

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, January 17, 2023, 5:15PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:

- D. Consent Agenda
 - 1. Regular Board Meeting Minutes: November 2022
 - 2. Monthly Occupancy Report: November & December 2022
 - 3. TAR & Maintenance Reports: November & December 2022
 - 4. Cash Analysis: November & December 2022
 - 5. Project Budgeted Income Statement Reports: November & December 2022
 - 6. Fee Accountants Financials: October & November 2022

- E. Secretary Reports & Old Business
 - November 23rd—staff Thanksgiving luncheon
 - Week of November 28th—tree trimming North Central Heights
 - USDA inspection scheduled December 6th.
 - FHLB Audit for Ridgedale October 29th; approved
 - FHLB Audit for Cornell Colony October 12th; approved
 - FHLB Audit for Lakeside Park and North Central Heights approved.
 - Part-time filing clerk interview December 2nd and she began work January 3rd
 - December 5th to 7th—attended the FPHASIF (Florida Public Housing Authority Self Insurance Fund) conference—no cost to our agency 😊
 - December 21st—staff Christmas luncheon
 - December 22nd—handed out meals with Hands for the Homeless at our office
 - Chet Brojek has been appointed for another two-year term by the City of Avon Park on January 9th's council meeting
 - Two new board members appointed by the City of Avon Park—Carmelo Pineiro and Lisa Pough on January 9th's council meeting

- F. New Business
 - 2023 Operating Budget Resolution 22-03
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: February 21, 2023
- I. Adjournment

Any person who might wish to appeal any decision made by the Avon Park Housing Authority, in public hearing or meeting, is hereby advised that he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such an appeal is to be based. In accordance with the American Disabilities Act and Section 286.26 Florida Statutes, any person with disabilities requiring reasonable accommodations to participate in this meeting should call the Housing Authority offices five days prior to the meeting.

AVON PARK HOUSING DEVELOPMENT CORPORATION
Board of Directors Regular Meeting
North Central Heights Community Center
709 Juneberry Street, Avon Park, Florida
Tuesday, January 17, 2023; 5:30 P.M.
Meeting Agenda

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

1. Regular Board Meeting Minutes: November 2022
2. Monthly Occupancy Report: November & December 2022
3. TAR & Maintenance Reports: November & December 2022
4. Cash Analysis: November & December 2022
5. Project Budgeted Income Statement Reports: November & December 2022
6. Fee Accountants Financials: October & November 2022

COMMUNICATIONS:

I. OLD BUSINESS

II. NEW BUSINESS

- 2023 Operating Budget Resolution 22-03

Other matters to come before the Board:

Next Board Meeting(s): February 21, 2023

VI. ADJOURN

In accordance with the American Disabilities Act and Section 286.26 Florida Statutes, any person with disabilities requiring reasonable accommodations to participate in this meeting should call the Housing Authority offices five days prior to the meeting.

THE HOUSING AUTHORITY OF AVON PARK
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
November 15, 2022, 5:15 P.M.
Meeting Minutes

A. Opening/Roll Call: Chairman Brojek called the Board Meeting to order at 5:40pm. Commissioner Bill Day led us in prayer. Secretary Pieratt called the member attendance roll: Commissioners Present: Brojek, Day, Jackson, and Dilday. Also present: Michelle Mercure, City Liaison. Absent: Commissioner Knighten.

B. Public Comments/Presentations: None

C. Communications: None

D. Consent Agenda: Chairman Brojek called for a motion to approve the consent agenda items 1-5. Commissioner Jackson moved to accept as presented. The motion was seconded by Commissioner Day and carried unanimously.

E. Secretary Report & Old Business:

- Cornell Colony audit with Amerinat was October 6th and 7th. We passed.
- USDA inspection scheduled for October 21st—no show
- FHLB Audit for Ridgedale October 29th; waiting on report.
- FHLB Audit for Cornell Colony October 12th; waiting on report.
- Brenda Gray -- volunteer board member, waiting on city to approve.
- New employee – Maintenance Mechanic hired November 7th.
- Part-time filing clerk needed. Currently going through applicants.
- 2023 Budget—waiting on Fee Accountant
- Checking account signers are: Penny Pieratt, Ronnie Jackson, and Chet Brojek
- Office will be closed December 12th through 14th due to fumigation/tenting of office building for termites.

F. New Business:

G. Unfinished Business, Concerns of Commissioners:

H. Next Meeting: Tuesday, January 17, 2023 at 5:15pm

Being no further business to come before the Board, Chair adjourned the meeting at 6:00 pm.

Accepted _____

Attest _____

**AVON PARK HOUSING DEVELOPMENT CORPORATION
REGULAR MONTHLY MEETING
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
November 15, 2022, 5:30 P.M.**

Meeting Minutes

ROLL CALL: Director Day called the meeting to order at 6:00 PM. Secretary Pieratt called the roll with the following directors present: Brojek, Jackson, Day, and Dilday. Also in attendance: Penny Pieratt, CEO/Secretary, Michelle Mercure, City Liaison. Absent Director Knighten.

PREVIOUS MINUTES: On a motion by Director Brojek seconded by Director Dilday, the minutes of the previous meeting were unanimously approved as presented.

COMMUNICATIONS:

SECRETARY REPORT AND OLD BUSINESS:

NEW BUSINESS:

Next Board Meeting: Tuesday, January 17, 2023

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

Accepted _____

Accepted _____

Attest _____
SEAL

THE HOUSING AUTHORITY OF AVON PARK

RESOLUTION #22-03

RESOLUTION APPROVING FFY 2023 OPERATING BUDGET

- Whereas, HUD requires the submission of a FY2023 Operating Budget;
- Whereas, APHA staff and APHA Fee Accountant Cornwell Associates have collectively prepared the proposed 2023 Operating Budget in accordance to the regulations and known projected factors at this time; and
- Whereas, APHA Board of Commissioners have received and had opportunity to contemplate/review of the proposed 2023 Operating Budget through prior posting of same on the APHA website for sufficiency determination.

NOW THEREFORE, BE IT RESOLVED that the Operating Budget for the Avon Park Housing Authority for federal fiscal year January 1 to December 31, 2023, attached hereto and incorporated herein, be approved and adopted, with Budget implementation effective January 1, 2023.

ADOPTED THIS 17th DAY OF JANUARY 2023.

Accepted _____

Attest _____

SEAL

OCCUPANCY/VACANCY REPORT

Nov-22

Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
531	1	4/29/2022			OPEN 51799		Transferred to 524
529	1	5/31/2022			139		Moved to Miss.
516	1	8/31/2022	11/30/2022	11	80	91	Passed away
506	0	9/20/2022			OPEN 53026		Transferred to 505
522	1	11/30/2022					Transferred to 516
TOTAL DELANEY HEIGHTS VACANT - 4							

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
31	4	11/7/2022			OPEN 53451		Criminal Activity
TOTAL LAKESIDE PARK I VACANT - 1							

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
358	3	4/25/2022			148		Purchased home MI 12/2
201	3	6/8/2022			33		No reason/Richardson's temp
354	2	6/21/2022	11/14/2022	18	128	146	Abandoned
224	2	7/1/2022	11/22/2022	1	145	146	Moved to unit 346
313	1	11/7/2022					Criminal Activity
254	2	11/22/2022			OPEN 53474		Transferred to 224/mold
TOTAL LAKESIDE PARK II VACANT - 4							

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
703	2	8/1/2022			OPEN 52555		Unreported income
744	3	9/19/2022			OPEN 52933		Ceiling collapse
711	1	10/3/2022			9		Moved with daughter
727	3	10/4/2022			OPEN 53514		Criminal Activity
702	4	11/14/2022			OPEN 53513		Criminal Activity
TOTAL RIDGEDALE VACANT - 5							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Nov-22

North Central Heights I - (40 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
618	3	5/31/2022	11/15/2022	29	139	168	Purchased home
619	2	8/2/2022			OPEN 52538		No notice given
645	3	9/6/2022			OPEN 52815		Audit/over income
610	3	10/20/2022			OPEN 53267		Audit/over income
620	2	11/1/2022			OPEN 53397		No Income
608	2	11/12/2022			OPEN 53561		Passed away
TOTAL NCH I VACANT - 5							

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
724	3	5/31/2022			135		Purchased home
406	3	6/15/2022			97		Non pmt rent
742	4	10/3/2022			OPEN 53059		Rent too high
743	3	10/5/2022			OPEN 53090		Rent too high
405	3	10/7/2022			OPEN 53147		Audit/over income
736	4	10/18/2022			OPEN 53244		Audit/over income
TOTAL NCH II VACANT - 6							

MI 12/1

Cornell Colony - (44 units) \$673 or \$881

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
38214	3	7/5/2022	11/7/2022	3	122	125	Rent too high
38184	3	10/3/2022			OPEN 53078		Abandoned unit
38188	3	11/14/2022			OPEN 53512		Non renewal
38292	3	11/21/2022			OPEN 53577		Rent too high
38220	3	11/21/2022			OPEN 53585		Abandoned unit
TOTAL CORNELL VACANT - 4							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Nov-22

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1
 Delaney Hgts=unit 513=1bdrm=needs handicap unit
 Lakeside Park II=unit 248=3 bdrm=needs 2 bdrm
 Lakeside Park II=unit 306=3 bdrm=needs 2 bdrm
 Ridgedale=unit 717=3 bdrm=needs 2 bdrm
 North Central II=unit 302=3 bdrm/duo to audit=over income 1/31
 Cornell=unit 38210=3 bdrm=non renewal/rent issues 1/31
 Cornell=unit 38282=3 bdrm=rent too high 10/31
 Cornell=unit 38258=3 bdrm=non renewal/rent issues 2/28
 Delaney Hgts=unit 522=1 bdrm=needs ramp
 Lakeside Park 2=unit 201=2 bdrm=housekeeping
 Ridgedale=unit 709=3 bdrm=moving out of town
 North Central 2=unit 662=4 bdrm=Habitat Home 1/16

Evictions -

Ridgedale=unit 720=3 bdrm=beligerent to employees/multiple lease violations
 Lakeside Park 1=unit 25E=2 bdrm=multiple lease violations
 North Central 2=unit 306=3 bdrm=refused to sign lease=sent to attorney
 Lakeside Park 1=unit 29=3 bdrm=multiple lease violations
 Cornell=38280=3 bdrm=non pmt rent=sent to attorney
 North Central 1=unit 608=3 bdrm=non pmt rent=sent to attorney
 Cornell=38278=3 bdrm=non pmt rent=sent to attorney
 North Central 2=unit 738=4 bdrm=non pmt rent

WAITING LIST

2019		2018		2017	
DELANEY HEIGHTS		LAKE SIDE PARK I		LAKE SIDE PARK II	
1 BDRM	11	1 BDRM	0	1 BDRM	60
TOTAL	11	2 BDRM	15	2 BDRM	99
		3 BDRM	2	3 BDRM	127
		4 BDRM	2	4 BDRM	31
		5 BDRM	0	5 BDRM	0
		TOTAL	19	TOTAL	317
		2021		2021	
RIDGEDALE		NORTH CENTRAL HEIGHTS OPEN		CORNELL COLONY	
1 BDRM	41	2 BDRM	24	3 BDRM	OPEN
2 BDRM	89	3 BDRM	14		14
3 BDRM	108	4 BDRM	3		
4 BDRM	12	TOTAL	41		
TOTAL	250				
SUBMITTED BY PENNY PIERATTI, CEO		TOTAL		652	

Tenant Accounts Receivable
30-Nov-22

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
R. Arango	\$ 0.01	Balance on Work order
C. Jackson	\$ 31.80	Work order
T. Kiker	\$ 20.01	Work order
Y. Montanez	\$ 31.00	Work order
J. Ortiz	\$ 5.80	Work order
P. Roberts	\$ 10.45	Work order
P. Robitalle	\$ 45.00	Work order
J. Snowden	\$ 3.47	Work order
DH Total	\$ 147.54	
<u>Lakeside Park I</u>		
D. Dennis	\$ 691.50	Work order, legal fees, rent
B. Dozier	\$ 110.00	Rent
T. Jones	\$ 7,114.00	Rent, unreported income
M. Russell	\$ 16.26	Work order
K. Small	\$ 2,762.98	Rent, attorney fees
Lakeside I Total	\$ 10,694.74	
<u>Lakeside Park II</u>		
Q. Ash-Birts	\$ 465.00	Rent
C. Caldwell	\$ 21.80	Work order
J. Guzman	\$ 13.28	Work order
C. McCarty	\$ 18.75	Work order
C. Medina	\$ 48.61	Work order
D. Randall	\$ 63.77	Work order
N. Rivera	\$ 368.00	Unreported income (pmts)
L. Rivera	\$ 868.00	Unreported income (pmts)
B. Roman	\$ 373.00	Unreported income (pmts)
S. Roux	\$ 57.44	Work order
Lakeside II Total	\$ 2,297.65	

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable**30-Nov-22****Page 2****NCH I**

M. Hudson	\$	54.62	Late fee
V. Leal	\$	24.34	Work order
E. Matthews	\$	226.33	Late fee/work order
S. McLean	\$	15.50	Work order
K. Omeara	\$	1,124.00	Rent
A. Rodriguez	\$	10.00	Work order
J. Shamamy	\$	1.68	Work order
C. Torres	\$	5.04	Work order

NCH I Total \$ 1,461.51**NCH II**

J. Matthews	\$	43.82	Work order
C. Nelson	\$	736.00	Rent
S. Rivera	\$	238.73	Work order
M. Rosario	\$	90.98	Work order
J. Russell	\$	1,271.98	Rent/refuses to sign annual papers
S. Vazquez	\$	25.00	Work order
C. Wooden	\$	42.92	Balance on late fee

NCH II Total \$ 2,449.43**Cornell Colony**

J. Bush	\$	2.00	Balance late fee
F. Cotte	\$	65.00	Late fee
A. Fernandez	\$	66.00	Balance on late fee
J. Fonseca	\$	21.52	Work order
B. Graham	\$	1,109.88	Work order, rent
I. Jones	\$	2,473.41	Rent--evicting
T. Jones	\$	165.00	Late fee/work order
Y. Kuilan	\$	25.98	Work order
A. Luna	\$	4.58	Work order
V. Martin	\$	2.00	Balance on rent
T. Morales	\$	22.41	Work order
M. Pagan	\$	0.98	Balance on late fee
C. Reeves	\$	20.00	Work order
E. Rivera	\$	0.58	Work order
V. Robinson	\$	1.53	Work order
D.Saad	\$	6.63	Balance on late fee
J. Torres	\$	158.34	Work order

Cornell Total \$ 4,145.84Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable
30-Nov-22

Ridgedale

S. Ackerman	\$	1,200.00	Unreported income/evicting
E. Daniels	\$	310.70	Work order
J. Davis	\$	1,148.26	Unreported income/rent-pmts
E. Hankerson	\$	19.72	Work order
A. Hicks	\$	1,010.44	Balance on rent
L. Jackson	\$	217.98	Work order
K. Matthews	\$	29.29	Work order
M. Milton	\$	5.00	Work order
W. Narvaez	\$	12.97	Work order
A. Pauldo	\$	53.94	Work order
S. Pinion	\$	37.17	Work order
C. Vazquez	\$	121.00	Work order
Ridgedale Total	\$	4,166.47	

GRAND TOTAL	\$ 25,363.18
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WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	2,503.78	Toucet/unreported income
Lakeside Park II	\$	5,333.08	Smith/evicted
NCH I	\$	1,178.53	Nance
NCH II	\$	4,885.38	Garcia/Jones
Ridgedale	\$	528.86	Figuroa/Black
Cornell	\$	689.00	Thompson
TOTAL	\$	15,118.63	

Submitted by:
Penny Pieratt, CEO

Daily Tasks:

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

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 147 hours were taken during the month of November for sick, vacation, and holiday leave.

Maintenance

Delaney Heights Inspections	7
Lakeside Park I Inspections	2
Lakeside Park II Inspections	6
Ridgedale Inspections	4
NCH I Inspections	6
NCH II Inspections	3
Cornell Colony Inspections	3
Total	31
Delaney Heights Vacancies	2
Lakeside Park I Vacancies	0
Lakeside Park II Vacancies	1
Ridgedale Vacancies	0
NCH I Vacancies	0
NCH II Vacancies	0
Cornell Colony Vacancies	1

Property Manager

Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	0	0
Lakeside Park II Move Ins	2	2
Ridgedale Move Ins	0	0
NCH I Move Ins	1	1
NCH II Move Ins	0	0
Cornell Colony Move Ins	1	1

Delaney Heights Move Outs	1
Lakeside Park I Move Outs	1
Lakeside Park II Move Outs	2
Ridgedale Move Outs	2
NCH I Move Outs	2
NCH II Move Outs	0
Cornell Colony Move Outs	3
Total	11

Submitted by Penny Pieratt, CEO

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 11/1/2022 - 11/30/2022

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
NANCE ROBERT L 26243 263-04-9141 610 BARBERRY LOOP AVON PARK FL 33825-						
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-873-5255		
AC00055895	RENT	9/1/2022	\$159.53	11/9/2022	\$0.00	\$159.53
AC00056158	RENT	10/1/2022	\$744.00	11/9/2022	\$0.00	\$744.00
AR00126067	MAINT	11/9/2022	\$75.00	11/9/2022	\$0.00	\$75.00
AR00126065	MAINT	11/9/2022	\$25.00	11/9/2022	\$0.00	\$25.00
AR00126066	MAINT	11/9/2022	\$50.00	11/9/2022	\$0.00	\$50.00
AR00126068	MAINT	11/9/2022	\$25.00	11/9/2022	\$0.00	\$25.00
AR00126069	MAINT	11/9/2022	\$100.00	11/9/2022	\$0.00	\$100.00
Totals			\$1,178.53		\$0.00	\$1,178.53
PHA: 02 PROJECT: 001		Totals		\$1,178.53	\$0.00	\$1,178.53
GARCIA LAURA V 15024 040-74-8529 736 JUNE BERRY STREET AVON PARK FL 33825-						
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-212-1410		
AC00055683	RENT	8/1/2022	\$259.73	10/28/2022	\$0.00	\$259.73
AC00055947	RENT	9/1/2022	\$839.00	10/28/2022	\$0.00	\$839.00
AR00124869	LATECG	9/12/2022	\$79.00	10/28/2022	\$0.00	\$79.00
AC00056210	RENT	10/1/2022	\$824.00	10/28/2022	\$0.00	\$824.00
AR00125909	MAINT	11/1/2022	\$40.00	10/28/2022	\$0.00	\$40.00
AR00125908	LATECG	11/1/2022	\$81.00	10/28/2022	\$0.00	\$81.00
AR00125911	MAINT	11/1/2022	\$75.00	10/28/2022	\$0.00	\$75.00
AR00125912	MAINT	11/1/2022	\$20.00	10/28/2022	\$0.00	\$20.00
AR00125913	MAINT	11/1/2022	\$100.00	10/28/2022	\$0.00	\$100.00
AR00125910	MAINT	11/1/2022	\$25.00	10/28/2022	\$0.00	\$25.00
Totals			\$2,342.73		\$0.00	\$2,342.73
JONES TONI A 10565 146-60-8437 405 CLOUDBERRY COURT AVON PARK FL 33825-		Phone Number: 863-214-2595				
Current Balance: \$0.00		Current Deposit: \$0.00				
AC00055406	RENT	7/1/2022	\$316.65	10/28/2022	\$0.00	\$316.65
AC00055670	RENT	8/1/2022	\$756.00	10/28/2022	\$0.00	\$756.00
AR00124417	LATECG	8/26/2022	\$85.00	10/28/2022	\$0.00	\$85.00
AC00055933	RENT	9/1/2022	\$756.00	10/28/2022	\$0.00	\$756.00
AR00124865	LATECG	9/12/2022	\$79.00	10/28/2022	\$0.00	\$79.00
AR00125905	MAINT	11/1/2022	\$85.00	10/28/2022	\$0.00	\$85.00
AR00125900	MAINT	11/1/2022	\$300.00	10/28/2022	\$0.00	\$300.00
AR00125904	MAINT	11/1/2022	\$25.00	10/28/2022	\$0.00	\$25.00
AR00125903	MAINT	11/1/2022	\$40.00	10/28/2022	\$0.00	\$40.00
AR00125901	MAINT	11/1/2022	\$75.00	10/28/2022	\$0.00	\$75.00
AR00125902	MAINT	11/1/2022	\$25.00	10/28/2022	\$0.00	\$25.00
Totals			\$2,542.65		\$0.00	\$2,542.65
PHA: 02 PROJECT: 002		Totals		\$4,885.38	\$0.00	\$4,885.38
PHA: 02		Totals		\$6,063.91	\$0.00	\$6,063.91
THOMPSON ALANA D 21589 593-26-8325 38188 EZRA CIRCLE AVON PARK FL 33825-						
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-451-6729		
AC00056480	RENT	11/1/2022	\$49.00	11/21/2022	\$0.00	\$49.00
AR00126162	MAINT	11/21/2022	\$300.00	11/21/2022	\$0.00	\$300.00

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 11/1/2022 - 11/30/2022

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
AR00126091	MAINT	11/15/2022	\$12.00	11/15/2022	\$0.00	\$12.00
AR00126090	MAINT	11/15/2022	\$12.00	11/15/2022	\$0.00	\$12.00
AR00126088	MAINT	11/15/2022	\$30.00	11/15/2022	\$0.00	\$30.00
AR00126087	MAINT	11/15/2022	\$20.00	11/15/2022	\$0.00	\$20.00
AR00126086	MAINT	11/15/2022	\$50.00	11/15/2022	\$0.00	\$50.00
AR00126085	MAINT	11/15/2022	\$36.00	11/15/2022	\$0.00	\$36.00
AR00126089	MAINT	11/15/2022	\$25.00	11/15/2022	\$0.00	\$25.00
AR00126105	MAINT	11/15/2022	\$1,200.00	11/15/2022	\$0.00	\$1,200.00
AR00126103	MAINT	11/15/2022	\$90.00	11/15/2022	\$0.00	\$90.00
AR00126102	MAINT	11/15/2022	\$800.00	11/15/2022	\$0.00	\$800.00
AR00126101	MAINT	11/15/2022	\$50.00	11/15/2022	\$0.00	\$50.00
AR00126100	MAINT	11/15/2022	\$50.00	11/15/2022	\$0.00	\$50.00
AR00126099	MAINT	11/15/2022	\$50.00	11/15/2022	\$0.00	\$50.00
AR00126104	MAINT	11/15/2022	\$30.00	11/15/2022	\$0.00	\$30.00
AR00126097	MAINT	11/15/2022	\$100.00	11/15/2022	\$0.00	\$100.00
AR00126093	MAINT	11/15/2022	\$200.00	11/15/2022	\$0.00	\$200.00
AR00126094	MAINT	11/15/2022	\$30.00	11/15/2022	\$0.00	\$30.00
AR00126095	MAINT	11/15/2022	\$20.00	11/15/2022	\$0.00	\$20.00
AR00126098	MAINT	11/15/2022	\$12.00	11/15/2022	\$0.00	\$12.00
AR00126096	MAINT	11/15/2022	\$20.00	11/15/2022	\$0.00	\$20.00
Totals			\$5,333.08		\$0.00	\$5,333.08
PHA: 04 PROJECT: 002			Totals		\$0.00	\$5,333.08
PHA: 04			Totals		\$0.00	\$7,836.86
FIGUEROA AVILA LINETTE 12606 135-62-2664						
Current Balance: \$0.00						
Current Deposit: \$200.00						
				702 FAIRVIEW TERR APT#22 AVON PARK FL 33825-		
				Phone Number: 352-807-1423		
AR00126157	MAINT	11/21/2022	\$12.86	11/21/2022	\$0.00	\$12.86
AR00126159	MAINT	11/21/2022	\$300.00	11/21/2022	\$0.00	\$300.00
AR00126158	MAINT	11/21/2022	\$100.00	11/21/2022	\$0.00	\$100.00
Totals			\$412.86		\$0.00	\$412.86
BLACK SHELEA R 15742 591-55-0208						
Current Balance: \$0.00						
Current Deposit: \$0.00						
				727 FAIRVIEW TERR APT#24 AVON PARK FL 33825-		
				Phone Number: 407-969-4581		
AR00126139	MAINT	11/17/2022	\$16.00	11/17/2022	\$0.00	\$16.00
AR00126140	MAINT	11/17/2022	\$100.00	11/17/2022	\$0.00	\$100.00
Totals			\$116.00		\$0.00	\$116.00
PHA: 07 PROJECT: 002			Totals		\$0.00	\$528.86
PHA: 07			Totals		\$0.00	\$528.86
Grand Totals			\$15,118.63		\$0.00	\$15,118.63

Selection Criteria: Tenant #: ALL PHA: ALL Project: ALL Write Off Date Range: 11/1/2022 - 11/30/2022
 Include Family Member Information: False Sort By: PHA/Project/First Name

November 2022 Maintenance Report

***REAC**-waiting on Central Florida Glass, Schedule must be set to enter the 79 units to verify proper window functions for Lakeside Park II.

***Hail storm**- met with 3 contractors from the 5 contacted. CLS is working with the insurance company in order to get us more money from the insurance money. Lemay and Morell have not returned my calls or RFP. Diaz Group Construction out of Miami has been on site to get demographic and game plan for the work to be completed.

***Hurricane Damage**- Work was started immediately after the storm, various soffits and gable siding has been replaced, currently working on more soffits (LSP1&2) Various ceilings collapsed, these have been cut out, cleaned up and new sheeting installed. I stopped the progress after the air quality test was performed and the inspector suggested we hold up on closing the areas and get it dried up and wait on the inspection report. Ceilings that have collapsed, 363 Shoreline, 39 Tulane, 254 Lakeside Park Ave, 314 Tulane. 39 Tulane has been completed.

***Turnovers**-we filtered through 3 different contractors. Currently Gammage has completed our turn overs 38214 Ezra, 645 Barberry, (610 Barberry in progress)

***Termite Fumigation**-we have several units scheduled for Termite fumigation in December—the main office, 38264 and 38284 Cornell Colony, 250, 254, 224, 228, 313, 317, 322, 326, 329, 333 Lakeside Park, 736 North Central Heights. 31 Lakeside Park I for roaches.

***Tub refinishing**-LSP2 has various tubs where liners have been installed which have caused more damage than good. We are working on removing these liners and having the tubs refinished. Current schedule to complete 204 Shoreline starting December 5 and finishing by that Friday. We will continue to schedule more tub refinishing. 516 Delaney Tub and surround was refinished. Previously painted with latex paint.

***AC replacements**-there are several AC units in LSP1 that are over 14yo and are not running efficiently causing mold issue. These units are 39.35.29.25 Tulane, 1314 s Tulane Ave and 31 Earnest E Sims. AC replacement Ridgedale apartments will need replaced due to mold issues and improper duct sizes running to the second floor, All AC units will be upgraded to .5 tons bigger. These units are 710,727,708,702,703,729,744, 720 Fairview.

Contractors have been scheduled for the work to be completed after 710 Fairview mold litigation has been completed.

***MOLD**-710 Fairview, Allbright has been removing all contaminated drywall. Over 75% of unit has been taken down to substrate

***Irrigation**-Cornell Colony and North Central Heights I & II- La grow is putting together a service contract which later will be presented to competitors. Would like other opinions to possibly put on service contract a better irrigation company.

***Tree Service**-North Central Heights I & II--service quotes have been requested, Gammage Lawn Service won bid, below competitors' price by \$500 per property Over 200 trees to be addressed.

***Tub Drains**-CS Water Works replaced faulty tub drain at 224 Tulane, 204 Tulane and 201 Shoreline.

***Exterior Paint**-Lakeside Park I full exterior paint job completed.

***Entry Doors**-Installed 3 entry doors that were damaged in North Central Heights I. One door was for an accessibility accommodation.

***Exterior Power Wash**-Working on Ridgedale exterior power wash quotes.

***Power Wash**-Delaney Heights roof power wash has been completed.

***Plumbing**-Delaney Heights underground plumbing has been completed. Wayne Turner charged us previously to incorrectly complete the work that had to be redone by CS water works. Awaiting slab to be poured back.

CASH ANALYSIS
11/30/2022

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 106,283.19		
North Central Heights I General Fund	\$ 53,317.51	NCH I Reserves/Bonneville	\$ 129,029.15
NCH I Security Deposit	\$ 10,552.04	NCH I Insurance	\$ 17,551.94
North Central Heights II General Fund	\$ 82,982.07	NCH II Reserves/Bonneville	\$ 103,184.15
NCH II Security Deposit	\$ 8,443.05	NCH II Insurance	\$ 15,413.20
Cornell Colony General Fund	\$ 278,541.03	CC Reserves/Amerinat	\$ 79,252.87
Cornell Colony Security Deposit	\$ 13,625.95	CC Insurance	\$ 26,615.22
		CC Reserves/Amerinat	\$ 117,619.48
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 14,138.08	LPI Reserves/First Hsg	\$ 40,689.41
LPI Security Deposit	\$ 3,605.70	LPI Insurance	\$ 14,935.48
Lakeside Park II General Fund	\$ 178,260.86	LPII Reserves/Churchill	\$ 173,447.16
LPII Security Deposit	\$ 14,466.66	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 23,741.53
		GNMA-Other Churchill	\$ 13,659.25
Delaney Heights General Fund	\$ 34,593.52	DH Reserves/South State	\$ 78,387.40
DH Security Deposit	\$ 9,531.57		
COCC	\$ 520,270.30		
Ridgedale General Fund	\$ 19,166.23	RD Reserves/Centennial	\$ 78,201.64
Ridgedale Security Deposit	\$ 6,302.29	RD Insurance	\$ 10,583.66
		RD Residual Reserves	\$ 9,116.42

SUBMITTED BY: PENNY PIERATT, CEO

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended November 30, 2022	11 Month(s) Ended November 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,414.56	13,900.43	15,079.13	1,178.70
Legal Expense	02 001 4130.00 5		0.00	199.50	458.26	258.76
Staff Training	02 001 4140.00 5		0.00	297.50	916.63	619.13
Travel	02 001 4150.00 5		0.00	0.00	458.26	458.26
Accounting Fees	02 001 4170.00 5		0.00	3,210.00	3,850.00	640.00
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	210.00	0.00	(210.00)
Audit Fees	02 001 4171.00 5		0.00	2,968.00	3,208.26	240.26
Employee Benefits Cont - Admin	02 001 4182.00 5		701.47	6,651.35	7,289.26	637.91
Sundry	02 001 4190.00 5		0.00	262.64	641.63	378.99
Bank Fees	02 001 4190.18 5		0.00	72.26	0.00	(72.26)
Telephone	02 001 4190.2 5		93.40	956.90	916.63	(40.27)
Tenant Background Checks	02 001 4190.20 5		58.98	957.38	1,650.00	692.62
Postage	02 001 4190.3 5		0.00	0.00	45.76	45.76
Eviction Costs	02 001 4190.4 5		0.00	92.90	458.26	365.36
Water	02 001 4310.00 5		74.31	600.88	580.25	(20.63)
Electricity	02 001 4320.00 5		463.81	5,778.68	4,279.00	(1,499.68)
Sewer	02 001 4390.00 5		81.37	544.31	540.76	(3.55)
Labor	02 001 4410.00 5		1,656.55	20,832.31	20,734.01	(98.30)
Maintenance Materials	02 001 4420.00 5		499.62	10,792.70	18,333.26	7,540.56
Contract Costs	02 001 4430.00 5		1,096.02	25,351.19	11,000.00	(14,351.19)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	2,110.00	3,672.13	1,562.13
Contract Costs - AC	02 001 4430.4 5		0.00	8,385.00	2,979.13	(5,405.87)
Contract Costs - Lawn	02 001 4430.5 5		1,932.00	22,834.00	23,004.63	170.63
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		2,100.00	8,220.00	0.00	(8,220.00)
Garbage and Trash Collection	02 001 4431.00 5		99.50	1,064.50	564.63	(499.87)
Emp Benefit Cont - Maintenance	02 001 4433.00 5		348.61	6,558.62	7,235.25	676.63
Insurance - Property	02 001 4510.00 5		2,143.13	22,886.19	23,612.38	726.19
Bad Debts - Other	02 001 4570.00 5		1,178.53	18,900.03	4,583.26	(14,316.77)
Bonneville Interest	02 001 4580.01 5		3,673.73	40,568.04	40,913.51	345.47
Other General Expense	02 001 4590.00 5		23.27	3,857.27	1,833.26	(2,024.01)
Management Fees	02 001 4590.02 5		1,114.90	11,648.46	20,240.00	8,591.54
Extraordinary Maint - Contract Costs	02 001 4610.00 5		0.00	0.00	5,500.00	5,500.00
Total Operating Expenses			18,753.76	240,711.04	224,577.54	(16,133.50)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		23,323.62	242,673.32	253,000.00	(10,326.68)
Total Operating Revenues			23,323.62	242,673.32	253,000.00	(10,326.68)
Total Operating Revenues and Expenses			4,569.86	1,962.28	28,422.46	(26,460.18)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	123.75	(123.75)
Other Income - Tenant	02 001 3690.00 5		1,125.98	7,863.94	10,502.25	(2,638.31)
Total Other Revenues and Expenses			1,125.98	7,863.94	10,626.00	(2,762.06)
Total Other Revenues and Expenses			1,125.98	7,863.94	10,626.00	(2,762.06)
Total Net Income (Loss)			5,695.84	9,826.22	39,048.46	(29,222.24)

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended November 30, 2022	11 Month(s) Ended November 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,140.24	11,195.75	12,171.50	975.75
Legal Expense	02 002 4130.00 5		9.50	9.50	458.26	448.76
Staff Training	02 002 4140.00 5		0.00	245.00	641.63	396.63
Travel	02 002 4150.00 5		0.00	0.00	229.13	229.13
Accounting Fees	02 002 4170.00 5		0.00	3,165.00	3,208.26	43.26
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00 5		0.00	2,332.00	2,750.00	418.00
Employee Benefits Cont - Admin	02 002 4182.00 5		564.95	5,348.76	5,863.88	515.12
Sundry	02 002 4190.00 5		0.00	200.00	687.50	487.50
Bank Service Fee	02 002 4190.18 5		(79.48)	(102.46)	0.00	102.46
Bank Fees	02 002 4190.19 5		3.36	0.00	0.00	0.00
Telephone	02 002 4190.2 5		0.00	83.99	412.50	328.51
Tenant Background Check	02 002 4190.20 5		216.28	726.42	916.63	190.21
Postage	02 002 4190.3 5		0.00	9.35	0.00	(9.35)
Eviction Costs	02 002 4190.4 5		330.00	330.00	458.26	128.26
Water	02 002 4310.00 5		12.92	184.60	379.50	194.90
Electricity	02 002 4320.00 5		563.88	2,618.69	1,928.63	(690.06)
Sewer	02 002 4390.00 5		35.47	72.79	88.88	16.09
Labor	02 002 4410.00 5		1,382.56	17,876.76	17,976.75	99.99
Maintenance Materials	02 002 4420.00 5		261.59	8,426.75	16,910.63	8,483.88
Contract Costs	02 002 4430.00 5		1,329.90	25,406.29	10,175.00	(15,231.29)
Contract Costs-Pest Control	02 002 4430.1 5		0.00	1,699.00	2,056.01	357.01
Contract Costs - Lawn	02 002 4430.3 5		1,518.00	17,941.00	19,950.26	2,009.26
Contract Costs - AC	02 002 4430.4 5		50.00	5,915.00	2,867.26	(3,047.74)
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		0.00	8,180.00	0.00	(8,180.00)
Garbage and Trash Collection	02 002 4431.00 5		73.00	355.00	216.26	(138.74)
Emp Benefit Cont - Maintenance	02 002 4433.00 5		246.14	5,715.25	6,366.25	651.00
Insurance - Property	02 002 4510.00 5		1,671.41	17,851.67	18,458.88	607.21
Bad Debts - Other	02 002 4570.00 5		4,885.38	9,886.59	4,583.26	(5,303.33)
Bonneville Interest	02 002 4580.01 5		3,323.31	36,698.52	37,011.26	312.74
Other General Expense	02 002 4590.00 5		20.27	5,042.07	2,291.63	(2,750.44)
Management Fees	02 002 4590.02 5		1,470.39	17,473.43	20,111.63	2,638.20
Total Operating Expenses			19,029.07	205,051.72	189,169.64	(15,882.08)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		20,820.38	222,645.14	251,394.88	(28,749.74)
Total Operating Revenues			20,820.38	222,645.14	251,394.88	(28,749.74)
Total Operating Revenues and Expenses			1,791.31	17,593.42	62,225.24	(44,631.82)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	99.00	(99.00)
Other Income - Tenant	02 002 3690.00 5		2,279.85	8,195.79	6,173.75	2,022.04
Total Other Revenues and Expenses			2,279.85	8,195.79	6,272.75	1,923.04
Total Other Revenues and Expenses			2,279.85	8,195.79	6,272.75	1,923.04
Total Net Income (Loss)			4,071.16	25,789.21	68,497.99	(42,708.78)

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended November 30, 2022	11 Month(s) Ended November 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,597.44	15,703.57	17,017.88	1,314.31
Legal Expense	03 001 4130.00 5		0.00	0.00	458.26	458.26
Staff Training	03 001 4140.00 5		0.00	332.50	458.26	125.76
Travel	03 001 4150.00 5		0.00	0.00	458.26	458.26
Accounting Fees	03 001 4170.00 5		0.00	2,740.00	2,750.00	10.00
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	240.00	0.00	(240.00)
Audit Fees	03 001 4171.00 5		0.00	3,392.00	3,208.26	(183.74)
Employee Benefits Cont - Admin	03 001 4182.00 5		792.47	7,519.46	8,239.00	719.54
Sundry	03 001 4190.00 5		0.00	277.50	916.63	639.13
Tenant Background Checks	03 001 4190.02 5		0.00	621.57	366.63	(254.94)
Bank Fees	03 001 4190.19 5		0.00	134.72	0.00	(134.72)
Telephone/Communications	03 001 4190.20 5		128.02	1,532.04	2,291.63	759.59
Eviction Costs	03 001 4190.40 5		50.00	285.00	458.26	173.26
Water	03 001 4310.00 5		14.91	353.87	370.26	16.39
Electricity	03 001 4320.00 5		484.73	3,303.38	2,662.88	(640.50)
Sewer	03 001 4390.00 5		31.20	391.33	405.13	13.80
Labor	03 001 4410.00 5		2,766.05	26,054.98	24,425.50	(1,629.48)
Materials	03 001 4420.00 5		343.20	7,435.33	5,500.00	(1,935.33)
Contract Costs	03 001 4430.00 5		0.00	11,729.99	2,750.00	(8,979.99)
Contract Costs - Pest Control	03 001 4430.10 5		0.00	1,216.00	3,208.26	1,992.26
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	28,700.00	26,583.26	(2,116.74)
Contract Costs - AC	03 001 4430.40 5		0.00	4,250.00	2,750.00	(1,500.00)
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		2,100.00	2,196.00	0.00	(2,196.00)
Garbage and Trash Collection	03 001 4431.00 5		61.50	853.50	749.76	(103.74)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		890.51	10,843.89	8,133.51	(2,710.38)
Property Insurance	03 001 4510.00 5		3,763.19	40,130.61	40,058.26	(72.35)
Payment in Lieu of Taxes	03 001 4520.00 5		5,913.60	5,913.60	0.00	(5,913.60)
Bad Debts - Other	03 001 4570.00 5		689.00	7,933.42	24,580.38	16,646.96
Management Fees	03 001 4590.01 5		1,776.53	19,287.63	17,600.00	(1,687.63)
Other General Expense	03 001 4590.02 5		16.00	10,657.60	10,541.63	(115.97)
Total Operating Expenses			23,618.35	214,029.49	206,941.90	(7,087.59)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		30,638.50	325,574.02	293,333.26	32,240.76
Total Operating Revenues			30,638.50	325,574.02	293,333.26	32,240.76
Total Operating Revenues and Expenses			7,020.15	111,544.53	86,391.36	25,153.17
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		1.68	64.94	119.13	(54.19)
Other Income - Misc Other Revenue	03 001 3690.00 5		1,201.65	6,275.82	9,166.63	(2,890.81)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,184.30)	(38,171.53)	(40,539.51)	2,367.98
Total Other Revenues and Expenses			(1,980.97)	(31,830.77)	(31,253.75)	(577.02)
Total Other Revenues and Expenses			(1,980.97)	(31,830.77)	(31,253.75)	(577.02)
Total Net Income (Loss)			5,039.18	79,713.76	55,137.61	24,576.15

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended November 30, 2022	11 Month(s) Ended November 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		869.60	8,466.30	8,434.25	(32.05)
Legal Expense	04 001 4130.00 5		138.67	1,260.73	458.26	(802.47)
Staff Training	04 001 4140.00 5		0.00	0.00	293.26	293.26
Accounting Fees	04 001 4170.00 5		0.00	2,720.56	3,025.00	304.44
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	90.00	0.00	(90.00)
Audit Fees	04 001 4171.00 5		0.00	1,272.00	1,375.00	103.00
Employee Benefits Cont - Admin	04 001 4182.00 5		321.08	3,336.00	4,280.76	944.76
Sundry	04 001 4190.00 5		0.00	163.72	1,191.63	1,027.91
TENANT BACKGROUND CHECKS	04 001 4190.02 5		176.96	359.82	1,375.00	1,015.18
Telephone/Communications	04 001 4190.20 5		0.00	45.51	458.26	412.75
Eviction Costs	04 001 4190.40 5		0.00	330.00	366.63	36.63
Ten Services -	04 001 4220.00 5		0.00	1,547.19	0.00	(1,547.19)
Water	04 001 4310.00 5		0.00	0.00	138.38	138.38
Electricity	04 001 4320.00 5		0.00	0.00	221.76	221.76
Sewer	04 001 4390.00 5		0.00	0.00	91.63	91.63
Labor	04 001 4410.00 5		1,064.47	12,667.67	11,880.00	(787.67)
Maintenance Materials	04 001 4420.00 5		619.81	17,166.55	4,583.26	(12,583.29)
Contract Costs	04 001 4430.00 5		0.00	16,307.23	1,581.25	(14,725.98)
Contract Costs - Pest Control	04 001 4430.10 5		3,180.00	9,040.00	9,166.63	126.63
Contract Costs-Lawn	04 001 4430.30 5		255.00	2,805.00	2,750.00	(55.00)
Contract Costs - AC	04 001 4430.40 5		110.00	1,745.00	2,750.00	1,005.00
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	885.00	0.00	(885.00)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	183.26	183.26
Garbage and Trash Collection	04 001 4431.00 5		15.00	65.00	458.26	393.26
Emp Benefit Cont - Maintenance	04 001 4433.00 5		280.29	3,710.89	4,133.25	422.36
Property Insurance	04 001 4510.00 5		1,093.51	11,675.75	12,778.26	1,102.51
Bad Debts - Other	04 001 4570.00 5		2,503.78	2,503.78	2,291.63	(212.15)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	5,481.63	(1,074.37)
Management Fees	04 001 4590.01 5		875.34	7,336.74	6,993.25	(343.49)
Other General Expense	04 001 4590.02 5		13.71	260.11	6,856.63	6,596.52
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	2,291.63	2,291.63	0.00
Extraordinary Maint - Contract Costs	04 001 4610.10 5		0.00	0.00	10,431.63	10,431.63
Total Operating Expenses			11,725.55	114,608.18	106,320.39	(8,287.79)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,678.88	23,039.79	21,083.26	1,956.53
HAP Subsidy	04 001 3110.01 5		8,124.00	93,407.00	95,474.50	(2,067.50)
Total Operating Revenues			9,802.88	116,446.79	116,557.76	(110.97)
Total Operating Revenues and Expenses			(1,922.67)	1,838.61	10,237.37	(8,398.76)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		24.68	112.36	110.00	2.36
Other Income - Tenant	04 001 3690.00 5		2,398.67	5,437.22	3,300.00	2,137.22
Other Income - Misc Other Revenue	04 001 3690.01 5		38,000.00	38,000.00	0.00	38,000.00
Other Income - Laundry	04 001 3690.07 5		0.00	736.70	916.63	(179.93)
Total Other Revenues and Expenses			40,423.35	44,286.28	4,326.63	39,959.65
Total Other Revenues and Expenses			40,423.35	44,286.28	4,326.63	39,959.65
Total Net Income (Loss)			38,500.68	46,124.89	14,564.00	31,560.89

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended November 30, 2022	11 Month(s) Ended November 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,452.24	14,060.65	14,036.00	(24.65)
Legal Expense	04 002 4130.00 5		99.42	629.78	916.63	286.85
Staff Training	04 002 4140.00 5		0.00	0.00	916.63	916.63
Travel	04 002 4150.00 5		0.00	0.00	229.13	229.13
Accounting Fees	04 002 4170.00 5		0.00	3,343.06	3,208.26	(134.80)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	330.00	916.63	586.63
Audit Fees	04 002 4171.00 5		0.00	4,664.00	4,125.00	(539.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		530.08	5,463.94	7,027.13	1,563.19
Sundry	04 002 4190.00 5		0.00	182.08	916.63	734.55
TENANT BACKGROUND CHECKS	04 002 4190.02 5		196.61	1,013.45	2,291.63	1,278.18
Advertising and Marketing	04 002 4190.08 5		0.00	153.50	0.00	(153.50)
Bank Fees	04 002 4190.19 5		0.00	76.34	0.00	(76.34)
Eviction Costs	04 002 4190.40 5		0.00	420.00	916.63	496.63
Ten Services -	04 002 4220.00 5		0.00	1,775.88	0.00	(1,775.88)
Water	04 002 4310.00 5		12.92	459.70	426.25	(33.45)
Electricity	04 002 4320.00 5		421.10	2,464.17	817.63	(1,646.54)
Sewer	04 002 4390.00 5		28.00	202.53	170.50	(32.03)
Labor	04 002 4410.00 5		1,672.29	20,409.45	19,851.26	(558.19)
Maintenance Materials	04 002 4420.00 5		3,108.66	22,095.13	11,794.75	(10,300.38)
Contract Costs	04 002 4430.00 5		3,532.50	38,244.63	4,047.01	(34,197.62)
Contract Costs - Pest Control	04 002 4430.10 5		2,855.00	16,830.00	7,187.51	(9,642.49)
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	13,720.00	11,641.63	(2,078.37)
Contract Costs - AC	04 002 4430.40 5		1,241.00	4,956.00	3,208.26	(1,747.74)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		1,973.00	3,723.00	687.50	(3,035.50)
Contract Costs - Vacancy Turnaround	04 002 4430.60 5		0.00	3,317.00	0.00	(3,317.00)
Garbage and Trash Collection	04 002 4431.00 5		30.00	707.00	916.63	209.63
Emp Benefit Cont - Maintenance	04 002 4433.00 5		403.99	6,637.01	6,870.38	233.37
Property Insurance	04 002 4510.00 5		3,264.46	34,896.14	36,902.25	2,006.11
Bad Debts - Other	04 002 4570.00 5		5,333.08	8,549.36	6,059.13	(2,490.23)
Management Fees	04 002 4590.01 5		2,326.45	23,145.96	22,715.00	(430.96)
Other General Expense	04 002 4590.02 5		22.41	6,404.00	4,583.26	(1,820.74)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	88,000.00	88,000.00	0.00
Total Operating Expenses			37,523.21	326,873.76	261,379.25	(65,494.51)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		9,666.88	85,463.50	48,583.26	36,880.24
HAP Subsidy	04 002 3110.01 5		27,323.00	276,538.00	330,000.00	(53,462.00)
Total Operating Revenues			36,989.88	362,001.50	378,583.26	(16,581.76)
Total Operating Revenues and Expenses			(533.33)	35,127.74	117,204.01	(82,076.27)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	209.62	229.13	(19.51)
Other Income - Tenants	04 002 3690.00 5		3,315.62	9,583.59	7,333.26	2,250.33
Other Income - Laundry	04 002 3690.07 5		0.00	0.00	916.63	(916.63)
Interest on Loan	04 002 5610.00 5		(5,032.12)	(55,586.58)	(56,107.26)	520.68
Total Other Revenues and Expenses			(1,716.50)	(45,793.37)	(47,628.24)	1,834.87
Total Other Revenues and Expenses			(1,716.50)	(45,793.37)	(47,628.24)	1,834.87
Total Net Income (Loss)			(2,249.83)	(10,665.63)	69,575.77	(80,241.40)

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended November 30, 2022	11 Month(s) Ended November 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,070.40	10,407.07	10,373.00	(34.07)
Legal Expense	04 003 4130.00 5		0.00	0.00	458.26	458.26
Staff Training	04 003 4140.00 5		0.00	0.00	916.63	916.63
Travel	04 003 4150.00 5		0.00	0.00	550.00	550.00
Accounting Fees	04 003 4170.00 5		0.00	3,228.40	3,208.26	(20.14)
Computer Support/Licensing Fees	04 003 4170.20 5		0.00	270.00	0.00	(270.00)
Audit Fees	04 003 4171.00 5		0.00	3,816.00	5,041.63	1,225.63
Employee Benefits Cont - Admin	04 003 4182.00 5		428.85	4,373.39	5,247.00	873.61
Sundry	04 003 4190.00 5		0.00	138.75	458.26	319.51
Contract. Admin	04 003 4190.01 5		0.00	520.00	0.00	(520.00)
Advertising and Marketing	04 003 4190.08 5		70.00	70.00	0.00	(70.00)
Bank Fees	04 003 4190.19 5		0.00	12.00	0.00	(12.00)
Eviction Costs	04 003 4190.40 5		0.00	0.00	275.00	275.00
Tenant Services -	04 003 4220.00 5		0.00	3,502.47	504.13	(2,998.34)
Water	04 003 4310.00 5		61.39	387.77	408.76	20.99
Electricity	04 003 4320.00 5		469.19	3,490.68	2,794.88	(695.80)
Natural Gas	04 003 4330.00 5		35.11	364.16	449.13	84.97
Sewer	04 003 4390.00 5		53.37	515.16	465.63	(49.53)
Labor	04 003 4410.00 5		1,398.31	17,453.97	18,008.76	554.79
Maintenance Materials	04 003 4420.00 5		921.23	10,368.20	13,837.01	3,468.81
Contract Costs	04 003 4430.00 5		2,150.00	10,083.72	673.75	(9,409.97)
Contract Costs - Pest Control	04 003 4430.10 5		0.00	19,731.00	6,151.75	(13,579.25)
Contract Costs-Lawn	04 003 4430.30 5		645.00	15,772.50	7,024.38	(8,748.12)
Contract Costs - AC	04 003 4430.40 5		320.00	3,005.00	3,188.13	183.13
Contract Costs-Plumbing	04 003 4430.50 5		8,172.77	8,522.77	458.26	(8,064.51)
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	1,200.00	0.00	(1,200.00)
Garbage and Trash Collection	04 003 4431.00 5		70.00	632.50	388.63	(243.87)
Emp Benefit Cont - Maintenance	04 003 4433.00 5		320.40	6,130.89	6,072.00	(58.89)
Property Insurance	04 003 4510.00 5		1,528.04	16,343.95	16,381.75	37.80
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	916.63	916.63
Management Fees	04 003 4590.01 5		768.15	11,188.04	11,834.13	646.09
Other General Expense	04 003 4590.02 5		19.41	835.77	916.63	80.86
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	32,083.37	32,083.26	(0.11)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	28,552.26	28,552.26
Total Operating Expenses			21,418.29	184,447.53	177,637.90	(6,809.63)
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,098.99	43,188.93	47,039.63	(3,850.70)
HAP Subsidy	04 003 3110.01 5		11,803.00	143,518.00	150,190.26	(6,672.26)
Total Operating Revenues			15,901.99	186,706.93	197,229.89	(10,522.96)
Total Operating Revenues and Expenses			(5,516.30)	2,259.40	19,591.99	(17,332.59)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	137.50	(137.50)
Other Income - Tenants	04 003 3690.00 5		128.52	1,874.17	2,750.00	(875.83)
Other Income - Laundry	04 003 3690.07 5		0.00	614.90	1,705.00	(1,090.10)
Total Other Revenues and Expenses			128.52	2,489.07	4,592.50	(2,103.43)
Total Other Revenues and Expenses			128.52	2,489.07	4,592.50	(2,103.43)
Total Net Income (Loss)			(5,387.78)	4,748.47	24,184.49	(19,436.02)

Penny

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 COCC
 COCC

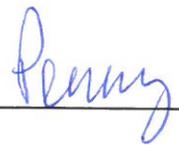
Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended November 30, 2022	11 Month(s) Ended November 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00	5	23,336.56	138,863.44	121,197.01	(17,666.43)
Legal Expense	05 001 4130.00	5	0.00	341.00	2,291.63	1,950.63
Staff Training	05 001 4140.00	5	0.00	0.00	2,475.00	2,475.00
Travel	05 001 4150.00	5	0.00	0.00	2,291.63	2,291.63
Accounting Fees	05 001 4170.00	5	0.00	1,868.00	3,208.26	1,340.26
Computer Support/Licensing Fees	05 001 4170.20	5	1,390.50	8,157.50	0.00	(8,157.50)
Audit Fees	05 001 4171.00	5	0.00	0.00	1,833.26	1,833.26
Employee Benefits Cont - Admin	05 001 4182.00	5	4,481.83	40,603.08	38,407.38	(2,195.70)
Sundry	05 001 4190.00	5	1,318.91	17,272.69	17,875.00	602.31
Bank Fees	05 001 4190.19	5	106.00	1,097.00	0.00	(1,097.00)
Telephone/Communications	05 001 4190.20	5	459.61	4,337.02	11,916.63	7,579.61
Postage	05 001 4190.30	5	40.92	2,163.25	2,841.63	678.38
Contract Costs - Copier	05 001 4190.60	5	265.16	1,835.21	4,125.00	2,289.79
Contract Costs - Admin	05 001 4190.90	5	120.00	3,529.48	13,750.00	10,220.52
Water	05 001 4310.00	5	42.65	401.17	413.38	12.21
Electricity	05 001 4320.00	5	769.01	6,496.03	6,039.00	(457.03)
Sewer	05 001 4390.00	5	71.50	786.50	752.51	(33.99)
Labor	05 001 4410.00	5	9,200.00	9,200.00	0.00	(9,200.00)
Materials	05 001 4420.00	5	558.28	6,005.21	2,750.00	(3,255.21)
Contract Costs	05 001 4430.00	5	24,000.00	25,560.68	1,558.26	(24,002.42)
Contract Costs - AC	05 001 4430.40	5	0.00	50.00	0.00	(50.00)
Garbage and Trash Collection	05 001 4431.00	5	75.00	825.00	0.00	(825.00)
Emp Benefit Cont - Maintenance	05 001 4433.00	5	703.80	803.80	0.00	(803.80)
Property Insurance	05 001 4510.00	5	544.50	6,246.31	9,514.01	3,267.70
Insurance - Auto-Public Offic-Sinkhole	05 001 4510.20	5	0.00	400.00	0.00	(400.00)
Other General Expense	05 001 4590.02	5	1,125.00	4,649.62	11,458.26	6,808.64
Other General Expense-Unemployment	05 001 4590.03	5	465.04	5,006.05	0.00	(5,006.05)
Total Operating Expenses			<u>69,074.27</u>	<u>286,498.04</u>	<u>254,697.85</u>	<u>(31,800.19)</u>
Total Operating Revenues and Expenses			<u>(69,074.27)</u>	<u>(286,498.04)</u>	<u>(254,697.85)</u>	<u>(31,800.19)</u>
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00	5	(35,962.25)	358,881.24	0.00	358,881.24
Revenue-Mgmt Fees- NCH I	05 001 3690.01	5	1,114.90	11,648.46	20,240.00	(8,591.54)
Revenue-Mgmt Fees- NCH II	05 001 3690.02	5	1,470.39	17,473.43	20,111.63	(2,638.20)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03	5	1,776.53	19,287.63	17,600.00	1,687.63
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04	5	2,789.80	28,196.20	31,423.26	(3,227.06)
GROUND LEASE INCOME	05 001 3690.05	5	11,125.00	122,375.00	122,375.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08	5	875.34	7,336.74	6,993.25	343.49
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09	5	2,326.45	23,145.96	22,715.00	430.96
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10	5	768.15	14,052.20	11,834.13	2,218.07
Other Income - Rent for Tulane Ave B	05 001 3690.13	5	1,000.00	11,000.00	11,000.00	0.00
Total Other Revenues and Expenses			<u>(12,715.69)</u>	<u>613,396.86</u>	<u>264,292.27</u>	<u>349,104.59</u>
Total Other Revenues and Expenses			<u>(12,715.69)</u>	<u>613,396.86</u>	<u>264,292.27</u>	<u>349,104.59</u>
Total Net Income (Loss)			<u><u>(81,789.96)</u></u>	<u><u>326,898.82</u></u>	<u><u>9,594.42</u></u>	<u><u>317,304.40</u></u>

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended November 30, 2022	11 Month(s) Ended November 30, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	2,047.52	19,863.24	19,813.75	(49.49)
Legal	07 002 4130	2	0.00	0.00	1,833.26	1,833.26
Legal Expense	07 002 4130.00	5	288.91	1,589.97	0.00	(1,589.97)
Staff Training	07 002 4140.00	5	0.00	32.89	641.63	608.74
Travel	07 002 4150.00	5	0.00	0.00	458.26	458.26
Accounting Fees	07 002 4170.00	5	0.00	2,994.98	3,300.00	305.02
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	195.00	0.00	(195.00)
Audit Fees	07 002 4171.00	5	0.00	2,756.00	3,300.00	544.00
Employee Benefits Cont - Admin	07 002 4182.00	5	768.30	7,912.09	9,968.75	2,056.66
Sundry	07 002 4190.00	5	0.00	138.75	2,520.76	2,382.01
Postage	07 002 4190.03	5	0.00	0.00	458.26	458.26
Advertising	07 002 4190.08	5	0.00	90.50	0.00	(90.50)
Bank Fees	07 002 4190.18	5	5.72	9.66	0.00	(9.66)
Telephone	07 002 4190.2	5	0.00	0.00	1,375.00	1,375.00
TENANT BACKGROUND CHECKS	07 002 4190.20	5	334.24	1,419.91	5,500.00	4,080.09
Eviction Costs	07 002 4190.4	5	0.00	330.00	458.26	128.26
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	1,375.00	1,375.00
Tenant Services	07 002 4220.00	5	0.00	2,983.98	0.00	(2,983.98)
Water	07 002 4310.00	5	599.03	6,211.42	0.00	(6,211.42)
Electricity	07 002 4320.00	5	544.32	4,218.49	3,884.76	(333.73)
Sewer	07 002 4390.00	5	1,048.30	10,513.34	9,827.51	(685.83)
Labor	07 002 4410.00	5	10,146.29	81,508.41	76,273.01	(5,235.40)
Maintenance Materials	07 002 4420.00	5	347.57	21,591.49	12,833.26	(8,758.23)
Contract Costs	07 002 4430.00	5	1,920.00	26,981.69	7,663.26	(19,318.43)
Pest Control	07 002 4430.1	5	0.00	9,319.00	2,750.00	(6,569.00)
Contract Costs-Lawn	07 002 4430.3	5	475.00	5,225.00	5,683.26	458.26
Contract Costs-Air Conditioning	07 002 4430.4	5	250.00	10,720.00	10,266.63	(453.37)
Contract Costs-Plumbing	07 002 4430.5	5	0.00	1,040.00	916.63	(123.37)
Garbage and Trash Collection	07 002 4431.00	5	629.95	6,338.64	5,591.63	(747.01)
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,773.42	23,737.06	26,598.00	2,860.94
Insurance - Property	07 002 4510.00	5	1,849.35	20,058.71	19,767.88	(290.83)
Bad Debts - Other	07 002 4570.00	5	528.86	2,740.08	13,750.00	11,009.92
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,529.76	28,363.79	29,568.00	1,204.21
Management Fees	07 002 4590.00	5	2,789.80	31,060.36	31,423.26	362.90
Other General Expense	07 002 4590.01	5	22.00	4,863.42	4,583.26	(280.16)
MIP Annual Premium to HUD	07 002 4590.03	5	0.00	3,759.22	0.00	(3,759.22)
Extraordinary Maintenance	07 002 4610	5	0.00	0.00	1,100.00	1,100.00
Total Operating Expenses			29,898.34	338,567.09	313,483.28	(25,083.81)
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	5,252.04	44,800.28	0.00	44,800.28
HAP Subsidy	07 002 3110.01	5	30,625.00	337,671.00	319,000.00	18,671.00
Total Operating Revenues			35,877.04	382,471.28	319,000.00	63,471.28
Total Operating Revenues and Expenses			5,978.70	43,904.19	5,516.72	38,387.47
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00	5	22.89	48.99	22.88	26.11
Interest - Restricted - Residual Receipt	07 002 3431.01	5	2.74	6.26	22.88	(16.62)
Investment Income - Unrestricted	07 002 3610.00	5	1.31	4.19	91.63	(87.44)
Other Income - Tenant	07 002 3690.00	5	898.78	7,209.17	0.00	7,209.17
Collection Loss Recovery Prior Year	07 002 3690.01	5	0.00	0.00	1,008.26	(1,008.26)
Other Income - Non Tenant	07 002 3690.02	5	0.00	169.42	0.00	169.42
Other Income/Laundry	07 002 3690.7	5	0.00	916.80	0.00	916.80
Total Other Revenues and Expenses			925.72	8,354.83	1,145.65	7,209.18

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended November 30, 2022	11 Month(s) Ended November 30, 2022	Budget	Variance
Total Other Revenues and Expenses			<u>925.72</u>	<u>8,354.83</u>	<u>1,145.65</u>	<u>7,209.18</u>
Total Net Income (Loss)			<u>6,904.42</u>	<u>52,259.02</u>	<u>6,662.37</u>	<u>45,596.65</u>



OCCUPANCY/VACANCY REPORT

Dec-22

Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
531	1	4/29/2022			OPEN 51799		Transferred to 524
529	1	5/31/2022			139		Moved to Miss.
506	0	9/20/2022			OPEN 53026		Transferred to 505
522	1	11/30/2022			OPEN 53649		Transferred to 516
TOTAL DELANEY HEIGHTS VACANT - 4							

Lakeside Park I - (16 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
31	4	11/7/2022			OPEN 53451		Criminal Activity
25E	2	12/8/2022			OPEN 53686		Multiple lease violations
TOTAL LAKESIDE PARK I VACANT - 2							

Lakeside Park II - (63 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
358	3	4/25/2022	12/5/2022		148		Purchased home
201	3	6/8/2022			33		No reason/Richardson's temp
313	1	11/7/2022			OPEN 53474		Criminal Activity
254	2	11/22/2022		*MOLD*	OPEN 53854		Transferred to 224/mold
241	3	12/1/2022			OPEN 53648		Moved to GA
TOTAL LAKESIDE PARK II VACANT - 4							

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
703	2	8/1/2022		*MOLD*	OPEN 52555		Unreported income
744	3	9/19/2022			OPEN 52933		Ceiling collapse
711	1	10/3/2022			9		Moved with daughter
727	3	10/4/2022			OPEN 53514		Criminal Activity
702	4	11/14/2022		*MOLD*	OPEN 53513		Criminal Activity
720	3	11/18/2022		*MOLD*	OPEN 53674		Criminal Activity
709	3	12/20/2022			OPEN 53751		Unreported income
TOTAL RIDGEDALE VACANT - 7							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Dec-22

North Central Heights I - (40 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
619	2	8/2/2022			148		No notice given
645	3	9/6/2022			OPEN 52815		Audit/over income
610	3	10/20/2022			48		Audit/over income
620	2	11/1/2022			OPEN 53397		No Income
608	2	11/12/2022			OPEN 53561		Passed away
TOTAL NCH I VACANT - 5							

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
724	3	5/31/2022			135		Purchased home
406	3	6/15/2022	12/1/2022	72	97	169	Non pmt rent
742	4	10/3/2022			OPEN 53059		Rent too high
743	3	10/5/2022			OPEN 53090		Rent too high
405	3	10/7/2022			OPEN 53147		Audit/over income
736	4	10/18/2022			73		Audit/over income
TOTAL NCH II VACANT - 5							

Cornell Colony - (44 units) \$673 or \$881

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
38184	3	10/3/2022			OPEN 53078		Abandoned unit
38188	3	11/14/2022			OPEN 53512		Non renewal
38292	3	11/21/2022			OPEN 53577		Rent too high
38220	3	11/21/2022			OPEN 53585		Abandoned unit
TOTAL CORNELL VACANT - 4							

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT

Dec-22

Intent to Vacate --

Lakeside Park 1=unit 25=2 bdrm=needs 3 bedroom 9/1
 Delaney Hgts=unit 513=1bdrm=needs handicap unit
 Lakeside Park II=unit 248=3 bdrm=needs 2 bdrm
 Ridgedale=unit 717=3 bdrm=needs 2 bdrm
 North Central II=unit 302=3 bdrm/duo to audit=over income 1/31
 Cornell=unit 38210=3 bdrm=non renewal/rent issues 1/31
 Cornell=unit 38258=3 bdrm=non renewal/rent issues 2/28
 Lakeside Park 2=unit 203=2 bdrm=housekeeping
 North Central 2=unit 662=4 bdrm=Habitat Home 1/16
 Cornell=unit 38180=3 bdrm=moving to PA 12/31

Evictions -

North Central 2=unit 306=3 bdrm=refused to sign lease=sent to attorney
 Lakeside Park 1=unit 29=3 bdrm=multiple lease violations
 Cornell=38278=3 bdrm=non pmt rent=sent to attorney
 North Central 2=unit 738=4 bdrm=non pmt rent
 North Central 1=unit 638=3 bdrm=non pmt rent
 Cornell=unit 37278=3 bdrm=non pmt rent

WAITING LIST

2022		2018		2017	
DELANEY HEIGHTS		LAKESIDE PARK I		LAKESIDE PARK II	
1 BDRM	4	1 BDRM	0	1 BDRM	52
TOTAL	4	2 BDRM	15	2 BDRM	95
		3 BDRM	1	3 BDRM	115
		4 BDRM	0	4 BDRM	29
		5 BDRM	0	5 BDRM	0
		TOTAL	16	TOTAL	291
2017		2021		2021	
RIDGE DALE		NORTH CENTRAL HEIGHTS OPEN		CORNELL COLONY	
1 BDRM	36	2 BDRM	45	3 BDRM	OPEN
2 BDRM	89	3 BDRM	21		17
3 BDRM	107	4 BDRM	13		
4 BDRM	12	TOTAL	79		
TOTAL	244				
SUBMITTED BY PENNY PIERATTI, CEO		TOTAL		651	

Tenant Accounts Receivable
31-Dec-22

<u>Delaney Heights</u>	<u>Amt</u>	<u>Reason</u>
R. Arango	\$ 0.01	Balance on Work order
C. Jackson	\$ 31.80	Work order
J. Ortiz	\$ 5.80	Work order
P. Robitalle	\$ 45.00	Work order
E. Sanders	\$ 70.46	Rent
DH Total	\$ 153.07	
<u>Lakeside Park I</u>		
E. Brown	\$ 2.68	Work order
D. Dennis	\$ 958.50	Work order, legal fees, rent
B. Dozier	\$ 12.00	work order
T. Jones	\$ 6,972.00	Rent, unreported income - <i>pmts</i>
M. Russell	\$ 4.26	Work order
V. Vasquez	\$ 11.59	Work order
Lakeside I Total	\$ 7,961.03	
<u>Lakeside Park II</u>		
Q. Ash-Birts	\$ 1,113.55	Rent - <i>pmts</i>
C. Caldwell	\$ 16.80	Work order
P. Cancel	\$ 6.00	Work order
J. Guzman	\$ 3.34	Work order
A. Jones	\$ 27.05	Work order
T. Lampkin	\$ 67.08	Work order
G. Mack	\$ 246.00	Rent
C. McCarty	\$ 160.00	Work order
C. Medina	\$ 502.61	Rent/Work order
G. Porter	\$ 2.68	Work order
L.Rivera	\$ 818.00	Unreported income (pmts)
B. Robinson	\$ 19.00	Work order
B. Roman	\$ 215.07	Unreported income (pmts)
F. Vazquez	\$ 8.88	Balance on late fee
Lakeside II Total	\$ 3,206.06	

Submitted by:
Penny Pieratt, CEO

Tenant Accounts Receivable

31-Dec-22

Page 2

NCH I

M. Hudson	\$	76.62	Late fee
E. Matthews	\$	579.00	Rent
S. McLean	\$	31.50	Work order
K. Omeara	\$	1,686.00	Rent/evicting
C. Torres	\$	71.04	Work order/late fee

NCH I Total \$ 2,444.16

NCH II

C. Nelson	\$	1,472.00	Rent/evicting
M. Packer	\$	838.52	Rent/work order
C. Redding	\$	28.15	Work order
S. Rivera	\$	223.73	Work order
M. Rosario	\$	28.98	Work order
J. Russell	\$	2,049.58	Rent/refuses to sign annual papers/evicting
S. Vazquez	\$	15.00	Work order
C. Wooden	\$	60.92	Balance on late fee

NCH II Total \$ 4,716.88

Cornell Colony

L. Adkins	\$	5.00	Work order
S. Bean	\$	7.33	Work order
J. Bush	\$	2.00	Balance late fee
F. Cotte	\$	942.03	Rent/Late fee
A. Fernandez	\$	64.00	Balance on late fee
J. Fonseca	\$	21.52	Work order
B. Graham	\$	1,874.88	Work order, rent/evicting
D. Guerrero	\$	26.00	Balance late fee
I. Jones	\$	3,378.41	Rent--evicting
T. Jones	\$	748.00	Rent/Late fee/work order
Y. Kuilan	\$	25.98	Work order
A. Luna	\$	4.58	Work order
V. Martin	\$	23.67	Balance on rent
T. Morales	\$	56.56	Work order/late fee
M. Pagan	\$	0.98	Balance on late fee
E. Rivera	\$	0.58	Work order
V. Robinson	\$	3.53	Work order
D.Saad	\$	6.63	Balance on late fee
T. Smith	\$	764.00	Rent
J. Torres	\$	168.34	Work order
J. Wilder	\$	77.08	Late fee

Cornell Total \$ 8,201.10

Submitted by:
Penny Pieratt,CEO

Tenant Accounts Receivable
31-Dec-22

Ridgedale

C. Coley	\$	556.00	Rent
E. Daniels	\$	155.35	Work order
E. Hankerson	\$	19.72	Work order
A. Hicks	\$	1,013.44	Balance on rent
L. Jackson	\$	217.98	Work order
M. Milton	\$	3.55	Work order
W. Narvaez	\$	8.97	Work order
A. Pauldo	\$	53.94	Work order
S. Pinion	\$	223.17	Work order
L. Smith	\$	23.75	Work order
A. Tate	\$	3.31	Work order
Ridgedale Total	\$	2,279.18	

GRAND TOTAL	\$ 28,961.48
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WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	-	
NCH I	\$	-	
NCH II	\$	-	
Ridgedale	\$	-	
Cornell	\$	1,306.00	Wynter
TOTAL	\$	1,306.00	

Submitted by:
Penny Pieratt,CEO

Daily Tasks:

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

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 161 hours were taken during the month of December for sick, vacation, and holiday leave.

Maintenance

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

Property Manager

Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	0	0
Lakeside Park II Move Ins	1	1
Ridgedale Move Ins	0	0
NCH I Move Ins	0	0
NCH II Move Ins	1	1
Cornell Colony Move Ins	0	0

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

Submitted by Penny Pieratt, CEO

December 2022 Maintenance Report

December 2022

LSP1&2

254 lake side park Ave mold issue , had to relocate to 244 Tulane

Tenant relocated to 31 earnest e sims from 708 Fairview (RD apartments) Mold issue. 31 was an emergency turn over completed by Gammage.

LSP1 several AC need to be replaced. Lakeside air and Longs have quoted the ac units needing replacement.

Many AI follow up have been completed

Insurance adjuster has been out several times for hurricane damages.

A Few units where fumigated

Awaiting final roofing quotes.

Delaney Heights

All disabled units that have been inspected or worked in, if the ovens are not of ADA compliance, they are or have been replaced with ADA compliant stoves. Some of the used stoves removed from the ADA units are being put in units with older range or inoperable range. The Old stoves that are removed are stripped down for parts and the rest of it is disposed of. The same applies for the refrigerators. Units with old refrigerators and range are being replaced with new ones if an acceptable used one is not available.

531 Alton, UG plumbing has been completed. Quotes being acquired for interior finish floor. Unit will have original VCT completely removed, the unit will be floated out and new VCT and vinyl cove base will be installed. Existing finish floor material is unavailable and its is 3 different colors.

Completed many AI follow up

Awaiting final roofing quotes

Ridgedale Apartments

710 Fairview, ready for AC install. AC is being relocated to attic, return air and thermostat are being relocated to upstairs. Acquiring quotes to put back together the unit. Received quote for finish flooring.

Major mold issue throughout. Mold inspection company is finding the same mold throughout. Company suggests that there is an active neurotoxin created by the mold.

Completed many AI follow up

708 relocated to 31 earnest e sims due to mold issue.

Awaiting final roof quotes

North Central Heights 1&2

Gammage completing turnovers

Fence fixed by Epic cuts. Fence was down and grass overgrown by the retention pond.

Irrigation is still having issues. New irrigation company from frost proof contacted to possibly correct issue.

3 units measured for window glaze replacement

Completed majority of AI follow Up

Awaiting final roof quotes

Cornell Colony

Major trash pickup, After Christmas.

Acquired quoted to pressure wash playground, 44 units and 1 club house, all the sidewalks, curbs and parking bumps. Job to start 1/11/2023 by Epic cuts.

Took inventory of vinyl fence slats to be replaced.

Found faulty irrigation pump. Quotes being acquired for replacement. New irrigation company from Frostproof contacted for possible service contract. Issue with heads spraying units and staining exterior finish. New company to correct issue.

Window replaced at 38235 Ezra

Completed majority of AI follow Up

Awaiting final roof quotes.

Submitted by Julian Serret, Maintenance Supervisor

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 12/1/2022 - 12/31/2022

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
WYNTER PAMELA R 22848 267-55-8029 38220 EZRA CIRCLE AVON PARK FL 33825- Current Balance: \$0.00 Current Deposit: \$0.00 Phone Number: 863-873-1502						
AC00056493	RENT	11/1/2022	\$269.00	12/1/2022	\$0.00	\$269.00
WO00004960	WKORD	11/19/2022	\$50.00	12/1/2022	\$0.00	\$50.00
AR00126586	LATECG	12/1/2022	\$79.00	12/1/2022	\$0.00	\$79.00
AR00126587	MAINT	12/1/2022	\$25.00	12/1/2022	\$0.00	\$25.00
AR00126588	RENT	12/1/2022	\$583.00	12/1/2022	\$0.00	\$583.00
AR00126589	MAINT	12/1/2022	\$300.00	12/1/2022	\$0.00	\$300.00
Totals			\$1,306.00		\$0.00	\$1,306.00
PHA: 03 PROJECT: 001			Totals		\$0.00	\$1,306.00
PHA: 03			Totals		\$0.00	\$1,306.00
Grand Totals			\$1,306.00		\$0.00	\$1,306.00

Selection Criteria: Tenant #: ALL PHA: ALL Project: ALL Write Off Date Range: 12/1/2022 - 12/31/2022
 Include Family Member Information: False Sort By: PHA/Project/First Name

CASH ANALYSIS
12/31/2022

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 106,137.55		
North Central Heights I General Fund	\$ 43,135.12	NCH I Reserves/Bonneville	\$ 130,140.15
NCH I Security Deposit	\$ 10,552.47	NCH I Insurance	\$ 20,001.94
North Central Heights II General Fund	\$ 71,422.44	NCH II Reserves/Bonneville	\$ 104,073.15
NCH II Security Deposit	\$ 8,743.41	NCH II Insurance	\$ 17,198.53
Cornell Colony General Fund	\$ 275,002.77	CC Reserves/Amerinat	\$ 80,352.87
Cornell Colony Security Deposit	\$ 13,026.50	CC Insurance	\$ 31,038.31
		CC Reserves/Amerinat	\$ 117,619.48
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 12,649.58	LPI Reserves/First Hsg	\$ 41,147.40
LPI Security Deposit	\$ 3,605.85	LPI Insurance	\$ 15,504.34
Lakeside Park II General Fund	\$ 152,606.70	LPII Reserves/Churchill	\$ 176,424.83
LPII Security Deposit	\$ 14,858.26	O&M Reserves/Churchill	\$ 25,600.00
		Operating Res./Churchill	\$ 58,000.00
		LPII Insurance	\$ 27,556.90
		GNMA-Other Churchill	\$ 14,241.07
Delaney Heights General Fund	\$ 35,433.59	DH Reserves/South State	\$ 78,387.40
DH Security Deposit	\$ 8,972.35		
COCC	\$ 520,751.57		
Ridgedale General Fund	\$ 11,188.00	RD Reserves/Centennial	\$ 79,637.04
Ridgedale Security Deposit	\$ 6,302.55	RD Insurance	\$ 12,541.87
		RD Residual Reserves	\$ 9,116.42

SUBMITTED BY: PENNY PIERATT, CEO

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended December 31, 2022	12 Month(s) Ended December 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,414.56	15,314.99	16,450.00	1,135.01
Legal Expense	02 001 4130.00 5		0.00	199.50	500.00	300.50
Staff Training	02 001 4140.00 5		0.00	297.50	1,000.00	702.50
Travel	02 001 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	02 001 4170.00 5		316.80	3,526.80	4,200.00	673.20
COMPUTER SUPPORT/LICENSING	02 001 4170.2 5		0.00	210.00	0.00	(210.00)
Audit Fees	02 001 4171.00 5		0.00	2,968.00	3,500.00	532.00
Employee Benefits Cont - Admin	02 001 4182.00 5		701.34	7,352.69	7,952.00	599.31
Sundry	02 001 4190.00 5		0.00	262.64	700.00	437.36
Advertising and Marketing	02 001 4190.08 5		34.00	34.00	0.00	(34.00)
Bank Fees	02 001 4190.18 5		0.00	72.26	0.00	(72.26)
Telephone	02 001 4190.2 5		0.00	956.90	1,000.00	43.10
Tenant Background Checks	02 001 4190.20 5		0.00	957.38	1,800.00	842.62
Postage	02 001 4190.3 5		0.00	0.00	50.00	50.00
Eviction Costs	02 001 4190.4 5		235.00	327.90	500.00	172.10
Water	02 001 4310.00 5		126.23	727.11	633.00	(94.11)
Electricity	02 001 4320.00 5		300.54	6,079.22	4,668.00	(1,411.22)
Sewer	02 001 4390.00 5		97.16	641.47	590.00	(51.47)
Labor	02 001 4410.00 5		2,073.89	22,906.20	22,619.00	(287.20)
Maintenance Materials	02 001 4420.00 5		1,027.74	11,820.44	20,000.00	8,179.56
Contract Costs	02 001 4430.00 5		344.70	25,695.89	12,000.00	(13,695.89)
Contract Costs-Pest Control	02 001 4430.1 5		0.00	2,110.00	4,006.00	1,896.00
Contract Costs - AC	02 001 4430.4 5		275.00	8,660.00	3,250.00	(5,410.00)
Contract Costs - Lawn	02 001 4430.5 5		13,932.00	36,766.00	25,096.00	(11,670.00)
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		2,300.00	10,520.00	0.00	(10,520.00)
Garbage and Trash Collection	02 001 4431.00 5		92.00	1,156.50	616.00	(540.50)
Emp Benefit Cont - Maintenance	02 001 4433.00 5		582.26	7,140.88	7,893.00	752.12
Insurance - Property	02 001 4510.00 5		2,200.93	25,087.12	25,759.00	671.88
Bad Debts - Other	02 001 4570.00 5		0.00	18,900.03	5,000.00	(13,900.03)
Bonneville Interest	02 001 4580.01 5		3,670.80	44,238.84	44,633.00	394.16
Other General Expense	02 001 4590.00 5		0.00	3,857.27	2,000.00	(1,857.27)
Management Fees	02 001 4590.02 5		1,107.85	12,756.31	22,080.00	9,323.69
Extraordinary Maint - Contract Costs	02 001 4610.00 5		0.00	0.00	6,000.00	6,000.00
Total Operating Expenses			30,832.80	271,543.84	244,995.00	(26,548.84)
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		22,405.00	265,078.32	276,000.00	(10,921.68)
Total Operating Revenues			22,405.00	265,078.32	276,000.00	(10,921.68)
Total Operating Revenues and Expenses			(8,427.80)	(6,465.52)	31,005.00	(37,470.52)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 001 3610.00 5		0.00	0.00	135.00	(135.00)
Other Income - Tenant	02 001 3690.00 5		310.00	8,173.94	11,457.00	(3,283.06)
Total Other Revenues and Expenses			310.00	8,173.94	11,592.00	(3,418.06)
Total Other Revenues and Expenses			310.00	8,173.94	11,592.00	(3,418.06)
Total Net Income (Loss)			(8,117.80)	1,708.42	42,597.00	(40,888.58)

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended December 31, 2022	12 Month(s) Ended December 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,140.24	12,335.99	13,278.00	942.01
Legal Expense	02 002 4130.00 5		203.60	213.10	500.00	286.90
Staff Training	02 002 4140.00 5		0.00	245.00	700.00	455.00
Travel	02 002 4150.00 5		0.00	0.00	250.00	250.00
Accounting Fees	02 002 4170.00 5		313.20	3,478.20	3,500.00	21.80
COMPUTER SUPPORT/LICENSING	02 002 4170.2 5		0.00	165.00	0.00	(165.00)
Audit Fees	02 002 4171.00 5		0.00	2,332.00	3,000.00	668.00
Employee Benefits Cont - Admin	02 002 4182.00 5		564.84	5,913.60	6,397.00	483.40
Sundry	02 002 4190.00 5		0.00	200.00	750.00	550.00
Advertising and Marketing	02 002 4190.08 5		34.00	34.00	0.00	(34.00)
Bank Service Fee	02 002 4190.18 5		35.76	(66.70)	0.00	66.70
Telephone	02 002 4190.2 5		0.00	83.99	450.00	366.01
Tenant Background Check	02 002 4190.20 5		15.25	741.67	1,000.00	258.33
Postage	02 002 4190.3 5		0.00	9.35	0.00	(9.35)
Eviction Costs	02 002 4190.4 5		0.00	330.00	500.00	170.00
Water	02 002 4310.00 5		0.00	184.60	414.00	229.40
Electricity	02 002 4320.00 5		14.02	2,632.71	2,104.00	(528.71)
Sewer	02 002 4390.00 5		0.00	72.79	97.00	24.21
Labor	02 002 4410.00 5		1,783.55	19,660.31	19,611.00	(49.31)
Maintenance Materials	02 002 4420.00 5		1,152.07	9,578.82	18,448.00	8,869.18
Contract Costs	02 002 4430.00 5		0.00	25,406.29	11,100.00	(14,306.29)
Contract Costs-Pest Control	02 002 4430.1 5		2,250.00	3,949.00	2,243.00	(1,706.00)
Contract Costs - Lawn	02 002 4430.3 5		13,518.00	31,459.00	21,764.00	(9,695.00)
Contract Costs - AC	02 002 4430.4 5		0.00	5,915.00	3,128.00	(2,787.00)
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		0.00	8,180.00	0.00	(8,180.00)
Garbage and Trash Collection	02 002 4431.00 5		63.50	418.50	236.00	(182.50)
Emp Benefit Cont - Maintenance	02 002 4433.00 5		469.28	6,184.53	6,945.00	760.47
Insurance - Property	02 002 4510.00 5		1,717.68	19,569.35	20,137.00	567.65
Bad Debts - Other	02 002 4570.00 5		0.00	9,886.59	5,000.00	(4,886.59)
Bonneville Interest	02 002 4580.01 5		3,320.67	40,019.19	40,376.00	356.81
Other General Expense	02 002 4590.00 5		0.00	5,042.07	2,500.00	(2,542.07)
Management Fees	02 002 4590.02 5		1,409.12	18,882.55	21,940.00	3,057.45
Total Operating Expenses			28,004.78	233,056.50	206,368.00	(26,688.50)
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		20,314.00	242,959.14	274,249.00	(31,289.86)
Total Operating Revenues			20,314.00	242,959.14	274,249.00	(31,289.86)
Total Operating Revenues and Expenses			(7,690.78)	9,902.64	67,881.00	(57,978.36)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	02 002 3610.00 5		0.00	0.00	108.00	(108.00)
Other Income - Tenant	02 002 3690.00 5		575.16	8,770.95	6,735.00	2,035.95
Total Other Revenues and Expenses			575.16	8,770.95	6,843.00	1,927.95
Total Other Revenues and Expenses			575.16	8,770.95	6,843.00	1,927.95
Total Net Income (Loss)			(7,115.62)	18,673.59	74,724.00	(56,050.41)

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended December 31, 2022	12 Month(s) Ended December 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,597.44	17,301.01	18,565.00	1,263.99
Legal Expense	03 001 4130.00 5		0.00	0.00	500.00	500.00
Staff Training	03 001 4140.00 5		0.00	332.50	500.00	167.50
Travel	03 001 4150.00 5		0.00	0.00	500.00	500.00
Accounting Fees	03 001 4170.00 5		269.20	3,009.20	3,000.00	(9.20)
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	240.00	0.00	(240.00)
Audit Fees	03 001 4171.00 5		0.00	3,392.00	3,500.00	108.00
Employee Benefits Cont - Admin	03 001 4182.00 5		792.31	8,311.77	8,988.00	676.23
Sundry	03 001 4190.00 5		0.00	277.50	1,000.00	722.50
Tenant Background Checks	03 001 4190.02 5		45.73	667.30	400.00	(267.30)
Advertising and Marketing	03 001 4190.08 5		34.00	34.00	0.00	(34.00)
Bank Fees	03 001 4190.19 5		0.00	134.72	0.00	(134.72)
Telephone/Communications	03 001 4190.20 5		0.00	1,532.04	2,500.00	967.96
Eviction Costs	03 001 4190.40 5		0.00	285.00	500.00	215.00
Water	03 001 4310.00 5		27.83	381.70	404.00	22.30
Electricity	03 001 4320.00 5		260.23	3,563.61	2,905.00	(658.61)
Sewer	03 001 4390.00 5		48.93	440.26	442.00	1.74
Labor	03 001 4410.00 5		2,445.56	28,500.54	26,646.00	(1,854.54)
Materials	03 001 4420.00 5		1,129.49	8,564.82	6,000.00	(2,564.82)
Contract Costs	03 001 4430.00 5		301.00	12,030.99	3,000.00	(9,030.99)
Contract Costs - Pest Control	03 001 4430.10 5		4,300.00	5,516.00	3,500.00	(2,016.00)
Contract Costs-Lawn	03 001 4430.30 5		2,200.00	30,900.00	29,000.00	(1,900.00)
Contract Costs - AC	03 001 4430.40 5		695.00	4,945.00	3,000.00	(1,945.00)
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	2,196.00	0.00	(2,196.00)
Garbage and Trash Collection	03 001 4431.00 5		65.50	919.00	818.00	(101.00)
Emp Benefit Cont - Maintenance	03 001 4433.00 5		915.36	11,759.25	8,873.00	(2,886.25)
Property Insurance	03 001 4510.00 5		3,855.69	43,986.30	43,700.00	(286.30)
Payment in Lieu of Taxes	03 001 4520.00 5		0.00	5,913.60	0.00	(5,913.60)
Bad Debts - Other	03 001 4570.00 5		1,306.00	9,239.42	26,815.00	17,575.58
Management Fees	03 001 4590.01 5		1,592.93	20,880.56	19,200.00	(1,680.56)
Other General Expense	03 001 4590.02 5		3,255.00	13,912.60	11,500.00	(2,412.60)
Total Operating Expenses			25,137.20	239,166.69	225,756.00	(13,410.69)
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		29,148.10	354,722.12	320,000.00	34,722.12
Total Operating Revenues			29,148.10	354,722.12	320,000.00	34,722.12
Total Operating Revenues and Expenses			4,010.90	115,555.43	94,244.00	21,311.43
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		1.86	66.80	130.00	(63.20)
Other Income - Misc Other Revenue	03 001 3690.00 5		1,132.77	7,408.59	10,000.00	(2,591.41)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,178.56)	(41,350.09)	(44,225.00)	2,874.91
Total Other Revenues and Expenses			(2,043.93)	(33,874.70)	(34,095.00)	220.30
Total Other Revenues and Expenses			(2,043.93)	(33,874.70)	(34,095.00)	220.30
Total Net Income (Loss)			1,966.97	81,680.73	60,149.00	21,531.73

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended December 31, 2022	12 Month(s) Ended December 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		851.75	9,318.05	9,201.00	(117.05)
Legal Expense	04 001 4130.00 5		27.00	1,287.73	500.00	(787.73)
Staff Training	04 001 4140.00 5		0.00	0.00	320.00	320.00
Accounting Fees	04 001 4170.00 5		257.20	2,977.76	3,300.00	322.24
Computer Support/Licensing Fees	04 001 4170.20 5		0.00	90.00	0.00	(90.00)
Audit Fees	04 001 4171.00 5		0.00	1,272.00	1,500.00	228.00
Employee Benefits Cont - Admin	04 001 4182.00 5		319.61	3,655.61	4,670.00	1,014.39
Sundry	04 001 4190.00 5		0.00	163.72	1,300.00	1,136.28
TENANT BACKGROUND CHECKS	04 001 4190.02 5		0.00	359.82	1,500.00	1,140.18
Telephone/Communications	04 001 4190.20 5		0.00	45.51	500.00	454.49
Eviction Costs	04 001 4190.40 5		0.00	330.00	400.00	70.00
Ten Services -	04 001 4220.00 5		0.00	1,547.19	0.00	(1,547.19)
Water	04 001 4310.00 5		0.00	0.00	151.00	151.00
Electricity	04 001 4320.00 5		0.00	0.00	242.00	242.00
Sewer	04 001 4390.00 5		0.00	0.00	100.00	100.00
Labor	04 001 4410.00 5		1,255.39	13,923.06	12,960.00	(963.06)
Maintenance Materials	04 001 4420.00 5		835.91	18,002.46	5,000.00	(13,002.46)
Contract Costs	04 001 4430.00 5		293.75	16,600.98	1,725.00	(14,875.98)
Contract Costs - Pest Control	04 001 4430.10 5		2,435.00	11,475.00	10,000.00	(1,475.00)
Contract Costs-Lawn	04 001 4430.30 5		255.00	3,060.00	3,000.00	(60.00)
Contract Costs - AC	04 001 4430.40 5		0.00	1,745.00	3,000.00	1,255.00
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	885.00	0.00	(885.00)
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	200.00	200.00
Garbage and Trash Collection	04 001 4431.00 5		0.00	65.00	500.00	435.00
Emp Benefit Cont - Maintenance	04 001 4433.00 5		378.76	4,089.65	4,509.00	419.35
Property Insurance	04 001 4510.00 5		1,113.32	12,789.07	13,940.00	1,150.93
Bad Debts - Other	04 001 4570.00 5		0.00	2,503.78	2,500.00	(3.78)
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	5,980.00	(576.00)
Management Fees	04 001 4590.01 5		739.32	8,076.06	7,629.00	(447.06)
Other General Expense	04 001 4590.02 5		719.98	980.09	7,480.00	6,499.91
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	2,499.96	2,500.00	0.04
Extraordinary Maint - Contract Costs	04 001 4610.10 5		0.00	0.00	11,380.00	11,380.00
Total Operating Expenses			9,690.32	124,298.50	115,987.00	(8,311.50)
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		(5,854.59)	17,185.20	23,000.00	(5,814.80)
HAP Subsidy	04 001 3110.01 5		5,450.00	98,857.00	104,154.00	(5,297.00)
Total Operating Revenues			(404.59)	116,042.20	127,154.00	(11,111.80)
Total Operating Revenues and Expenses			(10,094.91)	(8,256.30)	11,167.00	(19,423.30)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		17.82	130.18	120.00	10.18
Other Income - Tenant	04 001 3690.00 5		28.68	5,465.90	3,600.00	1,865.90
Other Income - Misc Other Revenue	04 001 3690.01 5		0.00	38,000.00	0.00	38,000.00
Other Income - Laundry	04 001 3690.07 5		0.00	736.70	1,000.00	(263.30)
Total Other Revenues and Expenses			46.50	44,332.78	4,720.00	39,612.78
Total Other Revenues and Expenses			46.50	44,332.78	4,720.00	39,612.78
Total Net Income (Loss)			(10,048.41)	36,076.48	15,887.00	20,189.48

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended December 31, 2022	12 Month(s) Ended December 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		1,418.92	15,479.57	15,312.00	(167.57)
Legal Expense	04 002 4130.00 5		0.00	629.78	1,000.00	370.22
Staff Training	04 002 4140.00 5		0.00	0.00	1,000.00	1,000.00
Travel	04 002 4150.00 5		0.00	0.00	250.00	250.00
Accounting Fees	04 002 4170.00 5		276.40	3,619.46	3,500.00	(119.46)
Computer Support/Licensing Fees	04 002 4170.20 5		0.00	330.00	1,000.00	670.00
Audit Fees	04 002 4171.00 5		0.00	4,664.00	4,500.00	(164.00)
Employee Benefits Cont - Admin	04 002 4182.00 5		527.36	5,991.30	7,666.00	1,674.70
Sundry	04 002 4190.00 5		0.00	182.08	1,000.00	817.92
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	1,013.45	2,500.00	1,486.55
Advertising and Marketing	04 002 4190.08 5		0.00	153.50	0.00	(153.50)
Bank Fees	04 002 4190.19 5		0.00	76.34	0.00	(76.34)
Eviction Costs	04 002 4190.40 5		0.00	420.00	1,000.00	580.00
Ten Services -	04 002 4220.00 5		336.29	2,112.17	0.00	(2,112.17)
Water	04 002 4310.00 5		42.92	502.62	465.00	(37.62)
Electricity	04 002 4320.00 5		17.25	2,481.42	892.00	(1,589.42)
Sewer	04 002 4390.00 5		5.60	208.13	186.00	(22.13)
Labor	04 002 4410.00 5		2,026.88	22,436.33	21,656.00	(780.33)
Maintenance Materials	04 002 4420.00 5		2,860.39	24,955.52	12,867.00	(12,088.52)
Contract Costs	04 002 4430.00 5		6,902.25	45,146.88	4,415.00	(40,731.88)
Contract Costs - Pest Control	04 002 4430.10 5		13,450.00	30,280.00	7,841.00	(22,439.00)
Contract Costs-Lawn	04 002 4430.30 5		1,020.00	14,740.00	12,700.00	(2,040.00)
Contract Costs - AC	04 002 4430.40 5		550.00	5,506.00	3,500.00	(2,006.00)
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		1,745.00	5,468.00	750.00	(4,718.00)
Contract Costs - Vacancy Turnaround	04 002 4430.60 5		0.00	3,317.00	0.00	(3,317.00)
Garbage and Trash Collection	04 002 4431.00 5		36.00	743.00	1,000.00	257.00
Emp Benefit Cont - Maintenance	04 002 4433.00 5		599.00	7,236.01	7,495.00	258.99
Property Insurance	04 002 4510.00 5		3,354.50	38,250.64	40,257.00	2,006.36
Bad Debts - Other	04 002 4570.00 5		0.00	8,549.36	6,610.00	(1,939.36)
Management Fees	04 002 4590.01 5		1,907.31	25,053.27	24,780.00	(273.27)
Other General Expense	04 002 4590.02 5		0.00	6,404.00	5,000.00	(1,404.00)
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	96,000.00	96,000.00	0.00
Total Operating Expenses			45,076.07	371,949.83	285,142.00	(86,807.83)
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		8,996.64	94,460.14	53,000.00	41,460.14
HAP Subsidy	04 002 3110.01 5		20,528.00	297,066.00	360,000.00	(62,934.00)
Total Operating Revenues			29,524.64	391,526.14	413,000.00	(21,473.86)
Total Operating Revenues and Expenses			(15,551.43)	19,576.31	127,858.00	(108,281.69)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	209.62	250.00	(40.38)
Other Income - Tenants	04 002 3690.00 5		453.39	10,036.98	8,000.00	2,036.98
Other Income - Laundry	04 002 3690.07 5		0.00	0.00	1,000.00	(1,000.00)
Interest on Loan	04 002 5610.00 5		(5,027.82)	(60,614.40)	(61,208.00)	593.60
Total Other Revenues and Expenses			(4,574.43)	(50,367.80)	(51,958.00)	1,590.20
Total Other Revenues and Expenses			(4,574.43)	(50,367.80)	(51,958.00)	1,590.20
Total Net Income (Loss)			(20,125.86)	(30,791.49)	75,900.00	(106,691.49)

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

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended December 31, 2022	12 Month(s) Ended December 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		1,047.79	11,454.86	11,316.00	(138.86)
Legal Expense	04 003 4130.00 5		0.00	0.00	500.00	500.00
Staff Training	04 003 4140.00 5		0.00	0.00	1,000.00	1,000.00
Travel	04 003 4150.00 5		0.00	0.00	600.00	600.00
Accounting Fees	04 003 4170.00 5		271.60	3,500.00	3,500.00	0.00
Computer Support/Licensing Fees	04 003 4170.20 5		0.00	270.00	0.00	(270.00)
Audit Fees	04 003 4171.00 5		0.00	3,816.00	5,500.00	1,684.00
Employee Benefits Cont - Admin	04 003 4182.00 5		426.99	4,800.38	5,724.00	923.62
Sundry	04 003 4190.00 5		0.00	138.75	500.00	361.25
Contract. Admin	04 003 4190.01 5		0.00	520.00	0.00	(520.00)
Advertising and Marketing	04 003 4190.08 5		0.00	70.00	0.00	(70.00)
Bank Fees	04 003 4190.19 5		0.00	12.00	0.00	(12.00)
Eviction Costs	04 003 4190.40 5		0.00	0.00	300.00	300.00
Tenant Services -	04 003 4220.00 5		0.00	3,502.47	550.00	(2,952.47)
Water	04 003 4310.00 5		0.00	387.77	446.00	58.23
Electricity	04 003 4320.00 5		239.78	3,730.46	3,049.00	(681.46)
Natural Gas	04 003 4330.00 5		0.00	364.16	490.00	125.84
Sewer	04 003 4390.00 5		0.00	515.16	508.00	(7.16)
Labor	04 003 4410.00 5		1,736.53	19,190.50	19,646.00	455.50
Maintenance Materials	04 003 4420.00 5		4,226.00	14,594.20	15,095.00	500.80
Contract Costs	04 003 4430.00 5		288.00	10,371.72	735.00	(9,636.72)
Contract Costs - Pest Control	04 003 4430.10 5		928.00	20,659.00	6,711.00	(13,948.00)
Contract Costs-Lawn	04 003 4430.30 5		645.00	16,417.50	7,663.00	(8,754.50)
Contract Costs - AC	04 003 4430.40 5		140.00	3,145.00	3,478.00	333.00
Contract Costs-Plumbing	04 003 4430.50 5		0.00	8,522.77	500.00	(8,022.77)
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		1,900.00	3,100.00	0.00	(3,100.00)
Garbage and Trash Collection	04 003 4431.00 5		0.00	632.50	424.00	(208.50)
Emp Benefit Cont - Maintenance	04 003 4433.00 5		525.70	6,656.59	6,624.00	(32.59)
Property Insurance	04 003 4510.00 5		1,591.64	17,935.59	17,871.00	(64.59)
Bad Debts - Other	04 003 4570.00 5		0.00	0.00	1,000.00	1,000.00
Management Fees	04 003 4590.01 5		1,225.64	12,413.68	12,910.00	496.32
Other General Expense	04 003 4590.02 5		34.98	870.75	1,000.00	129.25
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	35,000.04	35,000.00	(0.04)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	31,148.00	31,148.00
Total Operating Expenses			18,144.32	202,591.85	193,788.00	(8,803.85)
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		4,130.93	47,319.86	51,316.00	(3,996.14)
HAP Subsidy	04 003 3110.01 5		12,348.00	155,866.00	163,844.00	(7,978.00)
Total Operating Revenues			16,478.93	203,185.86	215,160.00	(11,974.14)
Total Operating Revenues and Expenses			(1,665.39)	594.01	21,372.00	(20,777.99)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	150.00	(150.00)
Other Income - Tenants	04 003 3690.00 5		0.00	1,874.17	3,000.00	(1,125.83)
Other Income - Laundry	04 003 3690.07 5		0.00	614.90	1,860.00	(1,245.10)
Total Other Revenues and Expenses			0.00	2,489.07	5,010.00	(2,520.93)
Total Other Revenues and Expenses			0.00	2,489.07	5,010.00	(2,520.93)
Total Net Income (Loss)			(1,665.39)	3,083.08	26,382.00	(23,298.92)

Penny

**AVON PARK HOUSING AUTHORITY
Budgeted Income Statement**

COCC
COCC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended December 31, 2022	12 Month(s) Ended December 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		11,736.56	150,600.00	132,215.00	(18,385.00)
Legal Expense	05 001 4130.00 5		0.00	341.00	2,500.00	2,159.00
Staff Training	05 001 4140.00 5		0.00	0.00	2,700.00	2,700.00
Travel	05 001 4150.00 5		0.00	0.00	2,500.00	2,500.00
Accounting Fees	05 001 4170.00 5		200.00	2,068.00	3,500.00	1,432.00
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	8,157.50	0.00	(8,157.50)
Audit Fees	05 001 4171.00 5		0.00	0.00	2,000.00	2,000.00
Employee Benefits Cont - Admin	05 001 4182.00 5		3,594.73	44,197.81	41,899.00	(2,298.81)
Sundry	05 001 4190.00 5		1,699.18	18,971.87	19,500.00	528.13
Bank Fees	05 001 4190.19 5		29.88	1,126.88	0.00	(1,126.88)
Telephone/Communications	05 001 4190.20 5		342.83	4,679.85	13,000.00	8,320.15
Postage	05 001 4190.30 5		61.20	2,224.45	3,100.00	875.55
Contract Costs - Copier	05 001 4190.60 5		174.90	2,010.11	4,500.00	2,489.89
Contract Costs - Admin	05 001 4190.90 5		120.00	3,649.48	15,000.00	11,350.52
Water	05 001 4310.00 5		0.00	401.17	451.00	49.83
Electricity	05 001 4320.00 5		330.72	6,826.75	6,588.00	(238.75)
Sewer	05 001 4390.00 5		0.00	786.50	821.00	34.50
Labor	05 001 4410.00 5		0.00	9,200.00	0.00	(9,200.00)
Materials	05 001 4420.00 5		626.74	6,631.95	3,000.00	(3,631.95)
Contract Costs	05 001 4430.00 5		0.00	25,560.68	1,700.00	(23,860.68)
Contract Costs - Pest Control	05 001 4430.10 5		5,200.00	5,200.00	0.00	(5,200.00)
Contract Costs - AC	05 001 4430.40 5		0.00	50.00	0.00	(50.00)
Garbage and Trash Collection	05 001 4431.00 5		0.00	825.00	0.00	(825.00)
Emp Benefit Cont - Maintenance	05 001 4433.00 5		0.00	803.80	0.00	(803.80)
Property Insurance	05 001 4510.00 5		783.99	7,030.30	10,379.00	3,348.70
Insurance - Auto-Public Offic-Sinkhole	05 001 4510.20 5		0.00	400.00	0.00	(400.00)
Other General Expense	05 001 4590.02 5		797.92	5,447.54	12,500.00	7,052.46
Other General Expense-Unemployment	05 001 4590.03 5		0.00	5,006.05	0.00	(5,006.05)
Total Operating Expenses			25,698.65	312,196.69	277,853.00	(34,343.69)
Total Operating Revenues and Expenses			(25,698.65)	(312,196.69)	(277,853.00)	(34,343.69)
Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		2,297.75	361,178.99	0.00	361,178.99
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,107.85	12,756.31	22,080.00	(9,323.69)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,409.12	18,882.55	21,940.00	(3,057.45)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		1,592.93	20,880.56	19,200.00	1,680.56
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		5,515.11	33,711.31	34,280.00	(568.69)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	133,500.00	133,500.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		739.32	8,076.06	7,629.00	447.06
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,907.31	25,053.27	24,780.00	273.27
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		(1,638.52)	12,413.68	12,910.00	(496.32)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	12,000.00	12,000.00	0.00
Total Other Revenues and Expenses			25,055.87	638,452.73	288,319.00	350,133.73
Total Other Revenues and Expenses			25,055.87	638,452.73	288,319.00	350,133.73
Total Net Income (Loss)			(642.78)	326,256.04	10,466.00	315,790.04

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended December 31, 2022	12 Month(s) Ended December 31, 2022	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00	5	2,002.30	21,865.54	21,615.00	(250.54)
Legal	07 002 4130	2	0.00	0.00	2,000.00	2,000.00
Legal Expense	07 002 4130.00	5	40.50	1,630.47	0.00	(1,630.47)
Staff Training	07 002 4140.00	5	0.00	32.89	700.00	667.11
Travel	07 002 4150.00	5	0.00	0.00	500.00	500.00
Accounting Fees	07 002 4170.00	5	215.60	3,210.58	3,600.00	389.42
COMPUTER SUPPORT/LICENSING	07 002 4170.2	5	0.00	195.00	0.00	(195.00)
Audit Fees	07 002 4171.00	5	0.00	2,756.00	3,600.00	844.00
Employee Benefits Cont - Admin	07 002 4182.00	5	764.55	8,676.64	10,875.00	2,198.36
Sundry	07 002 4190.00	5	49.36	188.11	2,750.00	2,561.89
Postage	07 002 4190.03	5	0.00	0.00	500.00	500.00
Advertising	07 002 4190.08	5	0.00	90.50	0.00	(90.50)
Bank Fees	07 002 4190.18	5	52.00	61.66	0.00	(61.66)
Telephone	07 002 4190.2	5	0.00	0.00	1,500.00	1,500.00
TENANT BACKGROUND CHECKS	07 002 4190.20	5	0.00	1,419.91	6,000.00	4,580.09
Eviction Costs	07 002 4190.4	5	0.00	330.00	500.00	170.00
Contract Costs - Admin	07 002 4190.9	5	0.00	0.00	1,500.00	1,500.00
Tenant Services	07 002 4220.00	5	0.00	2,983.98	0.00	(2,983.98)
Water	07 002 4310.00	5	0.00	6,211.42	0.00	(6,211.42)
Electricity	07 002 4320.00	5	587.58	4,806.07	4,238.00	(568.07)
Sewer	07 002 4390.00	5	0.00	10,513.34	10,721.00	207.66
Labor	07 002 4410.00	5	7,328.57	88,836.98	83,207.00	(5,629.98)
Maintenance Materials	07 002 4420.00	5	1,333.45	22,924.94	14,000.00	(8,924.94)
Contract Costs	07 002 4430.00	5	13,386.44	40,368.13	8,360.00	(32,008.13)
Pest Control	07 002 4430.1	5	672.00	9,991.00	3,000.00	(6,991.00)
Contract Costs-Lawn	07 002 4430.3	5	475.00	5,700.00	6,200.00	500.00
Contract Costs-Air Conditioning	07 002 4430.4	5	0.00	10,720.00	11,200.00	480.00
Contract Costs-Plumbing	07 002 4430.5	5	0.00	1,040.00	1,000.00	(40.00)
Garbage and Trash Collection	07 002 4431.00	5	0.00	6,338.64	6,100.00	(238.64)
Emp Benefit Cont - Maintenance	07 002 4433.00	5	2,625.76	26,362.82	29,016.00	2,653.18
Insurance - Property	07 002 4510.00	5	2,065.75	22,124.46	21,565.00	(559.46)
Bad Debts - Other	07 002 4570.00	5	0.00	2,740.08	15,000.00	12,259.92
Interest on Notes Payable-Centennial	07 002 4580.03	5	2,519.88	30,883.67	32,256.00	1,372.33
Management Fees	07 002 4590.00	5	2,650.95	33,711.31	34,280.00	568.69
Other General Expense	07 002 4590.01	5	0.00	4,863.42	5,000.00	136.58
MIP Annual Premium to HUD	07 002 4590.03	5	0.00	3,759.22	0.00	(3,759.22)
Extraordinary Maintenance	07 002 4610	5	0.00	0.00	1,200.00	1,200.00
Total Operating Expenses			36,769.69	375,336.78	341,983.00	(33,353.78)
Operating Revenues						
Dwelling Rent	07 002 3110.00	5	2,923.50	47,723.78	0.00	47,723.78
HAP Subsidy	07 002 3110.01	5	27,239.00	364,910.00	348,000.00	16,910.00
Total Operating Revenues			30,162.50	412,633.78	348,000.00	64,633.78
Total Operating Revenues and Expenses			(6,607.19)	37,297.00	6,017.00	31,280.00
Other Revenues and Expenses						
Other Revenues and Expenses						
Interest - Restricted - RFR	07 002 3431.00	5	0.00	48.99	25.00	23.99
Interest - Restricted - Residual Receipt	07 002 3431.01	5	0.00	6.26	25.00	(18.74)
Investment Income - Unrestricted	07 002 3610.00	5	1.06	5.25	100.00	(94.75)
Other Income - Tenant	07 002 3690.00	5	86.67	7,295.84	0.00	7,295.84
Collection Loss Recovery Prior Year	07 002 3690.01	5	0.00	0.00	1,100.00	(1,100.00)
Other Income - Non Tenant	07 002 3690.02	5	0.00	169.42	0.00	169.42
Other Income/Laundry	07 002 3690.7	5	0.00	916.80	0.00	916.80
Total Other Revenues and Expenses			87.73	8,442.56	1,250.00	7,192.56

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
RIDGEDALE
RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2022	ACCOUNT	1 Month(s) Ended December 31, 2022	12 Month(s) Ended December 31, 2022	Budget	Variance
Total Other Revenues and Expenses			87.73	8,442.56	1,250.00	7,192.56
Total Net Income (Loss)			(6,519.46)	45,739.56	7,267.00	38,472.56

