

**Housing Authority of Avon Park**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, FL  
Tuesday, July 23, 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: June 2024
  - 2. Monthly Occupancy Report: June 2024
  - 3. TAR & Maintenance Reports: June 2024
  - 4. Cash Analysis: June 2024
  - 5. Project Budgeted Income Statement Reports: June 2024
  - 6. Fee Accountants Financials: May 2024
- E. Secretary Reports & Old Business.
  - Lakeside Park II NSPIRE (REAC), May 6<sup>th</sup>, score 71%
  - Ridgedale Management & Occupancy Review (MOR), June 26<sup>th</sup>, waiting on report
  - 2 move ins, 6 move outs (1 non-payment rent, 1 transfer to bigger unit, 2 moved out of state, 1 deceased, 1 failed housekeeping)
  - Delaney Heights NSPIRE (REAC), July 17<sup>th</sup>, score 41%
  - North Central Heights I audit, July 17<sup>th</sup>, we did great 😊
  - North Central Heights II audit, July 18<sup>th</sup>, waiting on report
  - North Central Heights I & II audit Bonnevillie, July 19<sup>th</sup>, waiting on report
  - FAHRO—Florida Association of Housing and Redevelopment Officials, conference August 20<sup>th</sup> to 23<sup>rd</sup>
- F. New Business
  - City Council Meeting July 22<sup>nd</sup> to reappoint Nicky Dilday and terminate Bill Day
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: August 13, 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, July 23, 2024; 5:30 P.M.  
Meeting Agenda**

**ROLL CALL:**

**PREVIOUS MINUTES:**

## **A. Consent Agenda**

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

## **B. COMMUNICATIONS:**

### **I. OLD BUSINESS**

### **II. NEW BUSINESS**

- City Council Meeting, July 22<sup>nd</sup>, Re-appoint Bill Day and Felita Knighten

Other matters to come before the Board:

Next Board Meeting(s): August 13, 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  
**June 18, 2024, 5:15 P.M.**  
**Meeting Minutes**

**A. Opening/Roll Call:** Commissioner Brojek called the Board Meeting to order at 5:15pm. Commissioner Dilday led us in prayer. Secretary Penny Pieratt called the member attendance roll: Commissioners Present: Brojek, Jackson, Dilday, Pineiro, and Pough. Absent: Commissioners Knight and Day. Attended guest: Emilio Garibaldi Jr, Director of Commercial Real Estate and Investments and Rotary member

**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:**

- Lakeside Park II REAC scheduled for May 6<sup>th</sup> was rescheduled to June 24<sup>th</sup>
- Ridgedale Management & Occupancy Review (MOR) scheduled for June 26<sup>th</sup>
- 9 move ins (2 Ridgedale), 3 move outs (2 abandoned, 1 due to health)
- Penny on vacation July 5<sup>th</sup> to July 15<sup>th</sup>

**F. New Business:**

**G. Unfinished Business, Concerns of Commissioners:**

- Discussion on Ridgedale's garbage charge when tenants have no garbage cans.
- Recommendation to City Council—re-appoint Director Dilday and Knighten. Terminate Director Day due to absence of attending meetings.

**H. Next Meeting:** Tuesday, July 23, 2024 at 5:15pm

\*Commissioner Brojek informed us he will not be able to attend this meeting.

Being no further business to come before the Board, Chair adjourned the meeting at 5:45 pm.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

**AVON PARK HOUSING DEVELOPMENT CORPORATION**  
**REGULAR MONTHLY MEETING**  
**North Central Heights Community Center**  
**709 Juneberry Street, Avon Park, FL 33825**  
**June 18, 2024, 5:30 P.M.**

**Meeting Minutes**

**ROLL CALL:** Director Brojek called the meeting to order at 5:45 PM. Secretary Penny Pieratt called the roll with the following directors present: Brojek, Pineiro, Jackson, Pough and Dilday. Absent: Directors Knighten and Day. Guest: Emilio Garibaldi Jr, Director of Commercial Real Estate and Investments and Rotary member

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

**COMMUNICATIONS:** None

**CONSENT AGENDA:**

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

**SECRETARY REPORT AND OLD BUSINESS:**

- Lakeside Park II REAC scheduled for May 6<sup>th</sup> was rescheduled to June 24<sup>th</sup>
- Ridgedale Management & Occupancy Review (MOR) scheduled for June 26<sup>th</sup>
- 9 move ins (2 Ridgedale), 3 move outs (2 abandoned, 1 due to health)
- Penny on vacation July 5<sup>th</sup> to July 15<sup>th</sup>

**NEW BUSINESS:** None

- Discussion on Ridgedale's garbage charge when tenants have no garbage cans.
- Recommendation to City Council—re-appoint Director Dilday and Knighten. Terminate Director Day due to absence of attending meetings.

Next Board Meeting: Tuesday, July 23, 2024

\*Director Brojek informed us he will not be able to attend this meeting.

**ADJOURN:** There being no further business to come before the Board, Director Brojek adjourned the meeting at 6:00pm; motioned by Director Jackson and second by Director Dilday.

Accepted \_\_\_\_\_

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

SEAL

# **OCCUPANCY/VACANCY REPORT**

Jun-24

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## **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> |
|---------------|-------------|-----------------|----------------|----------------------|------------------------|----------------------|---------------------------|
| 540           | 1           | 2/19/2024       |                |                      | 106                    |                      | Passed away               |
| 313           | 1           | 5/9/2024        |                |                      | 22                     |                      | Health Issues             |
| 503           | 1           | 6/18/2024       |                |                      | OPEN 58117             |                      | Passed away               |

MI 7/5

## **TOTAL DELANEY HEIGHTS VACANT - 3**

### **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      |                |                      | 110                    |                      | Double subsidy            |
| 39            | 3           | 1/25/2024       |                |                      | OPEN 56936             |                      | Needed 2 bathrooms        |

MI 7/12

## **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    |
| 220               | 3           | 1/2/2024        |                |                      | 136                    | 153                  | Non pmt rent                   |
| 212               | 2           | 2/5/2024        |                | 17                   | OPEN 56993             |                      | Criminal                       |
| 314               | 2           | 2/6/2024        |                |                      | 83                     |                      | 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 |
| 358               | 3           | 5/14/2024       |                |                      | OPEN 57730             |                      | Abandoned unit                 |

MI 7/18

MI 7/10

MI 7/8

## **TOTAL LAKESIDE PARK II VACANT - 10**

SUBMITTED BY PENNY PIERATT, CEO

# OCCUPANCY/VACANCY REPORT JUNE. 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        | 6/27/2024      | 6                    | 660                    | 666                  | 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         |
| 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                   |
| 701               | 1           | 1/10/2024       |                |                      | OPEN 56824             |                      | Nursing Home              |
| 722               | 3           | 4/22/2024       |                |                      | OPEN 57548             |                      | Moved to NC               |
| 729               | 3           | 6/17/2024       |                |                      | OPEN 57976             |                      | Tenant never moved in     |
| 714               | 2           | 6/28/2024       |                |                      | OPEN 58088             |                      | Non payment rent          |

**TOTAL RIDGEDALE VACANT - 13**

# OCCUPANCY/VACANCY REPORT

Jun-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           |
| 622           | 2           | 4/29/2024       |                |                      | OPEN 57617             |                      | Moved out of state (MI)   |
| 624           | 3           | 6/17/2024       |                |                      | OPEN 57972             |                      | No notice given           |

MI 7/5

## **TOTAL NCH I VACANT - 5**

## **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> |
|---------------|-------------|-----------------|----------------|----------------------|------------------------|----------------------|---------------------------|
| 406           | 3           | 5/16/2024       |                |                      | OPEN 57745             |                      | Lost Job                  |
| 743           | 3           | 6/4/2024        |                |                      | OPEN 57897             |                      | Transferred to 4 bdrm     |

## **TOTAL NCH II VACANT - 2**

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> |
|---------------|-------------|-----------------|----------------|----------------------|------------------------|----------------------|---------------------------|
| 38271-H       | 3           | 8/18/2023       |                |                      | 213                    |                      | No reason given           |
| 38212         | 3           | 2/29/2024       |                |                      | 57                     |                      | Non pmt rent              |
| 38174         | 3           | 3/4/2024        |                |                      | OPEN 57189             |                      | Non pmt rent              |
| 38196         | 3           | 3/11/2024       |                |                      | OPEN 57257             |                      | Lease violations          |
| 38278         | 3           | 4/2/2024        |                |                      | 23                     |                      | Purchased home            |
| 38207         | 3           | 4/26/2024       |                |                      |                        |                      | Moved out of state        |
| 38180         | 3           | 6/1/2024        |                |                      | OPEN 57873             |                      | Moved out of state        |
| 38186         | 3           | 6/13/2024       |                |                      | OPEN 57934             |                      | Moved out of state        |

MI 7/1

## **TOTAL CORNELL VACANT - 8**

Jun-24

## Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1  
 Delaney Heights=unit 510=1 bdrm=health issues 7/31  
 North Central 1=unit 620=2 bdrm=moving into house 8/20  
 North Central 1=unit 649=2 bdrm=non renewal 9/30  
 Lakeside Park 2=unit 202=2 bdrm=needs 3 bdrm

## Evictions -

| WAITING LIST                    |     |                  |
|---------------------------------|-----|------------------|
| 2024                            |     | 2024             |
| RIDGEDALE                       |     |                  |
| 1 BDRM                          | 39  |                  |
| TOTAL                           | 39  |                  |
| LAKESIDE PARK I                 |     | LAKESIDE PARK II |
| 1 BDRM                          |     | 1 BDRM           |
| 2 BDRM                          |     | 2 BDRM           |
| 3 BDRM                          |     | 3 BDRM           |
| 4 BDRM                          |     | 4 BDRM           |
| 5 BDRM                          |     | 5 BDRM           |
| TOTAL                           | 11  | TOTAL            |
| 2024                            |     | 2024             |
| NORTH CENTRAL HEIGHTS           |     | CORNELL COLONY   |
| 2 BDRM                          | 28  | 3 BDRM           |
| 3 BDRM                          | 9   |                  |
| 4 BDRM                          | 2   |                  |
| TOTAL                           | 39  |                  |
| 2024                            |     |                  |
| RIDGEDALE                       |     | OPEN             |
| 1 BDRM                          | 46  | 15               |
| 2 BDRM                          | 52  |                  |
| 3 BDRM                          | 27  |                  |
| 4 BDRM                          | 14  |                  |
| TOTAL                           | 139 |                  |
| SUBMITTED BY PENNY PIERATT, CEO |     | TOTAL            |
|                                 |     | 337              |



**Tenant Accounts Receivable**  
**30-Jun-24**

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| <u>Delaney Heights</u>   |           | <u>Amt</u>      | <u>Reason</u>                  |
|--------------------------|-----------|-----------------|--------------------------------|
| C. Jackson               | \$        | 134.87          | Rent, late fee, work order     |
| K. Matthews              | \$        | 187.31          | Work order, rent               |
| J. Ross                  | \$        | 6.89            | Work order                     |
| E. Sanders               | \$        | 54.08           | Work order                     |
| J. Snowden               | \$        | 2.07            | Work order                     |
| L. Vilcenor              | \$        | 101.00          | Rent                           |
| <b>DH Total</b>          | <b>\$</b> | <b>486.22</b>   |                                |
| <u>Lakeside Park I</u>   |           |                 |                                |
| C. Haggins               | \$        | 38.99           | Work order                     |
| T. Jones                 | \$        | 4,476.07        | Rent, unreported income (pmts) |
| T. Taylor                | \$        | 131.00          | Work order (pmts)              |
| V. Vasquez               | \$        | 1,106.91        | Unreported income - eviction   |
| <b>Lakeside I Total</b>  | <b>\$</b> | <b>5,752.97</b> |                                |
| <u>Lakeside Park II</u>  |           |                 |                                |
| B. Concepcion            | \$        | 6.00            | Late fee                       |
| M. Garcia                | \$        | 66.00           | Rent                           |
| J. Gonzalez              | \$        | 1,236.48        | Unreported income (pmts)       |
| A. Otero                 | \$        | 2.09            | Work order                     |
| D. Randall               | \$        | 365.00          | Work order (pmts)              |
| A. Thompson              | \$        | 12.00           | Late fee                       |
| C. Wooden                | \$        | 0.79            | Work order                     |
| T. Young                 | \$        | 419.99          | Rent                           |
| <b>Lakeside II Total</b> | <b>\$</b> | <b>2,108.35</b> |                                |
| <u>NCH I</u>             |           |                 |                                |
| J. Figueroa              | \$        | 23.79           | Balance late fee               |
| E. Fleming               | \$        | 32.00           | Balance late fee               |
| J. Hamilty               | \$        | 900.66          | Rent                           |
| A. Sandelier             | \$        | 187.00          | Late fee, towing fee           |
| T. Williams              | \$        | 47.00           | Late fee                       |
| <b>NCH I Total</b>       | <b>\$</b> | <b>1,190.45</b> |                                |
| <u>NCH II</u>            |           |                 |                                |
| A. Burgos                | \$        | 9.55            | Work order                     |
| A. Gonzalez              | \$        | 55.68           | Work order                     |
| T. Hill                  | \$        | 17.20           | Work order                     |
| J. Matthews              | \$        | 50.51           | Work order                     |
| M. Packer                | \$        | 213.32          | Work order                     |
| C. Redding               | \$        | 10.89           | Work order                     |
| B. Santos                | \$        | 96.25           | Work order                     |
| C. Wooden                | \$        | 1,681.72        | Late fees, rent                |
| J. Zachery               | \$        | 902.00          | Rent                           |
| <b>NCH II Total</b>      | <b>\$</b> | <b>3,037.12</b> |                                |

Submitted by:  
Penny Pieratt, CEO

Tenant Accounts Receivable

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Cornell Colony

|            |    |        |                |
|------------|----|--------|----------------|
| L. Adkins  | \$ | 878.01 | Late fee, Rent |
| B. Antonio | \$ | 0.50   | Work order     |
| S. Bean    | \$ | 35.00  | Late fee       |
| S. Butler  | \$ | 0.62   | Work Order     |
| H. Day     | \$ | 32.00  | Late fee       |
| J. Estevez | \$ | 106.00 | Late Fee       |
| L. Peralty | \$ | 3.00   | Work order     |
| S. Wilburn | \$ | 35.00  | Late Fee       |

**Cornell Total \$ 1,090.13**

Ridgedale

|             |    |       |            |
|-------------|----|-------|------------|
| C. Anderson | \$ | 39.66 | Work order |
| J. Davis    | \$ | 5.11  | Late fee   |
| C. Vazquez  | \$ | 40.00 | Late fee   |

**Ridgedale Total \$ 84.77**

|                    |                     |
|--------------------|---------------------|
| <b>GRAND TOTAL</b> | <b>\$ 13,750.01</b> |
|--------------------|---------------------|

**WRITE OFFS**

|                  |    |          |            |
|------------------|----|----------|------------|
| Delaney          | \$ | -        |            |
| Lakeside Park I  | \$ | -        |            |
| Lakeside Park II | \$ | -        |            |
| Lakeside Park II | \$ | -        |            |
| Lakeside Park II | \$ | -        |            |
| NCH I            | \$ | 1,080.90 | E. Moffatt |
| NCH II           | \$ | -        |            |
| Ridgedale        | \$ | -        |            |
| Cornell          | \$ | 203.00   | A. Castle  |
| Cornell          | \$ | 88.84    | J. Fonseca |

**TOTAL \$ 1,372.74**

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. 120 hours were taken during the month of June for sick (16 hours), vacation (64 hours), holiday (40 hours)

**Maintenance**

|                              |    |            |
|------------------------------|----|------------|
| Delaney Heights Inspections  | 0  |            |
| Lakeside Park I Inspections  | 3  |            |
| Lakeside Park II Inspections | 2  |            |
| Ridgedale Inspections        | 0  |            |
| NCH I Inspections            | 1  |            |
| NCH II Inspections           | 13 |            |
| Cornell Colony Inspections   | 4  |            |
| Total                        | 23 |            |
| Delaney Heights Vacancies    | 2  |            |
| Lakeside Park I Vacancies    | 0  |            |
| Lakeside Park II Vacancies   | 0  |            |
| Ridgedale Vacancies          | 0  |            |
| NCH I Vacancies              | 1  |            |
| NCH II Vacancies             | 0  | Contractor |
| Cornell Colony Vacancies     | 1  | Contractor |

**Property Manager**

|                            |   |   |
|----------------------------|---|---|
| Delaney Heights Move Ins   | 0 | 0 |
| Lakeside Park I Move Ins   | 0 | 0 |
| Lakeside Park II Move Ins  | 1 | 1 |
| Ridgedale Move Ins         | 1 | 1 |
| NCH I Move Ins             | 0 | 0 |
| NCH II Move Ins            | 0 | 0 |
| Cornell Colony Move Ins    | 0 | 0 |
| Total                      | 2 |   |
| Delaney Heights Move Outs  | 1 |   |
| Lakeside Park I Move Outs  | 0 |   |
| Lakeside Park II Move Outs | 0 |   |
| Ridgedale Move Outs        | 1 |   |
| NCH I Move Outs            | 1 |   |
| NCH II Move Outs           | 1 |   |
| Cornell Colony Move Outs   | 2 |   |
| Total                      | 6 |   |

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*



## June 2024

The maintenance team has been working tirelessly to keep everything running smoothly despite facing numerous challenges. Over the past month, they have managed multiple upcoming inspections, ongoing issues, and unexpected emergencies. In addition to these demands, we have also had to cope with the loss of a full-time team member and a part-time employee. Their dedication and hard work in these trying times are greatly appreciated.

### **Turnovers completed:**

1. 38174 Ezra Circle—contractor completed
2. 540 Circle St
3. 313 Byrd Ave
4. 612 Barberry Loop—contractor completed
5. 701 Fairview Terrace
6. 703 Fairview Terrace

Pest control completed at North Central Heights

NSPIRE Inspection and follow up work completed on Lakeside Park II

### **Mold Remediation Completed:**

1. 708 Fairview Terrace
2. 701 Fairview Terrace
3. 703 Fairview Terrace
4. 707 Fairview Terrace
5. 709 Fairview Terrace
6. 727 Fairview Terrace

### **Mold Remediation Started:**

1. 720 Fairview Terrace
2. 722 Fairview Terrace
3. 730 Fairview Terrace

Submitted by: Daniel Whitlock, Maintenance Supervisor

**CASH ANALYSIS****6/30/2024**

|                                       |                 | <u>Escrows/Reserves</u>    |               |
|---------------------------------------|-----------------|----------------------------|---------------|
| Petty Cash                            | \$ 100.00       |                            |               |
| Avon Park Development Corp            | \$ 103,200.04   |                            |               |
| North Central Heights I General Fund  | \$ 130,877.52   | NCH I Reserves/Bonneville  | \$ 150,663.16 |
| NCH I Security Deposit                | \$ 10,565.89    | NCH I Insurance            | \$ 12,103.03  |
| North Central Heights II General Fund | \$ 90,291.67    | NCH II Reserves/Bonneville | \$ 120,495.00 |
| NCH II Security Deposit               | \$ 9,453.60     | NCH II Insurance           | \$ 9,145.04   |
| Cornell Colony General Fund           | \$ 286,485.59   | CC Reserves/Amerinat       | \$ 100,371.15 |
| Cornell Colony Security Deposit       | \$ 11,840.93    | CC Insurance               | \$ 14,989.83  |
|                                       |                 | CC Reserves/Amerinat       | \$ 117,936.24 |
|                                       |                 | CC Reserves/Heartland      | \$ 84,000.00  |
| Lakeside Park I General Fund          | \$ 22,807.50    | LPI Reserves/First Hsg     | \$ 32,407.66  |
| LPI Security Deposit                  | \$ 4,286.80     | LPI Insurance              | \$ 16,778.64  |
| Lakeside Park II General Fund         | \$ 10,169.59    | LPII Reserves/Churchill    | \$ 191,861.60 |
| Hail Funds                            | \$ -            | O&M Reserves/Churchill     | \$ 25,600.00  |
| Availble Funds                        | \$ 10,169.59    | Operating Res./Churchill   | \$ 58,000.00  |
| LPII Security Deposit                 | \$ 13,970.13    | LPII Insurance             | \$ 28,473.98  |
|                                       |                 | GNMA-Other Churchill       | \$ 18,562.62  |
| Delaney Heights General Fund          | \$ 28,646.24    | DH Reserves/South State    | \$ 86,937.40  |
| DH Security Deposit                   | \$ 10,509.28    |                            |               |
| COCC                                  | \$ 136,181.17   |                            |               |
| Ridgedale General Fund                | \$ 21,617.30    | RD Reserves/Centennial     | \$ 45,280.83  |
| Ridgedale Security Deposit            | \$ 6,120.56     | RD Insurance               | \$ 3,184.18   |
|                                       |                 | RD Residual Reserves       | \$ 9,150.64   |
| *Ridgedale OWES COCC                  | \$ (172,584.64) | RD MIP Insurance           | \$ 2,557.90   |

SUBMITTED BY: PENNY PIERATT, CEO

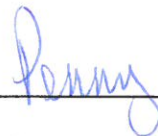
**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**NORTH CENTRAL HEIGHTS**  
**N CENTRAL HEIGHTS MGMT**

| Fiscal Year End Date:                        | 12/31/2024       | ACCOUNT | 1 Month(s) Ended<br>June 30, 2024 | 6 Month(s) Ended<br>June 30, 2024 | Budget            | Variance           |
|----------------------------------------------|------------------|---------|-----------------------------------|-----------------------------------|-------------------|--------------------|
| <b>Operating Revenues and Expenses</b>       |                  |         |                                   |                                   |                   |                    |
| <b>Operating Expenses</b>                    |                  |         |                                   |                                   |                   |                    |
| Nontechnical Salaries                        | 02 001 4110.00 5 |         | 1,825.28                          | 11,201.35                         | 10,891.50         | (309.85)           |
| Legal Expense                                | 02 001 4130.00 5 |         | 60.00                             | 90.00                             | 249.96            | 159.96             |
| Staff Training                               | 02 001 4140.00 5 |         | 0.00                              | 0.00                              | 499.98            | 499.98             |
| Travel                                       | 02 001 4150.00 5 |         | 0.00                              | 0.00                              | 249.96            | 249.96             |
| Accounting Fees                              | 02 001 4170.00 5 |         | 300.00                            | 1,895.76                          | 1,999.98          | 104.22             |
| COMPUTER SUPPORT/LICENSING                   | 02 001 4170.2 5  |         | 290.70                            | 500.70                            | 0.00              | (500.70)           |
| Audit Fees                                   | 02 001 4171.00 5 |         | 0.00                              | 2,968.00                          | 2,224.98          | (743.02)           |
| Employee Benefits Cont - Admin               | 02 001 4182.00 5 |         | 954.57                            | 5,265.98                          | 5,239.50          | (26.48)            |
| Sundry                                       | 02 001 4190.00 5 |         | 101.95                            | 240.70                            | 549.96            | 309.26             |
| Advertising and Marketing                    | 02 001 4190.08 5 |         | 22.41                             | 22.41                             | 0.00              | (22.41)            |
| Bank Fees                                    | 02 001 4190.18 5 |         | 0.00                              | 103.56                            | 0.00              | (103.56)           |
| Telephone                                    | 02 001 4190.2 5  |         | 193.24                            | 663.12                            | 600.00            | (63.12)            |
| Tenant Background Checks                     | 02 001 4190.20 5 |         | 0.00                              | 302.62                            | 750.00            | 447.38             |
| Postage                                      | 02 001 4190.3 5  |         | 0.00                              | 0.00                              | 24.96             | 24.96              |
| Eviction Costs                               | 02 001 4190.4 5  |         | 0.00                              | 0.00                              | 249.96            | 249.96             |
| Contract Costs - Admin                       | 02 001 4190.9 5  |         | 0.00                              | 0.00                              | 249.96            | 249.96             |
| Ten Services                                 | 02 001 4220.2 5  |         | 0.00                              | 18.73                             | 0.00              | (18.73)            |
| Water                                        | 02 001 4310.00 5 |         | 192.92                            | 211.39                            | 292.98            | 81.59              |
| Electricity                                  | 02 001 4320.00 5 |         | 370.73                            | 1,008.80                          | 1,638.96          | 630.16             |
| Sewer                                        | 02 001 4390.00 5 |         | 28.00                             | 68.30                             | 365.46            | 297.16             |
| Labor                                        | 02 001 4410.00 5 |         | 2,480.85                          | 15,342.17                         | 9,646.98          | (5,695.19)         |
| Maintenance Materials                        | 02 001 4420.00 5 |         | 941.72                            | 6,864.53                          | 7,310.46          | 445.93             |
| Contract Costs                               | 02 001 4430.00 5 |         | 844.47                            | 6,179.47                          | 1,301.46          | (4,878.01)         |
| Contract Costs-Pest Control                  | 02 001 4430.1 5  |         | 0.00                              | 1,088.00                          | 1,547.46          | 459.46             |
| 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  |         | 615.48                            | 7,646.64                          | 5,525.46          | (2,121.18)         |
| Contract Costs - Lawn                        | 02 001 4430.5 5  |         | 4,088.00                          | 12,264.00                         | 12,750.96         | 486.96             |
| Contract Costs - Vacancy Turnaround          | 02 001 4430.6 5  |         | 3,000.00                          | 3,000.00                          | 2,346.48          | (653.52)           |
| Garbage and Trash Collection                 | 02 001 4431.00 5 |         | 145.45                            | 237.45                            | 333.48            | 96.03              |
| Emp Benefit Cont - Maintenance               | 02 001 4433.00 5 |         | 1,008.96                          | 5,750.48                          | 4,588.50          | (1,161.98)         |
| Insurance - Property                         | 02 001 4510.00 5 |         | 2,846.22                          | 17,228.26                         | 18,640.98         | 1,412.72           |
| Bad Debts - Other                            | 02 001 4570.00 5 |         | 550.50                            | 4,469.51                          | 2,499.96          | (1,969.55)         |
| Bonneville Interest                          | 02 001 4580.01 5 |         | 3,615.02                          | 21,738.64                         | 21,679.50         | (59.14)            |
| Other General Expense                        | 02 001 4590.00 5 |         | 130.00                            | 725.19                            | 499.98            | (225.21)           |
| Management Fees                              | 02 001 4590.02 5 |         | 1,304.88                          | 8,205.92                          | 13,548.00         | 5,342.08           |
| <b>Total Operating Expenses</b>              |                  |         | <b>25,911.35</b>                  | <b>137,221.68</b>                 | <b>128,297.76</b> | <b>(8,923.92)</b>  |
| <b>Operating Revenues</b>                    |                  |         |                                   |                                   |                   |                    |
| Dwelling Rent                                | 02 001 3110.00 5 |         | 28,078.58                         | 166,530.58                        | 169,348.50        | (2,817.92)         |
| <b>Total Operating Revenues</b>              |                  |         | <b>28,078.58</b>                  | <b>166,530.58</b>                 | <b>169,348.50</b> | <b>(2,817.92)</b>  |
| <b>Total Operating Revenues and Expenses</b> |                  |         | <b>2,167.23</b>                   | <b>29,308.90</b>                  | <b>41,050.74</b>  | <b>(11,741.84)</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                              | 32.46             | (32.46)            |
| Other Income - Tenant                        | 02 001 3690.00 5 |         | 527.00                            | 3,579.71                          | 3,240.96          | 338.75             |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>527.00</b>                     | <b>3,579.71</b>                   | <b>3,273.42</b>   | <b>306.29</b>      |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>527.00</b>                     | <b>3,579.71</b>                   | <b>3,273.42</b>   | <b>306.29</b>      |
| <b>Total Net Income (Loss)</b>               |                  |         | <b>2,694.23</b>                   | <b>32,888.61</b>                  | <b>44,324.16</b>  | <b>(11,435.55)</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<br>June 30, 2024 | 6 Month(s) Ended<br>June 30, 2024 | Budget            | Variance          |
|----------------------------------------------|------------------|---------|-----------------------------------|-----------------------------------|-------------------|-------------------|
| <b>Operating Revenues and Expenses</b>       |                  |         |                                   |                                   |                   |                   |
| <b>Operating Expenses</b>                    |                  |         |                                   |                                   |                   |                   |
| Nontechnical Salaries                        | 02 002 4110.00 5 |         | 1,466.24                          | 9,050.51                          | 8,766.48          | (284.03)          |
| Legal Expense                                | 02 002 4130.00 5 |         | 0.00                              | 0.00                              | 274.98            | 274.98            |
| Staff Training                               | 02 002 4140.00 5 |         | 0.00                              | 0.00                              | 324.96            | 324.96            |
| Travel                                       | 02 002 4150.00 5 |         | 0.00                              | 0.00                              | 124.98            | 124.98            |
| Accounting Fees                              | 02 002 4170.00 5 |         | 300.00                            | 1,875.24                          | 1,875.00          | (0.24)            |
| COMPUTER SUPPORT/LICENSING                   | 02 002 4170.2 5  |         | 69.30                             | 234.30                            | 0.00              | (234.30)          |
| Audit Fees                                   | 02 002 4171.00 5 |         | 0.00                              | 2,332.00                          | 1,749.96          | (582.04)          |
| Employee Benefits Cont - Admin               | 02 002 4182.00 5 |         | 765.93                            | 4,230.23                          | 4,217.46          | (12.77)           |
| Sundry                                       | 02 002 4190.00 5 |         | 0.00                              | 102.50                            | 499.98            | 397.48            |
| Advertising and Marketing                    | 02 002 4190.08 5 |         | 18.46                             | 18.46                             | 0.00              | (18.46)           |
| Telephone                                    | 02 002 4190.2 5  |         | 0.00                              | 0.00                              | 150.00            | 150.00            |
| Tenant Background Check                      | 02 002 4190.20 5 |         | 61.02                             | 248.74                            | 0.00              | (248.74)          |
| Eviction Costs                               | 02 002 4190.4 5  |         | 0.00                              | 0.00                              | 249.96            | 249.96            |
| Contract Costs - Admin                       | 02 002 4190.9 5  |         | 0.00                              | 0.00                              | 249.96            | 249.96            |
| Ten Services -                               | 02 002 4220.20 5 |         | 0.00                              | 14.99                             | 249.96            | 234.97            |
| Water                                        | 02 002 4310.00 5 |         | 0.00                              | 0.00                              | 258.48            | 258.48            |
| Electricity                                  | 02 002 4320.00 5 |         | 181.83                            | 518.34                            | 1,813.50          | 1,295.16          |
| Sewer                                        | 02 002 4390.00 5 |         | 0.00                              | 0.00                              | 84.96             | 84.96             |
| Labor                                        | 02 002 4410.00 5 |         | 2,252.21                          | 14,037.61                         | 8,034.96          | (6,002.65)        |
| Maintenance Materials                        | 02 002 4420.00 5 |         | 1,153.00                          | 7,019.80                          | 8,160.96          | 1,141.16          |
| Contract Costs                               | 02 002 4430.00 5 |         | 350.00                            | 980.00                            | 1,299.96          | 319.96            |
| Contract Costs-Pest Control                  | 02 002 4430.1 5  |         | 0.00                              | 896.00                            | 3,031.50          | 2,135.50          |
| Contract Costs - Lawn                        | 02 002 4430.3 5  |         | 3,212.00                          | 9,636.00                          | 10,018.98         | 382.98            |
| Contract Costs - AC                          | 02 002 4430.4 5  |         | 167.52                            | 1,552.36                          | 12,342.00         | 10,789.64         |
| Contract Costs - Vacancy Turnaround          | 02 002 4430.6 5  |         | 2,100.00                          | 13,350.00                         | 4,913.46          | (8,436.54)        |
| Garbage and Trash Collection                 | 02 002 4431.00 5 |         | 0.00                              | 45.00                             | 459.00            | 414.00            |
| Emp Benefit Cont - Maintenance               | 02 002 4433.00 5 |         | 931.62                            | 5,348.32                          | 3,876.48          | (1,471.84)        |
| Insurance - Property                         | 02 002 4510.00 5 |         | 2,056.46                          | 13,103.16                         | 14,658.48         | 1,555.32          |
| Bad Debts - Other                            | 02 002 4570.00 5 |         | 0.00                              | 1,819.00                          | 2,499.96          | 680.96            |
| Bonneville Interest                          | 02 002 4580.01 5 |         | 3,270.21                          | 19,665.14                         | 19,611.48         | (53.66)           |
| Other General Expense                        | 02 002 4590.00 5 |         | 28.00                             | 380.19                            | 499.98            | 119.79            |
| Management Fees                              | 02 002 4590.02 5 |         | 1,931.60                          | 11,655.33                         | 10,611.48         | (1,043.85)        |
| <b>Total Operating Expenses</b>              |                  |         | <b>20,315.40</b>                  | <b>118,113.22</b>                 | <b>120,909.30</b> | <b>2,796.08</b>   |
| <b>Operating Revenues</b>                    |                  |         |                                   |                                   |                   |                   |
| Dwelling Rent                                | 02 002 3110.00 5 |         | 25,601.93                         | 143,715.45                        | 132,643.50        | 11,071.95         |
| <b>Total Operating Revenues</b>              |                  |         | <b>25,601.93</b>                  | <b>143,715.45</b>                 | <b>132,643.50</b> | <b>11,071.95</b>  |
| <b>Total Operating Revenues and Expenses</b> |                  |         | <b>5,286.53</b>                   | <b>25,602.23</b>                  | <b>11,734.20</b>  | <b>13,868.03</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                              | 25.98             | (25.98)           |
| Other Income - Tenant                        | 02 002 3690.00 5 |         | 293.89                            | 2,962.86                          | 6,328.50          | (3,365.64)        |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>293.89</b>                     | <b>2,962.86</b>                   | <b>6,354.48</b>   | <b>(3,391.62)</b> |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>293.89</b>                     | <b>2,962.86</b>                   | <b>6,354.48</b>   | <b>(3,391.62)</b> |
| <b>Total Net Income (Loss)</b>               |                  |         | <b>5,580.42</b>                   | <b>28,565.09</b>                  | <b>18,088.68</b>  | <b>10,476.41</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<br>June 30, 2024 | 6 Month(s) Ended<br>June 30, 2024 | Budget             | Variance           |
|----------------------------------------------|------------------|---------|-----------------------------------|-----------------------------------|--------------------|--------------------|
| <b>Operating Revenues and Expenses</b>       |                  |         |                                   |                                   |                    |                    |
| <b>Operating Expenses</b>                    |                  |         |                                   |                                   |                    |                    |
| Nontechnical Salaries                        | 03 001 4110.00 5 |         | 2,064.64                          | 12,635.21                         | 12,308.46          | (326.75)           |
| Legal Expense                                | 03 001 4130.00 5 |         | 0.00                              | 0.00                              | 249.96             | 249.96             |
| Staff Training                               | 03 001 4140.00 5 |         | 0.00                              | 0.00                              | 450.00             | 450.00             |
| Travel                                       | 03 001 4150.00 5 |         | 0.00                              | 0.00                              | 249.96             | 249.96             |
| Accounting Fees                              | 03 001 4170.00 5 |         | 250.00                            | 1,609.44                          | 1,599.96           | (9.48)             |
| Computer Support/Licensing Fees              | 03 001 4170.20 5 |         | 517.50                            | 757.50                            | 0.00               | (757.50)           |
| Audit Fees                                   | 03 001 4171.00 5 |         | 0.00                              | 3,392.00                          | 2,550.00           | (842.00)           |
| Employee Benefits Cont - Admin               | 03 001 4182.00 5 |         | 1,080.35                          | 5,956.45                          | 5,920.50           | (35.95)            |
| Sundry                                       | 03 001 4190.00 5 |         | 374.33                            | 651.83                            | 750.00             | 98.17              |
| Non Capitalized Admin                        | 03 001 4190.01 5 |         | 0.00                              | 0.00                              | 159.96             | 159.96             |
| Tenant Background Checks                     | 03 001 4190.02 5 |         | 244.08                            | 364.47                            | 199.98             | (164.49)           |
| Advertising and Marketing                    | 03 001 4190.08 5 |         | 25.05                             | 25.05                             | 0.00               | (25.05)            |
| Bank Fees                                    | 03 001 4190.19 5 |         | 0.00                              | 24.00                             | 0.00               | (24.00)            |
| Telephone/Communications                     | 03 001 4190.20 5 |         | 128.02                            | 896.14                            | 999.96             | 103.82             |
| Eviction Costs                               | 03 001 4190.40 5 |         | 0.00                              | 0.00                              | 249.96             | 249.96             |
| Ten Services                                 | 03 001 4220.00 5 |         | 0.00                              | 21.28                             | 0.00               | (21.28)            |
| Water                                        | 03 001 4310.00 5 |         | 112.81                            | 211.57                            | 621.96             | 410.39             |
| Electricity                                  | 03 001 4320.00 5 |         | 508.76                            | 1,245.27                          | 3,707.46           | 2,462.19           |
| Sewer                                        | 03 001 4390.00 5 |         | 222.43                            | 255.43                            | 408.00             | 152.57             |
| Labor                                        | 03 001 4410.00 5 |         | 2,217.85                          | 13,634.73                         | 15,087.00          | 1,452.27           |
| Materials                                    | 03 001 4420.00 5 |         | 772.97                            | 9,472.92                          | 10,131.00          | 658.08             |
| Contract Costs                               | 03 001 4430.00 5 |         | 0.00                              | 1,095.00                          | 7,693.50           | 6,598.50           |
| Contract Costs - Pest Control                | 03 001 4430.10 5 |         | 0.00                              | 2,341.00                          | 2,468.46           | 127.46             |
| Contract Costs-Lawn                          | 03 001 4430.30 5 |         | 2,300.00                          | 13,800.00                         | 14,415.96          | 615.96             |
| Contract Costs - AC                          | 03 001 4430.40 5 |         | 2,104.12                          | 2,611.16                          | 1,422.48           | (1,188.68)         |
| Contract Costs - Vacancy Turnaround          | 03 001 4430.60 5 |         | 0.00                              | 16,380.00                         | 1,099.98           | (15,280.02)        |
| Garbage and Trash Collection                 | 03 001 4431.00 5 |         | 299.00                            | 407.89                            | 1,170.96           | 763.07             |
| Emp Benefit Cont - Maintenance               | 03 001 4433.00 5 |         | 781.46                            | 4,308.77                          | 6,046.50           | 1,737.73           |
| Property Insurance                           | 03 001 4510.00 5 |         | 4,973.57                          | 30,137.40                         | 20,474.46          | (9,662.94)         |
| Bad Debts - Other                            | 03 001 4570.00 5 |         | 291.84                            | 11,740.54                         | 12,211.98          | 471.44             |
| Management Fees                              | 03 001 4590.01 5 |         | 1,699.08                          | 11,242.28                         | 10,674.48          | (567.80)           |
| Other General Expense                        | 03 001 4590.02 5 |         | 143.60                            | 4,218.60                          | 5,749.98           | 1,531.38           |
| <b>Total Operating Expenses</b>              |                  |         | <b>21,111.46</b>                  | <b>149,435.93</b>                 | <b>139,072.86</b>  | <b>(10,363.07)</b> |
| <b>Operating Revenues</b>                    |                  |         |                                   |                                   |                    |                    |
| Dwelling Rent                                | 03 001 3110.00 5 |         | 29,814.39                         | 188,557.25                        | 177,912.48         | 10,644.77          |
| <b>Total Operating Revenues</b>              |                  |         | <b>29,814.39</b>                  | <b>188,557.25</b>                 | <b>177,912.48</b>  | <b>10,644.77</b>   |
| <b>Total Operating Revenues and Expenses</b> |                  |         | <b>8,702.93</b>                   | <b>39,121.32</b>                  | <b>38,839.62</b>   | <b>281.70</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                             | 64.98              | (12.87)            |
| Other Income - Misc Other Revenue            | 03 001 3690.00 5 |         | 926.68                            | 6,886.90                          | 2,749.98           | 4,136.92           |
| Interest on Loan - Heartland National        | 03 001 5610.00 5 |         | (3,414.93)                        | (20,589.03)                       | (20,811.00)        | 221.97             |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>(2,488.25)</b>                 | <b>(13,650.02)</b>                | <b>(17,996.04)</b> | <b>4,346.02</b>    |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>(2,488.25)</b>                 | <b>(13,650.02)</b>                | <b>(17,996.04)</b> | <b>4,346.02</b>    |
| <b>Total Net Income (Loss)</b>               |                  |         | <b>6,214.68</b>                   | <b>25,471.30</b>                  | <b>20,843.58</b>   | <b>4,627.72</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<br>June 30, 2024 | 6 Month(s) Ended<br>June 30, 2024 | Budget           | Variance           |
|----------------------------------------------|------------------|---------|-----------------------------------|-----------------------------------|------------------|--------------------|
| <b>Operating Revenues and Expenses</b>       |                  |         |                                   |                                   |                  |                    |
| <b>Operating Expenses</b>                    |                  |         |                                   |                                   |                  |                    |
| Nontechnical Salaries                        | 04 001 4110.00 5 |         | 1,042.75                          | 6,685.20                          | 6,273.48         | (411.72)           |
| Legal Expense                                | 04 001 4130.00 5 |         | 0.00                              | 0.00                              | 1,149.96         | 1,149.96           |
| Staff Training                               | 04 001 4140.00 5 |         | 0.00                              | 103.00                            | 159.96           | 56.96              |
| Accounting Fees                              | 04 001 4170.00 5 |         | 250.00                            | 1,709.04                          | 1,650.00         | (59.04)            |
| Computer Support/Licensing Fees              | 04 001 4170.20 5 |         | 0.00                              | 90.00                             | 0.00             | (90.00)            |
| Audit Fees                                   | 04 001 4171.00 5 |         | 0.00                              | 1,272.00                          | 750.00           | (522.00)           |
| Employee Benefits Cont - Admin               | 04 001 4182.00 5 |         | 504.09                            | 2,802.38                          | 2,754.48         | (47.90)            |
| Sundry                                       | 04 001 4190.00 5 |         | 0.00                              | 138.75                            | 499.98           | 361.23             |
| TENANT BACKGROUND CHECKS                     | 04 001 4190.02 5 |         | 122.04                            | 126.68                            | 49.98            | (76.70)            |
| Bank Fees                                    | 04 001 4190.19 5 |         | 0.00                              | 30.00                             | 0.00             | (30.00)            |
| Telephone/Communications                     | 04 001 4190.20 5 |         | 0.00                              | 0.00                              | 249.96           | 249.96             |
| Eviction Costs                               | 04 001 4190.40 5 |         | 0.00                              | 0.00                              | 150.00           | 150.00             |
| Ten Services -                               | 04 001 4220.00 5 |         | 0.00                              | 7.49                              | 0.00             | (7.49)             |
| Water                                        | 04 001 4310.00 5 |         | 0.00                              | 5.60                              | 25.98            | 20.38              |
| Electricity                                  | 04 001 4320.00 5 |         | 66.66                             | 76.91                             | 2,118.48         | 2,041.57           |
| Sewer                                        | 04 001 4390.00 5 |         | 0.00                              | (4.75)                            | 95.46            | 100.21             |
| Labor                                        | 04 001 4410.00 5 |         | 1,327.69                          | 8,050.33                          | 6,222.96         | (1,827.37)         |
| Maintenance Materials                        | 04 001 4420.00 5 |         | 540.91                            | 2,185.05                          | 3,444.96         | 1,259.91           |
| Contract Costs                               | 04 001 4430.00 5 |         | 0.00                              | 1,285.00                          | 1,159.98         | (125.02)           |
| Contract Costs - Pest Control                | 04 001 4430.10 5 |         | 0.00                              | 320.00                            | 2,482.50         | 2,162.50           |
| Contract Costs-Lawn                          | 04 001 4430.30 5 |         | 266.60                            | 1,333.00                          | 1,683.00         | 350.00             |
| Contract Costs - AC                          | 04 001 4430.40 5 |         | 5,125.92                          | 6,183.88                          | 1,030.50         | (5,153.38)         |
| CONTRACT COST-PLUMBING                       | 04 001 4430.50 5 |         | 0.00                              | 180.00                            | 99.96            | (80.04)            |
| Contract Costs - Vacancy Turnaround          | 04 001 4430.60 5 |         | 0.00                              | 0.00                              | 99.96            | 99.96              |
| Garbage and Trash Collection                 | 04 001 4431.00 5 |         | 0.00                              | 19.87                             | 252.96           | 233.09             |
| Emp Benefit Cont - Maintenance               | 04 001 4433.00 5 |         | 488.08                            | 2,743.30                          | 2,878.98         | 135.68             |
| Property Insurance                           | 04 001 4510.00 5 |         | 223.92                            | 6,223.68                          | 9,305.46         | 3,081.78           |
| Bad Debts - Other                            | 04 001 4570.00 5 |         | 0.00                              | 103.94                            | 1,249.98         | 1,146.04           |
| Other General Expense--Florida Hsg F         | 04 001 4590.00 5 |         | 0.00                              | 6,556.00                          | 2,989.98         | (3,566.02)         |
| Management Fees                              | 04 001 4590.01 5 |         | 505.56                            | 3,447.15                          | 4,369.98         | 922.83             |
| Other General Expense                        | 04 001 4590.02 5 |         | 52.40                             | (2,163.06)                        | 750.00           | 2,913.06           |
| GROUND LEASE EXPENSE                         | 04 001 4590.03 5 |         | 208.33                            | 1,249.98                          | 1,249.98         | 0.00               |
| <b>Total Operating Expenses</b>              |                  |         | <b>10,724.95</b>                  | <b>50,760.42</b>                  | <b>55,198.86</b> | <b>4,438.44</b>    |
| <b>Operating Revenues</b>                    |                  |         |                                   |                                   |                  |                    |
| Dwelling Rent                                | 04 001 3110.00 5 |         | 3,608.01                          | 15,737.96                         | 20,758.98        | (5,021.02)         |
| HAP Subsidy                                  | 04 001 3110.01 5 |         | 6,164.00                          | 37,574.00                         | 52,077.00        | (14,503.00)        |
| <b>Total Operating Revenues</b>              |                  |         | <b>9,772.01</b>                   | <b>53,311.96</b>                  | <b>72,835.98</b> | <b>(19,524.02)</b> |
| <b>Total Operating Revenues and Expenses</b> |                  |         | <b>(952.94)</b>                   | <b>2,551.54</b>                   | <b>17,637.12</b> | <b>(15,085.58)</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                              | 60.00            | (60.00)            |
| Other Income - Tenant                        | 04 001 3690.00 5 |         | 10.00                             | 602.99                            | 4,750.98         | (4,147.99)         |
| Other Income - Misc Other Revenue            | 04 001 3690.01 5 |         | 0.00                              | 0.00                              | 499.98           | (499.98)           |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>10.00</b>                      | <b>602.99</b>                     | <b>5,310.96</b>  | <b>(4,707.97)</b>  |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>10.00</b>                      | <b>602.99</b>                     | <b>5,310.96</b>  | <b>(4,707.97)</b>  |
| <b>Total Net Income (Loss)</b>               |                  |         | <b>(942.94)</b>                   | <b>3,154.53</b>                   | <b>22,948.08</b> | <b>(19,793.55)</b> |

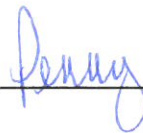
**AVON PARK HOUSING AUTHORITY**  
**Budgeted Income Statement**  
**PBRA**  
**LAKE SIDE PARK II - PBRA**

| Fiscal Year End Date:                        | 12/31/2024     | ACCOUNT | 1 Month(s) Ended<br>June 30, 2024 | 6 Month(s) Ended<br>June 30, 2024 | Budget             | Variance           |
|----------------------------------------------|----------------|---------|-----------------------------------|-----------------------------------|--------------------|--------------------|
| <b>Operating Revenues and Expenses</b>       |                |         |                                   |                                   |                    |                    |
| <b>Operating Expenses</b>                    |                |         |                                   |                                   |                    |                    |
| Nontechnical Salaries                        | 04 002 4110.00 | 5       | 872.64                            | 9,616.31                          | 10,302.00          | 685.69             |
| Legal Expense                                | 04 002 4130.00 | 5       | 0.00                              | (342.34)                          | 750.00             | 1,092.34           |
| Staff Training                               | 04 002 4140.00 | 5       | 0.00                              | 391.40                            | 249.96             | (141.44)           |
| Travel                                       | 04 002 4150.00 | 5       | 0.00                              | 0.00                              | 124.98             | 124.98             |
| Accounting Fees                              | 04 002 4170.00 | 5       | 0.00                              | 1,556.48                          | 1,749.96           | 193.48             |
| Computer Support/Licensing Fees              | 04 002 4170.20 | 5       | 0.00                              | 330.00                            | 0.00               | (330.00)           |
| Audit Fees                                   | 04 002 4171.00 | 5       | 0.00                              | 4,664.00                          | 2,250.00           | (2,414.00)         |
| Employee Benefits Cont - Admin               | 04 002 4182.00 | 5       | 705.41                            | 4,463.67                          | 4,467.48           | 3.81               |
| Sundry                                       | 04 002 4190.00 | 5       | (15.83)                           | 138.75                            | 649.98             | 511.23             |
| TENANT BACKGROUND CHECKS                     | 04 002 4190.02 | 5       | 366.13                            | 627.10                            | 375.00             | (252.10)           |
| Advertising and Marketing                    | 04 002 4190.08 | 5       | 0.00                              | 36.12                             | 0.00               | (36.12)            |
| Bank Fees                                    | 04 002 4190.19 | 5       | 0.00                              | 104.45                            | 0.00               | (104.45)           |
| Eviction Costs                               | 04 002 4190.40 | 5       | 0.00                              | 0.00                              | 124.98             | 124.98             |
| Ten Services -                               | 04 002 4220.00 | 5       | 0.00                              | 0.00                              | 900.00             | 900.00             |
| Water                                        | 04 002 4310.00 | 5       | (105.44)                          | 29.73                             | 339.00             | 309.27             |
| Electricity                                  | 04 002 4320.00 | 5       | 208.38                            | 1,108.33                          | 2,041.50           | 933.17             |
| Sewer                                        | 04 002 4390.00 | 5       | (140.00)                          | 61.60                             | 265.98             | 204.38             |
| Labor                                        | 04 002 4410.00 | 5       | 1,177.39                          | 11,777.41                         | 9,759.48           | (2,017.93)         |
| Maintenance Materials                        | 04 002 4420.00 | 5       | (280.90)                          | 6,287.74                          | 9,264.48           | 2,976.74           |
| Contract Costs                               | 04 002 4430.00 | 5       | (1,445.00)                        | 8,758.00                          | 17,262.00          | 8,504.00           |
| Contract Costs - Pest Control                | 04 002 4430.10 | 5       | 0.00                              | 2,560.00                          | 9,364.50           | 6,804.50           |
| Contract Costs-Lawn                          | 04 002 4430.30 | 5       | 0.00                              | 5,332.00                          | 6,732.00           | 1,400.00           |
| Contract Costs - AC                          | 04 002 4430.40 | 5       | 70.04                             | 4,512.56                          | 4,205.46           | (307.10)           |
| CONTRACT COSTS-PLUMBING                      | 04 002 4430.50 | 5       | 0.00                              | 0.00                              | 256.50             | 256.50             |
| Garbage and Trash Collection                 | 04 002 4431.00 | 5       | (8.23)                            | 35.27                             | 553.50             | 518.23             |
| Emp Benefit Cont - Maintenance               | 04 002 4433.00 | 5       | 733.00                            | 4,815.36                          | 4,572.00           | (243.36)           |
| Property Insurance                           | 04 002 4510.00 | 5       | 4,281.34                          | 25,898.02                         | 28,897.50          | 2,999.48           |
| Bad Debts - Other                            | 04 002 4570.00 | 5       | 0.00                              | 9,550.87                          | 2,250.00           | (7,300.87)         |
| Management Fees                              | 04 002 4590.01 | 5       | 1,731.56                          | 11,075.67                         | 14,212.98          | 3,137.31           |
| Other General Expense                        | 04 002 4590.02 | 5       | 0.00                              | 259.95                            | 4,500.00           | 4,240.05           |
| GROUND LEASE EXPENSE                         | 04 002 4590.03 | 5       | 8,000.00                          | 48,000.00                         | 48,000.00          | 0.00               |
| <b>Total Operating Expenses</b>              |                |         | <b>16,150.49</b>                  | <b>161,648.45</b>                 | <b>184,421.22</b>  | <b>22,772.77</b>   |
| <b>Operating Revenues</b>                    |                |         |                                   |                                   |                    |                    |
| Dwelling Rent                                | 04 002 3110.00 | 5       | 10,880.78                         | 66,994.01                         | 56,879.46          | 10,114.55          |
| HAP Subsidy                                  | 04 002 3110.01 | 5       | 17,193.00                         | 113,927.00                        | 180,000.00         | (66,073.00)        |
| <b>Total Operating Revenues</b>              |                |         | <b>28,073.78</b>                  | <b>180,921.01</b>                 | <b>236,879.46</b>  | <b>(55,958.45)</b> |
| <b>Total Operating Revenues and Expenses</b> |                |         | <b>11,923.29</b>                  | <b>19,272.56</b>                  | <b>52,458.24</b>   | <b>(33,185.68)</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                              | 124.98             | (124.98)           |
| Other Income - Tenants                       | 04 002 3690.00 | 5       | 134.00                            | 5,275.78                          | 2,205.00           | 3,070.78           |
| Other Income - Misc Other Revenue            | 04 002 3690.02 | 5       | 0.00                              | 0.00                              | 499.98             | (499.98)           |
| Interest on Loan                             | 04 002 5610.00 | 5       | (4,947.17)                        | (29,752.17)                       | (29,668.50)        | (83.67)            |
| <b>Total Other Revenues and Expenses</b>     |                |         | <b>(4,813.17)</b>                 | <b>(24,476.39)</b>                | <b>(26,838.54)</b> | <b>2,362.15</b>    |
| <b>Total Other Revenues and Expenses</b>     |                |         | <b>(4,813.17)</b>                 | <b>(24,476.39)</b>                | <b>(26,838.54)</b> | <b>2,362.15</b>    |
| <b>Total Net Income (Loss)</b>               |                |         | <b>7,110.12</b>                   | <b>(5,203.83)</b>                 | <b>25,619.70</b>   | <b>(30,823.53)</b> |



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

| Fiscal Year End Date:                        | 12/31/2024       | ACCOUNT | 1 Month(s) Ended<br>June 30, 2024 | 6 Month(s) Ended<br>June 30, 2024 | Budget             | Variance          |
|----------------------------------------------|------------------|---------|-----------------------------------|-----------------------------------|--------------------|-------------------|
| <b>Operating Revenues and Expenses</b>       |                  |         |                                   |                                   |                    |                   |
| <b>Operating Expenses</b>                    |                  |         |                                   |                                   |                    |                   |
| Nontechnical Salaries                        | 04 003 4110.00 5 |         | 1,274.31                          | 8,248.69                          | 7,689.96           | (558.73)          |
| Legal Expense                                | 04 003 4130.00 5 |         | 0.00                              | 0.00                              | 249.96             | 249.96            |
| Staff Training                               | 04 003 4140.00 5 |         | 0.00                              | 309.00                            | 249.96             | (59.04)           |
| Travel                                       | 04 003 4150.00 5 |         | 0.00                              | 0.00                              | 249.96             | 249.96            |
| Accounting Fees                              | 04 003 4170.00 5 |         | 250.00                            | 1,683.12                          | 1,999.98           | 316.86            |
| Computer Support/Licensing Fees              | 04 003 4170.20 5 |         | 0.00                              | 270.00                            | 0.00               | (270.00)          |
| Audit Fees                                   | 04 003 4171.00 5 |         | 0.00                              | 3,816.00                          | 2,850.00           | (966.00)          |
| Employee Benefits Cont - Admin               | 04 003 4182.00 5 |         | 655.76                            | 3,684.85                          | 3,366.48           | (318.37)          |
| Sundry                                       | 04 003 4190.00 5 |         | 61.02                             | 271.20                            | 300.00             | 28.80             |
| Contract. Admin                              | 04 003 4190.01 5 |         | 0.00                              | 0.00                              | 199.98             | 199.98            |
| Advertising and Marketing                    | 04 003 4190.08 5 |         | 0.00                              | 29.24                             | 0.00               | (29.24)           |
| Eviction Costs                               | 04 003 4190.40 5 |         | 0.00                              | 0.00                              | 249.96             | 249.96            |
| Tenant Services -                            | 04 003 4220.00 5 |         | 0.00                              | 0.00                              | 2,499.96           | 2,499.96          |
| Water                                        | 04 003 4310.00 5 |         | 61.39                             | 248.92                            | 342.96             | 94.04             |
| Electricity                                  | 04 003 4320.00 5 |         | 325.69                            | 1,172.16                          | 2,631.96           | 1,459.80          |
| Natural Gas                                  | 04 003 4330.00 5 |         | 30.67                             | 444.61                            | 162.48             | (282.13)          |
| Sewer                                        | 04 003 4390.00 5 |         | 68.30                             | 190.18                            | 316.50             | 126.32            |
| Labor                                        | 04 003 4410.00 5 |         | 2,045.64                          | 12,621.59                         | 8,147.46           | (4,474.13)        |
| Maintenance Materials                        | 04 003 4420.00 5 |         | 3,181.48                          | 14,614.94                         | 5,749.98           | (8,864.96)        |
| Contract Costs                               | 04 003 4430.00 5 |         | 0.00                              | 627.50                            | 4,515.96           | 3,888.46          |
| Contract Costs - Pest Control                | 04 003 4430.10 5 |         | 2,203.00                          | 3,131.00                          | 2,406.00           | (725.00)          |
| Contract Costs-Lawn                          | 04 003 4430.30 5 |         | 667.00                            | 4,002.00                          | 4,257.00           | 255.00            |
| Contract Costs - AC                          | 04 003 4430.40 5 |         | 77.76                             | 19,250.68                         | 2,526.48           | (16,724.20)       |
| Contract Costs-Plumbing                      | 04 003 4430.50 5 |         | 0.00                              | 0.00                              | 670.50             | 670.50            |
| Contract Costs - Vacancy Turnaround          | 04 003 4430.60 5 |         | 300.00                            | 300.00                            | 249.96             | (50.04)           |
| Garbage and Trash Collection                 | 04 003 4431.00 5 |         | 25.00                             | 106.25                            | 423.96             | 317.71            |
| Emp Benefit Cont - Maintenance               | 04 003 4433.00 5 |         | 871.35                            | 4,883.33                          | 3,860.46           | (1,022.87)        |
| Property Insurance                           | 04 003 4510.00 5 |         | 2,083.39                          | 12,621.52                         | 23,632.98          | 11,011.46         |
| Bad Debts - Other                            | 04 003 4570.00 5 |         | 0.00                              | 0.00                              | 499.98             | 499.98            |
| Other General Expense--Real Estate           | 04 003 4590.00 5 |         | 0.00                              | 0.00                              | 249.96             | 249.96            |
| Management Fees                              | 04 003 4590.01 5 |         | 1,035.00                          | 6,354.54                          | 6,454.98           | 100.44            |
| Other General Expense                        | 04 003 4590.02 5 |         | 0.00                              | 20.95                             | 249.96             | 229.01            |
| GROUND LEASE EXPENSE                         | 04 003 4590.03 5 |         | 2,916.67                          | 17,500.02                         | 17,499.96          | (0.06)            |
| Extraordinary Maint - Contract Costs         | 04 003 4610.10 5 |         | 0.00                              | 0.00                              | 15,573.96          | 15,573.96         |
| <b>Total Operating Expenses</b>              |                  |         | <b>18,133.43</b>                  | <b>116,402.29</b>                 | <b>120,329.64</b>  | <b>3,927.35</b>   |
| <b>Operating Revenues</b>                    |                  |         |                                   |                                   |                    |                   |
| Dwelling Rent                                | 04 003 3110.00 5 |         | 6,203.00                          | 36,537.96                         | 29,149.98          | 7,387.98          |
| HAP Subsidy                                  | 04 003 3110.01 5 |         | 11,271.00                         | 68,734.00                         | 78,429.96          | (9,695.96)        |
| <b>Total Operating Revenues</b>              |                  |         | <b>17,474.00</b>                  | <b>105,271.96</b>                 | <b>107,579.94</b>  | <b>(2,307.98)</b> |
| <b>Total Operating Revenues and Expenses</b> |                  |         | <b>(659.43)</b>                   | <b>(11,130.33)</b>                | <b>(12,749.70)</b> | <b>1,619.37</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                              | 75.00              | (75.00)           |
| Other Income - Tenants                       | 04 003 3690.00 5 |         | 0.00                              | 656.22                            | 1,500.00           | (843.78)          |
| Other Income - Misc Other Revenue            | 04 003 3690.01 5 |         | 0.00                              | 0.00                              | 249.96             | (249.96)          |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>0.00</b>                       | <b>656.22</b>                     | <b>1,824.96</b>    | <b>(1,168.74)</b> |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>0.00</b>                       | <b>656.22</b>                     | <b>1,824.96</b>    | <b>(1,168.74)</b> |
| <b>Total Net Income (Loss)</b>               |                  |         | <b>(659.43)</b>                   | <b>(10,474.11)</b>                | <b>(10,924.74)</b> | <b>450.63</b>     |



## AVON PARK HOUSING AUTHORITY

## Budgeted Income Statement

COCC

COCC

| Fiscal Year End Date:                        | 12/31/2024       | ACCOUNT | 1 Month(s) Ended<br>June 30, 2024 | 6 Month(s) Ended<br>June 30, 2024 | Budget              | Variance           |
|----------------------------------------------|------------------|---------|-----------------------------------|-----------------------------------|---------------------|--------------------|
| <b>Operating Revenues and Expenses</b>       |                  |         |                                   |                                   |                     |                    |
| <b>Operating Expenses</b>                    |                  |         |                                   |                                   |                     |                    |
| Nontechnical Salaries                        | 05 001 4110.00 5 |         | 12,334.44                         | 76,299.54                         | 71,278.50           | (5,021.04)         |
| Legal Expense                                | 05 001 4130.00 5 |         | 0.00                              | 819.34                            | 750.00              | (69.34)            |
| Staff Training                               | 05 001 4140.00 5 |         | 0.00                              | 0.00                              | 750.00              | 750.00             |
| Travel                                       | 05 001 4150.00 5 |         | 0.00                              | 0.00                              | 750.00              | 750.00             |
| Accounting Fees                              | 05 001 4170.00 5 |         | 450.00                            | 1,630.00                          | 1,500.00            | (130.00)           |
| Computer Support/Licensing Fees              | 05 001 4170.20 5 |         | 5,455.51                          | 10,417.02                         | 0.00                | (10,417.02)        |
| Audit Fees                                   | 05 001 4171.00 5 |         | 0.00                              | 0.00                              | 999.96              | 999.96             |
| Employee Benefits Cont - Admin               | 05 001 4182.00 5 |         | 5,040.67                          | 24,975.24                         | 24,077.46           | (897.78)           |
| Sundry                                       | 05 001 4190.00 5 |         | 2,522.13                          | 8,119.32                          | 9,000.00            | 880.68             |
| TENANT BACKGROUND CHECKS                     | 05 001 4190.02 5 |         | 0.00                              | 229.79                            | 0.00                | (229.79)           |
| Bank Fees                                    | 05 001 4190.19 5 |         | 170.80                            | 868.40                            | 0.00                | (868.40)           |
| Telephone/Communications                     | 05 001 4190.20 5 |         | 3,362.46                          | 5,597.64                          | 3,000.00            | (2,597.64)         |
| Postage                                      | 05 001 4190.30 5 |         | 80.29                             | 1,007.92                          | 249.96              | (757.96)           |
| Eviction Costs                               | 05 001 4190.40 5 |         | 0.00                              | 0.00                              | 1,500.00            | 1,500.00           |
| Contract Costs - Copier                      | 05 001 4190.60 5 |         | 167.98                            | 827.66                            | 2,250.00            | 1,422.34           |
| Contract Costs - Admin                       | 05 001 4190.90 5 |         | 3,225.67                          | 3,855.67                          | 6,499.98            | 2,644.31           |
| Ten Services -                               | 05 001 4220.00 5 |         | 0.00                              | 1,059.50                          | 0.00                | (1,059.50)         |
| Water                                        | 05 001 4310.00 5 |         | 157.92                            | 310.89                            | 175.50              | (135.39)           |
| Electricity                                  | 05 001 4320.00 5 |         | 1,011.08                          | 3,275.02                          | 3,626.46            | 351.44             |
| Sewer                                        | 05 001 4390.00 5 |         | 239.50                            | 490.73                            | 363.96              | (126.77)           |
| Labor                                        | 05 001 4410.00 5 |         | 1,096.90                          | 2,148.82                          | 0.00                | (2,148.82)         |
| Materials                                    | 05 001 4420.00 5 |         | (1,388.32)                        | 7,645.59                          | 1,500.00            | (6,145.59)         |
| Contract Costs                               | 05 001 4430.00 5 |         | 1,960.00                          | 11,013.63                         | 117.48              | (10,896.15)        |
| Contract Costs - Pest Control                | 05 001 4430.10 5 |         | 0.00                              | 5,270.00                          | 569.46              | (4,700.54)         |
| Contract Costs-Lawn                          | 05 001 4430.30 5 |         | 1,066.40                          | 1,333.00                          | 0.00                | (1,333.00)         |
| Contract Costs - AC                          | 05 001 4430.40 5 |         | 1,100.00                          | 2,241.84                          | 69.96               | (2,171.88)         |
| Garbage and Trash Collection                 | 05 001 4431.00 5 |         | 165.00                            | 498.75                            | 381.96              | (116.79)           |
| Emp Benefit Cont - Maintenance               | 05 001 4433.00 5 |         | 157.76                            | 266.70                            | 0.00                | (266.70)           |
| Property Insurance                           | 05 001 4510.00 5 |         | 882.40                            | 3,511.30                          | 5,272.98            | 1,761.68           |
| Other General Expense                        | 05 001 4590.02 5 |         | 655.21                            | 9,201.39                          | 6,249.96            | (2,951.43)         |
| <b>Total Operating Expenses</b>              |                  |         | <b>39,913.80</b>                  | <b>182,914.70</b>                 | <b>140,933.58</b>   | <b>(41,981.12)</b> |
| <b>Total Operating Revenues and Expenses</b> |                  |         | <b>(39,913.80)</b>                | <b>(182,914.70)</b>               | <b>(140,933.58)</b> | <b>(41,981.12)</b> |
| <b>Other Revenues and Expenses</b>           |                  |         |                                   |                                   |                     |                    |
| <b>Other Revenues and Expenses</b>           |                  |         |                                   |                                   |                     |                    |
| Revenue-Mgmt Fees- NCH I                     | 05 001 3690.01 5 |         | 1,304.88                          | 8,205.92                          | 13,548.00           | (5,342.08)         |
| Revenue-Mgmt Fees- NCH II                    | 05 001 3690.02 5 |         | 1,931.60                          | 11,655.33                         | 10,611.48           | 1,043.85           |
| Revenue-Mgmt Fees- Cornel Colony             | 05 001 3690.03 5 |         | 1,699.08                          | 11,242.28                         | 10,674.48           | 567.80             |
| Revenue-Mgmt Fees-Ridgedale                  | 05 001 3690.04 5 |         | 1,982.85                          | 10,732.85                         | 13,245.00           | (2,512.15)         |
| GROUND LEASE INCOME                          | 05 001 3690.05 5 |         | 11,125.00                         | 66,750.00                         | 66,750.00           | 0.00               |
| Revenue-Mgmt Fees-Lakeside Park I            | 05 001 3690.08 5 |         | 505.56                            | 3,447.15                          | 4,369.98            | (922.83)           |
| Revenue-Mgmt Fees-Lakeside Park II           | 05 001 3690.09 5 |         | 1,731.56                          | 11,075.67                         | 14,212.98           | (3,137.31)         |
| Revenue-Mgmt Fees-Delaney Heights            | 05 001 3690.10 5 |         | 1,035.00                          | 6,354.54                          | 6,454.98            | (100.44)           |
| Other Income - Rent for Tulane Ave B         | 05 001 3690.13 5 |         | 1,000.00                          | 6,000.00                          | 8,100.00            | (2,100.00)         |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>22,315.53</b>                  | <b>135,463.74</b>                 | <b>147,966.90</b>   | <b>(12,503.16)</b> |
| <b>Total Other Revenues and Expenses</b>     |                  |         | <b>22,315.53</b>                  | <b>135,463.74</b>                 | <b>147,966.90</b>   | <b>(12,503.16)</b> |
| <b>Total Net Income (Loss)</b>               |                  |         | <b>(17,598.27)</b>                | <b>(47,450.96)</b>                | <b>7,033.32</b>     | <b>(54,484.28)</b> |



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

| Fiscal Year End Date:                        | 12/31/2024     | ACCOUNT | 1 Month(s) Ended<br>June 30, 2024 | 6 Month(s) Ended<br>June 30, 2024 | Budget             | Variance           |
|----------------------------------------------|----------------|---------|-----------------------------------|-----------------------------------|--------------------|--------------------|
| <b>Operating Revenues and Expenses</b>       |                |         |                                   |                                   |                    |                    |
| <b>Operating Expenses</b>                    |                |         |                                   |                                   |                    |                    |
| Nontechnical Salaries                        | 07 002 4110.00 | 5       | 2,409.10                          | 15,839.58                         | 14,612.46          | (1,227.12)         |
| Legal Expense                                | 07 002 4130.00 | 5       | 720.00                            | 4,260.00                          | 2,499.96           | (1,760.04)         |
| Staff Training                               | 07 002 4140.00 | 5       | 0.00                              | 226.60                            | 150.00             | (76.60)            |
| Travel                                       | 07 002 4150.00 | 5       | 0.00                              | 0.00                              | 150.00             | 150.00             |
| Accounting Fees                              | 07 002 4170.00 | 5       | 200.00                            | 1,564.92                          | 1,849.98           | 285.06             |
| COMPUTER SUPPORT/LICENSING                   | 07 002 4170.2  | 5       | 135.00                            | 330.00                            | 0.00               | (330.00)           |
| Audit Fees                                   | 07 002 4171.00 | 5       | 0.00                              | 2,756.00                          | 2,049.96           | (706.04)           |
| Employee Benefits Cont - Admin               | 07 002 4182.00 | 5       | 1,187.22                          | 6,686.63                          | 6,365.46           | (321.17)           |
| Sundry                                       | 07 002 4190.00 | 5       | 3.08                              | 141.83                            | 1,324.98           | 1,183.15           |
| Postage                                      | 07 002 4190.03 | 5       | 0.00                              | 1.83                              | 124.98             | 123.15             |
| Advertising                                  | 07 002 4190.08 | 5       | 0.00                              | 145.64                            | 0.00               | (145.64)           |
| Bank Fees                                    | 07 002 4190.18 | 5       | 0.00                              | 13.01                             | 0.00               | (13.01)            |
| Telephone                                    | 07 002 4190.2  | 5       | 479.60                            | 479.60                            | 249.96             | (229.64)           |
| TENANT BACKGROUND CHECKS                     | 07 002 4190.20 | 5       | 0.00                              | 420.71                            | 2,250.00           | 1,829.29           |
| Eviction Costs                               | 07 002 4190.4  | 5       | 0.00                              | 0.00                              | 124.98             | 124.98             |
| Contract Costs - Admin                       | 07 002 4190.9  | 5       | 0.00                              | 0.00                              | 249.96             | 249.96             |
| Tenant Services                              | 07 002 4220.00 | 5       | 0.00                              | 0.00                              | 1,749.96           | 1,749.96           |
| Water                                        | 07 002 4310.00 | 5       | 659.74                            | 2,316.68                          | 3,281.46           | 964.78             |
| Electricity                                  | 07 002 4320.00 | 5       | 934.93                            | 4,672.01                          | 3,819.96           | (852.05)           |
| Sewer                                        | 07 002 4390.00 | 5       | 1,048.30                          | 4,247.74                          | 5,201.46           | 953.72             |
| Labor                                        | 07 002 4410.00 | 5       | 4,006.32                          | 26,851.91                         | 49,136.46          | 22,284.55          |
| Maintenance Materials                        | 07 002 4420.00 | 5       | 1,351.33                          | 10,701.73                         | 3,438.96           | (7,262.77)         |
| Contract Costs                               | 07 002 4430.00 | 5       | 23,405.00                         | 90,249.29                         | 21,705.96          | (68,543.33)        |
| Pest Control                                 | 07 002 4430.1  | 5       | 672.00                            | 2,269.00                          | 1,519.98           | (749.02)           |
| Contract Costs-Lawn                          | 07 002 4430.3  | 5       | 495.00                            | 2,970.00                          | 2,864.46           | (105.54)           |
| Contract Costs-Air Conditioning              | 07 002 4430.4  | 5       | 331.16                            | 3,926.88                          | 5,242.98           | 1,316.10           |
| Contract Costs-Plumbing                      | 07 002 4430.5  | 5       | 415.75                            | 415.75                            | 249.96             | (165.79)           |
| Contract Costs - Vacancy Turnaround          | 07 002 4430.6  | 5       | 0.00                              | 0.00                              | 99.96              | 99.96              |
| Garbage and Trash Collection                 | 07 002 4431.00 | 5       | 629.95                            | 2,708.01                          | 3,159.00           | 450.99             |
| Emp Benefit Cont - Maintenance               | 07 002 4433.00 | 5       | 1,427.64                          | 8,366.95                          | 18,093.48          | 9,726.53           |
| Insurance - Property                         | 07 002 4510.00 | 5       | 2,284.63                          | 13,787.92                         | 16,608.00          | 2,820.08           |
| Bad Debts - Other                            | 07 002 4570.00 | 5       | 0.00                              | 12,768.53                         | 7,500.00           | (5,268.53)         |
| Interest on Notes Payable-Centennial         | 07 002 4580.03 | 5       | 2,336.35                          | 14,174.69                         | 13,985.46          | (189.23)           |
| Management Fees                              | 07 002 4590.00 | 5       | 1,982.85                          | 10,732.85                         | 13,245.00          | 2,512.15           |
| Other General Expense                        | 07 002 4590.01 | 5       | 32.00                             | 124.00                            | 1,749.96           | 1,625.96           |
| <b>Total Operating Expenses</b>              |                |         | <b>47,146.95</b>                  | <b>244,150.29</b>                 | <b>204,655.14</b>  | <b>(39,495.15)</b> |
| <b>Operating Revenues</b>                    |                |         |                                   |                                   |                    |                    |
| Dwelling Rent                                | 07 002 3110.00 | 5       | 4,376.70                          | 34,522.09                         | 40,348.50          | (5,826.41)         |
| HAP Subsidy                                  | 07 002 3110.01 | 5       | 20,221.00                         | 102,959.00                        | 125,213.46         | (22,254.46)        |
| <b>Total Operating Revenues</b>              |                |         | <b>24,597.70</b>                  | <b>137,481.09</b>                 | <b>165,561.96</b>  | <b>(28,080.87)</b> |
| <b>Total Operating Revenues and Expenses</b> |                |         | <b>(22,549.25)</b>                | <b>(106,669.20)</b>               | <b>(39,093.18)</b> | <b>(67,576.02)</b> |
| <b>Other Revenues and Expenses</b>           |                |         |                                   |                                   |                    |                    |
| <b>Other Revenues and Expenses</b>           |                |         |                                   |                                   |                    |                    |
| Investment Income-Unrestricted               | 07 002 3430    | 5       | 0.00                              | 0.00                              | 49.98              | (49.98)            |
| Interest - Restricted - RFR                  | 07 002 3431.00 | 5       | 0.00                              | 52.00                             | 49.98              | 2.02               |
| Interest - Restricted - Residual Receipt     | 07 002 3431.01 | 5       | 0.00                              | 9.52                              | 0.00               | 9.52               |
| Investment Income - Unrestricted             | 07 002 3610.00 | 5       | 1.06                              | 7.89                              | 49.98              | (42.09)            |
| Other Income - Tenant                        | 07 002 3690.00 | 5       | 602.00                            | 3,397.30                          | 5,598.48           | (2,201.18)         |
| Other Income - Non Tenant                    | 07 002 3690.02 | 5       | 0.00                              | 0.00                              | 549.96             | (549.96)           |
| <b>Total Other Revenues and Expenses</b>     |                |         | <b>603.06</b>                     | <b>3,466.71</b>                   | <b>6,298.38</b>    | <b>(2,831.67)</b>  |
| <b>Total Other Revenues and Expenses</b>     |                |         | <b>603.06</b>                     | <b>3,466.71</b>                   | <b>6,298.38</b>    | <b>(2,831.67)</b>  |
| <b>Total Net Income (Loss)</b>               |                |         | <b>(21,946.19)</b>                | <b>(103,202.49)</b>               | <b>(32,794.80)</b> | <b>(70,407.69)</b> |