

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, April 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: March 2024
 - 2. Monthly Occupancy Report: March 2024
 - 3. TAR & Maintenance Reports: March 2024
 - 4. Cash Analysis: March 2024
 - 5. Project Budgeted Income Statement Reports: March 2024
 - 6. Fee Accountants Financials: February 2024
- E. Secretary Reports & Old Business.
 - Lakeside Park II HUD inspection is scheduled for May 16th
 - Ridgedale Management & Occupancy Review is scheduled for June 26th
 - 10 move ins (3 Ridgedale), 10 move outs (1 passed away, 3 non pmt rent, 2 no notice given, 2 evictions, 1 transfer due to over housed, 1 purchased home)
- F. New Business
 - Re-appoint Nicky Dilday for another two year term
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: May 21, 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, April 16, 2024; 5:30 P.M.
Meeting Agenda

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

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

B. COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

- Re-appoint Nicky Dilday for another two year term

Other matters to come before the Board:

Next Board Meeting(s): May 21, 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
March 19, 2024, 5:15 P.M.
Meeting Minutes

A. Opening/Roll Call: Commissioner Brojek called the Board Meeting to order at 5:15pm. Commissioner Knighten led us in prayer. Secretary Penny Pieratt, Housing Coordinator, called the member attendance roll: Commissioners Present: Brojek, Jackson, Pineiro, Knighten and Dilday. Absent: Chairman Pough and Day. Attended guests: None

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:

- 2023 Financial Audit with Malcolm Johnson February 27th and 28th
- 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: None

G. Unfinished Business, Concerns of Commissioners: None

H. Next Meeting: Tuesday, April 16, 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
March 19, 2024, 5:30 P.M.**

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:35 PM. Secretary Penny Pieratt called the roll with the following directors present: Brojek, Pineiro, Jackson, Knighten and Dilday. Absent: Directors Pough and Day

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

COMMUNICATIONS: 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 Pineiro and carried unanimously.

SECRETARY REPORT AND OLD BUSINESS:

- 2023 Financial Audit with Malcolm Johnson February 27th and 28th
- 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

NEW BUSINESS: None

Next Board Meeting: Tuesday, April 16, 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 Knighten.

Accepted _____

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Mar-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> |
|---------------|-------------|-----------------|----------------|----------------------|------------------------|----------------------|---------------------------|
| 512 | 0 | 2/16/2024 | 3/19/2024 | | OPEN 57138 | | Unhappy with unit |
| 540 | 1 | 2/19/2024 | | | OPEN 57137 | | 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> |
|---------------|-------------|-----------------|----------------|----------------------|------------------------|----------------------|---------------------------|
| 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 | 3/6/2024 | | | OPEN 57243 | | No reason/Richardson's temp |
| 254 | 2 | 11/22/2022 | 3/25/2024 | 27 | 462 | 489 | Transferred to 224/mold |
| 255 | 3 | 7/13/2023 | 3/18/2024 | 6 | 243 | 249 | Non pmt rent |
| 220 | 3 | 1/2/2024 | | | OPEN 56761 | | Non pmt rent |
| 329 | 1 | 12/7/2023 | | | OPEN 56762 | | Passed away |
| 212 | 2 | 2/5/2024 | | | OPEN 56993 | | Criminal |
| 314 | 2 | 2/6/2024 | | | OPEN 57017 | | Unreported income |
| 250 | 3 | 2/13/2024 | | | OPEN 57077 | | Purchased home |
| 251 | 2 | 3/4/2024 | | | OPEN 57191 | | Purchased home |
| 349 | 2 | 3/4/2024 | | | OPEN 57188 | | Non pmt rent |
| 239 | 3 | 3/6/2024 | | | OPEN 57233 | | NO notice given |
| 245 | 2 | 3/12/2024 | | | OPEN 57266 | | Passed away |
| 221 | 3 | 3/25/2024 | | | OPEN 57395 | | Transferred to 254/over housed |

TOTAL LAKESIDE PARK II VACANT - 11

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT MAR. 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 |
| 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 | 3/21/2024 | 3 | 329 | 332 | 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 | 3/11/2024 | 3 | 197 | 200 | Transfer to 241 |
| 717 | 3 | 9/2/2023 | 3/4/2024 | 3 | 182 | 185 | Unreported income |
| 718 | 1 | 9/5/2023 | | *MOLD* | OPEN 55902 | | Multiple lease violations |
| 701 | 1 | 1/10/2024 | | | OPEN 56824 | | Nursing Home |
| 710 | 3 | 3/6/2024 | | | OPEN 57242 | | Evicted |

TOTAL RIDGEDALE VACANT - 14

OCCUPANCY/VACANCY REPORT

Mar-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 |
| 621 | 3 | 3/13/2024 | | | OPEN 57284 | | No notice given |

TOTAL NCH I VACANT - 3

North Central Heights II - (32 units)

| <u>Unit #</u> | <u>Bdrm</u> | <u>Move-Out</u> | <u>Move-In</u> | <u>#Days in Mgmt</u> | <u>#Days in Maint.</u> | <u>#Vacancy Days</u> | <u>Reason For Vacancy</u> |
|---------------|-------------|-----------------|----------------|----------------------|------------------------|----------------------|---------------------------|
| 728 | 3 | 7/28/2023 | 3/7/2024 | 6 | 217 | 223 | Rent too high |
| 307 | 3 | 9/30/2023 | | | OPEN 56181 | | Non renewal |
| 724 | 3 | 10/2/2023 | 3/26/2024 | 1 | 175 | 176 | No notice given |
| 740 | 4 | 11/7/2023 | | | OPEN 56431 | | Evicted/criminal |
| 302 | 3 | 11/13/2023 | 3/19/2024 | 1 | 126 | 127 | Non pmt rent |
| 722 | 3 | 2/1/2024 | | | OPEN 56960 | | Non renewal |

TOTAL NCH II VACANT - 3

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 | 3/1/2024 | 1 | 188 | 189 | 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 | 3/1/2024 | 9 | 94 | 103 | 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 |
| 38212 | 3 | 2/29/2024 | | | OPEN 57170 | | Non pmt rent |
| 38174 | 3 | 3/4/2024 | | | OPEN 57189 | | Non pmt rent |
| 38196 | 3 | 3/11/2024 | | | OPEN 57257 | | Lease violations |
| 38192 | 3 | 3/26/2024 | | | OPEN 57382 | | Health Issues |

TOTAL CORNELL VACANT - 8

OCCUPANCY/VACANCY REPORT

Mar-24

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1
 Cornell=unit 38278=3 bdrm=purchased home; no date yet
 North Central 1=unit 622=2 bdrm=non renewal 4/30
 North Central 2=unit 703=2 bdrm=lost job 4/30
 North Central 2=unit 743=3 bdrm=transferring to 4 bdrm
 Cornell=unit 38207=3 bdrm=moving out of state 5/1
 Cornell=unit 38180=3 bdrm=moving out of state 5/31
 Cornell=unit 38186=3 bdrm=moving out of state 6/15
 Delaney Heights=unit 313=1 bdrm=moving in with family no date yet
 delaney Heights=unit 522=1 bdrm=transferring to 540
 Lakeside Park 2=unit 225=4 bdrm=needs 3 bdrm

Evictions -

WAITING LIST

| 2024 | | 2024 | | 2022 | |
|---|----|------------------------------|----|-------------------------|-------------|
| DELANEY HEIGHTS | | | | | |
| 1 BDRM | 6 | LAKESIDE PARK I | | LAKESIDE PARK II | |
| TOTAL | 6 | 1 BDRM | 0 | 1 BDRM | 11 |
| | | 2 BDRM | 2 | 2 BDRM | 23 |
| | | 3 BDRM | 2 | 3 BDRM | 33 |
| | | 4 BDRM | 2 | 4 BDRM | 9 |
| | | 5 BDRM | 0 | 5 BDRM | 0 |
| | | TOTAL | 6 | TOTAL | 76 |
| 2024 | | | | | |
| RIDGE DALE | | NORTH CENTRAL HEIGHTS | | CORNELL COLONY | |
| 1 BDRM | 8 | 2 BDRM | 58 | 3 BDRM | OPEN |
| 2 BDRM | 7 | 3 BDRM | 14 | | 10 |
| 3 BDRM | 3 | 4 BDRM | 4 | | |
| 4 BDRM | 2 | TOTAL | 76 | | |
| TOTAL | 20 | | | | |
| SUBMITTED BY PENNY PIERATTI, CEO | | TOTAL | | 194 | |

Tenant Accounts Receivable
31-Mar-24

| <u>Delaney Heights</u> | <u>Amt</u> | <u>Reason</u> |
|--------------------------|--------------------|--------------------------------|
| M. Cancio | \$ 1.99 | Work order |
| C. Jackson | \$ 157.87 | Rent, late fee, work order |
| K. Matthews | \$ 14.31 | Work order |
| E. Sanders | \$ 109.62 | Work order |
| DH Total | \$ 283.79 | |
| <u>Lakeside Park I</u> | | |
| E. Brown | \$ 6.00 | Work order |
| T. Jones | \$ 4,887.07 | Rent, unreported income (pmts) |
| I. Shelby | \$ 5.00 | Late fee |
| T. Taylor | \$ 275.00 | Work order |
| Lakeside I Total | \$ 5,173.07 | |
| <u>Lakeside Park II</u> | | |
| E. Jackson | \$ 3.00 | Late fee |
| T. Lampkin | \$ 45.00 | Work order |
| J. Nichols | \$ 220.87 | Electric |
| J. Parker | \$ 25.00 | Work order |
| D. Randall | \$ 665.00 | Work order (pmts) |
| N. Rivera | \$ 265.00 | Unreported income (pmts) |
| A. Weeks | \$ 42.86 | Work order |
| C. Wooden | \$ 20.79 | Work order |
| Lakeside II Total | \$ 1,287.52 | |
| <u>NCH I</u> | | |
| A. Brown | \$ 88.75 | Work order |
| J. Figueroa | \$ 45.79 | Late fee |
| M. Hudson | \$ 48.60 | Late fee, rent |
| K. Robinson | \$ 25.00 | Work order |
| A. Sandelier | \$ 35.00 | Late fee |
| NCH I Total | \$ 243.14 | |
| <u>NCH II</u> | | |
| S. Johnson | \$ 5.65 | Late fee |
| M. Packer | \$ 39.32 | Late fee, work order |
| K. Robey | \$ 44.46 | Work order |
| B. Santos | \$ 135.25 | Work order |
| C. Wooden | \$ 396.72 | Late fees |
| NCH II Total | \$ 621.40 | |
| <u>Cornell Colony</u> | | |
| L. Adkins | \$ 45.01 | Late fee |
| B. Antonio | \$ 0.50 | Work order |
| S. Butler | \$ 176.87 | Work Order |
| L. Peralta | \$ 347.00 | Rent, Late fee |
| R. Rodriguez | \$ 21.00 | Work Order |
| Cornell Total | \$ 590.38 | |

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable

31-Mar-24

Page 2

Ridgedale

| | | | |
|------------------------|-----------|-----------------|--------------------------|
| C. Anderson | \$ | 39.66 | Work order |
| J. Davis | \$ | 9.11 | Late fee |
| M. Milton | \$ | 652.49 | Rent, late fee |
| F. Weeks | \$ | 1,165.60 | Unreported income (pmts) |
| Ridgedale Total | \$ | 1,866.86 | |

| | |
|--------------------|---------------------|
| GRAND TOTAL | \$ 10,066.16 |
|--------------------|---------------------|

WRITE OFFS

| | | | |
|------------------|-----------|------------------|---------------|
| Delaney | \$ | - | |
| Lakeside Park I | \$ | 103.94 | F. Swinton |
| Lakeside Park II | \$ | 107.48 | F. Swinton |
| Lakeside Park II | \$ | 542.96 | S. Burgos |
| Lakeside Park II | \$ | - | |
| NCH I | \$ | 2,309.22 | E. Quinones |
| NCH II | \$ | - | |
| " | \$ | - | |
| Ridgedale | \$ | 12,768.53 | T. Richardson |
| Cornell | \$ | 3,977.60 | A. Fernandez |
| " | \$ | 63.73 | J. Bush |
| " | \$ | 889.24 | R. Rodriguez |
| TOTAL | \$ | 20,762.70 | |

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. 40 hours were taken during the month of March for sick (16 hours), vacation (24 hours), and holiday leave.

Maintenance

| | | |
|------------------------------|----|----------------|
| Delaney Heights Inspections | 5 | |
| Lakeside Park I Inspections | 0 | |
| Lakeside Park II Inspections | 11 | |
| Ridgdeale Inspections | 0 | |
| NCH I Inspections | 1 | |
| NCH II Inspections | 0 | |
| Cornell Colony Inspections | 4 | |
| Total | 21 | |
| Delaney Heights Vacancies | 0 | |
| Lakeside Park I Vacancies | 0 | |
| Lakeside Park II Vacancies | 1 | |
| Ridgedale Vacancies | 0 | |
| NCH I Vacancies | 0 | |
| NCH II Vacancies | 0 | 3--contractors |
| Cornell Colony Vacancies | 0 | |

Property Manager

| | | |
|----------------------------|----|---|
| Delaney Heights Move Ins | 1 | 1 |
| Lakeside Park I Move Ins | 0 | 0 |
| Lakesdie Park II Move Ins | 1 | 1 |
| Ridgedale Move Ins | 3 | 3 |
| NCH I Move Ins | 0 | 0 |
| NCH II Move Ins | 3 | 3 |
| Cornell Colony Move Ins | 2 | 2 |
| Total | 10 | |
| Delaney Heights Move Outs | 0 | |
| Lakeside Park I Move Outs | 0 | |
| Lakeside Park II Move Outs | 5 | |
| Ridgedale Move Outs | 1 | |
| NCH I Move Outs | 1 | |
| NCH II Move Outs | 0 | |
| Cornell Colony Move Outs | 3 | |
| Total | 10 | |

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



March 2024

Turnovers completed:

1. 255 Lakeside Park Avenue
2. 728 Juneberry Loop
3. 724 Juneberry Loop
4. 302 Raisin Court
5. 717 Fairview Terrace
6. 719 Fairview Terrace

Pest Control was completed at Cornell Colony and North Central Heights I & II

Pest Control Retreats were carried out at the remaining properties

Smoke detector and Fire extinguisher checks completed on all properties

Submitted by: Daniel Whitlock, Maintenance Supervisor

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 3/1/2024 - 3/31/2024

| Reference# | Group | Posted Date | Original Amount Written Off | Date Written Off | Amount Collected | Remaining Write Off |
|-------------------------|--------|-------------------------|--------------------------------|----------------------------|---------------------------------------|------------------------|
| QUINONES CRUZ EVELYN | | 20762 | 597-36-3005 | | 621 BARBERRY LOOP AVON PARK FL 33825- | |
| Current Balance: \$0.00 | | Current Deposit: \$0.00 | | Phone Number: 863-238-3663 | | |
| AC00060300 | RENT | 3/1/2024 | \$1,001.22 | 3/19/2024 | \$0.00 | \$1,001.22 |
| AR00133629 | RENT | 3/19/2024 | \$1,308.00 | 3/19/2024 | \$0.00 | \$1,308.00 |
| Totals | | | \$2,309.22 | | \$0.00 | \$2,309.22 |
| PHA: 02 PROJECT: 001 | | | Totals | | \$0.00 | \$2,309.22 |
| PHA: 02 | | | Totals | | \$0.00 | \$2,309.22 |
| FERNANDEZ ASHLEY E | | 19612 | 087-80-7362 | | 38174 EZRA CIRCLE AVON PARK FL 33825- | |
| Current Balance: \$0.00 | | Current Deposit: \$0.00 | | Phone Number: 863-238-3727 | | |
| AR00131457 | LATECG | 10/23/2023 | \$0.87 | 3/12/2024 | \$0.00 | \$0.87 |
| AR00131872 | LATECG | 11/20/2023 | \$61.00 | 3/12/2024 | \$0.00 | \$61.00 |
| AR00132599 | LATECG | 1/2/2024 | \$85.00 | 3/12/2024 | \$0.00 | \$85.00 |
| AR00133033 | LATECG | 2/1/2024 | \$87.00 | 3/12/2024 | \$0.00 | \$87.00 |
| AR00133101 | MISC | 2/9/2024 | \$960.00 | 3/12/2024 | \$0.00 | \$960.00 |
| AR00133102 | MISC | 2/9/2024 | \$35.00 | 3/12/2024 | \$0.00 | \$35.00 |
| AC00060352 | RENT | 3/1/2024 | \$642.00 | 3/12/2024 | \$0.00 | \$642.00 |
| AR00133575 | RENT | 3/12/2024 | \$942.00 | 3/12/2024 | \$0.00 | \$942.00 |
| AR00133576 | MAINT | 3/12/2024 | \$35.00 | 3/12/2024 | \$0.00 | \$35.00 |
| AR00133577 | MAINT | 3/12/2024 | \$100.00 | 3/12/2024 | \$0.00 | \$100.00 |
| AR00133578 | MAINT | 3/12/2024 | \$150.00 | 3/12/2024 | \$0.00 | \$150.00 |
| AR00133579 | MAINT | 3/12/2024 | \$100.73 | 3/12/2024 | \$0.00 | \$100.73 |
| AR00133580 | MAINT | 3/12/2024 | \$80.00 | 3/12/2024 | \$0.00 | \$80.00 |
| AR00133581 | MAINT | 3/12/2024 | \$699.00 | 3/12/2024 | \$0.00 | \$699.00 |
| Totals | | | \$3,977.60 | | \$0.00 | \$3,977.60 |
| BUSH JASMINE | | 26811 | 591-11-7108 | | 38212 EZRA CIRCLE AVON PARK FL 33825- | |
| Current Balance: \$0.00 | | Current Deposit: \$0.00 | | Phone Number: 407-517-8177 | | |
| AR00133571 | MAINT | 3/12/2024 | \$63.73 | 3/12/2024 | \$0.00 | \$63.73 |
| Totals | | | \$63.73 | | \$0.00 | \$63.73 |
| RODRIGUEZ ROSA M | | 23001 | 184-62-7219 | | 38196 EZRA CIRCLE AVON PARK FL 33825- | |
| Current Balance: \$0.00 | | Current Deposit: \$0.00 | | Phone Number: 863-257-6922 | | |
| AR00130914 | LATECG | 9/11/2023 | \$29.26 | 3/12/2024 | \$0.00 | \$29.26 |
| AR00131404 | LATECG | 10/10/2023 | \$35.00 | 3/12/2024 | \$0.00 | \$35.00 |
| AR00132221 | LATECG | 12/11/2023 | \$39.00 | 3/12/2024 | \$0.00 | \$39.00 |
| AR00132674 | LATECG | 1/8/2024 | \$37.00 | 3/12/2024 | \$0.00 | \$37.00 |
| AC00060361 | RENT | 3/1/2024 | \$34.26 | 3/12/2024 | \$0.00 | \$34.26 |
| AR00133544 | MAINT | 3/12/2024 | \$200.00 | 3/12/2024 | \$0.00 | \$200.00 |
| AR00133545 | MAINT | 3/12/2024 | \$80.36 | 3/12/2024 | \$0.00 | \$80.36 |
| AR00133546 | MAINT | 3/12/2024 | \$134.94 | 3/12/2024 | \$0.00 | \$134.94 |
| AR00133548 | MAINT | 3/12/2024 | \$150.00 | 3/12/2024 | \$0.00 | \$150.00 |
| AR00133549 | MAINT | 3/12/2024 | \$35.00 | 3/12/2024 | \$0.00 | \$35.00 |
| AR00133547 | MAINT | 3/12/2024 | \$114.42 | 3/12/2024 | \$0.00 | \$114.42 |
| Totals | | | \$889.24 | | \$0.00 | \$889.24 |
| PHA: 03 PROJECT: 001 | | | Totals | | \$0.00 | \$4,930.57 |
| PHA: 03 | | | Totals | | \$0.00 | \$4,930.57 |

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 3/1/2024 - 3/31/2024

| Reference# | Group | Posted Date | Original Amount Written Off | Date Written Off | Amount Collected | Remaining Write Off |
|-------------------------|-------|-------------------------|--------------------------------|--|---------------------|------------------------|
| SWINTON FALON M | | 12600 | 128-70-2813 | 1312 S TULANE AVENUE AVON PARK FL 33825- Phone Number: 863-617-4496 | | |
| Current Balance: \$0.00 | | Current Deposit: \$0.00 | | | | |
| AR00130928 | MAINT | 9/14/2023 | \$13.98 | 3/13/2024 | \$0.00 | \$13.98 |
| AR00130929 | MAINT | 9/14/2023 | \$13.98 | 3/13/2024 | \$0.00 | \$13.98 |
| AR00130927 | MAINT | 9/14/2023 | \$75.98 | 3/13/2024 | \$0.00 | \$75.98 |
| Totals | | | \$103.94 | | \$0.00 | \$103.94 |
| PHA: 04 PROJECT: 001 | | Totals | | | \$0.00 | \$103.94 |
| SWINTON FALON M | | 21605 | 128-70-2813 | 239 W SHORELINE DRIVE AVON PARK FL 33825- Phone Number: 863-617-4496 | | |
| Current Balance: \$0.00 | | Current Deposit: \$0.00 | | | | |
| AR00133607 | MAINT | 3/13/2024 | \$91.48 | 3/13/2024 | \$0.00 | \$91.48 |
| AR00133606 | MAINT | 3/13/2024 | \$16.00 | 3/13/2024 | \$0.00 | \$16.00 |
| Totals | | | \$107.48 | | \$0.00 | \$107.48 |
| BURGOS STEPHANIE M | | 24038 | 596-20-1884 | 349 W SHORELINE DRIVE AVON PARK FL 33825- Phone Number: 239-384-2305 | | |
| Current Balance: \$0.00 | | Current Deposit: \$0.00 | | | | |
| AR00133587 | MAINT | 3/12/2024 | \$145.90 | 3/12/2024 | \$0.00 | \$145.90 |
| AR00133586 | MAINT | 3/12/2024 | \$250.00 | 3/12/2024 | \$0.00 | \$250.00 |
| AR00133585 | MAINT | 3/12/2024 | \$147.06 | 3/12/2024 | \$0.00 | \$147.06 |
| Totals | | | \$542.96 | | \$0.00 | \$542.96 |
| PHA: 04 PROJECT: 002 | | Totals | | | \$0.00 | \$650.44 |
| PHA: 04 | | Totals | | | \$0.00 | \$754.38 |
| RICHARDSON TEOVANNI | | 25755 | 537-39-3489 | 710 FAIRVIEW TERR APT#18 AVON PARK FL 33825- Phone Number: 754-422-5441 | | |
| Current Balance: \$0.00 | | Current Deposit: \$0.00 | | | | |
| AR00128423 | MISC | 4/1/2023 | \$111.92 | 3/12/2024 | \$0.00 | \$111.92 |
| AC00059087 | RENT | 9/1/2023 | \$936.00 | 3/12/2024 | \$0.00 | \$936.00 |
| AC00059321 | RENT | 10/1/2023 | \$1,137.00 | 3/12/2024 | \$0.00 | \$1,137.00 |
| AR00131336 | MISC | 10/2/2023 | \$182.67 | 3/12/2024 | \$0.00 | \$182.67 |
| AR00131419 | MISC | 10/12/2023 | \$28.53 | 3/12/2024 | \$0.00 | \$28.53 |
| AR00131464 | MISC | 10/25/2023 | \$330.00 | 3/12/2024 | \$0.00 | \$330.00 |
| AR00131755 | MISC | 11/1/2023 | \$170.99 | 3/12/2024 | \$0.00 | \$170.99 |
| AC00059558 | RENT | 11/1/2023 | \$1,137.00 | 3/12/2024 | \$0.00 | \$1,137.00 |
| AR00131832 | MISC | 11/8/2023 | \$106.99 | 3/12/2024 | \$0.00 | \$106.99 |
| AR00131894 | MISC | 11/27/2023 | \$256.50 | 3/12/2024 | \$0.00 | \$256.50 |
| AC00059798 | RENT | 12/1/2023 | \$1,137.00 | 3/12/2024 | \$0.00 | \$1,137.00 |
| AR00132157 | MISC | 12/1/2023 | \$1,809.00 | 3/12/2024 | \$0.00 | \$1,809.00 |
| AR00132156 | MISC | 12/1/2023 | \$201.85 | 3/12/2024 | \$0.00 | \$201.85 |
| AR00132223 | MISC | 12/11/2023 | \$105.32 | 3/12/2024 | \$0.00 | \$105.32 |
| AR00132233 | MISC | 12/11/2023 | \$128.25 | 3/12/2024 | \$0.00 | \$128.25 |
| AR00132234 | MISC | 12/11/2023 | \$729.00 | 3/12/2024 | \$0.00 | \$729.00 |
| AR00132557 | MISC | 1/1/2024 | \$106.99 | 3/12/2024 | \$0.00 | \$106.99 |
| AR00132556 | MISC | 1/1/2024 | \$225.76 | 3/12/2024 | \$0.00 | \$225.76 |
| AC00060040 | RENT | 1/1/2024 | \$1,137.00 | 3/12/2024 | \$0.00 | \$1,137.00 |
| AR00132687 | MISC | 1/11/2024 | \$27.00 | 3/12/2024 | \$0.00 | \$27.00 |
| AR00132686 | MISC | 1/11/2024 | \$81.00 | 3/12/2024 | \$0.00 | \$81.00 |
| AC00060281 | RENT | 2/1/2024 | \$1,137.00 | 3/12/2024 | \$0.00 | \$1,137.00 |

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 3/1/2024 - 3/31/2024

| Reference# | Group | Posted Date | Original Amount Written Off | Date Written Off | Amount Collected | Remaining Write Off | |
|----------------------|--------|-------------|--------------------------------|---------------------|---------------------|------------------------|-------------|
| AR00133002 | MISC | 2/1/2024 | \$160.00 | 3/12/2024 | \$0.00 | \$160.00 | |
| AR00133003 | MISC | 2/1/2024 | \$110.24 | 3/12/2024 | \$0.00 | \$110.24 | |
| AR00133151 | MISC | 2/26/2024 | \$81.00 | 3/12/2024 | \$0.00 | \$81.00 | |
| AR00133152 | MISC | 2/26/2024 | \$243.00 | 3/12/2024 | \$0.00 | \$243.00 | |
| AC00060516 | RENT | 3/1/2024 | \$220.06 | 3/12/2024 | \$0.00 | \$220.06 | |
| AR00133444 | MISC | 3/1/2024 | \$36.17 | 3/12/2024 | \$0.00 | \$36.17 | |
| AR00133556 | LATECG | 3/12/2024 | \$30.00 | 3/12/2024 | \$0.00 | \$30.00 | |
| AR00133555 | LATECG | 3/12/2024 | \$28.00 | 3/12/2024 | \$0.00 | \$28.00 | |
| AR00133554 | LATECG | 3/12/2024 | \$30.00 | 3/12/2024 | \$0.00 | \$30.00 | |
| AR00133560 | MAINT | 3/12/2024 | \$100.00 | 3/12/2024 | \$0.00 | \$100.00 | |
| AR00133553 | LATECG | 3/12/2024 | \$29.00 | 3/12/2024 | \$0.00 | \$29.00 | |
| AR00133557 | LATECG | 3/12/2024 | \$27.00 | 3/12/2024 | \$0.00 | \$27.00 | |
| AR00133558 | LATECG | 3/12/2024 | \$28.00 | 3/12/2024 | \$0.00 | \$28.00 | |
| AR00133559 | MAINT | 3/12/2024 | \$150.00 | 3/12/2024 | \$0.00 | \$150.00 | |
| AR00133561 | MAINT | 3/12/2024 | \$158.29 | 3/12/2024 | \$0.00 | \$158.29 | |
| AR00133562 | MAINT | 3/12/2024 | \$80.00 | 3/12/2024 | \$0.00 | \$80.00 | |
| AR00133563 | MAINT | 3/12/2024 | \$35.00 | 3/12/2024 | \$0.00 | \$35.00 | |
| Totals | | | \$12,768.53 | | \$0.00 | \$12,768.53 | |
| PHA: 07 PROJECT: 002 | | | Totals | | \$12,768.53 | \$0.00 | \$12,768.53 |
| PHA: 07 | | | Totals | | \$12,768.53 | \$0.00 | \$12,768.53 |
| ***Grand Totals*** | | | \$20,762.70 | | \$0.00 | \$20,762.70 | |

Selection Criteria: Tenant #: ALL PHA: ALL Project: ALL Write Off Date Range: 3/1/2024 - 3/31/2024
 Include Family Member Information: False Sort By: PHA/Project/First Name

CASH ANALYSIS
3/31/2024

| | | <u>Escrows/Reserves</u> | |
|---------------------------------------|-----------------|----------------------------|---------------|
| Petty Cash | \$ 100.00 | | |
| Avon Park Development Corp | \$ 103,684.04 | | |
| North Central Heights I General Fund | \$ 130,498.85 | NCH I Reserves/Bonneville | \$ 147,330.16 |
| NCH I Security Deposit | \$ 11,163.03 | NCH I Insurance | \$ 34,436.85 |
| North Central Heights II General Fund | \$ 85,931.59 | NCH II Reserves/Bonneville | \$ 117,828.00 |
| NCH II Security Deposit | \$ 8,851.24 | NCH II Insurance | \$ 26,866.29 |
| Cornell Colony General Fund | \$ 293,242.78 | CC Reserves/Amerinat | \$ 97,071.15 |
| Cornell Colony Security Deposit | \$ 12,137.78 | CC Insurance | \$ 55,956.37 |
| | | CC Reserves/Amerinat | \$ 117,936.24 |
| | | CC Reserves/Heartland | \$ 84,000.00 |
| Lakeside Park I General Fund | \$ 8,720.15 | LPI Reserves/First Hsg | \$ 49,027.35 |
| LPI Security Deposit | \$ 4,285.68 | LPI Insurance | \$ 12,653.15 |
| Lakeside Park II General Fund | \$ 42,899.41 | LPII Reserves/Churchill | \$ 182,384.57 |
| Hail Funds | \$ - | O&M Reserves/Churchill | \$ 25,600.00 |
| Availble Funds | \$ 42,899.41 | Operating Res./Churchill | \$ 58,000.00 |
| LPII Security Deposit | \$ 13,695.50 | LPII Insurance | \$ 60,645.12 |
| | | GNMA-Other Churchill | \$ 16,817.16 |
| Delaney Heights General Fund | \$ 58,316.84 | DH Reserves/South State | \$ 85,587.40 |
| DH Security Deposit | \$ 10,656.50 | | |
| COCC | \$ 183,176.29 | | |
| HUD Lawsuit Income | \$ 222,541.46 * | | |
| Available Funds | \$ 183,176.29 | | |
| Ridgedale General Fund | \$ 12,182.52 | RD Reserves/Centennial | \$ 51,886.41 |
| Ridgedale Security Deposit | \$ 5,188.13 | RD Insurance | \$ 21,655.48 |
| | | RD Residual Reserves | \$ 9,141.12 |
| | | RD MIP Insurance | \$ 1,725.52 |

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 March 31, 2024 | 3 Month(s) Ended March 31, 2024 | Budget | Variance |
|--|------------------|---------|------------------------------------|------------------------------------|------------------|-----------------|
| Operating Revenues and Expenses | | | | | | |
| Operating Expenses | | | | | | |
| Nontechnical Salaries | 02 001 4110.00 5 | | 1,052.55 | 4,877.21 | 5,445.75 | 568.54 |
| Legal Expense | 02 001 4130.00 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Staff Training | 02 001 4140.00 5 | | 0.00 | 0.00 | 249.99 | 249.99 |
| Travel | 02 001 4150.00 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Accounting Fees | 02 001 4170.00 5 | | 995.76 | 995.76 | 999.99 | 4.23 |
| COMPUTER SUPPORT/LICENSING | 02 001 4170.2 5 | | 210.00 | 210.00 | 0.00 | (210.00) |
| Audit Fees | 02 001 4171.00 5 | | 1,505.00 | 1,505.00 | 1,112.49 | (392.51) |
| Employee Benefits Cont - Admin | 02 001 4182.00 5 | | 928.74 | 2,991.06 | 2,619.75 | (371.31) |
| Sundry | 02 001 4190.00 5 | | 0.00 | 0.00 | 274.98 | 274.98 |
| Bank Fees | 02 001 4190.18 5 | | 0.00 | 91.56 | 0.00 | (91.56) |
| Telephone | 02 001 4190.2 5 | | 0.00 | 276.64 | 300.00 | 23.36 |
| Tenant Background Checks | 02 001 4190.20 5 | | 61.82 | 176.72 | 375.00 | 198.28 |
| Postage | 02 001 4190.3 5 | | 0.00 | 0.00 | 12.48 | 12.48 |
| Eviction Costs | 02 001 4190.4 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Contract Costs - Admin | 02 001 4190.9 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Water | 02 001 4310.00 5 | | 0.00 | 18.47 | 146.49 | 128.02 |
| Electricity | 02 001 4320.00 5 | | 103.16 | 226.56 | 819.48 | 592.92 |
| Sewer | 02 001 4390.00 5 | | 0.00 | 40.30 | 182.73 | 142.43 |
| Labor | 02 001 4410.00 5 | | 2,090.22 | 7,046.87 | 4,823.49 | (2,223.38) |
| Maintenance Materials | 02 001 4420.00 5 | | 1,383.60 | 2,507.21 | 3,655.23 | 1,148.02 |
| Contract Costs | 02 001 4430.00 5 | | 105.00 | 105.00 | 650.73 | 545.73 |
| Contract Costs-Pest Control | 02 001 4430.1 5 | | 0.00 | 544.00 | 773.73 | 229.73 |
| Contact 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 | | 2,295.00 | 2,441.16 | 2,762.73 | 321.57 |
| Contract Costs - Lawn | 02 001 4430.5 5 | | 2,044.00 | 4,088.00 | 6,375.48 | 2,287.48 |
| Contract Costs - Vacancy Turnaround | 02 001 4430.6 5 | | 0.00 | 0.00 | 1,173.24 | 1,173.24 |
| Garbage and Trash Collection | 02 001 4431.00 5 | | 0.00 | 92.00 | 166.74 | 74.74 |
| Emp Benefit Cont - Maintenance | 02 001 4433.00 5 | | 1,050.71 | 3,346.28 | 2,294.25 | (1,052.03) |
| Insurance - Property | 02 001 4510.00 5 | | 0.00 | 5,817.32 | 9,320.49 | 3,503.17 |
| Bad Debts - Other | 02 001 4570.00 5 | | 2,309.22 | 3,388.61 | 1,249.98 | (2,138.63) |
| Bonneville Interest | 02 001 4580.01 5 | | 3,624.74 | 10,883.82 | 10,839.75 | (44.07) |
| Other General Expense | 02 001 4590.00 5 | | 0.00 | 0.00 | 249.99 | 249.99 |
| Management Fees | 02 001 4590.02 5 | | 1,306.30 | 4,187.68 | 6,774.00 | 2,586.32 |
| Total Operating Expenses | | | 21,065.82 | 57,777.23 | 64,148.88 | 6,371.65 |
| Operating Revenues | | | | | | |
| Dwelling Rent | 02 001 3110.00 5 | | 29,379.00 | 85,079.02 | 84,674.25 | 404.77 |
| Total Operating Revenues | | | 29,379.00 | 85,079.02 | 84,674.25 | 404.77 |
| Total Operating Revenues and Expenses | | | 8,313.18 | 27,301.79 | 20,525.37 | 6,776.42 |
| Other Revenues and Expenses | | | | | | |
| Other Revenues and Expenses | | | | | | |
| Investment Income - Unrestricted | 02 001 3610.00 5 | | 0.00 | 0.00 | 16.23 | (16.23) |
| Other Income - Tenant | 02 001 3690.00 5 | | 409.11 | 1,546.55 | 1,620.48 | (73.93) |
| Total Other Revenues and Expenses | | | 409.11 | 1,546.55 | 1,636.71 | (90.16) |
| Total Other Revenues and Expenses | | | 409.11 | 1,546.55 | 1,636.71 | (90.16) |
| Total Net Income (Loss) | | | 8,722.29 | 28,848.34 | 22,162.08 | 6,686.26 |

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 March 31, 2024 | 3 Month(s) Ended March 31, 2024 | Budget | Variance |
|--|------------------|---------|------------------------------------|------------------------------------|------------------|-------------------|
| Operating Revenues and Expenses | | | | | | |
| Operating Expenses | | | | | | |
| Nontechnical Salaries | 02 002 4110.00 5 | | 852.67 | 3,969.25 | 4,383.24 | 413.99 |
| Legal Expense | 02 002 4130.00 5 | | 0.00 | (97.50) | 137.49 | 234.99 |
| Staff Training | 02 002 4140.00 5 | | 0.00 | 0.00 | 162.48 | 162.48 |
| Travel | 02 002 4150.00 5 | | 0.00 | 0.00 | 62.49 | 62.49 |
| Accounting Fees | 02 002 4170.00 5 | | 975.24 | 975.24 | 937.50 | (37.74) |
| COMPUTER SUPPORT/LICENSING | 02 002 4170.2 5 | | 165.00 | 165.00 | 0.00 | (165.00) |
| Audit Fees | 02 002 4171.00 5 | | 1,182.50 | 1,182.50 | 874.98 | (307.52) |
| Employee Benefits Cont - Admin | 02 002 4182.00 5 | | 744.92 | 2,403.79 | 2,108.73 | (295.06) |
| Sundry | 02 002 4190.00 5 | | 0.00 | 0.00 | 249.99 | 249.99 |
| Telephone | 02 002 4190.2 5 | | 0.00 | 0.00 | 75.00 | 75.00 |
| Tenant Background Check | 02 002 4190.20 5 | | 61.82 | 61.82 | 0.00 | (61.82) |
| Eviction Costs | 02 002 4190.4 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Contract Costs - Admin | 02 002 4190.9 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Ten Services - | 02 002 4220.20 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Water | 02 002 4310.00 5 | | 0.00 | 0.00 | 129.24 | 129.24 |
| Electricity | 02 002 4320.00 5 | | 67.53 | 127.13 | 906.75 | 779.62 |
| Sewer | 02 002 4390.00 5 | | 0.00 | 0.00 | 42.48 | 42.48 |
| Labor | 02 002 4410.00 5 | | 1,892.08 | 6,458.79 | 4,017.48 | (2,441.31) |
| Maintenance Materials | 02 002 4420.00 5 | | 1,734.44 | 2,925.54 | 4,080.48 | 1,154.94 |
| Contract Costs | 02 002 4430.00 5 | | 480.00 | 630.00 | 649.98 | 19.98 |
| Contract Costs-Pest Control | 02 002 4430.1 5 | | 0.00 | 448.00 | 1,515.75 | 1,067.75 |
| Contract Costs - Lawn | 02 002 4430.3 5 | | 1,606.00 | 3,212.00 | 5,009.49 | 1,797.49 |
| Contract Costs - AC | 02 002 4430.4 5 | | 350.00 | 464.84 | 6,171.00 | 5,706.16 |
| Contract Costs - Vacancy Turnaround | 02 002 4430.6 5 | | 4,000.00 | 4,000.00 | 2,456.73 | (1,543.27) |
| Garbage and Trash Collection | 02 002 4431.00 5 | | 0.00 | 45.00 | 229.50 | 184.50 |
| Emp Benefit Cont - Maintenance | 02 002 4433.00 5 | | 970.37 | 3,127.93 | 1,938.24 | (1,189.69) |
| Insurance - Property | 02 002 4510.00 5 | | 0.00 | 4,533.96 | 7,329.24 | 2,795.28 |
| Bad Debts - Other | 02 002 4570.00 5 | | 0.00 | 0.00 | 1,249.98 | 1,249.98 |
| Bonneville Interest | 02 002 4580.01 5 | | 3,279.00 | 9,845.68 | 9,805.74 | (39.94) |
| Other General Expense | 02 002 4590.00 5 | | 0.00 | 0.00 | 249.99 | 249.99 |
| Management Fees | 02 002 4590.02 5 | | 1,962.03 | 5,896.56 | 5,305.74 | (590.82) |
| Total Operating Expenses | | | 20,323.60 | 50,375.53 | 60,454.65 | 10,079.12 |
| Operating Revenues | | | | | | |
| Dwelling Rent | 02 002 3110.00 5 | | 22,813.22 | 68,260.68 | 66,321.75 | 1,938.93 |
| Total Operating Revenues | | | 22,813.22 | 68,260.68 | 66,321.75 | 1,938.93 |
| Total Operating Revenues and Expenses | | | 2,489.62 | 17,885.15 | 5,867.10 | 12,018.05 |
| Other Revenues and Expenses | | | | | | |
| Other Revenues and Expenses | | | | | | |
| Investment Income - Unrestricted | 02 002 3610.00 5 | | 0.00 | 0.00 | 12.99 | (12.99) |
| Other Income - Tenant | 02 002 3690.00 5 | | 361.00 | 1,525.46 | 3,164.25 | (1,638.79) |
| Total Other Revenues and Expenses | | | 361.00 | 1,525.46 | 3,177.24 | (1,651.78) |
| Total Other Revenues and Expenses | | | 361.00 | 1,525.46 | 3,177.24 | (1,651.78) |
| Total Net Income (Loss) | | | 2,850.62 | 19,410.61 | 9,044.34 | 10,366.27 |

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

| Fiscal Year End Date: | 12/31/2024 | ACCOUNT | 1 Month(s) Ended March 31, 2024 | 3 Month(s) Ended March 31, 2024 | Budget | Variance |
|--|------------------|---------|------------------------------------|------------------------------------|-------------------|------------------|
| Operating Revenues and Expenses | | | | | | |
| Operating Expenses | | | | | | |
| Nontechnical Salaries | 03 001 4110.00 5 | | 1,185.79 | 5,482.52 | 6,154.23 | 671.71 |
| Legal Expense | 03 001 4130.00 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Staff Training | 03 001 4140.00 5 | | 0.00 | 0.00 | 225.00 | 225.00 |
| Travel | 03 001 4150.00 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Accounting Fees | 03 001 4170.00 5 | | 859.44 | 859.44 | 799.98 | (59.46) |
| Computer Support/Licensing Fees | 03 001 4170.20 5 | | 240.00 | 240.00 | 0.00 | (240.00) |
| Audit Fees | 03 001 4171.00 5 | | 1,720.00 | 1,720.00 | 1,275.00 | (445.00) |
| Employee Benefits Cont - Admin | 03 001 4182.00 5 | | 1,051.22 | 3,382.54 | 2,960.25 | (422.29) |
| Sundry | 03 001 4190.00 5 | | 0.00 | 0.00 | 375.00 | 375.00 |
| Non Capitalized Admin | 03 001 4190.01 5 | | 0.00 | 0.00 | 79.98 | 79.98 |
| Tenant Background Checks | 03 001 4190.02 5 | | 0.00 | 57.45 | 99.99 | 42.54 |
| Bank Fees | 03 001 4190.19 5 | | 0.00 | 12.00 | 0.00 | (12.00) |
| Telephone/Communications | 03 001 4190.20 5 | | 128.02 | 512.08 | 499.98 | (12.10) |
| Eviction Costs | 03 001 4190.40 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| 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 | 310.98 | 310.98 |
| Electricity | 03 001 4320.00 5 | | 98.58 | 156.40 | 1,853.73 | 1,697.33 |
| Sewer | 03 001 4390.00 5 | | 0.00 | 0.00 | 204.00 | 204.00 |
| Labor | 03 001 4410.00 5 | | 1,883.58 | 6,300.20 | 7,543.50 | 1,243.30 |
| Materials | 03 001 4420.00 5 | | 3,103.07 | 4,051.49 | 5,065.50 | 1,014.01 |
| Contract Costs | 03 001 4430.00 5 | | 375.00 | 375.00 | 3,846.75 | 3,471.75 |
| Contract Costs - Pest Control | 03 001 4430.10 5 | | 0.00 | 608.00 | 1,234.23 | 626.23 |
| Contract Costs-Lawn | 03 001 4430.30 5 | | 4,600.00 | 6,900.00 | 7,207.98 | 307.98 |
| Contract Costs - AC | 03 001 4430.40 5 | | 0.00 | 167.04 | 711.24 | 544.20 |
| Contract Costs - Vacancy Turnaround | 03 001 4430.60 5 | | 2,300.00 | 2,300.00 | 549.99 | (1,750.01) |
| Garbage and Trash Collection | 03 001 4431.00 5 | | 5.50 | 5.50 | 585.48 | 579.98 |
| Emp Benefit Cont - Maintenance | 03 001 4433.00 5 | | 847.21 | 2,390.09 | 3,023.25 | 633.16 |
| Property Insurance | 03 001 4510.00 5 | | 0.00 | 10,151.62 | 10,237.23 | 85.61 |
| Bad Debts - Other | 03 001 4570.00 5 | | 4,930.57 | 11,450.93 | 6,105.99 | (5,344.94) |
| Management Fees | 03 001 4590.01 5 | | 1,824.00 | 5,830.44 | 5,337.24 | (493.20) |
| Other General Expense | 03 001 4590.02 5 | | 3,279.00 | 3,279.00 | 2,874.99 | (404.01) |
| Total Operating Expenses | | | 28,430.98 | 66,231.79 | 69,536.43 | 3,304.64 |
| Operating Revenues | | | | | | |
| Dwelling Rent | 03 001 3110.00 5 | | 32,420.26 | 98,589.03 | 88,956.24 | 9,632.79 |
| Total Operating Revenues | | | 32,420.26 | 98,589.03 | 88,956.24 | 9,632.79 |
| Total Operating Revenues and Expenses | | | 3,989.28 | 32,357.24 | 19,419.81 | 12,937.43 |
| Other Revenues and Expenses | | | | | | |
| Other Revenues and Expenses | | | | | | |
| Investment Income - Unrestricted | 03 001 3610.00 5 | | 0.00 | 52.11 | 32.49 | 19.62 |
| Other Income - Misc Other Revenue | 03 001 3690.00 5 | | 2,532.43 | 5,337.10 | 1,374.99 | 3,962.11 |
| Interest on Loan - Heartland National | 03 001 5610.00 5 | | (3,320.40) | (10,324.46) | (10,405.50) | 81.04 |
| Total Other Revenues and Expenses | | | (787.97) | (4,935.25) | (8,998.02) | 4,062.77 |
| Total Other Revenues and Expenses | | | (787.97) | (4,935.25) | (8,998.02) | 4,062.77 |
| Total Net Income (Loss) | | | 3,201.31 | 27,421.99 | 10,421.79 | 17,000.20 |

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

| Fiscal Year End Date: | 12/31/2024 | ACCOUNT | 1 Month(s) Ended March 31, 2024 | 3 Month(s) Ended March 31, 2024 | Budget | Variance |
|--|------------------|---------|------------------------------------|------------------------------------|------------------|--------------------|
| Operating Revenues and Expenses | | | | | | |
| Operating Expenses | | | | | | |
| Nontechnical Salaries | 04 001 4110.00 5 | | 925.39 | 3,049.37 | 3,136.74 | 87.37 |
| Legal Expense | 04 001 4130.00 5 | | 0.00 | 0.00 | 574.98 | 574.98 |
| Staff Training | 04 001 4140.00 5 | | 0.00 | 0.00 | 79.98 | 79.98 |
| Accounting Fees | 04 001 4170.00 5 | | 791.04 | 791.04 | 825.00 | 33.96 |
| Computer Support/Licensing Fees | 04 001 4170.20 5 | | 90.00 | 90.00 | 0.00 | (90.00) |
| Audit Fees | 04 001 4171.00 5 | | 645.00 | 645.00 | 375.00 | (270.00) |
| Employee Benefits Cont - Admin | 04 001 4182.00 5 | | 551.51 | 1,607.27 | 1,377.24 | (230.03) |
| Sundry | 04 001 4190.00 5 | | 0.00 | 0.00 | 249.99 | 249.99 |
| TENANT BACKGROUND CHECKS | 04 001 4190.02 5 | | 0.00 | 0.00 | 24.99 | 24.99 |
| Telephone/Communications | 04 001 4190.20 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Eviction Costs | 04 001 4190.40 5 | | 0.00 | 0.00 | 75.00 | 75.00 |
| Ten Services - | 04 001 4220.00 5 | | 0.00 | 1,059.50 | 0.00 | (1,059.50) |
| Water | 04 001 4310.00 5 | | 0.00 | 33.52 | 12.99 | (20.53) |
| Electricity | 04 001 4320.00 5 | | 0.00 | 47.41 | 1,059.24 | 1,011.83 |
| Sewer | 04 001 4390.00 5 | | 0.00 | 1.78 | 47.73 | 45.95 |
| Labor | 04 001 4410.00 5 | | 1,126.71 | 3,681.30 | 3,111.48 | (569.82) |
| Maintenance Materials | 04 001 4420.00 5 | | 576.76 | 976.18 | 1,722.48 | 746.30 |
| Contract Costs | 04 001 4430.00 5 | | 0.00 | 6,538.63 | 579.99 | (5,958.64) |
| Contract Costs - Pest Control | 04 001 4430.10 5 | | 0.00 | 5,270.00 | 1,241.25 | (4,028.75) |
| Contract Costs-Lawn | 04 001 4430.30 5 | | 533.20 | 799.80 | 841.50 | 41.70 |
| Contract Costs - AC | 04 001 4430.40 5 | | 275.00 | 657.64 | 515.25 | (142.39) |
| CONTRACT COST-PLUMBING | 04 001 4430.50 5 | | 0.00 | 180.00 | 49.98 | (130.02) |
| Contract Costs - Vacancy Turnaround | 04 001 4430.60 5 | | 0.00 | 0.00 | 49.98 | 49.98 |
| Garbage and Trash Collection | 04 001 4431.00 5 | | 15.00 | 23.21 | 126.48 | 103.27 |
| Emp Benefit Cont - Maintenance | 04 001 4433.00 5 | | 498.34 | 1,610.74 | 1,439.49 | (171.25) |
| Property Insurance | 04 001 4510.00 5 | | 0.00 | 2,909.10 | 4,652.73 | 1,743.63 |
| Bad Debts - Other | 04 001 4570.00 5 | | 103.94 | 103.94 | 624.99 | 521.05 |
| Other General Expense--Florida Hsg F | 04 001 4590.00 5 | | 6,556.00 | 6,556.00 | 1,494.99 | (5,061.01) |
| Management Fees | 04 001 4590.01 5 | | 639.42 | 1,738.29 | 2,184.99 | 446.70 |
| Other General Expense | 04 001 4590.02 5 | | 0.00 | 0.00 | 375.00 | 375.00 |
| GROUND LEASE EXPENSE | 04 001 4590.03 5 | | 208.33 | 624.99 | 624.99 | 0.00 |
| Total Operating Expenses | | | 13,535.64 | 38,994.71 | 27,599.43 | (11,395.28) |
| Operating Revenues | | | | | | |
| Dwelling Rent | 04 001 3110.00 5 | | 2,451.00 | 7,715.02 | 10,379.49 | (2,664.47) |
| HAP Subsidy | 04 001 3110.01 5 | | 6,820.00 | 18,498.00 | 26,038.50 | (7,540.50) |
| Total Operating Revenues | | | 9,271.00 | 26,213.02 | 36,417.99 | (10,204.97) |
| Total Operating Revenues and Expenses | | | (4,264.64) | (12,781.69) | 8,818.56 | (21,600.25) |
| Other Revenues and Expenses | | | | | | |
| Other Revenues and Expenses | | | | | | |
| Investment Income - Restricted | 04 001 3610.00 5 | | 0.00 | 0.00 | 30.00 | (30.00) |
| Other Income - Tenant | 04 001 3690.00 5 | | 287.00 | 547.00 | 2,375.49 | (1,828.49) |
| Other Income - Misc Other Revenue | 04 001 3690.01 5 | | 0.00 | 15,409.06 | 249.99 | 15,159.07 |
| Total Other Revenues and Expenses | | | 287.00 | 15,956.06 | 2,655.48 | 13,300.58 |
| Total Other Revenues and Expenses | | | 287.00 | 15,956.06 | 2,655.48 | 13,300.58 |
| Total Net Income (Loss) | | | (3,977.64) | 3,174.37 | 11,474.04 | (8,299.67) |

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

| Fiscal Year End Date: | 12/31/2024 | ACCOUNT | 1 Month(s) Ended March 31, 2024 | 3 Month(s) Ended March 31, 2024 | Budget | Variance |
|--|------------------|---------|------------------------------------|------------------------------------|--------------------|--------------------|
| Operating Revenues and Expenses | | | | | | |
| Operating Expenses | | | | | | |
| Nontechnical Salaries | 04 002 4110.00 5 | | 1,629.55 | 5,364.70 | 5,151.00 | (213.70) |
| Legal Expense | 04 002 4130.00 5 | | 0.00 | 27.00 | 375.00 | 348.00 |
| Staff Training | 04 002 4140.00 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Travel | 04 002 4150.00 5 | | 0.00 | 0.00 | 62.49 | 62.49 |
| Accounting Fees | 04 002 4170.00 5 | | 900.48 | 900.48 | 874.98 | (25.50) |
| Computer Support/Licensing Fees | 04 002 4170.20 5 | | 330.00 | 330.00 | 0.00 | (330.00) |
| Audit Fees | 04 002 4171.00 5 | | 2,365.00 | 2,365.00 | 1,125.00 | (1,240.00) |
| Employee Benefits Cont - Admin | 04 002 4182.00 5 | | 933.95 | 2,651.49 | 2,233.74 | (417.75) |
| Sundry | 04 002 4190.00 5 | | 0.00 | 0.00 | 324.99 | 324.99 |
| TENANT BACKGROUND CHECKS | 04 002 4190.02 5 | | 309.13 | 309.13 | 187.50 | (121.63) |
| Eviction Costs | 04 002 4190.40 5 | | 0.00 | 0.00 | 62.49 | 62.49 |
| Ten Services - | 04 002 4220.00 5 | | 0.00 | 0.00 | 450.00 | 450.00 |
| Water | 04 002 4310.00 5 | | 0.00 | 16.81 | 169.50 | 152.69 |
| Electricity | 04 002 4320.00 5 | | 233.11 | 404.25 | 1,020.75 | 616.50 |
| Sewer | 04 002 4390.00 5 | | 0.00 | 56.00 | 132.99 | 76.99 |
| Labor | 04 002 4410.00 5 | | 1,923.16 | 6,382.42 | 4,879.74 | (1,502.68) |
| Maintenance Materials | 04 002 4420.00 5 | | 2,088.14 | 3,735.18 | 4,632.24 | 897.06 |
| Contract Costs | 04 002 4430.00 5 | | 3,070.00 | 10,258.00 | 8,631.00 | (1,627.00) |
| Contract Costs - Pest Control | 04 002 4430.10 5 | | 0.00 | 1,280.00 | 4,682.25 | 3,402.25 |
| Contract Costs-Lawn | 04 002 4430.30 5 | | 2,132.80 | 3,199.20 | 3,366.00 | 166.80 |
| Contract Costs - AC | 04 002 4430.40 5 | | 425.00 | 1,524.68 | 2,102.73 | 578.05 |
| CONTRACT COSTS-PLUMBING | 04 002 4430.50 5 | | 0.00 | 0.00 | 128.25 | 128.25 |
| Garbage and Trash Collection | 04 002 4431.00 5 | | 0.00 | 11.25 | 276.75 | 265.50 |
| Emp Benefit Cont - Maintenance | 04 002 4433.00 5 | | 922.55 | 2,929.78 | 2,286.00 | (643.78) |
| Property Insurance | 04 002 4510.00 5 | | 0.00 | 8,745.32 | 14,448.75 | 5,703.43 |
| Bad Debts - Other | 04 002 4570.00 5 | | 650.44 | 9,281.87 | 1,125.00 | (8,156.87) |
| Management Fees | 04 002 4590.01 5 | | 1,912.61 | 5,928.08 | 7,106.49 | 1,178.41 |
| Other General Expense | 04 002 4590.02 5 | | 0.00 | 236.00 | 2,250.00 | 2,014.00 |
| GROUND LEASE EXPENSE | 04 002 4590.03 5 | | 8,000.00 | 24,000.00 | 24,000.00 | 0.00 |
| Total Operating Expenses | | | 27,825.92 | 89,936.64 | 92,210.61 | 2,273.97 |
| Operating Revenues | | | | | | |
| Dwelling Rent | 04 002 3110.00 5 | | 9,882.40 | 33,103.22 | 28,439.73 | 4,663.49 |
| HAP Subsidy | 04 002 3110.01 5 | | 19,689.00 | 65,479.00 | 90,000.00 | (24,521.00) |
| Total Operating Revenues | | | 29,571.40 | 98,582.22 | 118,439.73 | (19,857.51) |
| Total Operating Revenues and Expenses | | | 1,745.48 | 8,645.58 | 26,229.12 | (17,583.54) |
| Other Revenues and Expenses | | | | | | |
| Other Revenues and Expenses | | | | | | |
| Investment Income - Restricted | 04 002 3610.00 5 | | 0.00 | 0.00 | 62.49 | (62.49) |
| Other Income - Tenants | 04 002 3690.00 5 | | 1,630.51 | 4,087.14 | 1,102.50 | 2,984.64 |
| Other Income - Misc Other Revenue | 04 002 3690.02 5 | | 0.00 | 10,214.62 | 249.99 | 9,964.63 |
| Interest on Loan | 04 002 5610.00 5 | | (4,961.02) | (14,896.78) | (14,834.25) | (62.53) |
| Total Other Revenues and Expenses | | | (3,330.51) | (595.02) | (13,419.27) | 12,824.25 |
| Total Other Revenues and Expenses | | | (3,330.51) | (595.02) | (13,419.27) | 12,824.25 |
| Total Net Income (Loss) | | | (1,585.03) | 8,050.56 | 12,809.85 | (4,759.29) |

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

| Fiscal Year End Date: | 12/31/2024 | ACCOUNT | 1 Month(s) Ended March 31, 2024 | 3 Month(s) Ended March 31, 2024 | Budget | Variance |
|--|------------------|---------|------------------------------------|------------------------------------|-------------------|-------------------|
| Operating Revenues and Expenses | | | | | | |
| Operating Expenses | | | | | | |
| Nontechnical Salaries | 04 003 4110.00 5 | | 1,154.38 | 3,803.01 | 3,844.98 | 41.97 |
| Legal Expense | 04 003 4130.00 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Staff Training | 04 003 4140.00 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Travel | 04 003 4150.00 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Accounting Fees | 04 003 4170.00 5 | | 873.12 | 873.12 | 999.99 | 126.87 |
| Computer Support/Licensing Fees | 04 003 4170.20 5 | | 270.00 | 270.00 | 0.00 | (270.00) |
| Audit Fees | 04 003 4171.00 5 | | 1,935.00 | 1,935.00 | 1,425.00 | (510.00) |
| Employee Benefits Cont - Admin | 04 003 4182.00 5 | | 758.85 | 2,087.43 | 1,683.24 | (404.19) |
| Sundry | 04 003 4190.00 5 | | 61.82 | 61.82 | 150.00 | 88.18 |
| Contract. Admin | 04 003 4190.01 5 | | 0.00 | 0.00 | 99.99 | 99.99 |
| Eviction Costs | 04 003 4190.40 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Tenant Services - | 04 003 4220.00 5 | | 0.00 | 0.00 | 1,249.98 | 1,249.98 |
| Water | 04 003 4310.00 5 | | 0.00 | 4.62 | 171.48 | 166.86 |
| Electricity | 04 003 4320.00 5 | | 212.45 | 502.48 | 1,315.98 | 813.50 |
| Natural Gas | 04 003 4330.00 5 | | 145.43 | 349.27 | 81.24 | (268.03) |
| Sewer | 04 003 4390.00 5 | | 0.00 | 10.08 | 158.25 | 148.17 |
| Labor | 04 003 4410.00 5 | | 1,725.01 | 5,794.30 | 4,073.73 | (1,720.57) |
| Maintenance Materials | 04 003 4420.00 5 | | 3,851.97 | 5,598.51 | 2,874.99 | (2,723.52) |
| Contract Costs | 04 003 4430.00 5 | | 97.50 | 627.50 | 2,257.98 | 1,630.48 |
| Contract Costs - Pest Control | 04 003 4430.10 5 | | 928.00 | 928.00 | 1,203.00 | 275.00 |
| Contract Costs-Lawn | 04 003 4430.30 5 | | 1,334.00 | 2,001.00 | 2,128.50 | 127.50 |
| Contract Costs - AC | 04 003 4430.40 5 | | 1,920.00 | 5,202.92 | 1,263.24 | (3,939.68) |
| Contract Costs-Plumbing | 04 003 4430.50 5 | | 0.00 | 0.00 | 335.25 | 335.25 |
| Contract Costs - Vacancy Turnaround | 04 003 4430.60 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Garbage and Trash Collection | 04 003 4431.00 5 | | 0.00 | 6.25 | 211.98 | 205.73 |
| Emp Benefit Cont - Maintenance | 04 003 4433.00 5 | | 921.84 | 2,807.51 | 1,930.23 | (877.28) |
| Property Insurance | 04 003 4510.00 5 | | 0.00 | 4,290.92 | 11,816.49 | 7,525.57 |
| Bad Debts - Other | 04 003 4570.00 5 | | 0.00 | 0.00 | 249.99 | 249.99 |
| Other General Expense--Real Estate | 04 003 4590.00 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Management Fees | 04 003 4590.01 5 | | 996.52 | 3,189.81 | 3,227.49 | 37.68 |
| Other General Expense | 04 003 4590.02 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| GROUND LEASE EXPENSE | 04 003 4590.03 5 | | 2,916.67 | 8,750.01 | 8,749.98 | (0.03) |
| Extraordinary Maint - Contract Costs | 04 003 4610.10 5 | | 0.00 | 0.00 | 7,786.98 | 7,786.98 |
| Total Operating Expenses | | | 20,102.56 | 49,093.56 | 60,164.82 | 11,071.26 |
| Operating Revenues | | | | | | |
| Dwelling Rent | 04 003 3110.00 5 | | 5,784.63 | 17,972.27 | 14,574.99 | 3,397.28 |
| HAP Subsidy | 04 003 3110.01 5 | | 11,054.00 | 34,624.00 | 39,214.98 | (4,590.98) |
| Total Operating Revenues | | | 16,838.63 | 52,596.27 | 53,789.97 | (1,193.70) |
| Total Operating Revenues and Expenses | | | (3,263.93) | 3,502.71 | (6,374.85) | 9,877.56 |
| Other Revenues and Expenses | | | | | | |
| Other Revenues and Expenses | | | | | | |
| Investment Income - Restricted | 04 003 3610.00 5 | | 0.00 | 0.00 | 37.50 | (37.50) |
| Other Income - Tenants | 04 003 3690.00 5 | | 405.13 | 596.15 | 750.00 | (153.85) |
| Other Income - Misc Other Revenue | 04 003 3690.01 5 | | 0.00 | 0.00 | 124.98 | (124.98) |
| Total Other Revenues and Expenses | | | 405.13 | 596.15 | 912.48 | (316.33) |
| Total Other Revenues and Expenses | | | 405.13 | 596.15 | 912.48 | (316.33) |
| Total Net Income (Loss) | | | (2,858.80) | 4,098.86 | (5,462.37) | 9,561.23 |

AVON PARK HOUSING AUTHORITY Budgeted Income Statement

COCC
COCC

| Fiscal Year End Date: | 12/31/2024 | | ACCOUNT | 1 Month(s) Ended March 31, 2024 | 3 Month(s) Ended March 31, 2024 | Budget | Variance |
|--|------------|-----|-----------|------------------------------------|------------------------------------|--------------------|--------------------|
| Operating Revenues and Expenses | | | | | | | |
| Operating Expenses | | | | | | | |
| Nontechnical Salaries | 05 | 001 | 4110.00 5 | 9,323.13 | 34,610.24 | 38,726.73 | 4,116.49 |
| Legal Expense | 05 | 001 | 4130.00 5 | 450.00 | 450.00 | 375.00 | (75.00) |
| Staff Training | 05 | 001 | 4140.00 5 | 0.00 | 0.00 | 375.00 | 375.00 |
| Travel | 05 | 001 | 4150.00 5 | 0.00 | 0.00 | 375.00 | 375.00 |
| Accounting Fees | 05 | 001 | 4170.00 5 | 672.00 | 672.00 | 750.00 | 78.00 |
| 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 | 499.98 | 499.98 |
| Employee Benefits Cont - Admin | 05 | 001 | 4182.00 5 | 4,616.88 | 13,544.74 | 13,199.49 | (345.25) |
| Sundry | 05 | 001 | 4190.00 5 | 1,849.35 | 3,832.36 | 4,500.00 | 667.64 |
| Bank Fees | 05 | 001 | 4190.19 5 | 0.00 | 228.71 | 0.00 | (228.71) |
| Telephone/Communications | 05 | 001 | 4190.20 5 | 298.48 | 1,233.08 | 1,500.00 | 266.92 |
| Postage | 05 | 001 | 4190.30 5 | 770.52 | 843.60 | 124.98 | (718.62) |
| Eviction Costs | 05 | 001 | 4190.40 5 | 0.00 | 0.00 | 750.00 | 750.00 |
| Contract Costs - Copier | 05 | 001 | 4190.60 5 | 213.93 | 340.76 | 1,125.00 | 784.24 |
| Contract Costs - Admin | 05 | 001 | 4190.90 5 | 120.00 | 420.00 | 3,249.99 | 2,829.99 |
| Water | 05 | 001 | 4310.00 5 | 18.47 | 22.20 | 87.75 | 65.55 |
| Electricity | 05 | 001 | 4320.00 5 | 572.05 | 1,191.64 | 1,813.23 | 621.59 |
| Sewer | 05 | 001 | 4390.00 5 | 40.30 | 48.10 | 181.98 | 133.88 |
| Materials | 05 | 001 | 4420.00 5 | 5,340.88 | 3,803.05 | 750.00 | (3,053.05) |
| Contract Costs | 05 | 001 | 4430.00 5 | 0.00 | 0.00 | 58.74 | 58.74 |
| Contract Costs - Pest Control | 05 | 001 | 4430.10 5 | 0.00 | 0.00 | 284.73 | 284.73 |
| Contract Costs - AC | 05 | 001 | 4430.40 5 | 0.00 | 180.00 | 34.98 | (145.02) |
| Garbage and Trash Collection | 05 | 001 | 4431.00 5 | 50.00 | 68.75 | 190.98 | 122.23 |
| Property Insurance | 05 | 001 | 4510.00 5 | 0.00 | 873.26 | 2,636.49 | 1,763.23 |
| Other General Expense | 05 | 001 | 4590.02 5 | 798.80 | 2,852.01 | 3,124.98 | 272.97 |
| Total Operating Expenses | | | | 25,134.79 | 70,176.01 | 74,715.03 | 4,539.02 |
| Total Operating Revenues and Expenses | | | | (25,134.79) | (70,176.01) | (74,715.03) | 4,539.02 |
| Other Revenues and Expenses | | | | | | | |
| Other Revenues and Expenses | | | | | | | |
| Other Income - Misc Other Revenue | 05 | 001 | 3690.00 5 | 0.00 | (25,623.68) | 0.00 | (25,623.68) |
| Revenue-Mgmt Fees- NCH I | 05 | 001 | 3690.01 5 | 1,306.30 | 4,187.68 | 6,774.00 | (2,586.32) |
| Revenue-Mgmt Fees- NCH II | 05 | 001 | 3690.02 5 | 1,962.03 | 5,896.56 | 5,305.74 | 590.82 |
| Revenue-Mgmt Fees- Cornel Colony | 05 | 001 | 3690.03 5 | 1,824.00 | 5,830.44 | 5,337.24 | 493.20 |
| Revenue-Mgmt Fees-Ridgedale | 05 | 001 | 3690.04 5 | 1,324.34 | 4,430.29 | 6,622.50 | (2,192.21) |
| GROUND LEASE INCOME | 05 | 001 | 3690.05 5 | 11,125.00 | 33,375.00 | 33,375.00 | 0.00 |
| Revenue-Mgmt Fees-Lakeside Park I | 05 | 001 | 3690.08 5 | 639.42 | 1,738.29 | 2,184.99 | (446.70) |
| Revenue-Mgmt Fees-Lakeside Park II | 05 | 001 | 3690.09 5 | 1,912.61 | 5,928.08 | 7,106.49 | (1,178.41) |
| Revenue-Mgmt Fees-Delaney Heights | 05 | 001 | 3690.10 5 | 996.52 | 3,189.81 | 3,227.49 | (37.68) |
| Other Income - Rent for Tulane Ave B | 05 | 001 | 3690.13 5 | 1,000.00 | 3,000.00 | 4,050.00 | (1,050.00) |
| Total Other Revenues and Expenses | | | | 22,090.22 | 41,952.47 | 73,983.45 | (32,030.98) |
| Total Other Revenues and Expenses | | | | 22,090.22 | 41,952.47 | 73,983.45 | (32,030.98) |
| Total Net Income (Loss) | | | | (3,044.57) | (28,223.54) | (731.58) | (27,491.96) |

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

| Fiscal Year End Date: | 12/31/2024 | ACCOUNT | 1 Month(s) Ended March 31, 2024 | 3 Month(s) Ended March 31, 2024 | Budget | Variance |
|--|------------------|---------|------------------------------------|------------------------------------|--------------------|--------------------|
| Operating Revenues and Expenses | | | | | | |
| Operating Expenses | | | | | | |
| Nontechnical Salaries | 07 002 4110.00 5 | | 2,255.37 | 7,427.35 | 4,223.73 | (3,203.62) |
| Legal Expense | 07 002 4130.00 5 | | 2,070.00 | 2,394.00 | 1,249.98 | (1,144.02) |
| Staff Training | 07 002 4140.00 5 | | 0.00 | 0.00 | 75.00 | 75.00 |
| Travel | 07 002 4150.00 5 | | 0.00 | 0.00 | 75.00 | 75.00 |
| Accounting Fees | 07 002 4170.00 5 | | 862.92 | 862.92 | 924.99 | 62.07 |
| COMPUTER SUPPORT/LICENSING | 07 002 4170.2 5 | | 195.00 | 195.00 | 0.00 | (195.00) |
| Audit Fees | 07 002 4171.00 5 | | 1,397.50 | 1,397.50 | 1,024.98 | (372.52) |
| Employee Benefits Cont - Admin | 07 002 4182.00 5 | | 1,350.04 | 3,813.53 | 2,022.00 | (1,791.53) |
| Sundry | 07 002 4190.00 5 | | 0.00 | 0.00 | 662.49 | 662.49 |
| Postage | 07 002 4190.03 5 | | 0.00 | 1.83 | 62.49 | 60.66 |
| Advertising | 07 002 4190.08 5 | | 61.50 | 125.00 | 0.00 | (125.00) |
| Telephone | 07 002 4190.2 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| TENANT BACKGROUND CHECKS | 07 002 4190.20 5 | | 0.00 | 172.34 | 1,125.00 | 952.66 |
| Eviction Costs | 07 002 4190.4 5 | | 0.00 | 0.00 | 62.49 | 62.49 |
| Contract Costs - Admin | 07 002 4190.9 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Tenant Services | 07 002 4220.00 5 | | 0.00 | 0.00 | 874.98 | 874.98 |
| Water | 07 002 4310.00 5 | | 527.03 | 558.51 | 1,640.73 | 1,082.22 |
| Electricity | 07 002 4320.00 5 | | 798.20 | 2,281.48 | 1,909.98 | (371.50) |
| Sewer | 07 002 4390.00 5 | | 1,039.20 | 1,102.84 | 2,600.73 | 1,497.89 |
| Labor | 07 002 4410.00 5 | | 2,700.05 | 11,694.65 | 24,568.23 | 12,873.58 |
| Maintenance Materials | 07 002 4420.00 5 | | 1,992.18 | 5,565.77 | 1,719.48 | (3,846.29) |
| Contract Costs | 07 002 4430.00 5 | | 20,740.72 | 57,536.79 | 10,852.98 | (46,683.81) |
| Pest Control | 07 002 4430.1 5 | | 1,597.00 | 1,597.00 | 759.99 | (837.01) |
| Contract Costs-Lawn | 07 002 4430.3 5 | | 990.00 | 1,485.00 | 1,432.23 | (52.77) |
| Contract Costs-Air Conditioning | 07 002 4430.4 5 | | 300.00 | 3,180.72 | 2,621.49 | (559.23) |
| Contract Costs-Plumbing | 07 002 4430.5 5 | | 0.00 | 0.00 | 124.98 | 124.98 |
| Contract Costs - Vacancy Turnaround | 07 002 4430.6 5 | | 0.00 | 0.00 | 49.98 | 49.98 |
| Garbage and Trash Collection | 07 002 4431.00 5 | | 629.95 | 668.16 | 1,579.50 | 911.34 |
| Emp Benefit Cont - Maintenance | 07 002 4433.00 5 | | 1,513.57 | 4,700.45 | 9,046.74 | 4,346.29 |
| Insurance - Property | 07 002 4510.00 5 | | 0.00 | 4,655.22 | 8,304.00 | 3,648.78 |
| Bad Debts - Other | 07 002 4570.00 5 | | 12,768.53 | 12,768.53 | 3,750.00 | (9,018.53) |
| Interest on Notes Payable-Centennial | 07 002 4580.03 5 | | 2,367.70 | 7,134.21 | 6,992.73 | (141.48) |
| Management Fees | 07 002 4590.00 5 | | 1,324.34 | 4,430.29 | 6,622.50 | 2,192.21 |
| Other General Expense | 07 002 4590.01 5 | | 0.00 | 0.00 | 874.98 | 874.98 |
| Total Operating Expenses | | | 57,480.80 | 135,749.09 | 98,084.34 | (37,664.75) |
| Operating Revenues | | | | | | |
| Dwelling Rent | 07 002 3110.00 5 | | 6,177.35 | 15,281.77 | 20,174.25 | (4,892.48) |
| HAP Subsidy | 07 002 3110.01 5 | | 12,699.00 | 42,633.00 | 62,606.73 | (19,973.73) |
| Total Operating Revenues | | | 18,876.35 | 57,914.77 | 82,780.98 | (24,866.21) |
| Total Operating Revenues and Expenses | | | (38,604.45) | (77,834.32) | (15,303.36) | (62,530.96) |
| Other Revenues and Expenses | | | | | | |
| Other Revenues and Expenses | | | | | | |
| Investment Income-Unrestricted | 07 002 3430 5 | | 0.00 | 0.00 | 24.99 | (24.99) |
| Interest - Restricted - RFR | 07 002 3431.00 5 | | 0.00 | 0.00 | 24.99 | (24.99) |
| Investment Income - Unrestricted | 07 002 3610.00 5 | | 0.00 | 3.04 | 24.99 | (21.95) |
| Other Income - Tenant | 07 002 3690.00 5 | | 775.35 | 2,040.64 | 2,799.24 | (758.60) |
| Other Income - Non Tenant | 07 002 3690.02 5 | | 0.00 | 0.00 | 274.98 | (274.98) |
| Total Other Revenues and Expenses | | | 775.35 | 2,043.68 | 3,149.19 | (1,105.51) |
| Total Other Revenues and Expenses | | | 775.35 | 2,043.68 | 3,149.19 | (1,105.51) |
| Total Net Income (Loss) | | | (37,829.10) | (75,790.64) | (12,154.17) | (63,636.47) |