

**Housing Authority of Avon Park**  
North Central Heights Community Building  
709 Juneberry Street, Avon Park, FL  
Tuesday, August 13, 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: July 2024
  - 2. Monthly Occupancy Report: July 2024
  - 3. TAR & Maintenance Reports: July 2024
  - 4. Cash Analysis: July 2024
  - 5. Project Budgeted Income Statement Reports: July 2024
  - 6. Fee Accountants Financials: June 2024
- E. Secretary Reports & Old Business.
  - FAHRO—Florida Association of Housing and Redevelopment Officials, conference August 20<sup>th</sup> to 23<sup>rd</sup>
  - 12 Move Ins for July, 5 Move outs (2 unreported income, 1 criminal, 2 Ridgedale transfers)
  - Back to School Event, August 9<sup>th</sup>, served 40 APHA managed families with school supplies; with the help of Bill Jarret Ford's donation
  - Lakeside Park I First Housing Audit scheduled August 28<sup>th</sup>
- F. New Business
  - Future board meetings time to be scheduled at 5:30pm
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: September 17, 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, August 13, 2024; 5:30 P.M.  
Meeting Agenda

**ROLL CALL:**

**PREVIOUS MINUTES:**

**A. Consent Agenda**

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

**B. COMMUNICATIONS:**

**I. SECRETARY REPORTS & OLD BUSINESS**

- FAHRO—Florida Association of Housing and Redevelopment Officials, conference August 20<sup>th</sup> to 23<sup>rd</sup>
- 12 Move Ins for July, 5 Move outs (2 unreported income, 1 criminal, 2 Ridgedale transfers)
- Back to School Event, August 9<sup>th</sup>, served 40 APHA managed families with school supplies; with the help of Bill Jarret Ford's donation
- Lakeside Park I First Housing Audit scheduled August 28<sup>th</sup>

**II. NEW BUSINESS**

- Future Board Meetings time to be scheduled at 6:00pm

Other matters to come before the Board:

Next Board Meeting(s): September 17, 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

**July 23, 2024, 5:15 P.M.**

**Meeting Minutes**

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

**B. Public Comments/Presentations:**

- Jason Atkinson, Avon Park Public Works Director, explained the Ridgedale garbage billing—we are billed for the rental of the dumpsters instead of the monthly rate; which is cheaper. He and APHA maintenance supervisor will meet in the future to discuss moving the dumpsters so it is not an eye-sore when entering property.

**C. Communications:** None

**D. Consent Agenda:** Commissioner Jackson called for a motion to approve the consent agenda. Commissioner Pineiro moved to accept as presented. The motion was seconded by Commissioner Dilday and carried unanimously.

**E. Secretary Report & 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) –however, we have had 10 move ins in July as of today and only 3 move outs.
- 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 Bonneville, 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>, reappointed Nicky Day and Felita Knighten and terminated Bill Day.

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

**H. Next Meeting:** Tuesday, August 13, 2024 at 5:15pm

\*Commissioner Felita Knighten informed us she will probably not be at this meeting as this is the first week of school.

Being no further business to come before the Board, Chair adjourned the meeting at 5:50 pm.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_

**AVON PARK HOUSING DEVELOPMENT CORPORATION  
REGULAR MONTHLY MEETING  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, FL 33825  
July 23, 2024, 5:30 P.M.**

**Meeting Minutes**

**ROLL CALL:** Director Jackson called the meeting to order at 5:50 PM. Secretary Penny Pieratt called the roll with the following directors present: Brojek, Pineiro, Jackson, Knighten, Pough and Dilday. Absent: Directors Day. Guest: Daniel Whitlock APHA Maintenance Supervisor, Emilio Garibaldi Jr, Director of Commercial Real Estate and Investments and Rotary member, Jason Atkinson, Avon Park Public Works director

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

**COMMUNICATIONS:** Jason Atkinson, Avon Park Public Works director explained dumpster billing for Ridgedale—we are charged for rental and not monthly charge; which is cheaper. He and our Maintenance Supervisor will meet to discuss moving the dumpster so it is not a eye sore as you enter property.

**SECRETARY REPORT AND 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
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**NEW BUSINESS:**

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

**Next Board Meeting:** Tuesday, August 13, 2024

\*Director Knighten informed us she will not be able to attend this meeting—first week school.

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

Accepted \_\_\_\_\_

Accepted \_\_\_\_\_

Attest SEAL \_\_\_\_\_

**OCCUPANCY/VACANCY REPORT**

Jul-24

**Delaney Heights - (50 units)**

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
540	1	2/19/2024	7/5/2024	31	106	137	Passed away
313	1	5/9/2024			22		Health Issues
503	1	6/18/2024			OPEN 58117		Passed away
527	1	7/29/2024			OPEN 58340		Criminal

MI 8/8

**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	7/12/2024	101	110	211	Double subsidy
39	3	1/25/2024			OPEN 56936		Needed 2 bathrooms
27	3	7/30/2024			OPEN 58339		Unreported income

**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
212	2	2/5/2024	7/18/2024	1	163	164	Criminal
314	2	2/6/2024			83		Unreported income
250	3	2/13/2024			OPEN 57077	128	Purchased home
251	2	3/4/2024	7/10/2024	7	121		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	7/8/2024	3	115	118	Passed away
221	3	3/25/2024			OPEN 57395		Transferred to 254/over housed
358	3	5/14/2024			OPEN 57730		Abandoned unit
228	3	7/9/2024					Unreported income

**TOTAL LAKESIDE PARK II VACANT - 8**

OCCUPANCY/VACANCY REPORT JULY. 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>
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	7/22/2024	26	168	194	Nursing Home
722	3	4/22/2024			OPEN 57548		Moved to NC
729	3	6/17/2024	7/18/2024	6	25	31	Tenant never moved in
714	2	6/28/2024			OPEN 58088		Non payment rent
732	2	7/18/2024					Transferred to 729
740	2	7/22/2024					Transferred to 701

**TOTAL RIDGEDALE VACANT - 12**

**OCCUPANCY/VACANCY REPORT**

Jul-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	7/5/2024	14	227	241	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 8/31  
MI 8/31

**TOTAL NCH I VACANT - 4**

**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	7/26/2024	130	213	343	No reason given
38212	3	2/29/2024	7/1/2024	66	57	123	Non pmt rent
38174	3	3/4/2024	7/29/2024	40	107	147	Non pmt rent
38196	3	3/11/2024			OPEN 57257		Lease violations
38278	3	4/2/2024	7/22/2024	88	23	111	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

**TOTAL CORNELL VACANT - 4**

**OCCUPANCY/VACANCY REPORT**

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
- North Central 1=unit 647=3 bdrm=non renewal 8/31
- Lakeside Park 2=unit 202=2 bdrm=needs 3 bdrm

**Evictions -**

- Lakeside Park 1=unit 1314=4 bdrm=criminal
- Lakeside Park 1=unit 35=2 bdrm=criminal

**WAITING LIST**

2024		2024		2024		2024		
<u>DELANEY HEIGHTS</u>		<u>LAKESIDE PARK I</u>		<u>LAKESIDE PARK II</u>		<u>CORNELL COLONY</u>		
1 BDRM	37	1 BDRM	0	1 BDRM	1	3 BDRM	11	
TOTAL	37	2 BDRM	6	2 BDRM	48	OPEN		
		3 BDRM	6	3 BDRM	18			
		4 BDRM	2	4 BDRM	10			
		5 BDRM	0	5 BDRM	0			
		TOTAL	14	TOTAL	77			
2024		2024		2024				
<u>RIDGEDALE</u>		<u>NORTH CENTRAL HEIGHTS</u>		<u>CORNELL COLONY</u>				
1 BDRM	44	2 BDRM	20	3 BDRM				
2 BDRM	44	3 BDRM	5					
3 BDRM	15	4 BDRM	2					
4 BDRM	7	TOTAL	27					
TOTAL	110							
<b>SUBMITTED BY PENNY PIERATT, CEO</b>							<b>TOTAL</b>	<b>276</b>



Tenant Accounts Receivable

31-Jul-24

Delaney Heights

	<u>Amt</u>	<u>Reason</u>
C. Jackson	\$ 235.87	Rent, late fee, work order
K. Matthews	\$ 214.31	Work order, rent
J. Ross	\$ 14.89	Work order
E. Sanders	\$ 92.68	Work order
J. Snowden	\$ 2.07	Work order
C. Thornton	\$ 110.00	Rent
<b>DH Total</b>	<b>\$ 669.82</b>	

Lakeside Park I

S. Carbo	\$ 222.00	Rent
T. Jones	\$ 4,308.07	Rent, unreported income (pmts)
T. Taylor	\$ 79.00	Work order (pmts)
<b>Lakeside I Total</b>	<b>\$ 4,609.07</b>	

Lakeside Park II

B. Concepcion	\$ 6.00	Late fee
M. Garcia	\$ 66.00	Rent
C. McCarty	\$ 30.00	Work order
J. Nichols	\$ 274.68	Electric
A. Otero	\$ 2.09	Work order
D. Randall	\$ 265.00	Work order (pmts)
N. Rivera	\$ 2.00	Balance Late fee
M. Taylor	\$ 8.00	Balance Late fee
A. Thompson	\$ 19.00	Late fee
A. Weeks	\$ 6.86	Work order
C. Wooden	\$ 0.79	Work order
<b>Lakeside II Total</b>	<b>\$ 680.42</b>	

NCH I

S. Dewain	\$ 32.00	Late Fee
J. Figueroa	\$ 56.79	Balance late fee
M. Hudson	\$ 683.00	Rent
K. Robinson	\$ 6.00	Work order
A. Sandelier	\$ 187.00	Late fee, towing fee
T. Williams	\$ 47.00	Late fee
<b>NCH I Total</b>	<b>\$ 1,011.79</b>	

NCH II

A. Gonzalez	\$ 96.68	Work order
T. Hill	\$ 48.78	Work order
S. Johnson	\$ 3.65	Work order
M. Lafferty	\$ 71.00	Late fee
J. Matthews	\$ 50.51	Work order
M. Packer	\$ 124.32	Work order
C. Redding	\$ 8.89	Work order
S. Rivera	\$ 35.00	NSF Fee
B. Santos	\$ 96.25	Work order
<b>NCH II Total</b>	<b>\$ 535.08</b>	

Submitted by:  
Penny Pieratt, CEO

Tenant Accounts Receivable

31-Jul-24

Cornell Colony

L. Adkins	\$	974.01	Late fee, Rent
B. Antonio	\$	0.50	Work order
S. Butler	\$	25.62	Work Order
H. Day	\$	2.00	Late fee
J. Estevez	\$	145.00	Late Fee
L. Peralty	\$	27.00	Work order
<b>Cornell Total</b>	<b>\$</b>	<b>1,174.13</b>	

Ridgedale

C. Anderson	\$	39.66	Work order
J. Davis	\$	1,808.11	Unreported Income 3rd offense
R. Quinones	\$	5,003.92	Unreported income 1st offense
C. Vazquez	\$	11.00	Late fee
<b>Ridgedale Total</b>	<b>\$</b>	<b>6,862.69</b>	

<b>GRAND TOTAL</b>	<b>\$ 15,543.00</b>
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**WRITE OFFS**

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	1,597.48	J. Gonzalez
Lakeside Park II	\$	-	
Lakeside Park II	\$	-	
NCH I	\$	-	
NCH II	\$	-	
Ridgedale	\$	1,973.49	M. Milton
Cornell	\$	-	
Cornell	\$	-	
<b>TOTAL</b>	<b>\$</b>	<b>3,570.97</b>	

Submitted by:  
Penny Pieratt,CEO

**Daily Tasks:**

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

**Preventive Maintenance:**

Work from preventive maintenance inspections are on-going. 135 hours were taken during the month of July for sick (23 hours), vacation (64 hours), holiday (48 hours)

**Maintenance**

Delaney Heights Inspections	1
Lakeside Park I Inspections	0
Lakeside Park II Inspections	9
Ridgdeale Inspections	0
NCH I Inspections	2
NCH II Inspections	2
Cornell Colony Inspections	11
Total	25
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	4
Ridgedale Vacancies	1
NCH I Vacancies	2
NCH II Vacancies	0
Cornell Colony Vacancies	0

Contractor  
Contractor

**Property Manager**

Delaney Heights Move Ins	1	1
Lakeside Park I Move Ins	1	1
Lakesdie Park II Move Ins	3	3
Ridgedale Move Ins	2	2
NCH I Move Ins	1	1
NCH II Move Ins	0	0
Cornell Colony Move Ins	4	4
Total	12	
Delaney Heights Move Outs	1	
Lakeside Park I Move Outs	1	
Lakeside Park II Move Outs	1	
Ridgedale Move Outs	2	
NCH I Move Outs	0	
NCH II Move Outs	0	
Cornell Colony Move Outs	0	
Total	5	

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*



## July 2024

July was an exceptionally busy month for our maintenance department, as we juggled multiple inspections across our properties while managing a significant workload. Despite the ongoing efforts to keep up with the vacancy situation, our team has remained committed to maintaining all neighborhoods to the highest standard.

### Turnovers Completed:

1. 251 Lakeside Park Avenue
2. 245 Shoreline Drive
3. 729 Fairview Terrace
4. 212 Tulane Drive
5. 221 Shoreline Drive
6. 621 Barberrry Loop
7. 641 Barberrry Loop

### Ridgedale Mold Remediation Completed:

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

### Ridgedale Mold Remediation Started:

1. 714 Fairview Terrace
2. 732 Fairview Terrace
3. 740 Fairview Terrace
4. 744 Fairview Terrace

Pest Control completed in Lakeside Park I & II

Smoke Detector and Fire Extinguisher checks carried out on all properties

First Housing Inspection completed in North Central Heights I & II on **07/17/24**

NSPIRE Inspection completed in Delaney Heights on **07/17/24**

Bonneville Inspection Completed In North Central Heights I & II on **07/19/24**

Maintenance completed Human Trafficking Course

SUBMITTED BY: DANIEL WHITLOCK, MAINTENANCE SUPERVISOR

**CASH ANALYSIS**  
**7/31/2024**

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 103,050.04		
North Central Heights I General Fund	\$ 126,007.83	NCH I Reserves/Bonneville	\$ 151,774.16
NCH I Security Deposit	\$ 10,865.89	NCH I Insurance	\$ 15,628.03
North Central Heights II General Fund	\$ 100,781.21	NCH II Reserves/Bonneville	\$ 121,384.00
NCH II Security Deposit	\$ 9,453.60	NCH II Insurance	\$ 11,795.04
Cornell Colony General Fund	\$ 284,437.29	CC Reserves/Amerinat	\$ 101,471.15
Cornell Colony Security Deposit	\$ 13,040.93	CC Insurance	\$ 20,754.00
		CC Reserves/Amerinat	\$ 117,936.24
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 20,548.89	LPI Reserves/First Hsg	\$ 32,852.56
LPI Security Deposit	\$ 4,474.80	LPI Insurance	\$ 17,334.07
Lakeside Park II General Fund	\$ 14,596.26	LPII Reserves/Churchill	\$ 195,020.61
Hail Funds	\$ -	O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$ 14,596.26	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 14,797.13	LPII Insurance	\$ 32,437.11
		GNMA-Other Churchill	\$ 19,144.44
Delaney Heights General Fund	\$ 29,748.38	DH Reserves/South State	\$ 87,387.40
DH Security Deposit	\$ 10,675.28		
COCC	\$ 709,278.74		
Ridgedale General Fund	\$ 16,547.16	RD Reserves/Centennial	\$ 46,782.73
Ridgedale Security Deposit	\$ 6,036.56	RD Insurance	\$ 5,779.96
		RD Residual Reserves	\$ 9,150.64
*Ridgedale OWES COCC	\$ (208,705.95)	RD MIP Insurance	\$ 2,835.36

SUBMITTED BY: PENNY PIERATT, CEO

## AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 7/1/2024 - 7/31/2024

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
GONZALEZ THILL JINETTE    23051                      582-73-8565                      228 TULANE DRIVE AVON PARK FL 33825- Current Balance: \$0.00      Current Deposit: \$0.00                      Phone Number: 689-234-5555						
AR00134524	RETRO	5/23/2024	\$719.48	7/22/2024	\$0.00	\$719.48
AR00135267	RENT	7/2/2024	\$8.00	7/22/2024	\$0.00	\$8.00
AR00135268	RENT	7/2/2024	\$668.00	7/22/2024	\$0.00	\$668.00
AR00135394	MAINT	7/22/2024	\$150.00	7/22/2024	\$0.00	\$150.00
AR00135395	MAINT	7/22/2024	\$52.00	7/22/2024	\$0.00	\$52.00
Totals			\$1,597.48		\$0.00	\$1,597.48
PHA: 04    PROJECT: 002			Totals		\$0.00	\$1,597.48
PHA: 04			Totals		\$0.00	\$1,597.48
MILTON MAKEVIA S                      26236                      258-89-9276                      714 FAIRVIEW TERR APT#16 AVON PARK FL 33825- Current Balance: \$0.00      Current Deposit: \$0.00                      Phone Number: 863-449-0722						
AR00134012	MISC	4/10/2024	\$740.00	7/22/2024	\$0.00	\$740.00
AR00134018	LATECG	4/10/2024	\$30.00	7/22/2024	\$0.00	\$30.00
AC00060991	RENT	5/1/2024	\$414.49	7/22/2024	\$0.00	\$414.49
AC00061230	RENT	6/1/2024	\$456.00	7/22/2024	\$0.00	\$456.00
AR00135407	LATECG	7/22/2024	\$29.00	7/22/2024	\$0.00	\$29.00
AR00135408	LATECG	7/22/2024	\$25.00	7/22/2024	\$0.00	\$25.00
AR00135409	LATECG	7/22/2024	\$29.00	7/22/2024	\$0.00	\$29.00
AR00135410	MAINT	7/22/2024	\$150.00	7/22/2024	\$0.00	\$150.00
AR00135411	MAINT	7/22/2024	\$100.00	7/22/2024	\$0.00	\$100.00
Totals			\$1,973.49		\$0.00	\$1,973.49
PHA: 07    PROJECT: 002			Totals		\$0.00	\$1,973.49
PHA: 07			Totals		\$0.00	\$1,973.49
***Grand Totals***			\$3,570.97		\$0.00	\$3,570.97

Selection Criteria: Tenant #: ALL      PHA: ALL      Project: ALL      Write Off Date Range: 7/1/2024 - 7/31/2024  
 Include Family Member Information: False      Sort By: PHA/Project/First Name

**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 July 31, 2024	7 Month(s) Ended July 31, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 001 4110.00 5		1,809.67	13,011.02	12,706.75	(304.27)
Legal Expense	02 001 4130.00 5		0.00	90.00	291.62	201.62
Staff Training	02 001 4140.00 5		0.00	0.00	583.31	583.31
Travel	02 001 4150.00 5		0.00	0.00	291.62	291.62
Accounting Fees	02 001 4170.00 5		300.00	2,195.76	2,333.31	137.55
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	500.70	0.00	(500.70)
Audit Fees	02 001 4171.00 5		0.00	2,968.00	2,595.81	(372.19)
Employee Benefits Cont - Admin	02 001 4182.00 5		946.40	6,212.38	6,112.75	(99.63)
Sundry	02 001 4190.00 5		0.00	240.70	641.62	400.92
Advertising and Marketing	02 001 4190.08 5		0.00	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		0.00	663.12	700.00	36.88
Tenant Background Checks	02 001 4190.20 5		0.00	302.62	875.00	572.38
Postage	02 001 4190.3 5		0.00	0.00	29.12	29.12
Eviction Costs	02 001 4190.4 5		0.00	0.00	291.62	291.62
Contract Costs - Admin	02 001 4190.9 5		0.00	0.00	291.62	291.62
Ten Services	02 001 4220.2 5		0.00	18.73	0.00	(18.73)
Water	02 001 4310.00 5		17.31	228.70	341.81	113.11
Electricity	02 001 4320.00 5		393.56	1,402.36	1,912.12	509.76
Sewer	02 001 4390.00 5		56.00	124.30	426.37	302.07
Labor	02 001 4410.00 5		2,102.39	17,444.56	11,254.81	(6,189.75)
Maintenance Materials	02 001 4420.00 5		1,840.49	8,705.02	8,528.87	(176.15)
Contract Costs	02 001 4430.00 5		1,623.94	7,803.41	1,518.37	(6,285.04)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	1,088.00	1,805.37	717.37
Contact Costs-Plumbing	02 001 4430.2 5		0.00	1,920.00	0.00	(1,920.00)
Contract Costs - AC	02 001 4430.4 5		4,841.28	12,487.92	6,446.37	(6,041.55)
Contract Costs - Lawn	02 001 4430.5 5		3,073.84	15,337.84	14,876.12	(461.72)
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		4,150.00	7,150.00	2,737.56	(4,412.44)
Garbage and Trash Collection	02 001 4431.00 5		45.00	282.45	389.06	106.61
Emp Benefit Cont - Maintenance	02 001 4433.00 5		964.26	6,714.74	5,353.25	(1,361.49)
Insurance - Property	02 001 4510.00 5		0.00	17,228.26	21,747.81	4,519.55
Bad Debts - Other	02 001 4570.00 5		0.00	4,469.51	2,916.62	(1,552.89)
Bonneville Interest	02 001 4580.01 5		3,611.74	25,350.38	25,292.75	(57.63)
Other General Expense	02 001 4590.00 5		0.00	725.19	583.31	(141.88)
Management Fees	02 001 4590.02 5		1,452.80	9,658.72	15,806.00	6,147.28
<b>Total Operating Expenses</b>			<b>27,228.68</b>	<b>164,450.36</b>	<b>149,680.72</b>	<b>(14,769.64)</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 001 3110.00 5		26,981.42	193,512.00	197,573.25	(4,061.25)
<b>Total Operating Revenues</b>			<b>26,981.42</b>	<b>193,512.00</b>	<b>197,573.25</b>	<b>(4,061.25)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(247.26)</b>	<b>29,061.64</b>	<b>47,892.53</b>	<b>(18,830.89)</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	37.87	(37.87)
Other Income - Tenant	02 001 3690.00 5		404.00	3,983.71	3,781.12	202.59
<b>Total Other Revenues and Expenses</b>			<b>404.00</b>	<b>3,983.71</b>	<b>3,818.99</b>	<b>164.72</b>
<b>Total Other Revenues and Expenses</b>			<b>404.00</b>	<b>3,983.71</b>	<b>3,818.99</b>	<b>164.72</b>
<b>Total Net Income (Loss)</b>			<b>156.74</b>	<b>33,045.35</b>	<b>51,711.52</b>	<b>(18,666.17)</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 July 31, 2024	7 Month(s) Ended July 31, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	02 002 4110.00	5	1,453.97	10,504.48	10,227.56	(276.92)
Legal Expense	02 002 4130.00	5	0.00	0.00	320.81	320.81
Staff Training	02 002 4140.00	5	0.00	0.00	379.12	379.12
Travel	02 002 4150.00	5	0.00	0.00	145.81	145.81
Accounting Fees	02 002 4170.00	5	300.00	2,175.24	2,187.50	12.26
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5	0.00	234.30	0.00	(234.30)
Audit Fees	02 002 4171.00	5	0.00	2,332.00	2,041.62	(290.38)
Employee Benefits Cont - Admin	02 002 4182.00	5	759.52	4,989.75	4,920.37	(69.38)
Sundry	02 002 4190.00	5	0.00	102.50	583.31	480.81
Advertising and Marketing	02 002 4190.08	5	0.00	18.46	0.00	(18.46)
Telephone	02 002 4190.2	5	0.00	0.00	175.00	175.00
Tenant Background Check	02 002 4190.20	5	0.00	248.74	0.00	(248.74)
Eviction Costs	02 002 4190.4	5	0.00	0.00	291.62	291.62
Contract Costs - Admin	02 002 4190.9	5	0.00	0.00	291.62	291.62
Ten Services -	02 002 4220.20	5	0.00	14.99	291.62	276.63
Water	02 002 4310.00	5	0.00	0.00	301.56	301.56
Electricity	02 002 4320.00	5	0.00	518.34	2,115.75	1,597.41
Sewer	02 002 4390.00	5	0.00	0.00	99.12	99.12
Labor	02 002 4410.00	5	1,854.33	15,891.94	9,374.12	(6,517.82)
Maintenance Materials	02 002 4420.00	5	610.82	7,630.62	9,521.12	1,890.50
Contract Costs	02 002 4430.00	5	390.00	1,370.00	1,516.62	146.62
Contract Costs-Pest Control	02 002 4430.1	5	0.00	896.00	3,536.75	2,640.75
Contract Costs - Lawn	02 002 4430.3	5	1,806.25	11,442.25	11,688.81	246.56
Contract Costs - AC	02 002 4430.4	5	1,766.72	3,319.08	14,399.00	11,079.92
Contract Costs - Vacancy Turnaround	02 002 4430.6	5	0.00	13,350.00	5,732.37	(7,617.63)
Garbage and Trash Collection	02 002 4431.00	5	0.00	45.00	535.50	490.50
Emp Benefit Cont - Maintenance	02 002 4433.00	5	887.79	6,236.11	4,522.56	(1,713.55)
Insurance - Property	02 002 4510.00	5	0.00	13,103.16	17,101.56	3,998.40
Bad Debts - Other	02 002 4570.00	5	0.00	1,819.00	2,916.62	1,097.62
Bonneville Interest	02 002 4580.01	5	3,267.24	22,932.38	22,880.06	(52.32)
Other General Expense	02 002 4590.00	5	0.00	380.19	583.31	203.12
Management Fees	02 002 4590.02	5	2,540.57	14,195.90	12,380.06	(1,815.84)
<b>Total Operating Expenses</b>			<b>15,637.21</b>	<b>133,750.43</b>	<b>141,060.85</b>	<b>7,310.42</b>
<b>Operating Revenues</b>						
Dwelling Rent	02 002 3110.00	5	25,435.00	169,150.45	154,750.75	14,399.70
<b>Total Operating Revenues</b>			<b>25,435.00</b>	<b>169,150.45</b>	<b>154,750.75</b>	<b>14,399.70</b>
<b>Total Operating Revenues and Expenses</b>			<b>9,797.79</b>	<b>35,400.02</b>	<b>13,689.90</b>	<b>21,710.12</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	30.31	(30.31)
Other Income - Tenant	02 002 3690.00	5	860.33	3,823.19	7,383.25	(3,560.06)
<b>Total Other Revenues and Expenses</b>			<b>860.33</b>	<b>3,823.19</b>	<b>7,413.56</b>	<b>(3,590.37)</b>
<b>Total Other Revenues and Expenses</b>			<b>860.33</b>	<b>3,823.19</b>	<b>7,413.56</b>	<b>(3,590.37)</b>
<b>Total Net Income (Loss)</b>			<b>10,658.12</b>	<b>39,223.21</b>	<b>21,103.46</b>	<b>18,119.75</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 July 31, 2024	7 Month(s) Ended July 31, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	03 001 4110.00	5	2,046.79	14,682.00	14,359.87	(322.13)
Legal Expense	03 001 4130.00	5	0.00	0.00	291.62	291.62
Staff Training	03 001 4140.00	5	0.00	0.00	525.00	525.00
Travel	03 001 4150.00	5	0.00	0.00	291.62	291.62
Accounting Fees	03 001 4170.00	5	250.00	1,859.44	1,866.62	7.18
Computer Support/Licensing Fees	03 001 4170.20	5	0.00	757.50	0.00	(757.50)
Audit Fees	03 001 4171.00	5	0.00	3,392.00	2,975.00	(417.00)
Employee Benefits Cont - Admin	03 001 4182.00	5	1,071.05	7,027.50	6,907.25	(120.25)
Sundry	03 001 4190.00	5	0.00	651.83	875.00	223.17
Non Capitalized Admin	03 001 4190.01	5	0.00	0.00	186.62	186.62
Tenant Background Checks	03 001 4190.02	5	0.00	364.47	233.31	(131.16)
Advertising and Marketing	03 001 4190.08	5	0.00	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	1,024.16	1,166.62	142.46
Eviction Costs	03 001 4190.40	5	0.00	0.00	291.62	291.62
Ten Services	03 001 4220.00	5	0.00	21.28	0.00	(21.28)
Water	03 001 4310.00	5	27.83	239.40	725.62	486.22
Electricity	03 001 4320.00	5	426.93	1,672.20	4,325.37	2,653.17
Sewer	03 001 4390.00	5	59.20	314.63	476.00	161.37
Labor	03 001 4410.00	5	2,405.69	16,040.42	17,601.50	1,561.08
Materials	03 001 4420.00	5	2,609.12	12,082.04	11,819.50	(262.54)
Contract Costs	03 001 4430.00	5	300.00	1,395.00	8,975.75	7,580.75
Contract Costs - Pest Control	03 001 4430.10	5	2,000.00	4,341.00	2,879.87	(1,461.13)
Contract Costs-Lawn	03 001 4430.30	5	2,300.00	16,100.00	16,818.62	718.62
Contract Costs - AC	03 001 4430.40	5	1,179.32	3,790.48	1,659.56	(2,130.92)
Contract Costs - Vacancy Turnaround	03 001 4430.60	5	2,385.00	18,765.00	1,283.31	(17,481.69)
Garbage and Trash Collection	03 001 4431.00	5	80.00	487.89	1,366.12	878.23
Emp Benefit Cont - Maintenance	03 001 4433.00	5	768.27	5,077.04	7,054.25	1,977.21
Property Insurance	03 001 4510.00	5	0.00	30,137.40	23,886.87	(6,250.53)
Bad Debts - Other	03 001 4570.00	5	0.00	11,740.54	14,247.31	2,506.77
Management Fees	03 001 4590.01	5	2,073.17	13,315.45	12,453.56	(861.89)
Other General Expense	03 001 4590.02	5	3,306.00	7,524.60	6,708.31	(816.29)
<b>Total Operating Expenses</b>			<b>23,416.39</b>	<b>172,852.32</b>	<b>162,251.67</b>	<b>(10,600.65)</b>
<b>Operating Revenues</b>						
Dwelling Rent	03 001 3110.00	5	30,813.16	219,370.41	207,564.56	11,805.85
<b>Total Operating Revenues</b>			<b>30,813.16</b>	<b>219,370.41</b>	<b>207,564.56</b>	<b>11,805.85</b>
<b>Total Operating Revenues and Expenses</b>			<b>7,396.77</b>	<b>46,518.09</b>	<b>45,312.89</b>	<b>1,205.20</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	75.81	(23.70)
Other Income - Misc Other Revenue	03 001 3690.00	5	385.00	7,271.90	3,208.31	4,063.59
Interest on Loan - Heartland National	03 001 5610.00	5	(3,068.48)	(23,657.51)	(24,279.50)	621.99
<b>Total Other Revenues and Expenses</b>			<b>(2,683.48)</b>	<b>(16,333.50)</b>	<b>(20,995.38)</b>	<b>4,661.88</b>
<b>Total Other Revenues and Expenses</b>			<b>(2,683.48)</b>	<b>(16,333.50)</b>	<b>(20,995.38)</b>	<b>4,661.88</b>
<b>Total Net Income (Loss)</b>			<b>4,713.29</b>	<b>30,184.59</b>	<b>24,317.51</b>	<b>5,867.08</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 July 31, 2024	7 Month(s) Ended July 31, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 001 4110.00	5	1,060.85	7,746.05	7,319.06	(426.99)
Legal Expense	04 001 4130.00	5	0.00	0.00	1,341.62	1,341.62
Staff Training	04 001 4140.00	5	0.00	103.00	186.62	83.62
Accounting Fees	04 001 4170.00	5	250.00	1,959.04	1,925.00	(34.04)
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	875.00	(397.00)
Employee Benefits Cont - Admin	04 001 4182.00	5	500.51	3,302.89	3,213.56	(89.33)
Sundry	04 001 4190.00	5	0.00	138.75	583.31	444.56
TENANT BACKGROUND CHECKS	04 001 4190.02	5	0.00	126.68	58.31	(68.37)
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	291.62	291.62
Eviction Costs	04 001 4190.40	5	0.00	0.00	175.00	175.00
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	30.31	24.71
Electricity	04 001 4320.00	5	135.16	212.07	2,471.56	2,259.49
Sewer	04 001 4390.00	5	0.00	(4.75)	111.37	116.12
Labor	04 001 4410.00	5	1,204.81	9,255.14	7,260.12	(1,995.02)
Maintenance Materials	04 001 4420.00	5	393.92	2,578.97	4,019.12	1,440.15
Contract Costs	04 001 4430.00	5	0.00	1,285.00	1,353.31	68.31
Contract Costs - Pest Control	04 001 4430.10	5	0.00	320.00	2,896.25	2,576.25
Contract Costs-Lawn	04 001 4430.30	5	266.60	1,599.60	1,963.50	363.90
Contract Costs - AC	04 001 4430.40	5	4,969.12	11,153.00	1,202.25	(9,950.75)
CONTRACT COST-PLUMBING	04 001 4430.50	5	0.00	180.00	116.62	(63.38)
Contract Costs - Vacancy Turnaround	04 001 4430.60	5	0.00	0.00	116.62	116.62
Garbage and Trash Collection	04 001 4431.00	5	0.00	19.87	295.12	275.25
Emp Benefit Cont - Maintenance	04 001 4433.00	5	468.98	3,212.28	3,358.81	146.53
Property Insurance	04 001 4510.00	5	0.00	6,223.68	10,856.37	4,632.69
Bad Debts - Other	04 001 4570.00	5	(515.95)	(412.01)	1,458.31	1,870.32
Other General Expense--Florida Hsg F	04 001 4590.00	5	0.00	6,556.00	3,488.31	(3,067.69)
Management Fees	04 001 4590.01	5	570.47	4,017.62	5,098.31	1,080.69
Other General Expense	04 001 4590.02	5	0.00	(2,163.06)	875.00	3,038.06
GROUND LEASE EXPENSE	04 001 4590.03	5	208.33	1,458.31	1,458.31	0.00
<b>Total Operating Expenses</b>			<b>9,512.80</b>	<b>60,273.22</b>	<b>64,398.67</b>	<b>4,125.45</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 001 3110.00	5	2,181.80	17,919.76	24,218.81	(6,299.05)
HAP Subsidy	04 001 3110.01	5	6,830.00	44,404.00	60,756.50	(16,352.50)
<b>Total Operating Revenues</b>			<b>9,011.80</b>	<b>62,323.76</b>	<b>84,975.31</b>	<b>(22,651.55)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(501.00)</b>	<b>2,050.54</b>	<b>20,576.64</b>	<b>(18,526.10)</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	70.00	(70.00)
Other Income - Tenant	04 001 3690.00	5	48.00	650.99	5,542.81	(4,891.82)
Other Income - Misc Other Revenue	04 001 3690.01	5	0.00	0.00	583.31	(583.31)
<b>Total Other Revenues and Expenses</b>			<b>48.00</b>	<b>650.99</b>	<b>6,196.12</b>	<b>(5,545.13)</b>
<b>Total Other Revenues and Expenses</b>			<b>48.00</b>	<b>650.99</b>	<b>6,196.12</b>	<b>(5,545.13)</b>
<b>Total Net Income (Loss)</b>			<b>(453.00)</b>	<b>2,701.53</b>	<b>26,772.76</b>	<b>(24,071.23)</b>



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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended July 31, 2024	7 Month(s) Ended July 31, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 002 4110.00	5	1,728.55	11,344.86	12,019.00	674.14
Legal Expense	04 002 4130.00	5	0.00	(342.34)	875.00	1,217.34
Staff Training	04 002 4140.00	5	0.00	391.40	291.62	(99.78)
Travel	04 002 4150.00	5	0.00	0.00	145.81	145.81
Accounting Fees	04 002 4170.00	5	250.00	1,806.48	2,041.62	235.14
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	2,625.00	(2,039.00)
Employee Benefits Cont - Admin	04 002 4182.00	5	817.62	5,281.29	5,212.06	(69.23)
Sundry	04 002 4190.00	5	0.00	138.75	758.31	619.56
TENANT BACKGROUND CHECKS	04 002 4190.02	5	134.89	761.99	437.50	(324.49)
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	145.81	145.81
Ten Services -	04 002 4220.00	5	704.55	704.55	1,050.00	345.45
Water	04 002 4310.00	5	38.76	68.49	395.50	327.01
Electricity	04 002 4320.00	5	455.78	1,564.11	2,381.75	817.64
Sewer	04 002 4390.00	5	84.00	145.60	310.31	164.71
Labor	04 002 4410.00	5	1,996.14	13,773.55	11,386.06	(2,387.49)
Maintenance Materials	04 002 4420.00	5	1,503.22	7,790.96	10,808.56	3,017.60
Contract Costs	04 002 4430.00	5	665.00	9,423.00	20,139.00	10,716.00
Contract Costs - Pest Control	04 002 4430.10	5	0.00	2,560.00	10,925.25	8,365.25
Contract Costs-Lawn	04 002 4430.30	5	1,566.40	6,898.40	7,854.00	955.60
Contract Costs - AC	04 002 4430.40	5	1,308.44	5,821.00	4,906.37	(914.63)
CONTRACT COSTS-PLUMBING	04 002 4430.50	5	1,100.00	1,100.00	299.25	(800.75)
Garbage and Trash Collection	04 002 4431.00	5	60.00	95.27	645.75	550.48
Emp Benefit Cont - Maintenance	04 002 4433.00	5	853.97	5,669.33	5,334.00	(335.33)
Property Insurance	04 002 4510.00	5	0.00	25,898.02	33,713.75	7,815.73
Bad Debts - Other	04 002 4570.00	5	1,597.48	11,148.35	2,625.00	(8,523.35)
Management Fees	04 002 4590.01	5	1,866.35	12,942.02	16,581.81	3,639.79
Other General Expense	04 002 4590.02	5	0.00	259.95	5,250.00	4,990.05
GROUND LEASE EXPENSE	04 002 4590.03	5	8,000.00	56,000.00	56,000.00	0.00
<b>Total Operating Expenses</b>			<b>24,731.15</b>	<b>186,379.60</b>	<b>215,158.09</b>	<b>28,778.49</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 002 3110.00	5	11,727.94	78,721.95	66,359.37	12,362.58
HAP Subsidy	04 002 3110.01	5	17,549.00	131,476.00	210,000.00	(78,524.00)
<b>Total Operating Revenues</b>			<b>29,276.94</b>	<b>210,197.95</b>	<b>276,359.37</b>	<b>(66,161.42)</b>
<b>Total Operating Revenues and Expenses</b>			<b>4,545.79</b>	<b>23,818.35</b>	<b>61,201.28</b>	<b>(37,382.93)</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	145.81	(145.81)
Other Income - Tenants	04 002 3690.00	5	817.43	6,093.21	2,572.50	3,520.71
Other Income - Misc Other Revenue	04 002 3690.02	5	0.00	0.00	583.31	(583.31)
Interest on Loan	04 002 5610.00	5	(4,942.51)	(34,694.68)	(34,613.25)	(81.43)
<b>Total Other Revenues and Expenses</b>			<b>(4,125.08)</b>	<b>(28,601.47)</b>	<b>(31,311.63)</b>	<b>2,710.16</b>
<b>Total Other Revenues and Expenses</b>			<b>(4,125.08)</b>	<b>(28,601.47)</b>	<b>(31,311.63)</b>	<b>2,710.16</b>
<b>Total Net Income (Loss)</b>			<b>420.71</b>	<b>(4,783.12)</b>	<b>29,889.65</b>	<b>(34,672.77)</b>

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended July 31, 2024	7 Month(s) Ended July 31, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	04 003 4110.00	5	1,297.98	9,546.67	8,971.62	(575.05)
Legal Expense	04 003 4130.00	5	0.00	0.00	291.62	291.62
Staff Training	04 003 4140.00	5	0.00	309.00	291.62	(17.38)
Travel	04 003 4150.00	5	0.00	0.00	291.62	291.62
Accounting Fees	04 003 4170.00	5	250.00	1,933.12	2,333.31	400.19
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	3,325.00	(491.00)
Employee Benefits Cont - Admin	04 003 4182.00	5	651.61	4,336.46	3,927.56	(408.90)
Sundry	04 003 4190.00	5	0.00	271.20	350.00	78.80
Contract. Admin	04 003 4190.01	5	0.00	0.00	233.31	233.31
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	291.62	291.62
Tenant Services -	04 003 4220.00	5	0.00	0.00	2,916.62	2,916.62
Water	04 003 4310.00	5	31.39	280.31	400.12	119.81
Electricity	04 003 4320.00	5	416.18	1,588.34	3,070.62	1,482.28
Natural Gas	04 003 4330.00	5	32.28	476.89	189.56	(287.33)
Sewer	04 003 4390.00	5	67.45	257.63	369.25	111.62
Labor	04 003 4410.00	5	1,748.07	14,369.66	9,505.37	(4,864.29)
Maintenance Materials	04 003 4420.00	5	3,408.83	18,023.77	6,708.31	(11,315.46)
Contract Costs	04 003 4430.00	5	790.00	1,417.50	5,268.62	3,851.12
Contract Costs - Pest Control	04 003 4430.10	5	0.00	3,131.00	2,807.00	(324.00)
Contract Costs-Lawn	04 003 4430.30	5	667.00	4,669.00	4,966.50	297.50
Contract Costs - AC	04 003 4430.40	5	377.36	19,628.04	2,947.56	(16,680.48)
Contract Costs-Plumbing	04 003 4430.50	5	0.00	0.00	782.25	782.25
Contract Costs - Vacancy Turnaround	04 003 4430.60	5	0.00	300.00	291.62	(8.38)
Garbage and Trash Collection	04 003 4431.00	5	25.00	131.25	494.62	363.37
Emp Benefit Cont - Maintenance	04 003 4433.00	5	835.38	5,718.71	4,503.87	(1,214.84)
Property Insurance	04 003 4510.00	5	0.00	12,621.52	27,571.81	14,950.29
Bad Debts - Other	04 003 4570.00	5	0.00	0.00	583.31	583.31
Other General Expense--Real Estate	04 003 4590.00	5	0.00	0.00	291.62	291.62
Management Fees	04 003 4590.01	5	1,032.74	7,387.28	7,530.81	143.53
Other General Expense	04 003 4590.02	5	0.00	20.95	291.62	270.67
GROUND LEASE EXPENSE	04 003 4590.03	5	2,916.67	20,416.69	20,416.62	(0.07)
Extraordinary Maint - Contract Costs	04 003 4610.10	5	0.00	0.00	18,169.62	18,169.62
<b>Total Operating Expenses</b>			<b>14,547.94</b>	<b>130,950.23</b>	<b>140,384.58</b>	<b>9,434.35</b>
<b>Operating Revenues</b>						
Dwelling Rent	04 003 3110.00	5	6,119.25	42,657.21	34,008.31	8,648.90
HAP Subsidy	04 003 3110.01	5	10,539.00	79,273.00	91,501.62	(12,228.62)
<b>Total Operating Revenues</b>			<b>16,658.25</b>	<b>121,930.21</b>	<b>125,509.93</b>	<b>(3,579.72)</b>
<b>Total Operating Revenues and Expenses</b>			<b>2,110.31</b>	<b>(9,020.02)</b>	<b>(14,874.65)</b>	<b>5,854.63</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	87.50	(87.50)
Other Income - Tenants	04 003 3690.00	5	269.60	925.82	1,750.00	(824.18)
Other Income - Misc Other Revenue	04 003 3690.01	5	0.00	0.00	291.62	(291.62)
<b>Total Other Revenues and Expenses</b>			<b>269.60</b>	<b>925.82</b>	<b>2,129.12</b>	<b>(1,203.30)</b>
<b>Total Other Revenues and Expenses</b>			<b>269.60</b>	<b>925.82</b>	<b>2,129.12</b>	<b>(1,203.30)</b>
<b>Total Net Income (Loss)</b>			<b>2,379.91</b>	<b>(8,094.20)</b>	<b>(12,745.53)</b>	<b>4,651.33</b>



## AVON PARK HOUSING AUTHORITY Budgeted Income Statement

COCC  
COCC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended July 31, 2024	7 Month(s) Ended July 31, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	05 001 4110.00 5		11,516.40	87,815.94	83,158.25	(4,657.69)
Legal Expense	05 001 4130.00 5		0.00	819.34	875.00	55.66
Staff Training	05 001 4140.00 5		0.00	0.00	875.00	875.00
Travel	05 001 4150.00 5		0.00	0.00	875.00	875.00
Accounting Fees	05 001 4170.00 5		200.00	1,830.00	1,750.00	(80.00)
Computer Support/Licensing Fees	05 001 4170.20 5		927.00	11,344.02	0.00	(11,344.02)
Audit Fees	05 001 4171.00 5		0.00	0.00	1,166.62	1,166.62
Employee Benefits Cont - Admin	05 001 4182.00 5		3,900.13	28,875.37	28,090.37	(785.00)
Sundry	05 001 4190.00 5		1,848.17	9,967.49	10,500.00	532.51
TENANT BACKGROUND CHECKS	05 001 4190.02 5		0.00	229.79	0.00	(229.79)
Bank Fees	05 001 4190.19 5		0.00	868.40	0.00	(868.40)
Telephone/Communications	05 001 4190.20 5		497.50	6,095.14	3,500.00	(2,595.14)
Postage	05 001 4190.30 5		787.23	1,795.15	291.62	(1,503.53)
Eviction Costs	05 001 4190.40 5		0.00	0.00	1,750.00	1,750.00
Contract Costs - Copier	05 001 4190.60 5		288.50	1,116.16	2,625.00	1,508.84
Contract Costs - Admin	05 001 4190.90 5		180.00	4,035.67	7,583.31	3,547.64
Ten Services -	05 001 4220.00 5		0.00	1,059.50	0.00	(1,059.50)
Water	05 001 4310.00 5		33.38	344.27	204.75	(139.52)
Electricity	05 001 4320.00 5		695.41	3,970.43	4,230.87	260.44
Sewer	05 001 4390.00 5		71.50	562.23	424.62	(137.61)
Labor	05 001 4410.00 5		0.00	2,148.82	0.00	(2,148.82)
Materials	05 001 4420.00 5		759.86	8,405.45	1,750.00	(6,655.45)
Contract Costs	05 001 4430.00 5		0.00	11,013.63	137.06	(10,876.57)
Contract Costs - Pest Control	05 001 4430.10 5		0.00	5,270.00	664.37	(4,605.63)
Contract Costs-Lawn	05 001 4430.30 5		0.00	1,333.00	0.00	(1,333.00)
Contract Costs - AC	05 001 4430.40 5		0.00	2,241.84	81.62	(2,160.22)
Garbage and Trash Collection	05 001 4431.00 5		75.00	573.75	445.62	(128.13)
Emp Benefit Cont - Maintenance	05 001 4433.00 5		(27.04)	239.66	0.00	(239.66)
Property Insurance	05 001 4510.00 5		0.00	3,511.30	6,151.81	2,640.51
Other General Expense	05 001 4590.02 5		202.00	9,403.39	7,291.62	(2,111.77)
<b>Total Operating Expenses</b>			<b>21,955.04</b>	<b>204,869.74</b>	<b>164,422.51</b>	<b>(40,447.23)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(21,955.04)</b>	<b>(204,869.74)</b>	<b>(164,422.51)</b>	<b>(40,447.23)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Other Income - Misc Other Revenue	05 001 3690.00 5		797,735.22	797,735.22	0.00	797,735.22
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,452.80	9,658.72	15,806.00	(6,147.28)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		2,540.57	14,195.90	12,380.06	1,815.84
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		2,073.17	13,315.45	12,453.56	861.89
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,458.55	13,191.40	15,452.50	(2,261.10)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	77,875.00	77,875.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		570.47	4,017.62	5,098.31	(1,080.69)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,866.35	12,942.02	16,581.81	(3,639.79)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,032.74	7,387.28	7,530.81	(143.53)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		0.00	6,000.00	9,450.00	(3,450.00)
<b>Total Other Revenues and Expenses</b>			<b>820,854.87</b>	<b>956,318.61</b>	<b>172,628.05</b>	<b>783,690.56</b>
<b>Total Other Revenues and Expenses</b>			<b>820,854.87</b>	<b>956,318.61</b>	<b>172,628.05</b>	<b>783,690.56</b>
<b>Total Net Income (Loss)</b>			<b>798,899.83</b>	<b>751,448.87</b>	<b>8,205.54</b>	<b>743,243.33</b>

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended July 31, 2024	7 Month(s) Ended July 31, 2024	Budget	Variance
<b>Operating Revenues and Expenses</b>						
<b>Operating Expenses</b>						
Nontechnical Salaries	07 002 4110.00	5	2,458.65	18,298.23	17,047.87	(1,250.36)
Legal Expense	07 002 4130.00	5	0.00	4,260.00	2,916.62	(1,343.38)
Staff Training	07 002 4140.00	5	0.00	226.60	175.00	(51.60)
Travel	07 002 4150.00	5	0.00	0.00	175.00	175.00
Accounting Fees	07 002 4170.00	5	200.00	1,764.92	2,158.31	393.39
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	330.00	0.00	(330.00)
Audit Fees	07 002 4171.00	5	0.00	2,756.00	2,391.62	(364.38)
Employee Benefits Cont - Admin	07 002 4182.00	5	1,180.08	7,866.71	7,426.37	(440.34)
Sundry	07 002 4190.00	5	0.00	141.83	1,545.81	1,403.98
Postage	07 002 4190.03	5	0.00	1.83	145.81	143.98
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	0.00	479.60	291.62	(187.98)
TENANT BACKGROUND CHECKS	07 002 4190.20	5	0.00	420.71	2,625.00	2,204.29
Eviction Costs	07 002 4190.4	5	0.00	0.00	145.81	145.81
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	291.62	291.62
Tenant Services	07 002 4220.00	5	0.00	0.00	2,041.62	2,041.62
Water	07 002 4310.00	5	660.87	2,977.55	3,828.37	850.82
Electricity	07 002 4320.00	5	1,142.06	5,814.07	4,456.62	(1,357.45)
Sewer	07 002 4390.00	5	1,048.30	5,296.04	6,068.37	772.33
Labor	07 002 4410.00	5	2,639.73	29,491.64	57,325.87	27,834.23
Maintenance Materials	07 002 4420.00	5	1,708.03	12,409.76	4,012.12	(8,397.64)
Contract Costs	07 002 4430.00	5	16,775.00	107,024.29	25,323.62	(81,700.67)
Pest Control	07 002 4430.1	5	0.00	2,269.00	1,773.31	(495.69)
Contract Costs-Lawn	07 002 4430.3	5	495.00	3,465.00	3,341.87	(123.13)
Contract Costs-Air Conditioning	07 002 4430.4	5	149.76	4,076.64	6,116.81	2,040.17
Contract Costs-Plumbing	07 002 4430.5	5	0.00	415.75	291.62	(124.13)
Contract Costs - Vacancy Turnaround	07 002 4430.6	5	0.00	0.00	116.62	116.62
Garbage and Trash Collection	07 002 4431.00	5	829.95	3,537.96	3,685.50	147.54
Emp Benefit Cont - Maintenance	07 002 4433.00	5	1,270.68	9,637.63	21,109.06	11,471.43
Insurance - Property	07 002 4510.00	5	0.00	13,787.92	19,376.00	5,588.08
Bad Debts - Other	07 002 4570.00	5	1,973.49	14,742.02	8,750.00	(5,992.02)
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,325.84	16,500.53	16,316.37	(184.16)
Management Fees	07 002 4590.00	5	2,458.55	13,191.40	15,452.50	2,261.10
Other General Expense	07 002 4590.01	5	0.00	124.00	2,041.62	1,917.62
<b>Total Operating Expenses</b>			<b>37,315.99</b>	<b>281,466.28</b>	<b>238,764.33</b>	<b>(42,701.95)</b>
<b>Operating Revenues</b>						
Dwelling Rent	07 002 3110.00	5	12,269.79	46,791.88	47,073.25	(281.37)
HAP Subsidy	07 002 3110.01	5	24,936.00	127,895.00	146,082.37	(18,187.37)
<b>Total Operating Revenues</b>			<b>37,205.79</b>	<b>174,686.88</b>	<b>193,155.62</b>	<b>(18,468.74)</b>
<b>Total Operating Revenues and Expenses</b>			<b>(110.20)</b>	<b>(106,779.40)</b>	<b>(45,608.71)</b>	<b>(61,170.69)</b>
<b>Other Revenues and Expenses</b>						
<b>Other Revenues and Expenses</b>						
Investment Income-Unrestricted	07 002 3430	5	0.00	0.00	58.31	(58.31)
Interest - Restricted - RFR	07 002 3431.00	5	0.00	52.00	58.31	(6.31)
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	0.00	7.89	58.31	(50.42)
Other Income - Tenant	07 002 3690.00	5	(806.91)	2,590.39	6,531.56	(3,941.17)
Other Income - Non Tenant	07 002 3690.02	5	0.00	0.00	641.62	(641.62)
<b>Total Other Revenues and Expenses</b>			<b>(806.91)</b>	<b>2,659.80</b>	<b>7,348.11</b>	<b>(4,688.31)</b>
<b>Total Other Revenues and Expenses</b>			<b>(806.91)</b>	<b>2,659.80</b>	<b>7,348.11</b>	<b>(4,688.31)</b>
<b>Total Net Income (Loss)</b>			<b>(917.11)</b>	<b>(104,119.60)</b>	<b>(38,260.60)</b>	<b>(65,859.00)</b>