

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, September 17, 2024, 5:30PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. Consent Agenda
 - 1. Regular Board Meeting Minutes: August 2024
 - 2. Monthly Occupancy Report: August 2024
 - 3. TAR & Maintenance Reports: August 2024
 - 4. Cash Analysis: August 2024
 - 5. Project Budgeted Income Statement Reports: August 2024
 - 6. Fee Accountants Financials: July 2024
- E. Secretary Reports & Old Business.
 - Lakeside Park II Churchill Mortgage Inspection scheduled August 26th no report as of this date
 - Lakeside Park I First Housing Audit scheduled August 28th no report as of this date
 - Attended FAHRO conference August 20th to August 23rd –Conflict of Interest form
 - 5 Move Ins—1@North Central Heights I, 3 @ Lakeside Park II, 1 @ Delaney Heights
 - 7 Move Outs—1-move in with boyfriend, 1-non-payment rent, 1-no reason, 1-criminal, 1-domestic violence, 1-health issues, 1-unreported income #3
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: October 15, 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, September 17, 2024; 6:00 P.M.
Meeting Agenda

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

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

B. COMMUNICATIONS:

I. SECRETARY REPORTS & OLD BUSINESS

- Lakeside Park II Churchill Mortgage Inspection scheduled August 26th no report at this time
- Lakeside Park I First Housing Audit scheduled August 28th no report at this time
- Attended FAHRO conference August 20th to August 23rd –Conflict of Interest form
- 5 Move Ins—1@North Central Heights I, 3 @ Lakeside Park II, 1 @ Delaney Heights
- 7 Move Outs—1-move in with boyfriend, 1-non-payment rent, 1-no reason, 1-criminal, 1-domestic violence, 1-health issues, 1-unreported income #3

II. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): October 15, 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
August 13, 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 Knighten. Absent: Commissioner Pough. Attended guest: Emilio Garibaldi Jr, Director of Commercial Real Estate and Investments and Rotary member

B. Public Comments/Presentations:

C. Communications: None

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

E. Secretary Report & Old Business:

- FAHRO—Florida Association of Housing and Redevelopment Officials, conference August 20th to 23rd
- 12 Move Ins for July, 5 Move outs (2 unreported income, 1 criminal, 2 Ridgedale transfers)
- Back to School Event, August 9th, 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 28th

F. New Business:

- Future board meetings time to be scheduled at 5:30pm—all members in favor of time change

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, September 17, 2024 at 5:30pm

Being no further business to come before the Board, Chair adjourned the meeting at 5:35 pm.

Accepted _____

Attest _____

AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
August 13, 2024, 5:30 P.M.

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 5:35 PM. Secretary Penny Pieratt called the roll with the following directors present: Brojek, Pineiro, Jackson, Knighten, and Dilday. Absent: Director Pough. Guest: Emilio Garibaldi Jr, Director of Commercial Real Estate and Investments and Rotary member

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

COMMUNICATIONS:

SECRETARY REPORT AND OLD BUSINESS:

- FAHRO—Florida Association of Housing and Redevelopment Officials, conference August 20th to 23rd
- 12 Move Ins for July, 5 Move outs (2 unreported income, 1 criminal, 2 Ridgedale transfers)
- Back to School Event, August 9th, 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 28th

NEW BUSINESS:

- Future Board Meetings time to be scheduled at 6:00pm—all members in favor of time change

Next Board Meeting: Tuesday, September 17, 2024

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

Accepted _____

Accepted _____

Attest SEAL _____

OCCUPANCY/VACANCY REPORT

Aug-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>
313	1	5/9/2024	8/8/2024	69	22	91	Health Issues
503	1	6/18/2024			OPEN 58117		Passed away
527	1	7/29/2024			OPEN 58340		Criminal
510	0	8/7/2024			OPEN 58407		Health Issues

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>
39	3	1/25/2024			OPEN 56936		Needed 2 bathrooms
27	3	7/30/2024			OPEN 58339		Unreported income
35	2	8/15/2024			OPEN 58482		Criminal

TOTAL LAKESIDE PARK I VACANT - 3

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
314	2	2/6/2024	8/30/2024	123	83	206	Unreported income
250	3	2/13/2024	8/30/2024	24	175	199	Purchased home
349	2	3/4/2024			OPEN 57188		Non pmt rent
239	3	3/6/2024			OPEN 57233		NO notice given
221	3	3/25/2024	8/1/2024	9	120	129	Transferred to 254/over housed
358	3	5/14/2024			OPEN 57730		Abandoned unit
228	3	7/9/2024					Unreported income
334	3	8/6/2024			OPEN 58383		No notice given

TOTAL LAKESIDE PARK II VACANT - 6

SUBMITTED BY PENNY PIERRATT, CEO

OCCUPANCY/VACANCY REPORT AUGUST. 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
722	3	4/22/2024			OPEN 57548		Moved to NC
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
724	2	8/26/2024			OPEN 58552		Unreported income

TOTAL RIDGEDALE VACANT - 13

OCCUPANCY/VACANCY REPORT

Aug-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>
641	3	1/2/2024	8/16/2024	23	204	227	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
620	2	8/20/2024			OPEN 58553		Moved with boyfriend
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
722	3	8/1/2024			OPEN 58358		Non pmt rent
TOTAL NCH II VACANT - 3							

SUBMITTED BY: PENNY PIERATT, CEO

Cornell Colony - (44 units) \$692 or \$915

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
38196	3	3/11/2024			OPEN 57257		Lease violations
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
38284	3	8/1/2024			OPEN 58367		Moved out of state
TOTAL CORNELL VACANT - 5							

OCCUPANCY/VACANCY REPORT

Aug-24

Intent to Vacate--

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1
 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
 Cornell=unit 38189=3 bdrm=non renewal 9/30

Evictions -

Lakeside Park 1=unit 1314=4 bdrm=criminal
 Delaney=unit 520=1 bdrm=dog bit someone
 Ridgedale=unit 713=2 bdrm=unreported income

WAITING LIST

2024		2024		2024		2024		2024	
DELANEY HEIGHTS		LAKESIDE PARK I		LAKESIDE PARK II		NORTH CENTRAL HEIGHTS		CORNELL COLONY	
1 BDRM	36	1 BDRM	0	1 BDRM	1	2 BDRM	20	3 BDRM	41
TOTAL	36	2 BDRM	9	2 BDRM	51	3 BDRM	25		
		3 BDRM	10	3 BDRM	19	4 BDRM	7		
		4 BDRM	4	4 BDRM	11	TOTAL	52		
		5 BDRM	0	5 BDRM	0				
		TOTAL	23	TOTAL	82				
2024		2024		2024		2024		2024	
RIDGEDALE		NORTH CENTRAL HEIGHTS		CORNELL COLONY		OPEN			
1 BDRM	43	2 BDRM	20	3 BDRM					
2 BDRM	47	3 BDRM	25						
3 BDRM	22	4 BDRM	7						
4 BDRM	14	TOTAL	52						
TOTAL	126								
SUBMITTED BY PENNY PIERATT, CEO		TOTAL		TOTAL		TOTAL		360	

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 8/1/2024 - 8/31/2024

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
LAFFERTY MEGAN E		28696	245-65-9656	722 JUNE BERRY STREET AVON PARK FL 33825-		
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 618-354-0034		
AR00135433	LATECG	7/25/2024	\$71.00	8/2/2024	\$0.00	\$71.00
AC00061537	RENT	8/1/2024	\$606.00	8/2/2024	\$0.00	\$606.00
AR00135763	RENT	8/2/2024	\$906.00	8/2/2024	\$0.00	\$906.00
AR00135764	MAINT	8/2/2024	\$50.00	8/2/2024	\$0.00	\$50.00
Totals			\$1,633.00		\$0.00	\$1,633.00
PHA: 02 PROJECT: 002			Totals		\$0.00	\$1,633.00
PHA: 02			Totals		\$0.00	\$1,633.00
TORRES OYOLA JANNETT		26851	582-63-0925	38284 EZRA CIRCLE AVON PARK FL 33825-		
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 347-614-3248		
AR00135827	RENT	8/9/2024	\$392.00	8/9/2024	\$392.00	\$0.00
Totals			\$392.00		\$392.00	\$0.00
PHA: 03 PROJECT: 001			Totals		\$392.00	\$0.00
PHA: 03			Totals		\$392.00	\$0.00
VASQUEZ VANESSA		14161	189-66-2795	27 ERNEST E SIMS STREET AVON PARK FL 33825-		
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-443-4358		
AR00134943	RETRO	6/21/2024	\$52.91	8/2/2024	\$0.00	\$52.91
AR00134944	RETRO	6/21/2024	\$600.00	8/2/2024	\$0.00	\$600.00
AC00061355	RENT	7/1/2024	\$10.00	8/2/2024	\$0.00	\$10.00
AR00135768	MAINT	8/2/2024	\$144.80	8/2/2024	\$0.00	\$144.80
AR00135767	MAINT	8/2/2024	\$35.00	8/2/2024	\$0.00	\$35.00
Totals			\$842.71		\$0.00	\$842.71
PHA: 04 PROJECT: 001			Totals		\$0.00	\$842.71
MCCARTY CHELSEA G		15114	290-94-7656	334 TULANE DRIVE AVON PARK FL 33825-		
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 352-801-6060		
WO00005369	WKORD	7/1/2024	\$5.00	8/8/2024	\$0.00	\$5.00
AC00061645	RENT	8/1/2024	\$439.00	8/8/2024	\$0.00	\$439.00
AR00135817	MAINT	8/8/2024	\$100.00	8/8/2024	\$0.00	\$100.00
AR00135823	MAINT	8/8/2024	\$119.96	8/8/2024	\$0.00	\$119.96
AR00135822	MAINT	8/8/2024	\$312.00	8/8/2024	\$0.00	\$312.00
AR00135821	MAINT	8/8/2024	\$164.78	8/8/2024	\$0.00	\$164.78
AR00135820	MAINT	8/8/2024	\$33.68	8/8/2024	\$0.00	\$33.68
AR00135819	MAINT	8/8/2024	\$120.00	8/8/2024	\$0.00	\$120.00
Totals			\$1,294.42		\$0.00	\$1,294.42
PHA: 04 PROJECT: 002			Totals		\$0.00	\$1,294.42
PHA: 04			Totals		\$0.00	\$2,137.13
Grand Totals			\$4,162.13		\$392.00	\$3,770.13

Selection Criteria: Tenant #: ALL PHA: ALL Project: ALL Write Off Date Range: 8/1/2024 - 8/31/2024
 Include Family Member Information: False Sort By: PHA/Project/First Name

Tenant Accounts Receivable
31-Aug-24

<u>Delaney Heights</u>		<u>Amt</u>	<u>Reason</u>
L. Gunter	\$	6.98	Late fee balance
C. Jackson	\$	112.00	Rent, late fee, work order
L. Lapointe	\$	5.96	Rent balance
J. Ross	\$	26.89	Work order
E. Sanders	\$	68.68	Work order
J. Snowden	\$	2.07	Work order
C. Thornton	\$	220.00	Rent
DH Total	\$	442.58	

<u>Lakeside Park I</u>			
S. Carbo	\$	892.00	Rent
C. Haggins	\$	25.00	Work Order
T. Jones	\$	4,170.07	Rent, unreported income (pmts)
T. Taylor	\$	27.00	Work order (pmts)
Lakeside I Total	\$	5,114.07	

<u>Lakeside Park II</u>			
B. Concepcion	\$	6.00	Late fee
E. Jackson	\$	15.94	Work order
M. Lenton	\$	68.67	Work order
A. Otero	\$	20.09	Work order
D. Randall	\$	165.00	Work order (pmts)
N. Rivera	\$	10.17	Balance Late fee
A. Thompson	\$	21.00	Late fee
C. Wooden	\$	0.79	Work order
T. Young	\$	392.99	Rent balance
Lakeside II Total	\$	700.65	

<u>NCH I</u>			
S. Dewain	\$	28.58	Late Fee
K. Dillard	\$	38.42	Balance late fee
M. Hudson	\$	768.00	Rent
K. Robinson	\$	5.00	Work order
A. Sandelier	\$	187.00	Late fee, towing fee
S. Tirella	\$	47.00	Late fee
NCH I Total	\$	1,074.00	

<u>NCH II</u>			
C. Castillo	\$	976.00	Rent
A. Gonzalez	\$	92.68	Work order
S. Johnson	\$	42.65	Work order
J. Matthews	\$	104.92	Work order
M. Packer	\$	255.80	Work order
C. Redding	\$	0.89	Work order
S. Rivera	\$	119.84	NSF Fee
R. Tirado	\$	24.64	Work order
G. Williams	\$	132.73	Work Order
NCH II Total	\$	1,750.15	

Submitted by:

Penny Pieratt, CEO

Tenant Accounts Receivable
31-Aug-24

Cornell Colony

L. Adkins	\$	411.01	Late fee, Rent
S. Butler	\$	0.62	Work Order
H. Day	\$	2.00	Late fee
J. Estevez	\$	145.00	Late Fee
D. Guerrero	\$	34.60	Late fee
C. Kunsak	\$	4.75	Work Order
L. Peralta	\$	27.00	Work order
E. Robey	\$	17.00	Late fee
G. Santiago	\$	21.41	Work Order
Cornell Total	\$	663.39	

Ridgedale

C. Anderson	\$	39.66	Work order
S. Antone	\$	3.20	Late fee
E. Daniels	\$	2.00	Late fee
R. Quinones	\$	6,035.92	Unreported income 1st offense
Ridgedale Total	\$	6,080.78	

GRAND TOTAL	\$ 15,825.62
--------------------	---------------------

WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	842.71	V. Vasquez
Lakeside Park II	\$	1,294.42	C. McCarty
Lakeside Park II	\$	-	
Lakeside Park II	\$	-	
NCH I	\$	-	
NCH II	\$	1,633.00	M. Lafferty
Ridgedale	\$	-	
Cornell	\$	-	
Cornell	\$	-	
TOTAL	\$	3,770.13	

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. 43 hours were taken during the month of August for sick (35 hours), vacation (8 hours), holiday (0 hours)

Maintenance

Delaney Heights Inspections	2
Lakeside Park I Inspections	1
Lakeside Park II Inspections	16
Ridgdeale Inspections	2
NCH I Inspections	4
NCH II Inspections	0
Cornell Colony Inspections	0
Total	25
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	1
Ridgedale Vacancies	0
NCH I Vacancies	0
NCH II Vacancies	0
Cornell Colony Vacancies	0

Contractor

Contractor

Property Manager

Delaney Heights Move Ins	1	1
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	3	3
Ridgedale Move Ins	0	0
NCH I Move Ins	1	1
NCH II Move Ins	0	0
Cornell Colony Move Ins	0	0
Total	5	
Delaney Heights Move Outs	1	
Lakeside Park I Move Outs	1	
Lakeside Park II Move Outs	1	
Ridgedale Move Outs	1	
NCH I Move Outs	1	
NCH II Move Outs	1	
Cornell Colony Move Outs	1	
Total	7	

Submitted by Penny Pieratt, CEO

CASH ANALYSIS
8/31/2024

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 102,907.50		
North Central Heights I General Fund	\$ 129,101.06	NCH I Reserves/Bonneville	\$ 152,885.16
NCH I Security Deposit	\$ 10,866.67	NCH I Insurance	\$ 19,153.03
North Central Heights II General Fund	\$ 100,922.48	NCH II Reserves/Bonneville	\$ 122,273.00
NCH II Security Deposit	\$ 9,154.28	NCH II Insurance	\$ 14,445.04
Cornell Colony General Fund	\$ 286,218.97	CC Reserves/Amerinat	\$ 102,571.15
Cornell Colony Security Deposit	\$ 12,741.81	CC Insurance	\$ 26,518.17
		CC Reserves/Amerinat	\$ 117,936.24
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 18,971.47	LPI Reserves/First Hsg	\$ 33,297.46
LPI Security Deposit	\$ 3,771.12	LPI Insurance	\$ 17,889.50
Lakeside Park II General Fund	\$ 9,374.98	LPII Reserves/Churchill	\$ 198,179.62
Hail Funds	\$ -	O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$ 9,374.98	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 15,400.11	LPII Insurance	\$ 36,400.24
		GNMA-Other Churchill	\$ 19,726.26
Delaney Heights General Fund	\$ 22,620.38	DH Reserves/South State	\$ 87,387.40
DH Security Deposit	\$ 10,614.05		
COCC	\$ 708,799.39		
Ridgedale General Fund	\$ 4,606.13	RD Reserves/Centennial	\$ 48,284.63
Ridgedale Security Deposit	\$ 6,037.01	RD Insurance	\$ 8,375.74
		RD Residual Reserves	\$ 9,150.64
*Ridgedale OWES COCC	\$ (203,797.91)	RD MIP Insurance	\$ 3,112.82

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



Maintenance Report

August 2024

206 Work Orders Completed

Turnover completed at 250 Lakeside Park Ave

Termite inspection completed at North Central I & II – Contracted

Pest control completed at Delaney Heights & Ridgedale – Contracted

Mold remediation completed at: -- Contracted

1. 732 Fairview Terrace
2. 740 Fairview Terrace

Remediation ongoing: -- Contracted

1. 714 Fairview Terrace
2. 744 Fairview Terrace

Landscaping cleanup carried out at: -- Contracted

Delaney Heights and North Central Heights I & II

New Flu Pipes from NSPIRE inspection installed – Contracted

Churchill Stateside inspection completed at Lakeside Park II

First Housing inspection completed at Lakeside Park I

Smoke detector and Fire extinguisher checks completed at all properties

Hired new Maintenance Mechanic “Nastradamos Flemming”

Completed by: Daniel Whitlock, Maintenance Supervisor

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 August 31, 2024	8 Month(s) Ended August 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,551.49	14,836.30	14,522.00	(314.30)
Legal Expense	02 001 4130.00 5		0.00	90.00	333.28	243.28
Staff Training	02 001 4140.00 5		0.00	0.00	666.64	666.64
Travel	02 001 4150.00 5		0.00	0.00	333.28	333.28
Accounting Fees	02 001 4170.00 5		300.00	2,495.76	2,666.64	170.88
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	2,966.64	(1.36)
Employee Benefits Cont - Admin	02 001 4182.00 5		926.65	7,159.98	6,986.00	(173.98)
Sundry	02 001 4190.00 5		10.49	251.19	733.28	482.09
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		193.24	856.36	800.00	(56.36)
Tenant Background Checks	02 001 4190.20 5		123.65	426.27	1,000.00	573.73
Postage	02 001 4190.3 5		0.00	0.00	33.28	33.28
Eviction Costs	02 001 4190.4 5		0.00	0.00	333.28	333.28
Contract Costs - Admin	02 001 4190.9 5		0.00	0.00	333.28	333.28
Ten Services	02 001 4220.2 5		0.00	18.73	0.00	(18.73)
Water	02 001 4310.00 5		68.76	297.46	390.64	93.18
Electricity	02 001 4320.00 5		537.26	1,939.62	2,185.28	245.66
Sewer	02 001 4390.00 5		45.60	169.90	487.28	317.38
Labor	02 001 4410.00 5		1,312.27	19,025.00	12,862.64	(6,162.36)
Maintenance Materials	02 001 4420.00 5		2,672.24	11,377.26	9,747.28	(1,629.98)
Contract Costs	02 001 4430.00 5		659.06	8,462.47	1,735.28	(6,727.19)
Contract Costs-Pest Control	02 001 4430.1 5		544.00	1,632.00	2,063.28	431.28
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		125.00	12,612.92	7,367.28	(5,245.64)
Contract Costs - Lawn	02 001 4430.5 5		2,044.00	17,381.84	17,001.28	(380.56)
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		2,300.00	9,450.00	3,128.64	(6,321.36)
Garbage and Trash Collection	02 001 4431.00 5		28.71	311.16	444.64	133.48
Emp Benefit Cont - Maintenance	02 001 4433.00 5		766.70	7,501.95	6,118.00	(1,383.95)
Insurance - Property	02 001 4510.00 5		0.00	20,074.48	24,854.64	4,780.16
Bad Debts - Other	02 001 4570.00 5		0.00	4,469.51	3,333.28	(1,136.23)
Bonneville Interest	02 001 4580.01 5		3,608.44	28,958.82	28,906.00	(52.82)
Other General Expense	02 001 4590.00 5		0.00	725.19	666.64	(58.55)
Management Fees	02 001 4590.02 5		1,429.89	11,088.61	18,064.00	6,975.39
Total Operating Expenses			19,247.45	187,127.45	171,063.68	(16,063.77)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		27,139.37	220,604.37	225,798.00	(5,193.63)
Total Operating Revenues			27,139.37	220,604.37	225,798.00	(5,193.63)
Total Operating Revenues and Expenses			7,891.92	33,476.92	54,734.32	(21,257.40)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	43.28	(43.28)
Other Income - Tenant	02 001 3690.00 5		419.39	4,403.10	4,321.28	81.82
Other Income - Non Tenant	02 001 3690.02 5		184,542.38	184,542.38	0.00	184,542.38
Total Other Revenues and Expenses			184,961.77	188,945.48	4,364.56	184,580.92
Total Other Revenues and Expenses			184,961.77	188,945.48	4,364.56	184,580.92
Total Net Income (Loss)			192,853.69	222,422.40	59,098.88	163,323.52

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 August 31, 2024	8 Month(s) Ended August 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,246.30	11,970.72	11,688.64	(282.08)
Legal Expense	02 002 4130.00 5		0.00	0.00	366.64	366.64
Staff Training	02 002 4140.00 5		0.00	0.00	433.28	433.28
Travel	02 002 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	02 002 4170.00 5		300.00	2,475.24	2,500.00	24.76
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	2,333.28	1.28
Employee Benefits Cont - Admin	02 002 4182.00 5		743.64	5,750.22	5,623.28	(126.94)
Sundry	02 002 4190.00 5		8.39	110.89	666.64	555.75
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	200.00	200.00
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	333.28	333.28
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	333.28	333.28
Ten Services -	02 002 4220.20 5		0.00	14.99	333.28	318.29
Water	02 002 4310.00 5		0.00	0.00	344.64	344.64
Electricity	02 002 4320.00 5		(49.49)	468.85	2,418.00	1,949.15
Sewer	02 002 4390.00 5		0.00	0.00	113.28	113.28
Labor	02 002 4410.00 5		1,137.40	17,285.27	10,713.28	(6,571.99)
Maintenance Materials	02 002 4420.00 5		771.33	8,401.95	10,881.28	2,479.33
Contract Costs	02 002 4430.00 5		165.00	1,535.00	1,733.28	198.28
Contract Costs-Pest Control	02 002 4430.1 5		448.00	1,344.00	4,042.00	2,698.00
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	13,048.25	13,358.64	310.39
Contract Costs - AC	02 002 4430.4 5		5,715.00	9,034.08	16,456.00	7,421.92
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		0.00	13,350.00	6,551.28	(6,798.72)
Garbage and Trash Collection	02 002 4431.00 5		0.00	45.00	612.00	567.00
Emp Benefit Cont - Maintenance	02 002 4433.00 5		695.85	6,951.54	5,168.64	(1,782.90)
Insurance - Property	02 002 4510.00 5		0.00	15,159.62	19,544.64	4,385.02
Bad Debts - Other	02 002 4570.00 5		1,633.00	3,452.00	3,333.28	(118.72)
Bonneville Interest	02 002 4580.01 5		3,264.26	26,196.64	26,148.64	(48.00)
Other General Expense	02 002 4590.00 5		0.00	0.00	666.64	286.45
Management Fees	02 002 4590.02 5		1,857.46	16,053.36	14,148.64	(1,904.72)
Total Operating Expenses			19,542.14	155,861.31	161,212.40	5,351.09
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		26,349.00	195,788.13	176,858.00	18,930.13
Total Operating Revenues			26,349.00	195,788.13	176,858.00	18,930.13
Total Operating Revenues and Expenses			6,806.86	39,926.82	15,645.60	24,281.22
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	34.64	(34.64)
Other Income - Tenant	02 002 3690.00 5		671.46	4,494.65	8,438.00	(3,943.35)
Other Income - Non Tenant	02 002 3690.02 5		14,538.35	14,538.35	0.00	14,538.35
Total Other Revenues and Expenses			15,209.81	19,033.00	8,472.64	10,560.36
Total Other Revenues and Expenses			15,209.81	19,033.00	8,472.64	10,560.36
Total Net Income (Loss)			22,016.67	58,959.82	24,118.24	34,841.58

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended August 31, 2024	8 Month(s) Ended August 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,754.94	16,746.64	16,411.28	(335.36)
Legal Expense	03 001 4130.00 5		0.00	0.00	333.28	333.28
Staff Training	03 001 4140.00 5		0.00	0.00	600.00	600.00
Travel	03 001 4150.00 5		0.00	0.00	333.28	333.28
Accounting Fees	03 001 4170.00 5		250.00	2,109.44	2,133.28	23.84
Computer Support/Licensing Fees	03 001 4170.20 5		90.00	847.50	0.00	(847.50)
Audit Fees	03 001 4171.00 5		0.00	3,392.00	3,400.00	8.00
Employee Benefits Cont - Admin	03 001 4182.00 5		1,048.71	8,099.90	7,894.00	(205.90)
Sundry	03 001 4190.00 5		11.89	663.72	1,000.00	336.28
Non Capitalized Admin	03 001 4190.01 5		0.00	0.00	213.28	213.28
Tenant Background Checks	03 001 4190.02 5		123.64	488.11	266.64	(221.47)
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	1,152.18	1,333.28	181.10
Eviction Costs	03 001 4190.40 5		0.00	0.00	333.28	333.28
Ten Services	03 001 4220.00 5		92.85	114.13	0.00	(114.13)
Water	03 001 4310.00 5		14.91	254.31	829.28	574.97
Electricity	03 001 4320.00 5		356.89	2,029.09	4,943.28	2,914.19
Sewer	03 001 4390.00 5		31.20	345.83	544.00	198.17
Labor	03 001 4410.00 5		1,875.00	18,130.42	20,116.00	1,985.58
Materials	03 001 4420.00 5		1,355.57	13,437.61	13,508.00	70.39
Contract Costs	03 001 4430.00 5		0.00	1,395.00	10,258.00	8,863.00
Contract Costs - Pest Control	03 001 4430.10 5		4,608.00	8,949.00	3,291.28	(5,657.72)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	18,400.00	19,221.28	821.28
Contract Costs - AC	03 001 4430.40 5		750.00	4,540.48	1,896.64	(2,643.84)
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	18,765.00	1,466.64	(17,298.36)
Garbage and Trash Collection	03 001 4431.00 5		99.22	587.11	1,561.28	974.17
Emp Benefit Cont - Maintenance	03 001 4433.00 5		727.65	5,821.14	8,062.00	2,240.86
Property Insurance	03 001 4510.00 5		0.00	35,110.97	27,299.28	(7,811.69)
Bad Debts - Other	03 001 4570.00 5		392.00	12,132.54	16,282.64	4,150.10
Management Fees	03 001 4590.01 5		1,925.17	15,240.62	14,232.64	(1,007.98)
Other General Expense	03 001 4590.02 5		0.00	7,524.60	7,666.64	142.04
Total Operating Expenses			17,935.66	196,326.39	185,430.48	(10,895.91)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		33,959.00	253,252.41	237,216.64	16,035.77
Total Operating Revenues			33,959.00	253,252.41	237,216.64	16,035.77
Total Operating Revenues and Expenses			16,023.34	56,926.02	51,786.16	5,139.86
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	52.11	86.64	(34.53)
Other Income - Misc Other Revenue	03 001 3690.00 5		263.16	7,535.06	3,666.64	3,868.42
Interest on Loan - Heartland National	03 001 5610.00 5		(3,401.64)	(27,059.15)	(27,748.00)	688.85
Total Other Revenues and Expenses			(3,138.48)	(19,471.98)	(23,994.72)	4,522.74
Total Other Revenues and Expenses			(3,138.48)	(19,471.98)	(23,994.72)	4,522.74
Total Net Income (Loss)			12,884.86	37,454.04	27,791.44	9,662.60

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

Fiscal Year End Date:	12/31/2024	ACCOUNT		1 Month(s) Ended August 31, 2024	8 Month(s) Ended August 31, 2024	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	04 001 4110.00	5		911.20	8,818.05	8,364.64	(453.41)
Legal Expense	04 001 4130.00	5		465.00	465.00	1,533.28	1,068.28
Staff Training	04 001 4140.00	5		0.00	103.00	213.28	110.28
Accounting Fees	04 001 4170.00	5		250.00	2,209.04	2,200.00	(9.04)
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	1,000.00	(272.00)
Employee Benefits Cont - Admin	04 001 4182.00	5		489.06	3,804.25	3,672.64	(131.61)
Sundry	04 001 4190.00	5		36.69	175.44	666.64	491.20
TENANT BACKGROUND CHECKS	04 001 4190.02	5		0.00	126.68	66.64	(60.04)
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	333.28	333.28
Eviction Costs	04 001 4190.40	5		0.00	0.00	200.00	200.00
Ten Services -	04 001 4220.00	5		0.00	7.49	0.00	(7.49)
Water	04 001 4310.00	5		46.66	52.26	34.64	(17.62)
Electricity	04 001 4320.00	5		0.00	212.07	2,824.64	2,612.57
Sewer	04 001 4390.00	5		31.20	26.45	127.28	100.83
Labor	04 001 4410.00	5		781.42	10,161.77	8,297.28	(1,864.49)
Maintenance Materials	04 001 4420.00	5		442.60	3,021.57	4,593.28	1,571.71
Contract Costs	04 001 4430.00	5	1,347.50	2,632.50	1,546.64	(1,085.86)	
Contract Costs - Pest Control	04 001 4430.10	5	320.00	640.00	3,310.00	2,670.00	
Contract Costs-Lawn	04 001 4430.30	5	266.60	1,866.20	2,244.00	377.80	
Contract Costs - AC	04 001 4430.40	5	167.95	11,320.95	1,374.00	(9,946.95)	
CONTRACT COST-PLUMBING	04 001 4430.50	5	275.00	455.00	133.28	(321.72)	
Contract Costs - Vacancy Turnaround	04 001 4430.60	5	0.00	0.00	133.28	133.28	
Garbage and Trash Collection	04 001 4431.00	5	25.00	44.87	337.28	292.41	
Emp Benefit Cont - Maintenance	04 001 4433.00	5	381.75	3,603.61	3,838.64	235.03	
Property Insurance	04 001 4510.00	5	0.00	6,447.60	12,407.28	5,959.68	
Bad Debts - Other	04 001 4570.00	5	772.71	360.70	1,666.64	1,305.94	
Other General Expense--Florida Hsg F	04 001 4590.00	5	0.00	6,556.00	3,986.64	(2,569.36)	
Management Fees	04 001 4590.01	5	436.14	4,453.76	5,826.64	1,372.88	
Other General Expense	04 001 4590.02	5	0.00	(2,163.06)	1,000.00	3,163.06	
GROUND LEASE EXPENSE	04 001 4590.03	5	208.33	1,666.64	1,666.64	0.00	
Total Operating Expenses				7,654.81	68,459.84	73,598.48	5,138.64
Operating Revenues							
Dwelling Rent	04 001 3110.00	5		2,368.00	20,502.81	27,678.64	(7,175.83)
HAP Subsidy	04 001 3110.01	5		5,087.00	49,491.00	69,436.00	(19,945.00)
Total Operating Revenues				7,455.00	69,993.81	97,114.64	(27,120.83)
Total Operating Revenues and Expenses				(199.81)	1,533.97	23,516.16	(21,982.19)
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income - Restricted	04 001 3610.00	5		0.00	0.00	80.00	(80.00)
Other Income - Tenant	04 001 3690.00	5		378.76	1,029.75	6,334.64	(5,304.89)
Other Income - Misc Other Revenue	04 001 3690.01	5		0.00	0.00	666.64	(666.64)
Total Other Revenues and Expenses				378.76	1,029.75	7,081.28	(6,051.53)
Total Other Revenues and Expenses				378.76	1,029.75	7,081.28	(6,051.53)
Total Net Income (Loss)				178.95	2,563.72	30,597.44	(28,033.72)

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended August 31, 2024	8 Month(s) Ended August 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,483.49	13,090.14	13,736.00	645.86
Legal Expense	04 002 4130.00 5		0.00	(342.34)	1,000.00	1,342.34
Staff Training	04 002 4140.00 5		0.00	391.40	333.28	(58.12)
Travel	04 002 4150.00 5		0.00	0.00	166.64	166.64
Accounting Fees	04 002 4170.00 5		250.00	2,056.48	2,333.28	276.80
Computer Support/Licensing Fees	04 002 4170.20 5		22.50	352.50	0.00	(352.50)
Audit Fees	04 002 4171.00 5		0.00	4,664.00	3,000.00	(1,664.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		798.88	6,100.20	5,956.64	(143.56)
Sundry	04 002 4190.00 5		0.00	138.75	866.64	727.89
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	761.99	500.00	(261.99)
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	166.64	166.64
Ten Services -	04 002 4220.00 5		0.00	704.55	1,200.00	495.45
Water	04 002 4310.00 5		51.68	120.17	452.00	331.83
Electricity	04 002 4320.00 5		502.31	2,066.42	2,722.00	655.58
Sewer	04 002 4390.00 5		102.34	247.94	354.64	106.70
Labor	04 002 4410.00 5		1,271.35	15,274.93	13,012.64	(2,262.29)
Maintenance Materials	04 002 4420.00 5		2,649.54	10,440.50	12,352.64	1,912.14
Contract Costs	04 002 4430.00 5		5,426.25	14,849.25	23,016.00	8,166.75
Contract Costs - Pest Control	04 002 4430.10 5		1,280.00	3,840.00	12,486.00	8,646.00
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	7,964.80	8,976.00	1,011.20
Contract Costs - AC	04 002 4430.40 5		75.00	5,896.00	5,607.28	(288.72)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		225.00	1,325.00	342.00	(983.00)
Garbage and Trash Collection	04 002 4431.00 5		71.89	167.16	738.00	570.84
Emp Benefit Cont - Maintenance	04 002 4433.00 5		688.85	6,375.78	6,096.00	(279.78)
Property Insurance	04 002 4510.00 5		0.00	30,179.36	38,530.00	8,350.64
Bad Debts - Other	04 002 4570.00 5		1,294.42	12,442.77	3,000.00	(9,442.77)
Management Fees	04 002 4590.01 5		1,924.49	14,866.51	18,950.64	4,084.13
Other General Expense	04 002 4590.02 5		0.00	259.95	6,000.00	5,740.05
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	64,000.00	64,000.00	0.00
Total Operating Expenses			27,184.39	218,374.78	245,894.96	27,520.18
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		12,700.00	91,518.95	75,839.28	15,679.67
HAP Subsidy	04 002 3110.01 5		18,375.00	149,851.00	240,000.00	(90,149.00)
Total Operating Revenues			31,075.00	241,369.95	315,839.28	(74,469.33)
Total Operating Revenues and Expenses			3,890.61	22,995.17	69,944.32	(46,949.15)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	0.00	166.64	(166.64)
Other Income - Tenants	04 002 3690.00 5		902.20	6,995.41	2,940.00	4,055.41
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	666.64	(666.64)
Interest on Loan	04 002 5610.00 5		(4,937.83)	(39,632.51)	(39,558.00)	(74.51)
Total Other Revenues and Expenses			(4,035.63)	(32,637.10)	(35,784.72)	3,147.62
Total Other Revenues and Expenses			(4,035.63)	(32,637.10)	(35,784.72)	3,147.62
Total Net Income (Loss)			(145.02)	(9,641.93)	34,159.60	(43,801.53)

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended August 31, 2024	8 Month(s) Ended August 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,114.66	10,858.03	10,253.28	(604.75)
Legal Expense	04 003 4130.00 5		120.00	120.00	333.28	213.28
Staff Training	04 003 4140.00 5		0.00	309.00	333.28	24.28
Travel	04 003 4150.00 5		0.00	0.00	333.28	333.28
Accounting Fees	04 003 4170.00 5		250.00	2,183.12	2,666.64	483.52
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	3,800.00	(16.00)
Employee Benefits Cont - Admin	04 003 4182.00 5		637.58	4,989.09	4,488.64	(500.45)
Sundry	04 003 4190.00 5		0.00	271.20	400.00	128.80
Contract. Admin	04 003 4190.01 5		0.00	0.00	266.64	266.64
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	333.28	333.28
Tenant Services -	04 003 4220.00 5		0.00	0.00	3,333.28	3,333.28
Water	04 003 4310.00 5		18.47	298.78	457.28	158.50
Electricity	04 003 4320.00 5		385.80	1,974.14	3,509.28	1,535.14
Natural Gas	04 003 4330.00 5		28.75	505.64	216.64	(289.00)
Sewer	04 003 4390.00 5		40.30	297.93	422.00	124.07
Labor	04 003 4410.00 5		1,096.45	15,683.91	10,863.28	(4,820.63)
Maintenance Materials	04 003 4420.00 5		8,089.64	26,113.41	7,666.64	(18,446.77)
Contract Costs	04 003 4430.00 5		4,750.00	6,167.50	6,021.28	(146.22)
Contract Costs - Pest Control	04 003 4430.10 5		0.00	3,131.00	3,208.00	77.00
Contract Costs-Lawn	04 003 4430.30 5		667.00	5,336.00	5,676.00	340.00
Contract Costs - AC	04 003 4430.40 5		980.00	20,608.04	3,368.64	(17,239.40)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	894.00	894.00
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	300.00	333.28	33.28
Garbage and Trash Collection	04 003 4431.00 5		40.00	171.25	565.28	394.03
Emp Benefit Cont - Maintenance	04 003 4433.00 5		675.86	6,411.23	5,147.28	(1,263.95)
Property Insurance	04 003 4510.00 5		0.00	14,704.91	31,510.64	16,805.73
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	666.64	666.64
Other General Expense--Real Estate	04 003 4590.00 5		0.00	0.00	333.28	333.28
Management Fees	04 003 4590.01 5		997.07	8,384.35	8,606.64	222.29
Other General Expense	04 003 4590.02 5		0.00	20.95	333.28	312.33
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	23,333.36	23,333.28	(0.08)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	20,765.28	20,765.28
Total Operating Expenses			22,808.25	156,288.08	160,439.52	4,151.44
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		5,967.67	48,626.60	38,866.64	9,759.96
HAP Subsidy	04 003 3110.01 5		10,828.00	90,101.00	104,573.28	(14,472.28)
Total Operating Revenues			16,795.67	138,727.60	143,439.92	(4,712.32)
Total Operating Revenues and Expenses			(6,012.58)	(17,560.48)	(16,999.60)	(560.88)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	100.00	(100.00)
Other Income - Tenants	04 003 3690.00 5		340.00	1,265.82	2,000.00	(734.18)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	0.00	333.28	(333.28)
Total Other Revenues and Expenses			340.00	1,265.82	2,433.28	(1,167.46)
Total Other Revenues and Expenses			340.00	1,265.82	2,433.28	(1,167.46)
Total Net Income (Loss)			(5,672.58)	(16,294.66)	(14,566.32)	(1,728.34)

AVON PARK HOUSING AUTHORITY Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended August 31, 2024	8 Month(s) Ended August 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		9,871.44	99,332.34	95,038.00	(4,294.34)
Legal Expense	05 001 4130.00 5		0.00	819.34	1,000.00	180.66
Staff Training	05 001 4140.00 5		0.00	0.00	1,000.00	1,000.00
Travel	05 001 4150.00 5		0.00	0.00	1,000.00	1,000.00
Accounting Fees	05 001 4170.00 5		200.00	2,030.00	2,000.00	(30.00)
Computer Support/Licensing Fees	05 001 4170.20 5		1,207.50	12,551.52	0.00	(12,551.52)
Audit Fees	05 001 4171.00 5		0.00	0.00	1,333.28	1,333.28
Employee Benefits Cont - Admin	05 001 4182.00 5		3,774.29	32,775.50	32,103.28	(672.22)
Sundry	05 001 4190.00 5		1,595.86	11,563.35	12,000.00	436.65
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	1,051.42	0.00	(1,051.42)
Telephone/Communications	05 001 4190.20 5		1,466.21	7,561.35	4,000.00	(3,561.35)
Postage	05 001 4190.30 5		34.39	1,829.54	333.28	(1,496.26)
Eviction Costs	05 001 4190.40 5		0.00	0.00	2,000.00	2,000.00
Contract Costs - Copier	05 001 4190.60 5		202.77	1,318.93	3,000.00	1,681.07
Contract Costs - Admin	05 001 4190.90 5		150.00	4,185.67	8,666.64	4,480.97
Ten Services -	05 001 4220.00 5		0.00	1,059.50	0.00	(1,059.50)
Water	05 001 4310.00 5		18.47	362.74	234.00	(128.74)
Electricity	05 001 4320.00 5		733.84	4,704.27	4,835.28	131.01
Sewer	05 001 4390.00 5		40.30	602.53	485.28	(117.25)
Labor	05 001 4410.00 5		0.00	2,148.82	0.00	(2,148.82)
Materials	05 001 4420.00 5		1,313.95	9,719.40	2,000.00	(7,719.40)
Contract Costs	05 001 4430.00 5		27.50	11,041.13	156.64	(10,884.49)
Contract Costs - Pest Control	05 001 4430.10 5		0.00	5,270.00	759.28	(4,510.72)
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		4,500.00	6,741.84	93.28	(6,648.56)
Garbage and Trash Collection	05 001 4431.00 5		50.00	623.75	509.28	(114.47)
Emp Benefit Cont - Maintenance	05 001 4433.00 5		0.00	239.66	0.00	(239.66)
Property Insurance	05 001 4510.00 5		0.00	4,393.70	7,030.64	2,636.94
Other General Expense	05 001 4590.02 5		435.97	9,839.36	8,333.28	(1,506.08)
Total Operating Expenses			25,622.49	233,328.45	187,911.44	(45,417.01)
Total Operating Revenues and Expenses			(25,622.49)	(233,328.45)	(187,911.44)	(45,417.01)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		(198,880.73)	598,854.49	0.00	598,854.49
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,429.89	11,088.61	18,064.00	(6,975.39)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,857.46	16,053.36	14,148.64	1,904.72
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,925.17	15,240.62	14,232.64	1,007.98
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,005.53	15,196.93	17,660.00	(2,463.07)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	89,000.00	89,000.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		436.14	4,453.76	5,826.64	(1,372.88)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,924.49	14,866.51	18,950.64	(4,084.13)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		997.07	8,384.35	8,606.64	(222.29)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		2,000.00	8,000.00	10,800.00	(2,800.00)
Total Other Revenues and Expenses			(175,179.98)	781,138.63	197,289.20	583,849.43
Total Other Revenues and Expenses			(175,179.98)	781,138.63	197,289.20	583,849.43
Total Net Income (Loss)			(200,802.47)	547,810.18	9,377.76	538,432.42

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended August 31, 2024	8 Month(s) Ended August 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		2,110.72	20,781.43	19,483.28	(1,298.15)
Legal Expense	07 002 4130.00 5		0.00	4,260.00	3,333.28	(926.72)
Staff Training	07 002 4140.00 5		29.90	256.50	200.00	(56.50)
Travel	07 002 4150.00 5		0.00	0.00	200.00	200.00
Accounting Fees	07 002 4170.00 5		200.00	1,964.92	2,466.64	501.72
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	2,733.28	(22.72)
Employee Benefits Cont - Admin	07 002 4182.00 5		1,153.45	9,048.65	8,487.28	(561.37)
Sundry	07 002 4190.00 5		0.00	141.83	1,766.64	1,624.81
Postage	07 002 4190.03 5		0.00	1.83	166.64	164.81
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		179.85	659.45	333.28	(326.17)
TENANT BACKGROUND CHECKS	07 002 4190.20 5		247.30	668.01	3,000.00	2,331.99
Eviction Costs	07 002 4190.4 5		0.00	0.00	166.64	166.64
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	333.28	333.28
Tenant Services	07 002 4220.00 5		0.00	0.00	2,333.28	2,333.28
Water	07 002 4310.00 5		540.12	3,517.67	4,375.28	857.61
Electricity	07 002 4320.00 5		1,180.41	6,994.48	5,093.28	(1,901.20)
Sewer	07 002 4390.00 5		1,020.30	6,316.34	6,935.28	618.94
Labor	07 002 4410.00 5		2,969.39	33,411.86	65,515.28	32,103.42
Maintenance Materials	07 002 4420.00 5		1,350.14	13,759.90	4,585.28	(9,174.62)
Contract Costs	07 002 4430.00 5		4,940.00	111,964.29	28,941.28	(83,023.01)
Pest Control	07 002 4430.1 5		0.00	2,269.00	2,026.64	(242.36)
Contract Costs-Lawn	07 002 4430.3 5		495.00	3,960.00	3,819.28	(140.72)
Contract Costs-Air Conditioning	07 002 4430.4 5		0.00	4,076.64	6,990.64	2,914.00
Contract Costs-Plumbing	07 002 4430.5 5		0.00	415.75	333.28	(82.47)
Contract Costs - Vacancy Turnaround	07 002 4430.6 5		0.00	0.00	133.28	133.28
Garbage and Trash Collection	07 002 4431.00 5		614.95	4,152.91	4,212.00	59.09
Emp Benefit Cont - Maintenance	07 002 4433.00 5		1,295.90	11,006.27	24,124.64	13,118.37
Insurance - Property	07 002 4510.00 5		0.00	16,072.55	22,144.00	6,071.45
Bad Debts - Other	07 002 4570.00 5		0.00	14,742.02	10,000.00	(4,742.02)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,315.28	18,815.81	18,647.28	(168.53)
Management Fees	07 002 4590.00 5		2,005.53	15,196.93	17,660.00	2,463.07
Other General Expense	07 002 4590.01 5		0.00	124.00	2,333.28	2,209.28
Total Operating Expenses			22,648.24	307,823.69	272,873.52	(34,950.17)
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		6,165.77	54,167.65	53,798.00	369.65
HAP Subsidy	07 002 3110.01 5		20,402.00	148,297.00	166,951.28	(18,654.28)
Total Operating Revenues			26,567.77	202,464.65	220,749.28	(18,284.63)
Total Operating Revenues and Expenses			3,919.53	(105,359.04)	(52,124.24)	(53,234.80)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430 5		0.00	0.00	66.64	(66.64)
Interest - Restricted - RFR	07 002 3431.00 5		0.00	52.00	66.64	(14.64)
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	10.13	66.64	(56.51)
Other Income - Tenant	07 002 3690.00 5		7.00	2,597.39	7,464.64	(4,867.25)
Other Income - Non Tenant	07 002 3690.02 5		0.00	0.00	733.28	(733.28)
Total Other Revenues and Expenses			7.00	2,669.04	8,397.84	(5,728.80)
Total Other Revenues and Expenses			7.00	2,669.04	8,397.84	(5,728.80)
Total Net Income (Loss)			3,926.53	(102,690.00)	(43,726.40)	(58,963.60)