0.00	83.32	83.32
Staff Training	03 001 4140.00 5		0.00	0.00	150.00	150.00
Travel	03 001 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	03 001 4170.00 5		0.00	0.00	533.32	533.32
Audit Fees	03 001 4171.00 5		0.00	0.00	850.00	850.00
Employee Benefits Cont - Admin	03 001 4182.00 5		1,472.24	2,298.92	1,973.50	(325.42)
Sundry	03 001 4190.00 5		0.00	0.00	250.00	250.00
Non Capitalized Admin	03 001 4190.01 5		0.00	0.00	53.32	53.32
Tenant Background Checks	03 001 4190.02 5		57.45	57.45	66.66	9.21
Telephone/Communications	03 001 4190.20 5		128.02	384.06	333.32	(50.74)
Eviction Costs	03 001 4190.40 5		0.00	0.00	83.32	83.32
Ten Services	03 001 4220.00 5		0.00	0.05	0.00	(0.05)
Water	03 001 4310.00 5		0.00	0.00	207.32	207.32
Electricity	03 001 4320.00 5		57.82	57.82	1,235.82	1,178.00
Sewer	03 001 4390.00 5		0.00	0.00	136.00	136.00
Labor	03 001 4410.00 5		1,839.02	4,129.95	5,029.00	899.05
Materials	03 001 4420.00 5		930.80	948.42	3,377.00	2,428.58
Contract Costs	03 001 4430.00 5		0.00	0.00	2,564.50	2,564.50
Contract Costs - Pest Control	03 001 4430.10 5		0.00	608.00	822.82	214.82
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	2,300.00	4,805.32	2,505.32
Contract Costs - AC	03 001 4430.40 5		34.56	167.04	474.16	307.12
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	0.00	366.66	366.66
Garbage and Trash Collection	03 001 4431.00 5		0.00	0.00	390.32	390.32
Emp Benefit Cont - Maintenance	03 001 4433.00 5		522.18	1,520.95	2,015.50	494.55
Property Insurance	03 001 4510.00 5		0.00	5,019.33	6,824.82	1,805.49
Bad Debts - Other	03 001 4570.00 5		2,665.67	6,520.36	4,070.66	(2,449.70)
Management Fees	03 001 4590.01 5		2,018.64	4,006.44	3,558.16	(448.28)
Other General Expense	03 001 4590.02 5		0.00	0.00	1,916.66	1,916.66
<b>Total Operating Expenses</b>			<b>13,871.20</b>	<b>31,891.94</b>	<b>46,357.62</b>	<b>14,465.68</b>
<b>Operating Revenues</b>						
Dwelling Rent	03 001 3110.00 5		32,458.00	65,315.70	59,304.16	6,011.54
<b>Total Operating Revenues</b>			<b>32,458.00</b>	<b>65,315.70</b>	<b>59,304.16</b>	<b>6,011.54</b>
<b>Total Operating Revenues and Expenses</b>			<b>18,586.80</b>	<b>33,423.76</b>	<b>12,946.54</b>	<b>20,477.22</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	52.11	21.66	30.45
Other Income - Misc Other Revenue	03 001 3690.00 5		1,547.67	2,804.67	916.66	1,888.01
Interest on Loan - Heartland National	03 001 5610.00 5		(3,441.66)	(7,004.06)	(6,937.00)	(67.06)
<b>Total Other Revenues and Expenses</b>			<b>(1,893.99)</b>	<b>(4,147.28)</b>	<b>(5,998.68)</b>	<b>1,851.40</b>
<b>Total Other Revenues and Expenses</b>			<b>(1,893.99)</b>	<b>(4,147.28)</b>	<b>(5,998.68)</b>	<b>1,851.40</b>
<b>Total Net Income (Loss)</b>			<b>16,692.81</b>	<b>29,276.48</b>	<b>6,947.86</b>	<b>22,328.62</b>

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended February 29, 2024	2 Month(s) Ended February 29, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 001 4110.00 5		799.73	1,902.92	2,091.16	188.24
Legal Expense	04 001 4130.00 5		0.00	0.00	383.32	383.32
Staff Training	04 001 4140.00 5		0.00	0.00	53.32	53.32
Accounting Fees	04 001 4170.00 5		0.00	0.00	550.00	550.00
Audit Fees	04 001 4171.00 5		0.00	0.00	250.00	250.00
Employee Benefits Cont - Admin	04 001 4182.00 5		409.31	1,038.85	918.16	(120.69)
Sundry	04 001 4190.00 5		0.00	0.00	166.66	166.66
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	0.00	16.66	16.66
Telephone/Communications	04 001 4190.20 5		0.00	0.00	83.32	83.32
Eviction Costs	04 001 4190.40 5		0.00	0.00	50.00	50.00
Ten Services -	04 001 4220.00 5		1,059.50	1,059.50	0.00	(1,059.50)
Water	04 001 4310.00 5		0.00	33.52	8.66	(24.86)
Electricity	04 001 4320.00 5		32.33	47.41	706.16	658.75
Sewer	04 001 4390.00 5		0.00	1.78	31.82	30.04
Labor	04 001 4410.00 5		1,067.05	2,387.65	2,074.32	(313.33)
Maintenance Materials	04 001 4420.00 5		392.81	399.42	1,148.32	748.90
Contract Costs	04 001 4430.00 5		135.00	6,538.63	386.66	(6,151.97)
Contract Costs - Pest Control	04 001 4430.10 5		320.00	5,270.00	827.50	(4,442.50)
Contract Costs-Lawn	04 001 4430.30 5		266.60	266.60	561.00	294.40
Contract Costs - AC	04 001 4430.40 5		332.96	382.64	343.50	(39.14)
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	180.00	33.32	(146.68)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	33.32	33.32
Garbage and Trash Collection	04 001 4431.00 5		12.50	8.21	84.32	76.11
Emp Benefit Cont - Maintenance	04 001 4433.00 5		388.05	1,099.63	959.66	(139.97)
Property Insurance	04 001 4510.00 5		0.00	1,433.37	3,101.82	1,668.45
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	416.66	416.66
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	0.00	996.66	996.66
Management Fees	04 001 4590.01 5		560.28	1,098.87	1,456.66	357.79
Other General Expense	04 001 4590.02 5		0.00	0.00	250.00	250.00
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	416.66	416.66	0.00
<b>Total Operating Expenses</b>			<b>5,984.45</b>	<b>23,565.66</b>	<b>18,399.62</b>	<b>(5,166.04)</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 001 3110.00 5		2,451.00	5,128.02	6,919.66	(1,791.64)
HAP Subsidy	04 001 3110.01 5		6,011.00	11,678.00	17,359.00	(5,681.00)
<b>Total Operating Revenues</b>			<b>8,462.00</b>	<b>16,806.02</b>	<b>24,278.66</b>	<b>(7,472.64)</b>
<b>Total Operating Revenues and Expenses</b>			<b>2,477.55</b>	<b>(6,759.64)</b>	<b>5,879.04</b>	<b>(12,638.68)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 001 3610.00 5		0.00	0.00	20.00	(20.00)
Other Income - Tenant	04 001 3690.00 5		214.00	260.00	1,583.66	(1,323.66)
Other Income - Misc Other Revenue	04 001 3690.01 5		15,409.06	15,409.06	166.66	15,242.40
<b>Total Other Revenues and Expenses</b>			<b>15,623.06</b>	<b>15,669.06</b>	<b>1,770.32</b>	<b>13,898.74</b>
<b>Total Other Revenues and Expenses</b>			<b>15,623.06</b>	<b>15,669.06</b>	<b>1,770.32</b>	<b>13,898.74</b>
<b>Total Net Income (Loss)</b>			<b>18,100.61</b>	<b>8,909.42</b>	<b>7,649.36</b>	<b>1,260.06</b>



# AVON PARK HOUSING AUTHORITY Budgeted Income Statement

## PBRA LAKESIDE PARK II - PBRA

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended February 29, 2024	2 Month(s) Ended February 29, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 002 4110.00 5		1,443.19	3,376.11	3,434.00	57.89
Legal Expense	04 002 4130.00 5		27.00	27.00	250.00	223.00
Staff Training	04 002 4140.00 5		0.00	0.00	83.32	83.32
Travel	04 002 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	04 002 4170.00 5		0.00	0.00	583.32	583.32
Audit Fees	04 002 4171.00 5		0.00	0.00	750.00	750.00
Employee Benefits Cont - Admin	04 002 4182.00 5		658.19	1,690.07	1,489.16	(200.91)
Sundry	04 002 4190.00 5		0.00	0.00	216.66	216.66
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	0.00	125.00	125.00
Eviction Costs	04 002 4190.40 5		0.00	0.00	41.66	41.66
Ten Services -	04 002 4220.00 5		0.00	0.00	300.00	300.00
Water	04 002 4310.00 5		67.24	16.81	113.00	96.19
Electricity	04 002 4320.00 5		264.48	171.14	680.50	509.36
Sewer	04 002 4390.00 5		28.00	56.00	88.66	32.66
Labor	04 002 4410.00 5		1,848.01	4,152.56	3,253.16	(899.40)
Maintenance Materials	04 002 4420.00 5		1,622.81	1,647.04	3,088.16	1,441.12
Contract Costs	04 002 4430.00 5		588.00	7,188.00	5,754.00	(1,434.00)
Contract Costs - Pest Control	04 002 4430.10 5		1,280.00	1,280.00	3,121.50	1,841.50
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	1,066.40	2,244.00	1,177.60
Contract Costs - AC	04 002 4430.40 5		322.52	1,099.68	1,401.82	302.14
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	85.50	85.50
Garbage and Trash Collection	04 002 4431.00 5		66.00	11.25	184.50	173.25
Emp Benefit Cont - Maintenance	04 002 4433.00 5		695.37	1,983.77	1,524.00	(459.77)
Property Insurance	04 002 4510.00 5		0.00	4,295.00	9,632.50	5,337.50
Bad Debts - Other	04 002 4570.00 5		3,951.08	8,631.43	750.00	(7,881.43)
Management Fees	04 002 4590.01 5		2,051.85	4,015.47	4,737.66	722.19
Other General Expense	04 002 4590.02 5		236.00	236.00	1,500.00	1,264.00
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	16,000.00	16,000.00	0.00
<b>Total Operating Expenses</b>			<b>24,216.14</b>	<b>56,943.73</b>	<b>61,473.74</b>	<b>4,530.01</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 002 3110.00 5		9,512.93	22,917.11	18,959.82	3,957.29
HAP Subsidy	04 002 3110.01 5		23,883.00	45,790.00	60,000.00	(14,210.00)
<b>Total Operating Revenues</b>			<b>33,395.93</b>	<b>68,707.11</b>	<b>78,959.82</b>	<b>(10,252.71)</b>
<b>Total Operating Revenues and Expenses</b>			<b>9,179.79</b>	<b>11,763.38</b>	<b>17,486.08</b>	<b>(5,722.70)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 002 3610.00 5		0.00	0.00	41.66	(41.66)
Other Income - Tenants	04 002 3690.00 5		1,449.83	2,456.63	735.00	1,721.63
Other Income - Misc Other Revenue	04 002 3690.02 5		10,214.62	10,214.62	166.66	10,047.96
Interest on Loan	04 002 5610.00 5		(4,965.60)	(9,935.76)	(9,889.50)	(46.26)
<b>Total Other Revenues and Expenses</b>			<b>6,698.85</b>	<b>2,735.49</b>	<b>(8,946.18)</b>	<b>11,681.67</b>
<b>Total Other Revenues and Expenses</b>			<b>6,698.85</b>	<b>2,735.49</b>	<b>(8,946.18)</b>	<b>11,681.67</b>
<b>Total Net Income (Loss)</b>			<b>15,878.64</b>	<b>14,498.87</b>	<b>8,539.90</b>	<b>5,958.97</b>

*Penny*

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended February 29, 2024	2 Month(s) Ended February 29, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 003 4110.00 5		1,003.97	2,378.37	2,563.32	184.95
Legal Expense	04 003 4130.00 5		0.00	0.00	83.32	83.32
Staff Training	04 003 4140.00 5		0.00	0.00	83.32	83.32
Travel	04 003 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	04 003 4170.00 5		0.00	0.00	666.66	666.66
Audit Fees	04 003 4171.00 5		0.00	0.00	950.00	950.00
Employee Benefits Cont - Admin	04 003 4182.00 5		499.21	1,307.91	1,122.16	(185.75)
Sundry	04 003 4190.00 5		0.00	0.00	100.00	100.00
Contract. Admin	04 003 4190.01 5		0.00	0.00	66.66	66.66
Eviction Costs	04 003 4190.40 5		0.00	0.00	83.32	83.32
Tenant Services -	04 003 4220.00 5		0.00	0.00	833.32	833.32
Water	04 003 4310.00 5		18.47	4.62	114.32	109.70
Electricity	04 003 4320.00 5		290.03	290.03	877.32	587.29
Natural Gas	04 003 4330.00 5		187.38	203.84	54.16	(149.68)
Sewer	04 003 4390.00 5		40.30	10.08	105.50	95.42
Labor	04 003 4410.00 5		1,676.34	3,778.90	2,715.82	(1,063.08)
Maintenance Materials	04 003 4420.00 5		1,726.72	1,746.54	1,916.66	170.12
Contract Costs	04 003 4430.00 5		530.00	530.00	1,505.32	975.32
Contract Costs - Pest Control	04 003 4430.10 5		0.00	0.00	802.00	802.00
Contract Costs-Lawn	04 003 4430.30 5		667.00	667.00	1,419.00	752.00
Contract Costs - AC	04 003 4430.40 5		708.88	3,282.92	842.16	(2,440.76)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	223.50	223.50
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	0.00	83.32	83.32
Garbage and Trash Collection	04 003 4431.00 5		25.00	6.25	141.32	135.07
Emp Benefit Cont - Maintenance	04 003 4433.00 5		646.86	1,863.45	1,286.82	(576.63)
Property Insurance	04 003 4510.00 5		0.00	2,081.92	7,877.66	5,795.74
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	166.66	166.66
Other General Expense--Real Estate	04 003 4590.00 5		0.00	0.00	83.32	83.32
Management Fees	04 003 4590.01 5		1,108.07	2,193.29	2,151.66	(41.63)
Other General Expense	04 003 4590.02 5		0.00	0.00	83.32	83.32
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	5,833.34	5,833.32	(0.02)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	5,191.32	5,191.32
<b>Total Operating Expenses</b>			<b>12,044.90</b>	<b>26,178.46</b>	<b>40,109.88</b>	<b>13,931.42</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 003 3110.00 5		6,211.76	12,143.76	9,716.66	2,427.10
HAP Subsidy	04 003 3110.01 5		11,657.00	23,570.00	26,143.32	(2,573.32)
<b>Total Operating Revenues</b>			<b>17,868.76</b>	<b>35,713.76</b>	<b>35,859.98</b>	<b>(146.22)</b>
<b>Total Operating Revenues and Expenses</b>			<b>5,823.86</b>	<b>9,535.30</b>	<b>(4,249.90)</b>	<b>13,785.20</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	25.00	(25.00)
Other Income - Tenants	04 003 3690.00 5		35.02	191.02	500.00	(308.98)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	0.00	83.32	(83.32)
<b>Total Other Revenues and Expenses</b>			<b>35.02</b>	<b>191.02</b>	<b>608.32</b>	<b>(417.30)</b>
<b>Total Other Revenues and Expenses</b>			<b>35.02</b>	<b>191.02</b>	<b>608.32</b>	<b>(417.30)</b>
<b>Total Net Income (Loss)</b>			<b>5,858.88</b>	<b>9,726.32</b>	<b>(3,641.58)</b>	<b>13,367.90</b>



AVON PARK HOUSING AUTHORITY  
Budgeted Income Statement

COCC  
COCC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended February 29, 2024	2 Month(s) Ended February 29, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	05 001 4110.00 5		9,871.44	23,093.83	25,817.82	2,723.99
Legal Expense	05 001 4130.00 5		0.00	0.00	250.00	250.00
Staff Training	05 001 4140.00 5		0.00	0.00	250.00	250.00
Travel	05 001 4150.00 5		0.00	0.00	250.00	250.00
Accounting Fees	05 001 4170.00 5		0.00	0.00	500.00	500.00
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	4,961.51	0.00	(4,961.51)
Audit Fees	05 001 4171.00 5		0.00	0.00	333.32	333.32
Employee Benefits Cont - Admin	05 001 4182.00 5		2,876.79	8,760.07	8,799.66	39.59
Sundry	05 001 4190.00 5		892.92	1,983.01	3,000.00	1,016.99
Bank Fees	05 001 4190.19 5		135.02	228.71	0.00	(228.71)
Telephone/Communications	05 001 4190.20 5		481.17	934.60	1,000.00	65.40
Postage	05 001 4190.30 5		85.11	73.08	83.32	10.24
Eviction Costs	05 001 4190.40 5		0.00	0.00	500.00	500.00
Contract Costs - Copier	05 001 4190.60 5		126.83	126.83	750.00	623.17
Contract Costs - Admin	05 001 4190.90 5		150.00	300.00	2,166.66	1,866.66
Water	05 001 4310.00 5		36.47	3.73	58.50	54.77
Electricity	05 001 4320.00 5		759.10	619.59	1,208.82	589.23
Sewer	05 001 4390.00 5		71.50	7.80	121.32	113.52
Materials	05 001 4420.00 5		(2,238.66)	(1,537.83)	500.00	2,037.83
Contract Costs	05 001 4430.00 5		0.00	0.00	39.16	39.16
Contract Costs - Pest Control	05 001 4430.10 5		0.00	0.00	189.82	189.82
Contract Costs - AC	05 001 4430.40 5		180.00	180.00	23.32	(156.68)
Garbage and Trash Collection	05 001 4431.00 5		75.00	18.75	127.32	108.57
Property Insurance	05 001 4510.00 5		0.00	436.63	1,757.66	1,321.03
Other General Expense	05 001 4590.02 5		1,200.90	2,053.21	2,083.32	30.11
<b>Total Operating Expenses</b>			<b>14,703.59</b>	<b>42,243.52</b>	<b>49,810.02</b>	<b>7,566.50</b>
<b>Total Operating Revenues and Expenses</b>			<b>(14,703.59)</b>	<b>(42,243.52)</b>	<b>(49,810.02)</b>	<b>7,566.50</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Other Income - Misc Other Revenue	05 001 3690.00 5		(25,623.68)	(25,623.68)	0.00	(25,623.68)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,485.71	2,881.38	4,516.00	(1,634.62)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,777.84	3,934.53	3,537.16	397.37
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		2,018.64	4,006.44	3,558.16	448.28
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		1,536.03	3,105.95	4,415.00	(1,309.05)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	22,250.00	22,250.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		560.28	1,098.87	1,456.66	(357.79)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,051.85	4,015.47	4,737.66	(722.19)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,108.07	2,193.29	2,151.66	41.63
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	2,000.00	2,700.00	(700.00)
<b>Total Other Revenues and Expenses</b>			<b>(2,960.26)</b>	<b>19,862.25</b>	<b>49,322.30</b>	<b>(29,460.05)</b>
<b>Total Other Revenues and Expenses</b>			<b>(2,960.26)</b>	<b>19,862.25</b>	<b>49,322.30</b>	<b>(29,460.05)</b>
<b>Total Net Income (Loss)</b>			<b>(17,663.85)</b>	<b>(22,381.27)</b>	<b>(487.72)</b>	<b>(21,893.55)</b>

*Handwritten note:* HUD Lawsuit transfer to LP2 + LA1

*Handwritten signature:* Penny

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended February 29, 2024	2 Month(s) Ended February 29, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00 5		1,980.84	4,660.70	2,815.82	(1,844.88)
Legal Expense	07 002 4130.00 5		324.00	324.00	833.32	509.32
Staff Training	07 002 4140.00 5		0.00	0.00	50.00	50.00
Travel	07 002 4150.00 5		0.00	0.00	50.00	50.00
Accounting Fees	07 002 4170.00 5		0.00	0.00	616.66	616.66
Audit Fees	07 002 4171.00 5		0.00	0.00	683.32	683.32
Employee Benefits Cont - Admin	07 002 4182.00 5		940.68	2,424.38	1,348.00	(1,076.38)
Sundry	07 002 4190.00 5		0.00	0.00	441.66	441.66
Postage	07 002 4190.03 5		1.83	1.83	41.66	39.83
Advertising	07 002 4190.08 5		0.00	63.50	0.00	(63.50)
Telephone	07 002 4190.2 5		0.00	0.00	83.32	83.32
TENANT BACKGROUND CHECKS	07 002 4190.20 5		172.34	172.34	750.00	577.66
Eviction Costs	07 002 4190.4 5		0.00	0.00	41.66	41.66
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	83.32	83.32
Tenant Services	07 002 4220.00 5		0.00	0.00	583.32	583.32
Water	07 002 4310.00 5		0.00	31.48	1,093.82	1,062.34
Electricity	07 002 4320.00 5		818.51	1,483.28	1,273.32	(209.96)
Sewer	07 002 4390.00 5		0.00	63.64	1,733.82	1,670.18
Labor	07 002 4410.00 5		2,902.01	7,726.83	16,378.82	8,651.99
Maintenance Materials	07 002 4420.00 5		2,725.26	3,573.59	1,146.32	(2,427.27)
Contract Costs	07 002 4430.00 5		24,586.07	36,796.07	7,235.32	(29,560.75)
Pest Control	07 002 4430.1 5		0.00	0.00	506.66	506.66
Contract Costs-Lawn	07 002 4430.3 5		495.00	495.00	954.82	459.82
Contract Costs-Air Conditioning	07 002 4430.4 5		2,773.08	2,880.72	1,747.66	(1,133.06)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	83.32	83.32
Contract Costs - Vacancy Turnaround	07 002 4430.6 5		0.00	0.00	33.32	33.32
Garbage and Trash Collection	07 002 4431.00 5		0.00	38.21	1,053.00	1,014.79
Emp Benefit Cont - Maintenance	07 002 4433.00 5		931.32	3,089.90	6,031.16	2,941.26
Insurance - Property	07 002 4510.00 5		0.00	2,281.72	5,536.00	3,254.28
Bad Debts - Other	07 002 4570.00 5		0.00	0.00	2,500.00	2,500.00
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,378.08	4,766.51	4,661.82	(104.69)
Management Fees	07 002 4590.00 5		1,536.03	3,105.95	4,415.00	1,309.05
Other General Expense	07 002 4590.01 5		0.00	0.00	583.32	583.32
<b>Total Operating Expenses</b>			<b>42,565.05</b>	<b>73,979.65</b>	<b>65,389.56</b>	<b>(8,590.09)</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00 5		4,832.30	9,104.42	13,449.50	(4,345.08)
HAP Subsidy	07 002 3110.01 5		14,022.00	29,934.00	41,737.82	(11,803.82)
<b>Total Operating Revenues</b>			<b>18,854.30</b>	<b>39,038.42</b>	<b>55,187.32</b>	<b>(16,148.90)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(23,710.75)</b>	<b>(34,941.23)</b>	<b>(10,202.24)</b>	<b>(24,738.99)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income-Unrestricted	07 002 3430 5		0.00	0.00	16.66	(16.66)
Interest - Restricted - RFR	07 002 3431.00 5		0.00	0.00	16.66	(16.66)
Investment Income - Unrestricted	07 002 3610.00 5		1.55	3.04	16.66	(13.62)
Other Income - Tenant	07 002 3690.00 5		626.24	1,265.29	1,866.16	(600.87)
Other Income - Non Tenant	07 002 3690.02 5		0.00	0.00	183.32	(183.32)
<b>Total Other Revenues and Expenses</b>			<b>627.79</b>	<b>1,268.33</b>	<b>2,099.46</b>	<b>(831.13)</b>
<b>Total Other Revenues and Expenses</b>			<b>627.79</b>	<b>1,268.33</b>	<b>2,099.46</b>	<b>(831.13)</b>
<b>Total Net Income (Loss)</b>			<b>(23,082.96)</b>	<b>(33,672.90)</b>	<b>(8,102.78)</b>	<b>(25,570.12)</b>