

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, January 21, 2025, 5:30PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. Consent Agenda
 - 1. Regular Board Meeting Minutes: November 2024
 - 2. Monthly Occupancy Report: November & December 2024
 - 3. TAR & Maintenance Reports: November & December 2024
 - 4. Cash Analysis: November & December 2024
 - 5. Project Budgeted Income Statement Reports: November & December 2024
 - 6. Fee Accountants Financials: October & November 2024
- E. Secretary Reports & Old Business.
 - 2 Move Ins—November—1 @North Central Heights I, 1 @ Cornell Colony
 - 3 Move Ins—December—1 @Cornell Colony, 2 @ Lakeside Park I
 - 7 Move Outs—November—1 @North Central Heights I-abandoned unit, 2 @North Central Heights II-rent too high & non payment rent, 2 @Lakeside Park 2-abandoned & needs public transportation, 1 @Delaney-passed away, 1 @Ridgedale-non payment rent
 - 1 Move out—December--@Cornell-no notice given
 - December 13th—we gave about 50 families toys that were given to us by Toys for Tots—the toys that were left we gave to NAACP
 - New Hire for the Property Manager Multi-family began on January 13th
 - Lakeside Park I NSPIRE (REAC) scheduled for February 4th
 - Ridgedale NSPIRE (REAC) scheduled for March 19th
 - Penny out of the office January 24th to January 30th
- F. New Business
 - 2025 Salary Study—Resolution 25-01
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: February 18, 2025
- 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, January 21, 2025; 6:00 P.M.
Meeting Agenda

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

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

B. COMMUNICATIONS:

I. SECRETARY REPORTS & OLD BUSINESS

- 2 Move Ins—November—1@North Central Heights I, 1 @ Cornell Colony
- 3 Move Ins—December—1 @Cornell Colony, 2 @ Lakeside Park I
- 7 Move Outs—November—1@North Central Heights I-abandoned unit, 2@North Central Heights II-rent too high & non payment rent, 2@Lakeside Park 2-abandoned & needs public transportation, 1@Delaney-passed away, 1@Ridgedale-non payment rent
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- Penny out of the office January 24th to January 30th

II. NEW BUSINESS

- 2025 Salary Study—Resolution 25-01

Other matters to come before the Board:

Next Board Meeting(s): February 18, 2025

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
November 19, 2024, 5:30 P.M.
Meeting Minutes

A. Opening/Roll Call: Commissioner Brojek called the Board Meeting to order at 5:30pm. Commissioner Dilday led us in prayer. Secretary Penny Pieratt called the member attendance roll: Commissioners Present: Brojek, Dilday, Pineiro and Jackson. Absent: Commissioners Pough and Knighten. Attended guest: Emilio Garibaldi Jr, Director of Commercial Real Estate and Investments and Rotary member

B. Public Comments/Presentations:

C. Communications:

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:

- 6 Move Ins—1 @ NCH I, 1 @ Cornell, 1 @ Lakeside Park II, 1 @ Delaney, 2 @ Ridgedale
- 6 Move Outs—1 @ NCH I abandoned unit, 4 @ Lakeside Park I—3 criminal 1 moved to Lakeside Park II, 1 @ Delaney dog bit tenant
- Cornell Colony Monitoring Review scheduled October 16th – Management did very well, Maintenance—several pages of findings. (emailed)
- Halloween Party at Cornell Colony October 31st
- Employee Incentive Compensation
- Salary Study Contract with NAHRO—last one 2020
- Insurance Meeting—December 2nd to December 4th

F. New Business:

- 2025 Budget Approval—Resolution 24-03

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, January 21, 2025 at 5:30pm

Being no further business to come before the Board, Chair adjourned the meeting at 6:05 pm.

Accepted _____

Attest _____

**AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
November 19, 2024, 6:00 P.M.**

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 6:05 PM. Secretary Penny Pieratt called the roll with the following directors present: Brojek, Pineiro, Jackson, and Dilday. Absent: Directors Knighten and 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 and seconded by Director Pineiro, the minutes of the previous meeting were unanimously approved as presented.

COMMUNICATIONS:

SECRETARY REPORT AND OLD BUSINESS:

- 6 Move Ins—1 @ NCH I, 1 @ Cornell, 1 @ Lakeside Park II, 1 @ Delaney, 2 @ Ridgedale
- 6 Move Outs—1 @ NCH I abandoned unit, 4 @ Lakeside Park I—3 criminal 1 moved to Lakeside Park II, 1 @ Delaney dog bit tenant
- Cornell Colony Monitoring Review scheduled October 16th – Management did very well, Maintenance—several pages of findings. (emailed)
- Halloween Party at Cornell Colony October 31st
- Employee Incentive Compensation
- Salary Study Contract with NAHRO—last one 2020
- Insurance Meeting—December 2nd to December 4th

NEW BUSINESS:

- Resolution 24-03 – 2025 Budget Approval

Next Board Meeting: Tuesday, January 21, 2025

ADJOURN: There being no further business to come before the Board, Director Brojek adjourned the meeting at 6:10pm; motioned by Director Jackson and second by Director Pineiro.

Accepted _____

Accepted _____

Attest SEAL _____

The Housing Authority of Avon Park
Board Resolution No. 25-01
Salary Study

BE IT RESOLVED BY THE BOARD OF COMMISSINSERS FOR THE AVON PARK HOUSING AUTHORITY OF AVON PARK, FLORIDA, that:

In accordance with the U. S Department of Housing and Urban Development (HUD) PIH Notice 2011-48 dated August 26, 2011, and subsequent updates to said notice, the Salary Study for the Housing Authority of Avon Park, Florida, dated December 2024 be approved and adopted on this 21st day of January, 2025. (as the Budget permits) The motion to approve was made by _____ and a second to the motion was made by _____.

Those in favor:

Those opposed:

I, Penny Pieratt, Secretary for the Board of Commissioners for the Avon Park Housing Authority of Avon Park, Florida duly swear the above resolution was approved and adopted by majority vote on the date shown above. The Resolution has been recorded as Resolution No. 25-01 in the Avon Park Housing Authority of Avon Park, Florida Board Meeting Minutes.

Accepted _____

Attest _____

OCCUPANCY/VACANCY REPORT

Nov-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>
503	1	6/18/2024			OPEN 58117		Passed away
527	1	7/29/2024			OPEN 58340		Criminal
520	1	10/21/2024			OPEN 58997		Dogs bit tenant
303	1	11/30/2024			OPEN 59408		Passed away

TOTAL DELANEY HEIGHTS VACANT - 4

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			284		Needed 2 bathrooms
27	3	7/30/2024			OPEN 58339		Unreported income
35	2	8/15/2024			104		Criminal
1319	2	10/7/2024			OPEN 58874		Non pmt rent
1314	4	10/21/2024			OPEN 58996		Criminal/eviction
29	3	10/21/2024			25		Criminal/eviction
25E	2	10/30/2024			OPEN 59085		VAWA

TOTAL LAKESIDE PARK I VACANT - 7

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
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
202	2	9/17/2024			OPEN 58830		Needed 3 bedrooms transfer 239
337	1	11/4/2024			OPEN 59110		Needs public transportation
314	2	11/18/2024			OPEN 59409		Never moved in

TOTAL LAKESIDE PARK II VACANT - 7

OCCUPANCY/VACANCY REPORT NOVEMBER. 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
702	4	11/14/2022		*MOLD*	6396		Criminal Activity
720	3	11/18/2022		*MOLD*	OPEN 53674		Criminal Activity
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			OPEN 58354		Transferred to 729
740	2	7/22/2024			OPEN 58329		Transferred to 701
713	2	11/6/2024			OPEN 59219		Unreported income

TOTAL RIDGEDALE VACANT - 11

OCCUPANCY/VACANCY REPORT

Nov-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>
624	3	6/17/2024			121		No notice given
620	2	8/20/2024	11/18/2024	6	84	90	Moved with boyfriend
649	2	9/27/2024			OPEN 58815		Multiple Issues
603	2	10/3/2024			OPEN 58851		Abandoned unit
647	3	11/8/2024			OPEN 59339		

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>
743	3	6/4/2024			129		Transferred to 4 bdrm
722	3	8/1/2024			OPEN 58358		Non pmt rent
303	3	11/12/2024			OPEN 59340		Rent too high
737	3	11/25/2024			OPEN 59341		Non pmt rent

TOTAL NCH II VACANT - 4

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>
38207	3	4/26/2024			157		Moved out of state
38180	3	6/1/2024			117		Moved out of state
38186	3	6/13/2024			127		Moved out of state
38284	3	8/1/2024	11/14/2024	51	54	105	Moved out of state

TOTAL CORNELL VACANT - 3

OCCUPANCY/VACANCY REPORT

Nov-24

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1

Cornell=unit 38214=3 bdrm=non renewal 10/31

Cornell=unit 38193=3 bdrm=? 11/24

North Central 1=unit 614=3 bdrm=non pmt rent; non renewal

North Central 2=unit 730=3 bdrm=non renewal 10/31

Lakeside Park 2=unit 244=3 bdrm=non renewal/housekeeping

Ridgedale=unit 728=3 bdrm=non renewal/housekeeping

Delaney =unit 506=1 bdrm=moving back with mom 11/30

Evictions -

WAITING LIST

2024

DELANEY HEIGHTS

1 BDRM 34

TOTAL 34

2024

LAKESIDE PARK I

1 BDRM 0

2 BDRM 5

3 BDRM 4

4 BDRM 0

5 BDRM 0

TOTAL 9

2024

NORTH CENTRAL HEIGHTS

2 BDRM 20

3 BDRM 3

4 BDRM 4

TOTAL 27

2024

LAKESIDE PARK II

1 BDRM 15

2 BDRM 27

3 BDRM 9

4 BDRM 1

5 BDRM 0

TOTAL 52

2024

CORNELL COLONY

3 BDRM 4

OPEN 4

2024

RIDGEDALE

1 BDRM 39

2 BDRM 25

3 BDRM 32

4 BDRM 18

TOTAL 114

SUBMITTED BY PENNY PIERATT, CEO

TOTAL

240

Tenant Accounts Receivable

30-Nov-24

Delaney Heights

	<u>Amt</u>	<u>Reason</u>
L. Gunter	\$ 121.98	Late fee balance, rent
J. Ross	\$ 166.89	Work order, rent
E. Sanders	\$ 6.68	Work order
J. Snowden	\$ 2.07	Work order
DH Total	\$ 297.62	

Lakeside Park I

E. Brown	\$ 67.42	Work order
C. Haggins	\$ 3.00	Work order
T. Jones	\$ 4,015.07	Rent, unreported income (pmts)
T. Taylor	\$ 3.77	Work order
Lakeside I Total	\$ 4,089.26	

Lakeside Park II

P. Catrett	\$ 2.00	Late fee
B. Concepcion	\$ 6.00	Late fee
E. Jackson	\$ 2.94	Work order
N. Jones	\$ 50.42	Move out charges
M. Lenton	\$ 68.67	Work order
J. Nichols	\$ 91.56	Work order
A. Otero	\$ 41.09	Work order
A. Thompson	\$ 11.00	Late fee
E. Vertus	\$ 1,567.00	Unreported income
A. Weeks	\$ 13.86	Late fee
Lakeside II Total	\$ 1,854.54	

NCH I

S. Dewain	\$ 110.58	Late Fee
E. Fleming	\$ 1.00	Balance late fee
M. Hudson	\$ 85.00	Late fee
S. Valentin	\$ 0.52	Balance on move in rent
NCH I Total	\$ 197.10	

NCH II

M. Colon	\$ 33.56	Balance on move in rent
A. Gonzalez	\$ 28.68	Work order
S. Johnson	\$ 23.65	Work order
J. Matthews	\$ 43.76	Work order
C. Redding	\$ 0.89	Work order
S. Rivera	\$ 6.84	NSF Fee
R. Tirado	\$ 49.64	Work order
G. Williams	\$ 61.50	Work Order
C. Wooden	\$ 354.75	Balance Rent
NCH II Total	\$ 603.27	

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable
30-Nov-24

Cornell Colony

S. Butler	\$	0.62	Work Order
H. Day	\$	4.00	Late fee
J. Estevez	\$	12.00	Work Order
E. Leon	\$	67.07	Balance late fee
L. Peralta	\$	908.00	Rent, work order
E. Robey	\$	47.00	Late fee
J. Rodriguez	\$	768.00	Rent
Cornell Total	\$	1,806.69	

Ridgedale

C. Anderson	\$	39.66	Work order
S. Antone	\$	3.20	Late fee
Ridgedale Total	\$	42.86	

GRAND TOTAL	\$	8,891.34
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WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	-	
NCH I	\$	2,864.19	O. Quintana
NCH II	\$	-	
Ridgedale	\$	9,035.11	R. Quinones
Cornell	\$	-	
Cornell	\$	-	
TOTAL	\$	11,899.30	

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. 88 hours were taken during the month of November for sick (48 hours), vacation (0 hours), holiday (40 hours)

Maintenance		
Delaney Heights Inspections	1	
Lakeside Park I Inspections	1	
Lakeside Park II Inspections	0	
Ridgedale Inspections	0	
NCH I Inspections	4	
NCH II Inspections	7	
Cornell Colony Inspections	11	
Total	24	
Delaney Heights Vacancies	0	
Lakeside Park I Vacancies	3	
Lakeside Park II Vacancies	0	
Ridgedale Vacancies	0	
NCH I Vacancies	1	Contractor
NCH II Vacancies	0	
Cornell Colony Vacancies	0	
		Property Manager
Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	0	0
Ridgedale Move Ins	0	0
NCH I Move Ins	1	1
NCH II Move Ins	0	0
Cornell Colony Move Ins	1	1
Total	2	
Delaney Heights Move Outs	1	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	2	
Ridgedale Move Outs	1	
NCH I Move Outs	1	
NCH II Move Outs	2	
Cornell Colony Move Outs	0	
Total	7	

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



November 2024

Turnovers:

39 Tulane Drive—Lakeside Park I
29 Tulane Drive—Lakeside Park I
35 Tulane Drive—Lakeside Park I

620 Barberry Loop—North Central Heights I—contractor completed

Smoke detector and Fire extinguisher checks carried out on all properties

Pest control sprayed at Ridgedale and Delaney Heights

December 2024

Turnovers:

1319 Cummings—Lakeside Park I

603 Barberry loop—North Central Heights I—contractor completed

Termite inspection completed in Cornell Colony

Smoke detector and Fire extinguisher checks completed on all properties

Pest control sprayed at Cornell Colony and North Central Heights

Provided by: Daniel Whitlock, Maintenance Supervisor

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 11/1/2024 - 11/30/2024

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
QUINTANA ONELIA		19029	583-07-9445	647 BARBERRY LOOP AVON PARK FL 33825-		
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-257-5532		
AR00136283	LATECG	9/17/2024	\$27.21	11/21/2024	\$0.00	\$27.21
AC00062000	RENT	10/1/2024	\$763.00	11/21/2024	\$0.00	\$763.00
AC00062247	RENT	11/1/2024	\$2,010.00	11/21/2024	\$0.00	\$2,010.00
AR00137180	MAINT	11/21/2024	\$40.00	11/21/2024	\$0.00	\$40.00
AR00137179	MAINT	11/21/2024	\$23.98	11/21/2024	\$0.00	\$23.98
Totals			\$2,864.19		\$0.00	\$2,864.19
PHA: 02 PROJECT: 001			Totals		\$2,864.19	\$2,864.19
PHA: 02			Totals		\$2,864.19	\$2,864.19
HODGES ANITA C		21529	265-69-3255	337 W SHORELINE DRIVE AVON PARK FL 33825-		
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-443-0152		
AC00062135	RENT	10/1/2024	\$64.70	11/21/2024	\$64.70	\$0.00
AC00062378	RENT	11/1/2024	\$101.00	11/21/2024	\$101.00	\$0.00
AR00137166	LATECG	11/21/2024	\$28.00	11/21/2024	\$28.00	\$0.00
AR00137169	MAINT	11/21/2024	\$25.00	11/21/2024	\$24.30	\$0.00
Totals			\$218.70		\$218.00	\$0.00
PHA: 04 PROJECT: 002			Totals		\$218.70	\$218.00
PHA: 04			Totals		\$218.70	\$218.00
QUINONES MERCA RUTH		16088	581-67-4178	713 FAIRVIEW TERR APT#31 AVON PARK FL 33825-		
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 407-575-3050		
AR00135432	RETRO	7/24/2024	\$4,730.92	11/21/2024	\$0.00	\$4,730.92
AC00061725	RENT	8/1/2024	\$1,032.00	11/21/2024	\$0.00	\$1,032.00
AC00061967	RENT	9/1/2024	\$1,032.00	11/21/2024	\$0.00	\$1,032.00
AR00136254	MISC	9/11/2024	\$380.00	11/21/2024	\$0.00	\$380.00
AR00136300	MISC	9/20/2024	\$180.00	11/21/2024	\$0.00	\$180.00
AC00062214	RENT	10/1/2024	\$1,032.00	11/21/2024	\$0.00	\$1,032.00
AR00136661	MISC	10/18/2024	\$441.79	11/21/2024	\$0.00	\$441.79
AC00062458	RENT	11/1/2024	\$206.40	11/21/2024	\$0.00	\$206.40
Totals			\$9,035.11		\$0.00	\$9,035.11
PHA: 07 PROJECT: 002			Totals		\$9,035.11	\$9,035.11
PHA: 07			Totals		\$9,035.11	\$9,035.11
Grand Totals			\$12,118.00		\$218.00	\$11,899.30

Selection Criteria: Tenant #: ALL PHA: ALL Project: ALL Write Off Date Range: 11/1/2024 - 11/30/2024
 Include Family Member Information: False Sort By: PHA/Project/First Name

CASH ANALYSIS
11/30/2024

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 220,880.77		
North Central Heights I General Fund	\$ 100,570.52	NCH I Reserves/Bonneville	\$ 156,754.84
NCH I Security Deposit	\$ 10,869.56	NCH I Insurance	\$ 29,728.03
OWES APHDC Cash Distribution	\$ (143,296.00)		
North Central Heights II General Fund	\$ 82,360.83	NCH II Reserves/Bonneville	\$ 125,367.15
NCH II Security Deposit	\$ 8,956.74	NCH II Insurance	\$ 22,395.04
Cornell Colony General Fund	\$ 457,934.94	CC Reserves/Amerinat	\$ 105,871.15
Cornell Colony Security Deposit	\$ 13,345.23	CC Insurance	\$ 42,756.30
		CC Reserves/Amerinat	\$ 117,936.24
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 8,146.61	LPI Reserves/First Hsg	\$ 35,693.57
LPI Security Deposit	\$ 2,128.02	LPI Insurance	\$ 5,280.12
Lakeside Park II General Fund	\$ 240,947.21	LPII Reserves/Churchill	\$ 202,438.13
		O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$ 240,947.21	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 16,080.26	LPII Insurance	\$ 48,289.63
		GNMA-Other Churchill	\$ 15,385.80
Delaney Heights General Fund	\$ 54,649.92	DH Reserves/South State	\$ 89,187.40
DH Security Deposit	\$ 10,810.87		
COCC	\$ 40,283.77		
Ridgedale General Fund	\$ 11,072.40	RD Reserves/Centennial	\$ 52,829.27
Ridgedale Security Deposit	\$ 6,651.71	RD Insurance	\$ 16,163.08
		RD Residual Reserves	\$ 9,160.23
*Ridgedale OWES COCC	\$ (229,417.80)	RD MIP Insurance	\$ 567.03

SUBMITTED BY: PENNY PIERATT, CEO

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended November 30, 2024	11 Month(s) Ended November 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		2,046.20	21,477.18	19,967.75	(1,509.43)
Legal Expense	02 001 4130.00 5		0.00	90.00	458.26	368.26
Staff Training	02 001 4140.00 5		0.00	0.00	916.63	916.63
Travel	02 001 4150.00 5		0.00	0.00	458.26	458.26
Accounting Fees	02 001 4170.00 5		357.12	3,464.64	3,666.63	201.99
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	4,079.13	1,111.13
Employee Benefits Cont - Admin	02 001 4182.00 5		699.33	9,956.08	9,605.75	(350.33)
Sundry	02 001 4190.00 5		21.99	273.18	1,008.26	735.08
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		96.62	1,146.22	1,100.00	(46.22)
Tenant Background Checks	02 001 4190.20 5		61.82	488.09	1,375.00	886.91
Postage	02 001 4190.3 5		0.00	0.00	45.76	45.76
Eviction Costs	02 001 4190.4 5		0.00	0.00	458.26	458.26
Contract Costs - Admin	02 001 4190.9 5		0.00	0.00	458.26	458.26
Ten Services	02 001 4220.2 5		29.45	71.90	0.00	(71.90)
Water	02 001 4310.00 5		183.01	480.47	537.13	56.66
Electricity	02 001 4320.00 5		402.94	3,610.81	3,004.76	(606.05)
Sewer	02 001 4390.00 5		390.70	560.60	670.01	109.41
Labor	02 001 4410.00 5		1,814.93	24,843.78	17,686.13	(7,157.65)
Maintenance Materials	02 001 4420.00 5		814.30	15,260.10	13,402.51	(1,857.59)
Contract Costs	02 001 4430.00 5		845.00	10,993.75	2,386.01	(8,607.74)
Contract Costs-Pest Control	02 001 4430.1 5		3,600.00	6,798.00	2,837.01	(3,960.99)
Contract Costs-Plumbing	02 001 4430.2 5		0.00	1,920.00	0.00	(1,920.00)
Contract Costs - AC	02 001 4430.4 5		65.00	12,964.36	10,130.01	(2,834.35)
Contract Costs - Lawn	02 001 4430.5 5		2,044.00	26,056.29	23,376.76	(2,679.53)
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		7,460.00	16,910.00	4,301.88	(12,608.12)
Garbage and Trash Collection	02 001 4431.00 5		240.00	589.66	611.38	21.72
Emp Benefit Cont - Maintenance	02 001 4433.00 5		773.32	9,850.48	8,412.25	(1,438.23)
Insurance - Property	02 001 4510.00 5		2,865.65	31,498.24	34,175.13	2,676.89
Bad Debts - Other	02 001 4570.00 5		2,864.19	8,900.57	4,583.26	(4,317.31)
Bonneville Interest	02 001 4580.01 5		3,598.42	39,764.14	39,745.75	(18.39)
Other General Expense	02 001 4590.00 5		0.00	144,084.53	916.63	(143,167.90)
Management Fees	02 001 4590.02 5		1,342.73	15,084.79	24,838.00	9,753.21
Total Operating Expenses			32,616.72	410,732.53	235,212.56	(175,519.97)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		27,894.44	306,377.45	310,472.25	(4,094.80)
Total Operating Revenues			27,894.44	306,377.45	310,472.25	(4,094.80)
Total Operating Revenues and Expenses			(4,722.28)	(104,355.08)	75,259.69	(179,614.77)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	02 001 3431.00 5		0.00	536.68	0.00	536.68
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	59.51	(59.51)
Other Income - Tenant	02 001 3690.00 5		546.82	5,965.10	5,941.76	23.34
Other Income - Non Tenant	02 001 3690.02 5		0.00	209,553.09	0.00	209,553.09
Total Other Revenues and Expenses			546.82	216,054.87	6,001.27	210,053.60
Total Other Revenues and Expenses			546.82	216,054.87	6,001.27	210,053.60
Total Net Income (Loss)			(4,175.46)	111,699.79	81,260.96	30,438.83

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 November 30, 2024	11 Month(s) Ended November 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,670.56	17,370.99	16,071.88	(1,299.11)
Legal Expense	02 002 4130.00 5		0.00	0.00	504.13	504.13
Staff Training	02 002 4140.00 5		0.00	0.00	595.76	595.76
Travel	02 002 4150.00 5		0.00	0.00	229.13	229.13
Accounting Fees	02 002 4170.00 5		344.88	3,429.36	3,437.50	8.14
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	3,208.26	876.26
Employee Benefits Cont - Admin	02 002 4182.00 5		567.75	8,017.38	7,732.01	(285.37)
Sundry	02 002 4190.00 5		0.00	110.89	916.63	805.74
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	275.00	275.00
Tenant Background Check	02 002 4190.20 5		0.00	495.20	0.00	(495.20)
Eviction Costs	02 002 4190.4 5		0.00	0.00	458.26	458.26
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	458.26	458.26
Ten Services -	02 002 4220.20 5		24.26	58.79	458.26	399.47
Water	02 002 4310.00 5		0.00	0.00	473.88	473.88
Electricity	02 002 4320.00 5		79.02	886.42	3,324.75	2,438.33
Sewer	02 002 4390.00 5		0.00	0.00	155.76	155.76
Labor	02 002 4410.00 5		1,592.65	22,470.08	14,730.76	(7,739.32)
Maintenance Materials	02 002 4420.00 5		517.15	10,703.82	14,961.76	4,257.94
Contract Costs	02 002 4430.00 5		250.00	4,637.81	2,383.26	(2,254.55)
Contract Costs-Pest Control	02 002 4430.1 5		0.00	2,595.00	5,557.75	2,962.75
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	19,626.25	18,368.13	(1,258.12)
Contract Costs - AC	02 002 4430.4 5		540.00	9,716.64	22,627.00	12,910.36
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		0.00	15,650.00	9,008.01	(6,641.99)
Garbage and Trash Collection	02 002 4431.00 5		0.00	45.00	841.50	796.50
Emp Benefit Cont - Maintenance	02 002 4433.00 5		705.64	9,099.59	7,106.88	(1,992.71)
Insurance - Property	02 002 4510.00 5		2,071.72	23,415.96	26,873.88	3,457.92
Bad Debts - Other	02 002 4570.00 5		0.00	3,452.00	4,583.26	1,131.26
Bonneville Interest	02 002 4580.01 5		3,255.19	35,971.31	35,954.38	(16.93)
Other General Expense	02 002 4590.00 5		0.00	429.96	916.63	486.67
Management Fees	02 002 4590.02 5		1,981.49	22,011.01	19,454.38	(2,556.63)
Total Operating Expenses			15,206.31	212,778.22	221,667.05	8,888.83
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		24,147.16	270,121.16	243,179.75	26,941.41
Total Operating Revenues			24,147.16	270,121.16	243,179.75	26,941.41
Total Operating Revenues and Expenses			8,940.85	57,342.94	21,512.70	35,830.24
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00 5		0.00	427.15	0.00	427.15
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	47.63	(47.63)
Other Income - Tenant	02 002 3690.00 5		564.75	5,876.80	11,602.25	(5,725.45)
Other Income - Non Tenant	02 002 3690.02 5		0.00	112,529.89	0.00	112,529.89
Total Other Revenues and Expenses			564.75	118,833.84	11,649.88	107,183.96
Total Other Revenues and Expenses			564.75	118,833.84	11,649.88	107,183.96
Total Net Income (Loss)			9,505.60	176,176.78	33,162.58	143,014.20

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended November 30, 2024	11 Month(s) Ended November 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		2,296.64	24,214.59	22,565.51	(1,649.08)
Legal Expense	03 001 4130.00 5		0.00	0.00	458.26	458.26
Staff Training	03 001 4140.00 5		0.00	0.00	825.00	825.00
Travel	03 001 4150.00 5		0.00	0.00	458.26	458.26
Accounting Fees	03 001 4170.00 5		315.28	2,938.16	2,933.26	(4.90)
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	847.50	0.00	(847.50)
Audit Fees	03 001 4171.00 5		0.00	3,392.00	4,675.00	1,283.00
Employee Benefits Cont - Admin	03 001 4182.00 5		787.15	11,248.81	10,854.25	(394.56)
Sundry	03 001 4190.00 5		0.00	663.72	1,375.00	711.28
Non Capitalized Admin	03 001 4190.01 5		0.00	0.00	293.26	293.26
Tenant Background Checks	03 001 4190.02 5		123.65	611.76	366.63	(245.13)
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	1,536.24	1,833.26	297.02
Eviction Costs	03 001 4190.40 5		0.00	0.00	458.26	458.26
Ten Services	03 001 4220.00 5		32.92	554.61	0.00	(554.61)
Water	03 001 4310.00 5		14.91	329.04	1,140.26	811.22
Electricity	03 001 4320.00 5		558.12	3,286.63	6,797.01	3,510.38
Sewer	03 001 4390.00 5		31.20	439.43	748.00	308.57
Labor	03 001 4410.00 5		2,502.23	25,344.85	27,659.50	2,314.65
Materials	03 001 4420.00 5		3,823.27	22,099.41	18,573.50	(3,525.91)
Contract Costs	03 001 4430.00 5		1,393.60	4,206.10	14,104.75	9,898.65
Contract Costs - Pest Control	03 001 4430.10 5		0.00	9,557.00	4,525.51	(5,031.49)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	25,300.00	26,429.26	1,129.26
Contract Costs - AC	03 001 4430.40 5		0.00	4,747.84	2,607.88	(2,139.96)
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	30,130.00	2,016.63	(28,113.37)
Garbage and Trash Collection	03 001 4431.00 5		50.00	768.93	2,146.76	1,377.83
Emp Benefit Cont - Maintenance	03 001 4433.00 5		739.24	8,016.49	11,085.25	3,068.76
Property Insurance	03 001 4510.00 5		4,995.77	55,049.60	37,536.51	(17,513.09)
Bad Debts - Other	03 001 4570.00 5		0.00	11,740.54	22,388.63	10,648.09
Management Fees	03 001 4590.01 5		2,089.14	21,186.92	19,569.88	(1,617.04)
Other General Expense	03 001 4590.02 5		0.00	10,902.99	10,541.63	(361.36)
Total Operating Expenses			22,181.14	279,162.21	254,966.91	(24,195.30)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		34,278.39	354,009.96	326,172.88	27,837.08
Total Operating Revenues			34,278.39	354,009.96	326,172.88	27,837.08
Total Operating Revenues and Expenses			12,097.25	74,847.75	71,205.97	3,641.78
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	52.11	119.13	(67.02)
Other Income - Tenant	03 001 3690.00 5		391.00	8,276.06	5,041.63	3,234.43
Other Income - Misc Other Revenue	03 001 3690.01 5		0.00	170,525.29	0.00	170,525.29
Interest on Loan - Heartland National	03 001 5610.00 5		(3,493.99)	(37,111.67)	(38,153.50)	1,041.83
Total Other Revenues and Expenses			(3,102.99)	141,741.79	(32,992.74)	174,734.53
Total Other Revenues and Expenses			(3,102.99)	141,741.79	(32,992.74)	174,734.53
Total Net Income (Loss)			8,994.26	216,589.54	38,213.23	178,376.31

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended November 30, 2024	11 Month(s) Ended November 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		1,232.06	12,532.99	11,501.38	(1,031.61)
Legal Expense	04 001 4130.00 5		117.00	2,242.72	2,108.26	(134.46)
Staff Training	04 001 4140.00 5		0.00	103.00	293.26	190.26
Accounting Fees	04 001 4170.00 5		274.48	2,988.56	3,025.00	36.44
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	1,375.00	103.00
Employee Benefits Cont - Admin	04 001 4182.00 5		486.59	5,310.45	5,049.88	(260.57)
Sundry	04 001 4190.00 5		0.00	269.38	916.63	647.25
TENANT BACKGROUND CHECKS	04 001 4190.02 5		61.82	188.50	91.63	(96.87)
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	458.26	458.26
Postage	04 001 4190.30 5		0.00	13.02	0.00	(13.02)
Eviction Costs	04 001 4190.40 5		0.00	0.00	275.00	275.00
Ten Services -	04 001 4220.00 5		0.00	7.49	0.00	(7.49)
Water	04 001 4310.00 5		0.00	52.26	47.63	(4.63)
Electricity	04 001 4320.00 5		77.07	439.54	3,883.88	3,444.34
Sewer	04 001 4390.00 5		0.00	26.45	175.01	148.56
Labor	04 001 4410.00 5		1,052.02	13,419.21	11,408.76	(2,010.45)
Maintenance Materials	04 001 4420.00 5		752.64	4,721.41	6,315.76	1,594.35
Contract Costs	04 001 4430.00 5		850.00	3,607.50	2,126.63	(1,480.87)
Contract Costs - Pest Control	04 001 4430.10 5		2,025.00	2,665.00	4,551.25	1,886.25
Contract Costs-Lawn	04 001 4430.30 5		266.60	2,666.00	3,085.50	419.50
Contract Costs - AC	04 001 4430.40 5		0.00	22,678.71	1,889.25	(20,789.46)
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	455.00	183.26	(271.74)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	183.26	183.26
Garbage and Trash Collection	04 001 4431.00 5		0.00	44.87	463.76	418.89
Emp Benefit Cont - Maintenance	04 001 4433.00 5		388.80	4,777.78	5,278.13	500.35
Property Insurance	04 001 4510.00 5		240.57	23,976.05	17,060.01	(6,916.04)
Bad Debts - Other	04 001 4570.00 5		0.00	7,138.04	2,291.63	(4,846.41)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	5,481.63	(1,074.37)
Management Fees	04 001 4590.01 5		425.82	5,785.64	8,011.63	2,225.99
Other General Expense	04 001 4590.02 5		0.00	94.01	1,375.00	1,280.99
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	2,291.63	2,291.63	0.00
Total Operating Expenses			8,458.80	126,443.21	101,197.91	(25,245.30)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		195.75	27,100.76	38,058.13	(10,957.37)
HAP Subsidy	04 001 3110.01 5		5,392.00	65,923.00	95,474.50	(29,551.50)
Total Operating Revenues			5,587.75	93,023.76	133,532.63	(40,508.87)
Total Operating Revenues and Expenses			(2,871.05)	(33,419.45)	32,334.72	(65,754.17)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.00	3,401.86	110.00	3,291.86
Other Income - Tenant	04 001 3690.00 5		59.77	5,959.33	8,710.13	(2,750.80)
Other Income - Misc Other Revenue	04 001 3690.01 5		0.00	4,476.58	916.63	3,559.95
Total Other Revenues and Expenses			59.77	13,837.77	9,736.76	4,101.01
Total Other Revenues and Expenses			59.77	13,837.77	9,736.76	4,101.01
Total Net Income (Loss)			(2,811.28)	(19,581.68)	42,071.48	(61,653.16)

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended November 30, 2024	11 Month(s) Ended November 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		2,199.05	19,548.90	18,887.00	(661.90)
Legal Expense	04 002 4130.00 5		0.00	27.00	1,375.00	1,348.00
Staff Training	04 002 4140.00 5		0.00	391.40	458.26	66.86
Travel	04 002 4150.00 5		0.00	0.00	229.13	229.13
Accounting Fees	04 002 4170.00 5		339.76	2,914.72	3,208.26	293.54
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	352.50	0.00	(352.50)
Audit Fees	04 002 4171.00 5		0.00	4,664.00	4,125.00	(539.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		861.91	8,696.54	8,190.38	(506.16)
Sundry	04 002 4190.00 5		0.00	138.75	1,191.63	1,052.88
TENANT BACKGROUND CHECKS	04 002 4190.02 5		123.65	1,320.94	687.50	(633.44)
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	229.13	229.13
Ten Services -	04 002 4220.00 5		0.00	2,419.25	1,650.00	(769.25)
Water	04 002 4310.00 5		42.92	201.85	621.50	419.65
Electricity	04 002 4320.00 5		307.44	3,305.67	3,742.75	437.08
Sewer	04 002 4390.00 5		9.63	327.57	487.63	160.06
Labor	04 002 4410.00 5		1,733.53	20,733.09	17,892.38	(2,840.71)
Maintenance Materials	04 002 4420.00 5		1,498.10	15,335.58	16,984.88	1,649.30
Contract Costs	04 002 4430.00 5		2,860.00	19,920.44	31,647.00	11,726.56
Contract Costs - Pest Control	04 002 4430.10 5		1,575.00	5,415.00	17,168.25	11,753.25
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	11,164.00	12,342.00	1,178.00
Contract Costs - AC	04 002 4430.40 5		959.00	7,970.12	7,710.01	(260.11)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	1,325.00	470.25	(854.75)
Garbage and Trash Collection	04 002 4431.00 5		15.00	272.16	1,014.75	742.59
Emp Benefit Cont - Maintenance	04 002 4433.00 5		694.59	8,479.27	8,382.00	(97.27)
Property Insurance	04 002 4510.00 5		4,311.87	47,365.79	52,978.75	5,612.96
Bad Debts - Other	04 002 4570.00 5		218.70	12,661.47	4,125.00	(8,536.47)
Management Fees	04 002 4590.01 5		1,892.80	20,629.28	26,057.13	5,427.85
Other General Expense	04 002 4590.02 5		236.00	6,681.40	8,250.00	1,568.60
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	88,000.00	88,000.00	0.00
Total Operating Expenses			28,945.35	310,402.26	338,105.57	27,703.31
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		11,258.79	130,219.93	104,279.01	25,940.92
HAP Subsidy	04 002 3110.01 5		16,502.00	203,550.00	330,000.00	(126,450.00)
Total Operating Revenues			27,760.79	333,769.93	434,279.01	(100,509.08)
Total Operating Revenues and Expenses			(1,184.56)	23,367.67	96,173.44	(72,805.77)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	281.48	229.13	52.35
Other Income - Tenants	04 002 3690.00 5		456.72	8,231.93	4,042.50	4,189.43
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	262,426.89	916.63	261,510.26
Interest on Loan	04 002 5610.00 5		(4,923.69)	(54,417.77)	(54,392.25)	(25.52)
Total Other Revenues and Expenses			(4,466.97)	216,522.53	(49,203.99)	265,726.52
Total Other Revenues and Expenses			(4,466.97)	216,522.53	(49,203.99)	265,726.52
Total Net Income (Loss)			(5,651.53)	239,890.20	46,969.45	192,920.75

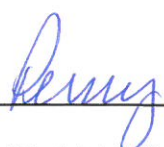
AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 PBRA
 DELANEY HEIGHTS - PBRA

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended November 30, 2024	11 Month(s) Ended November 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,542.29	15,477.13	14,098.26	(1,378.87)
Legal Expense	04 003 4130.00 5		60.00	833.16	458.26	(374.90)
Staff Training	04 003 4140.00 5		0.00	309.00	458.26	149.26
Travel	04 003 4150.00 5		0.00	0.00	458.26	458.26
Accounting Fees	04 003 4170.00 5		323.44	3,021.68	3,666.63	644.95
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	5,225.00	1,409.00
Employee Benefits Cont - Admin	04 003 4182.00 5		627.01	6,915.13	6,171.88	(743.25)
Sundry	04 003 4190.00 5		0.00	271.20	550.00	278.80
Contract. Admin	04 003 4190.01 5		0.00	0.00	366.63	366.63
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	330.00	458.26	128.26
Tenant Services -	04 003 4220.00 5		0.00	0.00	4,583.26	4,583.26
Water	04 003 4310.00 5		0.00	354.19	628.76	274.57
Electricity	04 003 4320.00 5		269.42	2,978.24	4,825.26	1,847.02
Natural Gas	04 003 4330.00 5		30.16	597.67	297.88	(299.79)
Sewer	04 003 4390.00 5		0.00	418.83	580.25	161.42
Labor	04 003 4410.00 5		1,511.22	20,508.02	14,937.01	(5,571.01)
Maintenance Materials	04 003 4420.00 5		2,030.99	34,776.62	10,541.63	(24,234.99)
Contract Costs	04 003 4430.00 5		900.00	17,398.08	8,279.26	(9,118.82)
Contract Costs - Pest Control	04 003 4430.10 5		0.00	4,059.00	4,411.00	352.00
Contract Costs-Lawn	04 003 4430.30 5		667.00	10,337.00	7,804.50	(2,532.50)
Contract Costs - AC	04 003 4430.40 5		170.00	21,461.32	4,631.88	(16,829.44)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	1,229.25	1,229.25
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	300.00	458.26	158.26
Garbage and Trash Collection	04 003 4431.00 5		0.00	260.77	777.26	516.49
Emp Benefit Cont - Maintenance	04 003 4433.00 5		666.68	8,433.50	7,077.51	(1,355.99)
Property Insurance	04 003 4510.00 5		2,108.37	23,088.46	43,327.13	20,238.67
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	916.63	916.63
Other General Expense--Real Estate	04 003 4590.00 5		0.00	0.00	458.26	458.26
Management Fees	04 003 4590.01 5		938.30	11,333.49	11,834.13	500.64
Other General Expense	04 003 4590.02 5		0.00	102.38	458.26	355.88
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	32,083.37	32,083.26	(0.11)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	28,552.26	28,552.26
Total Operating Expenses			14,761.55	219,763.48	220,604.34	840.86
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		3,683.34	65,614.18	53,441.63	12,172.55
HAP Subsidy	04 003 3110.01 5		10,216.00	121,594.00	143,788.26	(22,194.26)
Total Operating Revenues			13,899.34	187,208.18	197,229.89	(10,021.71)
Total Operating Revenues and Expenses			(862.21)	(32,555.30)	(23,374.45)	(9,180.85)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	137.50	(137.50)
Other Income - Tenants	04 003 3690.00 5		5.00	2,288.98	2,750.00	(461.02)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	39,963.03	458.26	39,504.77
Total Other Revenues and Expenses			5.00	42,252.01	3,345.76	38,906.25
Total Other Revenues and Expenses			5.00	42,252.01	3,345.76	38,906.25
Total Net Income (Loss)			(857.21)	9,696.71	(20,028.69)	29,725.40

AVON PARK HOUSING AUTHORITY Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended November 30, 2024	11 Month(s) Ended November 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		25,920.72	153,220.75	130,677.25	(22,543.50) <i>- bonuses</i>
Legal Expense	05 001 4130.00 5		0.00	819.34	1,375.00	555.66
Staff Training	05 001 4140.00 5		0.00	911.64	1,375.00	463.36
Travel	05 001 4150.00 5		0.00	0.00	1,375.00	1,375.00
Accounting Fees	05 001 4170.00 5		200.00	2,630.00	2,750.00	120.00
Computer Support/Licensing Fees	05 001 4170.20 5		477.41	13,028.93	0.00	(13,028.93)
Audit Fees	05 001 4171.00 5		0.00	0.00	1,833.26	1,833.26
Employee Benefits Cont - Admin	05 001 4182.00 5		5,000.33	45,951.89	44,142.01	(1,809.88)
Sundry	05 001 4190.00 5		1,855.66	16,311.47	16,500.00	188.53
TENANT BACKGROUND CHECKS	05 001 4190.02 5		0.00	229.79	0.00	(229.79)
Bank Fees	05 001 4190.19 5		130.85	1,499.69	0.00	(1,499.69)
Telephone/Communications	05 001 4190.20 5		479.98	9,040.83	5,500.00	(3,540.83)
Postage	05 001 4190.30 5		142.88	2,876.49	458.26	(2,418.23)
Eviction Costs	05 001 4190.40 5		0.00	0.00	2,750.00	2,750.00
Contract Costs - Copier	05 001 4190.60 5		203.65	2,238.86	4,125.00	1,886.14
Contract Costs - Admin	05 001 4190.90 5		90.00	4,515.67	11,916.63	7,400.96
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	465.97	321.75	(144.22)
Electricity	05 001 4320.00 5		753.06	6,857.41	6,648.51	(208.90)
Sewer	05 001 4390.00 5		40.30	817.03	667.26	(149.77)
Labor	05 001 4410.00 5		7,750.00	9,898.82	0.00	(9,898.82)
Materials	05 001 4420.00 5		464.01	11,296.63	2,750.00	(8,546.63)
Contract Costs	05 001 4430.00 5		0.00	12,541.13	215.38	(12,325.75)
Contract Costs - Pest Control	05 001 4430.10 5		0.00	5,270.00	1,044.01	(4,225.99)
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	6,741.84	128.26	(6,613.58)
Garbage and Trash Collection	05 001 4431.00 5		50.00	848.75	700.26	(148.49)
Emp Benefit Cont - Maintenance	05 001 4433.00 5		592.89	832.55	0.00	(832.55)
Property Insurance	05 001 4510.00 5		0.00	5,276.10	9,667.13	4,391.03
Other General Expense	05 001 4590.02 5		289.69	11,486.45	11,458.26	(28.19)
Total Operating Expenses			44,459.90	328,000.53	258,378.23	(69,622.30)
Total Operating Revenues and Expenses			(44,459.90)	(328,000.53)	(258,378.23)	(69,622.30)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	(36,388.15)	0.00	(36,388.15)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,342.73	15,084.79	24,838.00	(9,753.21)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,981.49	22,011.01	19,454.38	2,556.63
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		2,089.14	21,186.92	19,569.88	1,617.04
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,230.24	20,538.32	24,282.50	(3,744.18)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	122,375.00	122,375.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		425.82	5,785.64	8,011.63	(2,225.99)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,892.80	20,629.28	26,057.13	(5,427.85)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		938.30	11,333.49	11,834.13	(500.64)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	11,000.00	14,850.00	(3,850.00)
Total Other Revenues and Expenses			23,025.52	213,556.30	271,272.65	(57,716.35)
Total Other Revenues and Expenses			23,025.52	213,556.30	271,272.65	(57,716.35)
Total Net Income (Loss)			(21,434.38)	(114,444.23)	12,894.42	(127,338.65)



AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended November 30, 2024	11 Month(s) Ended November 30, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		3,029.59	29,760.07	26,789.51	(2,970.56)
Legal Expense	07 002 4130.00 5		213.00	5,094.79	4,583.26	(511.53)
Staff Training	07 002 4140.00 5		0.00	259.49	275.00	15.51
Travel	07 002 4150.00 5		0.00	0.00	275.00	275.00
Accounting Fees	07 002 4170.00 5		253.04	2,628.88	3,391.63	762.75
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	3,758.26	1,002.26
Employee Benefits Cont - Admin	07 002 4182.00 5		1,200.35	12,696.43	11,670.01	(1,026.42)
Sundry	07 002 4190.00 5		0.00	141.83	2,429.13	2,287.30
Postage	07 002 4190.03 5		0.00	7.41	229.13	221.72
Advertising	07 002 4190.08 5		0.00	145.64	0.00	(145.64)
Bank Fees	07 002 4190.18 5		0.00	25.99	0.00	(25.99)
Telephone	07 002 4190.2 5		0.00	659.45	458.26	(201.19)
TENANT BACKGROUND CHECKS	07 002 4190.20 5		123.65	979.18	4,125.00	3,145.82
Eviction Costs	07 002 4190.4 5		0.00	380.00	229.13	(150.87)
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	458.26	458.26
Tenant Services	07 002 4220.00 5		0.00	0.00	3,208.26	3,208.26
Water	07 002 4310.00 5		523.94	5,147.37	6,016.01	868.64
Electricity	07 002 4320.00 5		483.79	9,493.91	7,003.26	(2,490.65)
Sewer	07 002 4390.00 5		1,048.30	9,461.24	9,536.01	74.77
Labor	07 002 4410.00 5		7,578.31	56,666.83	90,083.51	33,416.68
Maintenance Materials	07 002 4420.00 5		738.44	20,560.10	6,304.76	(14,255.34)
Contract Costs	07 002 4430.00 5		4,405.00	141,285.29	39,794.26	(101,491.03)
Pest Control	07 002 4430.1 5		0.00	2,941.00	2,786.63	(154.37)
Contract Costs-Lawn	07 002 4430.3 5		495.00	5,445.00	5,251.51	(193.49)
Contract Costs-Air Conditioning	07 002 4430.4 5		75.00	5,030.12	9,612.13	4,582.01
Contract Costs-Plumbing	07 002 4430.5 5		0.00	415.75	458.26	42.51
Contract Costs - Vacancy Turnaround	07 002 4430.6 5		0.00	0.00	183.26	183.26
Garbage and Trash Collection	07 002 4431.00 5		629.95	6,042.76	5,791.50	(251.26)
Emp Benefit Cont - Maintenance	07 002 4433.00 5		1,591.25	15,834.17	33,171.38	17,337.21
Insurance - Property	07 002 4510.00 5		2,302.66	25,247.11	30,448.00	5,200.89
Bad Debts - Other	07 002 4570.00 5		9,035.11	26,173.24	13,750.00	(12,423.24)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,283.42	25,698.01	25,640.01	(58.00)
Management Fees	07 002 4590.00 5		2,230.24	20,538.32	24,282.50	3,744.18
Other General Expense	07 002 4590.01 5		0.00	333.01	3,208.26	2,875.25
MIP Annual Premium to HUD	07 002 4590.03 5		0.00	3,378.17	0.00	(3,378.17)
Total Operating Expenses			38,240.04	435,556.56	375,201.09	(60,355.47)
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		4,584.44	71,851.00	73,972.25	(2,121.25)
HAP Subsidy	07 002 3110.01 5		22,925.00	199,372.00	229,558.01	(30,186.01)
Total Operating Revenues			27,509.44	271,223.00	303,530.26	(32,307.26)
Total Operating Revenues and Expenses			(10,730.60)	(164,333.56)	(71,670.83)	(92,662.73)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430 5		0.00	0.00	91.63	(91.63)
Interest - Restricted - RFR	07 002 3431.00 5		0.00	103.92	91.63	12.29
Interest - Restricted - Residual Receipt	07 002 3431.01 5		0.00	19.11	0.00	19.11
Investment Income - Unrestricted	07 002 3610.00 5		1.07	14.03	91.63	(77.60)
Other Income - Tenant	07 002 3690.00 5		0.00	3,771.14	10,263.88	(6,492.74)
Other Income - Non Tenant	07 002 3690.02 5		0.00	37,239.96	1,008.26	36,231.70
Total Other Revenues and Expenses			1.07	41,148.16	11,547.03	29,601.13
Total Other Revenues and Expenses			1.07	41,148.16	11,547.03	29,601.13
Total Net Income (Loss)			(10,729.53)	(123,185.40)	(60,123.80)	(63,061.60)

OCCUPANCY/VACANCY REPORT

Dec-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>
503	1	6/18/2024			OPEN 58117		Passed away
527	1	7/29/2024			OPEN 58340		Criminal
520	1	10/21/2024			OPEN 58997		Dogs bit tenant
303	1	11/30/2024			OPEN 59408		Passed away

TOTAL DELANEY HEIGHTS VACANT - 4

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	12/20/2024	46	284	330	Needed 2 bathrooms
27	3	7/30/2024			OPEN 58339		Unreported income
35	2	8/15/2024	12/26/2024	29	104	133	Criminal
1319	2	10/7/2024			OPEN 58874		Non pmt rent
1314	4	10/21/2024			OPEN 58996		Criminal/eviction
29	3	10/21/2024			25		Criminal/eviction
25E	2	10/30/2024			OPEN 59085		VAWA

TOTAL LAKESIDE PARK I VACANT - 5

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
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
202	2	9/17/2024			OPEN 58830		Needed 3 bedrooms transfer 239
337	1	11/4/2024			OPEN 59110		Needs public transportation
314	2	11/18/2024			OPEN 59409		Never moved in

TOTAL LAKESIDE PARK II VACANT - 7

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT DECEMBER. 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
702	4	11/14/2022		*MOLD*	6396		Criminal Activity
720	3	11/18/2022		*MOLD*	OPEN 53674		Criminal Activity
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			OPEN 58354		Transferred to 729
740	2	7/22/2024			OPEN 58329		Transferred to 701
713	2	11/6/2024			OPEN 59219		Unreported income

TOTAL RIDGEDALE VACANT - 11

OCCUPANCY/VACANCY REPORT
Dec-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>
624	3	6/17/2024			121		No notice given
649	2	9/27/2024			OPEN 58815		Multiple Issues
603	2	10/3/2024			OPEN 58851		Abandoned unit
647	3	11/8/2024			OPEN 59339		

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>
743	3	6/4/2024			129		Transferred to 4 bdrm
722	3	8/1/2024			OPEN 58358		Non pmt rent
303	3	11/12/2024			OPEN 59340		Rent too high
737	3	11/25/2024			OPEN 59341		Non pmt rent

TOTAL NCH II VACANT - 4

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>
38207	3	4/26/2024	12/2/2024	63	157	220	Moved out of state
38180	3	6/1/2024			117		Moved out of state
38186	3	6/13/2024			127		Moved out of state
38284	3	12/19/2024			OPEN 59508		No notice given

TOTAL CORNELL VACANT - 3

OCCUPANCY/VACANCY REPORT

Dec-24

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1
 Cornell=unit 38193=3 bdrm=? 11/24
 Ridgedale=unit 728=3 bdrm=non renewa/housekeeping
 Delaney =unit 506=1 bdrm=moving back with mom 11/30

Evictions -

WAITING LIST

2024		2024		2024		2024		2024	
DELANEY HEIGHTS		LAKESIDE PARK I		LAKESIDE PARK II		NORTH CENTRAL HEIGHTS		CORNELL COLONY	
1 BDRM	33	1 BDRM	0	1 BDRM	15	2 BDRM	25	3 BDRM	10
TOTAL	33	2 BDRM	4	2 BDRM	21	3 BDRM	8	OPEN	
		3 BDRM	3	3 BDRM	9	4 BDRM	6		
		4 BDRM	0	4 BDRM	1	TOTAL	39		
		5 BDRM	0	5 BDRM	0	TOTAL	46		
		TOTAL	7	TOTAL	46				
2024		2024		2024		2024		2024	
RIDGEDALE		NORTH CENTRAL HEIGHTS		LAKESIDE PARK I		LAKESIDE PARK II		CORNELL COLONY	
1 BDRM	36	2 BDRM	25	1 BDRM	0	1 BDRM	15	3 BDRM	10
2 BDRM	18	3 BDRM	8	2 BDRM	4	2 BDRM	21	OPEN	
3 BDRM	20	4 BDRM	6	3 BDRM	3	3 BDRM	9		
4 BDRM	13	TOTAL	39	4 BDRM	0	4 BDRM	1		
TOTAL	87			5 BDRM	0	5 BDRM	0		
				TOTAL	7	TOTAL	46		
				2024		2024			
				TOTAL		TOTAL		TOTAL	
									222

SUBMITTED BY PENNY PIERATT, CEO

Tenant Accounts Receivable
31-Dec-24

<u>Delaney Heights</u>		<u>Amt</u>	<u>Reason</u>
L. Gunter	\$	150.98	Late fee balance, rent
M. Lee	\$	251.00	Rent
J. Ross	\$	276.89	Work order, rent
J. Snowden	\$	2.07	Work order
DH Total	\$	680.94	
<u>Lakeside Park I</u>			
E. Brown	\$	47.42	Work order
T. Jones	\$	3,871.07	Rent, unreported income (pmts)
L. Nelson	\$	0.48	Balance rent
T. Taylor	\$	11.76	Work order
Lakeside I Total	\$	3,930.73	
<u>Lakeside Park II</u>			
P. Catrett	\$	548.00	Rent, late fee
B. Concepcion	\$	14.00	Late fee
A. Hernandez	\$	21.64	Work order
N. Jones	\$	50.42	Move out charges
M. Lenton	\$	68.67	Work order
A. Otero	\$	41.09	Work order
N. Rivera	\$	179.00	Rent
A. Thompson	\$	18.00	Late fee
E. Vertus	\$	1,815.00	Unreported income
A. Weeks	\$	13.86	Late fee
Lakeside II Total	\$	2,769.68	
<u>NCH I</u>			
H. Dillard	\$	1.00	Balance late fee
E. Fleming	\$	777.00	Rent, late fee
S. Valentin	\$	0.52	Balance on move in rent
NCH I Total	\$	778.52	
<u>NCH II</u>			
A. Gonzalez	\$	25.68	Work order
T. Hill	\$	27.76	Word order
S. Johnson	\$	1,022.65	Rent, late fee
J. Matthews	\$	177.00	Work order
C. Redding	\$	0.89	Work order
K. Robey	\$	41.00	Late fee
R. Tirado	\$	49.64	Work order
G. Williams	\$	61.50	Work Order
C. Wooden	\$	1,037.75	Rent, late fee
NCH II Total	\$	2,443.87	

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable
31-Dec-24

Cornell Colony

S. Butler	\$	0.62	Work Order
K. Diaz	\$	41.00	Late fee
J. Estevez	\$	53.00	Work Order
E. Leon	\$	87.07	Balance late fee
J. Millient	\$	0.52	Work Order
L. Peralta	\$	991.00	Rent, work order
S. Pinon	\$	57.75	Work Order
E. Robey	\$	63.00	Late fee
J. Rodriguez	\$	1,460.00	Rent
L. Santiago	\$	54.50	Work Order
Cornell Total	\$	2,808.46	

Ridgedale

C. Anderson	\$	39.66	Work order
S. Antone	\$	17.69	Late fee
Ridgedale Total	\$	57.35	

GRAND TOTAL	\$ 13,469.55
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WRITE OFFS

Delaney	\$	1,859.70	C. Thornton
Lakeside Park I	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	-	
NCH I	\$	-	
NCH II	\$	2,140.77	M. Packer
Ridgedale	\$	-	
Cornell	\$	1,714.00	I. Fletcher
TOTAL	\$	5,714.47	

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. 292 hours were taken during the month of December for sick (44 hours), vacation (48 hours), holiday (200 hours)

Maintenance

Delaney Heights Inspections	4
Lakeside Park I Inspections	2
Lakeside Park II Inspections	6
Ridgdeale Inspections	4
NCH I Inspections	0
NCH II Inspections	0
Cornell Colony Inspections	0
Total	16
Delaney Heights Vacancies	0
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	0
Ridgedale Vacancies	0
NCH I Vacancies	0
NCH II Vacancies	0
Cornell Colony Vacancies	1

Contractor

Property Manager

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

Submitted by Penny Pieratt, CEO

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 12/1/2024 - 12/31/2024

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
PACKER MARQUITISHA R		17238	590-78-2715		737 JUNE BERRY STREET AVON PARK FL 33825-	
Current Balance: (\$36.25)		Current Deposit: \$0.00		Phone Number: 863-451-6283		
AR00135878	LATECG	8/26/2024	\$32.05	11/27/2024	\$0.00	\$32.05
AR00136301	LATECG	9/24/2024	\$63.00	11/27/2024	\$0.00	\$63.00
AC00062034	RENT	10/1/2024	\$699.00	11/27/2024	\$0.00	\$699.00
AC00062280	RENT	11/1/2024	\$999.00	11/27/2024	\$0.00	\$999.00
AR00137467	MAINT	12/1/2024	\$45.00	11/27/2024	\$0.00	\$45.00
AR00137466	MAINT	12/1/2024	\$46.72	11/27/2024	\$0.00	\$46.72
AR00137465	MAINT	12/1/2024	\$100.00	11/27/2024	\$0.00	\$100.00
AR00137464	LATECG	12/1/2024	\$73.00	11/27/2024	\$0.00	\$73.00
AR00137463	LATECG	12/1/2024	\$83.00	11/27/2024	\$0.00	\$83.00
Totals			\$2,140.77		\$0.00	\$2,140.77
PHA: 02 PROJECT: 002		Totals		\$2,140.77	\$0.00	\$2,140.77
PHA: 02		Totals		\$2,140.77	\$0.00	\$2,140.77
FLETCHER IXIA		28969	771-14-0938		38284 EZRA CIRCLE AVON PARK FL 33825-	
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-991-4833		
AC00062565	RENT	12/1/2024	\$707.00	12/27/2024	\$0.00	\$707.00
AR00137578	RENT	12/27/2024	\$1,007.00	12/27/2024	\$0.00	\$1,007.00
Totals			\$1,714.00		\$0.00	\$1,714.00
PHA: 03 PROJECT: 001		Totals		\$1,714.00	\$0.00	\$1,714.00
PHA: 03		Totals		\$1,714.00	\$0.00	\$1,714.00
THORNTON CONSTANCE		12978	267-81-8101		520 W CIRCLE STREET AVON PARK FL 33825-	
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-464-3924		
AC00061926	RENT	9/1/2024	\$358.00	12/9/2024	\$0.00	\$358.00
AR00136253	MISC	9/11/2024	\$330.00	12/9/2024	\$0.00	\$330.00
AR00136299	MISC	9/20/2024	\$315.00	12/9/2024	\$0.00	\$315.00
AC00062172	RENT	10/1/2024	\$359.00	12/9/2024	\$0.00	\$359.00
AR00136660	MISC	10/18/2024	\$338.16	12/9/2024	\$0.00	\$338.16
AR00137520	MAINT	12/9/2024	\$100.00	12/9/2024	\$0.00	\$100.00
AR00137521	MAINT	12/9/2024	\$59.54	12/9/2024	\$0.00	\$59.54
Totals			\$1,859.70		\$0.00	\$1,859.70
PHA: 04 PROJECT: 003		Totals		\$1,859.70	\$0.00	\$1,859.70
PHA: 04		Totals		\$1,859.70	\$0.00	\$1,859.70
Grand Totals			\$5,714.47		\$0.00	\$5,714.47

Selection Criteria: Tenant #: ALL PHA: ALL Project: ALL Write Off Date Range: 12/1/2024 - 12/31/2024
 Include Family Member Information: False Sort By: PHA/Project/First Name

CASH ANALYSIS
12/31/2024

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 220,896.26		
North Central Heights I General Fund	\$ 107,064.50	NCH I Reserves/Bonneville	\$ 157,865.84
NCH I Security Deposit	\$ 10,870.32	NCH I Insurance	\$ 33,253.03
OWES APHDC Cash Distribution	\$ (143,296.00)		
North Central Heights II General Fund	\$ 86,704.50	NCH II Reserves/Bonneville	\$ 126,256.15
NCH II Security Deposit	\$ 8,657.35	NCH II Insurance	\$ 25,045.04
Cornell Colony General Fund	\$ 459,804.29	CC Reserves/Amerinat	\$ 106,971.15
Cornell Colony Security Deposit	\$ 13,346.09	CC Insurance	\$ 48,169.01
		CC Reserves/Amerinat	\$ 117,936.24
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 6,298.93	LPI Reserves/First Hsg	\$ 36,138.47
LPI Security Deposit	\$ 2,691.18	LPI Insurance	\$ 5,835.55
Lakeside Park II General Fund	\$ 233,532.66	LPII Reserves/Churchill	\$ 205,597.14
		O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$ 233,532.66	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 15,972.38	LPII Insurance	\$ 52,252.76
		GNMA-Other Churchill	\$ 15,967.62
Delaney Heights General Fund	\$ 59,357.41	DH Reserves/South State	\$ 89,637.40
DH Security Deposit	\$ 10,348.60		
COCC	\$ 22,752.06		
Ridgedale General Fund	\$ 16,465.01	RD Reserves/Centennial	\$ 54,331.17
Ridgedale Security Deposit	\$ 6,652.18	RD Insurance	\$ 18,758.86
		RD Residual Reserves	\$ 9,160.23
*Ridgedale OWES COCC	\$ (241,401.30)	RD MIP Insurance	\$ 844.49

SUBMITTED BY: PENNY PIERATT, CEO

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2024	12 Month(s) Ended December 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,069.49	22,546.67	21,783.00	(763.67)
Compensated Absences	02 001 4120.00 5		2,082.53	2,082.53	0.00	(2,082.53)
Legal Expense	02 001 4130.00 5		0.00	90.00	500.00	410.00
Staff Training	02 001 4140.00 5		0.00	0.00	1,000.00	1,000.00
Travel	02 001 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	02 001 4170.00 5		0.00	3,464.64	4,000.00	535.36
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	4,450.00	1,482.00
Employee Benefits Cont - Admin	02 001 4182.00 5		529.03	10,485.11	10,479.00	(6.11)
Sundry	02 001 4190.00 5		0.00	273.18	1,100.00	826.82
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		96.62	1,242.84	1,200.00	(42.84)
Tenant Background Checks	02 001 4190.20 5		0.00	488.09	1,500.00	1,011.91
Postage	02 001 4190.3 5		0.00	0.00	50.00	50.00
Eviction Costs	02 001 4190.4 5		0.00	0.00	500.00	500.00
Contract Costs - Admin	02 001 4190.9 5		0.00	0.00	500.00	500.00
Ten Services	02 001 4220.2 5		438.19	510.09	0.00	(510.09)
Water	02 001 4310.00 5		0.00	480.47	586.00	105.53
Electricity	02 001 4320.00 5		233.84	3,844.65	3,278.00	(566.65)
Sewer	02 001 4390.00 5		0.00	560.60	731.00	170.40
Labor	02 001 4410.00 5		1,406.03	26,249.81	19,294.00	(6,955.81)
Maintenance Materials	02 001 4420.00 5		920.44	16,180.54	14,621.00	(1,559.54)
Contract Costs	02 001 4430.00 5		1,026.40	12,020.15	2,603.00	(9,417.15)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	6,798.00	3,095.00	(3,703.00)
Contract Costs-Plumbing	02 001 4430.2 5		0.00	1,920.00	0.00	(1,920.00)
Contract Costs - AC	02 001 4430.4 5		190.80	13,155.16	11,051.00	(2,104.16)
Contract Costs - Lawn	02 001 4430.5 5		2,044.00	28,100.29	25,502.00	(2,598.29)
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		0.00	16,910.00	4,693.00	(12,217.00)
Garbage and Trash Collection	02 001 4431.00 5		0.00	589.66	667.00	77.34
Emp Benefit Cont - Maintenance	02 001 4433.00 5		757.33	10,607.81	9,177.00	(1,430.81)
Insurance - Property	02 001 4510.00 5		2,865.64	34,363.88	37,282.00	2,918.12
Bad Debts - Other	02 001 4570.00 5		0.00	8,900.57	5,000.00	(3,900.57)
Bonneville Interest	02 001 4580.01 5		3,595.30	43,359.44	43,359.00	(0.44)
Other General Expense	02 001 4590.00 5		0.00	144,084.53	1,000.00	(143,084.53)
Management Fees	02 001 4590.02 5		1,402.00	16,486.79	27,096.00	10,609.21
Depreciation Expense	02 001 4800.00 5		176,667.05	176,667.05	0.00	(176,667.05)
Total Operating Expenses			195,324.69	606,057.22	256,597.00	(349,460.22)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		27,710.00	334,087.45	338,697.00	(4,609.55)
Total Operating Revenues			27,710.00	334,087.45	338,697.00	(4,609.55)
Total Operating Revenues and Expenses			(167,614.69)	(271,969.77)	82,100.00	(354,069.77)
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted	02 001 3431.00 5		0.00	536.68	0.00	536.68
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	65.00	(65.00)
Other Income - Tenant	02 001 3690.00 5		149.00	6,114.10	6,482.00	(367.90)
Other Income - Non Tenant	02 001 3690.02 5		0.00	209,553.09	0.00	209,553.09
Total Other Revenues and Expenses			149.00	216,203.87	6,547.00	209,656.87
Total Other Revenues and Expenses			149.00	216,203.87	6,547.00	209,656.87
Total Net Income (Loss)			(167,465.69)	(55,765.90)	88,647.00	(144,412.90)

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 December 31, 2024	12 Month(s) Ended December 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		896.74	18,267.73	17,533.00	(734.73)
Compensated Absences	02 002 4120.00 5		1,687.82	1,687.82	0.00	(1,687.82)
Legal Expense	02 002 4130.00 5		0.00	0.00	550.00	550.00
Staff Training	02 002 4140.00 5		0.00	0.00	650.00	650.00
Travel	02 002 4150.00 5		0.00	0.00	250.00	250.00
Accounting Fees	02 002 4170.00 5		0.00	3,429.36	3,750.00	320.64
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	3,500.00	1,168.00
Employee Benefits Cont - Admin	02 002 4182.00 5		433.42	8,450.80	8,435.00	(15.80)
Sundry	02 002 4190.00 5		0.00	110.89	1,000.00	889.11
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	300.00	300.00
Tenant Background Check	02 002 4190.20 5		0.00	495.20	0.00	(495.20)
Eviction Costs	02 002 4190.4 5		0.00	0.00	500.00	500.00
Contract Costs - Admin	02 002 4190.9 5		0.00	0.00	500.00	500.00
Ten Services -	02 002 4220.20 5		4.47	63.26	500.00	436.74
Water	02 002 4310.00 5		0.00	0.00	517.00	517.00
Electricity	02 002 4320.00 5		88.38	974.80	3,627.00	2,652.20
Sewer	02 002 4390.00 5		0.00	0.00	170.00	170.00
Labor	02 002 4410.00 5		1,198.35	23,668.43	16,070.00	(7,598.43)
Maintenance Materials	02 002 4420.00 5		551.46	11,255.28	16,322.00	5,066.72
Contract Costs	02 002 4430.00 5		523.60	5,161.41	2,600.00	(2,561.41)
Contract Costs-Pest Control	02 002 4430.1 5		0.00	2,595.00	6,063.00	3,468.00
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	21,232.25	20,038.00	(1,194.25)
Contract Costs - AC	02 002 4430.4 5		79.20	9,795.84	24,684.00	14,888.16
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		0.00	15,650.00	9,827.00	(5,823.00)
Garbage and Trash Collection	02 002 4431.00 5		0.00	45.00	918.00	873.00
Emp Benefit Cont - Maintenance	02 002 4433.00 5		687.45	9,787.04	7,753.00	(2,034.04)
Insurance - Property	02 002 4510.00 5		2,071.72	25,487.68	29,317.00	3,829.32
Bad Debts - Other	02 002 4570.00 5		2,140.77	5,592.77	5,000.00	(592.77)
Bonneville Interest	02 002 4580.01 5		3,251.93	39,223.24	39,223.00	(0.24)
Other General Expense	02 002 4590.00 5		0.00	429.96	1,000.00	570.04
Management Fees	02 002 4590.02 5		1,736.08	23,747.09	21,223.00	(2,524.09)
Depreciation Expense	02 002 4800.00 5		138,358.79	138,358.79	0.00	(138,358.79)
Total Operating Expenses			155,316.18	368,094.40	241,820.00	(126,274.40)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		22,843.14	292,964.30	265,287.00	27,677.30
Total Operating Revenues			22,843.14	292,964.30	265,287.00	27,677.30
Total Operating Revenues and Expenses			(132,473.04)	(75,130.10)	23,467.00	(98,597.10)
Other Revenues and Expenses						
Other Revenues and Expenses						
INTEREST - RESTRICTED	02 002 3431.00 5		0.00	427.15	0.00	427.15
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	52.00	(52.00)
Other Income - Tenant	02 002 3690.00 5		844.48	6,721.28	12,657.00	(5,935.72)
Other Income - Non Tenant	02 002 3690.02 5		0.00	112,529.89	0.00	112,529.89
Total Other Revenues and Expenses			844.48	119,678.32	12,709.00	106,969.32
Total Other Revenues and Expenses			844.48	119,678.32	12,709.00	106,969.32
Total Net Income (Loss)			(131,628.56)	44,548.22	36,176.00	8,372.22

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2024	12 Month(s) Ended December 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		862.08	25,076.67	24,617.00	(459.67)
Compensated Absences	03 001 4120.00 5		3,446.63	3,446.63	0.00	(3,446.63)
Legal Expense	03 001 4130.00 5		0.00	0.00	500.00	500.00
Staff Training	03 001 4140.00 5		0.00	0.00	900.00	900.00
Travel	03 001 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	03 001 4170.00 5		0.00	2,938.16	3,200.00	261.84
Computer Support/Licensing Fees	03 001 4170.20 5		472.50	1,320.00	0.00	(1,320.00)
Audit Fees	03 001 4171.00 5		0.00	3,392.00	5,100.00	1,708.00
Employee Benefits Cont - Admin	03 001 4182.00 5		592.78	11,841.59	11,841.00	(0.59)
Sundry	03 001 4190.00 5		149.95	813.67	1,500.00	686.33
Non Capitalized Admin	03 001 4190.01 5		0.00	0.00	320.00	320.00
Tenant Background Checks	03 001 4190.02 5		74.94	686.70	400.00	(286.70)
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	1,664.26	2,000.00	335.74
Eviction Costs	03 001 4190.40 5		0.00	0.00	500.00	500.00
Ten Services	03 001 4220.00 5		6.06	560.67	0.00	(560.67)
Water	03 001 4310.00 5		15.65	344.69	1,244.00	899.31
Electricity	03 001 4320.00 5		210.69	3,497.32	7,415.00	3,917.68
Sewer	03 001 4390.00 5		31.20	470.63	816.00	345.37
Labor	03 001 4410.00 5		1,386.49	26,731.34	30,174.00	3,442.66
Materials	03 001 4420.00 5		2,897.59	24,997.00	20,262.00	(4,735.00)
Contract Costs	03 001 4430.00 5		150.00	4,356.10	15,387.00	11,030.90
Contract Costs - Pest Control	03 001 4430.10 5		1,125.00	10,682.00	4,937.00	(5,745.00)
Contract Costs-Lawn	03 001 4430.30 5		2,300.00	27,600.00	28,832.00	1,232.00
Contract Costs - AC	03 001 4430.40 5		615.20	5,363.04	2,845.00	(2,518.04)
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	30,130.00	2,200.00	(27,930.00)
Garbage and Trash Collection	03 001 4431.00 5		65.00	833.93	2,342.00	1,508.07
Emp Benefit Cont - Maintenance	03 001 4433.00 5		735.00	8,751.49	12,093.00	3,341.51
Property Insurance	03 001 4510.00 5		4,995.86	60,045.46	40,949.00	(19,096.46)
Bad Debts - Other	03 001 4570.00 5		1,714.00	13,454.54	24,424.00	10,969.46
Management Fees	03 001 4590.01 5		2,067.72	23,254.64	21,349.00	(1,905.64)
Other General Expense	03 001 4590.02 5		3,446.00	14,348.99	11,500.00	(2,848.99)
DEPRECIATION	03 001 4800.00 5		197,488.54	197,488.54	0.00	(197,488.54)
Total Operating Expenses			224,976.90	504,139.11	278,147.00	(225,992.11)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		37,020.82	391,030.78	355,825.00	35,205.78
Total Operating Revenues			37,020.82	391,030.78	355,825.00	35,205.78
Total Operating Revenues and Expenses			(187,956.08)	(113,108.33)	77,678.00	(190,786.33)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	52.11	130.00	(77.89)
Other Income - Tenant	03 001 3690.00 5		415.42	8,691.48	5,500.00	3,191.48
Other Income - Misc Other Revenue	03 001 3690.01 5		0.00	170,525.29	0.00	170,525.29
Interest on Loan - Heartland National	03 001 5610.00 5		(4,510.91)	(41,622.58)	(41,622.00)	(0.58)
Total Other Revenues and Expenses			(4,095.49)	137,646.30	(35,992.00)	173,638.30
Total Other Revenues and Expenses			(4,095.49)	137,646.30	(35,992.00)	173,638.30
Total Net Income (Loss)			(192,051.57)	24,537.97	41,686.00	(17,148.03)

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2024	12 Month(s) Ended December 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		(1,198.12)	11,334.87	12,547.00	1,212.13
Compensated Absence	04 001 4120.00 5		1,524.32	1,524.32	0.00	(1,524.32)
Legal Expense	04 001 4130.00 5		0.00	2,242.72	2,300.00	57.28
Staff Training	04 001 4140.00 5		0.00	103.00	320.00	217.00
Accounting Fees	04 001 4170.00 5		0.00	2,988.56	3,300.00	311.44
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	1,500.00	228.00
Employee Benefits Cont - Admin	04 001 4182.00 5		38.90	5,349.35	5,509.00	159.65
Sundry	04 001 4190.00 5		32.00	301.38	1,000.00	698.62
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	188.50	100.00	(88.50)
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	500.00	500.00
Postage	04 001 4190.30 5		0.00	13.02	0.00	(13.02)
Eviction Costs	04 001 4190.40 5		0.00	0.00	300.00	300.00
Ten Services -	04 001 4220.00 5		0.00	7.49	0.00	(7.49)
Water	04 001 4310.00 5		0.00	52.26	52.00	(0.26)
Electricity	04 001 4320.00 5		90.41	529.95	4,237.00	3,707.05
Sewer	04 001 4390.00 5		0.00	26.45	191.00	164.55
Labor	04 001 4410.00 5		644.31	14,063.52	12,446.00	(1,617.52)
Maintenance Materials	04 001 4420.00 5		1,744.51	6,465.92	6,890.00	424.08
Contract Costs	04 001 4430.00 5		709.00	4,316.50	2,320.00	(1,996.50)
Contract Costs - Pest Control	04 001 4430.10 5		0.00	2,665.00	4,965.00	2,300.00
Contract Costs-Lawn	04 001 4430.30 5		266.60	2,932.60	3,366.00	433.40
Contract Costs - AC	04 001 4430.40 5		98.20	22,776.91	2,061.00	(20,715.91)
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	455.00	200.00	(255.00)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	200.00	200.00
Garbage and Trash Collection	04 001 4431.00 5		0.00	44.87	506.00	461.13
Emp Benefit Cont - Maintenance	04 001 4433.00 5		385.59	5,163.37	5,758.00	594.63
Property Insurance	04 001 4510.00 5		232.24	24,208.29	18,611.00	(5,597.29)
Bad Debts - Other	04 001 4570.00 5		0.00	7,138.04	2,500.00	(4,638.04)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	5,980.00	(576.00)
Management Fees	04 001 4590.01 5		360.08	6,145.72	8,740.00	2,594.28
Other General Expense	04 001 4590.02 5		0.00	94.01	1,500.00	1,405.99
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	2,499.96	2,500.00	0.04
Depreciation Expense	04 001 4800.00 5		40,947.13	40,947.13	0.00	(40,947.13)
Total Operating Expenses			46,083.50	172,526.71	110,399.00	(62,127.71)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		2,495.81	29,596.57	41,518.00	(11,921.43)
HAP Subsidy	04 001 3110.01 5		2,797.00	68,720.00	104,154.00	(35,434.00)
Total Operating Revenues			5,292.81	98,316.57	145,672.00	(47,355.43)
Total Operating Revenues and Expenses			(40,790.69)	(74,210.14)	35,273.00	(109,483.14)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.00	3,401.86	120.00	3,281.86
Other Income - Tenant	04 001 3690.00 5		7.99	5,967.32	9,502.00	(3,534.68)
Other Income - Misc Other Revenue	04 001 3690.01 5		0.00	4,476.58	1,000.00	3,476.58
Total Other Revenues and Expenses			7.99	13,845.76	10,622.00	3,223.76
Total Other Revenues and Expenses			7.99	13,845.76	10,622.00	3,223.76
Total Net Income (Loss)			(40,782.70)	(60,364.38)	45,895.00	(106,259.38)

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2024	12 Month(s) Ended December 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		(2,332.61)	17,216.29	20,604.00	3,387.71
Compensated Absence	04 002 4120.00 5		2,736.16	2,736.16	0.00	(2,736.16)
Legal Expense	04 002 4130.00 5		0.00	27.00	1,500.00	1,473.00
Staff Training	04 002 4140.00 5		0.00	391.40	500.00	108.60
Travel	04 002 4150.00 5		0.00	0.00	250.00	250.00
Accounting Fees	04 002 4170.00 5		0.00	2,914.72	3,500.00	585.28
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	352.50	0.00	(352.50)
Audit Fees	04 002 4171.00 5		0.00	4,664.00	4,500.00	(164.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		67.42	8,763.96	8,935.00	171.04
Sundry	04 002 4190.00 5		0.00	138.75	1,300.00	1,161.25
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	1,320.94	750.00	(570.94)
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	250.00	250.00
Ten Services -	04 002 4220.00 5		0.00	2,419.25	1,800.00	(619.25)
Water	04 002 4310.00 5		13.57	215.42	678.00	462.58
Electricity	04 002 4320.00 5		0.00	3,305.67	4,083.00	777.33
Sewer	04 002 4390.00 5		11.05	338.62	532.00	193.38
Labor	04 002 4410.00 5		1,051.10	21,784.19	19,519.00	(2,265.19)
Maintenance Materials	04 002 4420.00 5		2,332.88	17,668.46	18,529.00	860.54
Contract Costs	04 002 4430.00 5		871.00	20,791.44	34,524.00	13,732.56
Contract Costs - Pest Control	04 002 4430.10 5		0.00	5,415.00	18,729.00	13,314.00
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	12,230.40	13,464.00	1,233.60
Contract Costs - AC	04 002 4430.40 5		643.40	8,613.52	8,411.00	(202.52)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		685.00	2,010.00	513.00	(1,497.00)
Contract Costs - Vacancy Turnaround	04 002 4430.60 5		2,500.00	2,500.00	0.00	(2,500.00)
Garbage and Trash Collection	04 002 4431.00 5		15.00	287.16	1,107.00	819.84
Emp Benefit Cont - Maintenance	04 002 4433.00 5		684.51	9,163.78	9,144.00	(19.78)
Property Insurance	04 002 4510.00 5		4,311.86	51,677.65	57,795.00	6,117.35
Bad Debts - Other	04 002 4570.00 5		(218.70)	12,442.77	4,500.00	(7,942.77)
Management Fees	04 002 4590.01 5		1,789.16	22,418.44	28,426.00	6,007.56
Other General Expense	04 002 4590.02 5		0.00	6,681.40	9,000.00	2,318.60
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	96,000.00	96,000.00	0.00
Depreciation Expense	04 002 4800.00 5		136,580.68	136,580.68	0.00	(136,580.68)
Total Operating Expenses			160,807.88	471,210.14	368,843.00	(102,367.14)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		14,115.52	144,335.45	113,759.00	30,576.45
HAP Subsidy	04 002 3110.01 5		14,959.00	218,509.00	360,000.00	(141,491.00)
Total Operating Revenues			29,074.52	362,844.45	473,759.00	(110,914.55)
Total Operating Revenues and Expenses			(131,733.36)	(108,365.69)	104,916.00	(213,281.69)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	281.48	250.00	31.48
Other Income - Tenants	04 002 3690.00 5		161.94	8,393.87	4,410.00	3,983.87
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	262,426.89	1,000.00	261,426.89
Interest on Loan	04 002 5610.00 5		(4,919.23)	(59,337.00)	(59,337.00)	0.00
Total Other Revenues and Expenses			(4,757.29)	211,765.24	(53,677.00)	265,442.24
Total Other Revenues and Expenses			(4,757.29)	211,765.24	(53,677.00)	265,442.24
Total Net Income (Loss)			(136,490.65)	103,399.55	51,239.00	52,160.55

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

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2024	12 Month(s) Ended December 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		(2,158.79)	13,318.34	15,380.00	2,061.66
Compensated Absence	04 003 4120.00 5		2,308.38	2,308.38	0.00	(2,308.38)
Legal Expense	04 003 4130.00 5		0.00	833.16	500.00	(333.16)
Staff Training	04 003 4140.00 5		0.00	309.00	500.00	191.00
Travel	04 003 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	04 003 4170.00 5		0.00	3,021.68	4,000.00	978.32
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	5,700.00	1,884.00
Employee Benefits Cont - Admin	04 003 4182.00 5		67.39	6,982.52	6,733.00	(249.52)
Sundry	04 003 4190.00 5		0.00	271.20	600.00	328.80
Contract. Admin	04 003 4190.01 5		0.00	0.00	400.00	400.00
Advertising and Marketing	04 003 4190.08 5		0.00	29.24	0.00	(29.24)
Eviction Costs	04 003 4190.04 5		0.00	330.00	500.00	170.00
Tenant Services -	04 003 4220.00 5		0.00	0.00	5,000.00	5,000.00
Water	04 003 4310.00 5		19.39	373.58	686.00	312.42
Electricity	04 003 4320.00 5		140.60	3,118.84	5,264.00	2,145.16
Natural Gas	04 003 4330.00 5		31.99	629.66	325.00	(304.66)
Sewer	04 003 4390.00 5		40.30	459.13	633.00	173.87
Labor	04 003 4410.00 5		893.65	21,401.67	16,295.00	(5,106.67)
Maintenance Materials	04 003 4420.00 5		1,620.37	36,396.99	11,500.00	(24,896.99)
Contract Costs	04 003 4430.00 5		858.00	18,256.08	9,032.00	(9,224.08)
Contract Costs - Pest Control	04 003 4430.10 5		0.00	4,059.00	4,812.00	753.00
Contract Costs-Lawn	04 003 4430.30 5		667.00	11,004.00	8,514.00	(2,490.00)
Contract Costs - AC	04 003 4430.40 5		909.60	22,370.92	5,053.00	(17,317.92)
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	1,341.00	1,341.00
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	300.00	500.00	200.00
Garbage and Trash Collection	04 003 4431.00 5		25.00	285.77	848.00	562.23
Emp Benefit Cont - Maintenance	04 003 4433.00 5		654.47	9,087.97	7,721.00	(1,366.97)
Property Insurance	04 003 4510.00 5		2,108.36	25,196.82	47,266.00	22,069.18
Bad Debts - Other	04 003 4570.00 5		1,859.70	1,859.70	1,000.00	(859.70)
Other General Expense--Real Estate	04 003 4590.00 5		0.00	0.00	500.00	500.00
Management Fees	04 003 4590.01 5		1,005.06	12,338.55	12,910.00	571.45
Other General Expense	04 003 4590.02 5		0.00	102.38	500.00	397.62
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	35,000.04	35,000.00	(0.04)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	31,148.00	31,148.00
Depreciation Expense	04 003 4800.00 5		95,556.34	95,556.34	0.00	(95,556.34)
Total Operating Expenses			109,523.48	329,286.96	240,661.00	(88,625.96)
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		7,049.68	72,663.86	58,300.00	14,363.86
HAP Subsidy	04 003 3110.01 5		11,354.00	132,948.00	156,860.00	(23,912.00)
Total Operating Revenues			18,403.68	205,611.86	215,160.00	(9,548.14)
Total Operating Revenues and Expenses			(91,119.80)	(123,675.10)	(25,501.00)	(98,174.10)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	150.00	(150.00)
Other Income - Tenants	04 003 3690.00 5		430.54	2,719.52	3,000.00	(280.48)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	39,963.03	500.00	39,463.03
Total Other Revenues and Expenses			430.54	42,682.55	3,650.00	39,032.55
Total Other Revenues and Expenses			430.54	42,682.55	3,650.00	39,032.55
Total Net Income (Loss)			(90,689.26)	(80,992.55)	(21,851.00)	(59,141.55)

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2024	12 Month(s) Ended December 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		(178.55)	153,042.20	142,557.00	(10,485.20)
Compensated Absence	05 001 4120.00 5		13,320.00	13,320.00	0.00	(13,320.00)
Legal Expense	05 001 4130.00 5		0.00	819.34	1,500.00	680.66
Staff Training	05 001 4140.00 5		0.00	911.64	1,500.00	588.36
Travel	05 001 4150.00 5		0.00	0.00	1,500.00	1,500.00
Accounting Fees	05 001 4170.00 5		0.00	2,630.00	3,000.00	370.00
Computer Support/Licensing Fees	05 001 4170.20 5		1,401.00	14,429.93	0.00	(14,429.93)
Audit Fees	05 001 4171.00 5		0.00	0.00	2,000.00	2,000.00
Employee Benefits Cont - Admin	05 001 4182.00 5		3,984.80	49,936.69	48,155.00	(1,781.69)
Sundry	05 001 4190.00 5		1,623.63	17,935.10	18,000.00	64.90
TENANT BACKGROUND CHECKS	05 001 4190.02 5		0.00	229.79	0.00	(229.79)
Bank Fees	05 001 4190.19 5		159.18	1,658.87	0.00	(1,658.87)
Telephone/Communications	05 001 4190.20 5		1,602.05	10,642.88	6,000.00	(4,642.88)
Postage	05 001 4190.30 5		58.20	2,934.69	500.00	(2,434.69)
Eviction Costs	05 001 4190.40 5		0.00	0.00	3,000.00	3,000.00
Contract Costs - Copier	05 001 4190.60 5		207.00	2,445.86	4,500.00	2,054.14
Contract Costs - Admin	05 001 4190.90 5		90.00	4,605.67	13,000.00	8,394.33
Ten Services -	05 001 4220.00 5		0.00	1,059.50	0.00	(1,059.50)
Water	05 001 4310.00 5		35.04	501.01	351.00	(150.01)
Electricity	05 001 4320.00 5		356.00	7,213.41	7,253.00	39.59
Sewer	05 001 4390.00 5		71.50	888.53	728.00	(160.53)
Labor	05 001 4410.00 5		0.00	9,898.82	0.00	(9,898.82)
Materials	05 001 4420.00 5		673.67	11,970.30	3,000.00	(8,970.30)
Contract Costs	05 001 4430.00 5		0.00	12,541.13	235.00	(12,306.13)
Contract Costs - Pest Control	05 001 4430.10 5		0.00	5,270.00	1,139.00	(4,131.00)
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	6,741.84	140.00	(6,601.84)
Garbage and Trash Collection	05 001 4431.00 5		75.00	923.75	764.00	(159.75)
Emp Benefit Cont - Maintenance	05 001 4433.00 5		0.00	832.55	0.00	(832.55)
Property Insurance	05 001 4510.00 5		133.41	5,409.51	10,546.00	5,136.49
Other General Expense	05 001 4590.02 5		621.78	12,108.23	12,500.00	391.77
Depreciation Expense	05 001 4800.00 5		5,865.83	5,865.83	0.00	(5,865.83)
Total Operating Expenses			30,099.54	358,100.07	281,868.00	(76,232.07)
Total Operating Revenues and Expenses			(30,099.54)	(358,100.07)	(281,868.00)	(76,232.07)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		0.00	(36,388.15)	0.00	(36,388.15)
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,402.00	16,486.79	27,096.00	(10,609.21)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,736.08	23,747.09	21,223.00	2,524.09
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		2,067.72	23,254.64	21,349.00	1,905.64
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,435.92	22,974.24	26,490.00	(3,515.76)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	133,500.00	133,500.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		360.08	6,145.72	8,740.00	(2,594.28)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,789.16	22,418.44	28,426.00	(6,007.56)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,005.06	12,338.55	12,910.00	(571.45)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	12,000.00	16,200.00	(4,200.00)
Total Other Revenues and Expenses			22,921.02	236,477.32	295,934.00	(59,456.68)
Total Other Revenues and Expenses			22,921.02	236,477.32	295,934.00	(59,456.68)
Total Net Income (Loss)			(7,178.52)	(121,622.75)	14,066.00	(135,688.75)

→ Comp-abs
12824.55

Penny

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2024	12 Month(s) Ended December 31, 2024	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		(3,104.95)	26,655.12	29,225.00	2,569.88
Compensated Absences	07 002 4120.00 5		10,340.15	10,340.15	0.00	(10,340.15)
Legal Expense	07 002 4130.00 5		0.00	5,094.79	5,000.00	(94.79)
Staff Training	07 002 4140.00 5		0.00	259.49	300.00	40.51
Travel	07 002 4150.00 5		0.00	0.00	300.00	300.00
Accounting Fees	07 002 4170.00 5		0.00	2,628.88	3,700.00	1,071.12
Computer Services	07 002 4170.1 5		112.50	112.50	0.00	(112.50)
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	4,100.00	1,344.00
Employee Benefits Cont - Admin	07 002 4182.00 5		103.57	12,800.00	12,731.00	(69.00)
Sundry	07 002 4190.00 5		0.00	141.83	2,650.00	2,508.17
Postage	07 002 4190.03 5		0.00	7.41	250.00	242.59
Advertising	07 002 4190.08 5		0.00	145.64	0.00	(145.64)
Bank Fees	07 002 4190.18 5		0.00	25.99	0.00	(25.99)
Telephone	07 002 4190.2 5		179.85	839.30	500.00	(339.30)
TENANT BACKGROUND CHECKS	07 002 4190.20 5		0.00	979.18	4,500.00	3,520.82
Eviction Costs	07 002 4190.4 5		0.00	380.00	250.00	(130.00)
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	500.00	500.00
Tenant Services	07 002 4220.00 5		0.00	0.00	3,500.00	3,500.00
Water	07 002 4310.00 5		557.08	5,704.45	6,563.00	858.55
Electricity	07 002 4320.00 5		1,229.78	10,723.69	7,640.00	(3,083.69)
Sewer	07 002 4390.00 5		1,048.30	10,509.54	10,403.00	(106.54)
Labor	07 002 4410.00 5		(607.72)	56,059.11	98,273.00	42,213.89
Maintenance Materials	07 002 4420.00 5		711.02	21,271.12	6,878.00	(14,393.12)
Contract Costs	07 002 4430.00 5		4,454.00	145,739.29	43,412.00	(102,327.29)
Pest Control	07 002 4430.1 5		0.00	2,941.00	3,040.00	99.00
Contract Costs-Lawn	07 002 4430.3 5		495.00	5,940.00	5,729.00	(211.00)
Contract Costs-Air Conditioning	07 002 4430.4 5		543.60	5,573.72	10,486.00	4,912.28
Contract Costs-Plumbing	07 002 4430.5 5		0.00	415.75	500.00	84.25
Contract Costs - Vacancy Turnaround	07 002 4430.6 5		0.00	0.00	200.00	200.00
Garbage and Trash Collection	07 002 4431.00 5		629.95	6,672.71	6,318.00	(354.71)
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,498.78	18,332.95	36,187.00	17,854.05
Insurance - Property	07 002 4510.00 5		2,302.67	27,549.78	33,216.00	5,666.22
Bad Debts - Other	07 002 4570.00 5		0.00	26,173.24	15,000.00	(11,173.24)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,272.79	27,970.80	27,971.00	0.20
Management Fees	07 002 4590.00 5		2,435.92	22,974.24	26,490.00	3,515.76
Other General Expense	07 002 4590.01 5		250.00	583.01	3,500.00	2,916.99
MIP Annual Premium to HUD	07 002 4590.03 5		0.00	3,378.17	0.00	(3,378.17)
Depreciation Expense	07 002 4800.00 5		50,482.91	50,482.91	0.00	(50,482.91)
Total Operating Expenses			76,935.20	512,491.76	409,312.00	(103,179.76)
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		5,133.34	76,984.34	80,697.00	(3,712.66)
HAP Subsidy	07 002 3110.01 5		25,101.00	224,473.00	250,427.00	(25,954.00)
Total Operating Revenues			30,234.34	301,457.34	331,124.00	(29,666.66)
Total Operating Revenues and Expenses			(46,700.86)	(211,034.42)	(78,188.00)	(132,846.42)

Other Revenues and Expenses

Other Revenues and Expenses

Investment Income-Unrestricted	07 002 3430 5		0.00	0.00	100.00	(100.00)
Interest - Restricted - RFR	07 002 3431.00 5		0.00	103.92	100.00	3.92
Interest - Restricted - Residual Receipt	07 002 3431.01 5		0.00	19.11	0.00	19.11
Investment Income - Unrestricted	07 002 3610.00 5		1.37	15.40	100.00	(84.60)
Other Income - Tenant	07 002 3690.00 5		14.49	3,785.63	11,197.00	(7,411.37)
Other Income - Non Tenant	07 002 3690.02 5		0.00	37,239.96	1,100.00	36,139.96
Total Other Revenues and Expenses			15.86	41,164.02	12,597.00	28,567.02

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2024	ACCOUNT	1 Month(s) Ended December 31, 2024	12 Month(s) Ended December 31, 2024	Budget	Variance
Total Other Revenues and Expenses			15.86	41,164.02	12,597.00	28,567.02
Total Net Income (Loss)			(46,685.00)	(169,870.40)	(65,591.00)	(104,279.40)

Perry