

Housing Authority of Avon Park
And
Avon Park Housing Development Corporation
North Central Heights Community Building
December 16, 2025 **2025, 6:00 PM**

Amended Posted
12/13/2025
Bulletin Board by MTS
Web 12/11/25 3:50pm

REGULAR MEETING AGENDA

AMENDED

1. Invocation, Roll Call by Secretary

2. Public Comments

3. Consent Agenda--

A. Approval of Minutes 11/18/2025 2-3

4. New Business

A. Budget 2026 Discussion/ Approvals- David Cornwell- Cornwell & Associates..... 4-55

1. Resolution 25-15 (presented by Mr Cornwell))56

B. By-Laws review- Reviewed by Attorney Gilmore..... 57-60

1. Resolution 25-16 (attached)61

C. ALPI Contract discussion 62-63

D. Maria Sutherland 1099 payment for September 29 to current @ \$43 per hr

1. Resolution 25-17 (attached)64

E. Maria Sutherland employment agreement 6 + months @ \$43 per hr 65-72

1. Resolution 25-18 (Reviewed and attached).....73

5. Old Business

6. Adjournment

Next Meeting: Regular / Special Board Meeting: Pending Board approval

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.

MINUTES

HOUSING AUTHORITY of AVON PARK

North Central Heights Community Building
709 Juneberry Street, Avon Park, Florida 33825

Meeting Minutes of November 18, 2025

Meeting was called to order by Crystal Bryant, Board Chair @ 6p.m

PRESENT:

Crystal Bryant, Chair

Louis Bates, Sr., Vice-Chair

Lisa Pough, Board member

Padrika Sheppard, Board member

Clifford Godfrey

Maria Sutherland, Interim CEO

City Council Liaison Berniece Taylor

City Council Liaison Shelley Mercure

ABSENT: Brenda Gray, new Board Member (excused)

A. Call to Order by Chair Crystal Bryant at 6PM

B. Invocation by Member Clifford Godfrey

C. Chair Crystal Bryant welcomed two new Board Members- Clifford Godfrey and Brenda Gray. Member Godfrey provided a brief history of his professional expertise in law enforcement, municipal experience and maintenance expertise for developments. Brenda Gray called in advance of the meeting expressing her unavailability to attend based on a prior commitment.

D. Consent Agenda:

Motion by Member Sheppard to approve the Consent Agenda/ Minutes from October 21, 2025. Second by Vice-Chair Bates. Motion carried unanimously.

E. Interim CEO explained the agenda item "IDX incident Response Services". The report explained the cost breakdown of the services to be rendered for the social security number breach that affected approximately 86 residents. IDX will provide "turn-key" services for two years from mailing letters, monitoring responses and a toll-free number for the individuals affected. Interim CEO Sutherland will notify the individuals affected with a "heads-up" letter with APHA contact info prior to IDX work.

Motion by Chair Bryant to contract with IDX for \$1119 for their services. Second by Member Sheppard. Motion carried unanimously.

F. Discussion of employee 2026 payroll, raises, bonus and medical insurance.

Sutherland provided information on the increased medical premiums for 2026. The amount totals \$145,904.16 and is based on age related census. The premiums will increase year by year. Sutherland proposed a monthly \$700 "Super Stipend" to each employee so they could purchase their healthcare insurance on the Healthcare Marketplace or self-direct to a private agent. The reduction/savings in medical insurance premium costs with the Super Stipend is approximately \$53,504. The savings were suggested to be used for employee raises of \$1 for FY 2026 with an additional .50 merit raise after individual evaluations in July 2026. The increase in payroll would still yield a reduction in medical liability affording savings to the general account that can be used to pay down highest interest loans. Bonus payments going forward will have a cap of \$2500 for all employees including the CEO position for current and future years and will be factored by specific number of either 40 or 60 hours x hourly rate, plus number of months employed at \$8.33 per month. When available, this computation holds an equitable distribution of bonus funding. Also, the long-term and short-term disability, vision and dental coverage will be eliminated from employer benefits and replaced with higher Whole Life, ADD and newly formed MeMD which is a web-based telemedicine for the employees and their family. This service provides mental health and urgent care with ability for prescriptions provided by physicians and other medical professionals through Aflac.

Motion by Chair Bryant to accept the FY2026 option "19" as referenced on the spreadsheet matrix with proposed increases:

- **\$1 per hour pay per employee starting January 1, 2026;**
- **a max merit raise for employees of .50 cents per hour at mid-year after performance evaluations;**
- **a onetime bonus for FY2026 of 60hrs regular pay plus \$8.33 per month of employment with max \$2500**
- **a \$700 monthly Medical Super Stipend.**

Motion seconded by Member Sheppard. Motion carried unanimously.

After discussion of unknown computations that yielded seemingly arbitrary bonus payments- Interim Sutherland expressed a new methodology that is mathematically based. The new amounts provided for 2025 & 2026 were still less than 2024 bonus payouts and were discussed with two options for Board consideration. Either choice would still be below previous 2024 bonus amounts.

- 1.) 60hrs x current rate of pay plus \$8.33 per month of employment for each employee which includes a cap of \$2500 or,
- 2.) 40hrs x current rate of pay plus \$8.33 per month of employment for each employee which includes a cap of \$2500.

Motion by Vice-Chair Bates to approve the 60hr x rate plus 8.33 per month for 2025. Motion failed for lack of a Second.

Motion by Chair Bryant to accept the 40hr x rate of pay plus \$8.33 per months of employment for 2025.
Second by Member Pough. Motion carried unanimously.

G. Other discussion focused on Ethics training. Pending availability- the APHA attorney's presence will be requested.

H. Adjourned 9:18 PM

ATTEST:  _____

DATE RECORDED 11/18/2025

Maria Sutherland, Interim CEO

APPROVED _____

DATE APPROVED _____

Crystal Bryant, Chair

SEAL

AVON PARK HOUSING DEVELOPMENT CORPORATION

2026 ORIGINAL BUDGET

December 16, 2025

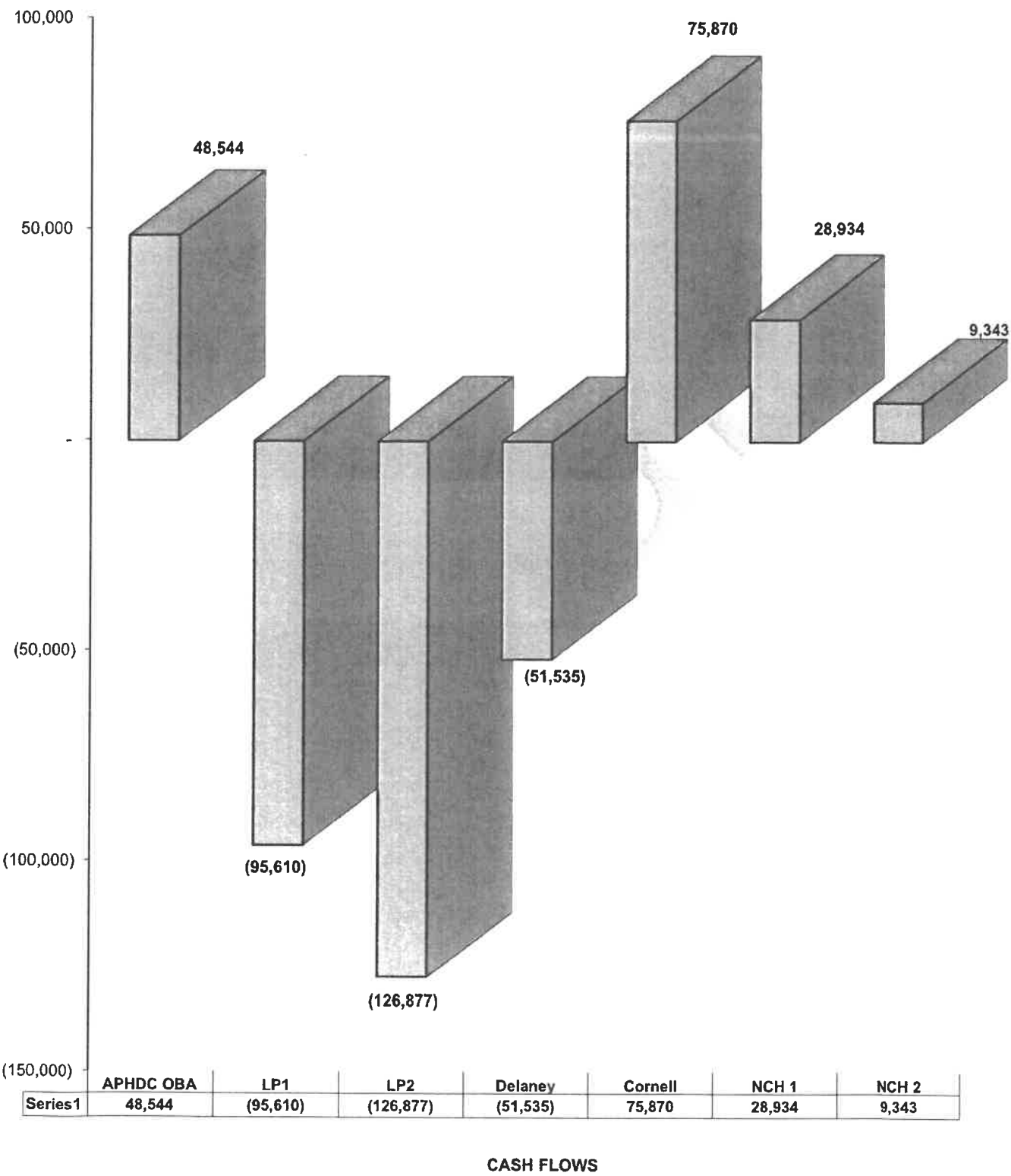
Board of Commissioners Meeting

FOR THE YEAR ENDING DECEMBER 31, 2026

CONTENTS

Graph of Cash Flows by Line of Business.....	1
2025 Projected Actual Costs vs. the 2026 Original Budget.....	2
Avon Park Housing Development Corporation Consolidated.....	3
APHDC Other Business Activities (OBA).....	5
RAD Property Consolidated.....	8
Lakeside Park 1.....	10
Lakeside Park 2.....	13
Delaney.....	16
Cornell Colony.....	19
North Central Heights I.....	22
North Central Heights II.....	25

Avon Park Housing Development Corporation



AVON PARK HOUSING DEVELOPMENT CORPORATION

CASH FLOW - 2025 PROJECTED ACTUAL vs 2026 ORIGINAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

<u>Line of Business</u>	<u>FYE 2025</u>	<u>FYE 2026</u>	<u>Diff</u>
	<u>Projected Actual</u> <u>Cash Flow</u>	<u>Original</u> <u>Budget</u>	
APHDC OBA	78,146	48,544	(29,602)
Lakeside Park 1	(18,706)	(95,610)	(76,904)
Lakeside Park 2	(34,479)	(126,877)	(92,397)
Delaney	(16,008)	(51,535)	(35,527)
Cornell	(178,883)	75,870	254,753
North Central Heights 1	86,784	28,934	(57,849)
North Central Heights 2	<u>47,726</u>	<u>9,343</u>	<u>(38,383)</u>
Residual Receipts/(Deficit)	<u><u>(35,421)</u></u>	<u><u>(111,330)</u></u>	<u><u>(75,910)</u></u>

CONSOLIDATED

LINE	ACCT		2025	2025		OVER	2026	2025 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2026 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	1,314,885	1,301,863	13,022	101%	1,362,156	47,271
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	1,314,885	1,301,863	13,022	101%	1,362,156	47,271
704	3422	TENANT REVENUE - OTHER	31,425	29,765	1,660	106%	32,776	1,352
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	405,957	605,993	(200,036)	67%	437,014	31,057
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	169	144	25	117%	303	133
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	81,923	14,000	67,923	585%	59,798	(22,125)
720	3431	INVESTMENT INCOME - RESTRICTED	13,437	520	12,917	2584%	13,943	506
700		TOTAL REVENUES	1,847,795	1,952,285	(104,490)	95%	1,905,990	58,195
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	111,693	119,699	(8,006)	93%	170,713	59,020
912	4171	AUDITING FEES	29,441	24,750	4,691	119%	24,750	(4,691)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	29,506	62,506	(33,000)	47%	56,371	26,865
916	4190	OTHER	33,527	51,940	(18,413)	65%	37,554	4,027
		TOTAL ADMINISTRATIVE	204,167	258,895	(54,728)	79%	289,388	85,221
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	10,707	10,300	407	104%	11,200	493
		TOTAL TENANT SERVICES	10,707	10,300	407	104%	11,200	493
UTILITIES								
931	4310	WATER	1,005	1,644	(639)	61%	1,099	94
932	4320	ELECTRICITY	13,741	16,055	(2,314)	86%	14,939	1,199
933	4330	NATURAL GAS	346	788	(442)	44%	381	35
938	4390	SEWER AND OTHER	1,362	1,820	(458)	75%	1,497	135
		TOTAL UTILITIES	16,453	20,307	(3,854)	81%	17,916	1,463
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	122,216	133,620	(11,404)	91%	198,028	75,812
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	50,917	60,117	(9,200)	85%	69,073	18,156
942	4420	MATERIALS	96,972	87,238	9,734	111%	104,747	7,774
943	4430	CONTRACT COSTS	330,029	408,904	(78,875)	81%	363,932	33,903
		TOTAL ORDINARY MAINT & OPERATIONS	600,134	689,879	(89,745)	87%	735,780	135,645
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	207,470	230,460	(22,990)	90%	231,698	24,228
		TOTAL INSURANCE EXPENSES	207,470	230,460	(22,990)	90%	231,698	24,228
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	280,418	30,230	250,188	928%	24,131	(256,287)
962	4590.1	MANAGEMENT FEES	106,398	127,598	(21,200)	83%	120,759	14,362
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	10,138	-	10,138	-	-	(10,138)
964	4571	BAD DEBTS	26,373	36,002	(9,629)	73%	31,450	5,077
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	423,326	193,830	229,496	218%	176,340	(246,986)
969		TOTAL OPERATING EXPENDITURES	1,462,259	1,403,671	58,588	104%	1,462,322	63
970		CASH FLOW FROM OPERATIONS	385,536	548,614	(163,078)	70%	443,668	58,132
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	38,028	(38,028)	0%	38,028	38,028
		GROUND LEASE	133,500	133,500	-	100%	133,500	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	6,396	(6,396)	0%	6,396	6,396
		DEBT SERVICE PAYMENT - INTEREST	191,304	191,304	-	100%	190,489	(815)
		DEBT SERVICE PAYMENT - PRINCIPAL	96,153	96,153	-	100%	77,414	(18,739)
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	420,000	420,000
		CAPITAL EXPENDITURES	-	62,296	(62,296)	0%	-	-
		OTHER ITEMS - RforR reserves	-	(25,148)	25,148	0%	(310,828)	(310,828)
		TOTAL OTHER (INCOME)/EXPENSES	420,957	502,529	(81,572)	84%	554,999	134,042
900		TOTAL EXPENDITURES	1,883,216	1,906,200	(22,984)	99%	2,017,321	134,105
		NET CASH FLOW	(35,421)	46,085	(81,506)	-77%	(111,330)	(75,910)

CONSOLIDATED DETAIL

LINE	ACCT		2025	2025			2026	2025 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2026 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD HAP SUBSIDY SOFT COSTS	405,957	605,993	(200,036)	67%	437,014	31,057
3401		HUD HAP SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			405,957	605,993	(200,036)	67%	437,014	31,057
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	1,440	6,100	(4,660)	24%	1,512	72
4140		STAFF TRAINING	327	3,720	(3,393)	9%	344	16
4150		TRAVEL	-	2,000	(2,000)	0%	-	-
4170		ACCOUNTING	20,286	23,650	(3,364)	86%	23,650	3,364
4180		TELEPHONE/COMMUNICATIONS	2,778	4,000	(1,222)	69%	2,917	139
4190		SUNDRY	5,393	7,000	(1,607)	77%	5,663	270
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	18	50	(32)	36%	19	1
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	750	(750)	0%	-	-
4190.4		EVICITION COSTS	1,328	2,550	(1,223)	52%	1,394	66
4190.5		CONTRACT COSTS ADMIN	1,958	2,120	(163)	92%	2,055	98
TOTAL ADMINISTRATIVE			33,527	51,940	(18,413)	65%	37,554	4,027
CONTRACT COSTS								
443000		CONTRACT COSTS	37,671	69,075	(31,404)	55%	41,438	3,767
443001		HEATING AND COOLING	78,969	110,417	(31,448)	72%	86,866	7,897
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	111,326	114,277	(2,952)	97%	122,458	11,133
443004		UNIT TURNAROUND	37,350	74,677	(37,327)	50%	41,285	3,935
443005		ELECTRICAL	-	500	(500)	0%	500	500
443006		PLUMBING	11,966	4,959	7,007	241%	13,363	1,397
443007		PEST CONTROL	51,126	32,691	18,435	156%	56,239	5,113
443100		REFUSE COLLECTION	1,621	2,308	(687)	70%	1,783	162
TOTAL CONTRACT COSTS			330,029	408,904	(78,875)	81%	363,932	33,903
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	270,584	24,250	246,334	1116%	17,531	(253,053)
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	9,834	5,980	3,854	164%	6,600	(3,234)
TOTAL OTHER GENERAL EXPENSES			280,418	30,230	250,188	928%	24,131	(256,287)

APHDC OBA

LINE	ACCT		2025 PROJECTED ACTUAL	2025 ORIGINAL BUDGET	DIFF	OVER (UNDER)	2026 ORIGINAL BUDGET	2025 PROJECTED ACTUAL COSTS YS 2026 ORIG
ITEM	#	DESCRIPTION						
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	-	-	-	-	-	-
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	169	14	155	1208%	173	3
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	79,944	6,000	73,944	1332%	51,250	(28,694)
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	80,113	6,014	74,099	1332%	51,423	(28,691)
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	-	-	-	-	-	-
912	4171	AUDITING FEES	-	-	-	-	-	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	-	-	-	-	-	-
916	4190	OTHER	1,967	2,900	(933)	68%	2,311	345
		TOTAL ADMINISTRATIVE	1,967	2,900	(933)	68%	2,311	345
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-
UTILITIES								
931	4310	WATER	-	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-	-
		TOTAL UTILITIES	-	-	-	-	-	-
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	-	-
943	4430	CONTRACT COSTS	-	-	-	-	-	-
		TOTAL ORDINARY MAINT & OPERATIONS	-	-	-	-	-	-
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	-	567	(567)	0%	567	567
		TOTAL INSURANCE EXPENSES	-	567	(567)	0%	567	567
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	-	-	-	-	-	-
962	4590.1	MANAGEMENT FEES	-	-	-	-	-	-
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-	-
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	-	-	-	-	-	-
969		TOTAL OPERATING EXPENDITURES	1,967	3,467	(1,500)	57%	2,878	912
970		CASH FLOW FROM OPERATIONS	78,146	2,547	75,599	3068%	48,544	(29,602)
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - REPLACEMENT RSV DISTRIB	-	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	-	-	-	-	-	-
900		TOTAL EXPENDITURES	1,967	3,467	(1,500)	57%	2,878	912
		NET CASH FLOW	78,146	2,547	75,599	3068%	48,544	(29,602)

APHDC OBA ACCOUNT DETAIL

LINE ACCT	2025	2025		2026	2025 PROJECTED
ITEM # DESCRIPTION	PROJECTED	ORIGINAL		ORIGINAL	ACTUAL COSTS
	ACTUAL	BUDGET	DIFF	(UNDER)	BUDGET
VS 2026 ORIG					
INCOME					
HUD PHA GRANTS					
3401 HUD HAP SUBSIDY SOFT COSTS	-	-	-	-	-
3401 HUD HAP SUBSIDY HARD COSTS	-	-	-	-	-
3410 SECTION 8 HAP INCOME	-	-	-	-	-
3410.1 ADMINISTRATIVE FEES EARNED	-	-	-	-	-
3410.2 AUDIT FEES EARNED	-	-	-	-	-
3410.3 HARD TO HOUSE EARNED	-	-	-	-	-
3410.4 FSS COORDINATOR	-	-	-	-	-
TOTAL HUD PHA GRANTS	-	-	-	-	-
EXPENSES					
ADMINISTRATIVE EXPENSES - OTHER					
4130 LEGAL	-	500	500	0%	-
4140 STAFF TRAINING	-	-	-	-	-
4150 TRAVEL	-	-	-	-	-
4170 ACCOUNTING	1,575	1,900	325	83%	1,900
4180 TELEPHONE/COMMUNICATIONS	-	-	-	-	-
4190 SUNDRY	392	500	108	78%	411
4190.1 OFFICE SUPPLIES	-	-	-	-	-
4190.2 POSTAGE	-	-	-	-	-
4190.3 CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-
4190.4 EVICTION COSTS	-	-	-	-	-
4190.5 CONTRACT COSTS ADMIN	-	-	-	-	-
TOTAL ADMINISTRATIVE	1,967	2,900	933	68%	2,311
CONTRACT COSTS					
443000 CONTRACT COSTS	-	-	-	-	-
443001 HEATING AND COOLING	-	-	-	-	-
443002 ELEVATOR MAINTENANCE	-	-	-	-	-
443003 LANDSCAPE & GROUNDS	-	-	-	-	-
443004 UNIT TURNAROUND	-	-	-	-	-
443005 ELECTRICAL	-	-	-	-	-
443006 PLUMBING	-	-	-	-	-
443007 PEST CONTROL	-	-	-	-	-
443100 REFUSE COLLECTION	-	-	-	-	-
TOTAL CONTRACT COSTS	-	-	-	-	-
OTHER GENERAL EXPENSES					
4590 OTHER GENERAL EXPENSES	-	-	-	-	-
4590.1 DEBT SERVICE COSTS	-	-	-	-	-
4590.2 FLORIDA HOUSING FEE	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES	-	-	-	-	-

APHDC OBA CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
EXTRAORDINARY ITEMS				
	None for the 2026 original budget			-
				-
CAPITAL ITEMS				
	None for the 2026 original budget			-
				-
TOTAL				0.00

CONSOLIDATED RAD PROPERTIES

LINE	ACCT		2025	2025		2026	2025 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		BUDGET	VS 2026 ORIG
OPERATING INCOME							
TENANT REVENUE							
		GROSS POTENTIAL RENT	270,258	245,015	25,243	110%	288,564
		LESS: VACANCY LOSS	-	-	-	-	18,306
703	3110	NET TENANT RENTAL REVENUE	270,258	245,015	25,243	110%	288,564
704	3422	TENANT REVENUE - OTHER	6,092	16,138	(10,046)	38%	6,177
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	85
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	405,957	605,993	(200,036)	67%	437,014
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	31,057
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	1,754	2,500	(747)	70%	2,812
720	3431	INVESTMENT INCOME - RESTRICTED	611	520	91	117%	777
700		TOTAL REVENUES	684,671	870,166	(185,495)	79%	735,343
OPERATING EXPENDITURES							
ADMINISTRATIVE							
911	4110	ADMINISTRATIVE SALARIES	31,664	54,502	(22,838)	58%	55,126
912	4171	AUDITING FEES	15,566	11,700	3,866	133%	11,700
914	4181	COMPENSATED ABSENCES	-	-	-	-	(3,866)
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	5,781	24,560	(18,779)	24%	17,262
916	4190	OTHER	13,723	22,870	(9,147)	60%	15,520
		TOTAL ADMINISTRATIVE	66,735	113,632	(46,897)	59%	99,608
TENANT SERVICES							
921	4210	SALARIES	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-
924	4230	OTHER	8,619	8,300	319	104%	8,300
		TOTAL TENANT SERVICES	8,619	8,300	319	104%	8,300
UTILITIES							
931	4310	WATER	333	769	(436)	43%	360
932	4320	ELECTRICITY	6,058	7,760	(1,702)	78%	6,489
933	4330	NATURAL GAS	346	788	(442)	44%	381
938	4390	SEWER AND OTHER	442	1,018	(576)	43%	485
		TOTAL UTILITIES	7,180	10,335	(3,155)	69%	7,715
ORDINARY MAINT & OPERATIONS							
941	4410	LABOR	53,412	58,462	(5,050)	91%	96,109
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	22,667	27,198	(4,531)	83%	33,569
942	4420	MATERIALS	55,851	34,080	21,771	164%	59,513
943	4430	CONTRACT COSTS	155,426	166,641	(11,215)	93%	171,869
		TOTAL ORDINARY MAINT & OPERATIONS	287,356	286,381	975	100%	361,060
PROTECTIVE SERVICES							
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-
INSURANCE							
961	4510	INSURANCE PREMIUMS	81,066	121,717	(40,651)	67%	122,243
		TOTAL INSURANCE EXPENSES	81,066	121,717	(40,651)	67%	122,243
GENERAL EXPENSES							
962	4590	OTHER GENERAL EXPENSES	11,929	16,980	(5,051)	70%	10,881
962	4590.1	MANAGEMENT FEES	41,770	51,061	(9,291)	82%	43,535
962	4590.2	BOOKKEEPING FEES	-	-	-	-	1,764
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	4,657	8,000	(3,343)	58%	7,877
		SEVERANCE EXPENSE	-	-	-	-	3,219
		TOTAL GENERAL EXPENSES	58,356	76,041	(17,685)	77%	62,292
969		TOTAL OPERATING EXPENDITURES	509,314	616,406	(107,092)	83%	661,219
970		CASH FLOW FROM OPERATIONS	175,357	253,760	(78,403)	69%	74,125
OTHER FINANCIAL ITEMS-(SOURCES) & USES							
		OPERATING TRANSFERS IN	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-
		REPLACEMENT RESERVES	-	38,028	(38,028)	0%	38,028
		GROUND LEASE	133,500	133,500	-	100%	133,500
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	6,396	(6,396)	0%	6,396
		DEBT SERVICE PAYMENT - INTEREST	58,650	58,650	-	100%	57,928
		DEBT SERVICE PAYMENT - PRINCIPAL	52,401	52,401	-	100%	53,122
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	721
		CAPITAL EXPENDITURES	-	62,296	(62,296)	0%	230,000
		OTHER ITEMS - REPLACEMENT RSV DISTRIB	-	(31,148)	31,148	0%	(170,828)
		TOTAL OTHER (INCOME)/EXPENSES	244,551	320,123	(75,572)	76%	348,146
900		TOTAL EXPENDITURES	753,865	936,529	(182,664)	80%	1,009,365
		NET CASH FLOW	(69,194)	(66,363)	(2,831)	104%	(274,021)

CONSOLIDATED RAD PROPERTIES DETAIL

LINE	ACCT		2025	2025		OVER	2026	2025 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2026 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD HAP SUBSIDY SOFT COSTS	405,957	605,993	(200,036)	67%	437,014	31,057
3401		HUD HAP SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			405,957	605,993	(200,036)	67%	437,014	31,057
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	765	4,300	(3,535)	18%	803	38
4140		STAFF TRAINING	275	1,320	(1,045)	21%	289	14
4150		TRAVEL	-	750	(750)	0%	-	-
4170		ACCOUNTING	9,228	10,800	(1,572)	85%	10,800	1,572
4180		TELEPHONE/COMMUNICATIONS	-	500	(500)	0%	-	-
4190		SUNDRY	2,402	2,900	(498)	83%	2,522	120
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	18	-	18	-	19	1
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	350	(350)	0%	-	-
4190.4		EVICITION COSTS	-	1,050	(1,050)	0%	-	-
4190.5		CONTRACT COSTS ADMIN	1,035	900	135	115%	1,087	52
TOTAL ADMINISTRATIVE			13,723	22,870	(9,147)	60%	15,520	1,796
CONTRACT COSTS								
443000		CONTRACT COSTS	30,231	51,215	(20,984)	59%	33,254	3,023
443001		HEATING AND COOLING	43,789	71,248	(27,459)	61%	48,168	4,379
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	32,051	27,623	4,428	116%	35,256	3,205
443004		UNIT TURNAROUND	4,200	640	3,560	656%	4,820	620
443005		ELECTRICAL	-	500	(500)	0%	500	500
443006		PLUMBING	11,966	2,143	9,823	558%	13,363	1,397
443007		PEST CONTROL	32,826	12,524	20,302	262%	36,109	3,283
443100		REFUSE COLLECTION	363	748	(385)	49%	399	36
TOTAL CONTRACT COSTS			155,426	166,641	(11,215)	93%	171,869	16,443
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	2,095	11,000	(8,905)	19%	4,281	2,186
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	9,834	5,980	3,854	164%	6,600	(3,234)
TOTAL OTHER GENERAL EXPENSES			11,929	16,980	(5,051)	70%	10,881	(1,048)

LAKESIDE PARK 1

LINE	ACCT		2025 PROJECTED ACTUAL	2025 ORIGINAL BUDGET	DIFF	OVER (UNDER)	2026 ORIGINAL BUDGET	2025 PROJECTED ACTUAL COSTS VS 2026 ORIG
ITEM #	DESCRIPTION							
OPERATING INCOME								
TENANT REVENUE								
	GROSS POTENTIAL RENT		15,790	31,579	(15,789)	50%	13,812	(1,978)
	LESS: VACANCY LOSS		-	-	-	-	-	-
703 3110	NET TENANT RENTAL REVENUE		15,790	31,579	(15,789)	50%	13,812	(1,978)
704 3422	TENANT REVENUE - OTHER		375	3,248	(2,873)	12%	377	2
	TENANT REVENUE - EXCESS UTILITY		-	-	-	-	-	-
	TENANT REVENUE - MAINTENANCE		-	-	-	-	-	-
	TENANT REVENUE - LATE CHARGES		-	-	-	-	-	-
	GROSS POTENTIAL SUBSIDY		-	-	-	-	-	-
	Less: UTILITY ALLOWANCE		-	-	-	-	-	-
	Less: PRORATION AMOUNT		-	-	-	-	-	-
706 3401	TOTAL HUD HAP GRANT		89,795	104,154	(14,360)	86%	98,774	8,979
708 3404	OTHER GOVERNMENT GRANTS		-	-	-	-	-	-
711 3430	INVESTMENT INCOME - UNRESTRICTED		-	-	-	-	-	-
714 3450	FRAUD RECOVERY		-	-	-	-	-	-
715 3480	OTHER REVENUE		772	1,000	(228)	77%	811	39
720 3431	INVESTMENT INCOME - RESTRICTED		483	120	363	402%	492	10
700	TOTAL REVENUES		107,215	140,101	(32,886)	77%	114,266	7,052
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911 4110	ADMINISTRATIVE SALARIES		8,013	13,523	(5,510)	59%	14,212	6,199
912 4171	AUDITING FEES		2,030	1,500	530	135%	1,500	(530)
914 4181	COMPENSATED ABSENCES		-	-	-	-	-	-
915 4182	EMPLOYEE BENEFITS - ADMINISTRATIVE		1,429	6,145	(4,716)	23%	4,405	2,976
916 4190	OTHER		4,262	7,820	(3,558)	55%	4,809	547
	TOTAL ADMINISTRATIVE		15,734	28,988	(13,254)	54%	24,926	9,192
TENANT SERVICES								
921 4210	SALARIES		-	-	-	-	-	-
923 4222	EMPLOYEE BENEFITS - TENANT SERVICES		-	-	-	-	-	-
924 4230	OTHER		112	1,500	(1,388)	7%	1,500	1,388
	TOTAL TENANT SERVICES		112	1,500	(1,388)	7%	1,500	1,388
UTILITIES								
931 4310	WATER		-	73	(73)	0%	-	-
932 4320	ELECTRICITY		1,346	458	888	294%	1,413	67
933 4330	NATURAL GAS		-	-	-	-	-	-
938 4390	SEWER AND OTHER		-	37	(37)	0%	-	-
	TOTAL UTILITIES		1,346	568	778	237%	1,413	67
ORDINARY MAINT & OPERATIONS								
941 4410	LABOR		13,087	13,855	(768)	94%	22,998	9,911
945 4433	EMPLOYEE BENEFITS - MAINTENANCE		5,035	6,177	(1,142)	82%	7,971	2,937
942 4420	MATERIALS		8,539	4,856	3,683	176%	8,966	427
943 4430	CONTRACT COSTS		23,058	38,372	(15,314)	60%	25,764	2,706
	TOTAL ORDINARY MAINT & OPERATIONS		49,720	63,260	(13,540)	79%	65,700	15,980
PROTECTIVE SERVICES								
952 4480	PROTECTIVE SERVICES CONTRACT COSTS		-	-	-	-	-	-
	PROTECTIVE SERVICES OTHER		-	-	-	-	-	-
	TOTAL PROTECTIVE SERVICES		-	-	-	-	-	-
INSURANCE								
961 4510	INSURANCE PREMIUMS		1,765	16,144	(14,379)	11%	16,282	14,517
	TOTAL INSURANCE EXPENSES		1,765	16,144	(14,379)	11%	16,282	14,517
GENERAL EXPENSES								
962 4590	OTHER GENERAL EXPENSES		9,841	7,480	2,361	132%	8,100	(1,741)
962 4590.1	MANAGEMENT FEES		6,904	8,144	(1,240)	85%	6,755	(149)
962 4590.2	BOOKKEEPING FEES		-	-	-	-	-	-
962 4590.3	ASSET MANAGEMENT FEES		-	-	-	-	-	-
963 4570	PAYMENTS IN LIEU OF TAXES		-	-	-	-	-	-
964 4571	BAD DEBTS		-	2,500	(2,500)	0%	2,500	2,500
	SEVERANCE EXPENSE		-	-	-	-	-	-
	TOTAL GENERAL EXPENSES		16,745	18,124	(1,379)	92%	17,355	610
969	TOTAL OPERATING EXPENDITURES		85,421	128,584	(43,163)	66%	127,176	41,755
970	CASH FLOW FROM OPERATIONS		21,793	11,517	10,276	189%	(12,910)	(34,703)
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
	OPERATING TRANSFERS IN		-	-	-	-	-	-
	OPERATING TRANSFERS OUT		-	-	-	-	-	-
	REPLACEMENT RESERVES		-	7,200	(7,200)	0%	7,200	7,200
	GROUND LEASE		2,500	2,500	(0)	100%	2,500	0
	HUD GRANTS - CAPITAL CONTRIBUTIONS		-	-	-	-	-	-
	DEBT SERVICE PAYMENT - INTEREST		-	-	-	-	-	-
	DEBT SERVICE PAYMENT - PRINCIPAL		38,000	38,000	-	100%	38,000	-
971 4610	EXTRAORDINARY MAINTENANCE		-	-	-	-	80,000	80,000
	CAPITAL EXPENDITURES		-	-	-	-	-	-
	OTHER ITEMS - RforR reserves		-	-	-	-	(45,000)	(45,000)
	TOTAL OTHER (INCOME)/EXPENSES		40,500	47,700	(7,200)	85%	82,700	42,200
900	TOTAL EXPENDITURES		125,921	176,284	(50,363)	71%	209,876	83,955
	NET CASH FLOW		(18,706)	(36,183)	17,477	52%	(95,610)	(76,904)

LAKE SIDE PARK 1 ACCOUNT DETAIL

LINE	ACCT		2025	2025		OVER	2026	2025 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2026 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD HAP SUBSIDY SOFT COSTS	89,795	104,154	(14,360)	86%	98,774	8,979
3401		HUD HAP SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			89,795	104,154	(14,360)	86%	98,774	8,979
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	698	2,300	1,603	30%	732	35
4140		STAFF TRAINING	35	320	285	11%	37	2
4150		TRAVEL	-	-	-	-	-	-
4170		ACCOUNTING	2,825	3,300	475	86%	3,300	475
4180		TELEPHONE/COMMUNICATIONS	-	500	500	0%	-	-
4190		SUNDRY	552	1,000	448	55%	579	28
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	18	-	(18)	-	19	1
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	100	100	0%	-	-
4190.4		EVICITION COSTS	-	300	300	0%	-	-
4190.5		CONTRACT COSTS ADMIN	135	-	(135)	-	142	7
TOTAL ADMINISTRATIVE			4,262	7,820	3,558	55%	4,809	547
CONTRACT COSTS								
443000		CONTRACT COSTS	2,625	4,044	1,419	65%	2,888	263
443001		HEATING AND COOLING	16,674	30,186	13,512	55%	18,342	1,667
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	2,799	2,737	(62)	102%	3,079	280
443004		UNIT TURNAROUND	-	200	200	0%	200	200
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	200	200	0%	200	200
443007		PEST CONTROL	960	939	(21)	102%	1,056	96
443100		REFUSE COLLECTION	-	66	66	0%	-	-
TOTAL CONTRACT COSTS			23,058	38,372	15,314	60%	25,764	2,706
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	7	1,500	1,493	0%	1,500	1,493
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	9,834	5,980	(3,854)	164%	6,600	(3,234)
TOTAL OTHER GENERAL EXPENSES			9,841	7,480	(2,361)	132%	8,100	(1,741)

LP1 CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
EXTRAORDINARY ITEMS				
MOLD REMEDIATION & WINDOW REPLACEMENT	LP1	1.00	80,000.00	80,000.00
				80,000.00
CAPITAL ITEMS				
None for the 2026 original budget				-
TOTAL				80,000.00

LAKESIDE PARK 2

LINE	ACCT		2025	2025		2026	2026 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		BUDGET	VS 2026 ORIG
OPERATING INCOME							
TENANT REVENUE							
		GROSS POTENTIAL RENT	180,565	140,115	40,450	129%	186,732
		LESS: VACANCY LOSS	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	180,565	140,115	40,450	129%	186,732
704	3422	TENANT REVENUE - OTHER	4,507	9,890	(5,383)	46%	4,530
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	190,773	360,000	(169,227)	53%	200,312
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	-	1,000	(1,000)	0%	1,000
720	3431	INVESTMENT INCOME - RESTRICTED	128	250	(122)	51%	134
700		TOTAL REVENUES	375,973	511,255	(135,282)	74%	392,708
OPERATING EXPENDITURES							
ADMINISTRATIVE							
911	4110	ADMINISTRATIVE SALARIES	14,144	24,064	(9,920)	59%	23,470
912	4171	AUDITING FEES	7,445	4,500	2,945	165%	4,500
914	4181	COMPENSATED ABSENCES	-	-	-	-	(2,945)
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	2,594	10,761	(8,167)	24%	7,423
916	4190	OTHER	5,337	8,050	(2,713)	66%	5,675
		TOTAL ADMINISTRATIVE	29,520	47,375	(17,855)	62%	41,068
TENANT SERVICES							
921	4210	SALARIES	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-
924	4230	OTHER	2,176	1,800	376	121%	1,800
		TOTAL TENANT SERVICES	2,176	1,800	376	121%	1,800
UTILITIES							
931	4310	WATER	130	204	(74)	64%	136
932	4320	ELECTRICITY	2,160	3,773	(1,613)	57%	2,268
933	4330	NATURAL GAS	-	-	-	-	108
938	4390	SEWER AND OTHER	18	426	(408)	4%	19
		TOTAL UTILITIES	2,308	4,403	(2,095)	52%	2,424
ORDINARY MAINT & OPERATIONS							
941	4410	LABOR	21,898	23,551	(1,653)	93%	38,734
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	9,027	10,936	(1,909)	83%	13,524
942	4420	MATERIALS	17,395	17,724	(329)	98%	19,134
943	4430	CONTRACT COSTS	76,641	53,546	23,095	143%	84,305
		TOTAL ORDINARY MAINT & OPERATIONS	124,961	105,757	19,204	118%	155,698
PROTECTIVE SERVICES							
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-
INSURANCE							
961	4510	INSURANCE PREMIUMS	53,169	58,077	(4,908)	92%	58,269
		TOTAL INSURANCE EXPENSES	53,169	58,077	(4,908)	92%	58,269
GENERAL EXPENSES							
962	4590	OTHER GENERAL EXPENSES	2,073	9,000	(6,927)	23%	2,281
962	4590.1	MANAGEMENT FEES	22,902	30,007	(7,105)	76%	23,223
962	4590.2	BOOKKEEPING FEES	-	-	-	-	321
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	4,291	4,500	(209)	95%	4,377
		SEVERANCE EXPENSE	-	-	-	-	86
		TOTAL GENERAL EXPENSES	29,266	43,507	(14,241)	67%	29,880
969		TOTAL OPERATING EXPENDITURES	241,401	260,919	(19,518)	93%	289,138
970		CASH FLOW FROM OPERATIONS	134,572	250,336	(115,764)	54%	103,569
OTHER FINANCIAL ITEMS-(SOURCES) & USES							
		OPERATING TRANSFERS IN	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-
		REPLACEMENT RESERVES	-	30,828	(30,828)	0%	30,828
		GROUND LEASE	96,000	96,000	-	100%	96,000
		USDA GUARANTEE FEE	-	6,396	(6,396)	0%	6,396
		DEBT SERVICE PAYMENT - INTEREST	58,650	58,650	-	100%	57,928
		DEBT SERVICE PAYMENT - PRINCIPAL	14,401	14,401	-	100%	15,122
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	721
		CAPITAL EXPENDITURES	-	31,148	(31,148)	0%	80,000
		OTHER ITEMS - RforR reserves	-	(31,148)	31,148	0%	80,000
		TOTAL OTHER (INCOME)/EXPENSES	169,051	206,275	(37,224)	82%	230,446
900		TOTAL EXPENDITURES	410,452	467,194	(56,742)	88%	519,584
		NET CASH FLOW	(34,479)	44,061	(78,540)	-78%	(126,877)

LAKE SIDE PARK 2 ACCOUNT DETAIL

LINE ACCT		2025	2025		2026	2025 PROJECTED
ITEM #	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ACTUAL COSTS
		ACTUAL	BUDGET		(UNDER)	VS 2026 ORIG
INCOME						
HUD PHA GRANTS						
3401	HUD HAP SUBSIDY SOFT COSTS	190,773	360,000	(169,227)	53%	200,312
3401	HUD HAP SUBSIDY HARD COSTS	-	-	-	-	9,539
3410	SECTION 8 HAP INCOME	-	-	-	-	-
3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-
3410.2	AUDIT FEES EARNED	-	-	-	-	-
3410.3	HARD TO HOUSE EARNED	-	-	-	-	-
3410.4	FSS COORDINATOR	-	-	-	-	-
TOTAL HUD PHA GRANTS		190,773	360,000	(169,227)	53%	200,312
EXPENSES						
ADMINISTRATIVE EXPENSES - OTHER						
4130	LEGAL	68	1,500	1,433	5%	71
4140	STAFF TRAINING	134	500	366	27%	141
4150	TRAVEL	-	250	250	0%	-
4170	ACCOUNTING	3,265	3,500	235	93%	3,500
4180	TELEPHONE/COMMUNICATIONS	-	-	-	-	235
4190	SUNDRY	1,375	1,300	(75)	106%	1,444
4190.1	OFFICE SUPPLIES	-	-	-	-	69
4190.2	POSTAGE	-	-	-	-	-
4190.3	CONTRACT COSTS-COPIER/SECURITY	-	250	250	0%	-
4190.4	EVICTON COSTS	-	250	250	0%	-
4190.5	CONTRACT COSTS ADMIN	495	500	5	99%	520
TOTAL ADMINISTRATIVE		5,337	8,050	2,713	66%	5,675
CONTRACT COSTS						
443000	CONTRACT COSTS	13,020	23,825	10,805	55%	14,322
443001	HEATING AND COOLING	12,169	10,131	(2,038)	120%	13,386
443002	ELEVATOR MAINTENANCE	-	-	-	-	1,217
443003	LANDSCAPE & GROUNDS	21,247	11,682	(9,565)	182%	23,372
443004	UNIT TURNAROUND	4,200	-	(4,200)	-	2,125
443005	ELECTRICAL	-	-	-	-	420
443006	PLUMBING	7,483	1,943	(5,540)	385%	8,231
443007	PEST CONTROL	18,390	5,632	(12,758)	327%	20,229
443100	REFUSE COLLECTION	132	333	201	40%	145
TOTAL CONTRACT COSTS		76,641	53,546	(23,095)	143%	84,305
OTHER GENERAL EXPENSES						
4590	OTHER GENERAL EXPENSES	2,073	9,000	6,927	23%	2,281
4590.1	DEBT SERVICE COSTS	-	-	-	-	207
4590.2	FLORIDA HOUSING FEE	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES		2,073	9,000	6,927	23%	2,281

LP2 CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
EXTRAORDINARY ITEMS				
MOLD REMEDIATION & WINDOW REPLACEMENT	LP2	1.00	80,000.00	80,000.00
				80,000.00
CAPITAL ITEMS				
None for the 2026 original budget				-
TOTAL				80,000.00

DELANEY

LINE	ACCT		2025 PROJECTED ACTUAL	2025 ORIGINAL BUDGET		OVER (UNDER)	2026 ORIGINAL BUDGET	2025 PROJECTED ACTUAL COSTS VS 2026 ORIG
ITEM	#	DESCRIPTION			DIFF			
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	73,903	73,321	582	101%	88,020	14,117
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	73,903	73,321	582	101%	88,020	14,117
704	3422	TENANT REVENUE - OTHER	1,210	3,000	(1,790)	40%	1,270	60
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	125,390	141,839	(16,450)	88%	137,928	12,539
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	981	500	481	196%	1,001	20
720	3431	INVESTMENT INCOME - RESTRICTED	-	150	(150)	0%	150	150
700		TOTAL REVENUES	201,483	218,810	(17,327)	92%	228,369	26,886
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	9,507	16,915	(7,408)	56%	17,445	7,938
912	4171	AUDITING FEES	6,091	5,700	391	107%	5,700	(391)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	1,759	7,654	(5,895)	23%	5,434	3,676
916	4190	OTHER	4,124	7,000	(2,876)	59%	5,035	911
		TOTAL ADMINISTRATIVE	21,482	37,269	(15,788)	58%	33,615	12,133
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	6,332	5,000	1,332	127%	5,000	(1,332)
		TOTAL TENANT SERVICES	6,332	5,000	1,332	127%	5,000	(1,332)
UTILITIES								
931	4310	WATER	204	492	(288)	41%	224	20
932	4320	ELECTRICITY	2,552	3,529	(977)	72%	2,808	255
933	4330	NATURAL GAS	346	788	(442)	44%	381	35
938	4390	SEWER AND OTHER	423	555	(132)	76%	465	42
		TOTAL UTILITIES	3,525	5,364	(1,839)	66%	3,878	353
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	18,427	21,056	(2,629)	88%	34,377	15,950
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	8,606	10,085	(1,479)	85%	12,073	3,468
942	4420	MATERIALS	29,917	11,500	18,417	260%	31,412	1,496
943	4430	CONTRACT COSTS	55,727	74,723	(18,996)	75%	61,799	6,073
		TOTAL ORDINARY MAINT & OPERATIONS	112,676	117,364	(4,688)	96%	139,662	26,986
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	26,132	47,496	(21,364)	55%	47,692	21,561
		TOTAL INSURANCE EXPENSES	26,132	47,496	(21,364)	55%	47,692	21,561
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	14	500	(486)	3%	500	486
962	4590.1	MANAGEMENT FEES	11,964	12,910	(946)	-	13,557	1,592
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	367	1,000	(633)	37%	1,000	633
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	12,345	14,410	(2,065)	86%	15,057	2,712
969		TOTAL OPERATING EXPENDITURES	182,491	226,903	(44,412)	80%	244,904	62,413
970		CASH FLOW FROM OPERATIONS	18,992	(8,093)	27,085	-235%	(16,535)	(35,527)
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	35,000	35,000	0	100%	35,000	(0)
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	70,000	70,000
		CAPITAL EXPENDITURES	-	31,148	(31,148)	0%	-	-
		OTHER ITEMS - RforR reserves	-	-	-	-	(70,000)	(70,000)
		TOTAL OTHER (INCOME)/EXPENSES	35,000	66,148	(31,148)	53%	35,000	(0)
900		TOTAL EXPENDITURES	217,491	293,051	(75,560)	74%	279,904	62,413
		NET CASH FLOW	(16,008)	(74,241)	58,233	22%	(51,535)	(35,527)

DELANEY ACCOUNT DETAIL

LINE	ACCT		2025	2025			2026	2025 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2026 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD HAP SUBSIDY SOFT COSTS	125,390	141,839	(16,450)	88%	137,928	12,539
3401		HUD HAP SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			125,390	141,839	(16,450)	88%	137,928	12,539
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	-	500	500	0%	-	-
4140		STAFF TRAINING	106	500	394	21%	111	5
4150		TRAVEL	-	500	500	0%	-	-
4170		ACCOUNTING	3,138	4,000	862	78%	4,000	862
4180		TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-
4190		SUNDRY	475	600	125	79%	499	24
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	-	-	-	-	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICTON COSTS	-	500	500	0%	-	-
4190.5		CONTRACT COSTS ADMIN	405	400	(5)	101%	425	20
TOTAL ADMINISTRATIVE			4,124	7,000	2,876	59%	5,035	911
CONTRACT COSTS								
443000		CONTRACT COSTS	14,586	23,346	8,760	62%	16,044	1,459
443001		HEATING AND COOLING	14,947	30,931	15,984	48%	16,441	1,495
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	8,004	13,204	5,200	61%	8,804	800
443004		UNIT TURNAROUND	-	440	440	0%	-	-
443005		ELECTRICAL	-	500	500	0%	500	500
443006		PLUMBING	4,484	-	(4,484)	-	4,932	448
443007		PEST CONTROL	13,476	5,953	(7,523)	226%	14,824	1,348
443100		REFUSE COLLECTION	231	349	118	66%	254	23
TOTAL CONTRACT COSTS			55,727	74,723	18,996	75%	61,799	6,073
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	14	500	486	3%	500	486
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			14	500	486	3%	500	486

DELANEY CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
EXTRAORDINARY ITEMS				
WINDOW REPLACEMENT	DELANEY	1.00	70,000.00	70,000.00
				70,000.00
CAPITAL ITEMS				
None for the 2026 original budget				-
TOTAL				70,000.00

CORNELL COLONY

LINE	ACCT		2025 PROJECTED ACTUAL	2025 ORIGINAL BUDGET		OVER (UNDER)	2026 ORIGINAL BUDGET	2025 PROJECTED ACTUAL COSTS VS 2026 ORIG
ITEM	#	DESCRIPTION			DIFF			
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	415,906	400,536	15,370	104%	433,140	17,234
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	415,906	400,536	15,370	104%	433,140	17,234
704	3422	TENANT REVENUE - OTHER	14,531	-	14,531	-	15,258	727
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	130	(130)	0%	130	130
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	5,500	(5,500)	0%	5,500	5,500
720	3431	INVESTMENT INCOME - RESTRICTED	10,031	-	10,031	-	10,231	201
700		TOTAL REVENUES	440,468	406,166	34,302	108%	464,259	23,791
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	30,552	24,910	5,642	123%	44,273	13,721
912	4171	AUDITING FEES	5,414	5,100	314	106%	5,100	(314)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	9,028	14,501	(5,473)	62%	14,953	5,925
916	4190	OTHER	6,711	9,820	(3,109)	68%	7,262	551
		TOTAL ADMINISTRATIVE	51,705	54,331	(2,626)	95%	71,588	19,883
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	944	-	944	-	900	(44)
		TOTAL TENANT SERVICES	944	-	944	-	900	(44)
UTILITIES								
931	4310	WATER	346	439	(93)	79%	380	35
932	4320	ELECTRICITY	2,190	3,242	(1,052)	68%	2,409	219
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	413	553	(140)	75%	454	41
		TOTAL UTILITIES	2,949	4,234	(1,285)	70%	3,243	295
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	26,491	26,675	(184)	99%	23,238	(3,254)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	9,042	9,124	(82)	99%	7,739	(1,303)
942	4420	MATERIALS	13,135	21,020	(7,885)	62%	14,448	1,313
943	4430	CONTRACT COSTS	62,139	91,783	(29,644)	68%	68,352	6,214
		TOTAL ORDINARY MAINT & OPERATIONS	110,806	148,602	(37,796)	75%	113,778	2,971
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	61,558	41,049	20,509	150%	40,689	(20,868)
		TOTAL INSURANCE EXPENSES	61,558	41,049	20,509	150%	40,689	(20,868)
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	266,990	11,500	255,490	2322%	11,500	(255,490)
962	4590.1	MANAGEMENT FEES	25,163	24,032	1,131	105%	25,988	825
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	10,138	-	10,138	-	-	(10,138)
964	4571	BAD DEBTS	7,722	18,002	(10,280)	43%	8,880	1,158
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	310,012	53,534	256,478	579%	46,368	(263,644)
969		TOTAL OPERATING EXPENDITURES	537,974	301,750	236,224	178%	276,567	(261,407)
970		CASH FLOW FROM OPERATIONS	(97,506)	104,416	(201,922)	-93%	187,692	285,199
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	51,005	51,005	-	100%	51,914	909
		DEBT SERVICE PAYMENT - PRINCIPAL	30,372	30,372	-	100%	9,909	(20,463)
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	50,000	50,000
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - RforR reserves	-	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	81,377	81,377	-	100%	111,823	30,446
900		TOTAL EXPENDITURES	619,351	383,127	236,224	162%	388,389	(230,962)
		NET CASH FLOW	(178,883)	23,039	(201,922)	-776%	75,870	254,753

CORNELL COLONY ACCOUNT DETAIL

LINE	ACCT		2025	2025		2026	2025 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	VS 2026 ORIG
INCOME							
HUD PHA GRANTS							
3401		HUD HAP SUBSIDY SOFT COSTS	-	-	-	-	-
3401		HUD HAP SUBSIDY HARD COSTS	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-
EXPENSES							
ADMINISTRATIVE EXPENSES - OTHER							
4130		LEGAL	450	500	50	90%	23
4140		STAFF TRAINING	20	900	880	2%	1
4150		TRAVEL	-	500	500	0%	-
4170		ACCOUNTING	2,842	3,200	358	89%	358
4180		TELEPHONE/COMMUNICATIONS	1,559	2,000	441	78%	78
4190		SUNDRY	639	1,500	861	43%	32
4190.1		OFFICE SUPPLIES	-	-	-	-	-
4190.2		POSTAGE	-	-	-	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	400	400	0%	-
4190.4		EVICTON COSTS	840	500	(340)	168%	42
4190.5		CONTRACT COSTS ADMIN	360	320	(40)	113%	18
TOTAL ADMINISTRATIVE			6,711	9,820	3,109	68%	551
CONTRACT COSTS							
443000		CONTRACT COSTS	2,786	3,197	411	87%	279
443001		HEATING AND COOLING	8,289	6,896	(1,393)	120%	829
443002		ELEVATOR MAINTENANCE	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	31,725	30,360	(1,365)	104%	3,173
443004		UNIT TURNAROUND	11,250	37,224	25,974	30%	1,125
443005		ELECTRICAL	-	-	-	-	-
443006		PLUMBING	-	-	-	-	-
443007		PEST CONTROL	7,224	13,125	5,901	55%	722
443100		REFUSE COLLECTION	865	981	116	88%	86
TOTAL CONTRACT COSTS			62,139	91,783	29,644	68%	6,214
OTHER GENERAL EXPENSES							
4590		OTHER GENERAL EXPENSES	266,990	11,500	(255,490)	2322%	(255,490)
4590.1		DEBT SERVICE COSTS	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			266,990	11,500	(255,490)	2322%	(255,490)

CORNELL CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
EXTRAORDINARY ITEMS				
PARKING LIGHTING/SAFETY IMPROVEMENTS	CORNELL	1.00	50,000.00	50,000.00
				<u>50,000.00</u>
CAPITAL ITEMS				
	None for the 2026 original budget			
				<u>-</u>
TOTAL				<u>50,000.00</u>

NORTH CENTRAL HEIGHTS I

LINE	ACCT		2025	2025			2026	2025 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2026 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	350,970	347,622	3,348	101%	361,752	10,782
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	350,970	347,622	3,348	101%	361,752	10,782
704	3422	TENANT REVENUE - OTHER	4,123	6,623	(2,500)	62%	4,329	206
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	225	-	225	-	236	11
720	3431	INVESTMENT INCOME - RESTRICTED	1,558	-	1,558	-	1,635	78
700		TOTAL REVENUES	356,875	354,245	2,630	101%	367,953	11,078
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	27,230	22,186	5,044	123%	39,350	12,120
912	4171	AUDITING FEES	4,738	4,450	288	106%	4,450	(288)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	8,068	12,913	(4,845)	62%	13,310	5,242
916	4190	OTHER	6,087	9,350	(3,263)	65%	6,884	797
		TOTAL ADMINISTRATIVE	46,123	48,899	(2,776)	94%	63,994	17,871
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	1,077	1,500	(423)	72%	1,500	423
		TOTAL TENANT SERVICES	1,077	1,500	(423)	72%	1,500	423
UTILITIES								
931	4310	WATER	240	436	(196)	55%	264	24
932	4320	ELECTRICITY	3,430	4,063	(633)	84%	3,773	343
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	484	249	235	194%	532	48
		TOTAL UTILITIES	4,154	4,748	(594)	87%	4,569	415
ORDINARY MAINT' & OPERATIONS								
941	4410	LABOR	22,544	25,489	(2,945)	88%	41,519	18,975
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	10,036	12,323	(2,287)	81%	14,608	4,572
942	4420	MATERIALS	17,978	18,944	(966)	95%	19,776	1,798
943	4430	CONTRACT COSTS	66,484	84,574	(18,090)	79%	73,133	6,648
		TOTAL ORDINARY MAINT' & OPERATIONS	117,042	141,330	(24,288)	83%	149,036	31,993
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	31,632	37,548	(5,916)	84%	38,331	6,699
		TOTAL INSURANCE EXPENSES	31,632	37,548	(5,916)	84%	38,331	6,699
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	823	1,000	(177)	82%	1,000	177
962	4590.1	MANAGEMENT FEES	17,676	27,810	(10,134)	64%	28,940	11,264
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	1,670	5,000	(3,330)	33%	1,753	83
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	20,169	33,810	(13,641)	60%	31,694	11,524
969		TOTAL OPERATING EXPENDITURES	220,197	267,835	(47,638)	82%	289,123	68,926
970		CASH FLOW FROM OPERATIONS	136,678	86,410	50,268	158%	78,829	(57,848)
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	42,869	42,869	-	100%	42,343	(526)
		DEBT SERVICE PAYMENT - PRINCIPAL	7,025	7,025	-	100%	7,552	527
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	70,000	70,000
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - RforR reserves	-	6,000	(6,000)	0%	(70,000)	(70,000)
		TOTAL OTHER (INCOME)/EXPENSES	49,894	55,894	(6,000)	89%	49,895	1
900		TOTAL EXPENDITURES	270,091	323,729	(53,638)	83%	339,018	68,927
		NET CASH FLOW	86,784	30,516	56,268	284%	28,934	(57,849)

NORTH CENTRAL HEIGHTS I ACCOUNT DETAIL

LINE	ACCT		2025	2025			2026	2025 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2026 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD HAP SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401		HUD HAP SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-	-
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	-	500	500	0%	-	-
4140		STAFF TRAINING	18	1,000	982	2%	19	1
4150		TRAVEL	-	500	500	0%	-	-
4170		ACCOUNTING	3,340	4,000	660	84%	4,000	660
4180		TELEPHONE/COMMUNICATIONS	1,219	1,200	(19)	102%	1,280	61
4190		SUNDRY	1,195	1,100	(95)	109%	1,255	60
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	-	50	50	0%	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICTON COSTS	-	500	500	0%	-	-
4190.5		CONTRACT COSTS ADMIN	315	500	185	63%	331	16
TOTAL ADMINISTRATIVE			6,087	9,350	3,263	65%	6,884	797
CONTRACT COSTS								
443000		CONTRACT COSTS	3,980	12,412	8,432	32%	4,378	398
443001		HEATING AND COOLING	21,831	18,860	(2,971)	116%	24,014	2,183
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	26,628	32,220	5,592	83%	29,291	2,663
443004		UNIT TURNAROUND	6,750	13,860	7,110	49%	7,425	675
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	2,816	2,816	0%	-	-
443007		PEST CONTROL	7,032	3,893	(3,139)	181%	7,735	703
443100		REFUSE COLLECTION	264	513	249	51%	290	26
TOTAL CONTRACT COSTS			66,484	84,574	18,090	79%	73,133	6,648
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	823	1,000	177	82%	1,000	177
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			823	1,000	177	82%	1,000	177

NCH 1 CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
EXTRAORDINARY ITEMS				
ROOF/STUCCO REPAIRS/MOLD REMEDICATION	NCH1	1.00	70,000.00	70,000.00
				<u>70,000.00</u>
CAPITAL ITEMS				
	None for the 2026 original budget			
				<u>-</u>
TOTAL				<u><u>70,000.00</u></u>

NORTH CENTRAL HEIGHTS II

LINE	ACCT		2025	2025		OVER	2026	2025 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2026 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	277,752	308,690	(30,938)	90%	278,700	948
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	277,752	308,690	(30,938)	90%	278,700	948
704	3422	TENANT REVENUE - OTHER	6,679	7,004	(325)	95%	7,013	334
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	1,238	-	1,238	-	1,300	62
700		TOTAL REVENUES	285,668	315,694	(30,026)	90%	287,013	1,344
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	22,247	18,101	4,146	123%	31,964	9,717
912	4171	AUDITING FEES	3,722	3,500	222	106%	3,500	(222)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	6,629	10,532	(3,903)	63%	10,846	4,217
916	4190	OTHER	5,039	7,000	(1,961)	72%	5,576	537
		TOTAL ADMINISTRATIVE	37,637	39,133	(1,496)	96%	51,886	14,249
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	66	500	(434)	13%	500	434
		TOTAL TENANT SERVICES	66	500	(434)	13%	500	434
UTILITIES								
931	4310	WATER	86	-	86	-	94	9
932	4320	ELECTRICITY	2,062	990	1,072	208%	2,268	206
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	24	-	24	-	26	2
		TOTAL UTILITIES	2,171	990	1,181	219%	2,389	217
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	19,769	22,994	(3,225)	86%	37,162	17,393
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	9,172	11,472	(2,300)	80%	13,157	3,985
942	4420	MATERIALS	10,009	13,194	(3,185)	76%	11,009	1,001
943	4430	CONTRACT COSTS	45,980	65,906	(19,926)	70%	50,578	4,598
		TOTAL ORDINARY MAINT & OPERATIONS	84,929	113,566	(28,637)	75%	111,906	26,977
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	33,214	29,579	3,635	112%	29,868	(3,347)
		TOTAL INSURANCE EXPENSES	33,214	29,579	3,635	112%	29,868	(3,347)
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	677	750	(73)	90%	750	73
962	4590.1	MANAGEMENT FEES	21,788	24,695	(2,907)	88%	22,296	508
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	12,324	5,000	7,324	246%	12,940	616
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	34,789	30,445	4,344	114%	35,986	1,198
969		TOTAL OPERATING EXPENDITURES	192,807	214,213	(21,406)	90%	232,535	39,728
970		CASH FLOW FROM OPERATIONS	92,861	101,481	(8,620)	92%	54,478	(38,383)
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	38,780	38,780	-	100%	38,304	(476)
		DEBT SERVICE PAYMENT - PRINCIPAL	6,355	6,355	-	100%	6,831	476
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	70,000	70,000
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - RforR reserves	-	-	-	-	(70,000)	(70,000)
		TOTAL OTHER (INCOME)/EXPENSES	45,135	45,135	-	100%	45,135	-
900		TOTAL EXPENDITURES	237,942	259,348	(21,406)	92%	277,670	39,728
		NET CASH FLOW	47,726	56,346	(8,620)	85%	9,343	(38,383)

NORTH CENTRAL HEIGHTS II ACCOUNT DETAIL

LINE	ACCT		2025	2025			2026	2025 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2026 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD HAP SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401		HUD HAP SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			-	-	-	-	-	-
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	225	300	75	75%	236	11
4140		STAFF TRAINING	15	500	485	3%	15	1
4150		TRAVEL	-	250	250	0%	-	-
4170		ACCOUNTING	3,299	3,750	451	88%	3,750	451
4180		TELEPHONE/COMMUNICATIONS	-	300	300	0%	-	-
4190		SUNDRY	765	1,000	235	76%	803	38
4190.1		OFFICE SUPPLIES	-	-	-	-	-	-
4190.2		POSTAGE	-	-	-	-	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICITION COSTS	488	500	13	98%	512	24
4190.5		CONTRACT COSTS ADMIN	248	400	153	62%	260	12
TOTAL ADMINISTRATIVE			5,039	7,000	1,961	72%	5,576	537
CONTRACT COSTS								
443000		CONTRACT COSTS	675	2,251	1,576	30%	743	68
443001		HEATING AND COOLING	5,060	13,413	8,353	38%	5,566	506
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	20,922	24,074	3,152	87%	23,014	2,092
443004		UNIT TURNAROUND	15,150	22,953	7,803	66%	16,665	1,515
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	-	-	-	-	-
443007		PEST CONTROL	4,044	3,149	(895)	128%	4,448	404
443100		REFUSE COLLECTION	129	66	(63)	195%	142	13
TOTAL CONTRACT COSTS			45,980	65,906	19,926	70%	50,578	4,598
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	677	750	73	90%	750	73
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			677	750	73	90%	750	73

NCH 2 CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
EXTRAORDINARY ITEMS				
ROOF/STUCCO REPAIRS/MOLD REMEDICATION	NCH2	1.00	70,000.00	70,000.00
				70,000.00
CAPITAL ITEMS				
None for the 2026 original budget				-
TOTAL				70,000.00

AVON PARK HOUSING AUTHORITY

2026 ORIGINAL BUDGET

Board of Commissioners Meeting

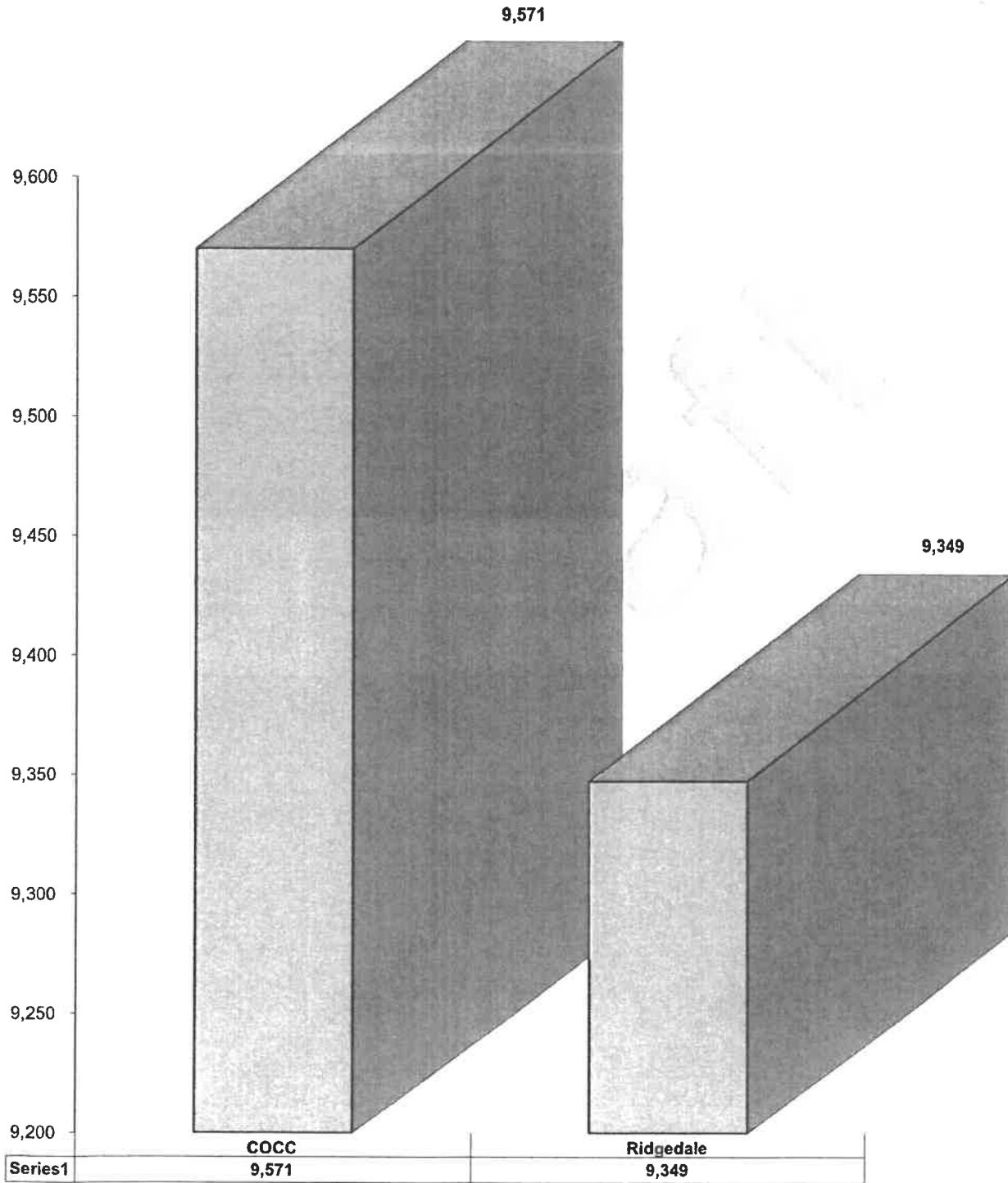
December 16, 2025

FOR THE YEAR ENDING DECEMBER 31, 2026

CONTENTS

Graph of Cash Flows by Line of Business.....	1
2025 Projected Actual Costs vs. the 2026 Original Budget.....	2
Avon Park Housing Authority Consolidated Report.....	3
Central Office Cost Center (COCC).....	5
Ridgedale.....	9
Salaries & Benefits.....	12
Insurance Costs.....	20

Avon Park Housing Authority



CASH FLOWS

AVON PARK HOUSING AUTHORITY

CASH FLOW - 2025 PROJECTED ACTUAL vs 2026 ORIGINAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

<u>Line of Business</u>	<u>FYE 2025</u>	<u>FYE 2026</u>	<u>Diff</u>
	<u>Projected Actual</u>	<u>Original</u>	
	<u>Cash Flow</u>	<u>Budget</u>	
Central Office Cost Center	(60,424)	9,571	69,994
Ridgedale	915	9,349	8,434
Residual Receipts/(Deficit)	<u>(59,509)</u>	<u>18,919</u>	<u>78,428</u>

CONSOLIDATED

LINE	ACCT		2025 PROJECTED ACTUAL	2025 ORIGINAL BUDGET	DIFF	OVER (UNDER)	2026 ORIGINAL BUDGET	2025 PROJECTED ACTUAL COSTS VS 2026 ORIG
ITEM	#	DESCRIPTION						
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	88,559	80,715	7,844	110%	95,004	6,445
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	88,559	80,715	7,844	110%	95,004	6,445
704	3422	TENANT REVENUE - OTHER	2,615	4,384	(1,769)	60%	2,628	13
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	295,454	220,229	75,225	134%	296,931	1,477
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	12	100	(88)	12%	13	1
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	257,955	302,473	(44,518)	85%	303,461	45,506
720	3431	INVESTMENT INCOME - RESTRICTED	38	100	(62)	38%	42	4
700		TOTAL REVENUES	644,632	608,001	36,631	106%	698,078	53,446
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	179,773	180,027	(254)	100%	166,931	(12,842)
912	4171	AUDITING FEES	4,399	6,100	(1,701)	72%	6,100	1,701
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	51,455	65,323	(13,868)	79%	48,682	(2,774)
916	4190	OTHER	61,241	61,450	(209)	100%	64,579	3,337
		TOTAL ADMINISTRATIVE	296,869	312,900	(16,031)	95%	286,291	(10,578)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	451	1,500	(1,049)	30%	1,500	1,049
		TOTAL TENANT SERVICES	451	1,500	(1,049)	30%	1,500	1,049
UTILITIES								
931	4310	WATER	7,335	6,302	1,033	116%	7,702	367
932	4320	ELECTRICITY	13,553	19,236	(5,683)	70%	14,230	678
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	13,716	11,297	2,419	121%	14,402	686
		TOTAL UTILITIES	34,604	36,835	(2,231)	94%	36,334	1,730
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	83,337	85,547	(2,210)	97%	31,952	(51,385)
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	24,828	29,520	(4,692)	84%	10,642	(14,187)
942	4420	MATERIALS	60,478	24,270	36,208	249%	61,246	768
943	4430	CONTRACT COSTS	74,469	230,169	(155,700)	32%	74,874	405
		TOTAL ORDINARY MAINT & OPERATIONS	243,112	369,506	(126,394)	66%	178,713	(64,399)
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	20,001	47,088	(27,087)	42%	45,295	25,294
		TOTAL INSURANCE EXPENSES	20,001	47,088	(27,087)	42%	45,295	25,294
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	5,796	13,000	(7,204)	45%	6,346	551
962	4590.1	MANAGEMENT FEES	30,616	24,075	6,541	127%	31,355	739
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	RAD DEBTS	6,313	15,000	(8,687)	42%	6,945	631
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	42,725	52,075	(9,350)	82%	44,646	1,921
969		TOTAL OPERATING EXPENDITURES	637,762	819,904	(182,142)	78%	592,779	(44,983)
970		CASH FLOW FROM OPERATIONS	6,870	(211,903)	218,773	-3%	105,299	98,429
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	26,425	26,425	-	100%	24,819	(1,606)
		DEBT SERVICE PAYMENT - PRINCIPAL	39,954	39,954	-	100%	41,561	1,607
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	60,000	60,000
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - RforR reserves	-	-	-	-	(40,000)	(40,000)
		TOTAL OTHER (INCOME)/EXPENSES	66,379	66,379	-	100%	86,380	20,001
900		TOTAL EXPENDITURES	704,141	886,283	(182,142)	79%	679,159	(24,982)
		NET CASH FLOW	(59,509)	(278,282)	218,773	21%	18,919	78,428

CONSOLIDATED DETAIL

LINE	ACCT		2025	2025			2026	2025 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	OVER	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2026 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD HAP SUBSIDY SOFT COSTS	295,454	220,229	75,225	134%	296,931	1,477
3401		HUD HAP SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			295,454	220,229	75,225	134%	296,931	1,477
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	2,610	7,000	(4,390)	37%	2,741	131
4140		STAFF TRAINING	1,343	1,200	143	112%	1,404	61
4150		TRAVEL	252	1,100	(848)	23%	265	13
4170		ACCOUNTING	4,899	6,700	(1,801)	73%	5,030	131
4180		TELEPHONE/COMMUNICATIONS	8,943	10,900	(1,957)	82%	9,367	425
4190		SUNDRY	30,719	19,500	11,219	158%	32,193	1,474
4190.1		OFFICE SUPPLIES	-	650	(650)	0%	500	500
4190.2		POSTAGE	3,969	4,650	(681)	85%	4,167	198
4190.3		CONTRACT COSTS-COPIER/SECURITY	2,030	3,000	(970)	68%	2,132	102
4190.4		EVICTON COSTS	-	250	(250)	0%	-	-
4190.5		CONTRACT COSTS ADMIN	6,477	6,500	(23)	100%	6,780	303
TOTAL ADMINISTRATIVE			61,241	61,450	(209)	100%	64,579	3,337
CONTRACT COSTS								
443000		CONTRACT COSTS	36,162	186,964	(150,802)	19%	36,342	181
443001		HEATING AND COOLING	12,436	15,928	(3,492)	78%	12,498	62
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	5,940	7,836	(1,896)	76%	5,970	30
443004		UNIT TURNAROUND	-	200	(200)	0%	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	500	(500)	0%	-	-
443007		PEST CONTROL	8,612	11,319	(2,708)	76%	8,655	43
443100		REFUSE COLLECTION	11,320	7,422	3,898	153%	11,409	89
TOTAL CONTRACT COSTS			74,469	230,169	(155,700)	32%	74,874	405
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	5,796	13,000	(7,204)	45%	6,346	551
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			5,796	13,000	(7,204)	45%	6,346	551

CENTRAL OFFICE COST CENTER

LINE	ACCT		2025	2025		OVER	2026	2025 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2025 ORIG
OPERATING INCOME								
TENANT REVENUE								
		GROSS POTENTIAL RENT	-	-	-	-	-	-
		LESS: VACANCY LOSS	-	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	-	-	-	-	-	-
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	256,458	301,373	(44,915)	85%	301,814	45,356
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	256,458	301,373	(44,915)	85%	301,814	45,356
OPERATING EXPENDITURES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	160,593	160,680	(87)	100%	133,709	(26,884)
912	4171	AUDITING FEES	-	2,000	(2,000)	0%	2,000	2,000
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	47,932	55,231	(7,299)	87%	38,249	(9,682)
916	4190	OTHER	56,246	47,700	8,546	118%	59,558	3,312
		TOTAL ADMINISTRATIVE	264,770	265,611	(841)	100%	233,516	(31,255)
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	-	-	-	-	-	-
UTILITIES								
931	4310	WATER	600	580	20	103%	630	30
932	4320	ELECTRICITY	7,729	7,611	118	102%	8,116	386
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	1,169	987	182	118%	1,228	58
		TOTAL UTILITIES	9,498	9,178	320	103%	9,973	475
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	-	-	-	-	-	-
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	-	-	-	-	-	-
942	4420	MATERIALS	31,024	3,000	28,024	1034%	31,644	620
943	4430	CONTRACT COSTS	720	35,154	(34,434)	2%	756	36
		TOTAL ORDINARY MAINT & OPERATIONS	31,744	38,154	(6,410)	83%	32,400	656
PROTECTIVE SERVICES								
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
INSURANCE								
961	4510	INSURANCE PREMIUMS	5,380	11,143	(5,763)	48%	10,316	4,936
		TOTAL INSURANCE EXPENSES	5,380	11,143	(5,763)	48%	10,316	4,936
GENERAL EXPENSES								
962	4590	OTHER GENERAL EXPENSES	5,490	12,500	(7,010)	44%	6,039	549
962	4590.1	MANAGEMENT FEES	-	-	-	-	-	-
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-	-
		SEVERANCE EXPENSE	-	-	-	-	-	-
		TOTAL GENERAL EXPENSES	5,490	12,500	(7,010)	44%	6,039	549
969		TOTAL OPERATING EXPENDITURES	316,882	336,586	(19,704)	94%	292,243	(24,638)
970		CASH FLOW FROM OPERATIONS	(60,424)	(35,213)	(25,211)	172%	9,571	69,994
OTHER FINANCIAL ITEMS-(SOURCES) & USES								
		OPERATING TRANSFERS IN	-	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	-	-	-	-	-	-
		DEBT SERVICE PAYMENT - PRINCIPAL	-	-	-	-	-	-
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
		CAPITAL EXPENDITURES	-	-	-	-	-	-
		OTHER ITEMS - DEVELOPERS FEES	-	-	-	-	-	-
		TOTAL OTHER (INCOME)/EXPENSES	-	-	-	-	-	-
900		TOTAL EXPENDITURES	316,882	336,586	(19,704)	94%	292,243	(24,638)
		NET CASH FLOW	(60,424)	(35,213)	(25,211)	172%	9,571	69,994

COCC ACCOUNT DETAIL

LINE	ACCT	2025 PROJECTED	2025 ORIGINAL		OVER	2026 ORIGINAL	2025 PROJECTED
ITEM	#	ACTUAL	BUDGET	DIFF	(UNDER)	BUDGET	ACTUAL COSTS
	DESCRIPTION						VS 2026 ORIG
INCOME							
HUD PHA GRANTS							
3401	HUD HAP SUBSIDY SOFT COSTS	-	-	-	-	-	-
3401	HUD HAP SUBSIDY HARD COSTS	-	-	-	-	-	-
3410	SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2	AUDIT FEES EARNED	-	-	-	-	-	-
3410.3	HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4	FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS		-	-	-	-	-	-
EXPENSES							
ADMINISTRATIVE EXPENSES - OTHER							
4130	LEGAL	2,610	1,100	(1,510)	237%	2,741	131
4140	STAFF TRAINING	1,216	800	(416)	152%	1,277	61
4150	TRAVEL	252	800	548	32%	265	13
4170	ACCOUNTING	2,361	3,000	639	79%	2,479	118
4180	TELEPHONE/COMMUNICATIONS	8,448	10,000	1,552	84%	8,870	422
4190	SUNDRY	29,344	18,000	(11,344)	163%	30,811	1,467
4190.1	OFFICE SUPPLIES	-	500	500	0%	500	500
4190.2	POSTAGE	3,969	4,500	531	88%	4,167	198
4190.3	CONTRACT COSTS-COPIER/SECURITY	2,030	3,000	970	68%	2,132	102
4190.4	EVICTON COSTS	-	-	-	-	-	-
4190.5	CONTRACT COSTS ADMIN	6,015	6,000	(15)	100%	6,316	301
TOTAL ADMINISTRATIVE		56,246	47,700	(8,546)	118%	59,558	3,312
CONTRACT COSTS							
443000	CONTRACT COSTS	-	15,458	15,458	0%	-	-
443001	HEATING AND COOLING	-	9,439	9,439	0%	-	-
443002	ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003	LANDSCAPE & GROUNDS	-	1,866	1,866	0%	-	-
443004	UNIT TURNAROUND	-	-	-	-	-	-
443005	ELECTRICAL	-	-	-	-	-	-
443006	PLUMBING	-	-	-	-	-	-
443007	PEST CONTROL	-	7,378	7,378	0%	-	-
443100	REFUSE COLLECTION	720	1,013	293	71%	756	36
TOTAL CONTRACT COSTS		720	35,154	34,434	2%	756	36
OTHER GENERAL EXPENSES							
4590	OTHER GENERAL EXPENSES	5,490	12,500	7,010	44%	6,039	549
4590.1	DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2	FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES		5,490	12,500	7,010	44%	6,039	549

COCC INCOME SOURCES

LOB	MGT FEES	BKKPG FEES	ASSET MGT FEES	GROUND LEASE	OTHER	TOTALS
LP1	6,755	-	-	2,500	-	9,255
LP2	23,223	-	-	96,000	-	119,223
DELANEY	13,557	-	-	35,000	-	48,557
COCC	-	-	-	-	-	-
CORNELL	25,988	-	-	-	-	25,988
RIDGEDALE	31,355	-	-	-	-	31,355
NCH1	28,940	-	-	-	-	28,940
NCH2	22,296	-	-	-	-	22,296
RENTALS	-	-	-	-	16,200	16,200
TOTAL	152,114	-	-	133,500	16,200	301,814

COCC CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
EXTRAORDINARY ITEMS				
	None for the 2026 original budget			-
				-
CAPITAL ITEMS				
	None for the 2026 original budget			-
				-
TOTAL				0.00

RIDGEDALE

LINE	ACCT		2025	2025		2026	2025 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET		BUDGET	VS 2026 ORIG
OPERATING INCOME							
TENANT REVENUE							
		GROSS POTENTIAL RENT	88,559	80,715	7,844	110%	95,004
		LESS: VACANCY LOSS	-	-	-	-	-
703	3110	NET TENANT RENTAL REVENUE	88,559	80,715	7,844	110%	95,004
704	3422	TENANT REVENUE - OTHER	2,615	4,384	(1,769)	60%	2,628
		TENANT REVENUE - EXCESS UTILITY	-	-	-	-	-
		TENANT REVENUE - MAINTENANCE	-	-	-	-	-
		TENANT REVENUE - LATE CHARGES	-	-	-	-	-
		GROSS POTENTIAL SUBSIDY	-	-	-	-	-
		Less: UTILITY ALLOWANCE	-	-	-	-	-
		Less: PRORATION AMOUNT	-	-	-	-	-
706	3401	TOTAL HUD HAP GRANT	295,454	220,229	75,225	134%	296,931
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	12	100	(88)	12%	13
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	1,497	1,100	397	136%	1,647
720	3431	INVESTMENT INCOME - RESTRICTED	38	100	(62)	38%	42
700		TOTAL REVENUES	388,174	306,628	81,546	127%	396,264
OPERATING EXPENDITURES							
ADMINISTRATIVE							
911	4110	ADMINISTRATIVE SALARIES	19,180	19,347	(167)	99%	33,222
912	4171	AUDITING FEES	4,399	4,100	299	107%	4,100
914	4181	COMPENSATED ABSENCES	-	-	-	-	-
915	4182	EMPLOYEE BENEFITS - ADMINISTRATIVE	3,524	10,092	(6,568)	35%	10,432
916	4190	OTHER	4,996	13,750	(8,754)	36%	5,021
		TOTAL ADMINISTRATIVE	32,099	47,289	(15,190)	68%	52,775
TENANT SERVICES							
921	4210	SALARIES	-	-	-	-	-
923	4222	EMPLOYEE BENEFITS - TENANT SERVICES	-	-	-	-	-
924	4230	OTHER	451	1,500	(1,049)	30%	1,500
		TOTAL TENANT SERVICES	451	1,500	(1,049)	30%	1,500
UTILITIES							
931	4310	WATER	6,736	5,722	1,014	118%	7,072
932	4320	ELECTRICITY	5,823	11,625	(5,802)	50%	6,115
933	4330	NATURAL GAS	-	-	-	-	-
938	4390	SEWER AND OTHER	12,547	10,310	2,237	122%	13,174
		TOTAL UTILITIES	25,106	27,657	(2,551)	91%	26,361
ORDINARY MAINT & OPERATIONS							
941	4410	LABOR	83,337	85,547	(2,210)	97%	31,952
945	4433	EMPLOYEE BENEFITS - MAINTENANCE	24,828	29,520	(4,692)	84%	10,642
942	4420	MATERIALS	29,454	21,270	8,184	138%	29,602
943	4430	CONTRACT COSTS	73,749	195,015	(121,266)	38%	74,117
		TOTAL ORDINARY MAINT & OPERATIONS	211,368	331,352	(119,984)	64%	146,312
PROTECTIVE SERVICES							
952	4480	PROTECTIVE SERVICES CONTRACT COSTS	-	-	-	-	-
		PROTECTIVE SERVICES OTHER	-	-	-	-	-
		TOTAL PROTECTIVE SERVICES	-	-	-	-	-
INSURANCE							
961	4510	INSURANCE PREMIUMS	14,622	35,945	(21,323)	41%	34,980
		TOTAL INSURANCE EXPENSES	14,622	35,945	(21,323)	41%	34,980
GENERAL EXPENSES							
962	4590	OTHER GENERAL EXPENSES	306	500	(194)	61%	307
962	4590.1	MANAGEMENT FEES	30,616	24,075	6,541	127%	31,355
962	4590.2	BOOKKEEPING FEES	-	-	-	-	-
962	4590.3	ASSET MANAGEMENT FEES	-	-	-	-	-
963	4570	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	6,313	15,000	(8,687)	42%	6,945
		SEVERANCE EXPENSE	-	-	-	-	-
		TOTAL GENERAL EXPENSES	37,235	39,575	(2,340)	94%	38,607
969		TOTAL OPERATING EXPENDITURES	320,880	483,318	(162,438)	66%	300,535
970		CASH FLOW FROM OPERATIONS	67,294	(176,690)	243,984	-38%	95,729
OTHER FINANCIAL ITEMS-(SOURCES) & USES							
		OPERATING TRANSFERS IN	-	-	-	-	-
		OPERATING TRANSFERS OUT	-	-	-	-	-
		REPLACEMENT RESERVES	-	-	-	-	-
		GROUND LEASE	-	-	-	-	-
		HUD GRANTS - CAPITAL CONTRIBUTIONS	-	-	-	-	-
		DEBT SERVICE PAYMENT - INTEREST	26,425	26,425	-	100%	24,819
		DEBT SERVICE PAYMENT - PRINCIPAL	39,954	39,954	-	100%	41,561
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	60,000
		CAPITAL EXPENDITURES	-	-	-	-	-
		OTHER ITEMS - RforR reserves	-	-	-	-	(40,000)
		TOTAL OTHER (INCOME)/EXPENSES	66,379	66,379	-	100%	86,380
900		TOTAL EXPENDITURES	387,259	549,697	(162,438)	70%	386,915
		NET CASH FLOW	915	(243,069)	243,984	0%	8,434

RIDGEDALE ACCOUNT DETAIL

LINE	ACCT		2025	2025		OVER	2026	2025 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	ORIGINAL	DIFF	(UNDER)	ORIGINAL	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2026 ORIG
INCOME								
HUD PHA GRANTS								
3401		HUD HAP SUBSIDY SOFT COSTS	295,454	220,229	75,225	134%	296,931	1,477
3401		HUD HAP SUBSIDY HARD COSTS	-	-	-	-	-	-
3410		SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1		ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2		AUDIT FEES EARNED	-	-	-	-	-	-
3410.3		HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4		FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			295,454	220,229	75,225	134%	296,931	1,477
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
4130		LEGAL	-	5,900	5,900	0%	-	-
4140		STAFF TRAINING	127	400	273	32%	128	1
4150		TRAVEL	-	300	300	0%	-	-
4170		ACCOUNTING	2,538	3,700	1,162	69%	2,551	13
4180		TELEPHONE/COMMUNICATIONS	495	900	405	55%	497	2
4190		SUNDRY	1,375	1,500	125	92%	1,381	7
4190.1		OFFICE SUPPLIES	-	150	150	0%	-	-
4190.2		POSTAGE	-	150	150	0%	-	-
4190.3		CONTRACT COSTS-COPIER/SECURITY	-	-	-	-	-	-
4190.4		EVICTON COSTS	-	250	250	0%	-	-
4190.5		CONTRACT COSTS ADMIN	461	500	39	92%	464	2
TOTAL ADMINISTRATIVE			4,996	13,750	8,754	36%	5,021	25
CONTRACT COSTS								
443000		CONTRACT COSTS	36,162	171,506	135,344	21%	36,342	181
443001		HEATING AND COOLING	12,436	6,489	(5,947)	192%	12,498	62
443002		ELEVATOR MAINTENANCE	-	-	-	-	-	-
443003		LANDSCAPE & GROUNDS	5,940	5,970	30	99%	5,970	30
443004		UNIT TURNAROUND	-	200	200	0%	-	-
443005		ELECTRICAL	-	-	-	-	-	-
443006		PLUMBING	-	500	500	0%	-	-
443007		PEST CONTROL	8,612	3,941	(4,671)	219%	8,655	43
443100		REFUSE COLLECTION	10,599	6,409	(4,190)	165%	10,652	53
TOTAL CONTRACT COSTS			73,749	195,015	121,266	38%	74,117	369
OTHER GENERAL EXPENSES								
4590		OTHER GENERAL EXPENSES	306	500	194	61%	307	2
4590.1		DEBT SERVICE COSTS	-	-	-	-	-	-
4590.2		FLORIDA HOUSING FEE	-	-	-	-	-	-
TOTAL OTHER GENERAL EXPENSES			306	500	194	61%	307	2

RIDGEDALE CAPITAL EQUIPMENT, EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST
EXTRAORDINARY ITEMS				
SECURITY CAMERAS & WINDOW REPLACEMENT	RD	1.00	60,000.00	60,000.00
				60,000.00
CAPITAL ITEMS				
None for the 2026 original budget				-
TOTAL				60,000.00

AVON PARK HOUSING AUTHORITY
SCHEDULE OF PAYROLL - ADMINISTRATION
FOR THE YEAR ENDING DECEMBER 31, 2026

POSITION	NAME	2025		2026		BONUS	2026		.50 Merit July	2026		MERIT/TOTIP	2026									
		RATE	TOTAL	MERIT	RATE		TOTAL	LP1		LP2	DELANEY		COCC	CORNELL	RIDGE DALE	NCH1	NCH2	APHDC OBA	TOTAL	ALLOC		
CHIEF EXECUTIVE OFFICER	SUTHERLAND, MARIA	43.00	89,440	6%	44.00	2,500		44.50	84,530	-	-	-	94,530	-	-	-	-	-	-	94,530	-	
PROPERTY MANAGER-MULTI FAM	SEPULVEDA, GRETCHEN	17.00	35,360	6%	18.00	1,180		18.50	39,129	5,869	10,956	7,435	-	-	14,869	-	-	-	-	39,129	-	
ACCOUNTS PAYABLE CLERK	HUERTA, ANGELICA	17.00	35,360	6%	18.00	1,230		18.50	39,179	-	-	-	39,179	-	-	-	-	-	-	39,179	-	
HOUSING COORDINATOR/PROJECT MGR	RAMEY, LORENA	19.51	40,581	6%	20.51	1,731		21.01	44,918	-	-	-	-	17,069	-	15,272	12,577	-	-	44,918	-	
CUSTOMER SERVICE	JONES, LISETTE	15.45	32,136	6%	16.45	1,087		16.85	35,822	3,582	5,373	4,299	-	5,732	7,881	5,015	3,940	-	-	35,822	-	
CASE MANAGER	OPEN	-	0	6%	22.00	1,320		22.50	47,600	4,760	7,140	5,712	-	7,616	10,472	6,664	5,236	-	-	47,600	-	
ASSISTANT MGR TO HOME PROGRAM	CABRERA SANCHEZ, SANDRA	15.70	16,328	5%	16.70	1,202		17.20	36,465	-	-	-	-	13,857	-	12,398	10,210	-	-	36,465	-	
TOTAL ADMINISTRATION			249,205			10,249			337,644	14,212	23,470	17,445	133,709	44,273	33,222	39,350	31,984	-	-	337,644	-	

AVON PARK HOUSING AUTHORITY

SCHEDULE OF BENEFITS BY POSITION - ADMINISTRATION

FOR THE YEAR ENDING DECEMBER 31, 2026

POSITION	NAME	TOTAL EFFECT		LIFE			TOTAL BENEFITS		% BENEFITS TO TOTAL	COST PER		TOTAL ANNUAL COST
		OF INCOME	RETIRE	FICA	MeMD	HEALTH	BENEFITS	HR		W/BENE		
CHIEF EXECUTIVE OFFICER	SUTHERLAND, MARIA	94,530	7,090	7,232	981	8,400	23,702	0.00%		56.84	118,232	
PROPERTY MANAGER-MULTI FAM	SEPULVEDA, GRETCHEN	39,129	2,935	2,993	507	8,400	14,835	37.91%		32.43	53,965	
ACCOUNTS PAYABLE CLERK	HUERTA, ANGELICA	39,179	2,938	2,997	211	8,400	14,547	37.13%		25.83	53,726	
HOUSING COORDINATOR/PROJECT MGR	RAMEY, LORENA	44,918	3,369	3,436	507	8,400	15,712	34.98%		29.15	60,630	
CUSTOMER SERVICE	JONES, LISETTE	35,822	2,687	2,740	757	8,400	14,584	40.71%		24.23	50,407	
CASE MANAGER	OPEN	47,600	3,570	3,641	0	-	7,211	0.00%		26.35	54,811	
ASSISTANT MGR TO HOME PROGRAM	CABRERA SANCHEZ, SANDRA	36,465	2,735	2,790	536	8,400	14,461	0.00%		24.48	50,926	
TOTAL ADMINISTRATION		337,644	25,323	25,830	3,500	50,400	105,053			219.32	442,697	

**SCHEDULE OF BENEFITS BY POSITION - ADMINISTRATION
FOR THE YEAR ENDING DECEMBER 31, 2026**

AVON PARK HOUSING AUTHORITY
SCHEDULE OF ALLOCATIONS BY POSITION - ADMIN
FOR THE YEAR ENDING DECEMBER 31, 2026

POSITION	04-001	04-002	04-003	05-001	03-001	07-002	02-001	02-002	TOTAL
	LP1	LP2	DELANEY	COC	CORNELL	RIDGEDALE	NCH1	NCH2	ALOC
CHIEF EXECUTIVE OFFICER	-	-	-	1.00	-	-	-	-	1.00
PROPERTY MANAGER-MULTI FAM	0.15	0.28	0.19	-	-	0.38	-	-	1.00
ACCOUNTS PAYABLE CLERK	-	-	-	1.00	-	-	-	-	1.00
HOUSING COORDINATOR/PROJECT MGR	-	-	-	-	0.38	-	0.34	0.28	1.00
CUSTOMER SERVICE	0.10	0.15	0.12	-	0.16	0.22	0.14	0.11	1.00
CASE MANAGER	0.10	0.15	0.12	-	0.16	0.22	0.14	0.11	1.00
ASSISTANT MGR TO HOME PROGRAM	-	-	-	-	0.38	-	0.34	0.28	1.00
TOTAL FTEs	0.35	0.58	0.43	2.00	1.08	0.82	0.96	0.78	7.00

AVON PARK HOUSING AUTHORITY

SCHEDULE OF PAYROLL AND ALLOCATIONS - MAINTENANCE

FOR THE YEAR ENDING DECEMBER 31, 2026

POSITION	NAME	2026																	TOTAL ALOC
		2025 RATE	2025 TOTAL	2026 RATE	ON CALL STIPEND	2026 BONUS	.50 Merit July	MERIT/OT/TP		LP1	LP2	DELANEY	COCC	CORNELL	RIDGE	DALE	NCH1	NCH2	
								TOTAL	TOTAL										
MAINTENANCE MECHANIC	DUFORD, KEVIN	18.21	37,877	19.21	1,248	1,553	19.71	43,281	43,281	4,328	8,656	8,656	-	-	-	-	10,820	10,820	43,281
MAINTENANCE MECHANIC	GUILLORY, DEVIN	17.50	36,400	18.50	1,248	1,210	19.00	41,463	41,463	4,146	8,293	8,293	-	-	-	-	10,366	10,366	41,463
LEAD MAINTENANCE TECH.	STOLBERG, JOSEPH	21.42	44,554	22.42	1,248	2,145	22.92	50,543	50,543	5,054	7,581	6,065	-	8,087	11,119	7,076	5,560	5,560	50,543
MAINTENANCE MECHANIC	SELPH, JORDAN L	18.03	37,502	19.03	1,248	1,542	19.53	42,896	42,896	4,290	6,434	5,147	-	6,863	9,437	6,005	4,719	4,719	42,896
MAINTENANCE SUPERVISOR	WHITLOCK, DANIEL	21.96	45,677	22.96	1,248	2,277	23.46	51,798	51,798	5,180	7,770	6,216	-	8,288	11,395	7,252	5,698	5,698	51,798
TOTAL MAINTENANCE		97.12	202,010	102.12	6,240	8,727	104.62	229,980	229,980	22,998	38,734	34,377	-	23,238	31,952	41,519	37,162	37,162	229,980

AVON PARK HOUSING AUTHORITY

SCHEDULE OF BENEFITS BY POSITION - MAINTENANCE

FOR THE YEAR ENDING DECEMBER 31, 2026

POSITION	NAME	TOTAL EFFECT		FICA	LIFE MeMD	HEALTH	TOTAL BENEFITS	% BENEFITS TO TOTAL	COST PER		TOTAL ANNUAL COST
		OF INCOME	RETIRE						HR	W/BENE	
MAINTENANCE MECHANIC	DUFORD, KEVIN	43,281	3,246	3,311	1,494	8,400	16,451	38.01%		28.72	59,732
MAINTENANCE MECHANIC	GUILLORY, DEVIN	41,463	3,110	3,172	211	8,400	14,893	35.92%		27.09	56,356
LEAD MAINTENANCE TECH.	STOLBERG, JOSEPH	50,543	3,791	3,867	648	8,400	16,705	33.05%		32.33	67,248
MAINTENANCE MECHANIC	SELPH, JORDAN L	42,896	3,217	3,282	211	8,400	15,110	35.23%		27.89	58,006
MAINTENANCE SUPERVISOR	WHITLOCK, DANIEL	51,798	3,885	3,963	308	8,400	16,555	31.96%		32.86	68,353
TOTAL MAINTENANCE		229,980	17,249	17,593	2,873	42,000	79,715		148.89		309,695

AVON PARK HOUSING AUTHORITY

SCHEDULE OF BENEFITS BY POSITION - MAINTENANCE

FOR THE YEAR ENDING DECEMBER 31, 2026

TOTAL												TOTAL	
BENEFITS													
ALLOCATION OF BENEFITS	PAID	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	TOTAL			
MAINTENANCE MECHANIC	16,451	1,645	3,290	3,290	-	-	-	4,113	4,113	16,451	16,451		
MAINTENANCE MECHANIC	14,893	1,489	2,979	2,979	-	-	-	3,723	3,723	14,893	14,893		
LEAD MAINTENANCE TECH.	16,705	1,670	2,506	2,005	-	2,673	3,675	2,339	1,838	16,705	16,705		
MAINTENANCE MECHANIC	15,110	1,511	2,267	1,813	-	2,418	3,324	2,115	1,662	15,110	15,110		
MAINTENANCE SUPERVISOR	16,555	1,656	2,483	1,987	-	2,649	3,642	2,318	1,821	16,555	16,555		
	79,715	7,971	13,524	12,073	-	7,739	10,642	14,608	13,157	79,715	79,715		

AVON PARK HOUSING AUTHORITY

SCHEDULE OF ALLOCATIONS BY POSITION - MAINTENANCE

FOR THE YEAR ENDING DECEMBER 31, 2026

POSITION	04-001 LP1	04-002 LP2	04-003 DELANEY	05-001 COCC	03-001 CORNELL	07-002 RIDGEDALE	02-001 NCH1	02-002 NCH2	TOTAL ALLOC
MAINTENANCE MECHANIC	0.10	0.20	0.20	-	-	-	0.25	0.25	1.00
MAINTENANCE MECHANIC	0.10	0.20	0.20	-	-	-	0.25	0.25	1.00
LEAD MAINTENANCE TECH.	0.10	0.15	0.12	-	0.16	0.22	0.14	0.11	1.00
MAINTENANCE MECHANIC	0.10	0.15	0.12	-	0.16	0.22	0.14	0.11	1.00
MAINTENANCE SUPERVISOR	0.10	0.15	0.12	-	0.16	0.22	0.14	0.11	1.00
MAINTENANCE MECHANIC	0.10	0.20	0.20	-	-	-	0.25	0.25	1.00
TOTAL FTEs	0.60	1.05	0.96	-	0.48	0.66	1.17	1.08	6.00

INSURANCE COSTS

TYPE OF INSURANCE	AMOUNT	LP1	LP2	DELANEY	COCC	CORNELL	RIDGEDALE	NCH1	NCH2	APHDC OBA	TOTAL ALLOC
WORKERS COMP (salary allocated)	10,946	718	1,200	999	2,578	1,302	1,257	1,559	1,333	-	10,946
PROPERTY/WIND	225,000	13,500	49,500	40,500	2,250	33,750	29,250	31,500	24,750	-	225,000
TERRORISM	931	-	-	-	-	477	-	455	-	-	931
AUTO	4,406	264	969	793	44	661	573	617	485	-	4,406
LIABILITY	30,000	1,800	6,600	5,400	300	4,500	3,900	4,200	3,300	-	30,000
D&O/EMP PRACTICES	5,143	-	-	-	5,143	-	-	-	-	-	5,143
	276,426	16,282	58,269	47,692	10,316	40,689	34,980	38,331	29,868	-	276,426

WORKERS COMPENSATION

POSITION	NAME	TOTAL		10,946	LP1	LP2	DELANEY	COCC	CORNELL	RIDGE DALE	NCH1	NCH2	TOTAL	
		SALARY	W/C INS										ALLOC	ALOC
CHIEF EXECUTIVE OFFICER	SUTHERLAND, MARIA	94,530	1,823	-	-	-	-	1,823	-	-	-	-	1,823	-
PROPERTY MANAGER-MULTI FAM	SEPULVEDA, GRETCHEN	39,129	755	113	211	143	-	-	-	287	-	-	755	-
ACCOUNTS PAYABLE CLERK	HUERTA, ANGELICA	39,179	756	-	-	-	-	756	-	-	-	-	756	-
CUSTOMER SERVICE	JONES, LISETTE	35,822	691	69	104	83	-	-	111	152	97	76	691	-
CASE MANAGER	OPEN	47,600	918	92	138	110	-	-	147	202	129	101	918	-
ASSISTANT MGR TO HOME PROGRAM	CABRERA SANCHEZ, SANDRA	36,465	703	-	-	-	-	-	267	-	239	197	703	-
MAINTENANCE MECHANIC	DUFORD, KEVIN	43,281	835	83	167	167	-	-	-	-	209	209	835	-
MAINTENANCE MECHANIC	GUILLORY, DEVIN	41,463	800	80	160	160	-	-	-	-	200	200	800	-
LEAD MAINTENANCE TECH.	STOLBERG, JOSEPH	50,543	975	97	146	117	-	-	156	214	136	107	975	-
MAINTENANCE MECHANIC	SELPH, JORDAN L	42,896	827	83	124	99	-	-	132	182	116	91	827	-
MAINTENANCE SUPERVISOR	WHITLOCK, DANIEL	51,798	999	100	150	120	-	-	160	220	140	110	999	-
		567,624	10,946	718	1,200	999	2,578	1,302	1,257	1,559	1,333		10,946	

AVON PARK HOUSING AUTHORITY

RESOLUTION # 25-15

RESOLUTION APPROVING FFY 2026 OPERATING BUDGET

WHEREAS, HUD requires the submission of a FY 2026 Operating Budget

WHEREAS, APHA staff and APHA Fee Accountant Cornwell Associates have collectively prepared the proposed FY 2026 Operating Budget in accordance to the regulations and known projected factors at this time; and

WHEREAS, APHA Bord of Commissioners have received and had opportunity to contemplate/ review of the proposed 2026 Operating Budget

NOW THEREFORE BE IT RESOLVED THAT:

The Operating Budget for the Avon Park Housing Authority for federal fiscal year January 1 to December 31, 2026, attached hereto and incorporated herein, be approved and adopted, with Budget implementation effective January 1, 2026

Adopted this _____ Day of December, 2025.

Crystal Bryant, Chairperson

Attest: Maria Sutherland, Secretary

SEAL

**BY-LAWS OF THE HOUSING AUTHORITY
OF THE CITY OF AVON PARK, FLORIDA**

**ARTICLE I
THE AUTHORITY**

Section 1. Name of the Authority: The name of the Authority shall be the Avon Park Housing Authority.

Section 2. Seal of the Authority: The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization.

Section 3. Office of the Authority: The executive office of the Authority shall be located in the City of Avon Park, Florida, at such place or places as the Authority may from time to time designate.

**ARTICLE II
OFFICERS**

Section 1. Officers: The officers of the Authority shall be a Chairperson, a Vice-Chairperson, and Secretary, who shall act as the primary advisor to the Board and who shall be the current Executive Director except as otherwise provided herein.

Section 2. Chairperson: The Chairperson of the Board shall preside at all meetings of the Board. The Chairperson shall be responsible for advising and training all members on board decorum, By-laws, and rules. The Chairperson shall also be responsible for resolving disputes as it pertains to the conduct of the meetings and shall be the enforcer of the conduct of the meetings, upon advice of legal counsel to the Authority. The Executive Director shall be responsible for seeing that all resolutions of the Board are carried into effect. The Chairperson of Board shall nominate all members of all Standing and Ad Hoc Committees of the Board and appoint committee Chairpersons, shall have the authority to create any other committee he/she sees fit, and shall be an ex-officio voting member of all committees.

Section 3. Vice-Chairperson: The Vice-Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson and shall perform other such duties as the Board shall prescribe, and, in case of the resignation or death of the Chairperson, the Vice-Chairperson shall perform such duties as are imposed on the Chairperson for the unexpired term of said office.

Section 4. Secretary: The Secretary shall be the primary advisor to the Board, shall attend all meetings of the Board and Committees, except as provided otherwise by these By-Laws, shall keep the records of the Authority, shall act as Secretary of the meetings of the Authority and record all votes, shall keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purposes, and shall perform all the duties incident to his/her office. The Secretary shall not be a member of the Board and shall not have a vote on the Board.

The Secretary shall keep in safe custody the seal of the Authority and shall affix such seal to all required documents and instruments authorized to be executed on behalf of the Authority.

Section 9. Additional Personnel: The Authority may, upon recommendation of its Executive Director, from time to time employ such personnel (staff of the Authority) as it deems necessary to exercise its powers, duties, and functions as prescribed by any and all local laws and/or regulations of the State of Florida and any and all laws and/or regulations of the United States of America, which are applicable thereto. The selection, compensation, and discharge of such personnel (excluding the Executive Director) shall at all times be determined by the Executive Director, subject to overall budget approval by the Board, and additionally subject to any and all local laws and/or regulations, any and all laws and/or regulations of the State of Florida, and any and all laws and/or regulations of the United States of America, which are applicable thereto.

Section 10. Board Member Responsibilities: In addition to any other responsibilities and duties provided for within these By-Laws or otherwise required by law, Board members are charged with providing direction in the establishment and monitoring of a strategic plan for the Housing Authority, which may include, but not be limited to, recommending short- and long-term goals and action plans to provide the basis to obtain said goals. Board members are expected to attend all Board meetings and meetings of any committees of which they are members. Board members are expected to arrive on time, be prepared for the meetings, and notify Authority staff if they are unable to attend a meeting or are unable to arrive on time. Board members are expected to participate in and provide input to Board discussions. Pursuant to Chapter 421, Florida Statutes, as may be amended, and the Annual Contribution Contract between the Authority and HUD, the Resident Commissioner on the Board should also strive to obtain input from the communities whose interests he/she/ represents and share those viewpoints with the Board.

Section 11. Conflicts of Interest: In addition to any and all other applicable conflict of interests requirements created by federal, state, or local law, other than the lease hold interest held by the Resident Commissioner in the housing location in which he/she is a resident or where his/her housing choice voucher is associated with pursuant to that HUD program, no Board member or employee of the Housing Authority shall acquire any interest, direct or indirect, in any housing project or in any property included or planned to be included in any project, nor shall he/she have any interest, direct or indirect, in any contract or proposed contract for materials or services to be furnished or used in connection with any housing project. To the extent a commissioner or employee of the Housing Authority owns or controls such an interest, direct or indirect, he/she must immediately disclose the same in writing to the Authority. The Authority may implement a written reporting system for conflicts of interest that may require updating when changes occur, but at least annually.

ARTICLE III MEETINGS

Section 1. Annual Meeting: The annual meeting of the Board shall be held on the same date and place as the regular meeting in the month of October. The time of such meeting shall be immediately prior to the scheduled starting time of the regular meeting. The purpose of the annual meeting shall be to elect officers, receive reports of officers and committees, and to conduct any other business which the Board may deem necessary. The annual meeting shall be notified to each member of the Board electronically and to the public in compliance with the State of Florida's Government-in-the-Sunshine laws, as may be amended.

of the public notice of said agenda. The agenda item will be added, time permitting, to the upcoming general meeting of the Board agenda, but not later than the second general meeting of the Board agenda after the request has been made.

Section 8. Board Meeting Package: The Executive Director shall make every reasonable effort to provide the monthly Board meeting package for Regular meetings containing relevant resolutions and background materials relative thereto, reports and other information relative to that month's meeting electronically to all Board members not later than seven (7) days prior to the meeting.

Section 9. Manner of Voting: The voting on all questions coming before the Board shall be by roll call, and the yeas and nays shall be entered upon the minutes of such meeting.

Section 10. Minutes: Minutes shall be recorded in accordance with the State of Florida's Government-in-the-Sunshine laws, as may be amended. Audio and/or visual recordings of all meetings of the Authority are recommended, but not required by applicable laws of the State of Florida.

ARTICLE IV COMMITTEES

Section 1. Committees: The Board shall establish Standing Committees, which shall exist and function continuously until abolished or altered by Resolution of the Board, and Ad Hoc Committees, which shall exist and function until such time that the assignment of the Ad Hoc Committee is completed as established by Resolution of the Board.

No committee member shall be authorized to give instruction to Authority employees, nor act on behalf of the Board without specific authorization from the Board at a regular, special, or emergency meeting of the Board.

Committee members shall perform tasks assigned by the Board and shall make a recommendation on policy to the Board through written reports distributed prior to the meetings of the Authority or, if necessary, through oral reports at meetings. Committee members may interpret policy, advise employees of the Authority, and otherwise serve as a resource to employees of the Authority in the fulfillment of their duties. If, at any time, employees of the Authority believe a Board member or a committee is acting contrary to the policies adopted by the Board, the Executive Director may request the Board member or committee to ask the full board to ratify the action in question.

The Executive Director or designee shall be notified of all Committee meetings and shall be present in an ex-officio advisory capacity, except as otherwise provided for in these By-laws. Ad Hoc Committee members shall serve for the duration of the Ad Hoc Committee, but in no event longer than two (2) years.

Section 2. Ad Hoc Committees: The Board may from time to time establish Ad Hoc Committees to review and make recommendations to the Board on issues of specific interest to the Board.

Membership: Ordinarily, membership on any Ad Hoc Committee shall not be limited in number and may include non-members of the Board. Members shall be nominated by the Chairperson of the Board and confirmed by the majority of the Board. The Chairperson of

ARTICLE VIII
COMMISSIONERS TRAINING

Recommended Training: All Board members are strongly encouraged to take advantage of training programs offered by affordable housing industry organizations. Annual participation in these types of programs will enable Board members to continue to understand their roles, enhance their ability to carry out their fiduciary responsibilities, and further understand current trends in the affordable housing industry.

Date Adopted: 12/16/2025

Attest: _____

Crystal Bryant, Chair

Maria Sutherland, Secretary

Seal

AVON PARK HOUSING AUTHORITY

RESOLUTION # 25-16

RESOLUTION APPROVING BY-LAW AMENDMENT(S)

WHEREAS, The Board of the Avon Park Housing Authority under their discretion have the power to modify, edit and amend their own By-laws;

WHEREAS, APHA staff and APHA consulting attorney have collectively prepared the proposed amended By-laws in accordance with F.S. 421.08

NOW THEREFORE BE IT RESOLVED THAT:

The amended Bylaws for the Avon Park Housing Authority attached hereto and incorporated herein, be approved and adopted, effective immediately.

Adopted this 16th Day of December, 2025.

Crystal Bryant, Chairperson

Attest: Maria Sutherland, Secretary

Seal

MEMORANDUM OF UNDERSTANDING

Between

Avon Park Housing Authority (APH)

And

The Agricultural and Labor Program, Inc. (ALPI)

This Memorandum of Understanding (MOU) is entered into the 1st of July, 2020 by and between the Avon Park Housing Authority, whose address is 1306 S. Tulane Avenue, Avon Park, FL 33825 (APH) and the Agricultural and Labor Program, Incorporated (ALPI), whose address is 300 Lynchburg Road, Lake Alfred, FL 33850.

WITNESSETH:

WHEREAS, the Agricultural and Labor Program, Inc. (ALPI), the Community Action Agency for Highlands County, currently leases office space located at 1306 S. Tulane Avenue, Avon Park, FL 33825, from Avon Park Housing Authority; and,

WHEREAS, ALPI, desires to maintain its office at the current location on Tulane Avenue and expand its occupancy presence to include a third office adjacent to the current office location; and,

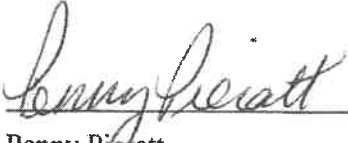
WHEREAS, APH, owns said office spaces and has agreed to continue leasing both current and additional adjacent office space to ALPI at the revised leasing fee and under the same terms and conditions as previously agreed.

NOW THEREFORE, for and in consideration of the mutual covenants and agreements of APH and ALPI, it is agreed as follows:

1. This MOU shall become effective the date first written above and unless terminated by either party shall automatically renew for 12 months each year on July 1.
2. This MOU replaces and supersedes any and all MOU's, Leases, Agreements (verbal or written), or any other understanding of either party heretofore made.
3. APH will provide ALPI staff with all necessary utilities, telephone, copier, computer network access, and Internet Access, five days per week.
4. ALPI will pay the sum of \$1,000 per month. Payment to be made within fifteen (15) days of receipt of an invoice from APH.

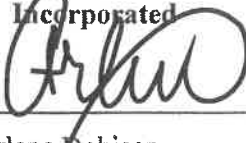
5. Either party may terminate this MOU as follows:
- a. Upon thirty (30) days written notice to the other, or
 - b. Immediately upon said site becoming unavailable for such services, or
 - c. Upon the non-availability of funds.

Avon Park Housing Authority



Penny Pieratt,
Chief Executive Officer

**The Agricultural and Labor Program,
Incorporated**



Arlene Dobison,
Chief Executive Officer

June 3, 2020

AVON PARK HOUSING AUTHORITY

RESOLUTION # 25-17

**RESOLUTION APPROVING PAYMENT OF SERVICES FOR
MARIA SUTHERLAND SEPTEMBER 28 – DECEMBER 31, 2025**

WHEREAS, Maria Sutherland was hired by the APHA Commissioners as Interim CEO
September 28, 2025

WHEREAS, Maria Sutherland's work has been as a 1099 contract employee

WHEREAS, at the time hire, Maria Sutherland and the APHA Board mutually agreed to
an hourly rate of \$43 per hour salary until the time an agreement is reached
in case of further employment.

NOW THEREFORE BE IT RESOLVED THAT:

Maria Sutherland salary from date of hire until December 31, 2025 is at a set rate of \$43
per hour with no other benefits with implementation effective September 28, 2026

Adopted this _____ Day of December, 2025.

Crystal Bryant, Chairperson

Attest: Maria Sutherland, Secretary

SEAL

EMPLOYMENT AGREEMENT

This Employment Agreement (hereinafter referred to as "Agreement"), is made and entered into this _____, by and between the Avon Park Housing Authority (hereinafter referred to as "APHA"), and Maria T. Sutherland (hereinafter referred to as "Employee").

WHEREAS, the APHA desires to employ the services of Employee in the position of Executive Director pursuant to the terms and conditions set forth in this Agreement, and Employee accepts employment with the APHA on those terms and conditions;

NOW THEREFORE, in consideration for the mutual promises contained in this Agreement, the parties agree as follows:

1. Employment and Duties:

- A. Employment.** The APHA agrees to employ Employee in the position of Executive Director, and Employee agrees to accept such employment, all subjects to the terms and conditions set forth in this Agreement.
- B. At Will Nature of Employment.** Employee's continued employment with the APHA shall be at the will and pleasure of the APHA Board of Commissioners. Employee may be discharged by the Commission in accordance with the provisions outlined in the APHA By-Laws in effect at that time and this Agreement, for any reason or on reason, subject to the provision of paragraph 6 below.
- C. Duties.** Unless otherwise provided herein, the Employee shall devote all her full time as Employee and carry out to the best of her ability all duties imposed on her by the APHA By-Laws, resolutions, policies, and/or job description as they now exist or from time to time may be changed by the Commission, as well as all duties assigned to her by the APHA Commission. The APHA will generally be responsible for furnishing all equipment, tools, and supplies deemed necessary or required by the Commission for the performance of these duties and responsibilities.

EMPLOYMENT AGREEMENT BETWEEN
APHA and Maria T. Sutherland

2. **Term:**

- A. The term of employment under this Agreement shall commence as of the date of this Agreement and continue for a period of one year, unless earlier terminated by either party as provided in paragraph 6 below.

3. **Compensation:**

- A. **Base Salary.** Employee's base annual salary upon commencement of this Agreement shall be _____ paid in installments on the same date and basis as the APHA pays all other employees.
- B. Unless specifically provided otherwise by the APHA Commission in its exclusive discretion, the Employee shall also receive any salary increases provided by the APHA to all other employees during the term of this Agreement. Additionally, the APHA Commission may also consider the Employee for any other salary increases, on the basis of merit or any other factor deemed appropriate by the Commission. Provided, nothing in this Agreement obligates the Commission to provide any salary increases above the base salary level in the absence of approval by the APHA Commission.

Commented [MS1]: \$43 per hr x 2080 hrs per yr = \$89,440. I have stated my rate of \$43 several times but miscalculated that \$43 when factored into a 2080 hours is not \$86,000. Will defer to Board decision either way

4. **Fringe Benefits:**

- A. **Health Insurance.** To the extent that Employee elects to participate in the APHA group health insurance plan, the APHA agrees to pay the premiums for the Employee similar to all other employees.
- B. **Disability, Vision and Dental Insurance.** To the extent that the APHA maintains a disability, vision and dental insurance plans, the Employee will be afforded the opportunity to participate in the plan, at her cost, and or to the same extent as is afforded to all other APHA employees.
- C. **Life Insurance.** To the extent that the APHA elects to maintain life insurance for its employees, the APHA agrees to pay the premium for such insurance similar to all other employees, and Employee shall be entitled to select and name the beneficiary.
- D. **Vacation Leave.** Employee shall accrue vacation leave on an annual basis at a rate of 200 hours per year. Employee may carry over unused vacation leave.

EMPLOYMENT AGREEMENT BETWEEN
APHA and Maria T. Sutherland

- E. Vacation leave will be deposited into the leave accrual register on the anniversary date of this agreement, starting date 2025.

The use of vacation leave shall be as provided by APHA policy and practice for all other employees. In the event that the Employee voluntarily resigns with four (4) weeks of advance notice of the termination date or the Employee is involuntarily terminated from her employment, she shall be entitled to a payout of up to a maximum of 700 hour of her accrued vacation leave earned throughout her employment with the APHA remaining at the time of her separation of employment in exchange for: (1) signing a general release as provided in 6 B(2)(e) below and in the form attached as Exhibit "A," (2) compliance with paragraph 5 A, and (3) compliance with provision 6 A(3) herein. Any accrued vacation leave in excess of 700 hours after payout will be forfeited hours.

Commented [MS2]: 200 hrs/26 pay periods= 7.69 hrs per pay period or 7.69/2= 3.84 hrs per week accrued vacay .. All employees accrue vacay . Currently employees get a flat 8 hrs vacay per month @ 2hrs per week 5yrs its 2.5hrs per week, 10years its 3hrs per week

- F. **Sick Leave.** Employee shall accrue sick leave on an annual basis at a rate of 120 hours per year. Employee may carry over unused Sick leave. Sick leave will be deposited into the leave accrual register on the anniversary date of this contract, starting on 2025. In the event that the Employee is involuntarily terminated or voluntarily resigns her employment and provides at least 4 weeks of advanced notice, she shall be entitled to payout of up to a maximum of 600 hours of her accrued sick leave earned throughout her employment with the APHA remaining at the time of her separation of employment. Payout of any sick leave is conditioned upon Employee's (1) signing a general release as provided in 6B(2)(e) below and in the form attached as Exhibit "A," (2) compliance with paragraph 5A, and (3) compliance with provision 6A(3) herein. Any accrued sick leave in excess of 600 hours after payout, will be forfeited hours.
- G. **Professional Dues and Subscriptions.** The APHA may elect, at its option and in its exclusive discretion, to pay for memberships and subscriptions on behalf of Employee.
- H. **Retirement.** To the extent permitted by applicable law, any pension contributions made to Employee's 401(a) defined-contribution retirement plan at any time during her employment with the APHA shall be deemed 100% vested. In the event of any inconsistency with this provision and the terms of the Plan Document, Adoption Agreement or any APHA resolution shall take precedence over this Agreement and control.

5. Employee Cooperation and Obligations:

- A. Employee Cooperation.** In the event of actual or threatened litigation and/or administrative proceedings involving APHA which arise out of the operation or actions which occurred or are alleged to have occurred while Employee was Employee of APHA, Employee will cooperate with APHA and its counsel in assisting APHA in every legal manner to prevail in said action. Employee further agrees that unless required by law or requested by any state agency, she will not cooperate with or assist any party, person, or entity who has, had or may have, or asserts that he has or may have any claim of any nature against APHA, its agents, officials, employees, or representatives, without the express written permission of the APHA. Restrictions set forth in this subparagraph shall not apply in instances of governmental entities with jurisdiction over a claim of a violation of law, however, the Employee will advise the APHA Commission immediately upon becoming aware of any such claims or potential claims unless forbidden to do so by applicable law. The provisions in this paragraph shall survive termination of employment either by Employee or APHA.
- B. Confidential Information.** Employee shall not disclose any confidential information involving the business of APHA to any person or entity without the written permission of the APHA, unless required to do so by law. This provision shall survive the termination of this Agreement.
- C. Residency Avon Park Requirement.** The Employee's domicile will remain to Avon Park during the life of this Agreement.

6. Resignation and Termination:

- A. Resignation by Employee.** Employee may terminate this Agreement and voluntarily resign her employment at any time and for any reason, subject to the provisions of this paragraph. In the event that Employee resigns her employment prior to the end of the term of this Agreement:
- (1) Employee shall receive no severance pay or benefits under this Agreement.
 - (2) The APHA shall have no further obligation to the Employee under this Agreement or otherwise except as provided by applicable law.

EMPLOYMENT AGREEMENT BETWEEN
APHA and Maria T. Sutherland

- (3) In order to receive sick and vacation accrued time payout at 100% of allowable payout, employee shall provide APHA with no less than four (4) weeks of notice of the final day of work; otherwise, the employee will receive payout at 85% of up to 700 hours of accrued vacation time and will receive payout at 65% of up to 600 hours of accrued sick time. Vacation days shall not be used to fulfill this notice requirement, and sick days shall not be used to fulfill the notice requirement without a signed letter from a physician.

A. Termination of APHA.

- (1) The Employee shall serve at the will and pleasure of the APHA Board of Commissioners and may be terminated with twenty-one days' notice at any time for any reason or no reason subject only to applicable law.
- (2) Except as provided in subparagraph 6B(3) below, and subject to subparagraphs (c) - (e) below, if Employee is involuntarily terminated during the term of this Agreement she shall be paid severance pay under the following conditions and limitations:
 - (a) Severance shall be equal to three months of employee's pay; Severance payments shall be paid on a monthly basis at the Employee's regular rate of pay. However, there shall be no severance due in cases of termination consistent with subparagraph 6B(3), or in cases of voluntary termination.
 - (b) During the period of time during which severance is being paid pursuant to subparagraph 6B(2)(a) above, or for a period of three months, whichever is greater, the APHA agrees to provide health insurance and life insurance to Employee on the same basis and cost as it provided prior to Employee's termination, but subject to the conditions set forth in subparagraph (d) below.
 - (c) Employee must comply with paragraph 5 of this Agreement as a condition of receiving severance under this paragraph.
 - (d) The APHA obligation to pay the premiums for Employee's group health insurance under subparagraph (b) above ceases once Employee has obtained employment with another employer who offers such insurance for which Employee meets that employer's eligibility requirements (and assuming any waiting periods have passed)

EMPLOYMENT AGREEMENT BETWEEN
APHA and Maria T. Sutherland

- (e) As a condition of receiving severance under this paragraph, Employee shall execute a general release of the APHA and all its officers, officials, Commissioners, members, employees and representatives of any and all claims, lawsuits or rights she has, had or may have arising out of her employment or the cessation of his Employment and all applicable federal, state and local laws, including but not limited to claims of illegal discrimination, intentional and unintentional torts and all other types of claims whether known or unknown through the date of her termination. No severance pay shall commence unless and until the General Release remains in effect beyond the seven (7) day revocation period.
- (3) The APHA shall have no obligation to pay severance, or to provide Employee group health or life insurance under paragraph 6B(2) above if Employee is terminated for any of the following reasons or a combination of the following reasons:
 - (a) Dishonesty with respect to the business and operation of the APHA.
 - (b) Violation of the APHA drug policy.
 - (c) Refusal to cooperate in a legal investigation involving any aspect of the business or operation of the APHA conducted by or at the direction of the APHA Commissioners.
 - (d) Convicted on felony criminal charges.
 - (e) Convicted on misdemeanor charges in which the charges are related in any way to Employee's job or APHA business.
 - (f) Causing the APHA to be found in violation of law through gross neglect or willful or intentional misconduct by Employee.
 - (g) Insubordination.
 - (h) Willful or intentional violation of the APHA By-Laws, resolutions or policies.
 - (i) Any job related or any non-job-related activity that harms the goals, objectives, or reputation of the *PHA*, as determined in the sole discretion of the *Board*
- (4) In the event the parties are unable or unwilling to negotiate or enter into a successor agreement following the expiration of this Agreement, the APHA shall

EMPLOYMENT AGREEMENT BETWEEN
APHA and Maria T. Sutherland

have no obligations to Employee under this Paragraph 6.

7. Notice of Breach:

- A. If Employee believes that the APHA has breached this Agreement, she shall provide the APHA with written notice describing the breach and requesting a cure of the breach within 30 days. If the APHA resolutions and or amendments to the APHA By-laws modify the terms and conditions of this Agreement and have a substantial negative effect on Employee's rights under this Agreement there be a breach of this Agreement, however, Employee shall be considered to have waived any objection to such policies or amendments if such objection is not raised in writing by Employee citing this Agreement, prior to passage of such amendments. Nevertheless, in no event shall amendment of the APHA By-Laws be construed as amendment of this Agreement, even if such amendment has substantial effect on the terms and conditions of this Agreement.

8. Miscellaneous:

- A. Unless a particular subject is specifically modified by this Agreement, the APHA personnel policies as they now exist or as they may be later promulgated or modified by the APHA shall apply to Employee to the extent not inconsistent with this Agreement.
- B. This Agreement shall be interpreted, construed and governed according to the laws of the State of Florida. No provision of this Agreement shall be interpreted in a manner adverse to either party based upon the fact that the party drafted the language of the Agreement at issue.
- C. No amendment of the terms and conditions of this Agreement shall be valid unless in writing and signed by the APHA and Employee,
- D. The employee's rights and obligations under this Agreement are personal in nature and are not assignable.
- E. Should any section or provision of this Agreement, the deletion of which would not adversely affect (in general sense) the remainder, be declared by a court of competent jurisdiction to be invalid or unenforceable, such decision shall not affect the validity of the remainder, and this Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

EMPLOYMENT AGREEMENT BETWEEN
APHA and Maria T. Sutherland

- F. This Agreement supersedes any and all other understandings or agreements, whether written or oral, and constitutes the complete and full agreement between the parties, and may be modified only by the written agreement of Employee and the APHA.

This Agreement, consisting of 8 pages, is freely and voluntarily entered into by the parties.

Date: _____

Maria T. Sutherland, Employee

Avon Park Housing Authority ("Employer")

Crystal Bryant, Chair

(Seal)

**APPROVED AS TO CORRECTNESS
AND FORM.**

Ric Gilmore, APHA Attorney

AVON PARK HOUSING AUTHORITY

RESOLUTION # 25-18

RESOLUTION APPROVING EMPLOYMENT AGREEMENT BETWEEN THE AVON PARK HOUSING AUTHORITY AND MARIA SUTHERLAND

WHEREAS, The Board of the Avon Park Housing Authority (APHA) wishes to employ Maria Sutherland as the Executive Director of the Avon Park Housing Authority and Maria Sutherland wishes to be employed by the Avon Park Housing Authority.

NOW THEREFORE BE IT RESOLVED THAT:

The Avon Park Housing Authority Board of Commissioners approves the employment agreement with Maria Sutherland to include all terms and compensation attached hereto to and incorporated herein for the Avon Park Housing Authority, be approved and adopted, effective as of January 1, 2026.

Adopted this 16th Day of December, 2025.

Crystal Bryant, Chairperson

Attest: Maria Sutherland, Secretary

Seal