

Housing Authority of Avon Park
North Central Heights Community Building
709 Juneberry Street, Avon Park, FL
Tuesday, March 18, 2025, 5:30PM

AGENDA

- A. Opening Prayer, Roll Call by Secretary
- B. Public Comments/Presentations:
- C. Communications:
- D. Consent Agenda
 - 1. Regular Board Meeting Minutes: February 2025
 - 2. Monthly Occupancy Report: February 2025
 - 3. TAR & Maintenance Reports: February 2025
 - 4. Cash Analysis: February 2025
 - 5. Project Budgeted Income Statement Reports: February 2025
 - 6. Fee Accountants Financials: December 2024 & January 2025
- E. Secretary Reports & Old Business.
 - 8 Move Ins—1 @ Cornell, 3 @ Lakeside Park I, 1 @ Lakeside Park II, 3 @ Ridgedale
 - 4 Move Outs—1 @ NCH II-no notice, 1 @ Cornell-evicted non pmt rent, 1 @ Lakeside Park I—abandoned, 1 @ Ridgedale-unreported income #3
 - NSPIRE/REAC Ridgedale—scheduled for March 19th
 - NSPIRE/REAC Delaney Heights—scheduled for April 1st
 - Penny entered income limits for Multi-family in the online waiting list as discussed and advised by the board last month.
- F. New Business
- G. Unfinished Business, Concerns of Commissioners
- H. Next Meeting: Regular Board Meeting: April 15, 2025
- I. Adjournment

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

AVON PARK HOUSING DEVELOPMENT CORPORATION

Board of Directors Regular Meeting
North Central Heights Community Center
709 Juneberry Street, Avon Park, Florida
Tuesday, March 18, 2025; 6:00 P.M.
Meeting Agenda

ROLL CALL:

PREVIOUS MINUTES:

A. Consent Agenda

1. Regular Board Meeting Minutes: February 2025
2. Monthly Occupancy Report: February 2025
3. TAR & Maintenance Reports: February 2025
4. Cash Analysis: February 2025
5. Project Budgeted Income Statement Reports: February 2025
6. Fee Accountants Financials: December 2024 & January 2025

B. COMMUNICATIONS:

I. SECRETARY REPORTS & OLD BUSINESS

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

C. NEW BUSINESS

- Resolution 25-02 Loan from APHDC to Lakeside Park I for SAIL Loan payment 2024 & 2025 \$76,000

Other matters to come before the Board:

Next Board Meeting(s): April 15, 2025

VI. ADJOURN

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

AVON PARK HOUSING DEVELOPMENT CORPORATION

RESOLUTION NO. 25-02

A RESOLUTION AUTHORIZING AVON PARK HOUSING DEVELOPMENT CORPORATION TO IMPLEMENT

INTERFUND/LOAN TO LAKESIDE PARK I FOR SAIL LOAN PAYMENT

WHEREAS, the Avon Park Housing Development Corporation (“APHDC”) recognizes that Lakeside Park I does not have the funds to cover the 2024 and 2025 SAIL loan payment, totaling \$76,000; and

WHEREAS, APHDC desires to provide the funds to cover this debt. Lakeside Park I is to pay at least \$2,000 a month until loan is paid in full.

NOW, THEREFORE, BE IT RESOLVED, that the interfund/loan to Lakeside Park I to cover the SAIL debt amount of \$76,000

ADOPTED THIS 18TH DAY OF March 2025.

Accepted: _____

Accepted: _____

Attest: _____

Exhibit "A"
Anticipated Prepayment Schedule

Payment Date	Amount
September 1, 2012	\$38,000
September 1, 2013	\$38,000
September 1, 2014	\$38,000
September 1, 2015	\$38,000
September 1, 2016	\$38,000
September 1, 2017	\$38,000
September 1, 2018	\$38,000
September 1, 2019	\$38,000
September 1, 2020	\$38,000
September 1, 2021	\$38,000
September 1, 2022	\$38,000
September 1, 2023	\$38,000
September 1, 2024	\$38,000
September 1, 2025	\$38,000
September 1, 2026	\$38,000
Total	\$570,000

D. J. Co.
18

PROMISSORY NOTE

(Lakeside Park I / SAIL / RFP 2008-01-06)

*NOTE. THIS PROMISSORY NOTE MAY REQUIRE
A BALLOON PAYMENT UPON MATURITY*

Principal Amount: - \$760,000.00
Maturity Date: August 29, 2026

Delivered to Tallahassee, Florida
August 29, 2011

FOR VALUE RECEIVED the undersigned, **AVON PARK HOUSING AUTHORITY**, a public body corporate and politic duly created, organized and existing under the laws of the State of Florida (the "Borrower"), promises to pay to the order of **FLORIDA HOUSING FINANCE CORPORATION**, a public corporation and a public body corporate and politic duly created and existing under the laws of the State of Florida, together with any other holder hereof ("Florida Housing"), at 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, or such other place as Florida Housing may from time to time designate in writing, the principal sum of SEVEN HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$760,000) or so much as may be advanced from time to time pursuant to the Construction Loan Agreement, dated of even date herewith (the "Construction Loan Agreement"), among the Borrower, Florida Housing and **FIRST HOUSING DEVELOPMENT CORPORATION OF FLORIDA**, a Florida corporation ("Servicer"), the terms of which are incorporated herein by reference, plus accrued interest, to be paid in lawful money of the United States of America, as follows:

- (1) Pursuant to Section 3.5(c) of the Land Use Restriction Agreement dated August 29, 2011, between the Borrower and Florida Housing (the "LURA"), so long as the Development (as defined in the LURA) maintains at least eighty percent (80%) of its units for occupancy by the Homeless (as defined in the LURA) for the entire term of this Promissory Note (this "Note"), this Note shall bear an interest rate of zero percent (0%) simple interest per annum (the "Note Rate") on the outstanding principal balance.
- (2) The principal balance of the Loan is non-amortizing during the term of this Note. Twenty-five percent (25%) or \$190,000.00 of the principal amount of this Note shall be forgiven on August 29, 2026 (the "Maturity Date"), provided that the Development maintains the ELI Set-Asides as set forth in Section 2.2 of the LURA (the "ELI Set Asides") for the entire term of this Note, as certified by Florida Housing, and the remaining unpaid seventy-five percent (75%) of the

THIS NOTE AND THE MORTGAGE SECURING THIS NOTE ARISE OUT OF OR ARE GIVEN TO SECURE
THE REPAYMENT OF A LOAN ISSUED IN CONNECTION WITH THE FINANCING OF HOUSING
AND ARE EXEMPT FROM DOCUMENTARY STAMP TAX AND INTANGIBLE TAX
PURSUANT TO SECTION 420.51(3), FLORIDA STATUTES

principal amount of this Note shall be due and payable on the Maturity Date, unless acceleration is made by Florida Housing pursuant to the terms hereof or the other documents evidencing or securing this Note (the "Security Documents").

In the event the Development does not maintain the ELI Set Asides for the entire term of this Note, the entire unpaid principal amount (one-hundred percent (100%)) of this Note shall be due and payable on the Maturity Date, providing for a fifteen (15) year permanent loan period (including the construction/stabilization period) from the date hereof, unless acceleration is made by Florida Housing pursuant to the terms hereof or the Security Documents.

- (3) The Borrower agrees to provide annually to Florida Housing and to the Servicer a certification as described below. Such certification shall be provided by May 31 of each year during the term of this Note. However, the requirement for provision of the first certification will be waived until May 31, 2012. The certification shall be in form and content acceptable to Florida Housing and shall require submission of audited financial statements, the SAIL annual reporting form (Form SR-1) and other documents that may be required by Florida Housing via email to financialreporting@floridahousing.org (or such other physical or email address(es) provided by Florida Housing) and the Servicer. The audited financial statements are to be prepared in accordance with generally accepted accounting principles for the 12 months ended December 31 and shall include: (i) comparative balance sheet with prior year and current year balances; (ii) statement of revenue and expenses; (iii) statement of changes in fund balances or equity; (iv) statement of cash flows; and (v) notes. The financial statements shall also be accompanied by a certification of the Borrower as to the accuracy of such financial statements. A late fee of \$500.00 will be assessed by Florida Housing for failure to submit the required audited financial statements and certification by May 31 of each year of the term of the Loan. Failure to submit the required audited financial statements and certification by May 31 of each year of the term of the Loan shall constitute an event of default of the Loan.
- (4) This Note may be prepaid in whole or in part at any time, without penalty or premium. Any prepayment hereunder shall be applied first to unpaid costs of collection, servicing fees, and late charges, if any, then to accrued, deferred and unpaid interest and the balance, if any, to the principal balance of this Note. The Borrower fully intends to make prepayments to Florida Housing from time to time in accordance with the debt service schedule attached hereto as Exhibit "A".
- (5) After maturity, default or acceleration, this Note shall bear interest at the Default Interest Rate (as herein defined) from the due date until paid in full or until this Note is otherwise reinstated.
- (6) All terms hereunder shall be as construed and defined in Chapter 67-48, Fla. Admin. Code, in effect as of March 30, 2008 (the "Rule"), or the Construction Loan Agreement, as the context may require.

- (7) The Borrower shall provide to Florida Housing and the Servicer a certified annual budget of income and expenses for the Development no later than thirty (30) days prior to the beginning of the Borrower's fiscal year.

This Note is secured by a Mortgage and Security Agreement (the "Mortgage") encumbering certain real property and improvements located in Highlands County, Florida (the "Development") and by an Assignment of Leases, Rents and Contract Rights, all of even date herewith. The foregoing, this Note and all other agreements, instruments and documents delivered in connection therewith and herewith are collectively referred to as the "Loan Documents."

This Note has been executed and delivered in, and is to be governed by and construed under the laws of the State of Florida, as amended, except as modified by the laws and regulations of the United States of America.

The Borrower shall have no obligation to pay interest or payments in the nature of interest in excess of the maximum rate of interest allowed to be contracted for by law, as changed from time to time, applicable to this Note (the "Maximum Rate"). Any interest in excess of the Maximum Rate paid by the Borrower ("Excess Sum") shall be credited as a payment of principal, or, if the Borrower so requests in writing, returned to the Borrower, or, if the indebtedness and other obligations evidenced by this Note have been paid in full, returned to the Borrower together with interest at the same rate as was paid by the Borrower during such period. Any Excess Sum credited to principal shall be credited as of the date paid to Florida Housing. The Maximum Rate varies from time to time and from time to time there may be no specific maximum rate. Florida Housing may, without such action constituting a breach of any obligations to the Borrower, seek judicial determination of the Maximum Rate of interest, and its obligation to pay or credit any proposed Excess Sum to the Borrower.

The "Default Interest Rate" and, in the event no specific Maximum Rate is applicable, the Maximum Rate shall be eighteen percent (18%) per annum.

Florida Housing shall have the right to declare the total principal sum hereof, or so much thereof as may be outstanding, together with accrued interest and all other costs, fees, and expenses payable by Borrower under the Loan Documents or this Note, to be immediately due and payable in advance of the Maturity Date upon the failure of Borrower to pay when due, taking into account applicable grace periods, and rights to cure set forth in the Loan Documents, any payment of principal or interest or other amount due hereunder, or upon the occurrence of an event of default pursuant to any other Loan Document now or hereafter evidencing, securing or guaranteeing payment of this Note not cured within any applicable cure period. Exercise of this right shall be without notice to Borrower or to any other person liable for payment hereof, notice of such exercise being hereby expressly waived.

Any payment hereunder not paid when due (at maturity, upon acceleration or otherwise) taking into account applicable grace periods shall bear interest at the Default Interest Rate from the due date until paid.

Provided that Florida Housing has not accelerated this Note, the Borrower shall pay Florida Housing a late charge of five percent (5%) of any required payment which is not received by Florida Housing within fifteen (15) days of the due date of said payment. The parties agree that said charge is a fair and reasonable charge for the late payment and shall not be deemed a penalty.

Time is of the essence hereunder. In the event that this Note is collected by law or through attorneys at law, or under advice therefrom, the Borrower agrees to pay all costs of collection, including reasonable attorneys' fees, whether or not suit is brought, and whether incurred in connection with collection, trial, appeal, bankruptcy or other creditors' proceedings or otherwise.

Acceptance of partial payments or payments marked "payment in full" or "in satisfaction" or words of similar effect shall not affect the duty of Borrower to pay all obligations due hereunder, and shall not affect the right of Florida Housing to pursue all remedies available to it under any Loan Document.

The remedies of Florida Housing shall be cumulative and concurrent, and may be pursued singularly, successively or together, at the sole discretion of Florida Housing, and may be exercised as often as occasion therefor shall arise. No action or omission of Florida Housing, including specifically any failure to exercise or forbearance in the exercise of any remedy, shall be deemed to be a waiver or release of the same, such waiver or release to be effected only through a written document executed by Florida Housing and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as continuing or as constituting a course of dealing, nor shall it be construed as a bar to, or as a waiver or release of, any subsequent remedy as to a subsequent event.

Any notice to be given or to be served upon any party hereto, in connection with this Note, whether required or otherwise, may be given in any manner permitted under the Loan Documents.

The term "other person liable for payment hereof" shall include any endorser, guarantor, surety or other person now or hereafter primarily or secondarily liable for the payment of this Note, whether by signing this or another instrument. The successors and assigns of the Borrower shall be bound by the terms of this Note; the rights and privileges of Florida Housing under this Note shall inure to the benefit of its successors and assigns.

The characterizations of the obligations of the Borrower hereunder as recourse, limited recourse or non-recourse shall be governed by Section 5.5 of the Mortgage and shall be subject to the terms thereof.

Whenever the context so requires, the neuter gender includes the feminine and/or masculine, as the case may be, and the singular number includes the plural, and the plural number includes the singular. Capitalized terms used herein and not otherwise defined herein shall have the definitions ascribed to them in the Construction Loan Agreement.

The Borrower and any other person liable for the payment hereof respectively, hereby (a) expressly waive any valuation and appraisal, presentment, demand for payment, notice of dishonor, protest, notice of nonpayment or protest, and diligence in collection; (b) consent that Florida Housing may, from time to time and without notice to any of them or demand, (i) extend, rearrange, renew or postpone any or all payments, (ii) release, exchange, add to or substitute all or any part of the collateral for this Note, and/or (iii) release the Borrower (or any co-Borrower) or any other person liable for payment hereof, without in any way modifying, slicing, releasing, affecting or limiting their respective liability or the lien of any security instrument; and (c) agree that Florida Housing, in order to enforce payment of this Note against any of them, shall not be required first to institute any suit or to exhaust any of its remedies against the Borrower (or any co-Borrower) or against any other person liable for payment hereof or to attempt to realize on any collateral for this Note.

BY EXECUTING THIS NOTE, THE BORROWER KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHTS OR THE RIGHTS OF ITS ASSIGNS, SUCCESSORS OR PERSONAL REPRESENTATIVES TO A TRIAL BY JURY, IF ANY, IN ANY ACTION, PROCEEDING OR SUIT, WHETHER ARISING IN CONTRACT, TORT OR OTHERWISE, AND WHETHER ASSERTED BY WAY OF COMPLAINT, ANSWER, CROSS CLAIM, COUNTERCLAIM, AFFIRMATIVE DEFENSE OR OTHERWISE, BASED ON, ARISING OUT OF, UNDER OR IN CONNECTION WITH, THIS NOTE OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT TO BE EXECUTED IN CONNECTION HERewith OR WITH THE INDEBTEDNESS EVIDENCED HEREBY OR THE RENEWAL, MODIFICATION OR EXTENSION OF ANY OF THE FOREGOING OR ANY FUTURE ADVANCE THEREUNDER. THIS PROVISION IS A MATERIAL INDUCEMENT FOR FLORIDA HOUSING'S EXTENDING CREDIT TO THE BORROWER AND NO WAIVER OR LIMITATION OF FLORIDA HOUSING'S RIGHTS HEREUNDER SHALL BE EFFECTIVE UNLESS IN WRITING AND MANUALLY SIGNED ON FLORIDA HOUSING'S BEHALF.

The Borrower acknowledges that the above paragraph has been expressly bargained for by Florida Housing as part of the transaction with the Borrower and that, but for Borrower's agreement thereto, Florida Housing would not have extended the Loan evidenced by this Note for the terms and at the interest rates provided herein.

The provisions of this Note are subject to the provisions of the Capital Fund Financing Rider attached hereto and made a part hereof.

[SIGNATURE PAGE TO FOLLOW]

SIGNATURE PAGE FOR
PROMISSORY NOTE

(Lakeside Park I / SAIL / RPP 2008-01-06)

IN WITNESS WHEREOF, the Borrower has executed this Note on the day and year first written above.

WITNESSES:

Penny Pieratt
Print: Penny Pieratt
Chris DeSousa
Print: Chris DeSousa

AVON PARK HOUSING AUTHORITY, a public body corporate and politic duly created, organized and existing under the laws of the State of Florida

By: Larry Shoeman
Larry Shoeman, Executive Director

Address: c/o Larry Shoeman
P. O. Box 1327
Avon Park, Florida 33825

[SEAL]

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me this 23rd day of August, 2011, by LARRY SHOEMAN, as Executive Director of AVON PARK HOUSING AUTHORITY, a public body corporate and politic duly created, organized and existing under the laws of the State of Florida, on behalf of the authority. Said person is personally known to me or has produced a valid driver's license as identification.



Beatriz Billians
Notary Public, State of Florida
Print Name: Beatriz Billians
My Commission Expires: 9/14/2013
My Commission No.: DD 925244

Promissory Note
Lakeside Park I (SAIL)

THE HOUSING AUTHORITY OF AVON PARK
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
North Central Heights Community Center
709 Juneberry Street, Avon Park, FL 33825
February 18 2025, 5:30 P.M.
Meeting Minutes

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

B. Public Comments/Presentations:

C. Communications:

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

E. Secretary Report & Old Business:

- 6 Move Ins—1 @ NCH I, 1 @ NCH II, 1 @ Cornell, 2 @ Lakeside Park I, 1 @ Lakeside Park II
- 5 Move Outs—1 @ NCH I-non pmt rent, 1 @ NCH II-non pmt rent, 2 @ Lakeside Park II—1 abandoned & 1 moved to Gainesville/health issues, 1 @ Delaney-moved in with family
- NSPIRE/REAC Lakeside Park I—scheduled for February 5th—preliminary score 87%
- Financial Auditor scheduled for week of March 3rd
- NSPIRE/REAC Ridgedale—scheduled for March 19th

F. New Business:

- Appointed Commissioner Carmelo Pineiro as the next Chairperson due to Commissioner Chet Brojek's resignation. Commissioner Dilday motioned and Commissioner Knighten seconded, carried unanimously.

G. Unfinished Business, Concerns of Commissioners:

- Waiting list—advised by the commissioners to enter income limits for multi-family in the online waiting list

H. Next Meeting: Tuesday, March 18, 2025 at 5:30pm

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

Accepted _____

Attest _____

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

Meeting Minutes

ROLL CALL: Director Brojek called the meeting to order at 6:10 PM. Secretary Penny Pieratt called the roll with the following directors present: Brojek, Pineiro, Pough, Dilday, and Knighten. Absent: Director Jackson. Guest: Emilio Garibaldi Jr, Director of Commercial Real Estate and Investments, Padrika Sheppard, Kelvin Sheppard

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

COMMUNICATIONS:

SECRETARY REPORT AND OLD BUSINESS:

- 6 Move Ins—1 @ NCH I, 1 @ NCH II, 1 @ Cornell, 2 @ Lakeside Park I, 1 @ Lakeside Park II
- 5 Move Outs—1 @ NCH I-non pmt rent, 1 @ NCH II-non pmt rent, 2 @ Lakeside Park II—1 abandoned & 1 moved to Gainesville/health issues, 1 @ Delaney—moved in with family
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NEW BUSINESS:

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- Waiting list—advised by the commissioners to enter income limits for multi-family in the online waiting list

Next Board Meeting: Tuesday, March 18, 2025

ADJOURN: There being no further business to come before the Board, Director Brojek adjourned the meeting at 6:15pm; motioned by Director Knighten and second by Director Pineiro.

Accepted _____

Accepted _____

Attest SEAL _____

OCCUPANCY/VACANCY REPORT

Feb-25

Delaney Heights - (50 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
503	1	6/18/2024			OPEN 58117		Passed away MI 3/3
527	1	7/29/2024			OPEN 58340		Criminal
520	1	10/21/2024			OPEN 58997		Dogs bit tenant
303	1	11/30/2024			OPEN 59408		Passed away
506	0	1/7/2025			OPEN 59603		Moved back in with mom

TOTAL DELANEY HEIGHTS VACANT - 5

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>
27	3	7/30/2024	2/13/2025	15	183	198	Unreported income
1314	4	10/21/2024			OPEN 58996		Criminal/eviction
25E	2	10/30/2024	2/28/2025	28	93	121	VAWA
39	3	2/19/2025	2/21/2025	1	1	2	No notice given

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>
201	3	3/6/2024			331		No reason/Richardson's temp
358	3	5/14/2024	2/18/2025	4	275	279	Abandoned unit
228	3	7/9/2024			OPEN 58154		Unreported income
334	3	8/6/2024			204		No notice given
202	2	9/17/2024			OPEN 58830		Needed 3 bedrooms transfer 239
337	1	11/4/2024			OPEN 59110		Needs public transportation
224	2	1/2/2025			OPEN 59545		Moved to Gainesville/health
351	4	1/6/2025			OPEN 59590		Abandoned unit

TOTAL LAKESIDE PARK II VACANT - 7

SUBMITTED BY PENNY PIERATT, CEO

OCCUPANCY/VACANCY REPORT FEBRUARY 2025

Ridgedale - (36 units)

<u>Unit #/Add</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
744	3	9/19/2022	2/27/2025	30	850	880	Ceiling collapse
702	4	11/14/2022	2/3/2025	95	655	750	Criminal Activity
720	3	11/18/2022	2/3/2025	24	752	776	Criminal Activity
708	4	5/31/2023		*MOLD*	OPEN 54905		Moved to LP1
730	3	6/13/2023		*MOLD*	OPEN 55186		Moved to LP1
707	3	6/22/2023		*MOLD*	OPEN 55227		Evicted
722	3	4/22/2024			OPEN 57548		Moved to NC
714	2	6/28/2024			OPEN 58088		Non payment rent
732	2	7/18/2024			OPEN 58354		Transferred to 729
740	2	7/22/2024			OPEN 58329		Transferred to 701
713	2	11/6/2024			107		Unreported income
728	3	2/19/2025			OPEN 59937		Unreported income

TOTAL RIDGEDALE VACANT - 9

OCCUPANCY/VACANCY REPORT
Feb-25

North Central Heights I - (40 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
624	3	6/17/2024			121		No notice given
649	2	9/27/2024			OPEN 58815		Multiple Issues
647	3	11/8/2024			OPEN 59339		Abandoned unit
642	2	1/2/2025			OPEN 59561		Non renewal non pmt rent
TOTAL NCH I VACANT - 4							

North Central Heights II - (32 units)

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
722	3	8/1/2024			OPEN 58358		Non pmt rent
303	3	11/12/2024			OPEN 59340		Rent too high
737	3	11/25/2024			OPEN 59341		Non pmt rent
736	4	1/3/2025			OPEN 59562		Non renewal non pmt rent
720	3	2/25/2025			OPEN 59983		No notice given
TOTAL NCH II VACANT - 5							
SUBMITTED BY: PENNY PIERATT, CEO							

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

<u>Unit #</u>	<u>Bdrm</u>	<u>Move-Out</u>	<u>Move-In</u>	<u>#Days in Mgmt</u>	<u>#Days in Maint.</u>	<u>#Vacancy Days</u>	<u>Reason For Vacancy</u>
38186	3	6/13/2024			127		Moved out of state
38284	3	12/19/2024	2/14/2025	42	15	57	No notice given
38228	3	2/18/2025			OPEN 59907		Eviction--non pmt rent
TOTAL CORNELL VACANT - 2							

OCCUPANCY/VACANCY REPORT

Feb-25

Intent to Vacate --

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

Evictions -

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

Cornell=unit 38178=3bdrm=non prnt rent

WAITING LIST

2024		2024		2024		2024	
DELANEY HEIGHTS		LAKESIDE PARK I		LAKESIDE PARK II			
1 BDRM	25	1 BDRM	0	1 BDRM	12		
TOTAL	25	2 BDRM	3	2 BDRM	12		
		3 BDRM	1	3 BDRM	27		
		4 BDRM	0	4 BDRM	6		
		5 BDRM	0	5 BDRM	0		
		TOTAL	4	TOTAL	57		
2024		2024		2024		2024	
RIDGE DALE		NORTH CENTRAL HEIGHTS		CORNELL COLONY		OPEN	
1 BDRM	31	2 BDRM	42	3 BDRM	43		
2 BDRM	12	3 BDRM	44				
3 BDRM	6	4 BDRM	20				
4 BDRM	10	TOTAL	106				
TOTAL	59						
SUBMITTED BY PENNY PIERATT, CEO				TOTAL		294	

Tenant Accounts Receivable
28-Feb-25

<u>Delaney Heights</u>		<u>Amt</u>	<u>Reason</u>
L. Gunter	\$	29.98	Late fee
J. Kerneuy	\$	2.00	Balance rent
M. Montes	\$	0.57	Work order
DH Total	\$	32.55	
<u>Lakeside Park I</u>			
M. Diaz	\$	55.35	Rent
T. Jones	\$	3,723.57	Rent, unreported income (pmts)
T. Taylor	\$	70.00	Work order
S. White	\$	23.23	Late fee
Lakeside I Total	\$	3,872.15	
<u>Lakeside Park II</u>			
Q. Ash Birts	\$	125.00	Work order
E. Baldomero	\$	17.54	Work order
P. Catrett	\$	568.00	Rent, late fee
B. Concepcion	\$	468.00	Rent, late fee
J. Denson	\$	9.00	Late fee
N. Jones	\$	55.42	Move out charges
M. Lenton	\$	68.67	Work order
A. Otero	\$	68.09	Work order
F. Pabon Baez	\$	677.00	Rent, late fee
A. Thompson	\$	579.00	Rent, late fee
S. Valentine Lopez	\$	320.00	Work order
Lakeside II Total	\$	2,955.72	
<u>NCH I</u>			
G. Coleman	\$	2.52	Balance on move in rent
K. Dillard	\$	49.75	Work order
J. Hamilton	\$	27.66	Work order
S. Valentin	\$	0.52	Balance on move in rent
T. Williams	\$	37.00	Late fee
NCH I Total	\$	117.45	
<u>NCH II</u>			
C. Dawkins	\$	17.00	Balance late fee
J. Fabian	\$	1.42	Balance rent
S. Johnson	\$	112.65	Late fee
J. Matthews	\$	19.75	Work order
C. Redding	\$	0.89	Work order
S. Rivera Butler	\$	184.84	Late fees
K. Teuton	\$	30.87	Work order
C. Wooden	\$	2,873.75	Rent, late fee
J. Zachery	\$	26.00	Balance late fee
NCH II Total	\$	3,267.17	

Submitted by:

Penny Pieratt, CEO

Tenant Accounts Receivable
28-Feb-25

Cornell Colony

L. Adkins	\$	39.01	Late fee
S. Butler	\$	0.62	Work Order
R. Carrasquillo	\$	29.05	Work Order
E. Leon	\$	1,079.07	Rent, late fee
G. Mendoza Resto	\$	127.04	Late fee
E. Rodriguez	\$	22.67	Work Order
J. Rodriguez	\$	3,229.00	Rent
S. Wilburn	\$	35.00	Late fee
Cornell Total	\$	4,561.46	

Ridgedale

C. Coley	\$	1.00	Late fee
T. Owensburse	\$	0.69	Balance rent
Ridgedale Total	\$	1.69	

GRAND TOTAL	\$ 14,808.19
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WRITE OFFS

Delaney	\$	-	
Lakeside Park I	\$	-	
Lakeside Park I	\$	-	
Lakeside Park II	\$	-	
NCH I	\$	-	
NCH II	\$	1,416.00	T. Otero
Ridgedale	\$	3,147.86	L. Peralta
Cornell	\$	4,208.94	C. Anderson
TOTAL	\$	8,772.80	

Submitted by:
Penny Pieratt,CEO

Daily Tasks:

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

Preventive Maintenance:

Work from preventive maintenance inspections are on-going. 68 hours were taken during the month of February for sick (20 hours), vacation (8 hours), holiday (40 hours)

Maintenance		
Delaney Heights Inspections	15	
Lakeside Park I Inspections	0	
Lakeside Park II Inspections	15	
Ridgedale Inspections	1	
NCH I Inspections	3	
NCH II Inspections	0	
Cornell Colony Inspections	7	
Total	41	
Delaney Heights Vacancies	1	
Lakeside Park I Vacancies	1	
Lakeside Park II Vacancies	1	
Ridgedale Vacancies	1	
NCH I Vacancies	0	
NCH II Vacancies	1	
Cornell Colony Vacancies	0	Contractor
		Property Manager
Delaney Heights Move Ins	0	0
Lakeside Park I Move Ins	3	3
Lakesdie Park II Move Ins	1	1
Ridgedale Move Ins	3	3
NCH I Move Ins	0	0
NCH II Move Ins	0	0
Cornell Colony Move Ins	1	1
Total	8	
Delaney Heights Move Outs	0	
Lakeside Park I Move Outs	1	
Lakeside Park II Move Outs	0	
Ridgedale Move Outs	1	
NCH I Move Outs	0	
NCH II Move Outs	1	
Cornell Colony Move Outs	1	
Total	4	

Submitted by Penny Pieratt, CEO



Avon Park Housing Authority
P.O. Box 1327
Avon Park, FL 33826-1327
(863) 452 4432 Ext. 103
Fax (863) 452 5455

Penny Pieratt
Chief Executive Officer



February 2025

181 Work orders completed

Turnovers completed:

1. 358 Shoreline Drive
2. 39 Tulane Drive
3. 713 Fairview Terrace
4. 503 Alton Street
5. 722 Juneberry Loop—Contractor completed

Pest control carried out at Ridgedale and Delaney Heights

A/C Tune Ups carried out at Ridgedale by Lakeside Air

NSPIRE Preparation at Ridgedale Apartments for upcoming inspection

Termite inspection carried out at Ridgedale Apartments

Smoke Detector and Fire Extinguisher checks carried out on all properties

Submitted by: Daniel Whitlock, Maintenance Supervisor

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 2/1/2025 - 2/28/2025

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off	
OTERO TIRSA A		23988	583-79-7771	720 JUNE BERRY STREET AVON PARK FL 33825-			
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-257-4631			
AC00063002	RENT	2/1/2025	\$383.00	2/26/2025	\$0.00	\$383.00	
AR00138407	RENT	2/26/2025	\$683.00	2/26/2025	\$0.00	\$683.00	
AR00138408	MAINT	2/26/2025	\$100.00	2/26/2025	\$0.00	\$100.00	
AR00138409	MAINT	2/26/2025	\$50.00	2/26/2025	\$0.00	\$50.00	
AR00138410	MAINT	2/26/2025	\$100.00	2/26/2025	\$0.00	\$100.00	
AR00138411	MAINT	2/26/2025	\$50.00	2/26/2025	\$0.00	\$50.00	
AR00138412	MAINT	2/26/2025	\$50.00	2/26/2025	\$0.00	\$50.00	
Totals			\$1,416.00		\$0.00	\$1,416.00	
PHA: 02 PROJECT: 002		Totals			\$1,416.00	\$0.00	\$1,416.00
PHA: 02		Totals			\$1,416.00	\$0.00	\$1,416.00
PERALTA ROCHA LEYDIS		26558	599-42-8916	38228 EZRA CIRCLE AVON PARK FL 33825-			
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-202-9339			
AR00135877	LATECG	8/23/2024	\$27.00	2/20/2025	\$0.00	\$27.00	
AR00136237	LATECG	9/9/2024	\$41.00	2/20/2025	\$0.00	\$41.00	
AR00137185	LATECG	11/25/2024	\$81.00	2/20/2025	\$0.00	\$81.00	
AC00062547	RENT	12/1/2024	\$459.00	2/20/2025	\$0.00	\$459.00	
AR00137526	LATECG	12/10/2024	\$83.00	2/20/2025	\$0.00	\$83.00	
AC00062791	RENT	1/1/2025	\$759.00	2/20/2025	\$0.00	\$759.00	
AC00063034	RENT	2/1/2025	\$759.00	2/20/2025	\$0.00	\$759.00	
AR00138329	MISC	2/10/2025	\$150.00	2/20/2025	\$0.00	\$150.00	
AR00138328	MISC	2/10/2025	\$325.00	2/20/2025	\$0.00	\$325.00	
AR00138387	MAINT	2/20/2025	\$100.00	2/20/2025	\$0.00	\$100.00	
AR00138389	MAINT	2/20/2025	\$118.86	2/20/2025	\$0.00	\$118.86	
AR00138390	MAINT	2/20/2025	\$45.00	2/20/2025	\$0.00	\$45.00	
AR00138388	MAINT	2/20/2025	\$200.00	2/20/2025	\$0.00	\$200.00	
Totals			\$3,147.86		\$0.00	\$3,147.86	
PHA: 03 PROJECT: 001		Totals			\$3,147.86	\$0.00	\$3,147.86
PHA: 03		Totals			\$3,147.86	\$0.00	\$3,147.86
ANDERSON CHIQUETA D		12560	595-96-9580	728 FAIRVIEW TERR APT#9 AVON PARK FL 33825-			
Current Balance: \$0.00		Current Deposit: \$0.00		Phone Number: 863-257-7641			
WO00005342	WKORD	3/20/2024	\$16.23	2/20/2025	\$0.00	\$16.23	
AR00137948	RETRO	1/22/2025	\$2,420.43	2/20/2025	\$0.00	\$2,420.43	
AC00063171	RENT	2/1/2025	\$639.88	2/20/2025	\$0.00	\$639.88	
AR00138378	MAINT	2/20/2025	\$100.00	2/20/2025	\$0.00	\$100.00	
AR00138377	MAINT	2/20/2025	\$250.00	2/20/2025	\$0.00	\$250.00	
AR00138384	MAINT	2/20/2025	\$170.00	2/20/2025	\$0.00	\$170.00	
AR00138379	MAINT	2/20/2025	\$100.00	2/20/2025	\$0.00	\$100.00	
AR00138380	MAINT	2/20/2025	\$200.00	2/20/2025	\$0.00	\$200.00	
AR00138383	MAINT	2/20/2025	\$100.00	2/20/2025	\$0.00	\$100.00	
AR00138382	MAINT	2/20/2025	\$150.00	2/20/2025	\$0.00	\$150.00	
AR00138381	MAINT	2/20/2025	\$62.40	2/20/2025	\$0.00	\$62.40	
Totals			\$4,208.94		\$0.00	\$4,208.94	

AVON PARK HOUSING AUTHORITY COLLECTION LOSS QUERY REPORT

Write Off Date Range 2/1/2025 - 2/28/2025

Reference#	Group	Posted Date	Original Amount Written Off	Date Written Off	Amount Collected	Remaining Write Off
PHA: 07 PROJECT: 002		Totals	\$4,208.94		\$0.00	\$4,208.94
PHA: 07		Totals	\$4,208.94		\$0.00	\$4,208.94
Grand Totals			\$8,772.80		\$0.00	\$8,772.80

Selection Criteria: Tenant #: ALL PHA: ALL Project: ALL Write Off Date Range: 2/1/2025 - 2/28/2025
 Include Family Member Information: False Sort By: PHA/Project/First Name

CASH ANALYSIS
2/28/2025

		<u>Escrows/Reserves</u>	
Petty Cash	\$ 100.00		
Avon Park Development Corp	\$ 220,774.82		
North Central Heights I General Fund	\$ 125,999.09	NCH I Reserves/Bonneville	\$ 161,126.22
NCH I Security Deposit	\$ 10,871.72	NCH I Insurance	\$ 40,303.03
OWES APHDC Cash Distribution	\$ (143,296.00)		
North Central Heights II General Fund	\$ 97,453.03	NCH II Reserves/Bonneville	\$ 128,859.55
NCH II Security Deposit	\$ 8,358.45	NCH II Insurance	\$ 30,345.04
Cornell Colony General Fund	\$ 483,140.54	CC Reserves/Amerinat	\$ 111,797.82
Cornell Colony Security Deposit	\$ 13,647.84	CC Insurance	\$ 52,984.92
		CC Reserves/Amerinat	121,247.76
		CC Reserves/Heartland	\$ 84,000.00
Lakeside Park I General Fund	\$ 5,082.31	LPI Reserves/First Hsg	\$ 37,310.75
LPI Security Deposit	\$ 2,442.53	LPI Insurance	\$ 6,985.72
Lakeside Park II General Fund	\$ 229,423.79	LPII Reserves/Churchill	\$ 212,190.08
		O&M Reserves/Churchill	\$ 25,600.00
Availble Funds	\$ 229,423.79	Operating Res./Churchill	\$ 58,000.00
LPII Security Deposit	\$ 16,292.47	LPII Insurance	\$ 60,179.02
		GNMA-Other Churchill	\$ 17,131.26
Delaney Heights General Fund	\$ 69,266.23	DH Reserves/South State	\$ 90,537.40
DH Security Deposit	\$ 10,085.91		
COCC	\$ 13,322.78		
Ridgedale General Fund	\$ 11,277.28	RD Reserves/Centennial	\$ 57,351.13
Ridgedale Security Deposit	\$ 7,490.09	RD Insurance	\$ 23,145.28
		RD Residual Reserves	\$ 9,164.06
*Ridgedale OWES COCC	\$ (245,906.69)	RD MIP Insurance	\$ 1,365.43

SUBMITTED BY: PENNY PIERATT, CEO

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

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended February 28, 2025	2 Month(s) Ended February 28, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 001 4110.00 5		1,552.62	3,252.92	3,697.66	444.74
Legal Expense	02 001 4130.00 5		0.00	0.00	83.32	83.32
Staff Training	02 001 4140.00 5		0.00	0.00	166.66	166.66
Travel	02 001 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	02 001 4170.00 5		0.00	0.00	666.66	666.66
Audit Fees	02 001 4171.00 5		0.00	0.00	741.66	741.66
Employee Benefits Cont - Admin	02 001 4182.00 5		517.12	1,037.09	2,152.16	1,115.07
Sundry	02 001 4190.00 5		0.00	0.00	183.32	183.32
Telephone	02 001 4190.2 5		102.72	196.22	200.00	3.78
Tenant Background Checks	02 001 4190.20 5		0.00	186.28	83.32	(102.96)
Postage	02 001 4190.3 5		0.00	0.00	8.32	8.32
Eviction Costs	02 001 4190.4 5		0.00	0.00	83.32	83.32
Water	02 001 4310.00 5		0.00	0.00	72.66	72.66
Electricity	02 001 4320.00 5		329.25	329.25	677.16	347.91
Sewer	02 001 4390.00 5		0.00	0.00	41.50	41.50
Labor	02 001 4410.00 5		1,671.99	3,484.94	4,248.16	763.22
Maintenance Materials	02 001 4420.00 5		1,955.53	2,087.41	3,157.32	1,069.91
Contract Costs	02 001 4430.00 5		0.00	0.00	2,068.66	2,068.66
Contract Costs-Pest Control	02 001 4430.1 5		0.00	0.00	648.82	648.82
Contract Costs-Plumbing	02 001 4430.2 5		0.00	0.00	469.32	469.32
Contract Costs - AC	02 001 4430.4 5		164.64	164.64	3,143.32	2,978.68
Contract Costs - Lawn	02 001 4430.5 5		2,044.00	4,088.00	5,370.00	1,282.00
Contract Costs - Vacancy Turnaround	02 001 4430.6 5		0.00	0.00	2,310.00	2,310.00
Garbage and Trash Collection	02 001 4431.00 5		0.00	0.00	85.50	85.50
Emp Benefit Cont - Maintenance	02 001 4433.00 5		821.24	1,648.49	2,053.82	405.33
Insurance - Property	02 001 4510.00 5		2,865.65	5,816.71	6,258.00	441.29
Bad Debts - Other	02 001 4570.00 5		0.00	928.84	833.32	(95.52)
Bonneville Interest	02 001 4580.01 5		3,588.22	7,179.86	7,144.82	(35.04)
Other General Expense	02 001 4590.00 5		55.52	55.52	166.66	111.14
Management Fees	02 001 4590.02 5		1,406.90	2,787.05	4,635.00	1,847.95
Total Operating Expenses			17,075.40	33,243.22	51,533.76	18,290.54
Operating Revenues						
Dwelling Rent	02 001 3110.00 5		27,984.48	55,481.21	57,937.00	(2,455.79)
Total Operating Revenues			27,984.48	55,481.21	57,937.00	(2,455.79)
Total Operating Revenues and Expenses			10,909.08	22,237.99	6,403.24	15,834.75
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	02 001 3610.01 5		0.00	1,038.38	0.00	1,038.38
Other Income - Tenant	02 001 3690.00 5		215.58	711.69	1,103.82	(392.13)
Total Other Revenues and Expenses			215.58	1,750.07	1,103.82	646.25
Total Other Revenues and Expenses			215.58	1,750.07	1,103.82	646.25
Total Net Income (Loss)			11,124.66	23,988.06	7,507.06	16,481.00

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

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended February 28, 2025	2 Month(s) Ended February 28, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	02 002 4110.00 5		1,272.08	2,649.44	3,016.82	367.38
Legal Expense	02 002 4130.00 5		150.00	150.00	50.00	(100.00)
Staff Training	02 002 4140.00 5		0.00	0.00	83.32	83.32
Travel	02 002 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	02 002 4170.00 5		0.00	0.00	625.00	625.00
Audit Fees	02 002 4171.00 5		0.00	0.00	583.32	583.32
Employee Benefits Cont - Admin	02 002 4182.00 5		425.37	851.84	1,755.32	903.48
Sundry	02 002 4190.00 5		0.00	106.06	166.66	60.60
Telephone	02 002 4190.2 5		0.00	0.00	50.00	50.00
Tenant Background Check	02 002 4190.20 5		0.00	0.00	150.00	150.00
Eviction Costs	02 002 4190.4 5		0.00	235.00	83.32	(151.68)
Water	02 002 4310.00 5		30.00	30.00	0.00	(30.00)
Electricity	02 002 4320.00 5		153.75	153.75	165.00	11.25
Labor	02 002 4410.00 5		1,480.05	3,084.02	3,832.32	748.30
Maintenance Materials	02 002 4420.00 5		638.55	742.17	2,199.00	1,456.83
Contract Costs	02 002 4430.00 5		0.00	0.00	375.16	375.16
Contract Costs-Pest Control	02 002 4430.1 5		0.00	0.00	524.82	524.82
Contract Costs - Lawn	02 002 4430.3 5		1,606.00	3,212.00	4,012.32	800.32
Contract Costs - AC	02 002 4430.4 5		294.36	319.36	2,235.50	1,916.14
Contract Costs - Vacancy Turnaround	02 002 4430.6 5		0.00	2,500.00	3,825.50	1,325.50
Garbage and Trash Collection	02 002 4431.00 5		19.85	19.85	11.00	(8.85)
Emp Benefit Cont - Maintenance	02 002 4433.00 5		752.16	1,509.66	1,912.00	402.34
Insurance - Property	02 002 4510.00 5		2,564.89	5,196.88	4,929.82	(267.06)
Bad Debts - Other	02 002 4570.00 5		1,416.00	1,416.00	833.32	(582.68)
Bonneville Interest	02 002 4580.01 5		3,245.97	6,495.03	6,463.32	(31.71)
Other General Expense	02 002 4590.00 5		55.52	55.52	125.00	69.48
Management Fees	02 002 4590.02 5		1,788.32	3,613.00	4,115.82	502.82
Total Operating Expenses			15,892.87	32,339.58	42,165.32	9,825.74
Operating Revenues						
Dwelling Rent	02 002 3110.00 5		22,664.94	44,018.43	51,448.32	(7,429.89)
Total Operating Revenues			22,664.94	44,018.43	51,448.32	(7,429.89)
Total Operating Revenues and Expenses			6,772.07	11,678.85	9,283.00	2,395.85
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	02 002 3610.01 5		0.00	825.40	0.00	825.40
Other Income - Tenant	02 002 3690.00 5		1,036.62	1,634.65	1,167.32	467.33
Total Other Revenues and Expenses			1,036.62	2,460.05	1,167.32	1,292.73
Total Other Revenues and Expenses			1,036.62	2,460.05	1,167.32	1,292.73
Total Net Income (Loss)			7,808.69	14,138.90	10,450.32	3,688.58

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

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended February 28, 2025	2 Month(s) Ended February 28, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	03 001 4110.00 5		1,739.66	3,655.26	4,151.66	496.40
Legal Expense	03 001 4130.00 5		0.00	300.00	83.32	(216.68)
Staff Training	03 001 4140.00 5		0.00	0.00	150.00	150.00
Travel	03 001 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	03 001 4170.00 5		0.00	0.00	533.32	533.32
Computer Support/Licensing Fees	03 001 4170.20 5		0.00	0.00	66.66	66.66
Audit Fees	03 001 4171.00 5		0.00	0.00	850.00	850.00
Employee Benefits Cont - Admin	03 001 4182.00 5		578.30	1,160.61	2,416.82	1,256.21
Sundry	03 001 4190.00 5		0.00	0.00	250.00	250.00
Tenant Background Checks	03 001 4190.02 5		0.00	0.00	53.32	53.32
Bank Fees	03 001 4190.19 5		0.00	118.06	0.00	(118.06)
Telephone/Communications	03 001 4190.20 5		131.97	247.60	333.32	85.72
Eviction Costs	03 001 4190.40 5		90.00	560.00	83.32	(476.68)
Water	03 001 4310.00 5		15.65	15.65	73.16	57.51
Electricity	03 001 4320.00 5		122.91	122.91	540.32	417.41
Sewer	03 001 4390.00 5		31.20	31.20	92.16	60.96
Labor	03 001 4410.00 5		2,109.73	4,454.94	4,445.82	(9.12)
Materials	03 001 4420.00 5		1,508.27	1,659.00	3,503.32	1,844.32
Contract Costs	03 001 4430.00 5		0.00	0.00	532.82	532.82
Contract Costs - Pest Control	03 001 4430.10 5		0.00	0.00	2,187.50	2,187.50
Contract Costs-Lawn	03 001 4430.30 5		2,550.00	4,850.00	5,060.00	210.00
Contract Costs - AC	03 001 4430.40 5		188.16	213.16	1,149.32	936.16
Contract Costs - Vacancy Turnaround	03 001 4430.60 5		0.00	0.00	6,204.00	6,204.00
Garbage and Trash Collection	03 001 4431.00 5		61.41	61.41	163.50	102.09
Emp Benefit Cont - Maintenance	03 001 4433.00 5		746.63	1,505.35	1,520.66	15.31
Property Insurance	03 001 4510.00 5		5,093.38	10,089.15	6,841.50	(3,247.65)
Payment in Lieu of Taxes	03 001 4520.00 5		0.00	6,758.40	0.00	(6,758.40)
Bad Debts - Other	03 001 4570.00 5		3,147.86	3,147.86	3,000.32	(147.54)
Management Fees	03 001 4590.01 5		2,150.00	4,235.87	4,005.32	(230.55)
Other General Expense	03 001 4590.02 5		0.00	0.00	1,916.66	1,916.66
Total Operating Expenses			20,265.13	43,186.43	50,291.44	7,105.01
Operating Revenues						
Dwelling Rent	03 001 3110.00 5		33,917.52	66,762.93	66,756.00	6.93
Total Operating Revenues			33,917.52	66,762.93	66,756.00	6.93
Total Operating Revenues and Expenses			13,652.39	23,576.50	16,464.56	7,111.94
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Unrestricted	03 001 3610.00 5		0.00	0.00	21.66	(21.66)
Investment Income - Restricted	03 001 3610.01 5		0.00	6,687.08	0.00	6,687.08
Other Income - Tenant	03 001 3690.00 5		1,743.58	2,807.16	0.00	2,807.16
Other Income - Misc Other Revenue	03 001 3690.01 5		0.00	0.00	916.66	(916.66)
Interest on Loan - Heartland National	03 001 5610.00 5		(3,249.95)	(6,506.29)	(8,500.82)	1,994.53
Total Other Revenues and Expenses			(1,506.37)	2,987.95	(7,562.50)	10,550.45
Total Other Revenues and Expenses			(1,506.37)	2,987.95	(7,562.50)	10,550.45
Total Net Income (Loss)			12,146.02	26,564.45	8,902.06	17,662.39

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

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended February 28, 2025	2 Month(s) Ended February 28, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 001 4110.00 5		531.60	1,269.66	2,253.82	984.16
Legal Expense	04 001 4130.00 5		0.00	0.00	383.32	383.32
Staff Training	04 001 4140.00 5		0.00	0.00	53.32	53.32
Accounting Fees	04 001 4170.00 5		0.00	0.00	550.00	550.00
Audit Fees	04 001 4171.00 5		0.00	0.00	250.00	250.00
Employee Benefits Cont - Admin	04 001 4182.00 5		40.68	97.14	1,024.16	927.02
Sundry	04 001 4190.00 5		0.00	0.00	166.66	166.66
Postage	04 001 4190.30 5		0.00	0.00	16.66	16.66
Eviction Costs	04 001 4190.40 5		0.00	0.00	50.00	50.00
Water	04 001 4310.00 5		0.00	0.00	12.16	12.16
Electricity	04 001 4320.00 5		140.93	140.93	76.32	(64.61)
Sewer	04 001 4390.00 5		0.00	0.00	6.16	6.16
Labor	04 001 4410.00 5		950.32	1,982.03	2,309.16	327.13
Maintenance Materials	04 001 4420.00 5		2,047.45	2,103.97	809.32	(1,294.65)
Contract Costs	04 001 4430.00 5		0.00	0.00	674.00	674.00
Contract Costs - Pest Control	04 001 4430.10 5		0.00	0.00	156.50	156.50
Contract Costs-Lawn	04 001 4430.30 5		266.60	533.20	456.16	(77.04)
Contract Costs - AC	04 001 4430.40 5		70.56	70.56	5,031.00	4,960.44
CONTRACT COST-PLUMBING	04 001 4430.50 5		0.00	0.00	33.32	33.32
Contract Costs - Vacancy Turnaround	04 001 4430.60 5		0.00	0.00	33.32	33.32
Garbage and Trash Collection	04 001 4431.00 5		0.00	0.00	11.00	11.00
Emp Benefit Cont - Maintenance	04 001 4433.00 5		409.14	822.50	1,029.50	207.00
Property Insurance	04 001 4510.00 5		268.85	501.09	2,690.66	2,189.57
Bad Debts - Other	04 001 4570.00 5		0.00	0.00	416.66	416.66
Other General Expense--Florida Hsg F	04 001 4590.00 5		0.00	6,556.00	996.66	(5,559.34)
Management Fees	04 001 4590.01 5		514.08	954.78	1,357.32	402.54
Other General Expense	04 001 4590.02 5		4.73	4.73	250.00	245.27
GROUND LEASE EXPENSE	04 001 4590.03 5		208.33	416.66	416.66	0.00
Extraordinary Maint - Contract Costs	04 001 4610.10 5		0.00	0.00	1,246.66	1,246.66
Total Operating Expenses			5,453.27	15,453.25	22,760.48	7,307.23
Operating Revenues						
Dwelling Rent	04 001 3110.00 5		1,467.01	3,139.40	5,263.16	(2,123.76)
HAP Subsidy	04 001 3110.01 5		6,682.00	12,093.00	17,359.00	(5,266.00)
Total Operating Revenues			8,149.01	15,232.40	22,622.16	(7,389.76)
Total Operating Revenues and Expenses			2,695.74	(220.85)	(138.32)	(82.53)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 001 3610.00 5		0.00	321.79	20.00	301.79
Other Income - Tenant	04 001 3690.00 5		127.43	132.43	541.32	(408.89)
Other Income - Misc Other Revenue	04 001 3690.01 5		0.00	0.00	166.66	(166.66)
Total Other Revenues and Expenses			127.43	454.22	727.98	(273.76)
Total Other Revenues and Expenses			127.43	454.22	727.98	(273.76)
Total Net Income (Loss)			2,823.17	233.37	589.66	(356.29)

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

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended February 28, 2025	2 Month(s) Ended February 28, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 002 4110.00 5		947.00	2,445.01	4,010.66	1,565.65
Legal Expense	04 002 4130.00 5		0.00	0.00	250.00	250.00
Staff Training	04 002 4140.00 5		0.00	0.00	83.32	83.32
Travel	04 002 4150.00 5		0.00	0.00	41.66	41.66
Accounting Fees	04 002 4170.00 5		0.00	0.00	583.32	583.32
Audit Fees	04 002 4171.00 5		0.00	0.00	750.00	750.00
Employee Benefits Cont - Admin	04 002 4182.00 5		72.44	187.03	1,793.50	1,606.47
Sundry	04 002 4190.00 5		0.00	0.00	216.66	216.66
TENANT BACKGROUND CHECKS	04 002 4190.02 5		0.00	0.00	125.00	125.00
Advertising and Marketing	04 002 4190.08 5		290.00	290.00	0.00	(290.00)
Eviction Costs	04 002 4190.40 5		0.00	0.00	41.66	41.66
Water	04 002 4310.00 5		0.00	0.00	34.00	34.00
Electricity	04 002 4320.00 5		48.62	48.62	628.82	580.20
Sewer	04 002 4390.00 5		0.00	0.00	71.00	71.00
Labor	04 002 4410.00 5		1,580.72	3,528.03	3,925.16	397.13
Maintenance Materials	04 002 4420.00 5		1,510.12	1,717.36	2,954.00	1,236.64
Contract Costs	04 002 4430.00 5		0.00	0.00	3,970.82	3,970.82
Contract Costs - Pest Control	04 002 4430.10 5		0.00	0.00	938.66	938.66
Contract Costs-Lawn	04 002 4430.30 5		1,066.40	2,132.80	1,947.00	(185.80)
Contract Costs - AC	04 002 4430.40 5		258.72	258.72	1,688.50	1,429.78
CONTRACT COSTS-PLUMBING	04 002 4430.50 5		0.00	0.00	323.82	323.82
Garbage and Trash Collection	04 002 4431.00 5		22.00	22.00	55.50	33.50
Emp Benefit Cont - Maintenance	04 002 4433.00 5		734.21	1,492.26	1,822.66	330.40
Property Insurance	04 002 4510.00 5		4,446.07	8,757.94	9,679.50	921.56
Bad Debts - Other	04 002 4570.00 5		0.00	2,695.64	750.00	(1,945.64)
Management Fees	04 002 4590.01 5		1,805.22	3,618.80	5,001.16	1,382.36
Other General Expense	04 002 4590.02 5		9.46	9.46	1,500.00	1,490.54
GROUND LEASE EXPENSE	04 002 4590.03 5		8,000.00	16,000.00	16,000.00	0.00
Total Operating Expenses			20,790.98	43,203.67	59,186.38	15,982.71
Operating Revenues						
Dwelling Rent	04 002 3110.00 5		14,841.79	30,195.08	23,352.50	6,842.58
HAP Subsidy	04 002 3110.01 5		17,170.00	31,721.00	60,000.00	(28,279.00)
Total Operating Revenues			32,011.79	61,916.08	83,352.50	(21,436.42)
Total Operating Revenues and Expenses			11,220.81	18,712.41	24,166.12	(5,453.71)
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 002 3610.00 5		0.00	85.38	41.66	43.72
Other Income - Tenants	04 002 3690.00 5		248.00	1,430.39	1,648.32	(217.93)
Other Income - Misc Other Revenue	04 002 3690.02 5		0.00	0.00	166.66	(166.66)
Interest on Loan	04 002 5610.00 5		(4,909.38)	(9,823.55)	(9,775.00)	(48.55)
Total Other Revenues and Expenses			(4,661.38)	(8,307.78)	(7,918.36)	(389.42)
Total Other Revenues and Expenses			(4,661.38)	(8,307.78)	(7,918.36)	(389.42)
Total Net Income (Loss)			6,559.43	10,404.63	16,247.76	(5,843.13)

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

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended February 28, 2025	2 Month(s) Ended February 28, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	04 003 4110.00 5		665.12	1,292.47	2,819.16	1,526.69
Legal Expense	04 003 4130.00 5		0.00	0.00	83.32	83.32
Staff Training	04 003 4140.00 5		0.00	0.00	83.32	83.32
Travel	04 003 4150.00 5		0.00	0.00	83.32	83.32
Accounting Fees	04 003 4170.00 5		0.00	0.00	666.66	666.66
Audit Fees	04 003 4171.00 5		0.00	0.00	950.00	950.00
Employee Benefits Cont - Admin	04 003 4182.00 5		50.89	98.88	1,275.66	1,176.78
Sundry	04 003 4190.00 5		0.00	0.00	100.00	100.00
Contract. Admin	04 003 4190.01 5		0.00	0.00	66.66	66.66
Eviction Costs	04 003 4190.40 5		0.00	0.00	83.32	83.32
Water	04 003 4310.00 5		19.39	19.39	82.00	62.61
Electricity	04 003 4320.00 5		131.59	131.59	588.16	456.57
Natural Gas	04 003 4330.00 5		36.70	36.70	131.32	94.62
Sewer	04 003 4390.00 5		40.30	40.30	92.50	52.20
Labor	04 003 4410.00 5		1,388.78	2,662.66	3,509.32	846.66
Maintenance Materials	04 003 4420.00 5		1,215.25	1,384.81	1,916.66	531.85
Contract Costs	04 003 4430.00 5		305.00	305.00	3,891.00	3,586.00
Contract Costs - Pest Control	04 003 4430.10 5		928.00	928.00	992.16	64.16
Contract Costs-Lawn	04 003 4430.30 5		667.00	1,334.00	2,200.66	866.66
Contract Costs - AC	04 003 4430.40 5		2,261.68	3,471.68	5,155.16	1,683.48
Contract Costs-Plumbing	04 003 4430.50 5		0.00	0.00	83.32	83.32
Contract Costs - Vacancy Turnaround	04 003 4430.60 5		0.00	0.00	73.32	73.32
Garbage and Trash Collection	04 003 4431.00 5		22.00	22.00	57.66	35.66
Emp Benefit Cont - Maintenance	04 003 4433.00 5		706.66	1,399.23	1,680.82	281.59
Property Insurance	04 003 4510.00 5		2,193.19	4,501.35	7,916.00	3,414.65
Bad Debts - Other	04 003 4570.00 5		0.00	244.41	166.66	(77.75)
Management Fees	04 003 4590.01 5		1,001.58	1,988.88	2,151.66	162.78
Other General Expense	04 003 4590.02 5		9.46	9.46	83.32	73.86
GROUND LEASE EXPENSE	04 003 4590.03 5		2,916.67	5,833.34	5,833.32	(0.02)
Extraordinary Maint - Contract Costs	04 003 4610.10 5		0.00	0.00	5,191.32	5,191.32
Total Operating Expenses			14,559.26	25,704.15	48,007.76	22,303.61
Operating Revenues						
Dwelling Rent	04 003 3110.00 5		5,731.89	11,445.62	12,220.16	(774.54)
HAP Subsidy	04 003 3110.01 5		10,752.00	21,269.00	23,639.82	(2,370.82)
Total Operating Revenues			16,483.89	32,714.62	35,859.98	(3,145.36)
Total Operating Revenues and Expenses			1,924.63	7,010.47	(12,147.78)	19,158.25
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income - Restricted	04 003 3610.00 5		0.00	0.00	25.00	(25.00)
Other Income - Tenants	04 003 3690.00 5		29.00	300.68	500.00	(199.32)
Other Income - Misc Other Revenue	04 003 3690.01 5		0.00	0.00	83.32	(83.32)
Total Other Revenues and Expenses			29.00	300.68	608.32	(307.64)
Total Other Revenues and Expenses			29.00	300.68	608.32	(307.64)
Total Net Income (Loss)			1,953.63	7,311.15	(11,539.46)	18,850.61

AVON PARK HOUSING AUTHORITY

Budgeted Income Statement

COCC
COCC

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended February 28, 2025	2 Month(s) Ended February 28, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	05 001 4110.00 5		11,846.01	25,386.42	26,780.00	1,393.58
Legal Expense	05 001 4130.00 5		0.00	0.00	183.32	183.32
Staff Training	05 001 4140.00 5		0.00	0.00	133.32	133.32
Travel	05 001 4150.00 5		0.00	0.00	133.32	133.32
Accounting Fees	05 001 4170.00 5		0.00	0.00	500.00	500.00
Computer Support/Licensing Fees	05 001 4170.20 5		0.00	5,110.36	0.00	(5,110.36)
Audit Fees	05 001 4171.00 5		0.00	0.00	333.32	333.32
Employee Benefits Cont - Admin	05 001 4182.00 5		4,157.46	8,417.77	9,205.16	787.39
Sundry	05 001 4190.00 5		1,029.99	1,434.88	3,083.32	1,648.44
Bank Fees	05 001 4190.19 5		157.41	301.75	0.00	(301.75)
Telephone/Communications	05 001 4190.20 5		585.10	1,106.57	1,666.66	560.09
Postage	05 001 4190.30 5		109.67	109.67	750.00	640.33
Contract Costs - Copier	05 001 4190.60 5		78.79	78.79	500.00	421.21
Contract Costs - Admin	05 001 4190.90 5		150.00	240.00	1,000.00	760.00
Water	05 001 4310.00 5		35.04	35.04	96.66	61.62
Electricity	05 001 4320.00 5		941.50	941.50	1,268.50	327.00
Sewer	05 001 4390.00 5		71.50	71.50	164.50	93.00
Materials	05 001 4420.00 5		512.61	1,483.47	500.00	(983.47)
Contract Costs	05 001 4430.00 5		0.00	0.00	2,576.32	2,576.32
Contract Costs - Pest Control	05 001 4430.10 5		0.00	0.00	1,229.66	1,229.66
Contract Costs-Lawn	05 001 4430.30 5		0.00	0.00	311.00	311.00
Contract Costs - AC	05 001 4430.40 5		0.00	0.00	1,573.16	1,573.16
Garbage and Trash Collection	05 001 4431.00 5		66.00	66.00	168.82	102.82
Property Insurance	05 001 4510.00 5		457.88	915.76	1,857.16	941.40
Other General Expense	05 001 4590.02 5		908.33	1,158.33	2,083.32	924.99
Total Operating Expenses			<u>21,107.29</u>	<u>46,857.81</u>	<u>56,097.52</u>	<u>9,239.71</u>
Total Operating Revenues and Expenses			<u>(21,107.29)</u>	<u>(46,857.81)</u>	<u>(56,097.52)</u>	<u>9,239.71</u>
 Other Revenues and Expenses						
Other Revenues and Expenses						
Other Income - Misc Other Revenue	05 001 3690.00 5		15.00	15.00	0.00	15.00
Revenue-Mgmt Fees- NCH I	05 001 3690.01 5		1,406.90	2,787.05	4,635.00	(1,847.95)
Revenue-Mgmt Fees- NCH II	05 001 3690.02 5		1,788.32	3,613.00	4,115.82	(502.82)
Revenue-Mgmt Fees- Cornel Colony	05 001 3690.03 5		2,150.00	4,235.87	4,005.32	230.55
Revenue-Mgmt Fees-Ridgedale	05 001 3690.04 5		2,188.15	4,462.55	40,012.50	(35,549.95)
GROUND LEASE INCOME	05 001 3690.05 5		11,125.00	22,250.00	22,250.00	0.00
Revenue-Mgmt Fees-Lakeside Park I	05 001 3690.08 5		514.08	954.78	1,357.32	(402.54)
Revenue-Mgmt Fees-Lakeside Park II	05 001 3690.09 5		1,805.22	3,618.80	5,001.16	(1,382.36)
Revenue-Mgmt Fees-Delaney Heights	05 001 3690.10 5		1,001.58	1,988.88	2,151.66	(162.78)
Other Income - Rent for Tulane Ave B	05 001 3690.13 5		1,000.00	2,000.00	2,700.00	(700.00)
Total Other Revenues and Expenses			<u>22,994.25</u>	<u>45,925.93</u>	<u>86,228.78</u>	<u>(40,302.85)</u>
Total Other Revenues and Expenses			<u>22,994.25</u>	<u>45,925.93</u>	<u>86,228.78</u>	<u>(40,302.85)</u>
Total Net Income (Loss)			<u>1,886.96</u>	<u>(931.88)</u>	<u>30,131.26</u>	<u>(31,063.14)</u>

AVON PARK HOUSING AUTHORITY
Budgeted Income Statement
 RIDGEDALE
 RIDGEDALE APARTMENTS LLC

Fiscal Year End Date:	12/31/2025	ACCOUNT	1 Month(s) Ended February 28, 2025	2 Month(s) Ended February 28, 2025	Budget	Variance
Operating Revenues and Expenses						
Operating Expenses						
Nontechnical Salaries	07 002 4110.00 5		1,305.52	3,031.23	3,224.50	193.27
Legal Expense	07 002 4130.00 5		0.00	0.00	983.32	983.32
Staff Training	07 002 4140.00 5		0.00	0.00	66.66	66.66
Travel	07 002 4150.00 5		0.00	0.00	50.00	50.00
Accounting Fees	07 002 4170.00 5		0.00	0.00	616.66	616.66
Audit Fees	07 002 4171.00 5		0.00	0.00	683.32	683.32
Employee Benefits Cont - Admin	07 002 4182.00 5		99.85	231.87	1,682.00	1,450.13
Sundry	07 002 4190.00 5		0.00	0.00	275.00	275.00
Postage	07 002 4190.03 5		0.00	0.00	25.00	25.00
Bank Fees	07 002 4190.18 5		0.00	5.39	0.00	(5.39)
Telephone	07 002 4190.2 5		0.00	0.00	150.00	150.00
TENANT BACKGROUND CHECKS	07 002 4190.20 5		0.00	0.00	250.00	250.00
Eviction Costs	07 002 4190.4 5		0.00	0.00	41.66	41.66
Contract Costs - Admin	07 002 4190.9 5		0.00	0.00	83.32	83.32
Water	07 002 4310.00 5		718.16	718.16	953.66	235.50
Electricity	07 002 4320.00 5		742.79	791.86	1,937.50	1,145.64
Sewer	07 002 4390.00 5		1,270.68	1,270.68	1,718.32	447.64
Labor	07 002 4410.00 5		6,896.43	14,738.82	14,257.82	(481.00)
Maintenance Materials	07 002 4420.00 5		1,401.25	1,523.71	3,545.00	2,021.29
Contract Costs	07 002 4430.00 5		2,300.00	4,600.00	28,584.32	23,984.32
Pest Control	07 002 4430.1 5		1,597.00	1,597.00	656.82	(940.18)
Contract Costs-Lawn	07 002 4430.3 5		495.00	990.00	995.00	5.00
Contract Costs-Air Conditioning	07 002 4430.4 5		2,172.88	2,172.88	1,081.50	(1,091.38)
Contract Costs-Plumbing	07 002 4430.5 5		0.00	0.00	83.32	83.32
Contract Costs - Vacancy Turnaround	07 002 4430.6 5		0.00	0.00	33.32	33.32
Garbage and Trash Collection	07 002 4431.00 5		830.83	830.83	1,068.16	237.33
Emp Benefit Cont - Maintenance	07 002 4433.00 5		2,305.12	4,477.35	4,920.00	442.65
Insurance - Property	07 002 4510.00 5		2,381.96	4,684.62	5,990.82	1,306.20
Bad Debts - Other	07 002 4570.00 5		4,208.94	4,208.94	2,500.00	(1,708.94)
Interest on Notes Payable-Centennial	07 002 4580.03 5		2,251.24	4,513.24	4,404.16	(109.08)
Management Fees	07 002 4590.00 5		2,188.15	4,462.55	4,012.50	(450.05)
Other General Expense	07 002 4590.01 5		0.00	0.00	166.66	166.66
Total Operating Expenses			33,165.80	54,849.13	85,040.32	30,191.19
Operating Revenues						
Dwelling Rent	07 002 3110.00 5		7,514.70	16,646.70	13,452.50	3,194.20
HAP Subsidy	07 002 3110.01 5		19,669.00	41,646.00	36,704.82	4,941.18
Total Operating Revenues			27,183.70	58,292.70	50,157.32	8,135.38
Total Operating Revenues and Expenses			(5,982.10)	3,443.57	(34,883.00)	38,326.57
Other Revenues and Expenses						
Other Revenues and Expenses						
Investment Income-Unrestricted	07 002 3430 5		0.00	0.00	16.66	(16.66)
Interest - Restricted - RFR	07 002 3431.00 5		0.00	21.55	0.00	21.55
Interest - Restricted - Residual Receipt	07 002 3431.01 5		0.00	3.83	0.00	3.83
Investment Income - Unrestricted	07 002 3610.00 5		1.01	2.44	16.66	(14.22)
Other Income - Tenant	07 002 3690.00 5		1,172.40	1,183.40	730.66	452.74
Other Income - Non Tenant	07 002 3690.02 5		0.00	0.00	183.32	(183.32)
Total Other Revenues and Expenses			1,173.41	1,211.22	947.30	263.92
Total Other Revenues and Expenses			1,173.41	1,211.22	947.30	263.92
Total Net Income (Loss)			(4,808.69)	4,654.79	(33,935.70)	38,590.49