

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, April 15, 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: March 2025
 - 2. Monthly Occupancy Report: March 2025
 - 3. TAR & Maintenance Reports: March 2025
 - 4. Cash Analysis: March 2025
 - 5. Project Budgeted Income Statement Reports: March 2025
 - 6. Fee Accountants Financials: February 2025
- E. Secretary Reports & Old Business.
 - 6 Move Ins—1 @ NCH I, 3 @ Delaney Heights, 1 @ Lakeside Park II, 1 @ Ridgedale
 - 1 Move Outs—1 @ Cornell-deceased
 - NSPIRE/REAC Ridgedale—final score 83
 - NSPIRE/REAC Delaney Heights—preliminary score 77
 - Two new board members: Chris Downie and Padrika Sheppard
 - Two new check signers—Carmelo Pineiro and Lisa Pough
 - Penny will be out of the office April 21, 22 and 23 for vacation
 - Penny will be out of the office April 28 to possibly May 16 for surgery. Lorena will be taking care of things while I am out.
 - No board meeting in May due to Penny being out on medical leave.
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: June 17, 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, April 15, 2025; 6:00 P.M.
Meeting Agenda**

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

1. Regular Board Meeting Minutes: March 2025
2. Monthly Occupancy Report: March 2025
3. TAR & Maintenance Reports: March 2025
4. Cash Analysis: March 2025
5. Project Budgeted Income Statement Reports: March 2025
6. Fee Accountants Financials: February 2025

B. COMMUNICATIONS:

I. SECRETARY REPORTS & OLD BUSINESS

- 6 Move Ins—1 @ NCH I, 3 @ Delaney Heights, 1 @ Lakeside Park II, 1 @ Ridgedale
- 1 Move Outs—1 @ Cornell-deceased
- NSPIRE/REAC Lakeside Park—final score 85
- NSPIRE/REAC Ridgedale—final score 83
- NSPIRE/REAC Delaney Heights—preliminary score 77
- Two new check signers—Carmelo Pineiro and Lisa Pough
- Two new directors—Chris Downie and Padrika Sheppard
- Penny will be out of the office April 21, 22, 23 for vacation
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- No board meeting in May due to Penny being out on medical leave.

C. NEW BUSINESS

Other matters to come before the Board:

Next Board Meeting(s): June 17, 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
March 18 2025, 5:30 P.M.
Meeting Minutes

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

B. Public Comments/Presentations:

- Bernice Taylor, Avon Park City Council Member, concerned about the absentees of our board members attending the board meetings and stated they need to be informed of the importance of the meetings.
- Avon Park City Council Meeting will be held on March 24th at which time new board members will be voted on, per Bernice Taylor.

C. Communications:

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

E. Secretary Report & Old Business:

- 8 Move Ins—1 @ Cornell, 3 @ Lakeside Park I, 1 @ Lakeside Park II, 3 @ Ridgedale
- 4 Move Outs—1 @ NCH II-no notice, 1 @ Cornell-evicted non pmt rent, 1 @ Lakeside Park I—abandoned, 1 @ Ridgedale-unreported income #3
- NSPIRE/REAC Ridgedale—scheduled for March 19th
- NSPIRE/REAC Delaney Heights—scheduled for April 1st
- Penny entered income limits for Multi-family in the online waiting list as discussed and advised by the board last month.

F. New Business:

- Secretary Pieratt presented Commissioners 'Thank You' plaques for serving on the Avon Park Housing Authority's board for many years, as they have resigned.

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, April 15, 2025 at 5:30pm

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

Accepted _____

Attest _____

AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
March 18, 2025, 6:00 P.M.

Meeting Minutes

ROLL CALL: Director Pineiro called the meeting to order at 5:50 PM. Secretary Penny Pieratt called the roll with the following directors present: Brojek, Pineiro, Pough, Dilday, and Jackson. Absent: Director Knighten. Guest: Emilio Garibaldi Jr, Director of Commercial Real Estate and Investments, Padrika Sheppard, Chris Ramey, Bernice Taylor-Avon Park City Council Member.

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

COMMUNICATIONS:

- Bernice Taylor, Avon Park City Council Member, concerned about the absentees of our board members attending the board meetings and stated they need to be informed of the importance of the meetings.
- Avon Park City Council Meeting will be held on March 24th at which time new board members will be voted on, per Bernice Taylor.

SECRETARY REPORT AND OLD BUSINESS:

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NEW BUSINESS:

- Secretary Pieratt presented Commissioners 'Thank You' plaques for serving on the Avon Park Housing Authority's board for many years as they have resigned.

Next Board Meeting: Tuesday, April 15, 2025

ADJOURN: There being no further business to come before the Board, Director Pineiro adjourned the meeting at 6:01pm; motioned by Director Jackson and second by Director Pough.

Accepted_____

Accepted_____

Attest SEAL_____

OCCUPANCY/VACANCY REPORT

Mar-25

Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrmm</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	3/3/2025	10	248	258	Passed away
527	1	7/29/2024	3/12/2025	6	220	226	Criminal
520	1	10/21/2024	3/24/2025	3	151	154	Dogs bit tenant
303	1	11/30/2024			OPEN 59408		Passed away
506	0	1/7/2025			OPEN 59603		Moved back in with mom

TOTAL DELANEY HEIGHTS VACANT - 2

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrmm</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>
1314	4	10/21/2024			OPEN 58996		Criminal/eviction

TOTAL LAKESIDE PARK I VACANT - 1

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrmm</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			331		No reason/Richardson's temp
228	3	7/9/2024			OPEN 58154		Unreported income
334	3	8/6/2024	3/31/2025	33	204	237	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
224	2	1/2/2025			OPEN 59545		Moved to Gainesville/health
351	4	1/6/2025			OPEN 59590		Abandoned unit

TOTAL LAKESIDE PARK II VACANT - 6

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT MARCH 2025

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>	
708	4	5/31/2023		*MOLD*	OPEN 54905		Moved to LP1	PASSED 6/24/24
730	3	6/13/2023	3/31/2025	1	640	641	Moved to LP1	PASSED 7/18/24
707	3	6/22/2023		*MOLD*	OPEN 55227		Evicted	PASSED 5/31/24
722	3	4/22/2024			OPEN 57548		Moved to NC	PASSED 6/26/24
714	2	6/28/2024			OPEN 58088		Non payment rent	PASSED 10/7/24
732	2	7/18/2024			OPEN 58354		Transferred to 729	PASSED 8/19/24
740	2	7/22/2024			OPEN 58329		Transferred to 701	PASSED 8/23/24
713	2	11/6/2024	3/14/2025	52	107	159	Unreported income	
728	3	2/19/2025			OPEN 59937		Unreported income	
734	2	3/31/2025					Transferred to 730	

TOTAL RIDGEDALE VACANT - 8

OCCUPANCY/VACANCY REPORT

Mar-25

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	3/24/2025	159	121	280	No notice given
649	2	9/27/2024	3/31/2025	3	182	185	Multiple Issues
647	3	11/8/2024					Abandoned unit
642	2	1/2/2025			OPEN 59561		Non renewal non pmt rent

TOTAL NCH I VACANT - 2

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>
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
736	4	1/3/2025			OPEN 59562		Non renewal non pmt rent
720	3	2/25/2025			OPEN 59983		No notice given

TOTAL NCH II VACANT - 5

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>
38186	3	6/13/2024			127		Moved out of state
38228	3	2/18/2025			OPEN 59907		Eviction--non pmt rent
38236	3	3/18/2025			OPEN 60143		Passed away

TOTAL CORNELL VACANT - 3

OCCUPANCY/VACANCY REPORT

Mar-25

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 4 bedroom 9/1

Evictions -

North Central Heights II=unit 718=3bdrm=non pmt rent

Cornell=unit 38178=3bdrm=non pmt rent

WAITING LIST

2024		2024		2024		2024	
DELANEY HEIGHTS		LAKE SIDE PARK I		LAKE SIDE PARK II		OPEN	
1 BDRM	20	1 BDRM	0	1 BDRM	11		
TOTAL	20	2 BDRM	4	2 BDRM	4		
		3 BDRM	1	3 BDRM	25		
		4 BDRM	0	4 BDRM	6		
		5 BDRM	0	5 BDRM	0		
		TOTAL	5	TOTAL	46		
2024		2024		2024			
RIDGE DALE		NORTH CENTRAL HEIGHTS		CORNELL COLONY		OPEN	
1 BDRM	25	2 BDRM	46	3 BDRM		37	
2 BDRM	4	3 BDRM	36				
3 BDRM	4	4 BDRM	13				
4 BDRM	7	TOTAL	95				
TOTAL	40						
SUBMITTED BY PENNY PIERATT, CEO		TOTAL		243			



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



Monthly Maintenance Report

Month: March

1. Vacancies – 6 Completed

During the month of March, the following units were successfully prepared for new occupancy:

- 737 Juneberry Loop (NCH II)—Contractor completed
- 520 Circle Street (Delaney Heights)
- 649 Barberry Loop (NCH I)
- 334 Tulane Drive (Lakeside Park II)
- 527 Alton Street (Delaney Heights)
- 730 Fairview Terrace (Ridgedale)

All units were inspected, necessary repairs and cleaning were completed, and the units were made ready for move-in.

2. Pest Control

Pest control services were carried out at the following properties:

- **North Central Heights I & II**
- **Cornell Colony**

All scheduled treatments were completed as planned to maintain a pest-free environment across the properties.

3. Property Inspections

A full inspection was conducted at:

- **Ridgedale Apartments**
The inspection included assessments of structural integrity, safety systems, and general property condition. Any issues identified have been documented and reported for follow-up action.

Completed by: Daniel Whitlock, Maintenance Supervisor

Tenant Accounts Receivable
Page 1
31-Mar-25
Delaney Heights

	<u>Amt</u>	<u>Reason</u>
M. Davila	\$ 25.00	Work order
L. Gunter	\$ 29.98	Late fee
M. Montes	\$ 0.57	Work order
DH Total	\$ 55.55	

Lakeside Park I

M. Diaz	\$ 104.00	Rent
E. Hankerson	\$ 701.00	Unreported income
T. Jones	\$ 3,421.57	Rent, unreported income (pmts)
T. Taylor	\$ 18.00	Work order
Lakeside I Total	\$ 4,244.57	

Lakeside Park II

E. Baldomero	\$ 16.54	Work order
S. Barnes	\$ 9.00	Late fee
P. Catrett	\$ 19.00	Late fee
B. Concepcion	\$ 495.00	Rent, late fee
J. Denson	\$ 9.00	Late fee
J. Ferreira	\$ 27.75	Work order
N. Jones	\$ 60.42	Move out charges
M. Lenton	\$ 0.67	Work order
A. Otero	\$ 74.09	Work order
F. Pabon Baez	\$ 50.00	Late fee
A. Thompson	\$ 27.00	Late fee
S. Valentine Lopez	\$ 1,361.00	Work order, unreported income
Lakeside II Total	\$ 2,149.47	

NCH I

S. Dewain	\$ 25.58	Work order
K. Dillard	\$ 49.75	Work order
J. Hamilton	\$ 27.66	Work order
M. Hudson	\$ 71.00	Late fee
O. Sanchez	\$ 8.58	Work order
T. Williams	\$ 37.00	Late fee
NCH I Total	\$ 219.57	

NCH II

C. Dawkins	\$ 17.00	Balance late fee
J. Fabian	\$ 0.42	Balance rent
S. Johnson	\$ 182.65	Late fee
C. Redding	\$ 0.89	Work order
S. Rivera Butler	\$ 183.84	Late fees
C. Wooden	\$ 3,556.75	Rent, late fee
NCH II Total	\$ 3,941.55	

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable

Page 2

31-Mar-25**Cornell Colony**

L. Adkins	\$	20.34	Late fee
S. Butler	\$	0.62	Work Order
R. Carrasquillo	\$	29.05	Work Order
J. Estevez	\$	61.00	Late fee
E. Leon	\$	160.07	Late fee
G. Mendoza Resto	\$	164.04	Late fee
S. Reese	\$	33.00	Late fee
J. Rodriguez	\$	4,089.00	Rent
S. Wilburn	\$	35.00	Late fee

Cornell Total \$ 4,592.12**Ridgedale**

C. Coley	\$	1.00	Late fee
T. Owensburse	\$	0.69	Balance rent
C. Vazquez	\$	4.00	Late fee

Ridgedale Total \$ 5.69

GRAND TOTAL	\$ 15,208.52
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WRITE OFFS

Delaney	\$	-
Lakeside Park I	\$	-
Lakeside Park I	\$	-
Lakeside Park II	\$	-
NCH I	\$	-
NCH II	\$	-
Ridgedale	\$	-
Cornell	\$	-
TOTAL	\$	-

Submitted by:
Penny Pieratt,CEO

Daily Tasks:

General cleaning of Admin/Maintenance building & grounds, 181 work orders

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 64 hours were taken during the month of March for sick (39 hours), vacation (25 hours), holiday (0 hours)

Maintenance

Delaney Heights Inspections	2
Lakeside Park I Inspections	0
Lakeside Park II Inspections	2
Ridgdeale Inspections	9
NCH I Inspections	1
NCH II Inspections	2
Cornell Colony Inspections	2
Total	18
Delaney Heights Vacancies	2
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	1
Ridgedale Vacancies	0
NCH I Vacancies	0
NCH II Vacancies	1
Cornell Colony Vacancies	0

Contractor**Property Manager**

Delaney Heights Move Ins	3	3
Lakeside Park I Move Ins	0	0
Lakesdie Park II Move Ins	1	1
Ridgedale Move Ins	2	2
NCH I Move Ins	2	2
NCH II Move Ins	0	0
Cornell Colony Move Ins	0	0
Total	8	
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	0	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	1	
NCH I Move Outs	0	
NCH II Move Outs	0	
Cornell Colony Move Outs	1	
Total	2	

Submitted by Penny Pieratt, CEO

CASH ANALYSIS**3/31/2025****Escrows/Reserves**

Petty Cash	\$	100.00		
Avon Park Development Corp	\$	180,770.82		
North Central Heights I General Fund	\$	94,951.06	NCH I Reserves/Bonneville	\$ 162,237.22
NCH I Security Deposit	\$	11,171.72	NCH I Insurance	\$ 43,828.03
OWES APHDC Cash Distribution	\$	(107,000.00)		
North Central Heights II General Fund	\$	98,053.94	NCH II Reserves/Bonneville	\$ 129,748.55
NCH II Security Deposit	\$	8,358.45	NCH II Insurance	\$ 32,995.04
Cornell Colony General Fund	\$	495,836.38	CC Reserves/Amerinat	\$ 112,897.82
Cornell Colony Security Deposit	\$	13,347.84	CC Insurance	\$ 58,397.63
			CC Reserves/Amerinat	121,247.76
			CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$	4,490.38	LPI Reserves/First Hsg	\$ 37,755.65
LPI Security Deposit	\$	3,418.53	LPI Insurance	\$ 7,541.15
Lakeside Park II General Fund	\$	219,910.99	LPII Reserves/Churchill	\$ 216,025.68
			O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$	219,910.99	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$	16,292.47	LPII Insurance	\$ 64,142.15
			GNMA-Other Churchill	\$ 17,131.26
Delaney Heights General Fund	\$	65,186.06	DH Reserves/South State	\$ 90,987.40
DH Security Deposit	\$	11,207.91		
COCC	\$	23,260.57		
Ridgedale General Fund	\$	10,791.43	RD Reserves/Centennial	\$ 41,657.03
Ridgedale Security Deposit	\$	7,757.09	RD Insurance	\$ 25,338.49
			RD Residual Reserves	\$ 9,164.06
*Ridgedale OWES COCC	\$	(236,769.52)	RD MIP Insurance	\$ 1,625.90

SUBMITTED BY: PENNY PIERATT, CEO

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

Fiscal Year End Date:		12/31/2025	ACCOUNT	1 Month(s) Ended March 31, 2025	3 Month(s) Ended March 31, 2025	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	02 001	4110.00 5		2,269.83	5,522.75	5,546.49	23.74
Legal Expense	02 001	4130.00 5		0.00	0.00	124.98	124.98
Staff Training	02 001	4140.00 5		0.00	0.00	249.99	249.99
Travel	02 001	4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	02 001	4170.00 5		726.84	726.84	999.99	273.15
COMPUTER SUPPORT/LICENSING	02 001	4170.2 5		210.00	210.00	0.00	(210.00)
Audit Fees	02 001	4171.00 5		1,540.00	1,540.00	1,112.49	(427.51)
Employee Benefits Cont - Admin	02 001	4182.00 5		569.91	1,607.00	3,228.24	1,621.24
Sundry	02 001	4190.00 5		0.00	0.00	274.98	274.98
Telephone	02 001	4190.2 5		102.72	298.94	300.00	1.06
Tenant Background Checks	02 001	4190.20 5		0.00	186.28	124.98	(61.30)
Postage	02 001	4190.3 5		0.00	0.00	12.48	12.48
Eviction Costs	02 001	4190.4 5		0.00	0.00	124.98	124.98
Water	02 001	4310.00 5		0.00	0.00	108.99	108.99
Electricity	02 001	4320.00 5		186.20	515.45	1,015.74	500.29
Sewer	02 001	4390.00 5		0.00	0.00	62.25	62.25
Labor	02 001	4410.00 5		1,731.57	5,216.51	6,372.24	1,155.73
Maintenance Materials	02 001	4420.00 5		1,719.22	3,806.63	4,735.98	929.35
Contract Costs	02 001	4430.00 5		30.00	30.00	3,102.99	3,072.99
Contract Costs-Pest Control	02 001	4430.1 5		544.00	544.00	973.23	429.23
Contract Costs-Plumbing	02 001	4430.2 5		0.00	0.00	703.98	703.98
Contract Costs - AC	02 001	4430.4 5		2,394.51	2,559.15	4,714.98	2,155.83
Contract Costs - Lawn	02 001	4430.5 5		2,044.00	6,132.00	8,055.00	1,923.00
Contract Costs - Vacancy Turnaround	02 001	4430.6 5		0.00	0.00	3,465.00	3,465.00
Garbage and Trash Collection	02 001	4431.00 5		0.00	0.00	128.25	128.25
Emp Benefit Cont - Maintenance	02 001	4433.00 5		825.81	2,474.30	3,080.73	606.43
Insurance - Property	02 001	4510.00 5		2,865.65	8,682.36	9,387.00	704.64
Bad Debts - Other	02 001	4570.00 5		0.00	928.84	1,249.98	321.14
Bonneville Interest	02 001	4580.01 5		3,584.78	10,764.64	10,717.23	(47.41)
Other General Expense	02 001	4590.00 5		0.00	55.52	249.99	194.47
Management Fees	02 001	4590.02 5		1,502.18	4,289.23	6,952.50	2,663.27
Total Operating Expenses				22,847.22	56,090.44	77,300.64	21,210.20
Operating Revenues							
Dwelling Rent	02 001	3110.00 5		28,613.90	84,033.05	86,905.50	(2,872.45)
Total Operating Revenues				28,613.90	84,033.05	86,905.50	(2,872.45)
Total Operating Revenues and Expenses				5,766.68	27,942.61	9,604.86	18,337.75
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income - Restricted	02 001	3610.01 5		0.00	1,038.38	0.00	1,038.38
Other Income - Tenant	02 001	3690.00 5		190.00	901.69	1,655.73	(754.04)
Other Income - Non Tenant	02 001	3690.02 5		150.00	150.00	0.00	150.00
Total Other Revenues and Expenses				340.00	2,090.07	1,655.73	434.34
Total Other Revenues and Expenses				340.00	2,090.07	1,655.73	434.34
Total Net Income (Loss)				6,106.68	30,032.68	11,260.59	18,772.09

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
NORTH CENTRAL HEIGHTS
NORTH CENTRAL HEIGHTS II

Fiscal Year End Date: 12/31/2025		ACCOUNT	1 Month(s) Ended March 31, 2025	3 Month(s) Ended March 31, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00	5	1,853.56	4,503.00	4,525.23	22.23
Legal Expense	02 002 4130.00	5	0.00	150.00	75.00	(75.00)
Staff Training	02 002 4140.00	5	0.00	0.00	124.98	124.98
Travel	02 002 4150.00	5	0.00	0.00	62.49	62.49
Accounting Fees	02 002 4170.00	5	699.66	699.66	937.50	237.84
COMPUTER SUPPORT/LICENSING	02 002 4170.2	5	165.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00	5	1,210.00	1,210.00	874.98	(335.02)
Employee Benefits Cont - Admin	02 002 4182.00	5	468.14	1,319.98	2,632.98	1,313.00
Sundry	02 002 4190.00	5	0.00	106.06	249.99	143.93
Telephone	02 002 4190.2	5	0.00	0.00	75.00	75.00
Tenant Background Check	02 002 4190.20	5	32.68	32.68	225.00	192.32
Eviction Costs	02 002 4190.4	5	0.00	235.00	124.98	(110.02)
Water	02 002 4310.00	5	13.57	43.57	0.00	(43.57)
Electricity	02 002 4320.00	5	172.80	326.55	247.50	(79.05)
Labor	02 002 4410.00	5	1,528.81	4,612.83	5,748.48	1,135.65
Maintenance Materials	02 002 4420.00	5	420.27	1,162.44	3,298.50	2,136.06
Contract Costs	02 002 4430.00	5	135.00	135.00	562.74	427.74
Contract Costs-Pest Control	02 002 4430.1	5	448.00	448.00	787.23	339.23
Contract Costs - Lawn	02 002 4430.3	5	1,606.00	4,818.00	6,018.48	1,200.48
Contract Costs - AC	02 002 4430.4	5	599.60	918.96	3,353.25	2,434.29
Contract Costs - Vacancy Turnaround	02 002 4430.6	5	2,500.00	5,000.00	5,738.25	738.25
Garbage and Trash Collection	02 002 4431.00	5	22.00	41.85	16.50	(25.35)
Emp Benefit Cont - Maintenance	02 002 4433.00	5	755.87	2,265.53	2,868.00	602.47
Insurance - Property	02 002 4510.00	5	2,564.89	7,761.77	7,394.73	(367.04)
Bad Debts - Other	02 002 4570.00	5	0.00	1,416.00	1,249.98	(166.02)
Bonneville Interest	02 002 4580.01	5	3,242.85	9,737.88	9,694.98	(42.90)
Other General Expense	02 002 4590.00	5	43.60	99.12	187.50	88.38
Management Fees	02 002 4590.02	5	1,766.29	5,379.29	6,173.73	794.44
Total Operating Expenses			20,248.59	52,588.17	63,247.98	10,659.81
Operating Revenues						
Dwelling Rent	02 002 3110.00	5	22,180.81	66,567.68	77,172.48	(10,604.80)
Total Operating Revenues			22,180.81	66,567.68	77,172.48	(10,604.80)
Total Operating Revenues and Expenses			1,932.22	13,979.51	13,924.50	55.01
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	02 002 3610.01	5	0.00	825.40	0.00	825.40
Other Income - Tenant	02 002 3690.00	5	107.25	1,741.90	1,750.98	(9.08)
Total Other Revenues and Expenses			107.25	2,567.30	1,750.98	816.32
Total Other Revenues and Expenses			107.25	2,567.30	1,750.98	816.32
Total Net Income (Loss)			2,039.47	16,546.81	15,675.48	871.33

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

Fiscal Year End Date:		12/31/2025	ACCOUNT	1 Month(s) Ended March 31, 2025	3 Month(s) Ended March 31, 2025	Budget	Variance
Operating Revenues and Expenses							
Operating Expenses							
Nontechnical Salaries	03 001	4110.00 5		2,547.34	6,202.60	6,227.49	24.89
Legal Expense	03 001	4130.00 5		0.00	300.00	124.98	(175.02)
Staff Training	03 001	4140.00 5		0.00	0.00	225.00	225.00
Travel	03 001	4150.00 5		0.00	0.00	124.98	124.98
Accounting Fees	03 001	4170.00 5		644.96	644.96	799.98	155.02
Computer Support/Licensing Fees	03 001	4170.20 5		240.00	240.00	99.99	(140.01)
Audit Fees	03 001	4171.00 5		1,760.00	1,760.00	1,275.00	(485.00)
Employee Benefits Cont - Admin	03 001	4182.00 5		637.76	1,798.37	3,625.23	1,826.86
Sundry	03 001	4190.00 5		0.00	0.00	375.00	375.00
Tenant Background Checks	03 001	4190.02 5		0.00	0.00	79.98	79.98
Bank Fees	03 001	4190.19 5		0.00	118.06	0.00	(118.06)
Telephone/Communications	03 001	4190.20 5		131.97	379.57	499.98	120.41
Eviction Costs	03 001	4190.40 5		0.00	560.00	124.98	(435.02)
Water	03 001	4310.00 5		59.22	74.87	109.74	34.87
Electricity	03 001	4320.00 5		89.98	212.89	810.48	597.59
Sewer	03 001	4390.00 5		56.70	87.90	138.24	50.34
Labor	03 001	4410.00 5		2,305.61	6,760.55	6,668.73	(91.82)
Materials	03 001	4420.00 5		578.08	2,237.08	5,254.98	3,017.90
Contract Costs	03 001	4430.00 5		0.00	0.00	799.23	799.23
Contract Costs - Pest Control	03 001	4430.10 5		608.00	608.00	3,281.25	2,673.25
Contract Costs-Lawn	03 001	4430.30 5		2,300.00	7,150.00	7,590.00	440.00
Contract Costs - AC	03 001	4430.40 5		94.45	307.61	1,723.98	1,416.37
Contract Costs - Vacancy Turnaround	03 001	4430.60 5		0.00	0.00	9,306.00	9,306.00
Garbage and Trash Collection	03 001	4431.00 5		85.71	147.12	245.25	98.13
Emp Benefit Cont - Maintenance	03 001	4433.00 5		761.61	2,266.96	2,280.99	14.03
Property Insurance	03 001	4510.00 5		4,995.78	15,084.93	10,262.25	(4,822.68)
Payment in Lieu of Taxes	03 001	4520.00 5		0.00	6,758.40	0.00	(6,758.40)
Bad Debts - Other	03 001	4570.00 5		0.00	3,147.86	4,500.48	1,352.62
Management Fees	03 001	4590.01 5		2,335.64	6,571.51	6,007.98	(563.53)
Other General Expense	03 001	4590.02 5		0.00	0.00	2,874.99	2,874.99
Total Operating Expenses				20,232.81	63,419.24	75,437.16	12,017.92
Operating Revenues							
Dwelling Rent	03 001	3110.00 5		34,650.10	105,033.16	100,134.00	4,899.16
Total Operating Revenues				34,650.10	105,033.16	100,134.00	4,899.16
Total Operating Revenues and Expenses				14,417.29	41,613.92	24,696.84	16,917.08
Other Revenues and Expenses							
Other Revenues and Expenses							
Investment Income - Unrestricted	03 001	3610.00 5		0.00	0.00	32.49	(32.49)
Investment Income - Restricted	03 001	3610.01 5		0.00	6,687.08	0.00	6,687.08
Other Income - Tenant	03 001	3690.00 5		868.64	3,675.80	0.00	3,675.80
Other Income - Misc Other Revenue	03 001	3690.01 5		0.00	0.00	1,374.99	(1,374.99)
Interest on Loan - Heartland National	03 001	5610.00 5		(2,908.01)	(9,414.30)	(12,751.23)	3,336.93
Total Other Revenues and Expenses				(2,039.37)	948.58	(11,343.75)	12,292.33
Total Other Revenues and Expenses				(2,039.37)	948.58	(11,343.75)	12,292.33
Total Net Income (Loss)				12,377.92	42,562.50	13,353.09	29,209.41

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

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended March 31, 2025	3 Month(s) Ended March 31, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		725.24	1,994.90	3,380.73	1,385.83
Legal Expense	04 001 4130.00 5		45.00	45.00	574.98	529.98
Staff Training	04 001 4140.00 5		0.00	0.00	79.98	79.98
Accounting Fees	04 001 4170.00 5		633.02	633.02	825.00	191.98
Computer Support/Licensing Fees	04 001 4170.20 5		90.00	90.00	0.00	(90.00)
Audit Fees	04 001 4171.00 5		660.00	660.00	375.00	(285.00)
Employee Benefits Cont - Admin	04 001 4182.00 5		55.04	152.18	1,536.24	1,384.06
Sundry	04 001 4190.00 5		0.00	0.00	249.99	249.99
Postage	04 001 4190.30 5		11.89	11.89	24.99	13.10
Eviction Costs	04 001 4190.40 5		0.00	0.00	75.00	75.00
Water	04 001 4310.00 5		0.00	0.00	18.24	18.24
Electricity	04 001 4320.00 5		70.81	211.74	114.48	(97.26)
Sewer	04 001 4390.00 5		0.00	0.00	9.24	9.24
Labor	04 001 4410.00 5		990.03	2,972.06	3,463.74	491.68
Maintenance Materials	04 001 4420.00 5		855.60	2,959.57	1,213.98	(1,745.59)
Contract Costs	04 001 4430.00 5		525.00	525.00	1,011.00	486.00
Contract Costs - Pest Control	04 001 4430.10 5		320.00	320.00	234.75	(85.25)
Contract Costs-Lawn	04 001 4430.30 5		266.60	799.80	684.24	(115.56)
Contract Costs - AC	04 001 4430.40 5		105.00	175.56	7,546.50	7,370.94
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	49.98	49.98
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	49.98	49.98
Garbage and Trash Collection	04 001 4431.00 5		0.00	0.00	16.50	16.50
Emp Benefit Cont - Maintenance	04 001 4433.00 5		412.18	1,234.68	1,544.25	309.57
Property Insurance	04 001 4510.00 5		232.25	733.34	4,035.99	3,302.65
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	624.99	624.99
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	1,494.99	(5,061.01)
Management Fees	04 001 4590.01 5		586.79	1,541.57	2,035.98	494.41
Other General Expense	04 001 4590.02 5		0.00	4.73	375.00	370.27
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	624.99	624.99	0.00
Extraordinary Maint - Contract Costs	04 001 4610.10 5		0.00	0.00	1,869.99	1,869.99
Total Operating Expenses			6,792.78	22,246.03	34,140.72	11,894.69
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		2,440.47	5,771.82	7,894.74	(2,122.92)
HAP Subsidy	04 001 3110.01 5		6,936.00	19,029.00	26,038.50	(7,009.50)
Total Operating Revenues			9,376.47	24,800.82	33,933.24	(9,132.42)
Total Operating Revenues and Expenses			2,583.69	2,554.79	(207.48)	2,762.27
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.00	321.79	30.00	291.79
Other Income - Tenant	04 001 3690.00 5		27.75	160.18	811.98	(651.80)
Other Income - Misc Other Revenue	04 001 3690.01 5		0.00	0.00	249.99	(249.99)
Other Income - Laundry	04 001 3690.07 5		514.80	514.80	0.00	514.80
Total Other Revenues and Expenses			542.55	996.77	1,091.97	(95.20)
Total Other Revenues and Expenses			542.55	996.77	1,091.97	(95.20)
Total Net Income (Loss)			3,126.24	3,551.56	884.49	2,667.07

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

Fiscal Year End Date: 12/31/2025		ACCOUNT	1 Month(s) Ended March 31, 2025	3 Month(s) Ended March 31, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00	5	1,244.94	3,689.95	6,015.99	2,326.04
Legal Expense	04 002 4130.00	5	45.00	45.00	375.00	330.00
Staff Training	04 002 4140.00	5	0.00	0.00	124.98	124.98
Travel	04 002 4150.00	5	0.00	0.00	62.49	62.49
Accounting Fees	04 002 4170.00	5	926.96	926.96	874.98	(51.98)
Computer Support/Licensing Fees	04 002 4170.20	5	330.00	330.00	0.00	(330.00)
Audit Fees	04 002 4171.00	5	2,420.00	2,420.00	1,125.00	(1,295.00)
Employee Benefits Cont - Admin	04 002 4182.00	5	94.38	281.41	2,690.25	2,408.84
Sundry	04 002 4190.00	5	0.00	0.00	324.99	324.99
TENANT BACKGROUND CHECKS	04 002 4190.02	5	163.43	163.43	187.50	24.07
Advertising and Marketing	04 002 4190.08	5	0.00	290.00	0.00	(290.00)
Eviction Costs	04 002 4190.40	5	0.00	0.00	62.49	62.49
Water	04 002 4310.00	5	0.00	0.00	51.00	51.00
Electricity	04 002 4320.00	5	54.30	102.92	943.23	840.31
Sewer	04 002 4390.00	5	0.00	0.00	106.50	106.50
Labor	04 002 4410.00	5	1,642.10	5,170.13	5,887.74	717.61
Maintenance Materials	04 002 4420.00	5	1,179.86	2,897.22	4,431.00	1,533.78
Contract Costs	04 002 4430.00	5	3,525.00	3,525.00	5,956.23	2,431.23
Contract Costs - Pest Control	04 002 4430.10	5	1,280.00	1,280.00	1,407.99	127.99
Contract Costs-Lawn	04 002 4430.30	5	1,066.40	3,199.20	2,920.50	(278.70)
Contract Costs - AC	04 002 4430.40	5	465.00	723.72	2,532.75	1,809.03
CONTRACT COSTS-PLUMBING	04 002 4430.50	5	982.75	982.75	485.73	(497.02)
Contract Costs - Vacancy Turnaround	04 002 4430.60	5	2,800.00	2,800.00	0.00	(2,800.00)
Garbage and Trash Collection	04 002 4431.00	5	44.00	66.00	83.25	17.25
Emp Benefit Cont - Maintenance	04 002 4433.00	5	738.91	2,231.17	2,733.99	502.82
Property Insurance	04 002 4510.00	5	4,311.87	13,069.81	14,519.25	1,449.44
Bad Debts - Other	04 002 4570.00	5	0.00	2,695.64	1,125.00	(1,570.64)
Management Fees	04 002 4590.01	5	2,051.76	5,670.56	7,501.74	1,831.18
Other General Expense	04 002 4590.02	5	0.00	9.46	2,250.00	2,240.54
GROUND LEASE EXPENSE	04 002 4590.03	5	8,000.00	24,000.00	24,000.00	0.00
Total Operating Expenses			33,366.66	76,570.33	88,779.57	12,209.24
Operating Revenues						
Dwelling Rent	04 002 3110.00	5	17,272.39	44,109.54	35,028.75	9,080.79
HAP Subsidy	04 002 3110.01	5	15,854.00	47,575.00	90,000.00	(42,425.00)
Total Operating Revenues			33,126.39	91,684.54	125,028.75	(33,344.21)
Total Operating Revenues and Expenses			(240.27)	15,114.21	36,249.18	(21,134.97)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00	5	0.00	85.38	62.49	22.89
Other Income - Tenants	04 002 3690.00	5	245.75	1,676.14	2,472.48	(796.34)
Other Income - Misc Other Revenue	04 002 3690.02	5	0.00	0.00	249.99	(249.99)
Interest on Loan	04 002 5610.00	5	(4,904.57)	(14,728.12)	(14,662.50)	(65.62)
Total Other Revenues and Expenses			(4,658.82)	(12,966.60)	(11,877.54)	(1,089.06)
Total Other Revenues and Expenses			(4,658.82)	(12,966.60)	(11,877.54)	(1,089.06)
Total Net Income (Loss)			(4,899.09)	2,147.61	24,371.64	(22,224.03)

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

Fiscal Year End Date: 12/31/2025		ACCOUNT	1 Month(s) Ended March 31, 2025	3 Month(s) Ended March 31, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00	5	898.84	2,191.31	4,228.74	2,037.43
Legal Expense	04 003 4130.00	5	0.00	0.00	124.98	124.98
Staff Training	04 003 4140.00	5	0.00	0.00	124.98	124.98
Travel	04 003 4150.00	5	0.00	0.00	124.98	124.98
Accounting Fees	04 003 4170.00	5	842.24	842.24	999.99	157.75
Computer Support/Licensing Fees	04 003 4170.20	5	270.00	270.00	0.00	(270.00)
Audit Fees	04 003 4171.00	5	1,980.00	1,980.00	1,425.00	(555.00)
Employee Benefits Cont - Admin	04 003 4182.00	5	68.20	167.08	1,913.49	1,746.41
Sundry	04 003 4190.00	5	0.00	0.00	150.00	150.00
Contract. Admin	04 003 4190.01	5	0.00	0.00	99.99	99.99
Bank Fees	04 003 4190.19	5	116.11	116.11	0.00	(116.11)
Eviction Costs	04 003 4190.40	5	0.00	0.00	124.98	124.98
Water	04 003 4310.00	5	38.78	58.17	123.00	64.83
Electricity	04 003 4320.00	5	175.13	306.72	882.24	575.52
Natural Gas	04 003 4330.00	5	31.59	68.29	196.98	128.69
Sewer	04 003 4390.00	5	80.60	120.90	138.75	17.85
Labor	04 003 4410.00	5	1,439.35	4,102.01	5,263.98	1,161.97
Maintenance Materials	04 003 4420.00	5	2,314.78	3,699.59	2,874.99	(824.60)
Contract Costs	04 003 4430.00	5	150.00	455.00	5,836.50	5,381.50
Contract Costs - Pest Control	04 003 4430.10	5	7,128.00	8,056.00	1,488.24	(6,567.76)
Contract Costs-Lawn	04 003 4430.30	5	667.00	2,001.00	3,300.99	1,299.99
Contract Costs - AC	04 003 4430.40	5	0.00	3,471.68	7,732.74	4,261.06
Contract Costs-Plumbing	04 003 4430.50	5	0.00	0.00	124.98	124.98
Contract Costs - Vacancy Turnaround	04 003 4430.60	5	0.00	0.00	109.98	109.98
Garbage and Trash Collection	04 003 4431.00	5	44.00	66.00	86.49	20.49
Emp Benefit Cont - Maintenance	04 003 4433.00	5	710.54	2,109.77	2,521.23	411.46
Property Insurance	04 003 4510.00	5	2,083.39	6,584.74	11,874.00	5,289.26
Bad Debts - Other	04 003 4570.00	5	0.00	244.41	249.99	5.58
Management Fees	04 003 4590.01	5	994.98	2,983.86	3,227.49	243.63
Other General Expense	04 003 4590.02	5	0.00	9.46	124.98	115.52
GROUND LEASE EXPENSE	04 003 4590.03	5	2,916.67	8,750.01	8,749.98	(0.03)
Extraordinary Maint - Contract Costs	04 003 4610.10	5	0.00	0.00	7,786.98	7,786.98
Total Operating Expenses			22,950.20	48,654.35	72,011.64	23,357.29
Operating Revenues						
Dwelling Rent	04 003 3110.00	5	6,105.78	17,674.58	18,330.24	(655.66)
HAP Subsidy	04 003 3110.01	5	9,954.00	31,223.00	35,459.73	(4,236.73)
Total Operating Revenues			16,059.78	48,897.58	53,789.97	(4,892.39)
Total Operating Revenues and Expenses			(6,890.42)	243.23	(18,221.67)	18,464.90
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00	5	0.00	0.00	37.50	(37.50)
Other Income - Tenants	04 003 3690.00	5	25.00	325.68	750.00	(424.32)
Other Income - Misc Other Revenue	04 003 3690.01	5	0.00	0.00	124.98	(124.98)
Other Income - Laundry	04 003 3690.07	5	491.20	491.20	0.00	491.20
Total Other Revenues and Expenses			516.20	816.88	912.48	(95.60)
Total Other Revenues and Expenses			516.20	816.88	912.48	(95.60)
Total Net Income (Loss)			(6,374.22)	1,060.11	(17,309.19)	18,369.30

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

COCC
COCC

Fiscal Year End Date: 12/31/2025		ACCOUNT	1 Month(s) Ended March 31, 2025	3 Month(s) Ended March 31, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		12,410.80	37,797.22	40,170.00	2,372.78
Legal Expense	05 001 4130.00 5		450.00	450.00	274.98	(175.02)
Staff Training	05 001 4140.00 5		0.00	0.00	199.98	199.98
Travel	05 001 4150.00 5		0.00	0.00	199.98	199.98
Accounting Fees	05 001 4170.00 5		478.00	478.00	750.00	272.00
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	5,110.36	0.00	(5,110.36)
Audit Fees	05 001 4171.00 5		0.00	0.00	499.98	499.98
Employee Benefits Cont - Admin	05 001 4182.00 5		4,200.66	12,618.43	13,807.74	1,189.31
Sundry	05 001 4190.00 5		1,256.09	2,690.97	4,624.98	1,934.01
Bank Fees	05 001 4190.19 5		150.73	452.48	0.00	(452.48)
Telephone/Communications	05 001 4190.20 5		585.30	1,691.87	2,499.99	808.12
Postage	05 001 4190.30 5		1,517.04	1,626.71	1,125.00	(501.71)
Contract Costs - Copier	05 001 4190.60 5		237.70	316.49	750.00	433.51
Contract Costs - Admin	05 001 4190.90 5		120.00	360.00	1,500.00	1,140.00
Water	05 001 4310.00 5		53.93	88.97	144.99	56.02
Electricity	05 001 4320.00 5		732.38	1,673.88	1,902.75	228.87
Sewer	05 001 4390.00 5		109.00	180.50	246.75	66.25
Materials	05 001 4420.00 5		2,824.61	4,308.08	750.00	(3,558.08)
Contract Costs	05 001 4430.00 5		0.00	0.00	3,864.48	3,864.48
Contract Costs - Pest Control	05 001 4430.10 5		0.00	0.00	1,844.49	1,844.49
Contract Costs-Lawn	05 001 4430.30 5		0.00	0.00	466.50	466.50
Contract Costs - AC	05 001 4430.40 5		0.00	0.00	2,359.74	2,359.74
Garbage and Trash Collection	05 001 4431.00 5		88.00	154.00	253.23	99.23
Property Insurance	05 001 4510.00 5		457.88	1,373.64	2,785.74	1,412.10
Other General Expense	05 001 4590.02 5		379.22	1,537.55	3,124.98	1,587.43
Total Operating Expenses			26,051.34	72,909.15	84,146.28	11,237.13
Total Operating Revenues and Expenses			(26,051.34)	(72,909.15)	(84,146.28)	11,237.13
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		15.00	30.00	0.00	30.00
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,502.18	4,289.23	6,952.50	(2,663.27)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,766.29	5,379.29	6,173.73	(794.44)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		2,335.64	6,571.51	6,007.98	563.53
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		1,945.78	6,408.33	60,018.75	(53,610.42)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	33,375.00	33,375.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		586.79	1,541.57	2,035.98	(494.41)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		2,051.76	5,670.56	7,501.74	(1,831.18)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		994.98	2,983.86	3,227.49	(243.63)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	3,000.00	4,050.00	(1,050.00)
Total Other Revenues and Expenses			23,323.42	69,249.35	129,343.17	(60,093.82)
Total Other Revenues and Expenses			23,323.42	69,249.35	129,343.17	(60,093.82)
Total Net Income (Loss)			(2,727.92)	(3,659.80)	45,196.89	(48,856.69)

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended March 31, 2025	3 Month(s) Ended March 31, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		1,738.33	4,769.56	4,836.75	67.19
Legal Expense	07 002 4130.00 5		0.00	0.00	1,474.98	1,474.98
Staff Training	07 002 4140.00 5		0.00	0.00	99.99	99.99
Travel	07 002 4150.00 5		0.00	0.00	75.00	75.00
Accounting Fees	07 002 4170.00 5		692.32	692.32	924.99	232.67
COMPUTER SUPPORT/LICENSING	07 002 4170.2 5		195.00	195.00	0.00	(195.00)
Audit Fees	07 002 4171.00 5		1,430.00	1,430.00	1,024.98	(405.02)
Employee Benefits Cont - Admin	07 002 4182.00 5		131.79	363.66	2,523.00	2,159.34
Sundry	07 002 4190.00 5		0.00	0.00	412.50	412.50
Postage	07 002 4190.03 5		0.00	0.00	37.50	37.50
Bank Fees	07 002 4190.18 5		0.00	5.39	0.00	(5.39)
Telephone	07 002 4190.2 5		0.00	0.00	225.00	225.00
TENANT BACKGROUND CHECKS	07 002 4190.20 5		32.68	32.68	375.00	342.32
Eviction Costs	07 002 4190.4 5		0.00	0.00	62.49	62.49
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	124.98	124.98
Water	07 002 4310.00 5		499.67	1,217.83	1,430.49	212.66
Electricity	07 002 4320.00 5		527.34	1,319.20	2,906.25	1,587.05
Sewer	07 002 4390.00 5		941.80	2,212.48	2,577.48	365.00
Labor	07 002 4410.00 5		7,482.45	22,221.27	21,386.73	(834.54)
Maintenance Materials	07 002 4420.00 5		3,968.80	5,492.51	5,317.50	(175.01)
Contract Costs	07 002 4430.00 5		300.00	4,900.00	42,876.48	37,976.48
Pest Control	07 002 4430.1 5		672.00	2,269.00	985.23	(1,283.77)
Contract Costs-Lawn	07 002 4430.3 5		495.00	1,485.00	1,492.50	7.50
Contract Costs-Air Conditioning	07 002 4430.4 5		690.00	2,862.88	1,622.25	(1,240.63)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	124.98	124.98
Contract Costs - Vacancy Turnaround	07 002 4430.6 5		0.00	0.00	49.98	49.98
Garbage and Trash Collection	07 002 4431.00 5		824.95	1,655.78	1,602.24	(53.54)
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,220.06	6,697.41	7,380.00	682.59
Insurance - Property	07 002 4510.00 5		2,302.66	6,987.28	8,986.23	1,998.95
Bad Debts - Other	07 002 4570.00 5		0.00	4,208.94	3,750.00	(458.94)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,240.44	6,753.68	6,606.24	(147.44)
Management Fees	07 002 4590.00 5		1,945.78	6,408.33	6,018.75	(389.58)
Other General Expense	07 002 4590.01 5		99.00	99.00	249.99	150.99
Total Operating Expenses			29,430.07	84,279.20	127,560.48	43,281.28
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		4,001.91	23,561.27	20,178.75	3,382.52
HAP Subsidy	07 002 3110.01 5		16,625.00	58,271.00	55,057.23	3,213.77
Total Operating Revenues			20,626.91	81,832.27	75,235.98	6,596.29
Total Operating Revenues and Expenses			(8,803.16)	(2,446.93)	(52,324.50)	49,877.57
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430 5		0.00	0.00	24.99	(24.99)
Interest - Restricted - RFR	07 002 3431.00 5		0.00	21.55	0.00	21.55
Interest - Restricted - Residual Receipt	07 002 3431.01 5		0.00	3.83	0.00	3.83
Investment Income - Unrestricted	07 002 3610.00 5		0.84	3.28	24.99	(21.71)
Other Income - Tenant	07 002 3690.00 5		82.00	1,265.40	1,095.99	169.41
Other Income - Non Tenant	07 002 3690.02 5		0.00	0.00	274.98	(274.98)
Other Income/Laundry	07 002 3690.7 5		998.00	998.00	0.00	998.00
Total Other Revenues and Expenses			1,080.84	2,292.06	1,420.95	871.11
Total Other Revenues and Expenses			1,080.84	2,292.06	1,420.95	871.11
Total Net Income (Loss)			(7,722.32)	(154.87)	(50,903.55)	50,748.68